

# Lockhart ISD

District  
Demographics  
Update

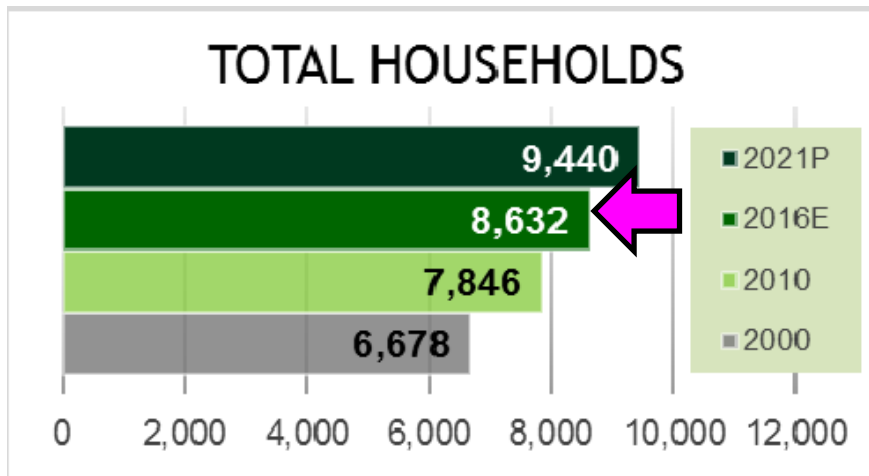
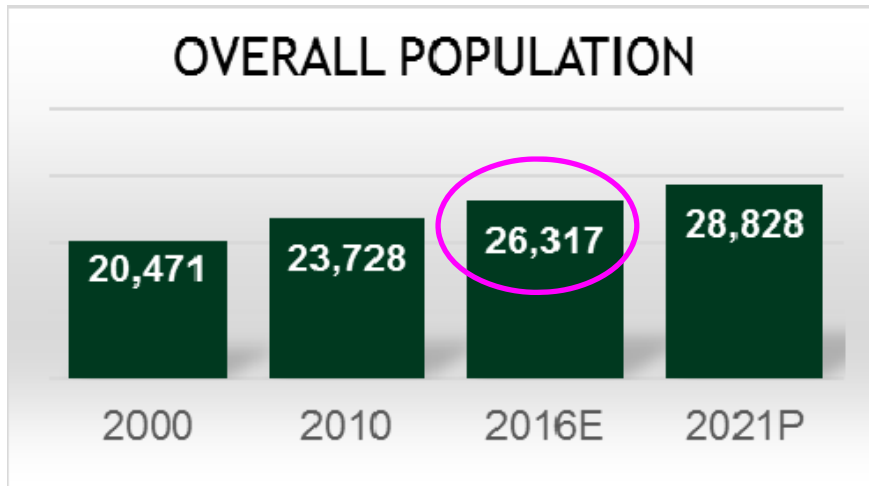
Fall 2016



School District Strategies  
*Solutions Through Demographics*



## Lockhart ISD DEMOGRAPHICS PROFILE: 2016 UPDATE



- Lockhart ISD's overall population in 2016 is estimated to be 26,317 (+10.9% since 2010 Census)
- In 2016, the district is estimated to have 8,632 total households, an increase of 786 households since 2010 (+10%)
- Over the next five years, the average rate of population and HH growth in the district is projected to be near 2.0% per year
- District projected to have almost 29,000 residents and over 9,400 total households by summer 2021

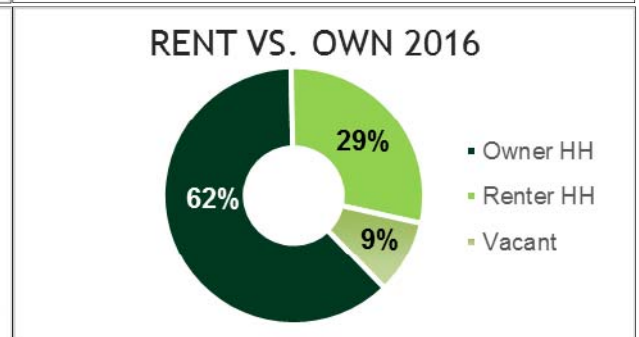
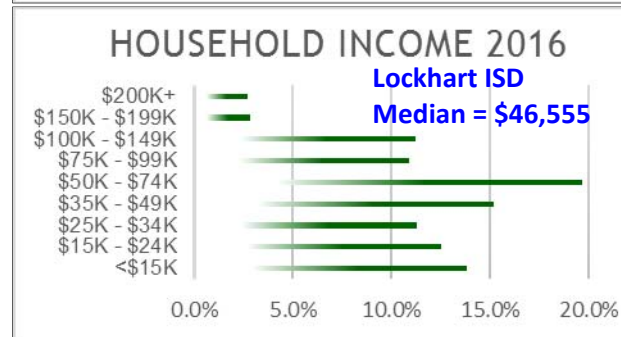
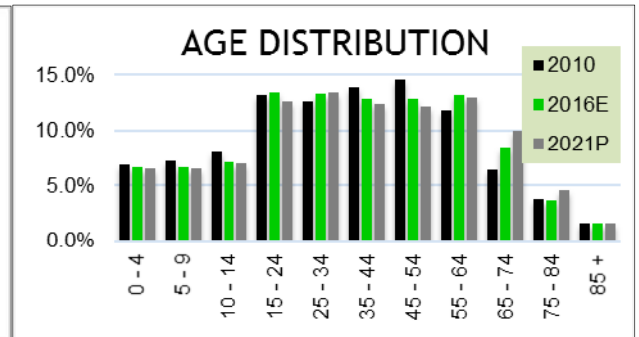
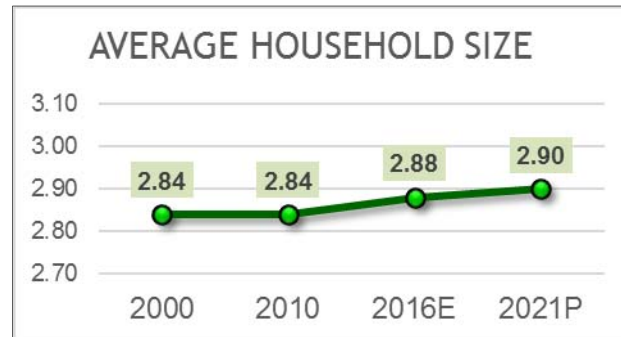
Source: ESRI & U.S. Census Bureau





# LOCKHART ISD DEMOGRAPHICS PROFILE: 2016 UPDATE

- LISD's median age is up to 37.3 and the avg. HH size has increased to 2.88; Caldwell Co.'s 2016 median age is 35.6 and avg. HH size is 2.86
- District Median HH Income in 2016 = \$46,555 (Caldwell Co. = \$45,406)
- 52.8% of Lockhart ISD HH's earn less than \$50K per year (Caldwell Co. = 53.9%)
- 29% of Lockhart ISD households are renters (Caldwell Co. = 29.6%)
- Lockhart ISD is currently estimated to have 0.55 age 5-17 residents per HH (Bexar Co. = 0.57)



Source: U.S. Census Bureau & Esri

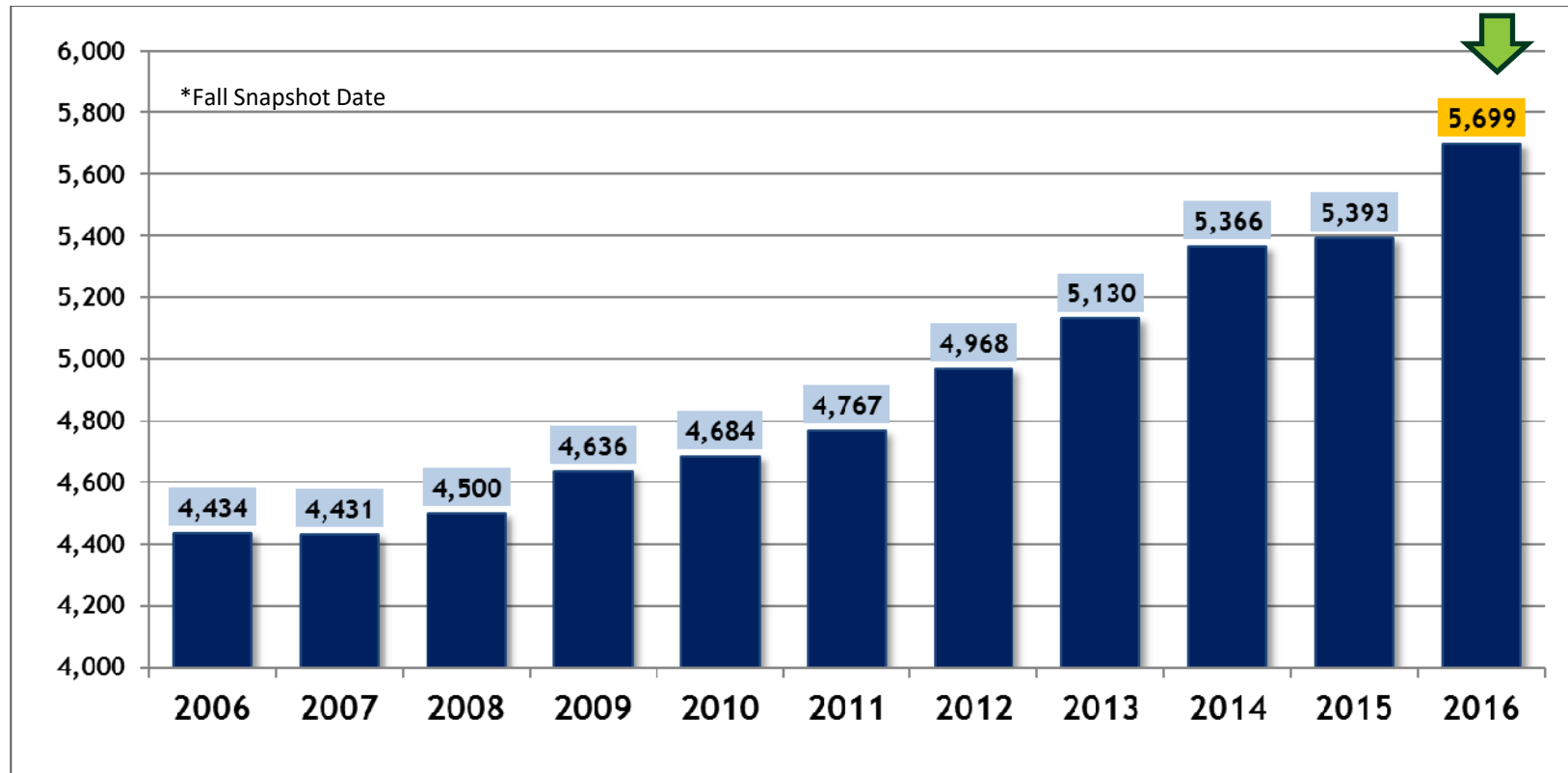
- 52% of LISD residents and total households are in the City of Lockhart

	2010	2016E	2021P
Hispanic Origin	47.2%	51.6%	55.2%
Student Age Per HH	0.60	0.55	0.55
Age 0-4 Population	1,637	1,763	1,874
Age 65+	11.8%	13.7%	16.2%
% of HH Earning <\$50K		52.8%	51.6%



## LOCKHART ISD ENROLLMENT HISTORY (PK-12): FALL 2006-FALL 2016

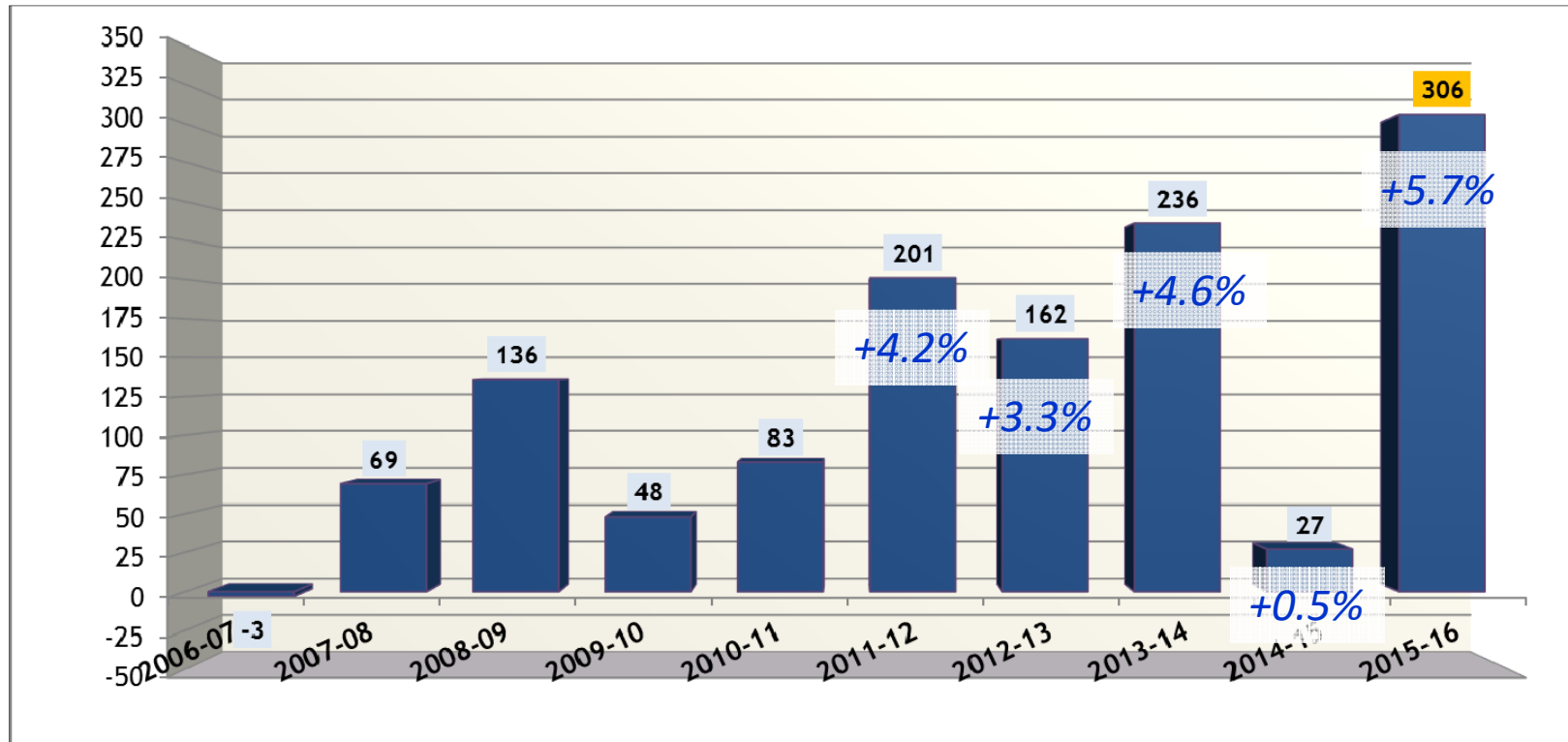
11/9/16



- District enrollment climbs to a record high of 5,699 students in Fall 2016
- Lockhart ISD enrollment has increased by 932 students over the past 5 years and by 1,265 students over the past 10 years



