



Population &
Survey Analysts
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Splendora ISD Demographic Study

Spring 2024



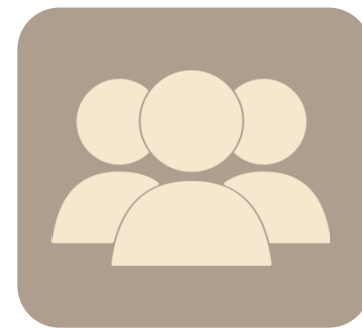
PASA'S APPROACH



Collect
Background
Data



Study Housing
and Economic
Data



Study Past and
Current
Student
Population



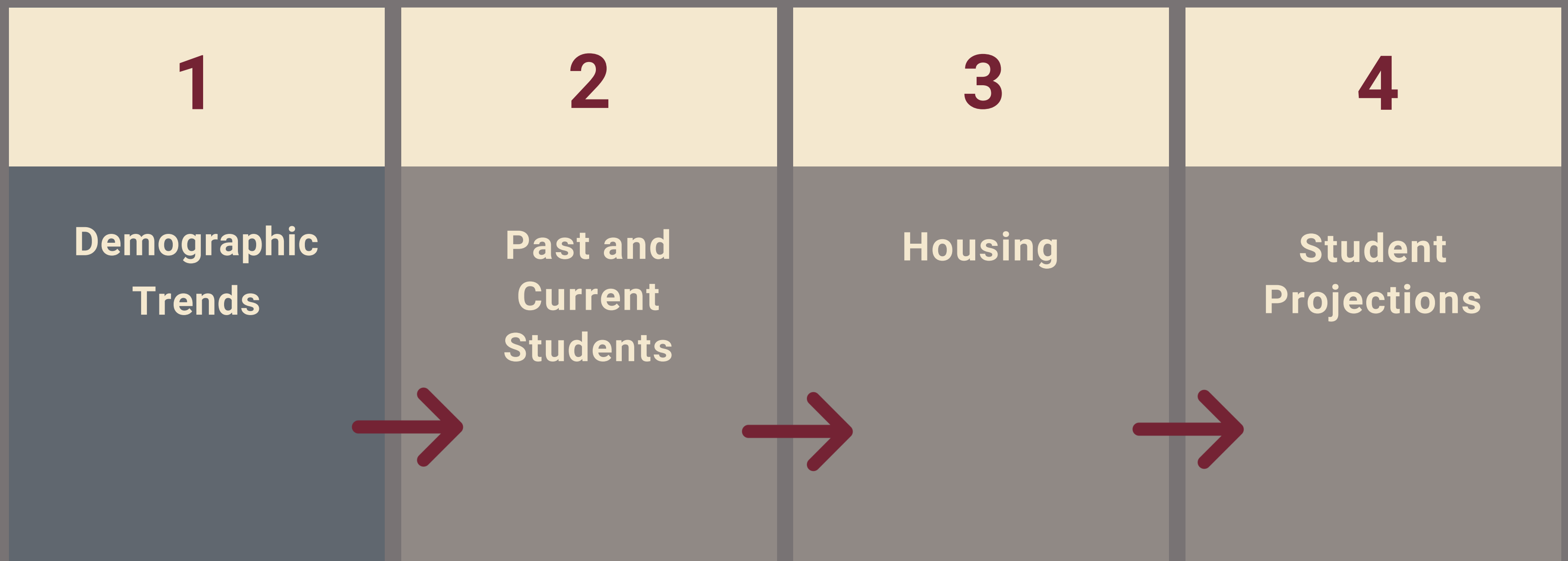
Generate
Projections



