



Klein ISD Demographic Study Fall 2023



Population &
Survey Analysts
www.pasatx.com



PASA'S APPROACH



Collect
Background
Data



Study
Housing &
Economic
Data



Study Past
and Current
Student
Population



Generate
Projections



Analyze
Long-Range
Data
Implications
for Facilities

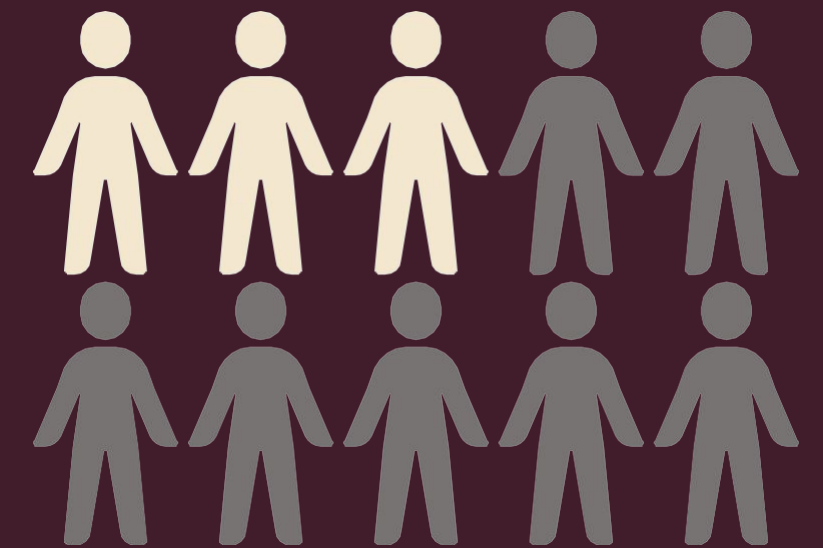
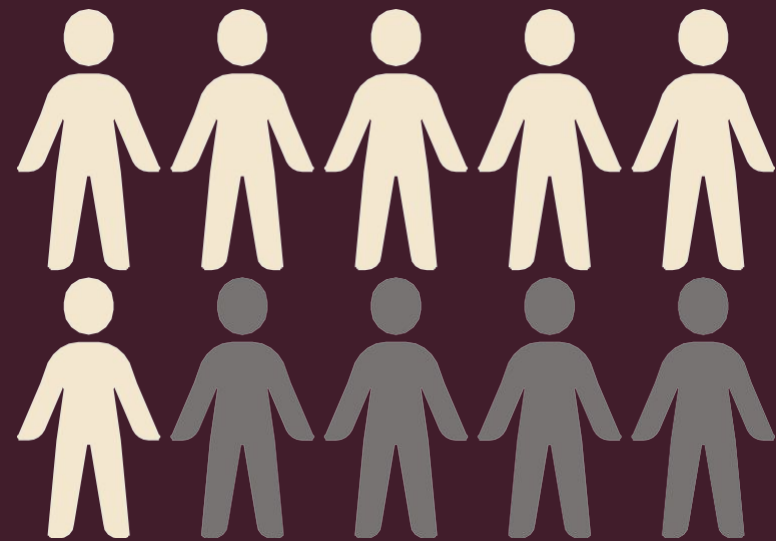
Single-Family

