

Summer 2022

Population and Survey Analysts

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# Aledo ISD

## Demographic Study

# Who We Are

**Population and Survey Analysts**

**Largest Demographic Firm in Texas**

**40-Plus Year History**

**Work for Majority of Large, High Growth School Districts in Texas**



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# What We Do



## Housing Projections

Annual projections 10 years forward  
SF and MF and Undeveloped Parcels



## Mapping

Aerial Images  
Existing and Future Residential Developments



## Economic Data

Recent Employment Trends for District



## Current Students

Geocode Students  
Ratios of Students per Housing Unit



## Projected Future Students

By Planning Unit  
By Attendance Zone



## Long Range Planning

Attendance Zone Planning  
Site Selection

# 2021-2022 Demographic Study



**Pandemic  
Housing Acceleration  
Changing  
National and Global  
Economies**





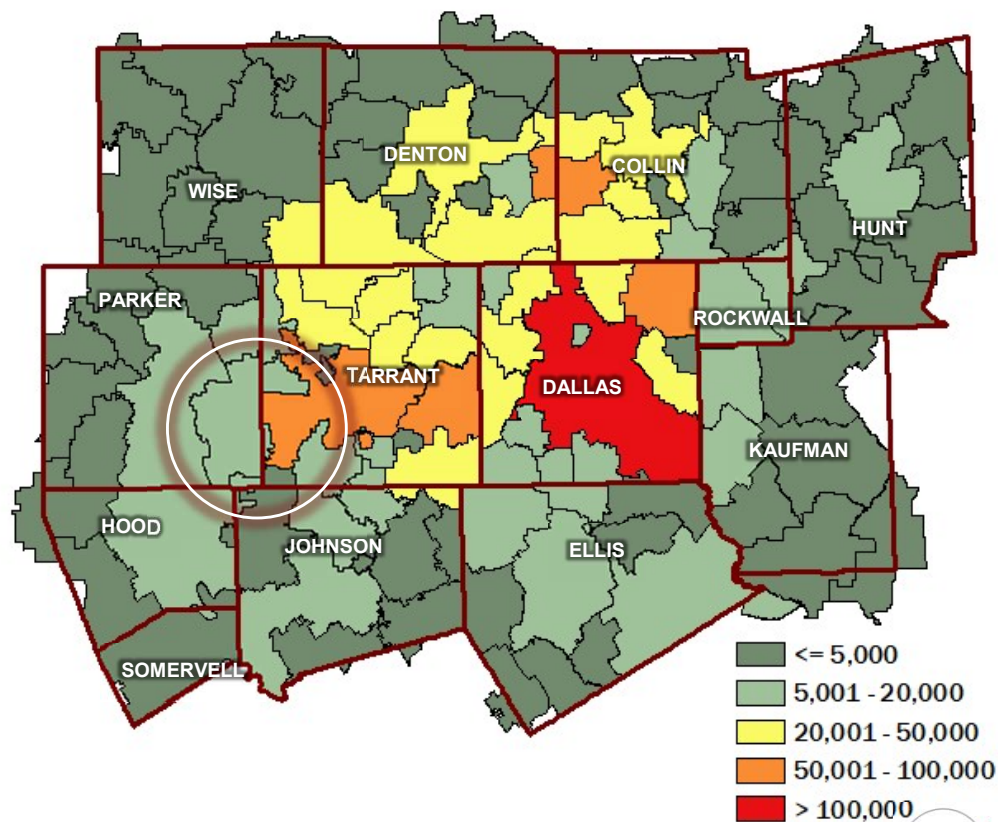
# Demographics



# Total School District Enrollment

Fall 2021, D-FW Metro

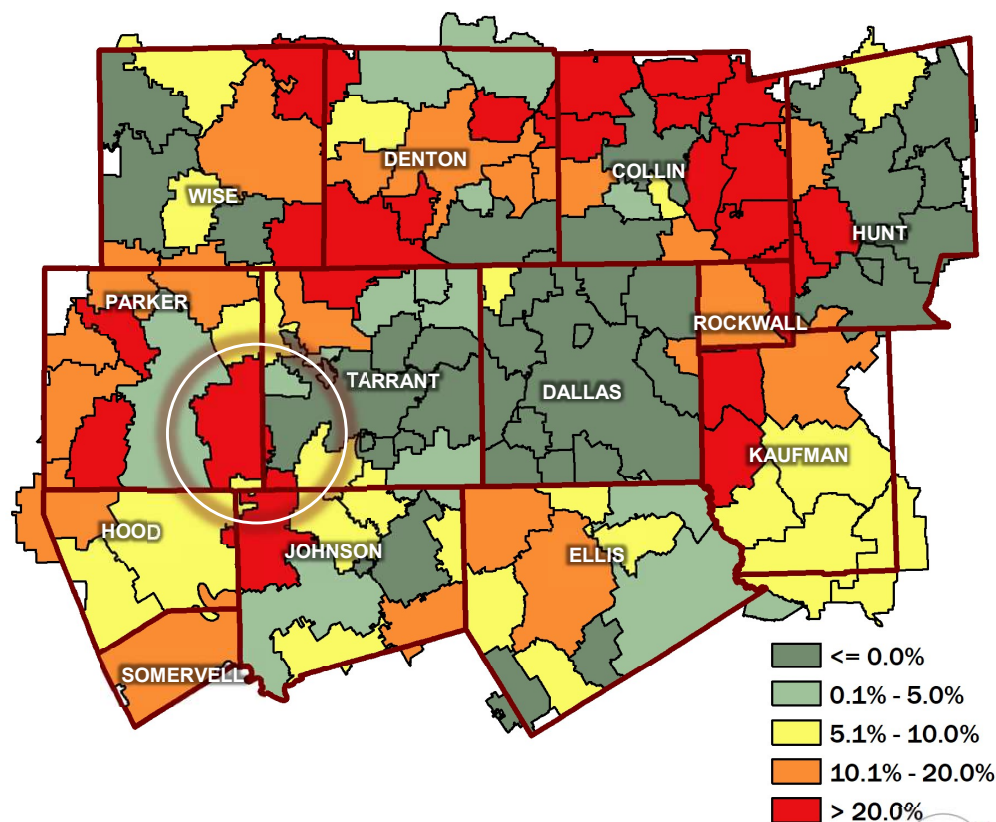
|    | School District   | Enrollment |
|----|-------------------|------------|
| 1  | Dallas ISD        | 143,558    |
| 2  | Fort Worth ISD    | 74,850     |
| 3  | Frisco ISD        | 65,825     |
| 4  | Arlington ISD     | 56,311     |
| 5  | Garland ISD       | 53,674     |
| 6  | Plano ISD         | 49,400     |
| 7  | Lewisville ISD    | 49,205     |
| 8  | Mesquite ISD      | 38,378     |
| 9  | Richardson ISD    | 37,633     |
| 10 | Mansfield ISD     | 35,559     |
| 11 | Keller ISD        | 34,813     |
| 12 | Irving ISD        | 32,378     |
| 13 | Denton ISD        | 31,951     |
| 14 | Northwest ISD     | 27,583     |
| 15 | Grand Prairie ISD | 27,420     |
| 38 | Aledo ISD         | 7,368      |



# 5-Year Percent Change in Enrollment

Fall 2016 – Fall 2021, D-FW Metro

|    | School District | Enrollment |
|----|-----------------|------------|
| 1  | Prosper ISD     | 54.1%      |
| 2  | Melissa ISD     | 46.0%      |
| 3  | Argyle ISD      | 43.6%      |
| 4  | Princeton ISD   | 38.5%      |
| 5  | Community ISD   | 37.7%      |
| 6  | Slidell ISD     | 33.9%      |
| 7  | Brock ISD       | 33.3%      |
| 8  | Forney ISD      | 32.4%      |
| 9  | Crandall ISD    | 31.2%      |
| 10 | Peaster ISD     | 31.1%      |
| 11 | Royse City ISD  | 28.4%      |
| 12 | Celina ISD      | 27.7%      |
| 13 | Godley ISD      | 27.3%      |
| 14 | Anna ISD        | 27.2%      |
| 15 | Aledo ISD       | 26.1%      |