Analyze Long
Range
Implications for
Facilities

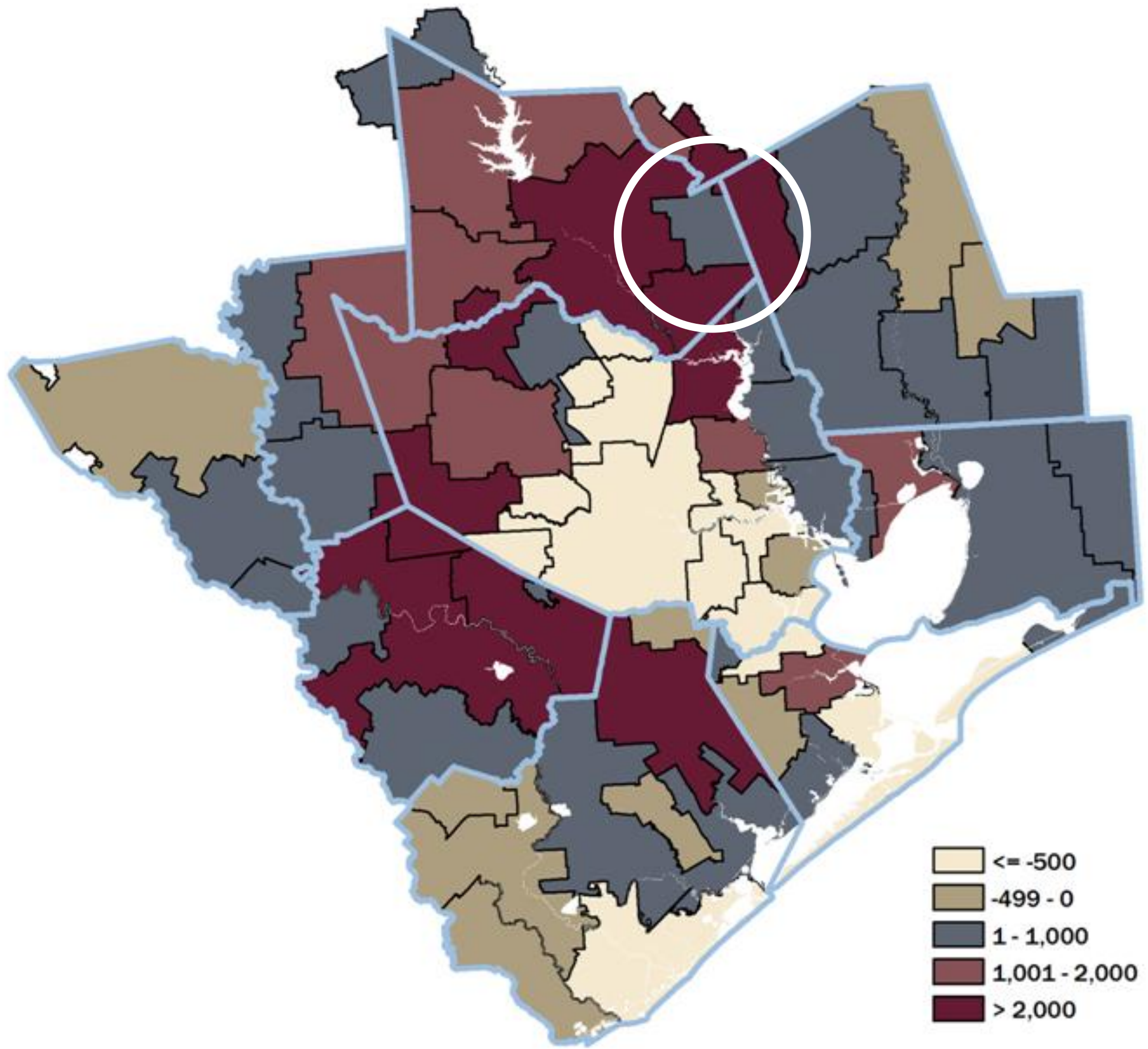


Demographic Study Components



5- Year Numerical Change in Enrollment

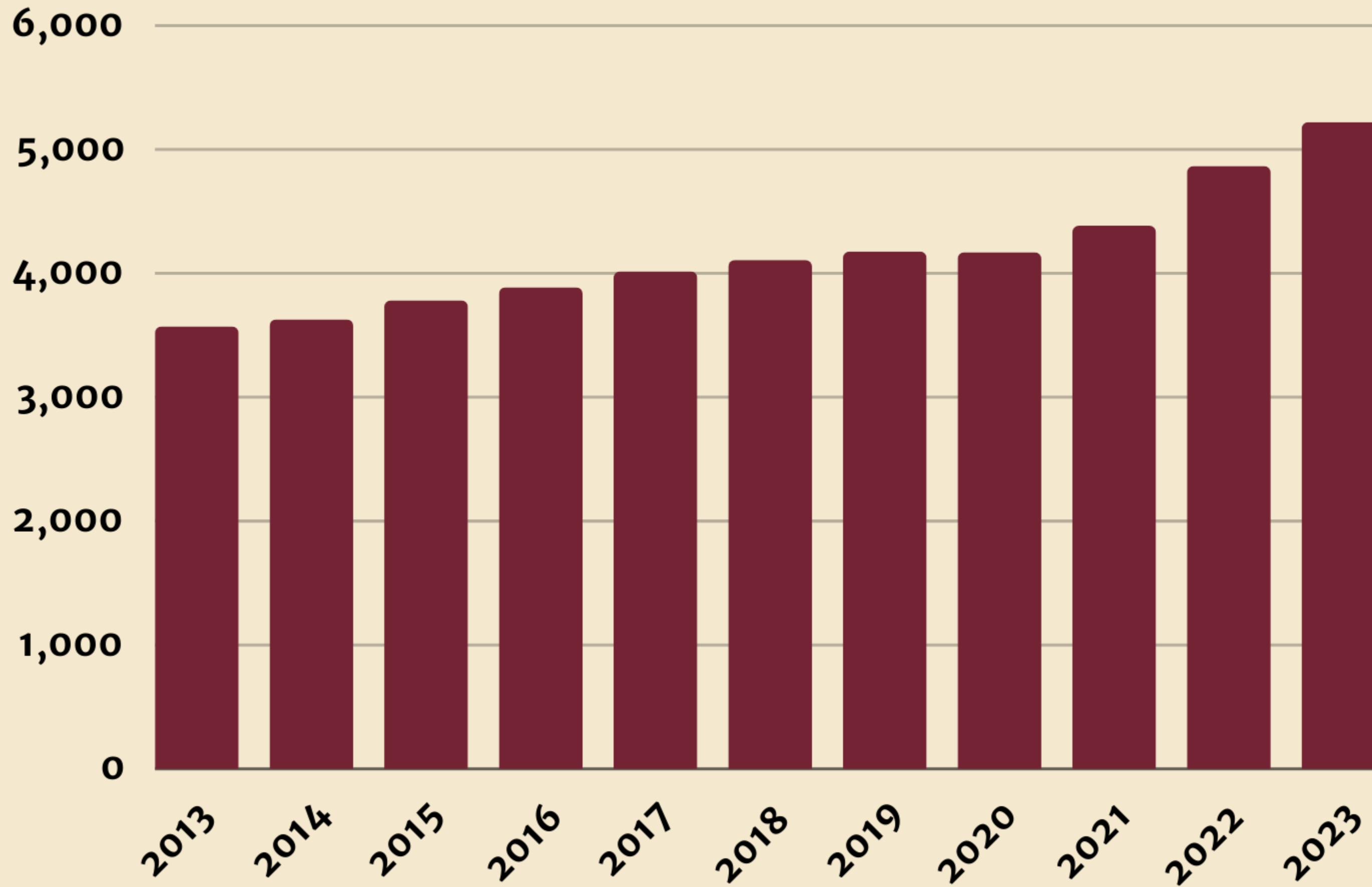
Fall 2017 - Fall 2022



	District	Change
1	Katy ISD	15,145
2	Lamar CISD	10,315
3	Conroe ISD	9,203
4	Humble ISD	6,367
5	Cleveland ISD	5,993
6	Tomball ISD	5,493