Multi-Family

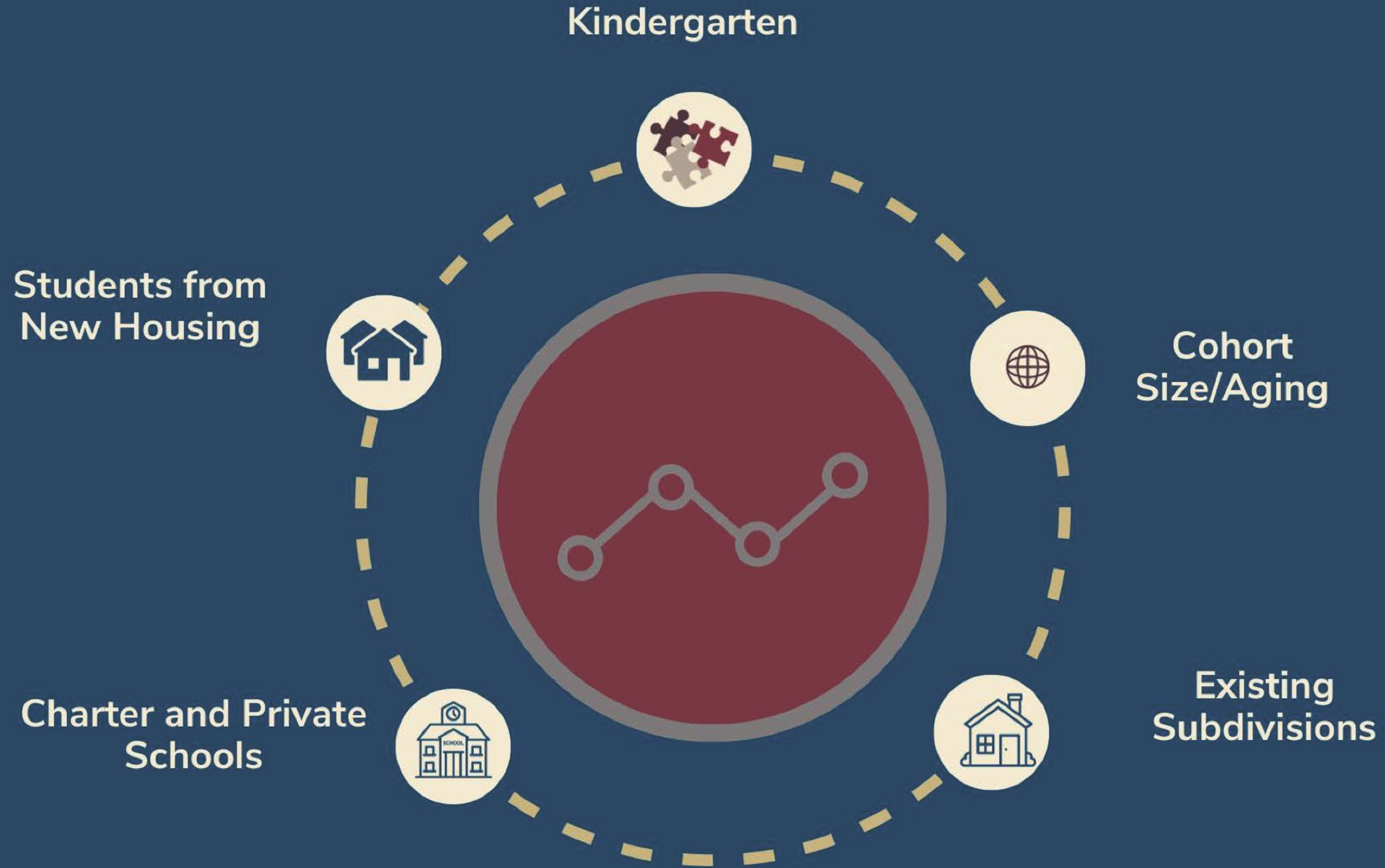
**Students
per Home**

0.57

0.32



Components of Enrollment



Housing & Economic Situation

Interest Rate Increase



Housing costs continue to rise but stabilizing



Fewer existing homes on the market

24,337
TOTAL PROJECTED
NEW HOUSING UNITS

Mortgage Rates

Home Price	3.00%	4.00%	5.00%	6.00%
\$250,000	\$843	\$955	\$1,074	\$1,199
\$300,000	\$1,012	\$1,146	\$1,288	\$1,439
\$350,000	\$1,180	\$1,337	\$1,503	\$1,679
\$400,000	\$1,349	\$1,528	\$1,718	\$1,919
\$500,000	\$1,686	\$1,910	\$2,147	\$2,398
\$600,000	\$2,024	\$2,292	\$2,577	\$2,878

Largest Single-Family Subdivisions

(Units projected in the 10-year period)

**646
units**

City Place

The initial phase of residential development has started in Spring ISD. Long-term, upwards of 1,000 homes (a mix of styles) are planned in Klein ISD.

**380
units**

Doerre Tract

In time, upwards of 400 lots can be expected on approximately 135 acres along Stuebner Airline.