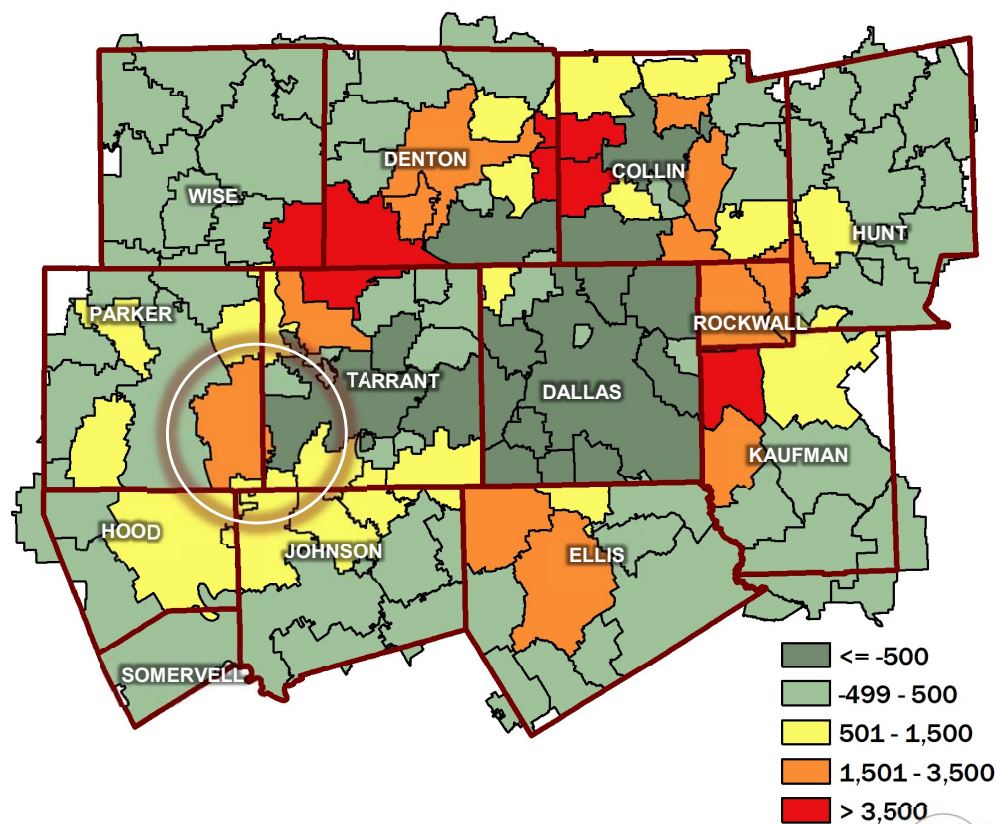




# 5-Year Change in Enrollment

Fall 2016 – Fall 2021, D-FW Metro

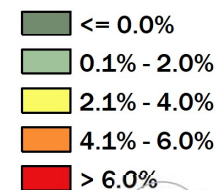
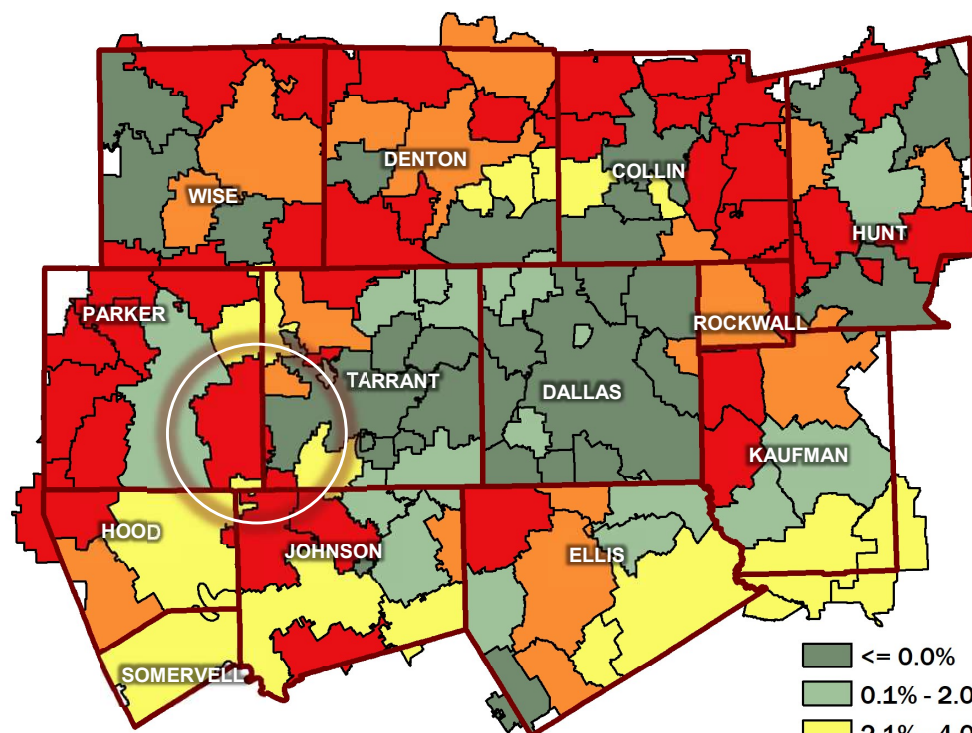
|    | School District       | Enrollment   |
|----|-----------------------|--------------|
| 1  | Prosper ISD           | 11,782       |
| 2  | Frisco ISD            | 9,902        |
| 3  | Northwest ISD         | 5,539        |
| 4  | Forney ISD            | 4,644        |
| 5  | Denton ISD            | 3,323        |
| 6  | Wylie ISD (Collin)    | 3,189        |
| 7  | Eagle Mountain-Sagina | 2,811        |
| 8  | Princeton ISD         | 2,607        |
| 9  | Melissa ISD           | 2,244        |
| 10 | Royse City ISD        | 2,165        |
| 11 | Rockwall ISD          | 2,104        |
| 12 | Midlothian ISD        | 1,990        |
| 13 | <b>Aledo ISD</b>      | <b>1,925</b> |
| 14 | Argyle ISD            | 1,893        |
| 15 | Crandall ISD          | 1,698        |



# 1-Year Percent Change in Enrollment

Fall 2020 – Fall 2021, D-FW Metro

|    | School District | Enrollment |
|----|-----------------|------------|
| 1  | Community ISD   | 21.5%      |
| 2  | Melissa ISD     | 18.8%      |
| 3  | Aubrey ISD      | 17.7%      |
| 4  | Peaster ISD     | 17.6%      |
| 5  | Princeton ISD   | 16.3%      |
| 6  | Poolville ISD   | 15.8%      |
| 7  | Argyle ISD      | 14.3%      |
| 8  | Prosper ISD     | 13.8%      |
| 9  | Brock ISD       | 13.6%      |
| 10 | Garner ISD      | 13.4%      |
| 11 | Celina ISD      | 13.4%      |
| 12 | Forney ISD      | 12.4%      |
| 13 | Caddo Mills ISD | 12.0%      |
| 14 | Crandall ISD    | 12.0%      |
| 15 | Anna ISD        | 11.8%      |
| 21 | Aledo ISD       | 9.6%       |

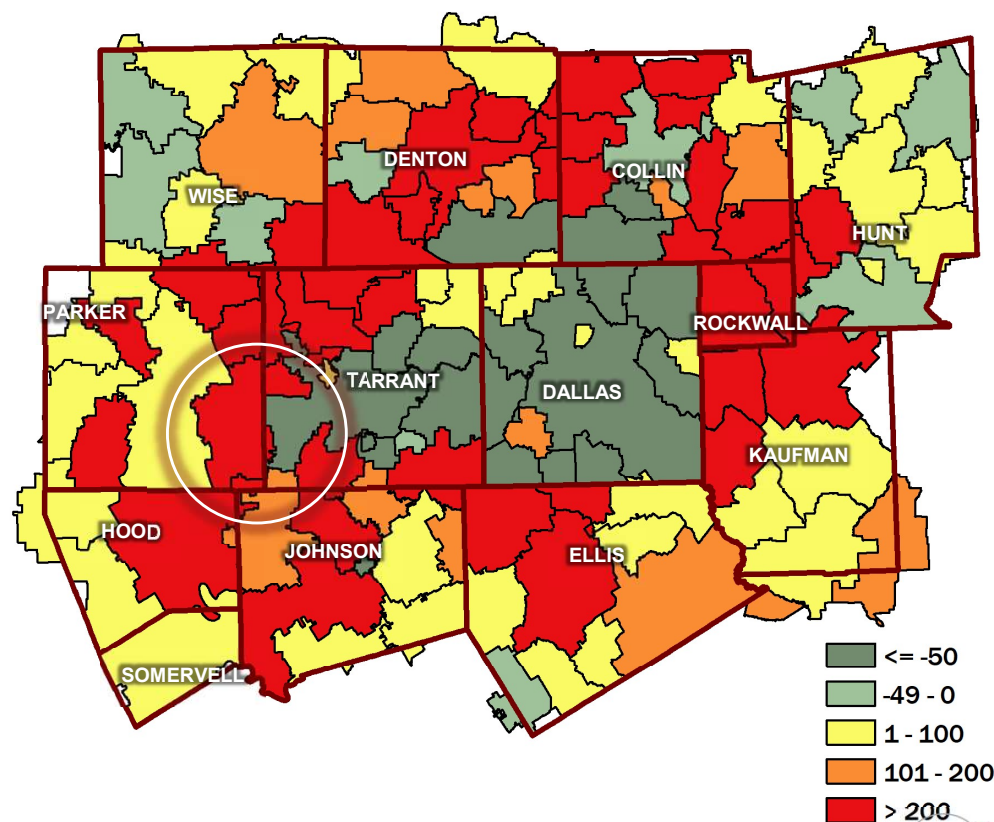




# 1-Year Change in Enrollment

Fall 2020 – Fall 2021, D-FW Metro

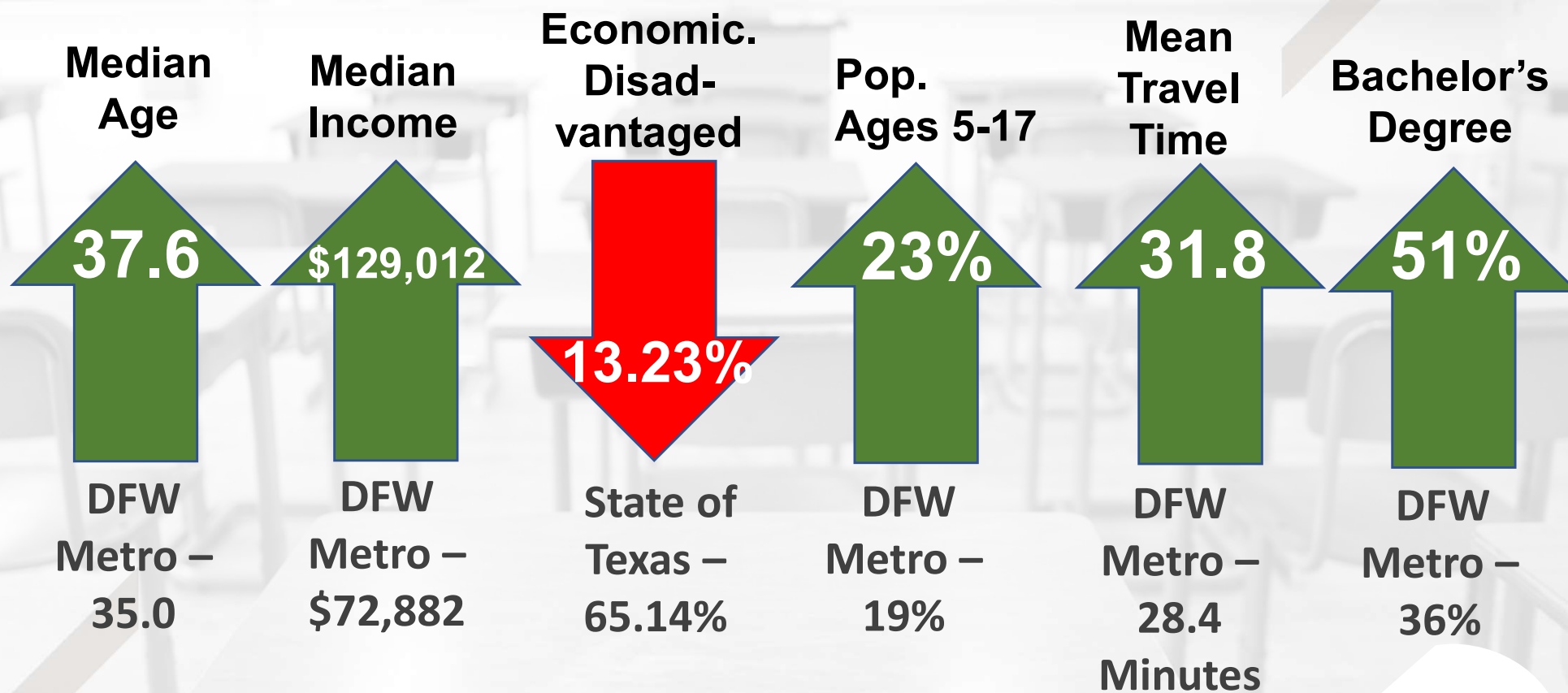
|           | School District       | Enrollment |
|-----------|-----------------------|------------|
| 1         | Prosper ISD           | 2,642      |
| 2         | Frisco ISD            | 2,332      |
| 3         | Northwest ISD         | 2,200      |
| 4         | Denton ISD            | 1,684      |
| 5         | Forney ISD            | 1,584      |
| 6         | Eagle Mountain-Sagina | 1,219      |
| 7         | Princeton ISD         | 949        |
| 8         | Rockwall ISD          | 939        |
| 9         | Melissa ISD           | 770        |
| 10        | Royse City ISD        | 743        |
| 11        | Wylie ISD (Collin)    | 728        |
| <b>12</b> | <b>Aledo ISD</b>      | <b>645</b> |
| 13        | Midlothian ISD        | 593        |
| 14        | Community ISD         | 592        |
| 15        | Crandall ISD          | 583        |