## LOCKHART ISD ENROLLMENT HISTORY: ANNUAL GROWTH 2006/07 - 2016/17



- Total enrollment increased by 306 students from 2015 to 2016 (+5.7%)
  - *Most annual growth in over a decade*
- District has averaged 3.7% annual growth since 2011/12 school year
  - *An average growth of 186 students per year*



# LOCKHART ISD ENROLLMENT HISTORY: ATTENDANCE BY GRADE LEVEL

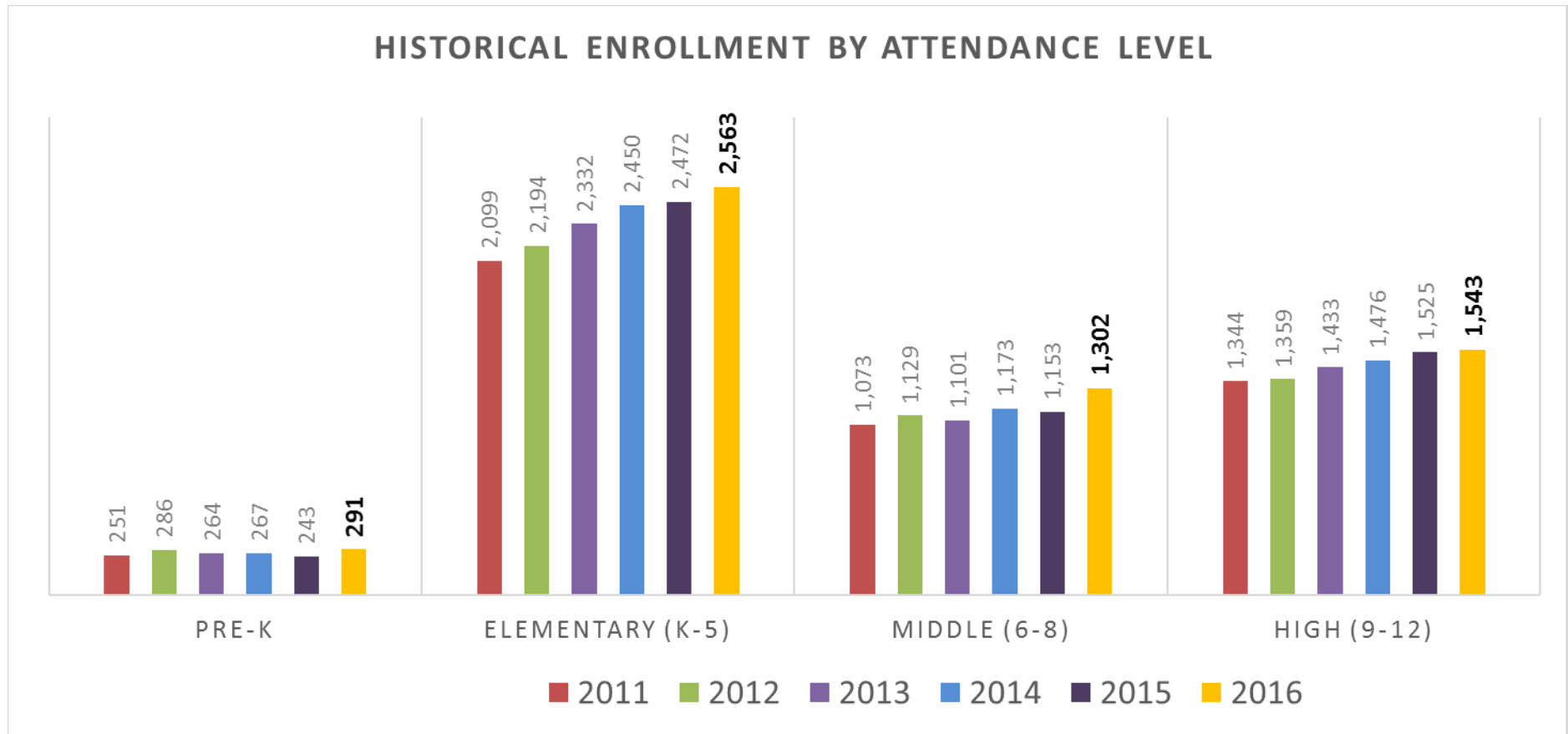
  = Record class size

	PRE-K	KG	ELEMENTARY					JUNIOR HIGH			HIGH						
Year (Fall)	PK	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2004	164	331	318	348	312	316	343	336	332	342	378	376	318	278	4,492		
2005	207	329	366	322	347	318	311	345	350	333	362	387	296	269	4,542	50	1.1%
2006	173	348	350	333	315	326	306	300	350	344	332	379	290	288	4,434	-108	-2.4%
2007	184	288	357	336	320	319	331	322	305	352	340	350	326	301	4,431	-3	-0.1%
2008	203	301	306	354	342	327	316	348	331	313	350	338	323	348	4,500	69	1.6%
2009	240	331	312	323	374	345	352	334	354	351	330	345	325	320	4,636	136	3.0%
2010	225	350	360	330	333	371	342	363	350	345	358	330	306	321	4,684	48	1.0%
2011	251	347	357	356	337	323	379	353	370	350	358	352	318	316	4,767	83	1.8%
2012	286	383	377	379	361	360	334	389	357	383	372	343	327	317	4,968	201	4.2%
2013	264	383	396	400	394	376	383	338	407	356	411	382	327	313	5,130	162	3.3%
2014	267	372	441	418	405	414	400	394	360	419	386	423	352	315	5,366	236	4.6%
2015	243	357	391	445	433	430	416	395	387	371	424	383	388	330	5,393	27	0.5%
2016	291	377	400	407	449	464	466	454	427	421	437	407	354	345	5,699	306	5.7%

- In Fall 2016, the district sees record class sizes in 3<sup>rd</sup> through 9<sup>th</sup> grade & PK
- Wave of elementary growth that began in 2008 now impacting the middle grades



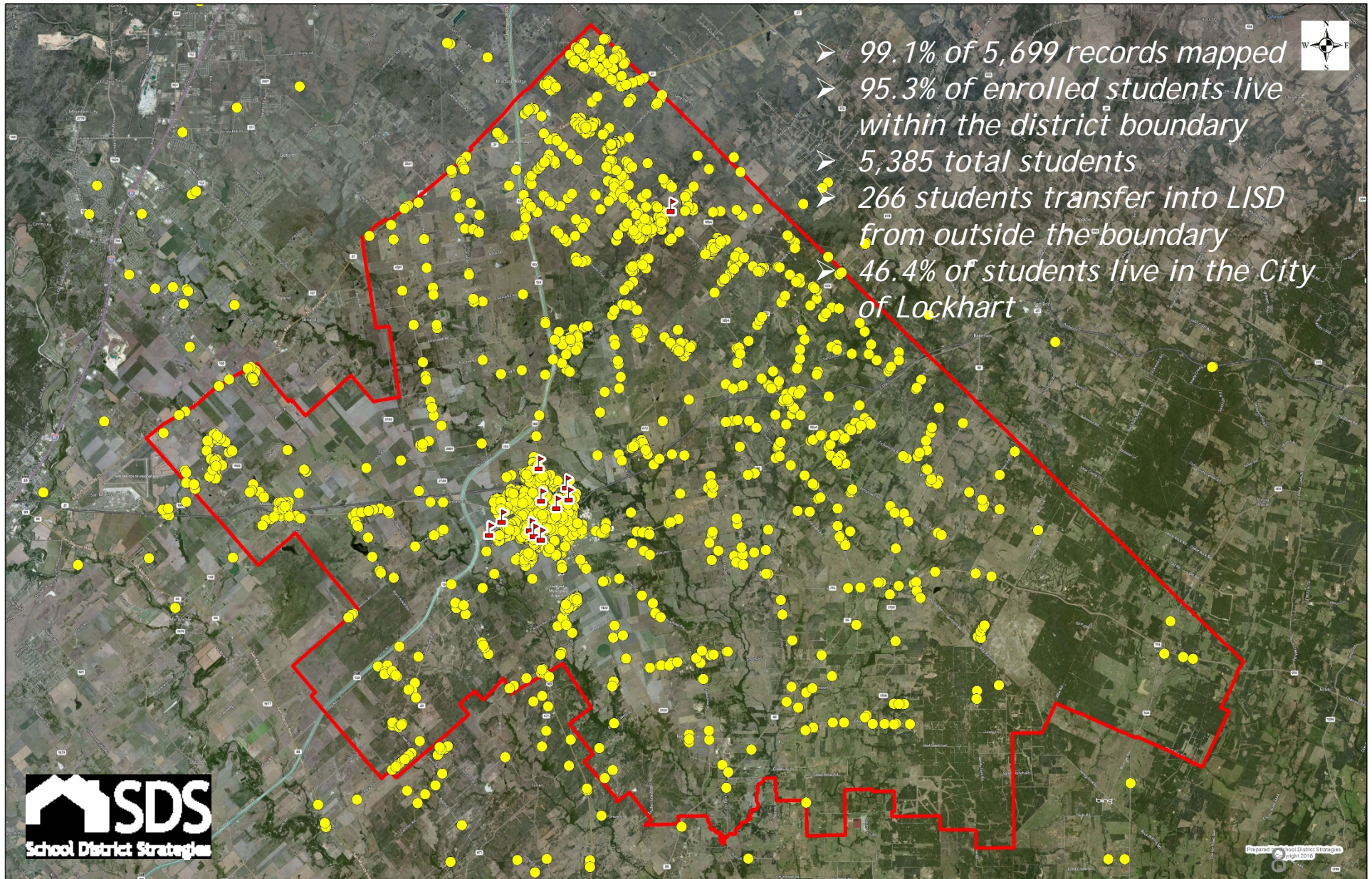
# LOCKHART ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL FALL 2011-FALL 2016