**310
units**

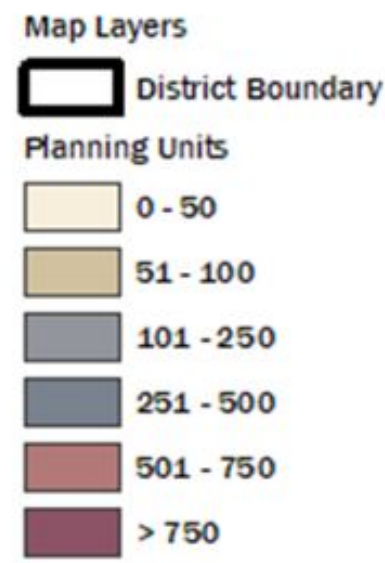
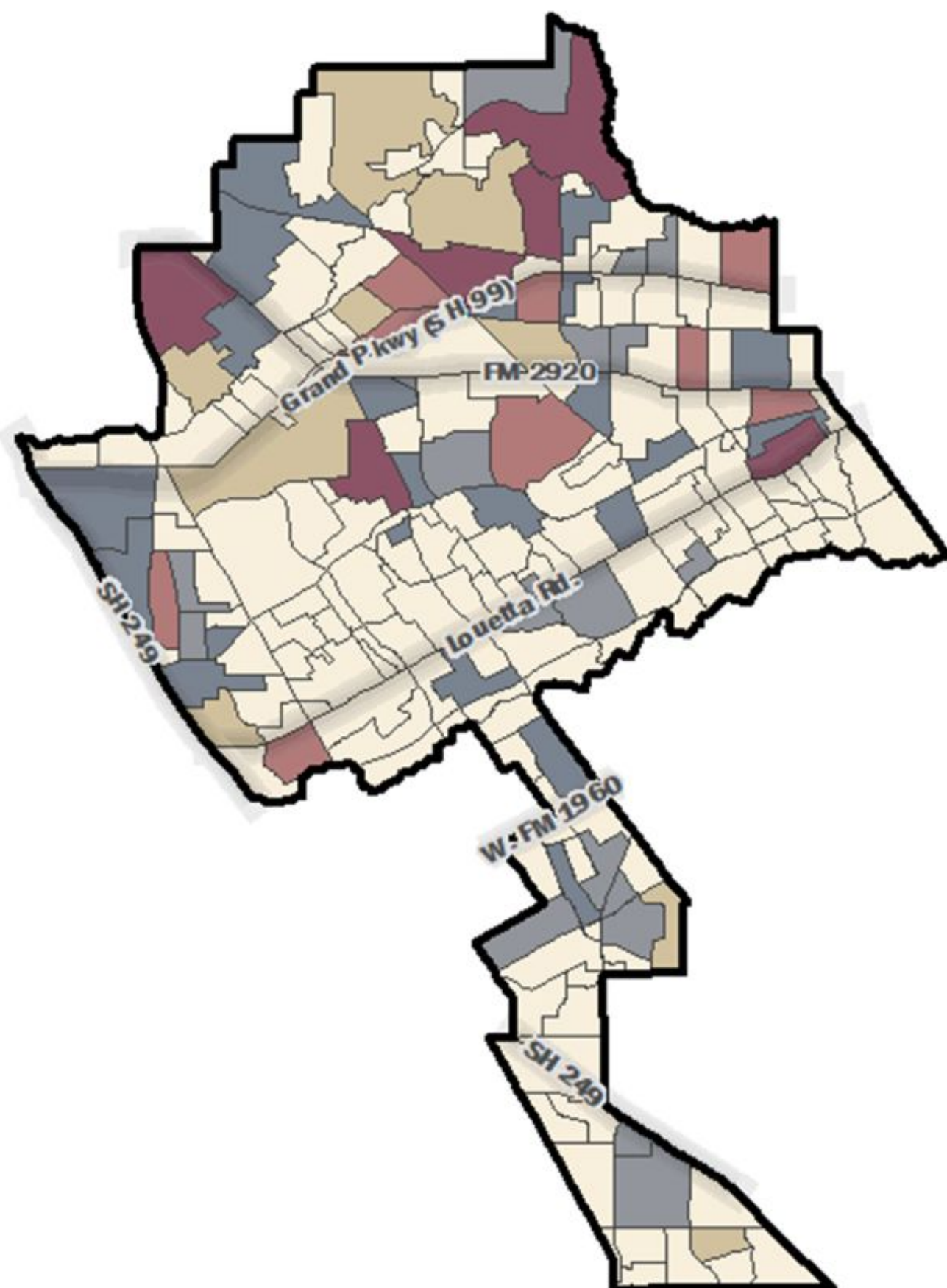