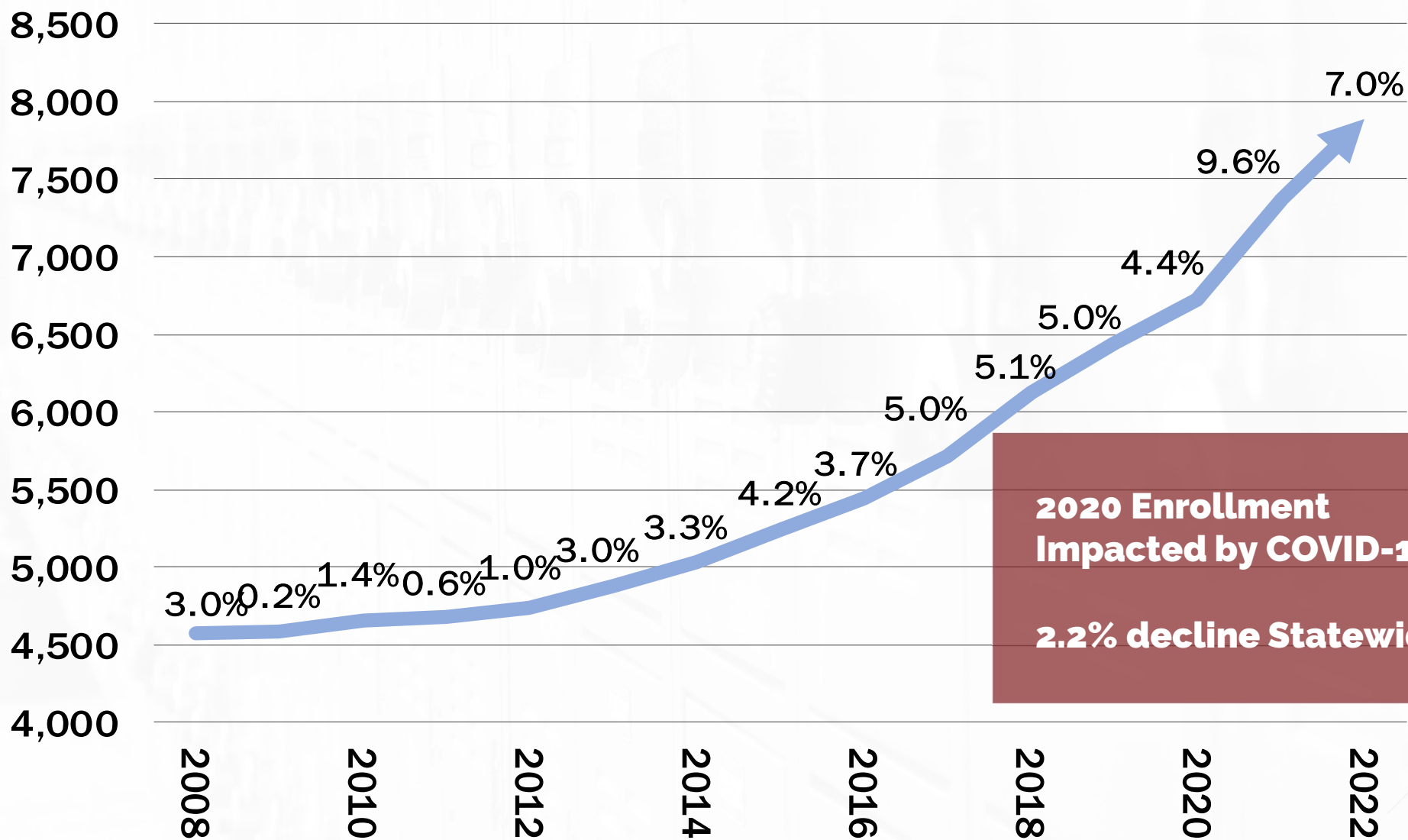


# Demographic Characteristics

Sources: U.S. Census Bureau, American Community Survey, 5-Year Estimate; Texas Education Agency

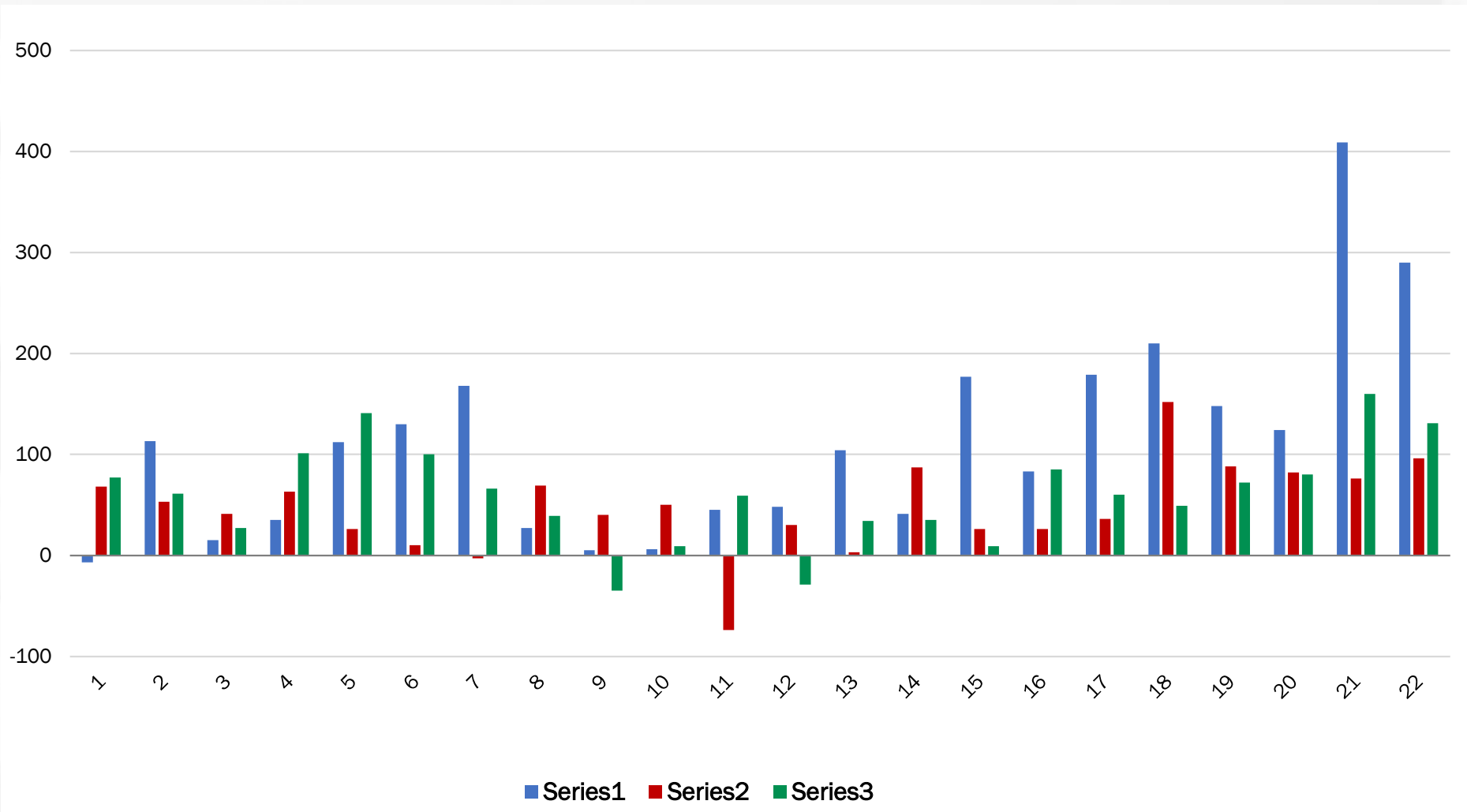


# Annual Growth Rates



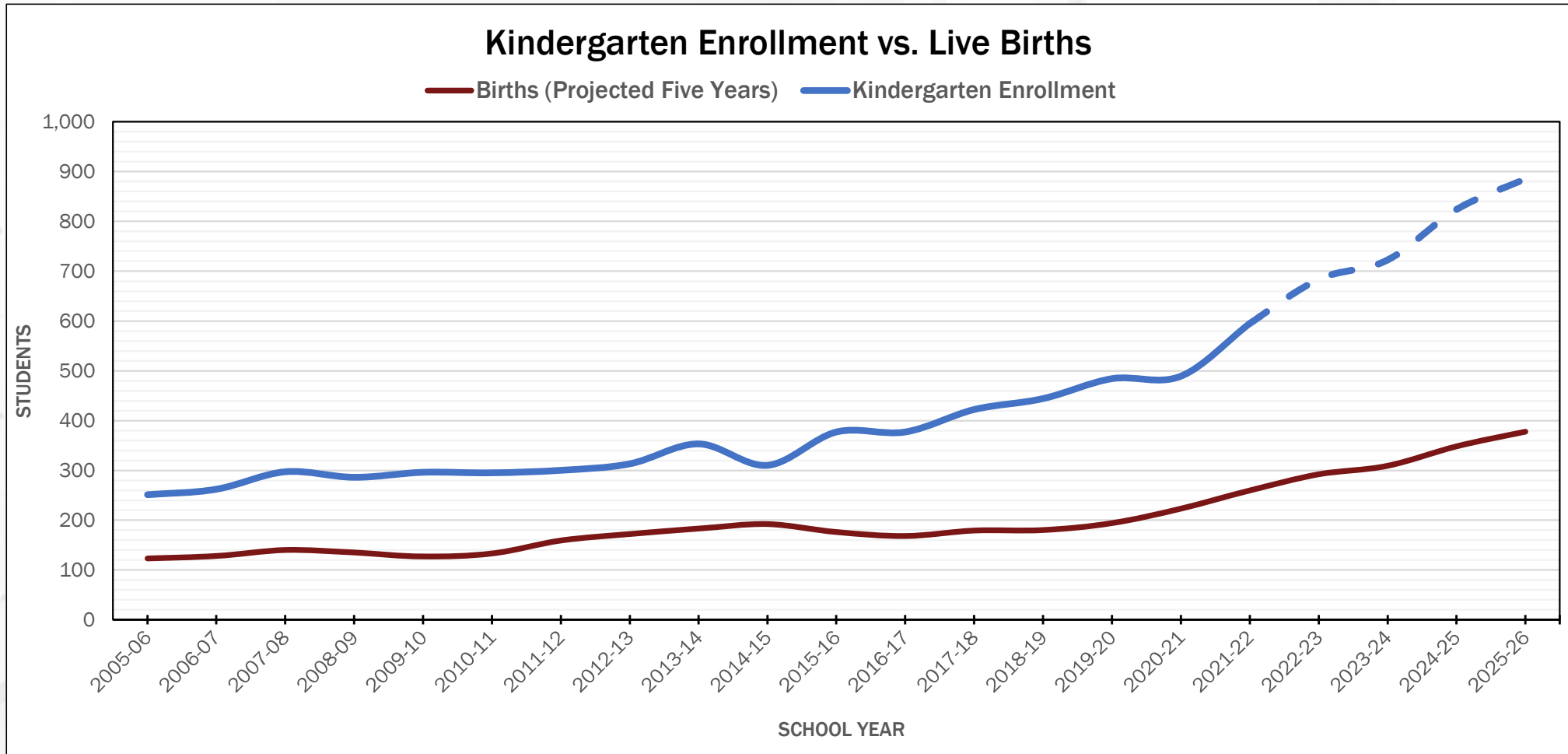
**2020 Enrollment Impacted by COVID-19**  
**2.2% decline Statewide**