# LOCKHART ISD STUDENT GEO-CODING FALL 2016

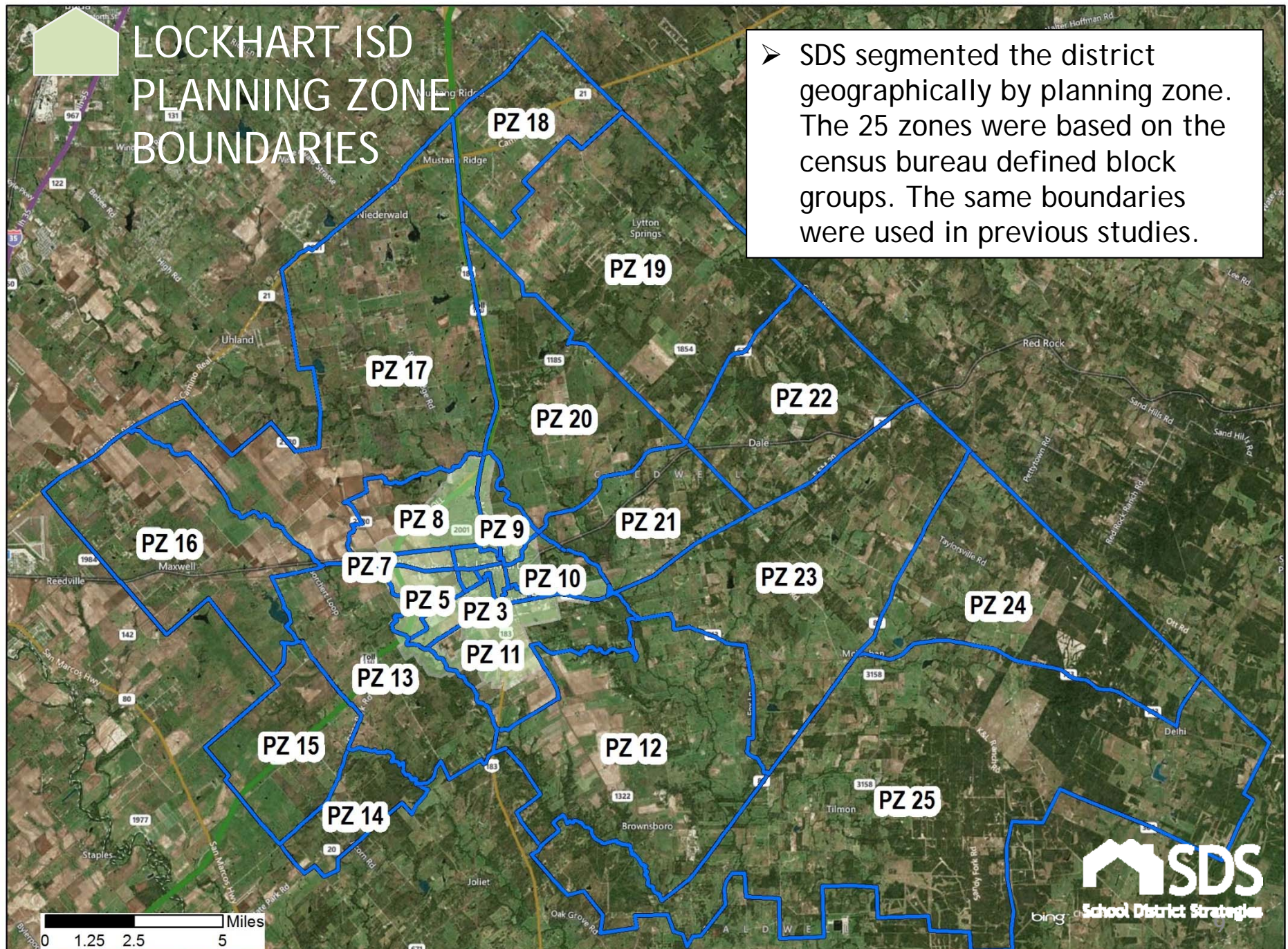






# LOCKHART ISD PLANNING ZONE BOUNDARIES

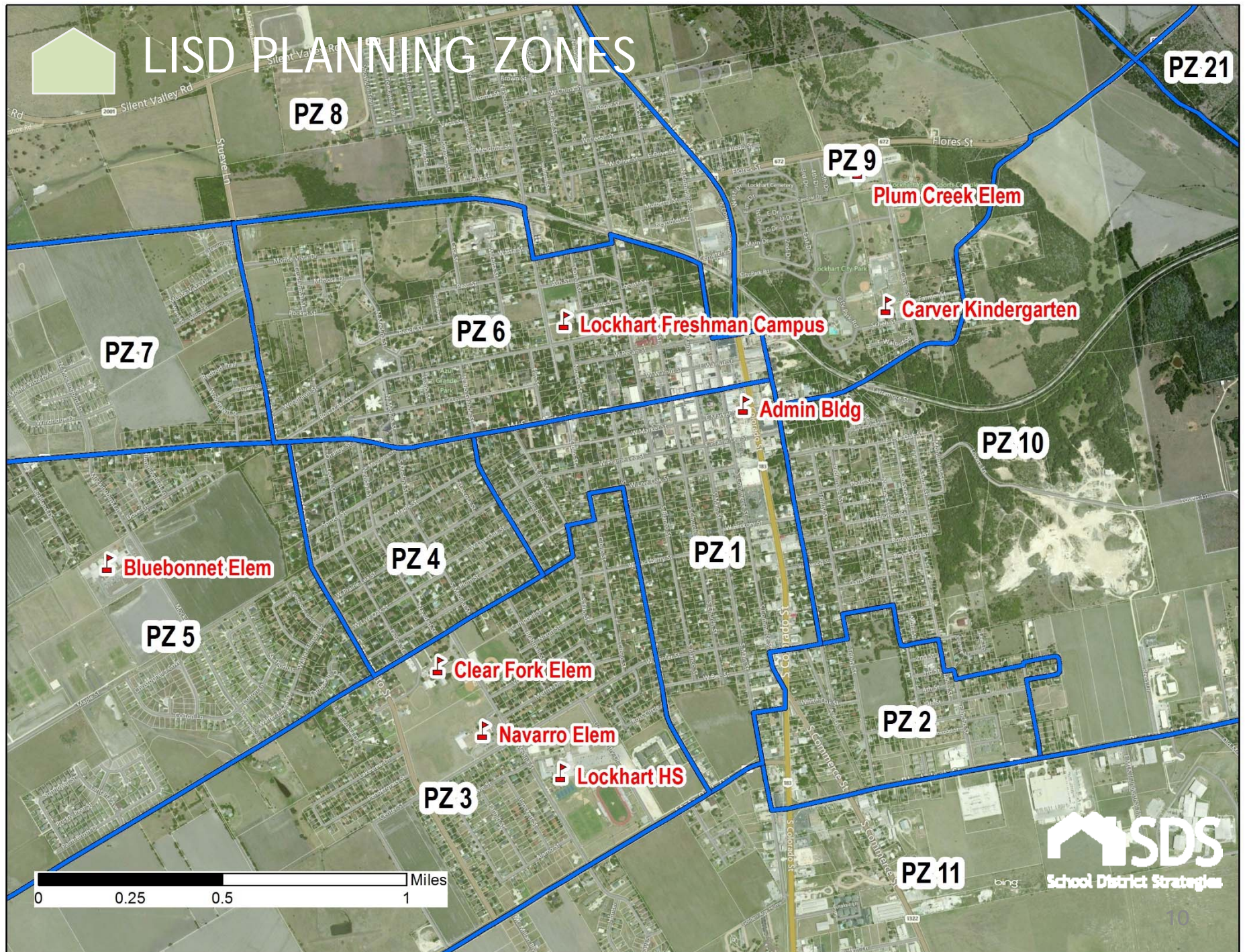
- SDS segmented the district geographically by planning zone. The 25 zones were based on the census bureau defined block groups. The same boundaries were used in previous studies.