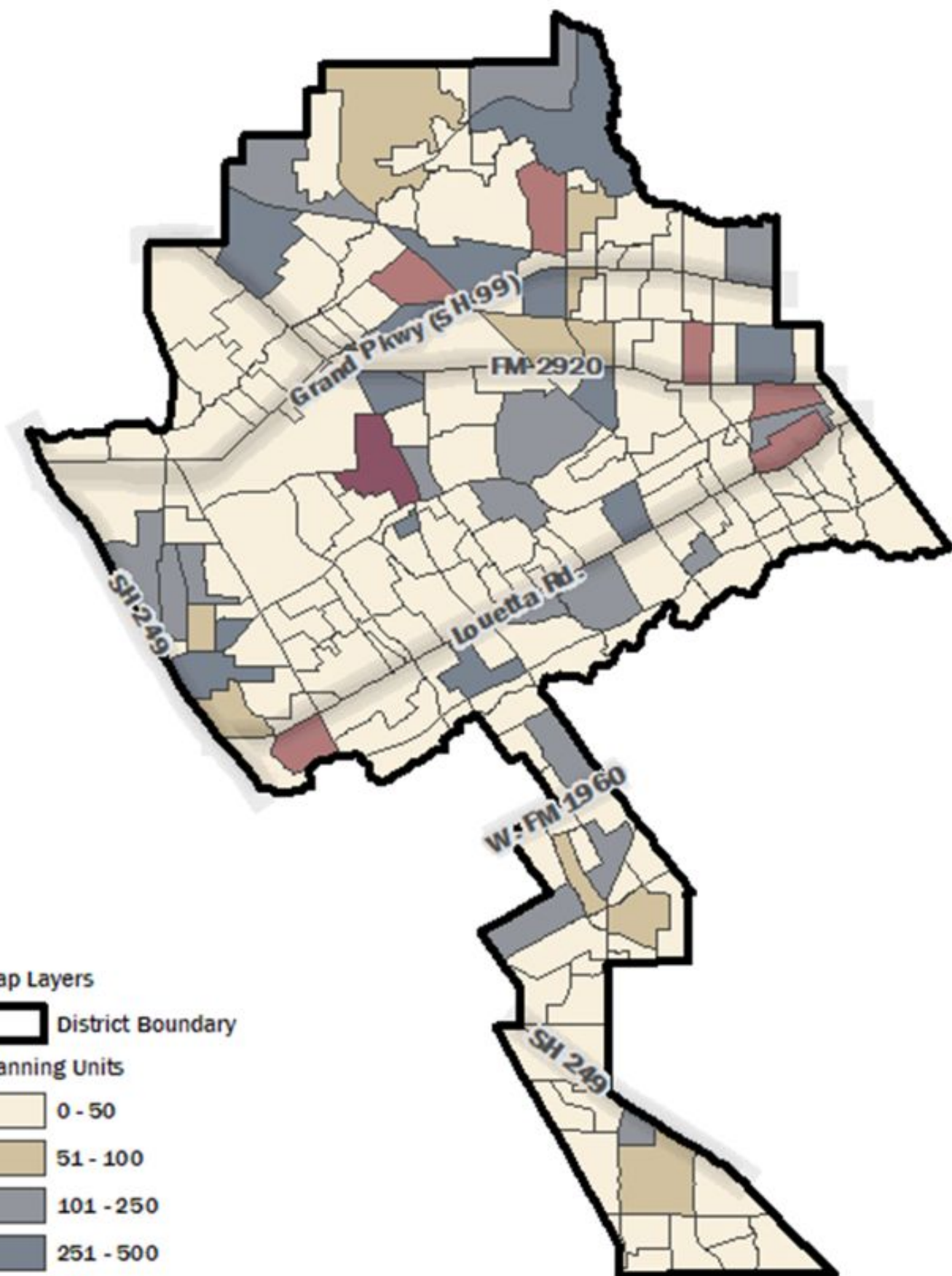
Seber/JEDL Tracts