# Historical Growth by Grade Group





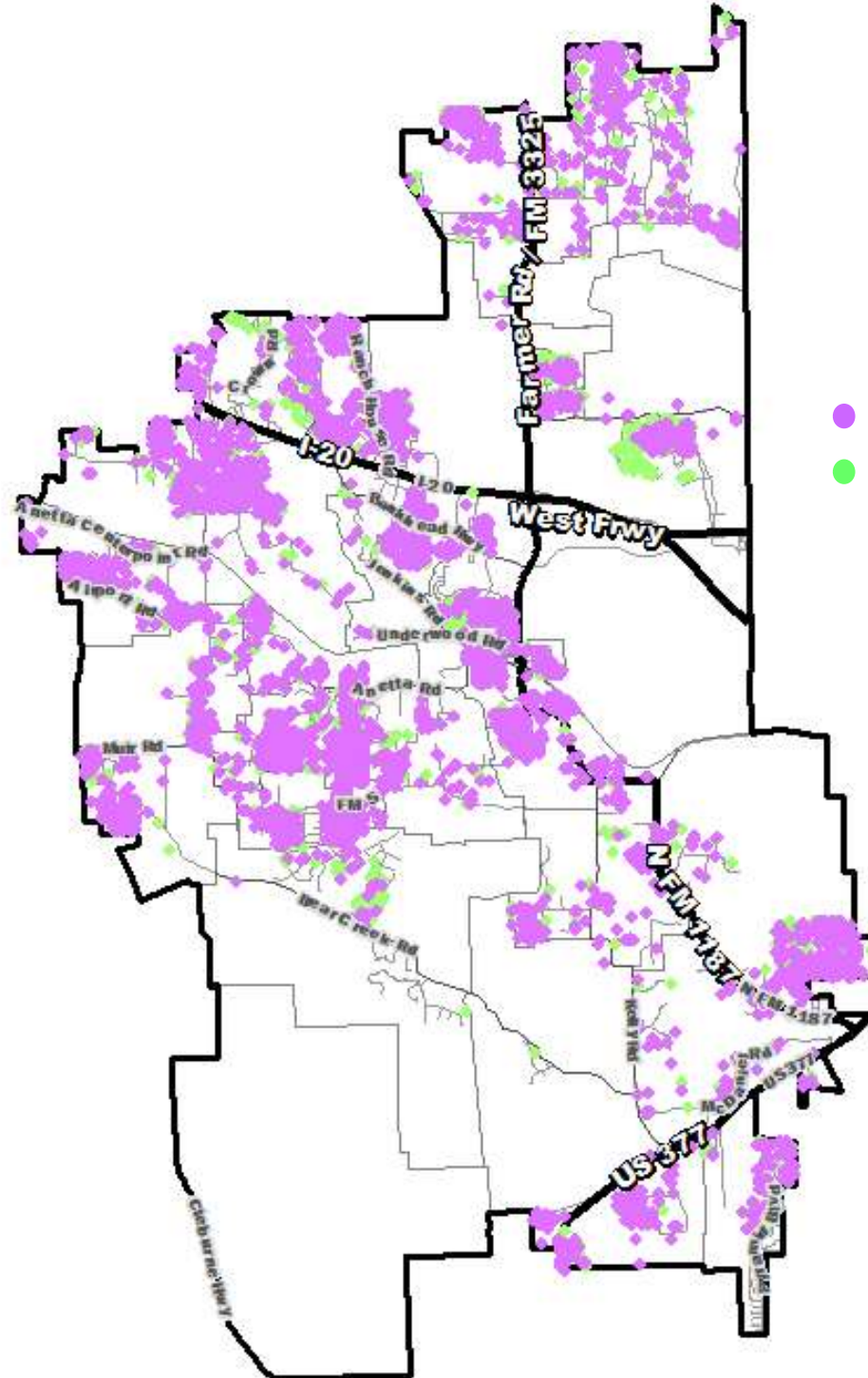
# Kindergarten Enrollment vs. Live Births



# Students

# Student Geo-Code

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- 2019-20 Students
- 2021-22 Students



# Students per Household



**.59**

**Single-Family**



**.29**

**Multi-Family**



# Economy



# Regional Economy



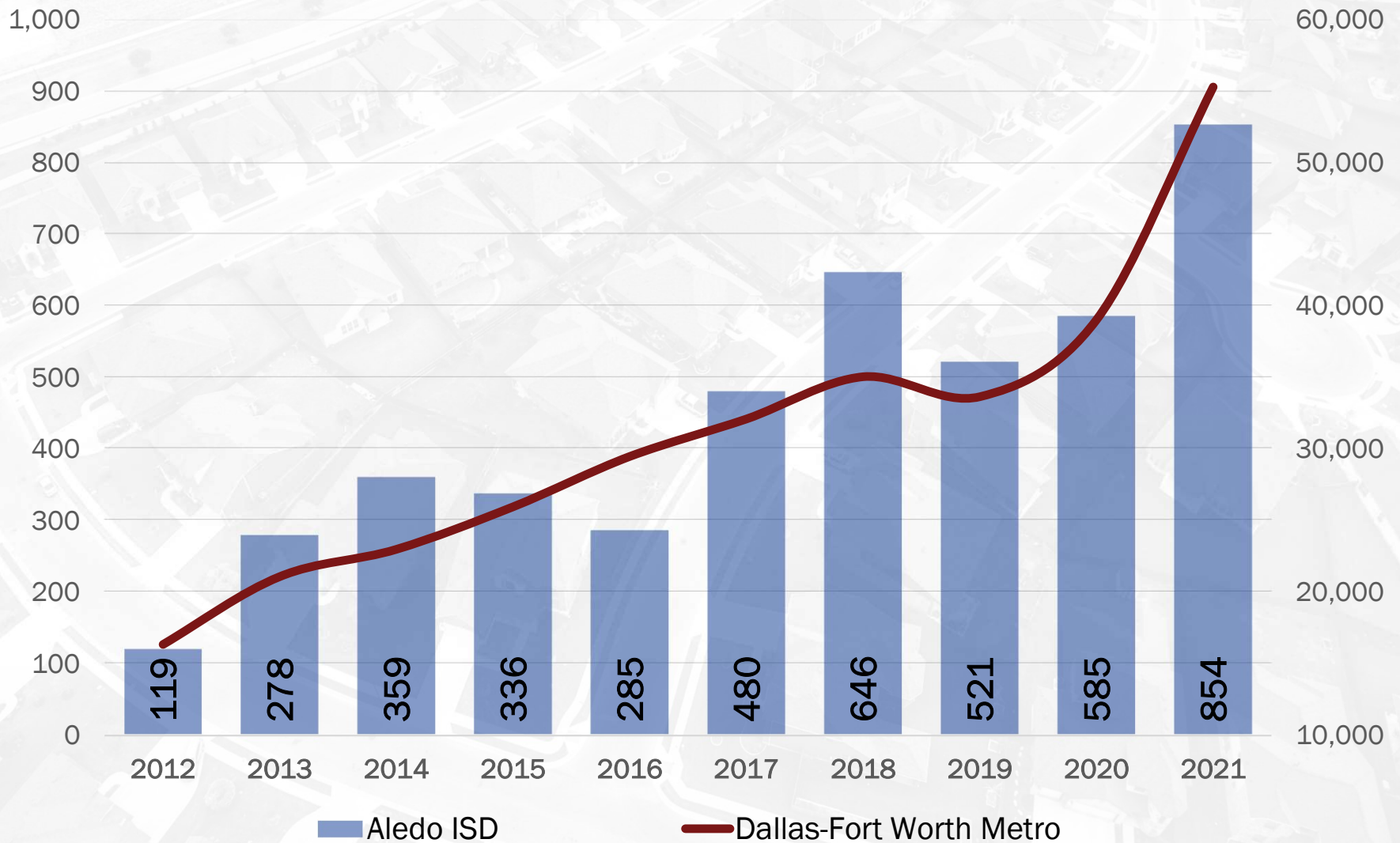
- 01** Employment in D-FW-A Metro
  - All jobs recovered from March 2020 decline; strong job growth continues
- 02** Corporate Relocations/Expansions
  - Multiple announcements in Fort Worth-area
  - Large tracts primed for regional employer site location in Aledo ISD
- 03** New Home Construction
  - The new housing market has been robust
    - Historically low mortgage rates in '21
    - Mortgage rates rising in '22
  - Will this continue?