7	Fort Bend ISD	4,385
8	Alvin ISD	4,336
9	New Caney ISD	3,298
10	Huntsville ISD	3,039
17	Magnolia ISD	1,053
18	Montgomery ISD	1,001
19	Splendora ISD	850
20	Klein ISD	644
21	Goose Creek CISD	636

Source: Texas Education Agency (TEA)

Past Enrollment Change



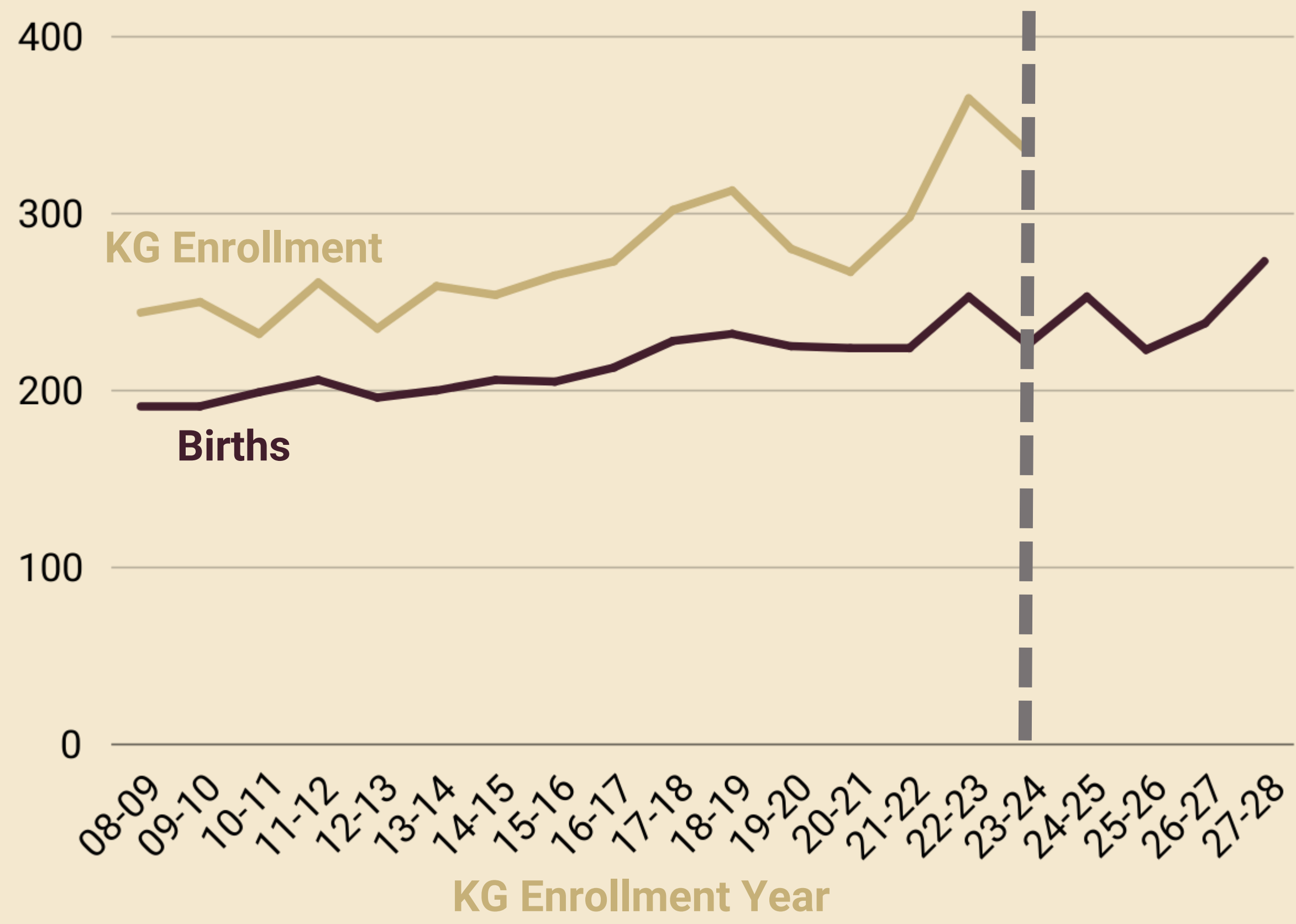
5,220

October 27, 2023
Enrollment

Source: Texas Education Agency (TEA)