Approximately 300 contiguous acres remain undeveloped north of the railroad. Over time, upwards of 800 single-family lots are likely to be developed here. No known plans exist for development at this time.

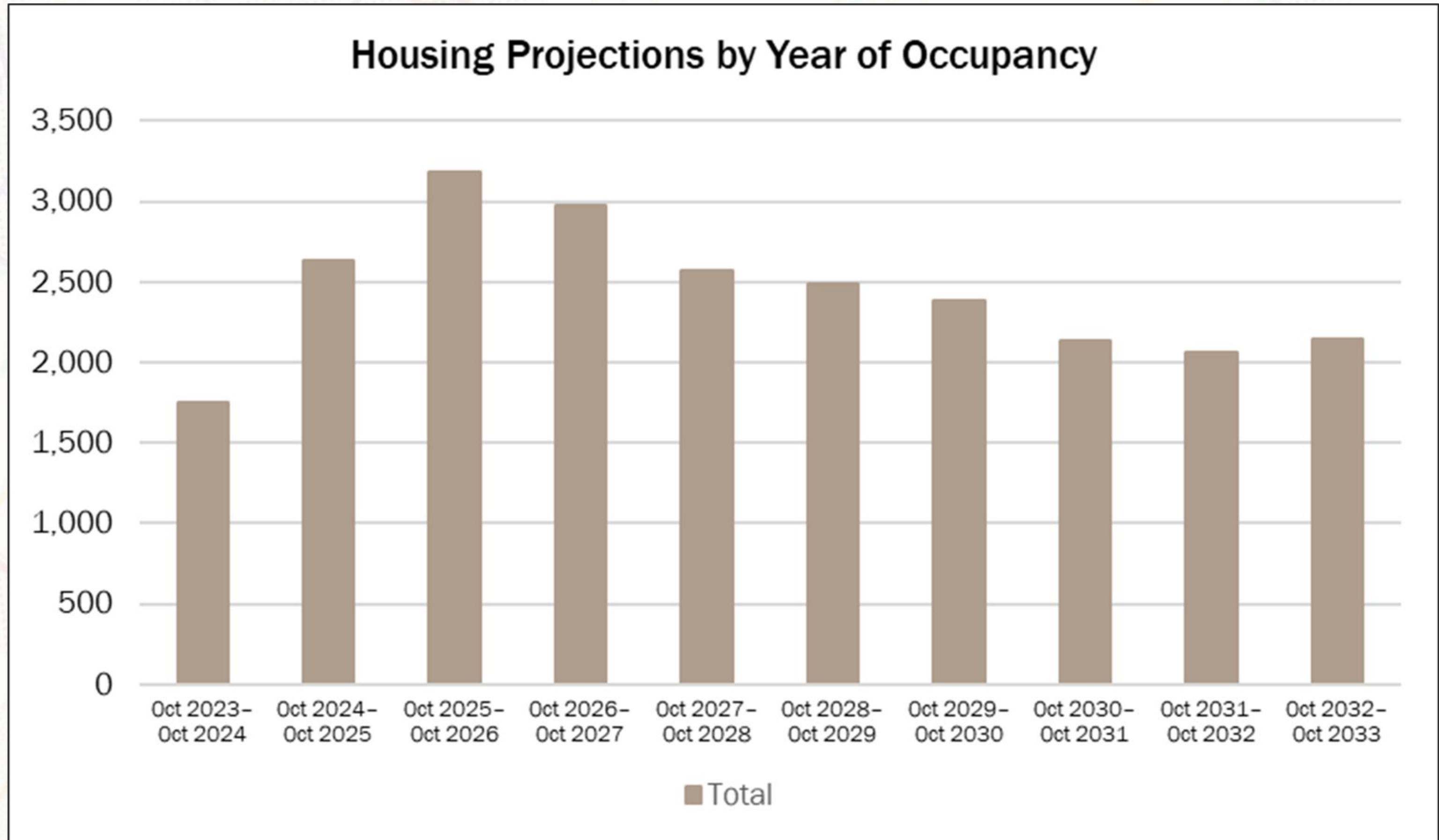
Projected Housing Occupancies by Planning Unit