# LISD PLANNING ZONES







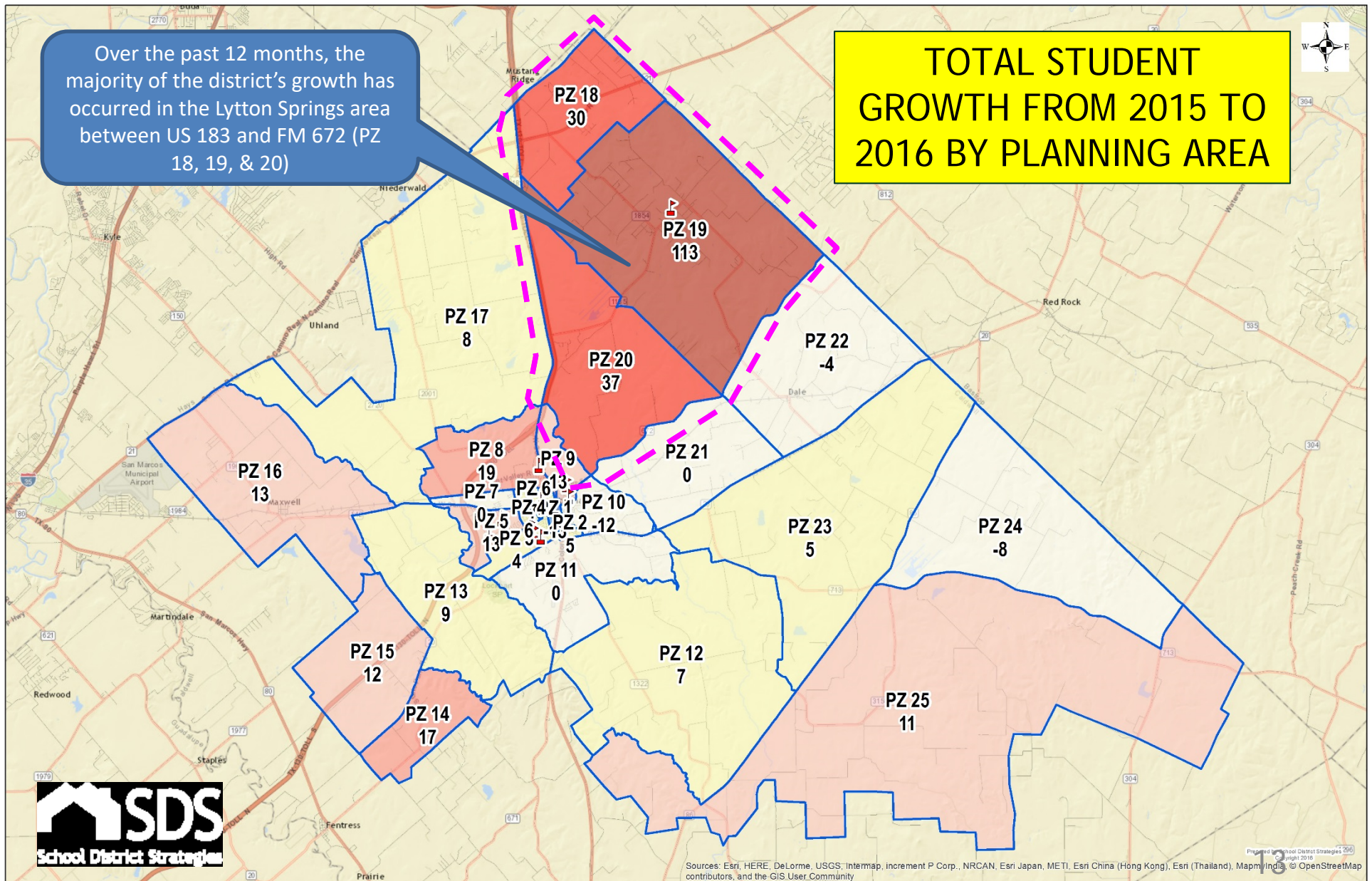






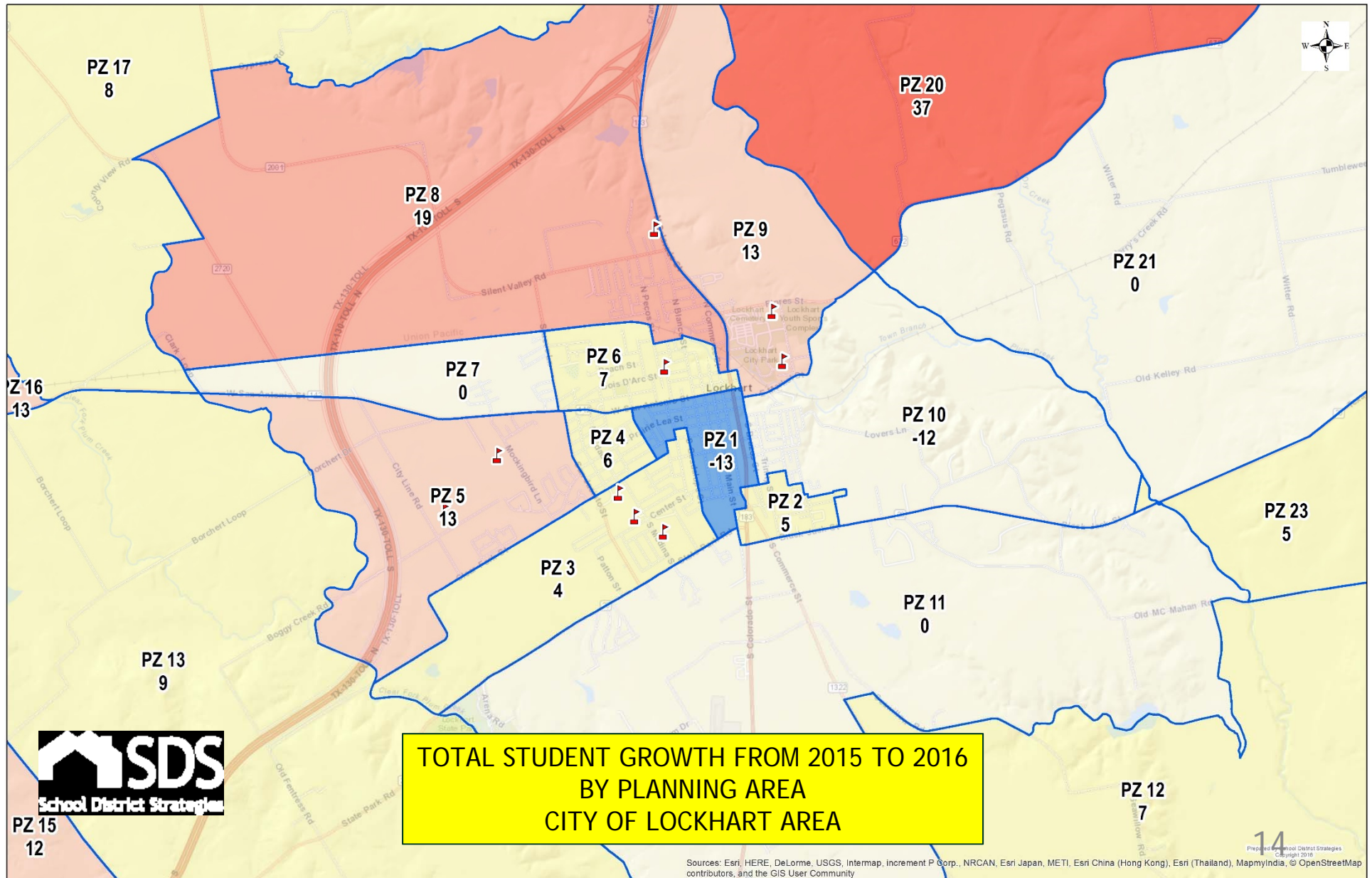


# LOCKHART ISD STUDENT GEO-CODING FALL 2016





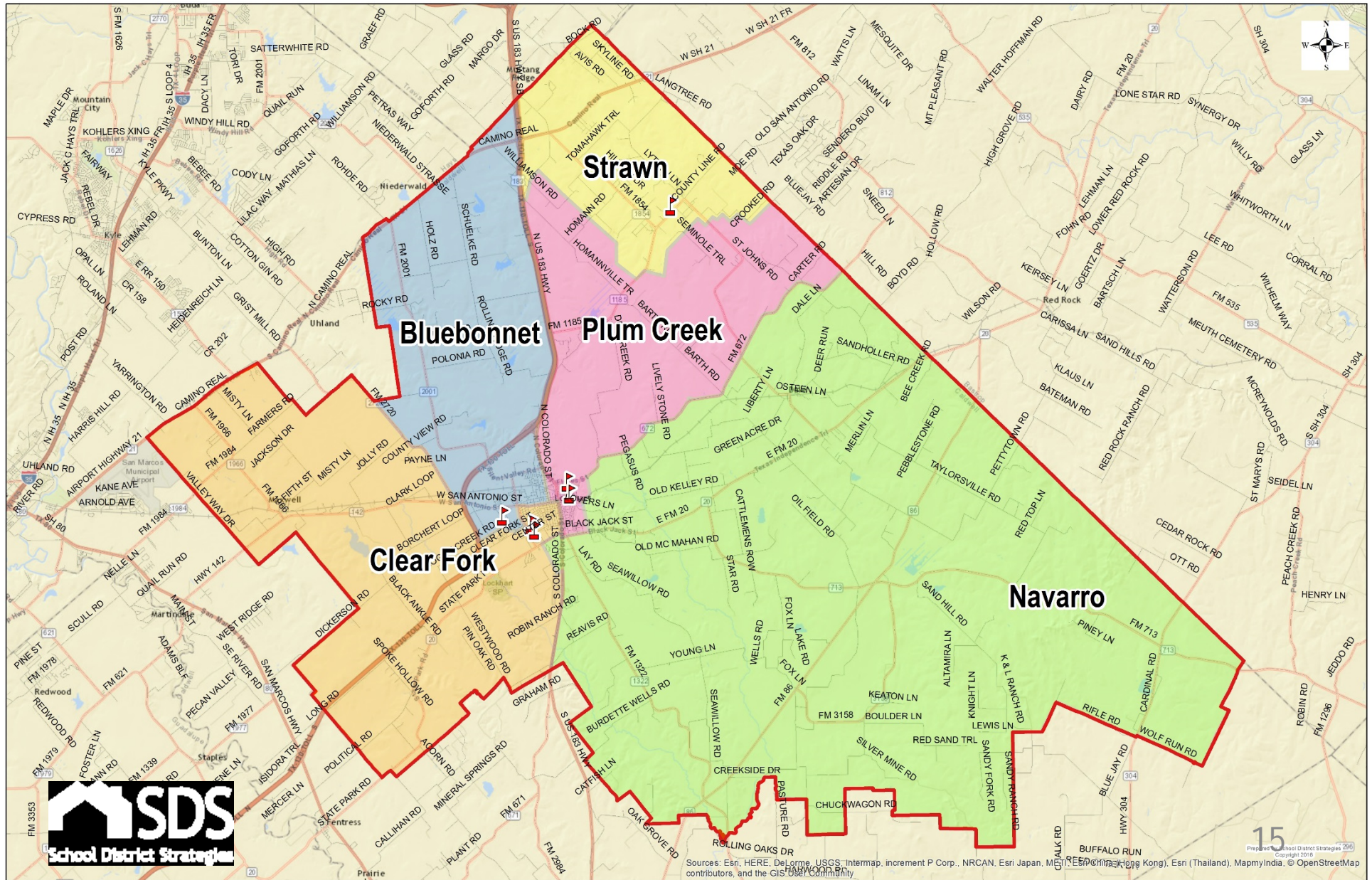
# LOCKHART ISD STUDENT GEO-CODING FALL 2016







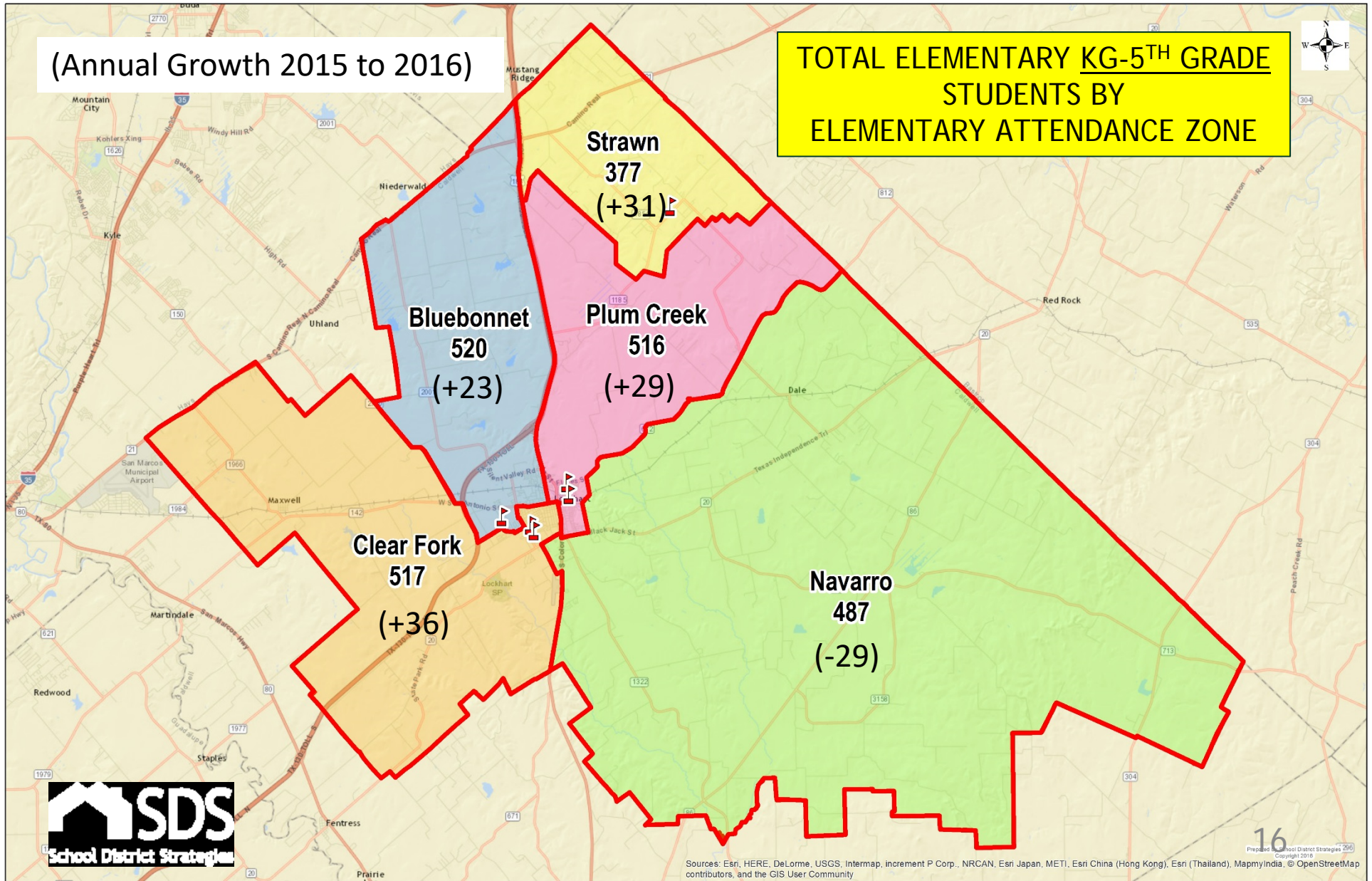
# LOCKHART ISD ELEMENTARY ATTENDANCE ZONES