KG Enrollment vs. Births



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

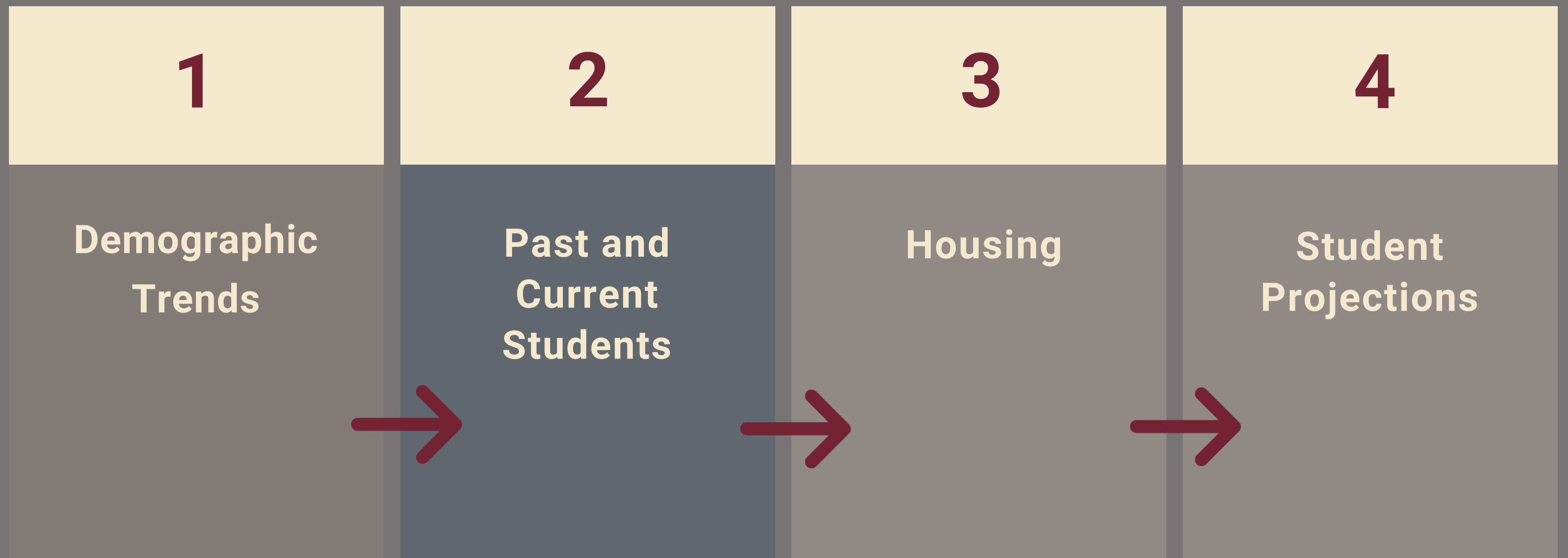
Births adjusted 5 years to align with KG Enrollment

Births by Zip Code of Birth Mother

Source: Texas Education Agency (TEA)
Source: Texas Department of Health and Human Services, Vital Statistics