Oct. 2023 to Oct. 2028

Oct. 2023 to Oct. 2033



Housing Projections by Year of Occupancy



Residents Compared to Enrolled Students

Resident Students

PASA measures students **where they live**

1. Geocoding by their address
2. Projecting new homes

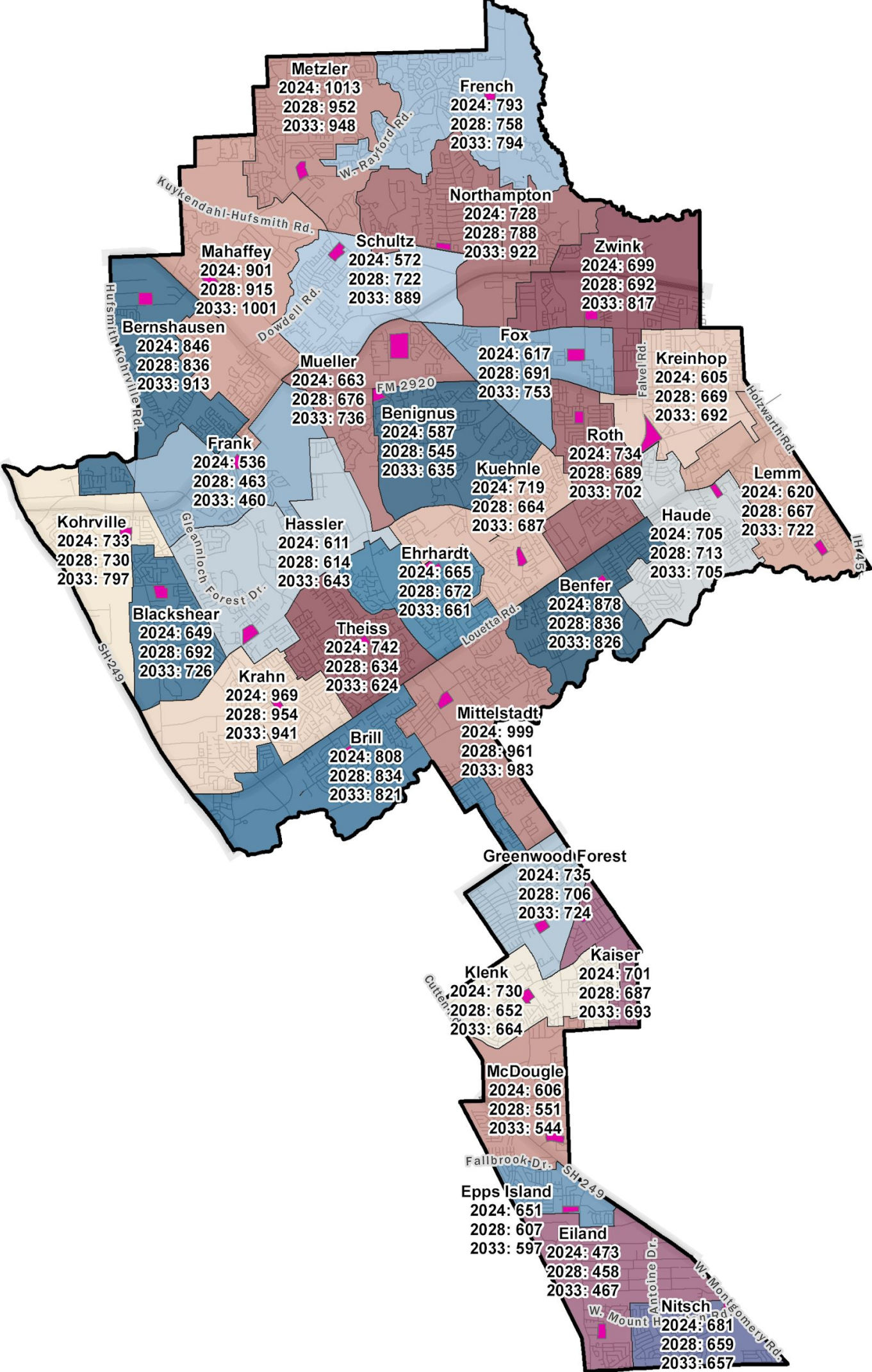
Enrolled Students

Transfers + Geocoded students = Enrolled students

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

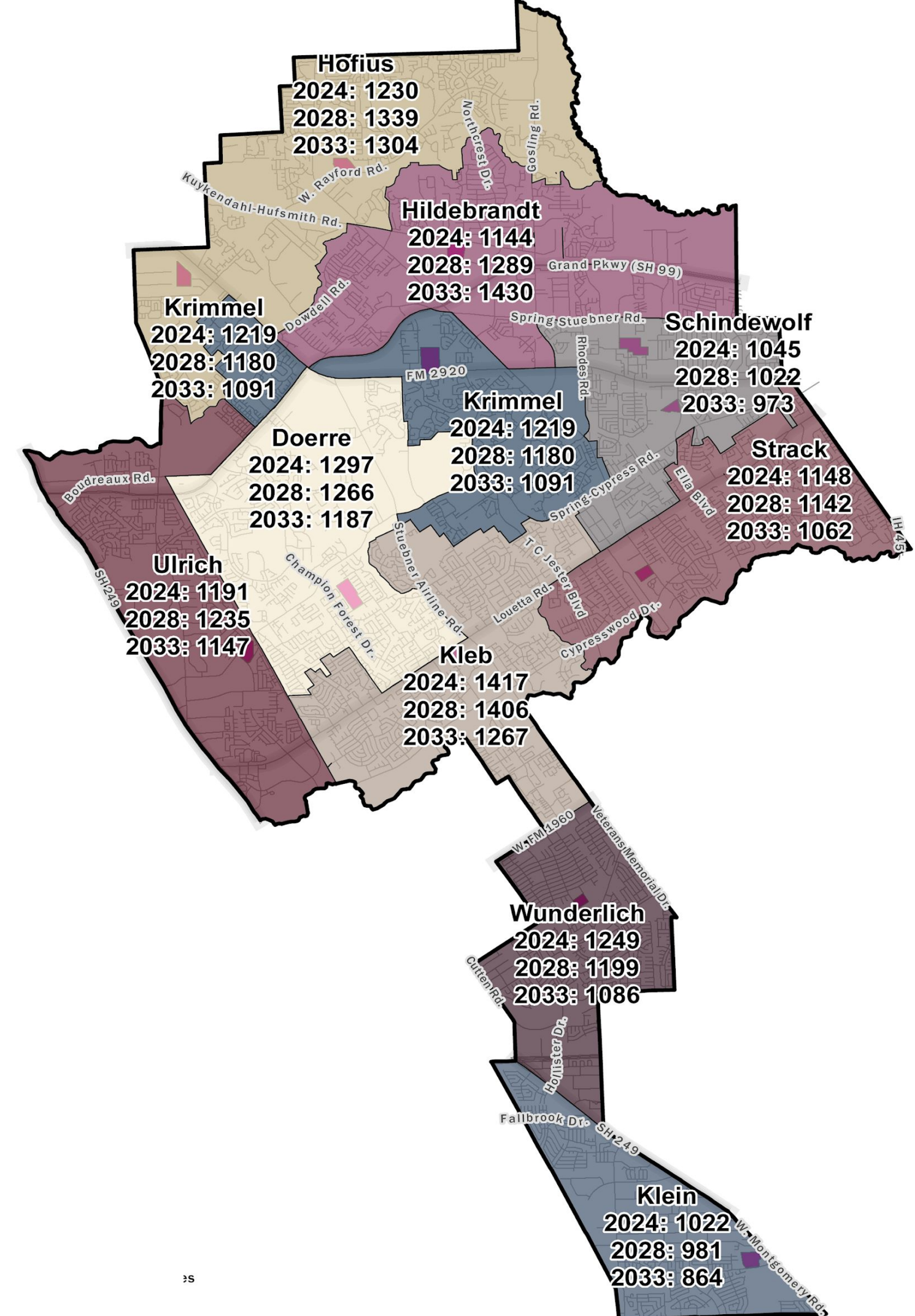
Geocoded Elementary School Students by Current Attendance Zone

- With current transfers included, **10 of the schools currently exceeding could be expected to continue exceeding capacity**
- Largest would be **Brill, Mahaffey, Northampton, and Schultz**
 - **Brill** is expected to operate over **>120%** for the next five years, while **Benfer, Ehrhardt, Mahaffey, Metzler, Mittelstadt, Northampton, Roth, Schultz, and Theiss** over **100%** in the next five years
- District will be rezoning in the next months in order to **better balance enrollments** across the District