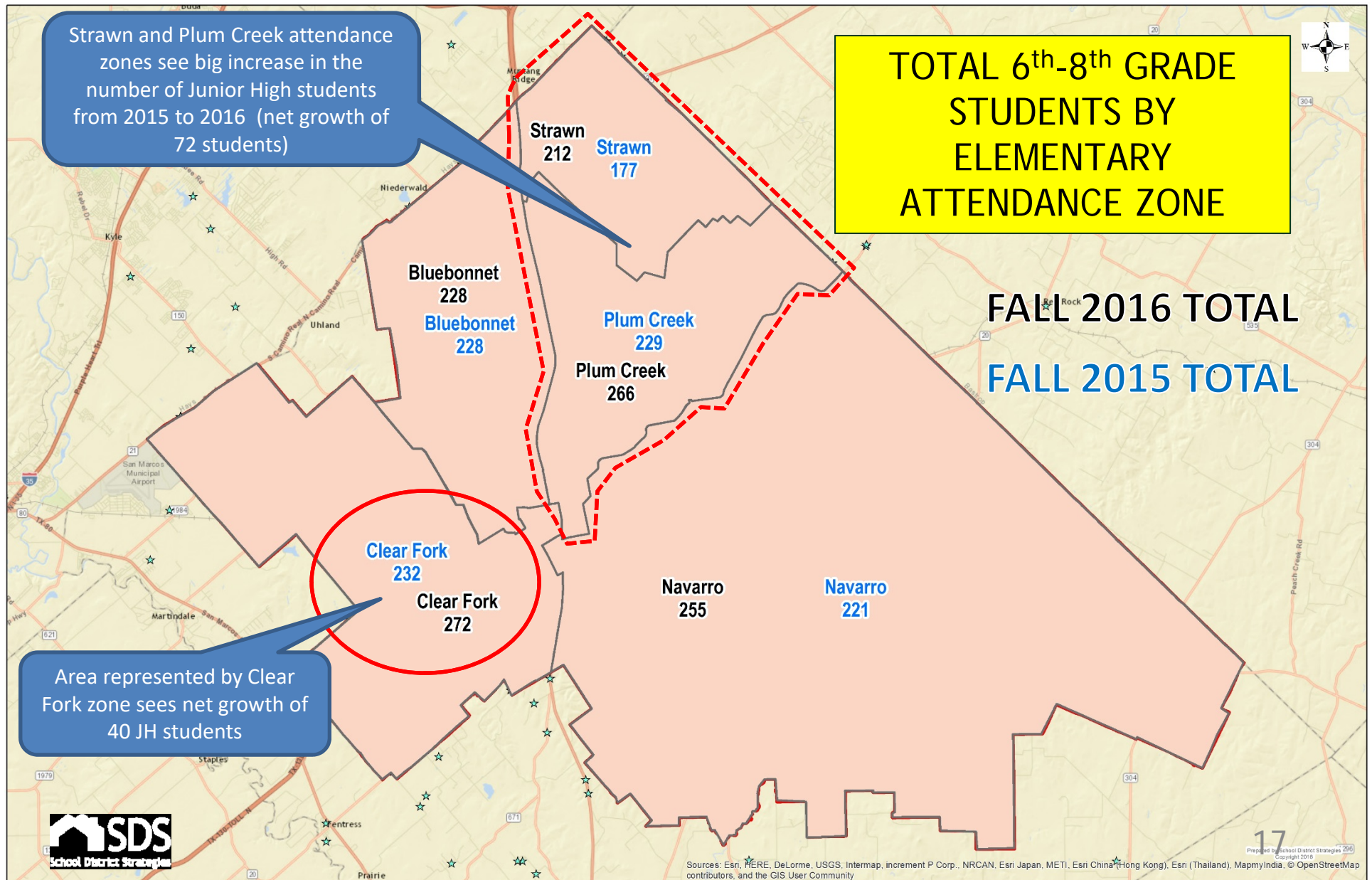


# LOCKHART ISD STUDENT GEO-CODING FALL 2016





# LOCKHART ISD STUDENT GEO-CODING FALL 2016

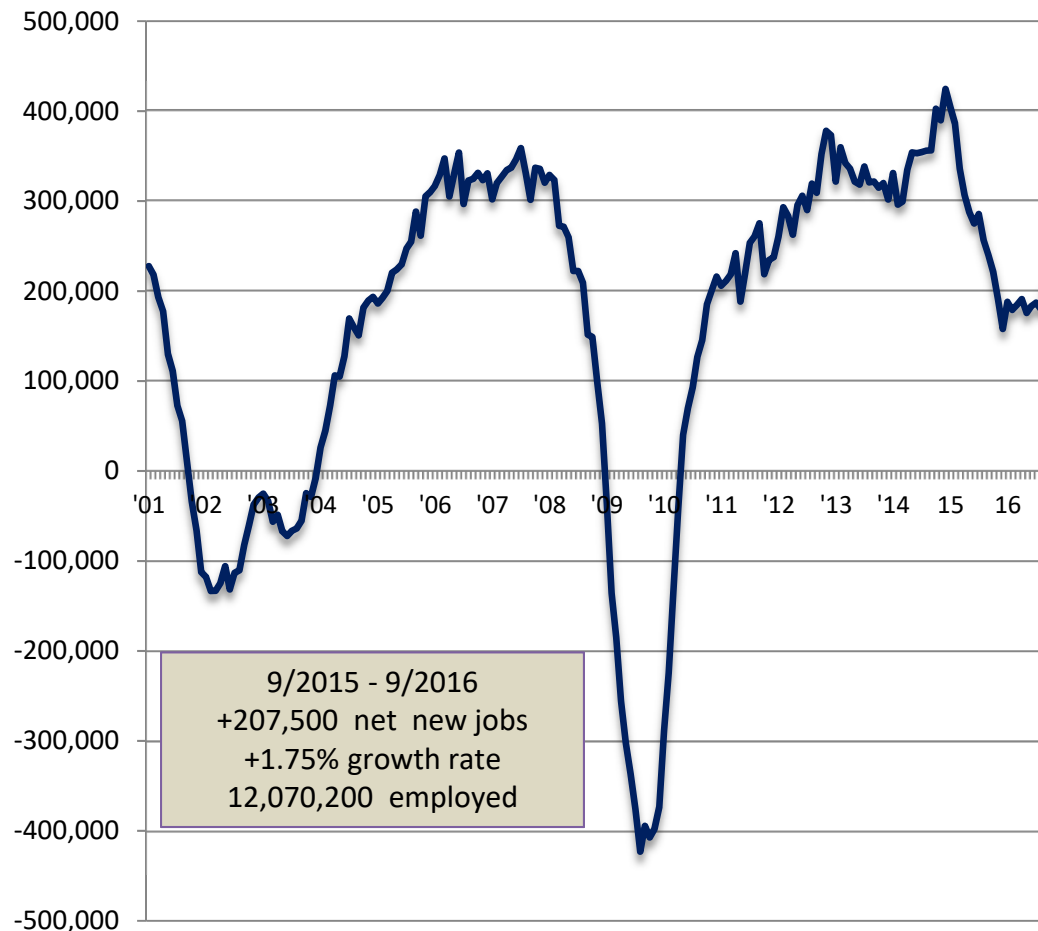






# GROWTH DRIVERS: TEXAS ECONOMY

## Annual Texas Employment Growth



## Employment Growth Sept. 2015 - Sept. 2016

### United States

– +2.423 million +1.70%

### Texas

– +207,500 +1.75%

### # of Jobs Created in Past 6 Years

– DFW 616,500  
– Houston 444,500  
– **Austin 212,900**  
– San Antonio 155,500

### Annual Job Growth in Major Texas Markets (Sept. 2016)

– DFW +122,300  
– **Austin +28,600**  
– San Antonio +21,100  
– Houston +20,100

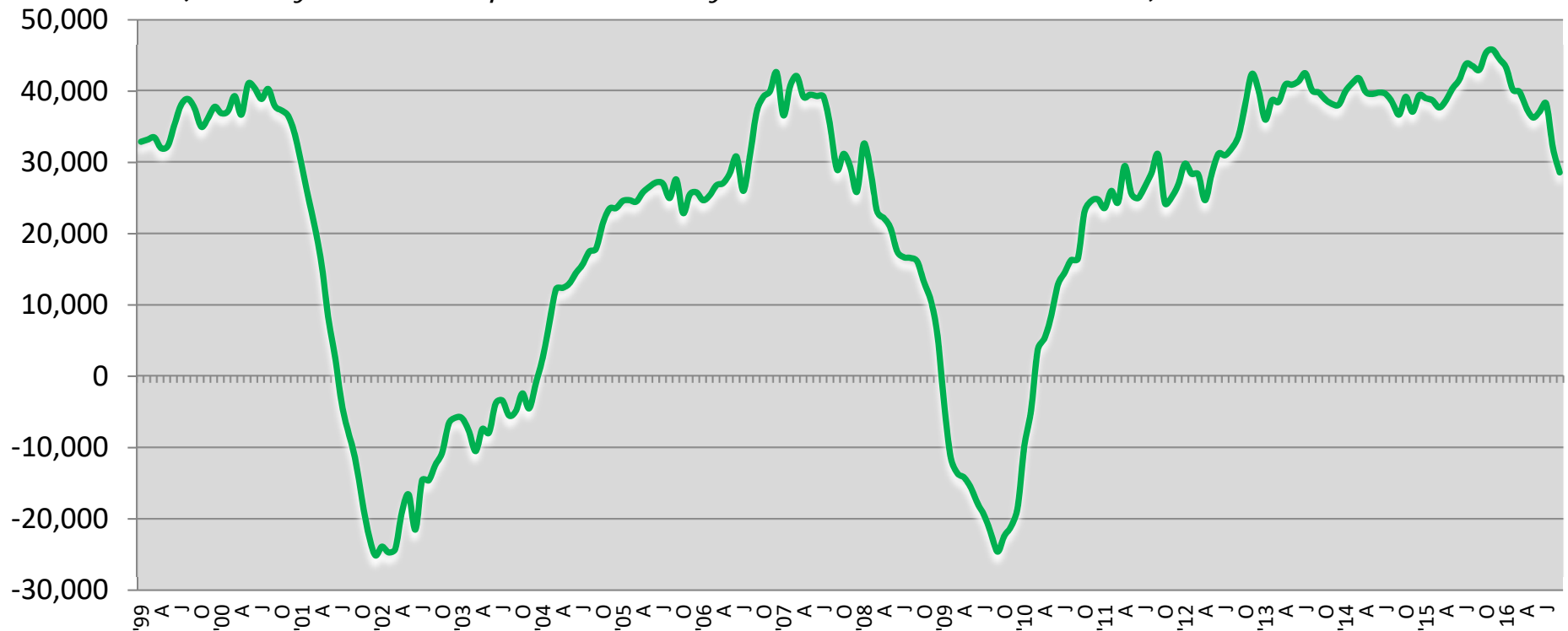
Source: TWC - CES (Not Seasonally Adjusted)





## HOUSING GROWTH DRIVERS: AUSTIN MSA ANNUAL JOB GROWTH

*(5 county MSA: Bastrop, Caldwell, Hays, Travis, Williamson counties)*



Source: TWC CES

Source- Sept, 2016	Annual Change	Growth Rate	Total Austin Non-Ag
Texas Workforce Commission	<b>+28,600</b>	<b>2.97%</b>	<b>993,000</b>

Unemployment Rate:

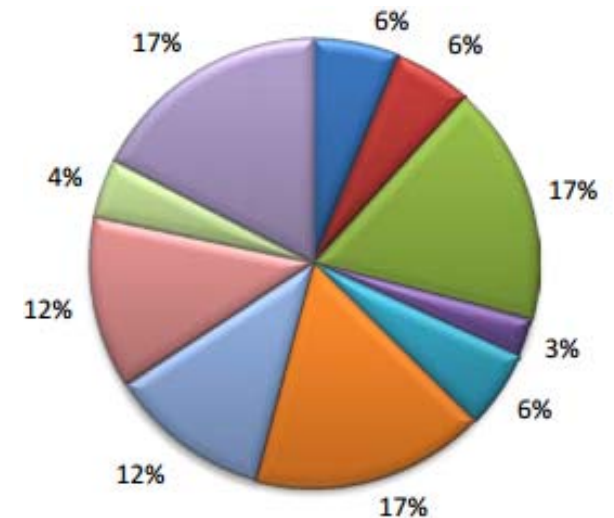
3.5% Austin

4.9% Texas

# GREATER AUSTIN ANNUAL CHANGE IN EMPLOYMENT BY INDUSTRY

Sept., 2016	Annual Change	% Change
Mining, Log, Const	4,800	8.6%
Manufacturing	-4,000	-6.9%
Trade, Transp, Util	6,700	4.0%
Information	500	1.8%
Financial Activities	3,200	5.9%
Prof & Bus Services	6,000	3.7%
Edu. & Hlth Serv.	2,600	2.3%
Leisure & Hospitality	4,200	3.6%
Other Services	1,600	3.9%
Government	3,000	1.8%

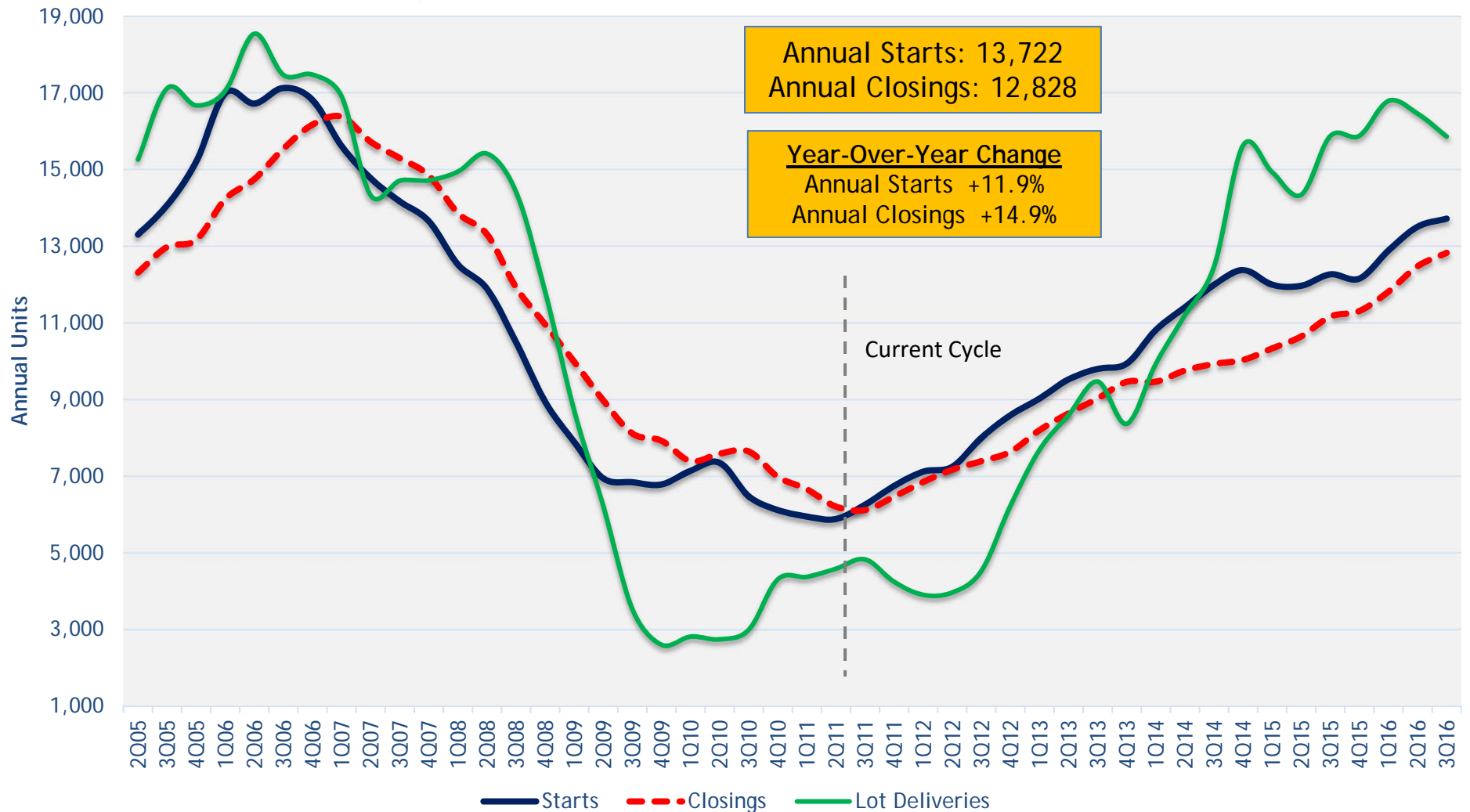
Mining, Logging, and Construction  
 Manufacturing  
 Trade, Transportation, and Utilities  
 Information  
 Financial Activities  
 Professional and Business Services  
 Education and Health Services  
 Leisure and Hospitality  
 Other Services  
 Government