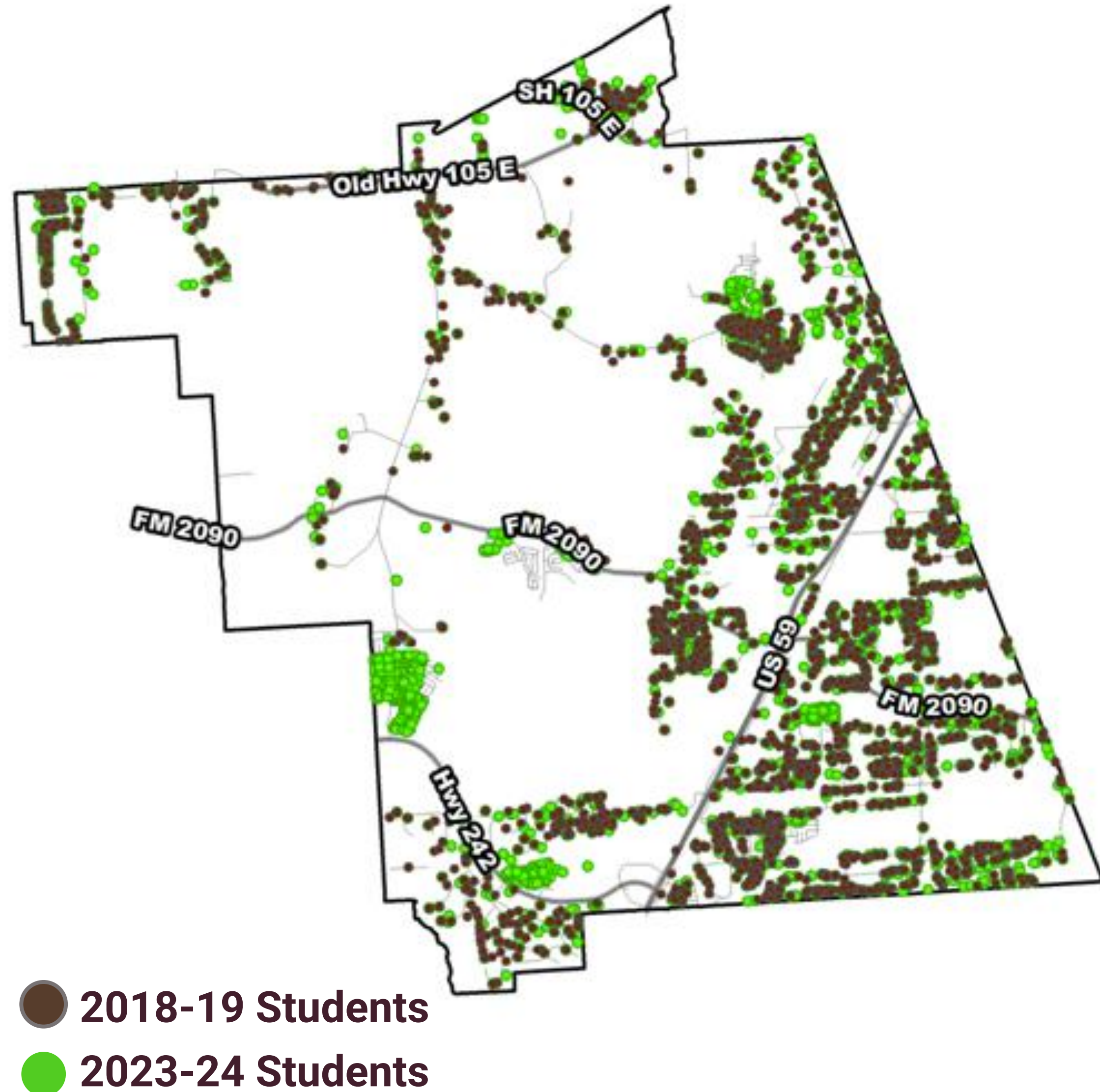
Demographic Study Components



Student Geocode

- Place each student on the map
- 99% accuracy
- Starting point for projections

**Green areas highlight
new students that
didn't exist in 2018-19**



Students Per Home

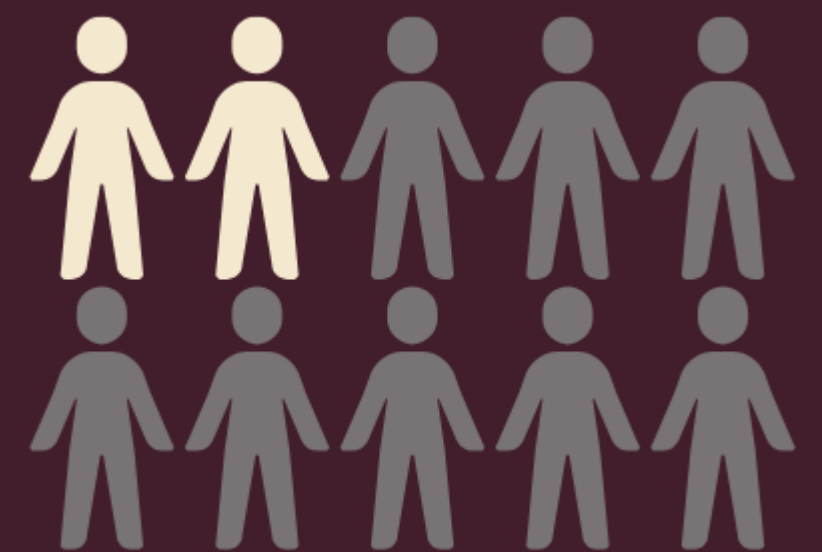
Single-Family

0.57

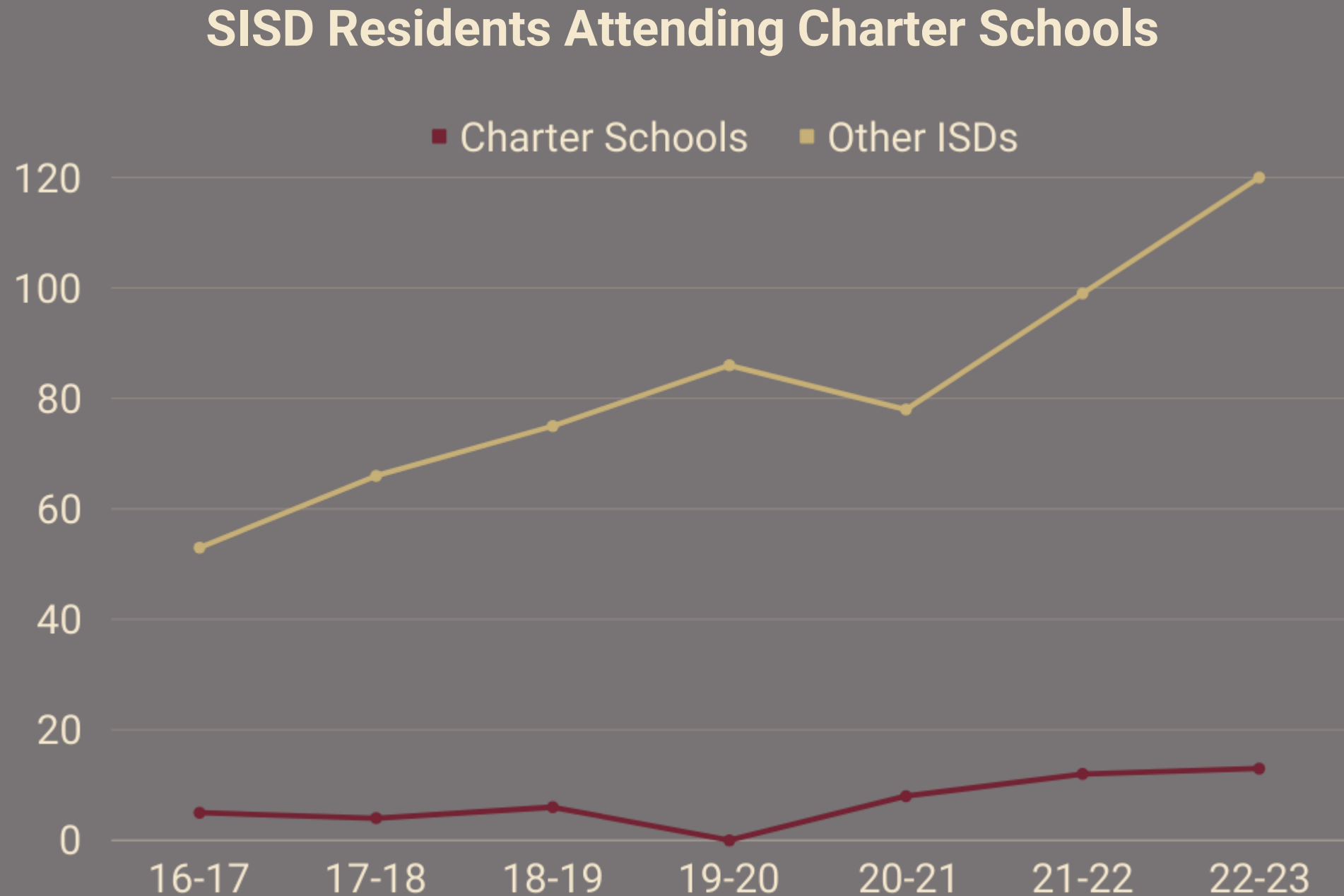