# Housing

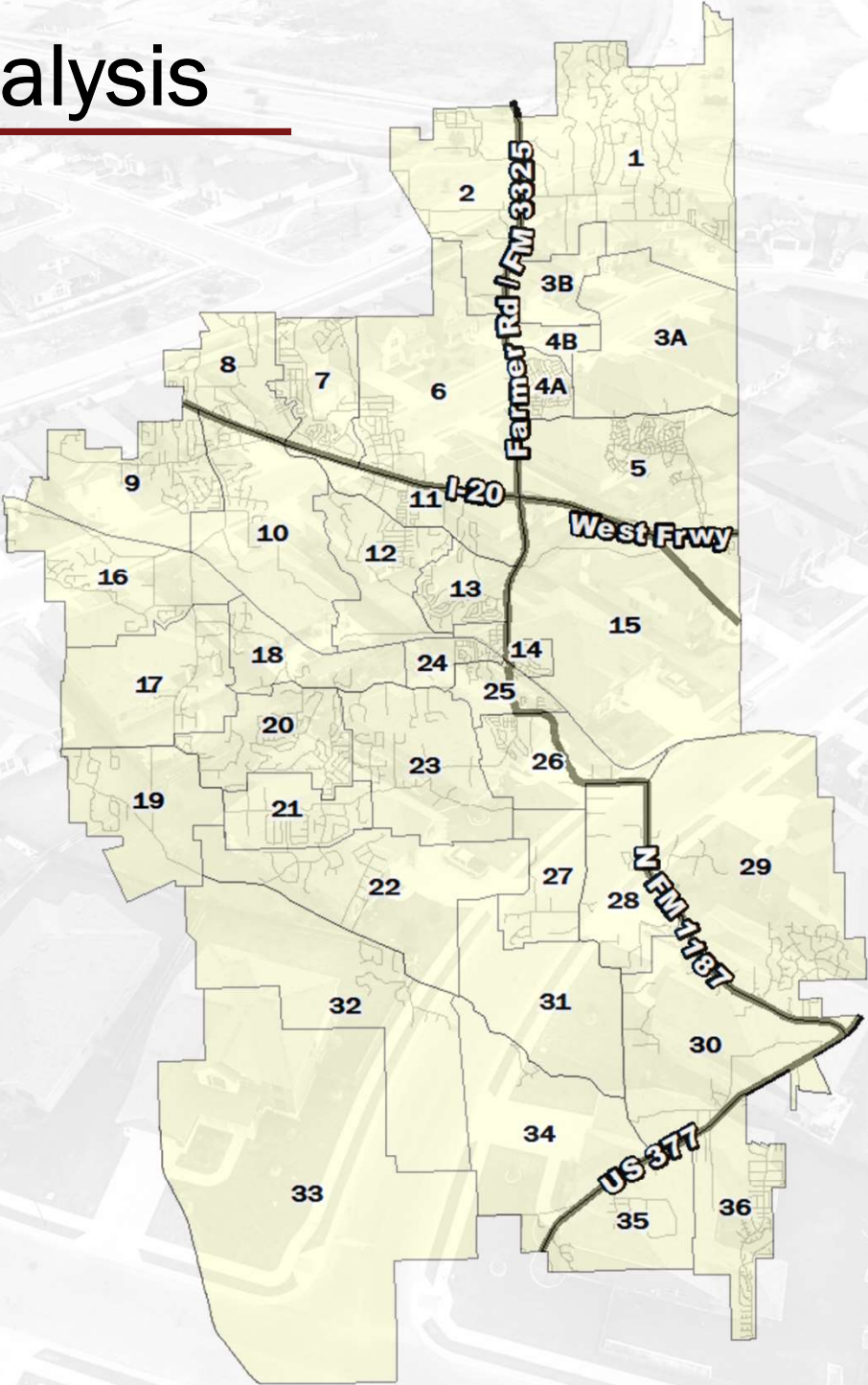


# Annual Housing Starts

Single-Family in Aledo ISD



# Planning Unit Analysis





# Single-Family Housing Focus

## Five-Year

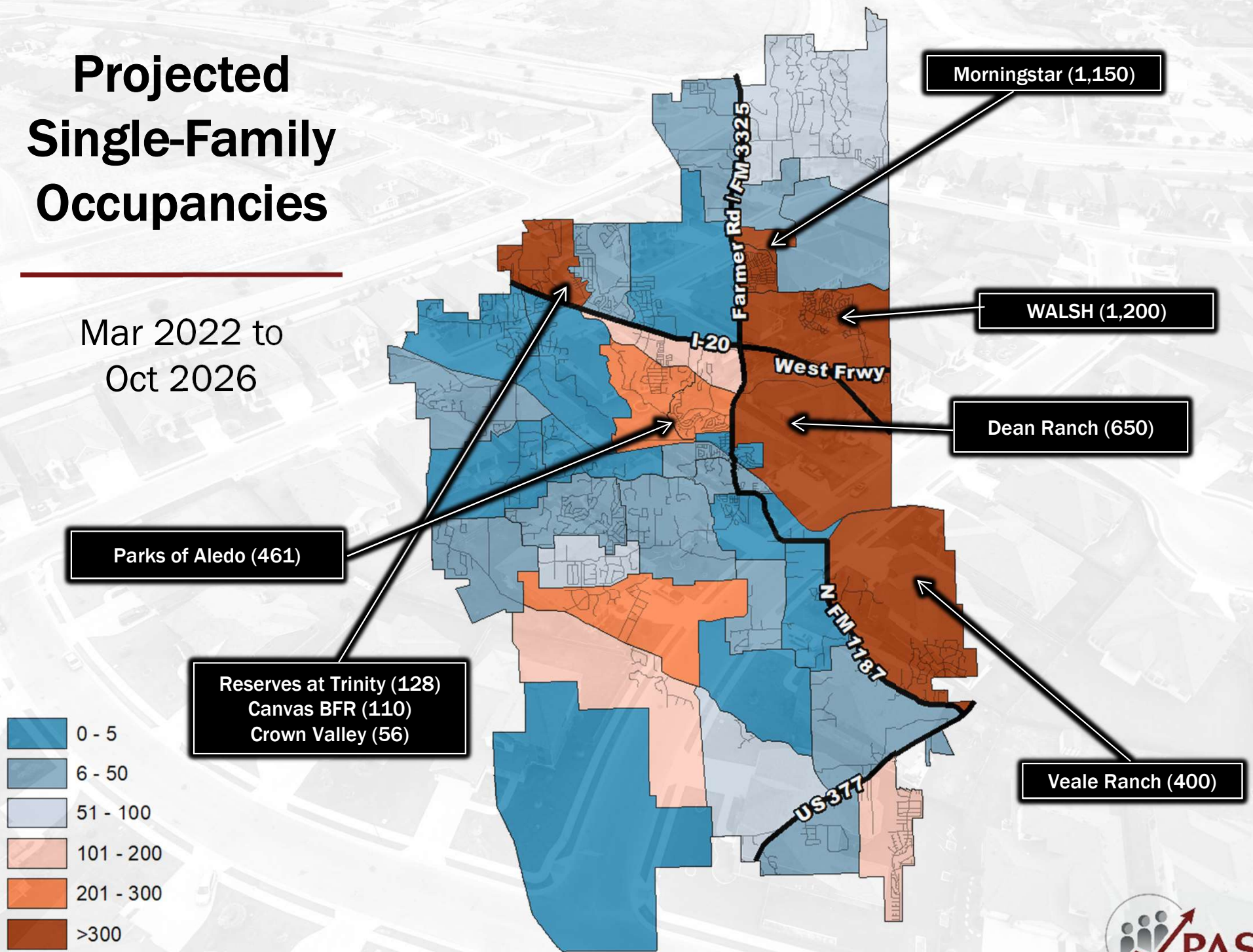


WALSH  
Morningstar  
Parks of Aledo

Dean Ranch  
Veale Ranch

# Projected Single-Family Occupancies

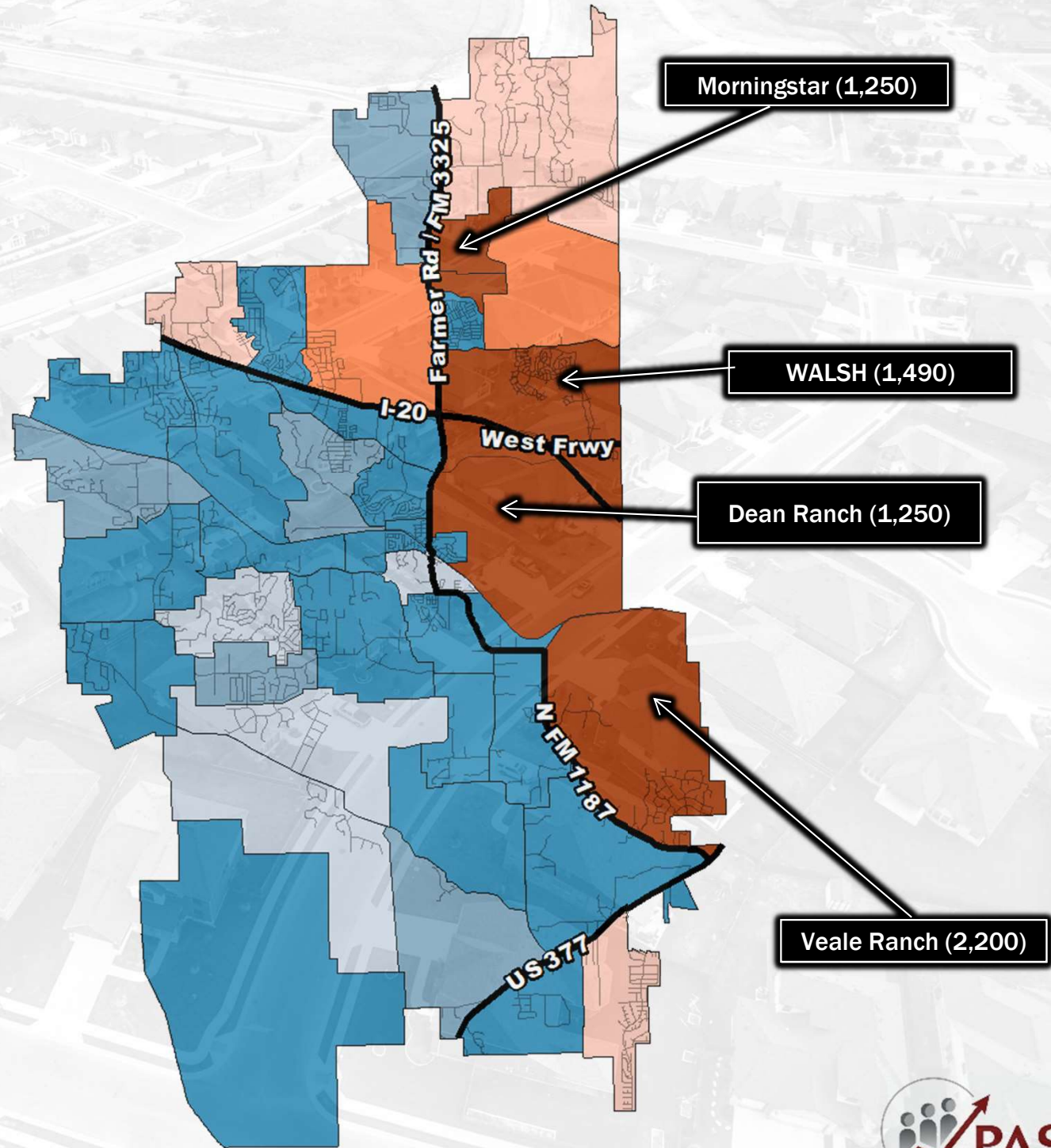
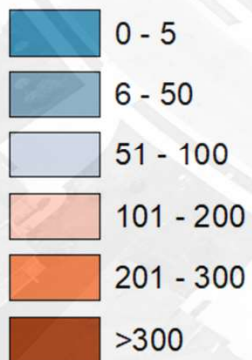
Mar 2022 to Oct 2026





# Projected Single-Family Occupancies

Oct 2026 to  
Oct 2031





## Multi-Family Housing in AISD

10%

of all future housing units are Multi-Family units

<2%

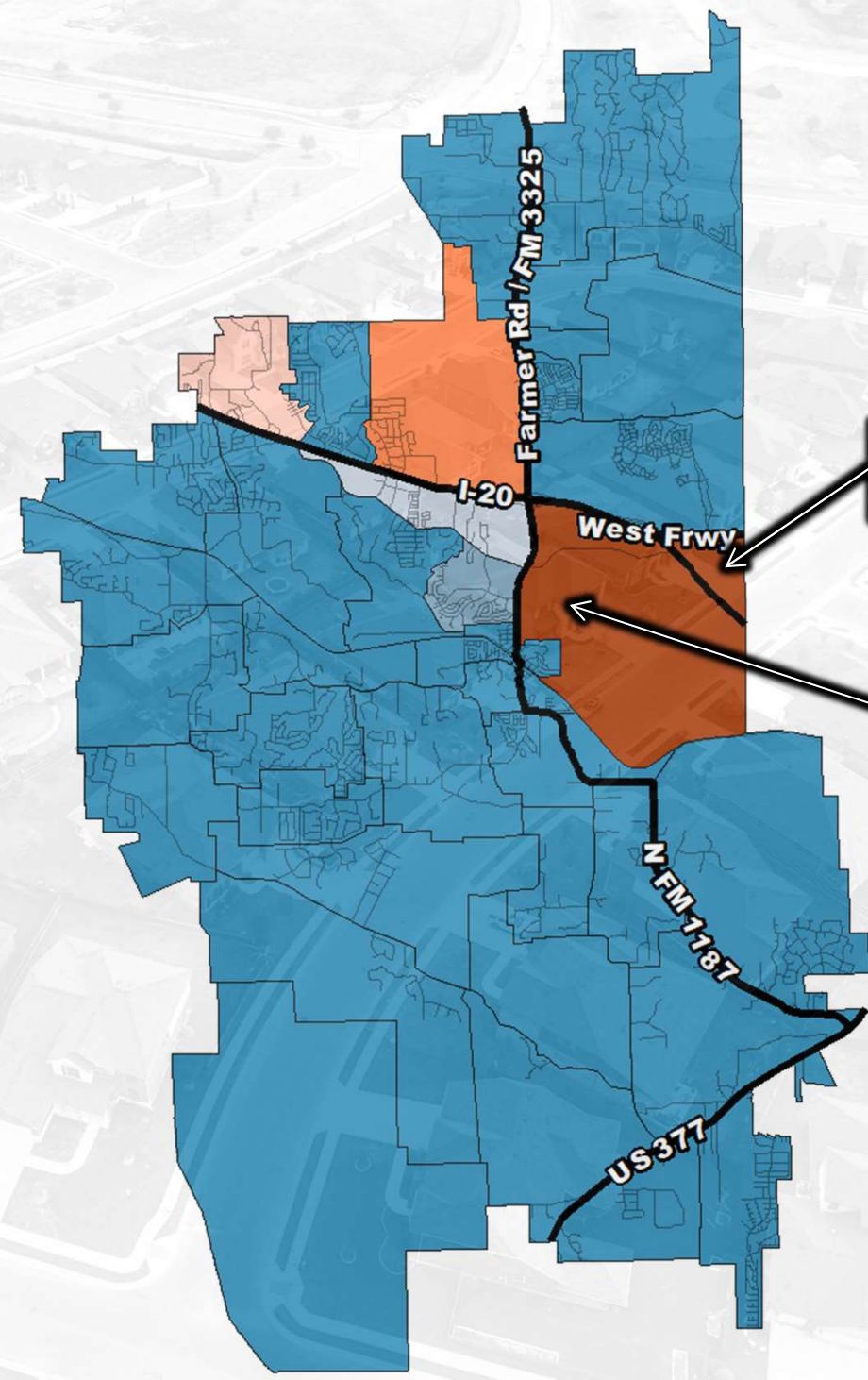
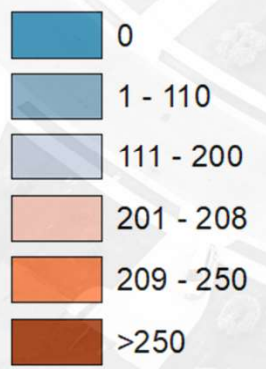
of current students live in Multi-Family units