Source: TWC



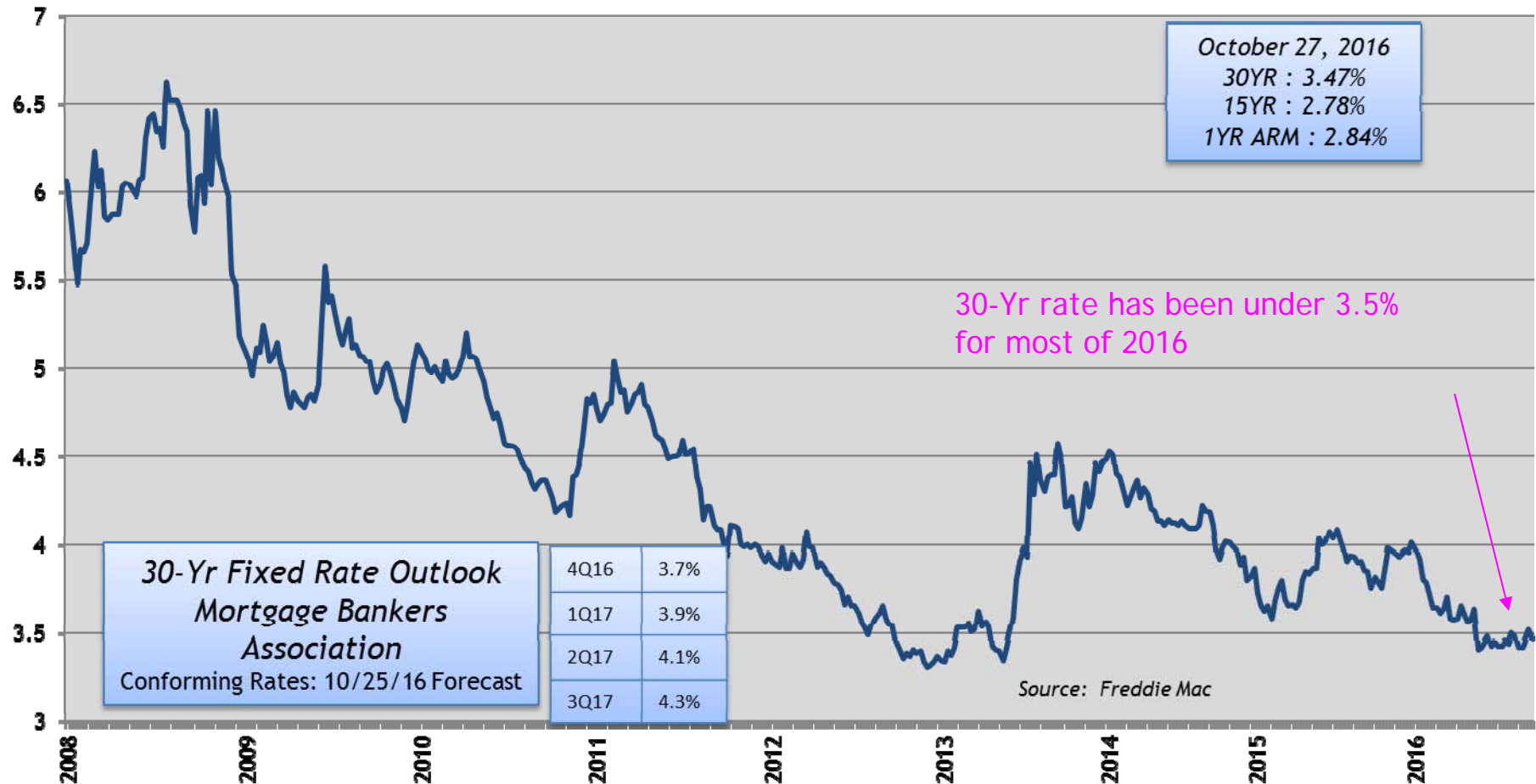
# GREATER AUSTIN NEW HOME CONSTRUCTION STARTS, CLOSINGS, & LOT DELIVERIES





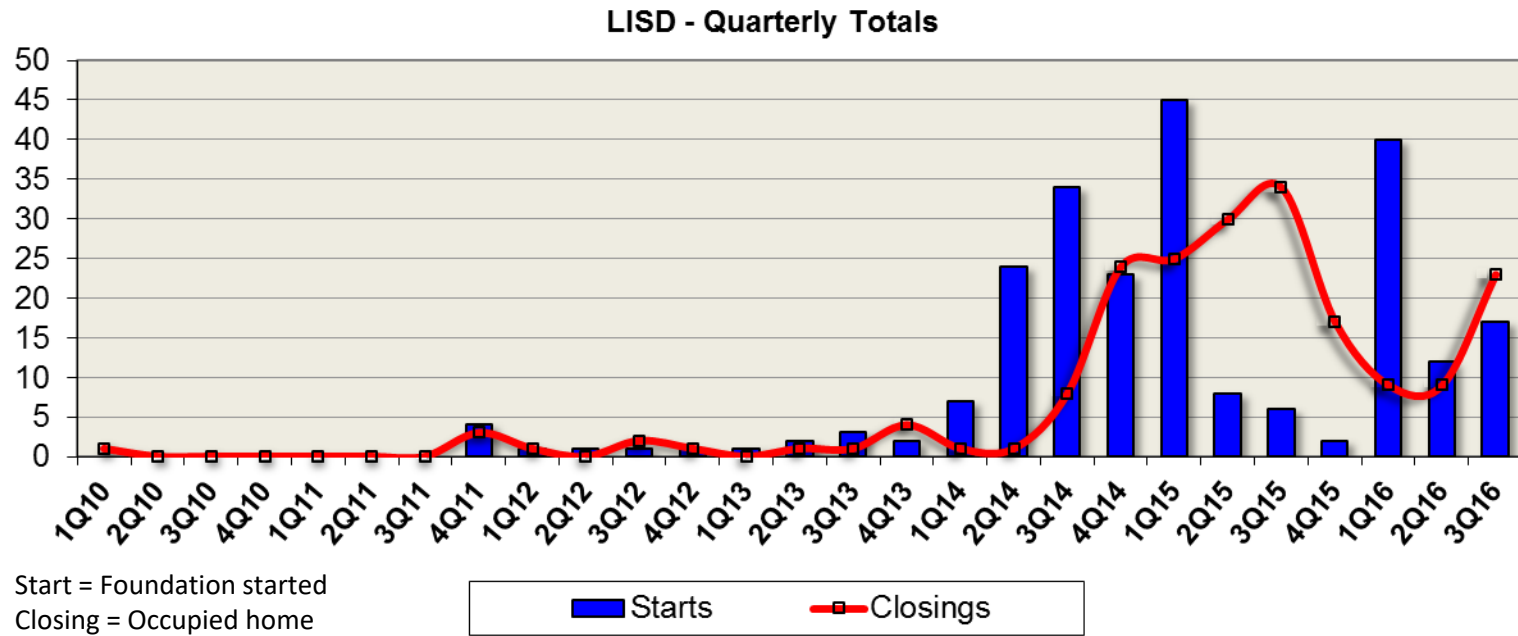
## HOUSING GROWTH DRIVERS: LOW MORTGAGE RATES

### 30-Yr Conforming Rates (Freddie Mac)





# LOCKHART ISD QUARTERLY NEW HOME CONSTRUCTION

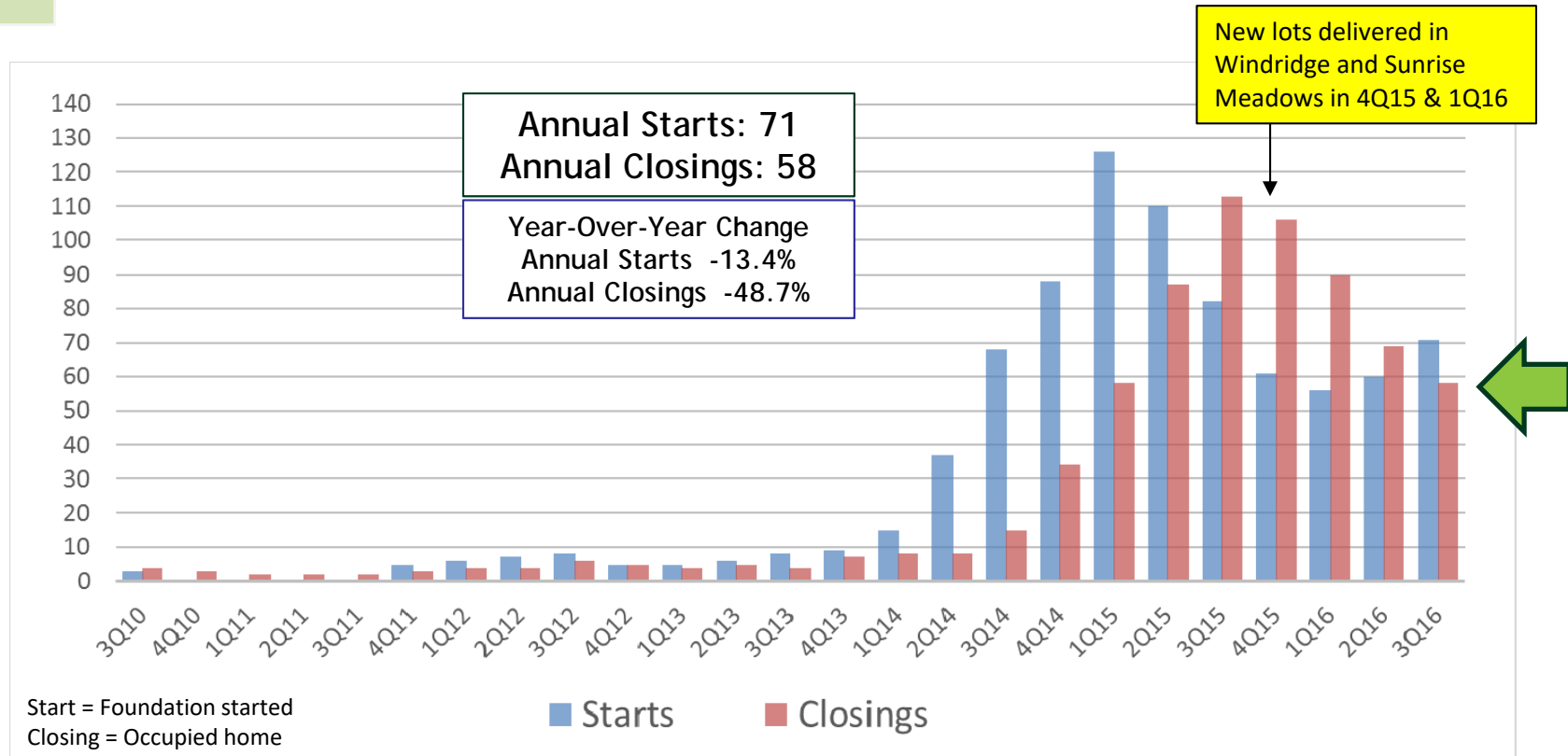


Starts	2010	2011	2012	2013	2014	2015	2016	Closings	2010	2011	2012	2013	2014	2015	2016
1Q	0	0	1	1	7	45	40	1Q	1	0	1	0	1	25	9
2Q	0	0	1	2	24	8	12	2Q	0	0	0	1	1	30	9
3Q	0	0	1	3	34	6	17	3Q	0	0	2	1	8	34	23
4Q	0	4	1	2	23	2		4Q	0	3	1	4	24	17	
Total	0	4	4	8	88	61	69	Total	1	3	4	6	34	106	41

- Builders start 17 and close 23 new homes in the district during the 3rd quarter



# LOCKHART ISD ANNUAL NEW HOME CONSTRUCTION



- 71 new homes started in the district over the past 12 months (-13.4% Y-o-Y)
- 58 new home closings over the past year (down 48.7% vs. same period a year ago)
- Developers delivered 142 new lots over the past year



## GREATER AUSTIN SCHOOL DISTRICT RANKINGS BY NEW HOME CONSTRUCTION

Rank	District	Total Starts 4Q15-3Q16	Total Closings 4Q15-3Q16
1	Leander	2,257	2,087
2	Hays Consolidated	1,357	1,411
3	Georgetown	1,188	1,282
4	Austin	1,346	1,252
5	Round Rock	1,215	1,243
6	Pflugerville	1,286	1,155
7	Hutto	887	760
8	Manor	773	737
9	Del Valle	935	702
10	Lake Travis	701	626
11	Liberty Hill	459	423
12	Dripping Springs	415	349
13	Jarrell	263	199
14	San Marcos Con.	155	127
15	Elgin	71	99
16	Bastrop	134	84
17	Lockhart	71	58
18	Luling	46	58
19	Lago Vista	46	55
20	Taylor	64	53

• *Lockhart ISD  
ranks 17 in total  
new home activity  
among all Greater  
Austin school  
districts*

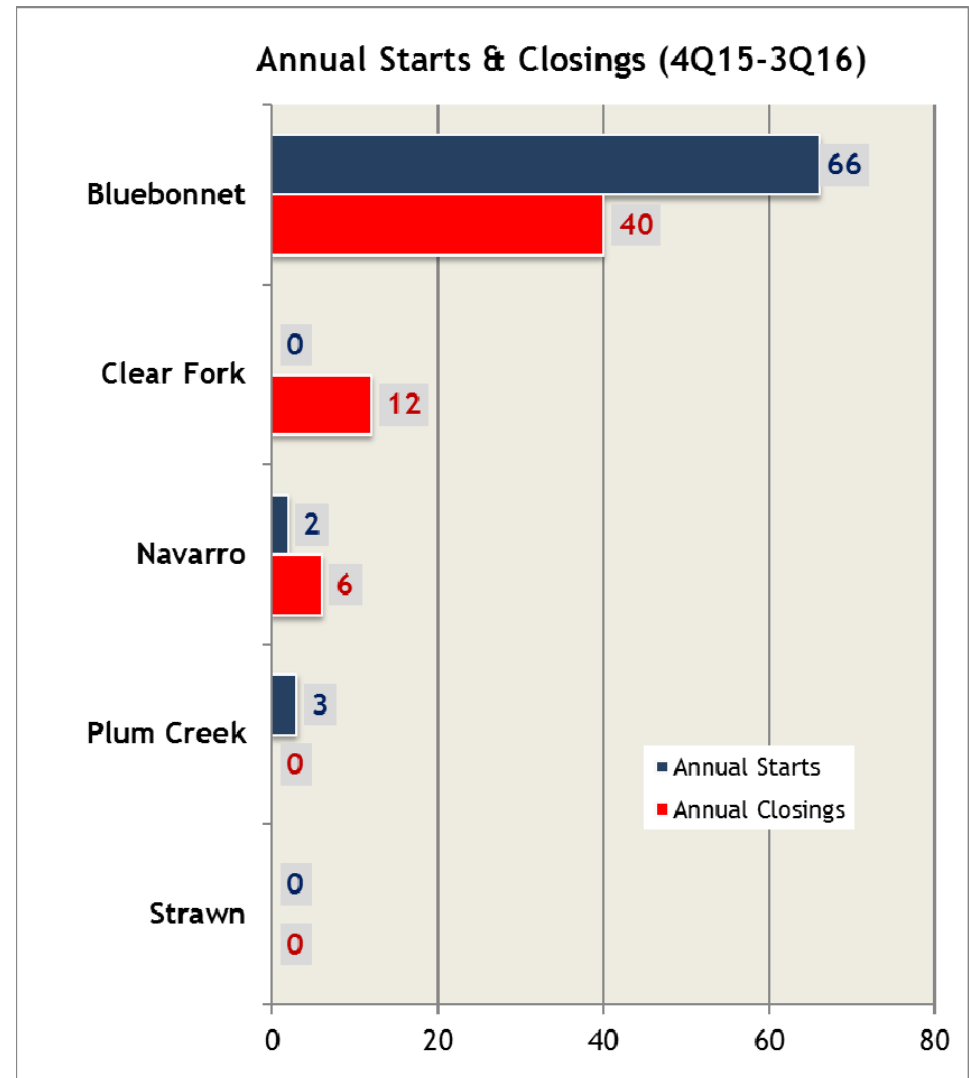


Start = Foundation started    Closing = Occupied home



## NEW HOME ACTIVITY BY ELEMENTARY ZONE

- Majority of new home construction in LISD now occurring in the Bluebonnet Elementary zone
- D.R. Horton's Windridge Addition in the BES attendance zone is the district's top producer of new homes
- D.R. Horton had only 24 lots remaining as of 9/30/16