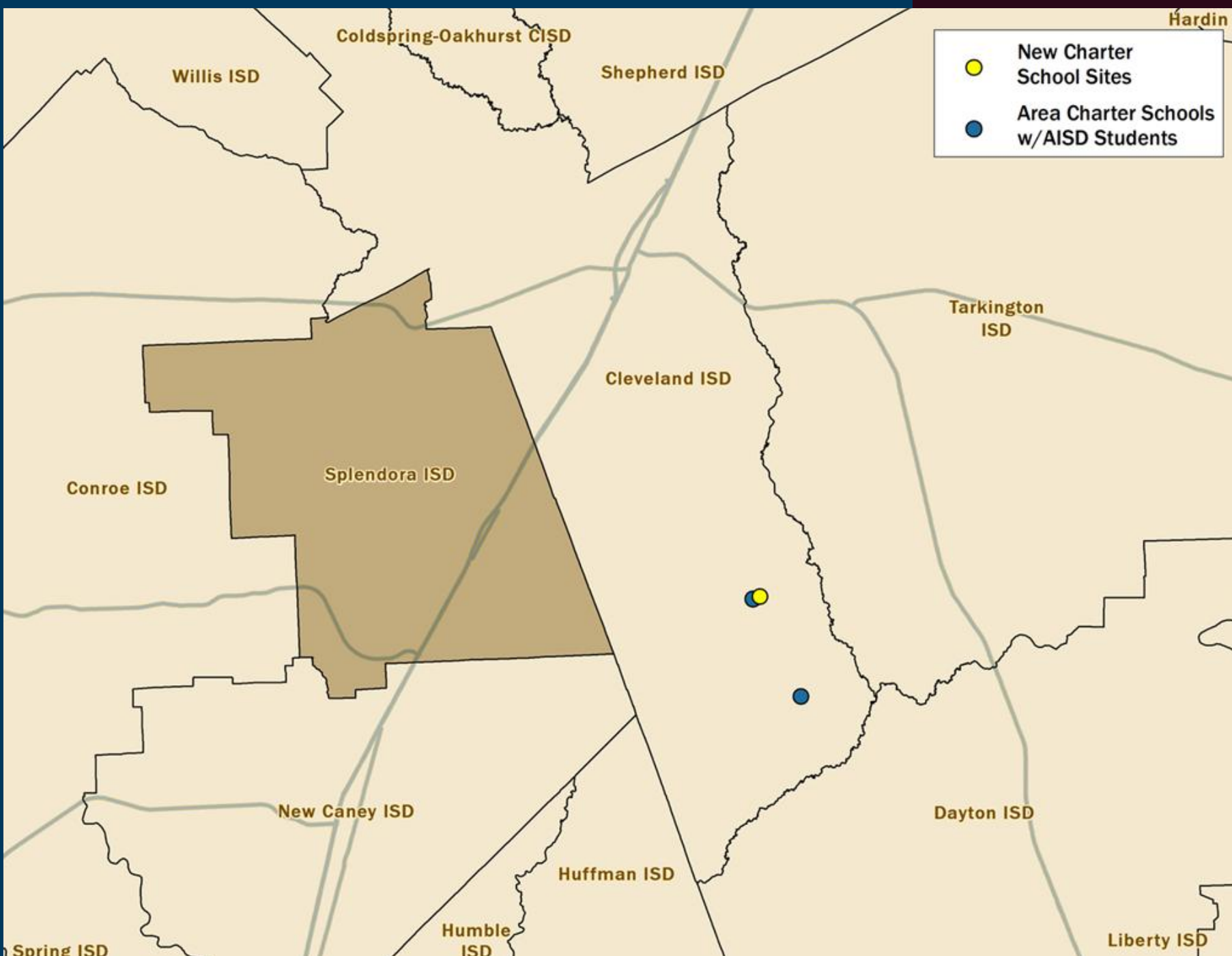


Multi-Family

0.20



Charter & Private Schools



Sources: TEA Transfer Reports and PASA Interviews

96.8% Reside in and Attend SISD	0.5% Attend Charter Schools	0.0% Attend Private Schools
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Currently, TEA does not provide data regarding Homeschooling.