1,482 total MF units are projected in the coming decade



# Projected Multi-Family Occupancies

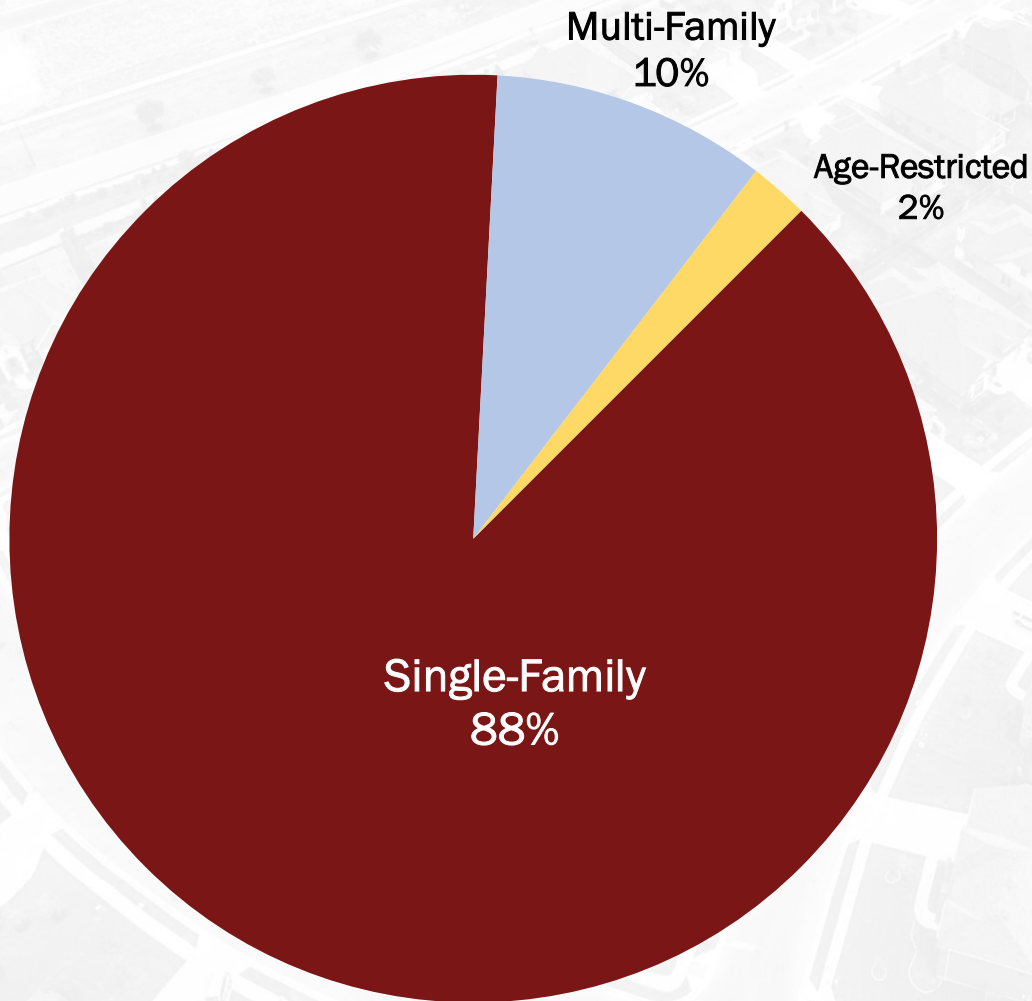
Mar 2022 to Oct 2031



WALSH Mill Creek MF (362)  
WALSH Future MF (350)

Dean Ranch  
Potential Future  
MF (320)

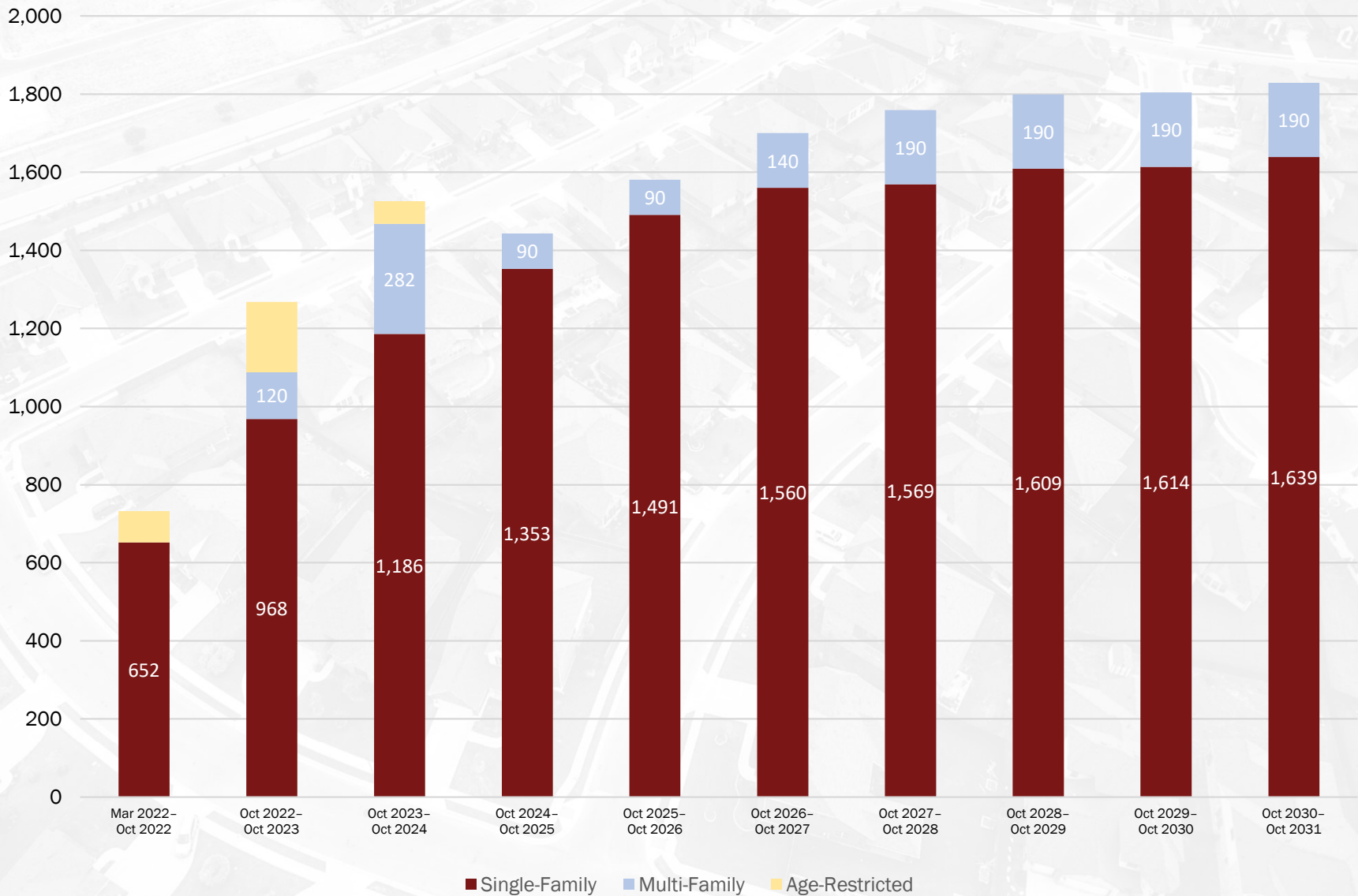
# Projected New Housing Occupancies



|                       |               |
|-----------------------|---------------|
| Single-Family Housing | 13,641        |
| Multi-Family Housing  | 1,482         |
| <b>Total</b>          | <b>15,123</b> |



# Projected New Housing Occupancies

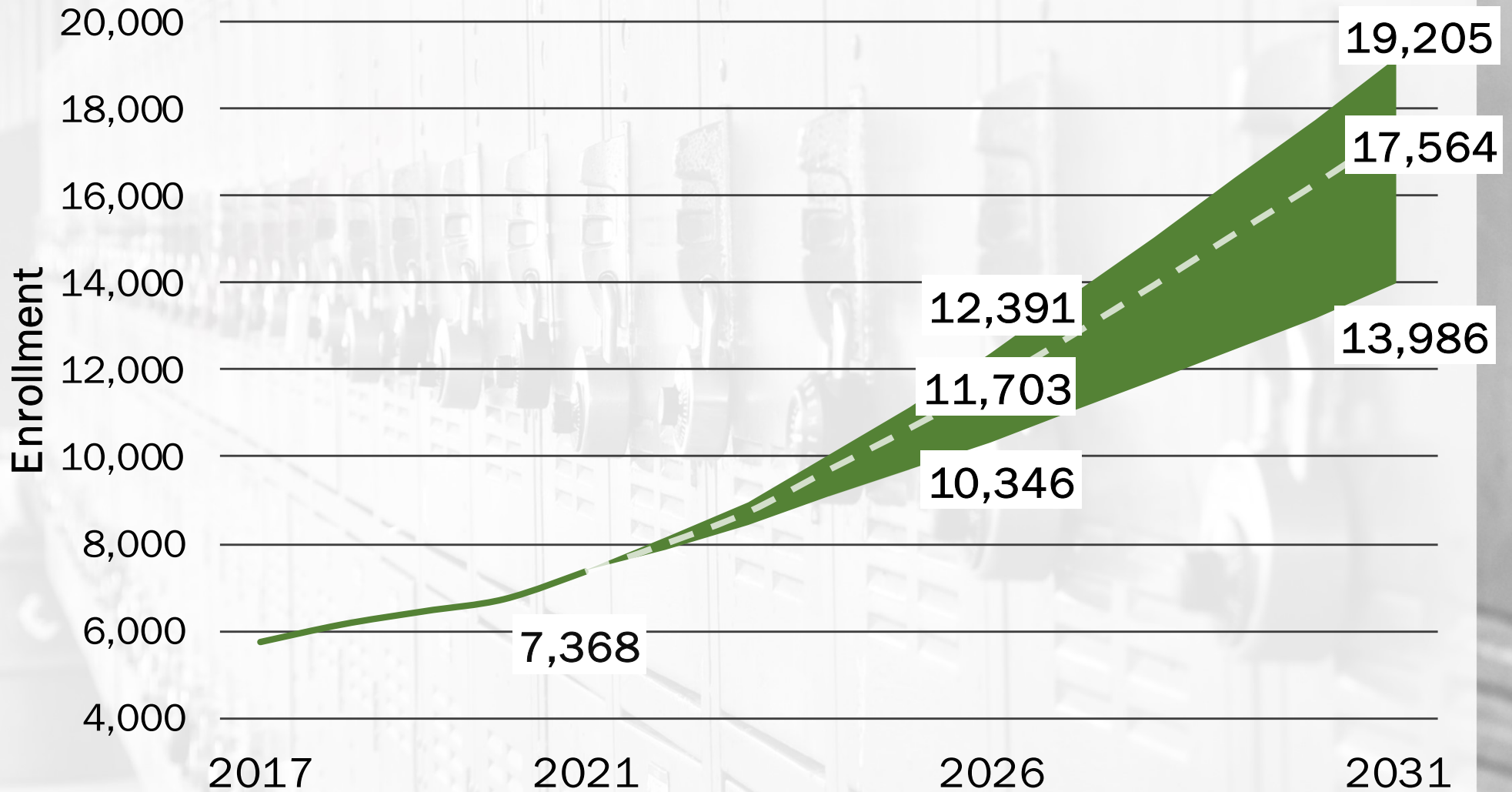




# Student Projections



# Three Scenarios of Growth



Low/High Range

Actual

Projected



## Moderate Growth Scenario

|                   | 2022          | 2023          | 2024          | 2025          | 2026          |
|-------------------|---------------|---------------|---------------|---------------|---------------|
| <b>Enrollment</b> | <b>8,021</b>  | <b>8,741</b>  | <b>9,714</b>  | <b>10,677</b> | <b>11,703</b> |
| <b>% Growth</b>   | <b>8.86%</b>  | <b>8.98%</b>  | <b>11.13%</b> | <b>9.91%</b>  | <b>9.61%</b>  |
| <b>Growth</b>     | <b>653</b>    | <b>720</b>    | <b>973</b>    | <b>963</b>    | <b>1,026</b>  |
|                   | 2027          | 2028          | 2029          | 2030          | 2031          |
| <b>Enrollment</b> | <b>12,821</b> | <b>13,967</b> | <b>15,151</b> | <b>16,310</b> | <b>17,564</b> |
| <b>% Growth</b>   | <b>9.55%</b>  | <b>8.94%</b>  | <b>8.48%</b>  | <b>7.65%</b>  | <b>7.69%</b>  |
| <b>Growth</b>     | <b>1,118</b>  | <b>1,146</b>  | <b>1,184</b>  | <b>1,159</b>  | <b>1,254</b>  |



# Variables Affecting Growth & Buildout (Over Time)



- Economy & Local Market
- Infrastructure & Development Density
- Employment Growth
- Development Financing & Schedules
- Availability of Property
- Charter schools, Private schools, etc.