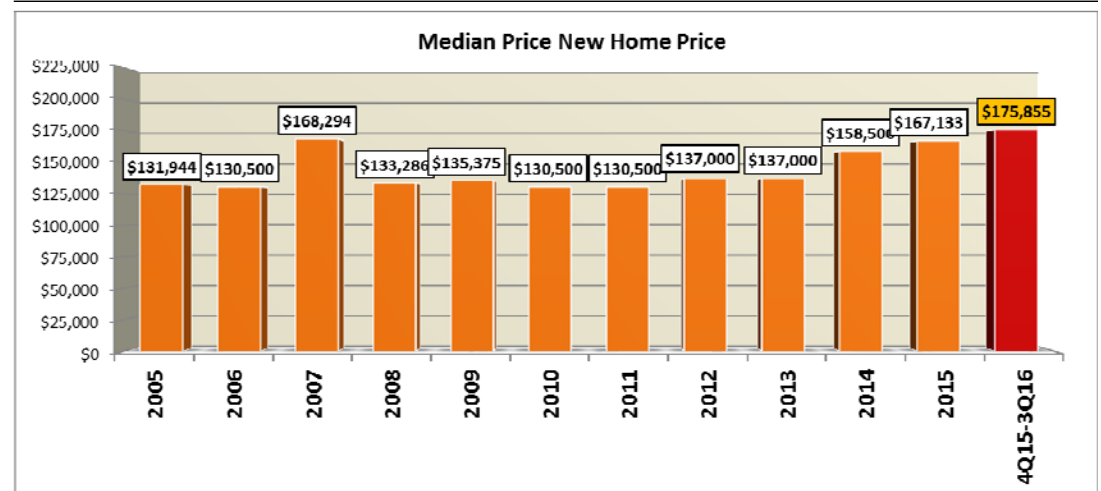
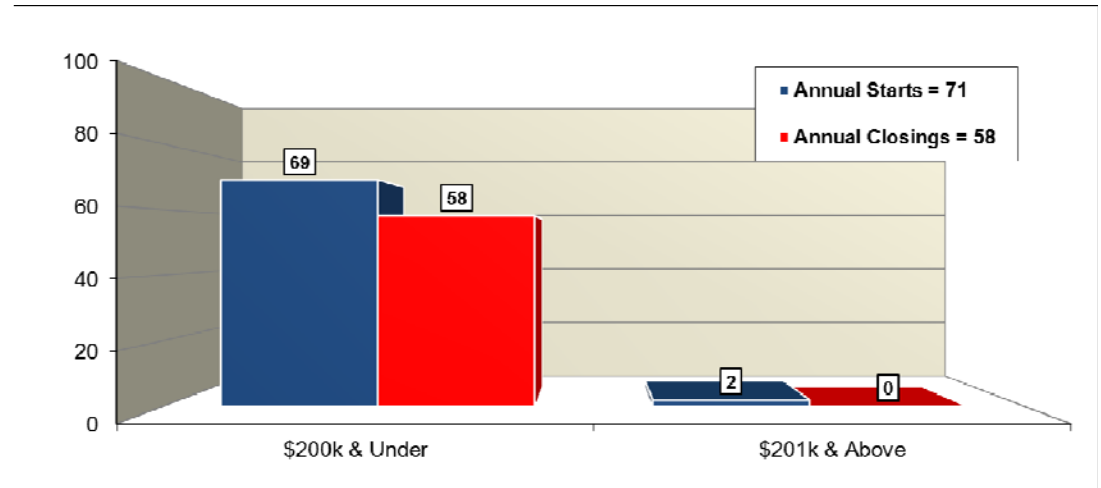




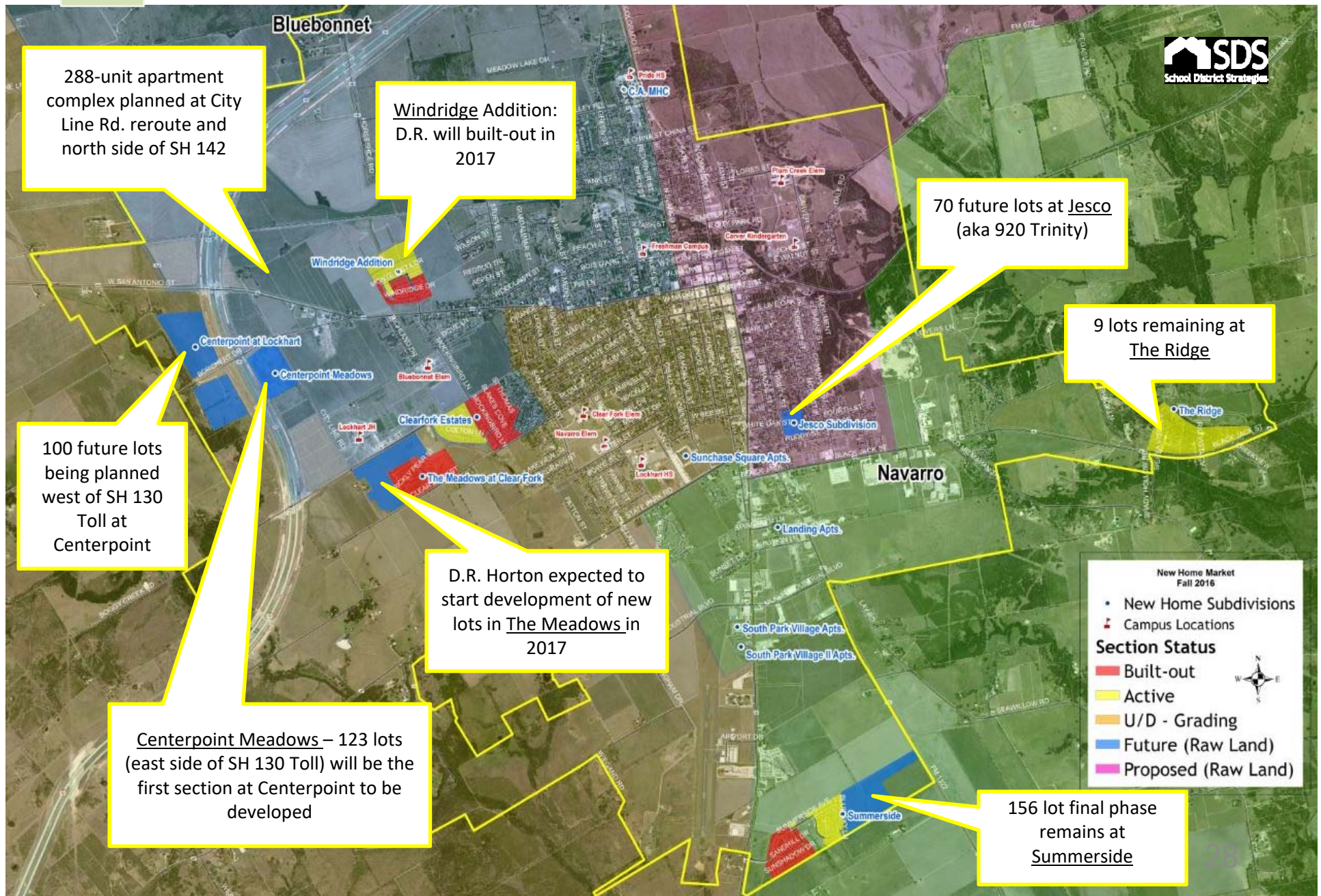


# DISTRICT MEDIAN NEW HOME PRICE

- Most new homes in the district have base pricing under \$200K
- The district's median new home price now a record \$175,855
- Greater Austin median new home price now \$282K



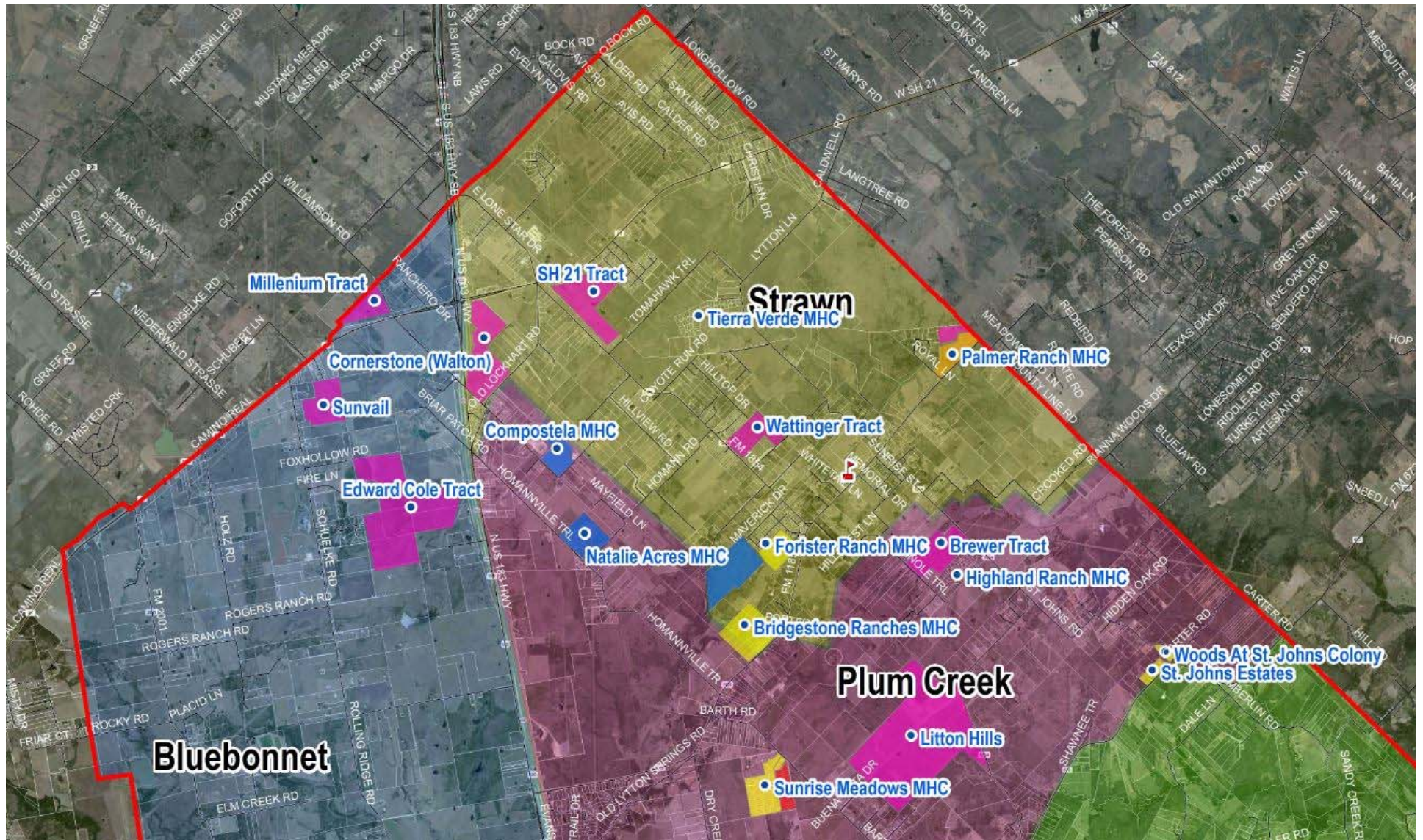
# LOCKHART ISD NEW HOME MARKET FALL 2016