ILTexas plans to open the permanent location for ILTexas Liberty High School in the Fall of 2025. Due to the low impact both BG Ramirez and MSG Ramirez have on Splendora ISD, this site will also have little to no impact once this site is open.



Demographic Study Components

1

**Demographic
Trends**

2

**Past and
Current
Students**

3

Housing

4

**Student
Projections**



Largest Single-Family Subdivisions

10-Year Projected Occupancies

**1,650
units**

Canopies

Forestar is planning to develop the land between Presswoods and Harrington Trails. PASA expects similar build-out rates seen in Harrington Trails: 150 to 300 homes annually

**1,165
units**

Signorelli Tract

Signorelli is planning to develop the 3,000 acres north of FM 2090 into a master-planned community; the first lots are now planned to be delivered in late 2025

**1,077
units**

Townsend Reserve

Academy Development (now Camillo) is developing this subdivision south of FM 2090; Builders: Legend & Lennar Homes; currently 118 available homes ready for move-in and 48 under construction.

**920
units**

El Dorado

Rooted Development is planning over 1,300 lots on 540+ acres north of FM 2090, just inside SISD; MUD 219 was created recently for the development.

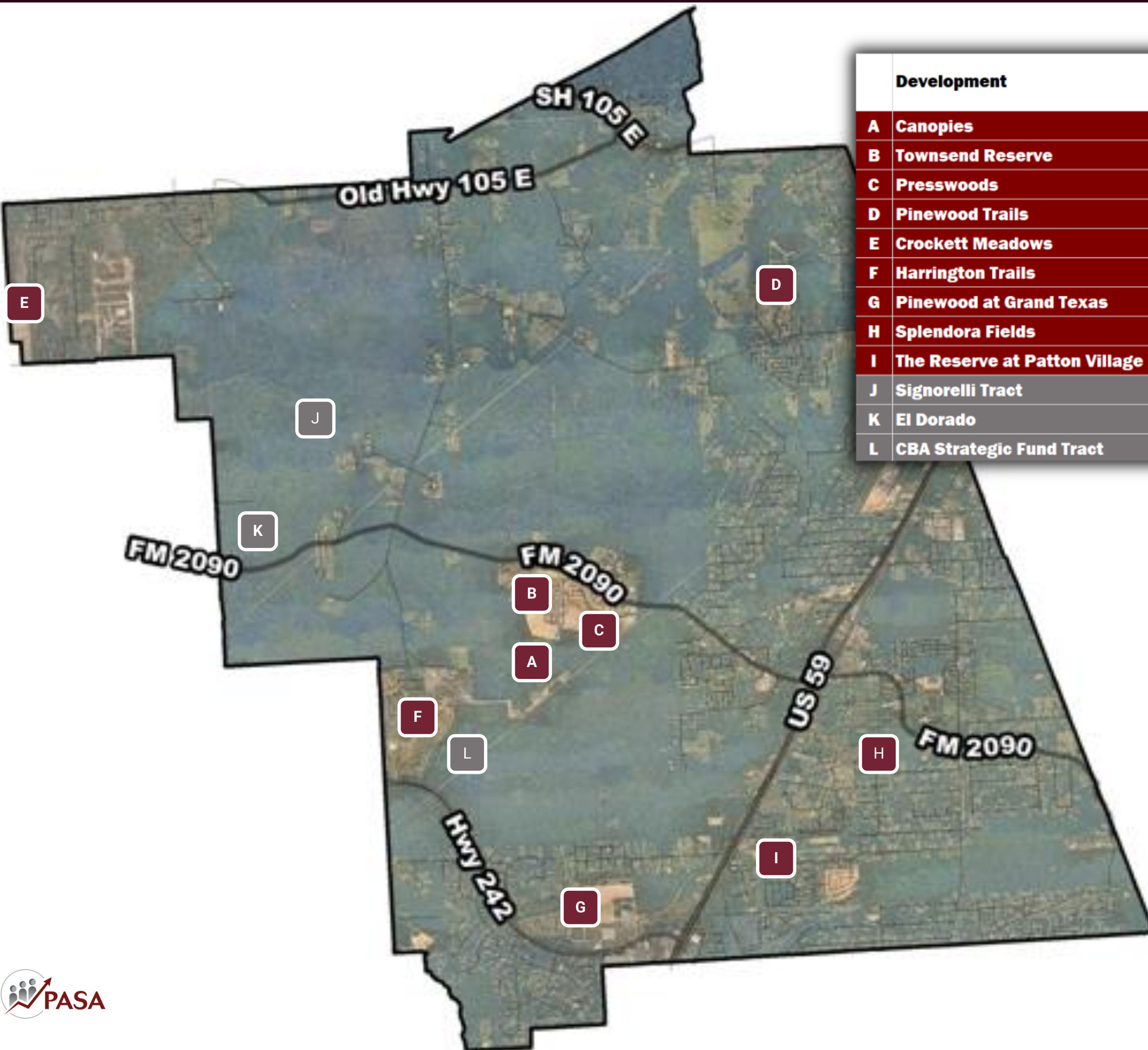
**882
units**

Presswoods

D.R. Horton is building here so rapid build-out is expected; currently 138 available homes ready for move-in and 3 under construction.