# Potential Buildout?



**25,230 – 64,170  
additional students  
after year 10**

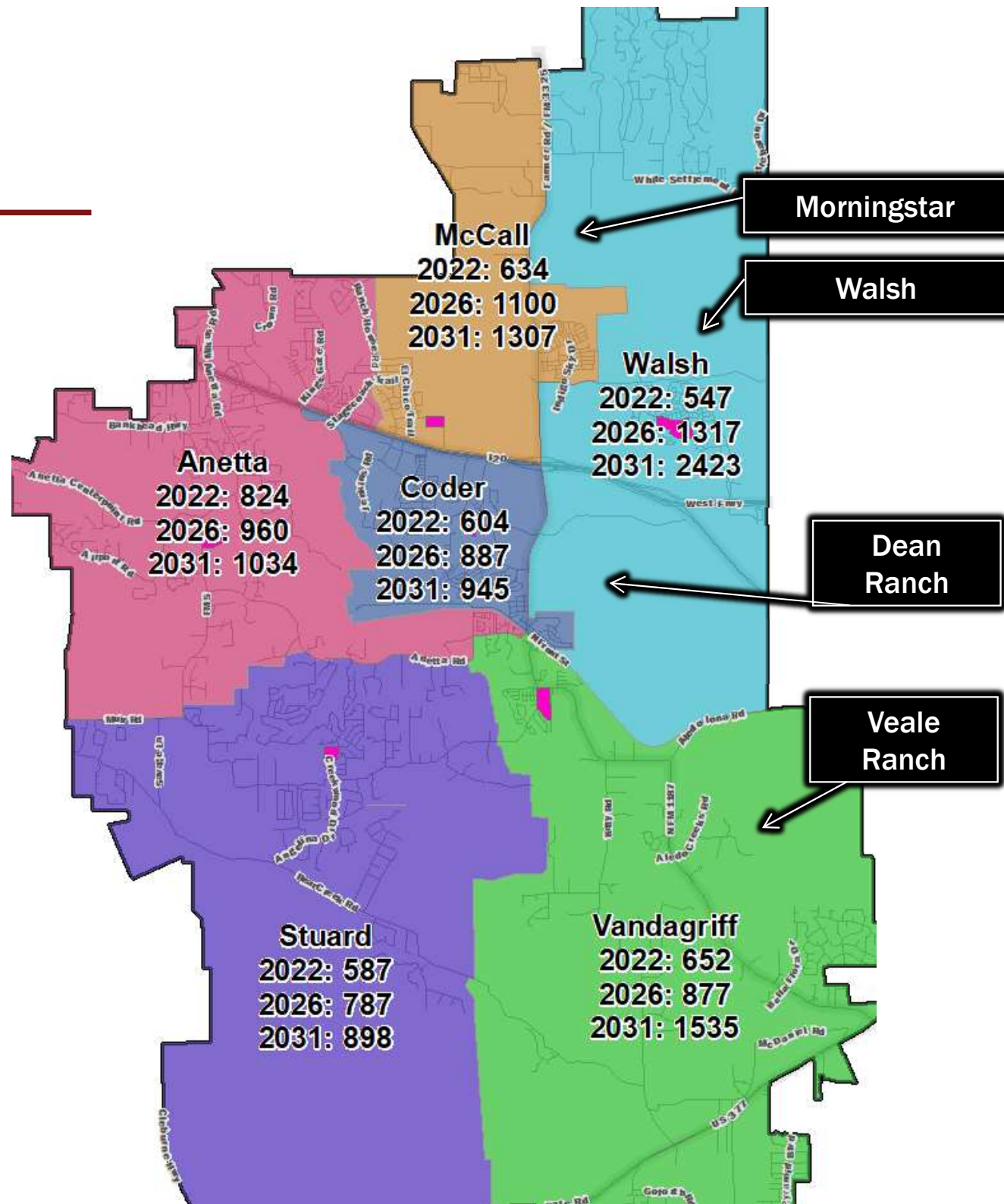




# Long Range Planning

# Projected Growth in Elementary Students

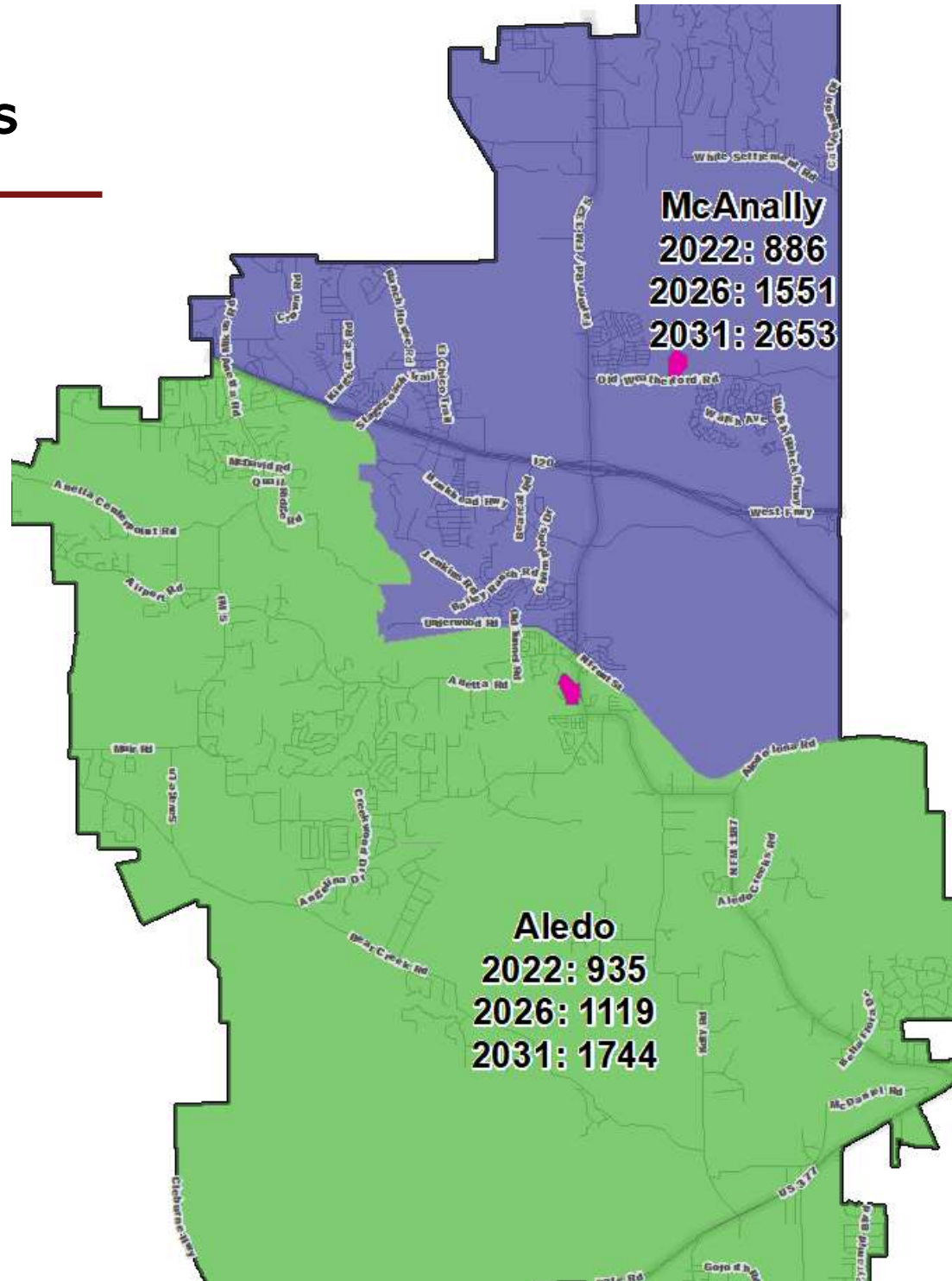
2021-22 through 2031-32





# Projected Growth in Middle School Students

2021-22 through 2031-32



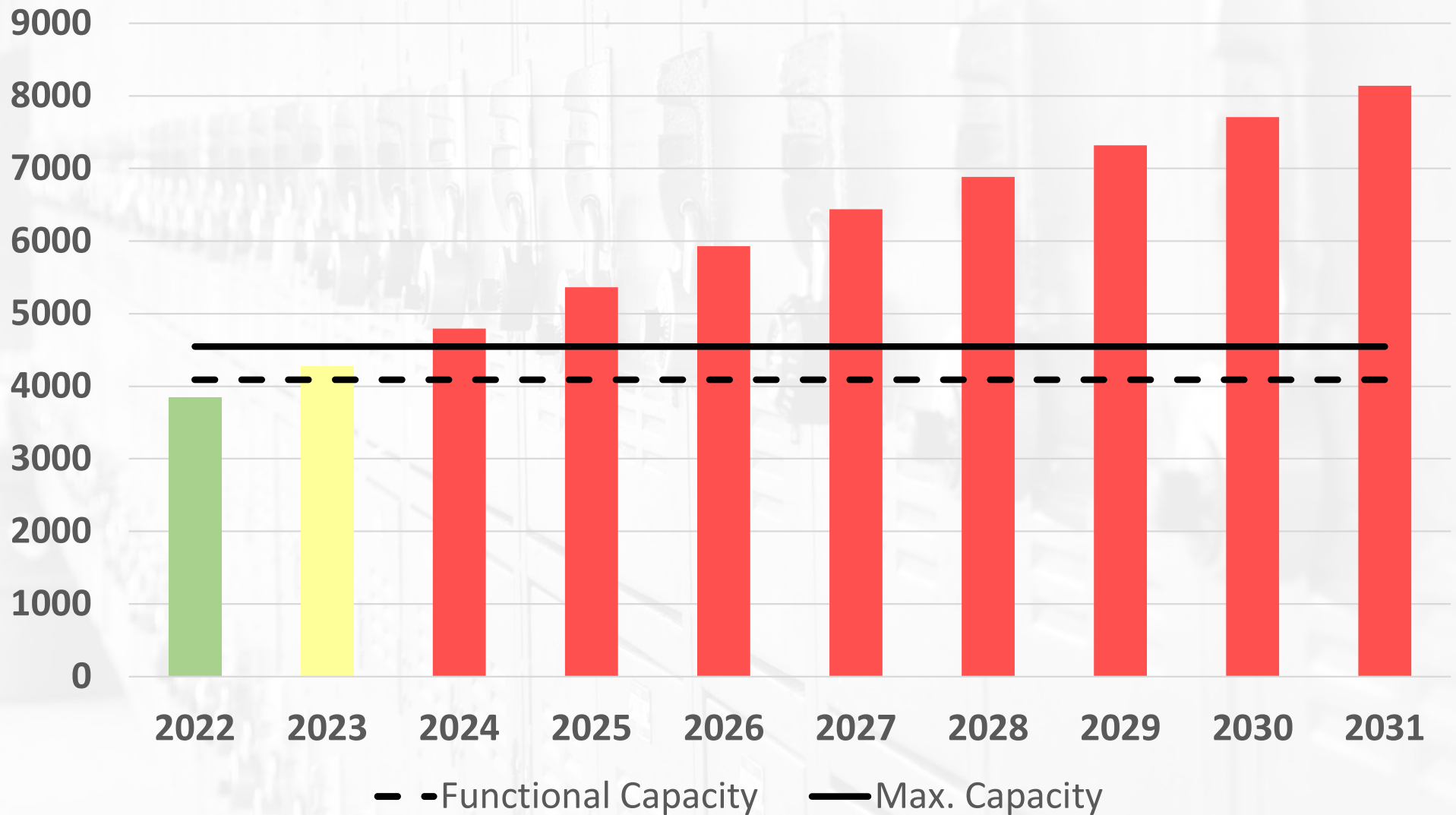
# Student Population Projections Summary