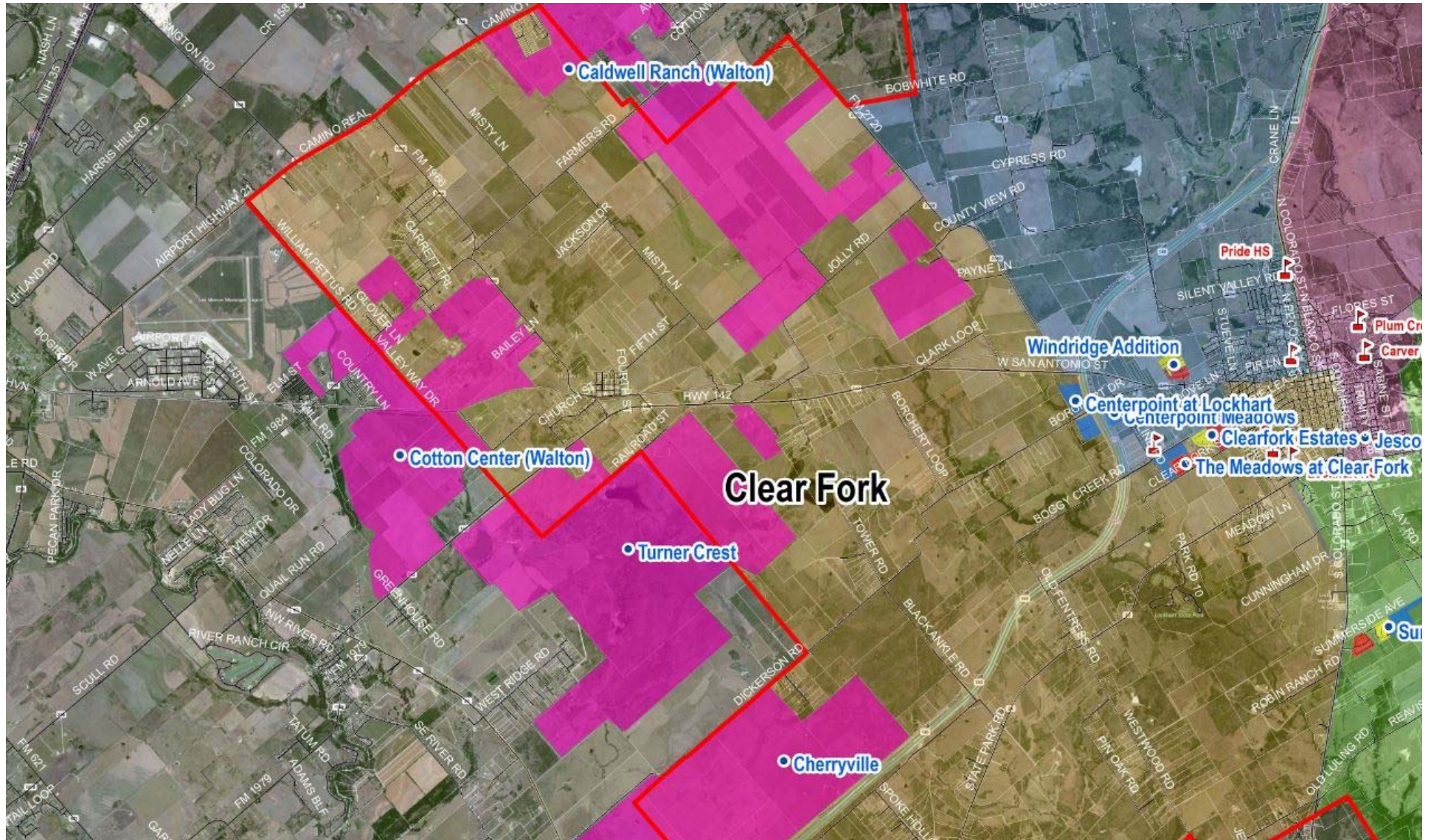
# LOCKHART ISD NEW HOME MARKET FALL 2016 PROPOSED COUNTY DEVELOPMENTS





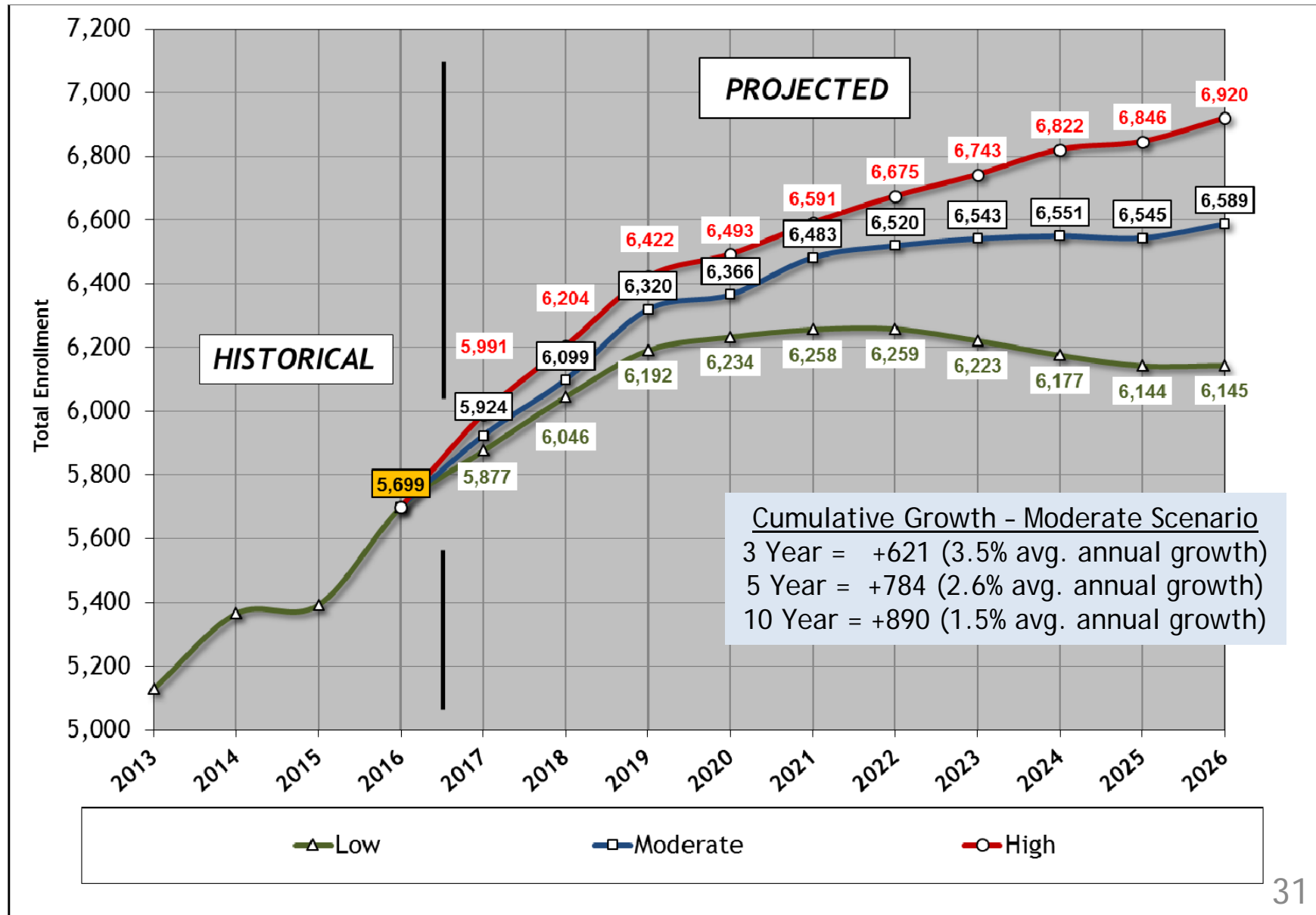


# LOCKHART ISD NEW HOME MARKET FALL 2016 PROPOSED WEST SIDE DEVELOPMENTS





# DISTRICT ENROLLMENT PROJECTIONS (PK-12)







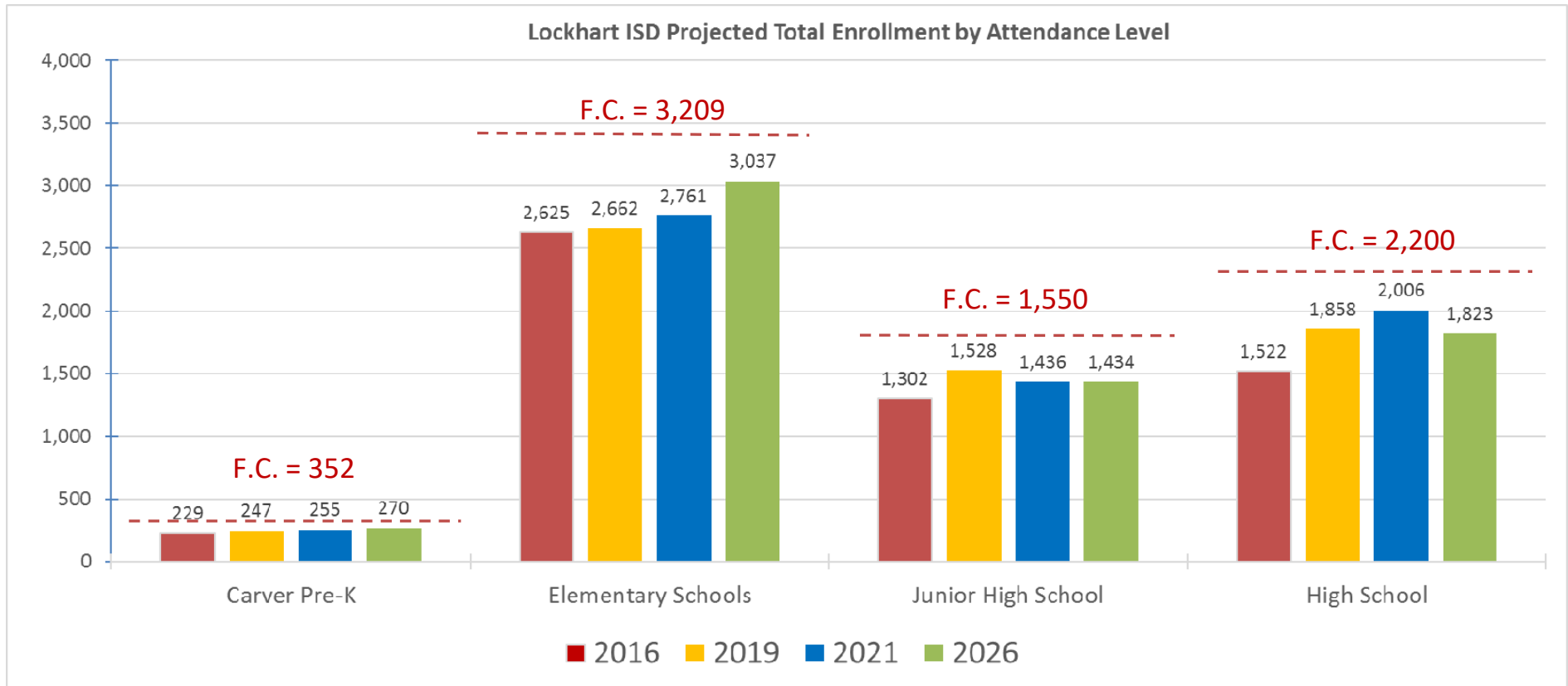
# DISTRICT MODERATE PROJECTIONS VS. CAPACITY



Lockhart ISD		Projected Fall Enrollment									
	2016	2017P	2018P	2019P	2020P	2021P	2022P	2023P	2024P	2025P	2026P
<b>Carver Elementary</b>		<i>Functional Capacity = 352</i>									
Total Enrollment	229	237	245	247	251	255	258	260	262	265	270
Capacity Utilization	65%	67%	70%	70%	71%	72%	73%	74%	74%	75%	77%
Space Remaining	123	115	107	105	101	97	94	92	90	87	82
<b>Total Elementary Functional Capacity (KG-5th) = 3,209</b>											
Total Enrollment KG-5th	2,625	2,624	2,626	2,662	2,705	2,761	2,822	2,880	2,933	2,988	3,037
Capacity Utilization	82%	82%	82%	83%	84%	86%	88%	90%	91%	93%	95%
Space Remaining	584	585	583	547	504	448	387	329	276	221	172
<b>LJH</b>		<i>Junior High Functional Capacity = 1,550</i>									
Total Enrollment (6-8)	1,291	1,385	1,462	1,518	1,473	1,426	1,389	1,377	1,375	1,398	1,424
Capacity Utilization	83%	89%	94%	98%	95%	92%	90%	89%	89%	90%	92%
Space Remaining	259	165	88	32	77	124	161	173	175	152	126
<b>Life Skills JH</b>											
Total Enrollment	11	10	10	10	10	10	10	10	10	10	10
<b>LHS</b>		<i>High School Functional Capacity = 2,200</i>									
Total Enrollment (9-12)	1,504	1,625	1,713	1,840	1,884	1,988	1,998	1,973	1,928	1,841	1,805
Capacity Utilization	68%	74%	78%	84%	86%	90%	91%	90%	88%	84%	82%
Space Remaining	696	575	487	360	316	212	202	227	272	359	395
<b>Life Skills HS</b>											
Total Enrollment	18	18	18	18	18	18	18	18	18	18	18
<b>Pride HS</b>											
Total Enrollment	21	25	25	25	25	25	25	25	25	25	25
<b>Total District Capacity = 7,311</b>											
<b>District Total Enrollment (PK-12)</b>	<b>5,699</b>	<b>5,924</b>	<b>6,099</b>	<b>6,320</b>	<b>6,366</b>	<b>6,483</b>	<b>6,520</b>	<b>6,543</b>	<b>6,551</b>	<b>6,545</b>	<b>6,589</b>
Annual Change	306	225	175	221	46	117	37	22	9	-6	44
% Change	5.7%	3.9%	3.0%	3.6%	0.7%	1.8%	0.6%	0.3%	0.1%	-0.1%	0.7%
Capacity Utilization	78%	81%	83%	86%	87%	89%	89%	89%	90%	90%	90%
Space Remaining	1,612	1,387	1,212	991	945	828	791	768	760	766	722



## DISTRICT MODERATE PROJECTIONS VS. CAPACITY





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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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