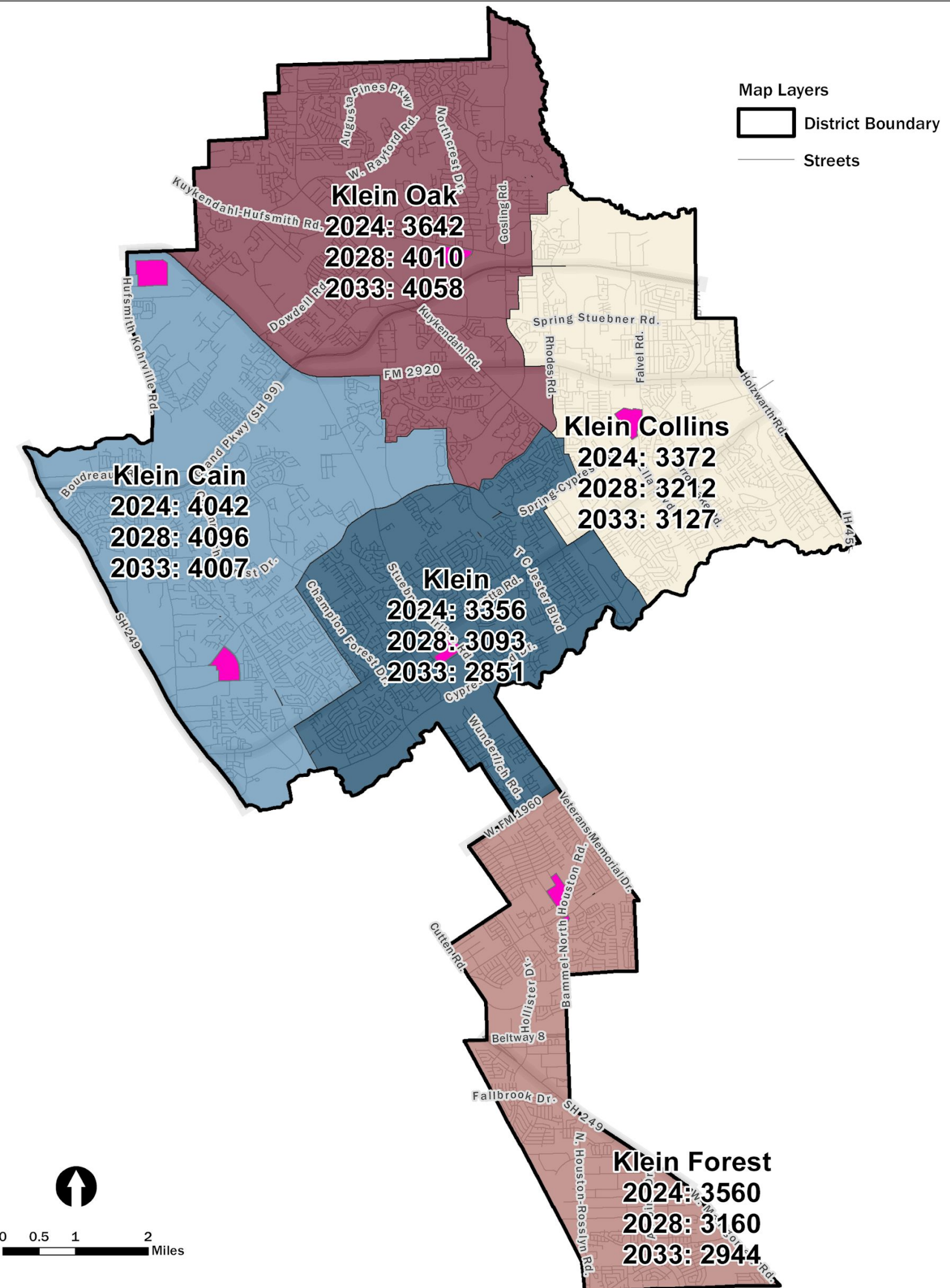
Geocoded Intermediate School Students by Current Attendance Zone

- **Doerre and Kleb** are currently over capacity and expected to continue to exceed capacities in the short-term
 - **Doerre** is expected to operate at **>110%** for approximately 5 years, with **Kleb** between **111% and 124%**
- District will be rezoning in the next months in order to **better balance enrollments** across the District



Geocoded High School Students by Current Attendance Zone

- **Klein Cain** and **Klein Oak** are expected to exceed capacity (>100%) for most of the projection period, with **Klein Collins** being slightly over capacity for approximately 4 years.
- **Klein** and **Klein Forest** are expected to have excess capacity.



Thank you!