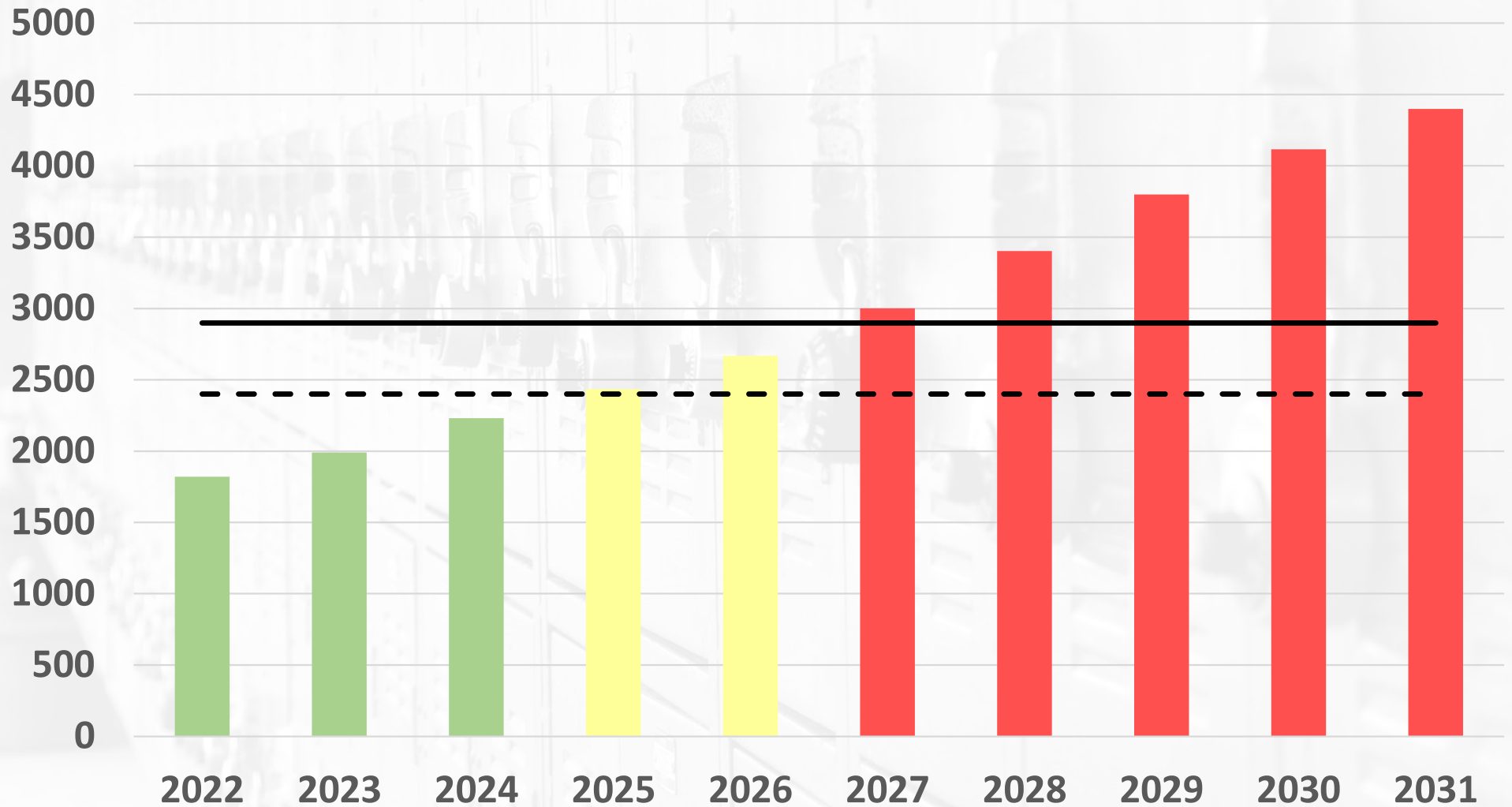
|                    | Capacity | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 |
|--------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Annetta</b>     | 889      | 824     | 856     | 898     | 938     | 960     | 981     | 994     | 1,008   | 1,019   | 1,034   |
| <b>Coder</b>       | 675      | 604     | 677     | 774     | 846     | 887     | 903     | 914     | 925     | 934     | 945     |
| <b>McCall</b>      | 744      | 634     | 762     | 878     | 996     | 1,100   | 1,203   | 1,256   | 1,272   | 1,286   | 1,307   |
| <b>Stuard</b>      | 675      | 587     | 635     | 688     | 739     | 787     | 822     | 848     | 866     | 881     | 898     |
| <b>Vandagriff</b>  | 889      | 652     | 665     | 684     | 741     | 877     | 1,025   | 1,150   | 1,282   | 1,401   | 1,535   |
| <b>Walsh</b>       | 675      | 547     | 680     | 875     | 1,102   | 1,317   | 1,506   | 1,723   | 1,965   | 2,187   | 2,423   |
| <b>Aledo</b>       | 1,449    | 935     | 960     | 999     | 1,038   | 1,119   | 1,239   | 1,385   | 1,527   | 1,640   | 1,744   |
| <b>McAnally</b>    | 1,449    | 886     | 1,028   | 1,231   | 1,395   | 1,551   | 1,759   | 2,018   | 2,271   | 2,475   | 2,653   |
| <b>High School</b> | 2,081    | 1,615   | 1,703   | 1,861   | 1,963   | 2,095   | 2,284   | 2,504   | 2,701   | 2,937   | 3,306   |
|                    | 1,054    | 622     | 649     | 693     | 771     | 850     | 920     | 973     | 1,102   | 1,288   | 1,435   |
| <b>Total</b>       |          | 7,906   | 8,615   | 9,581   | 10,529  | 11,543  | 12,642  | 13,765  | 14,919  | 16,048  | 17,280  |



# Projected KN-5<sup>th</sup> Enrollment Compared to Capacity



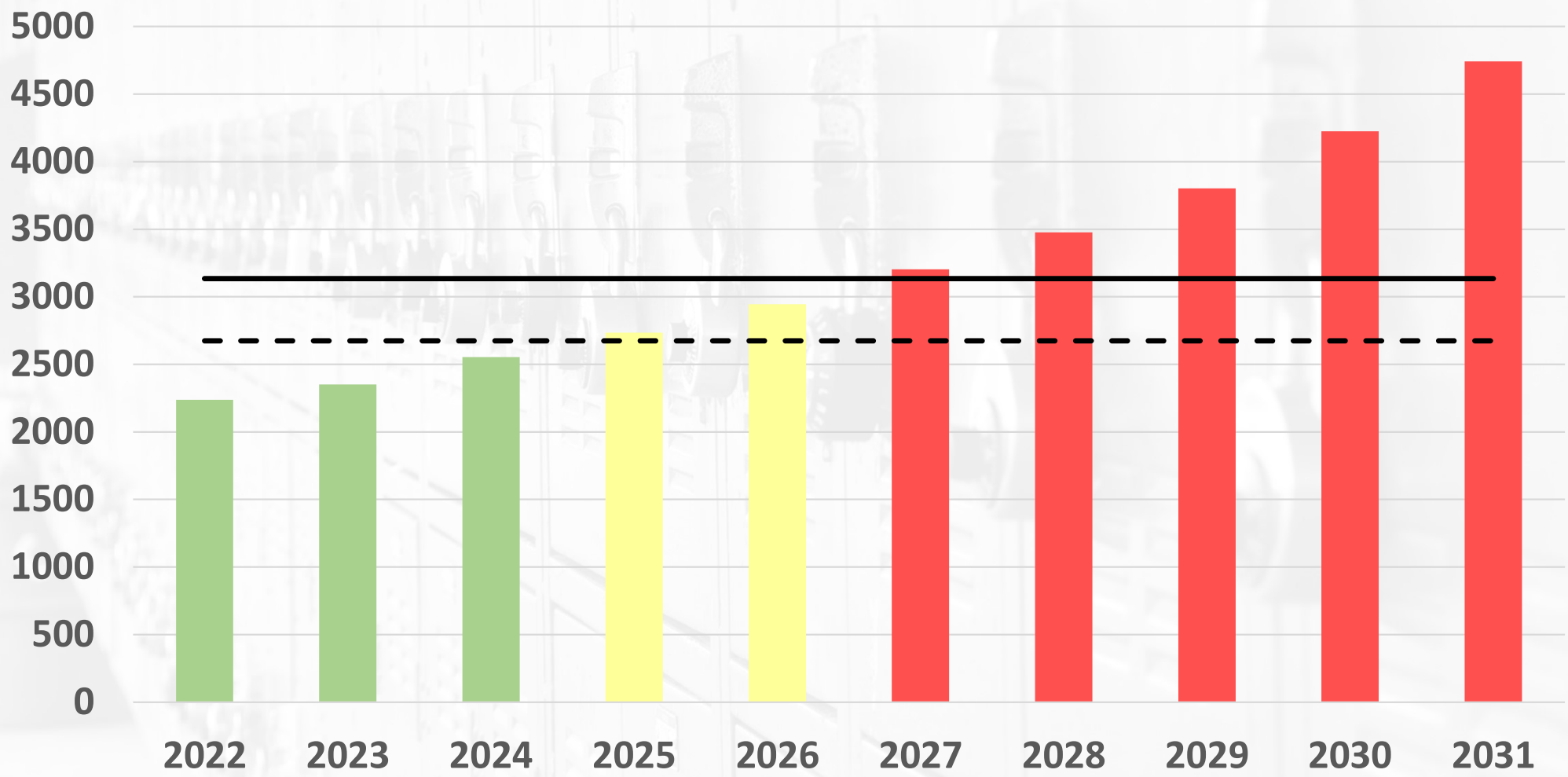
# Projected 6<sup>th</sup>-8<sup>th</sup> Enrollment Compared to Capacity



- - Functional Capacity      — Max. Capacity



# Projected 9<sup>th</sup>-12<sup>th</sup> Enrollment Compared to Capacity



- - Functional Capacity      — Max. Capacity

# Potential Buildout?

**25,230 – 64,170** additional  
students after year 10

-- or --

**Elementary:** ~12,500 - ~32,000

**Middle School:** ~5,500 - ~14,000

**High School:** ~7,000 - ~18,000

*Elementaries: 850 max. capacity*

*Middle Schools: 1,450 max. capacity*

*AHS + DNG: Approx. 3,000 capacity*





# Questions?



Summer 2022

Population and Survey Analysts

[www.pasatx.com](http://www.pasatx.com)



# Aledo ISD

## Demographic Study