Largest Single-Family Developments

10-Year Projections



	Development	Units Projected	Currently Occupied	Status
A	Canopies	1,650	0	Developing
B	Townsend Reserve	1,077	70	Developing
C	Presswoods	882	107	Developing
D	Pinewood Trails	728	246	Developing
E	Crockett Meadows	614	0	Developing
F	Harrington Trails	526	941	Developing
G	Pinewood at Grand Texas	474	403	Developing
H	Splendor Fields	462	195	Developing
I	The Reserve at Patton Village	440	0	Developing
J	Signorelli Tract	1,165	0	Coming Soon
K	El Dorado	920	0	Coming Soon
L	CBA Strategic Fund Tract	525	0	Coming Soon

Multi-Family and Manufactured Housing Communities

1,310

New multi-family units projected in ten years

8.5%

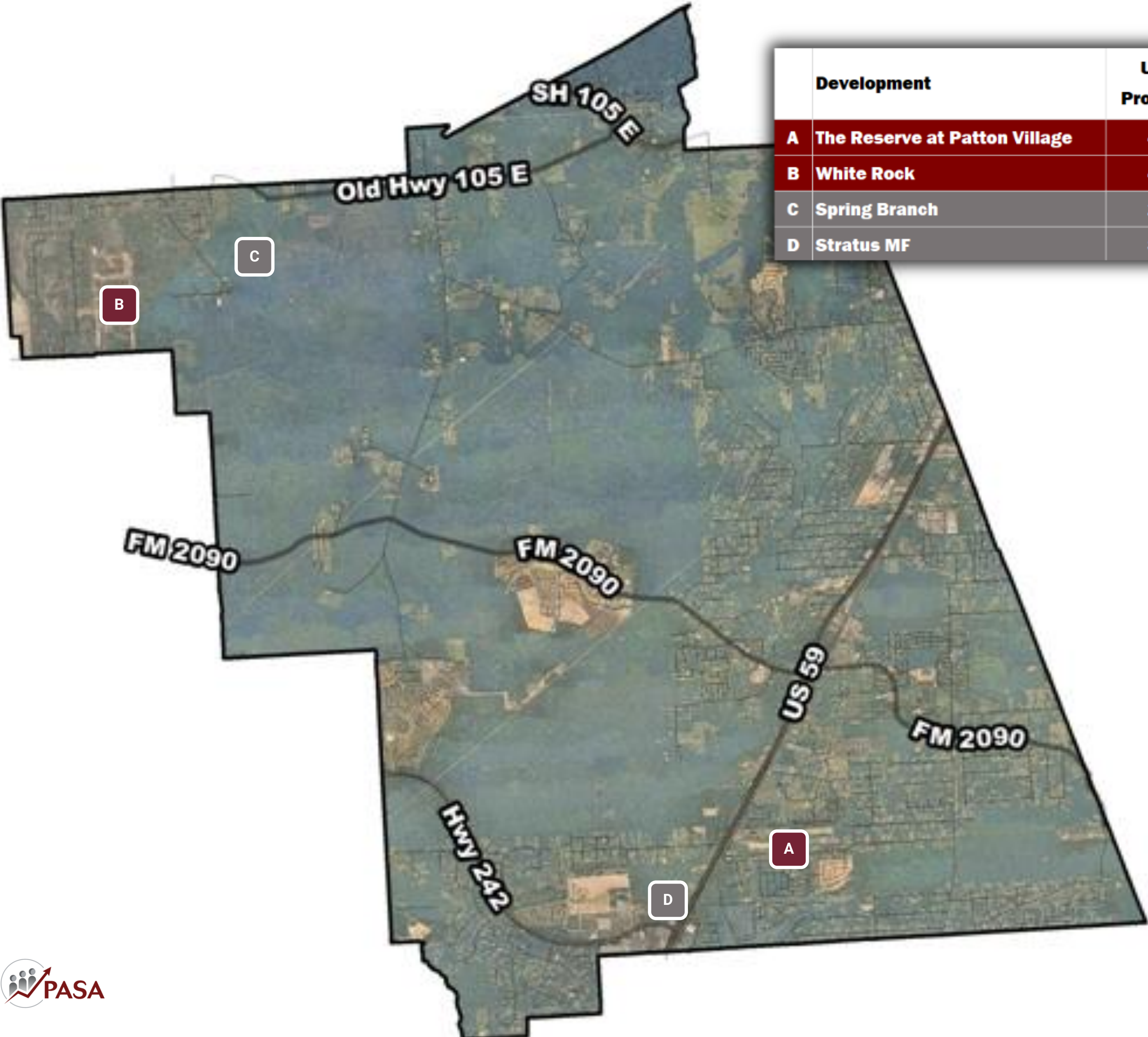
All new housing projected to be multi-family

1,315

Manufactured units projected in ten years

8.5%

All new housing projected to be manufactured



	Development	Units Projected	Currently Occupied	Status
A	The Reserve at Patton Village	440	0	Developing
B	White Rock	487	0	Developing
C	Spring Branch	202	0	Coming Soon
D	Stratus MF	300	0	Coming Soon

12,783

83% of
Total
SINGLE-FAMILY

1,310

8.5% of
Total
MULTI-FAMILY

1,315

8.5% of
Total
MANUFACTURED

15,408

TOTAL PROJECTED NEW
HOUSING UNITS

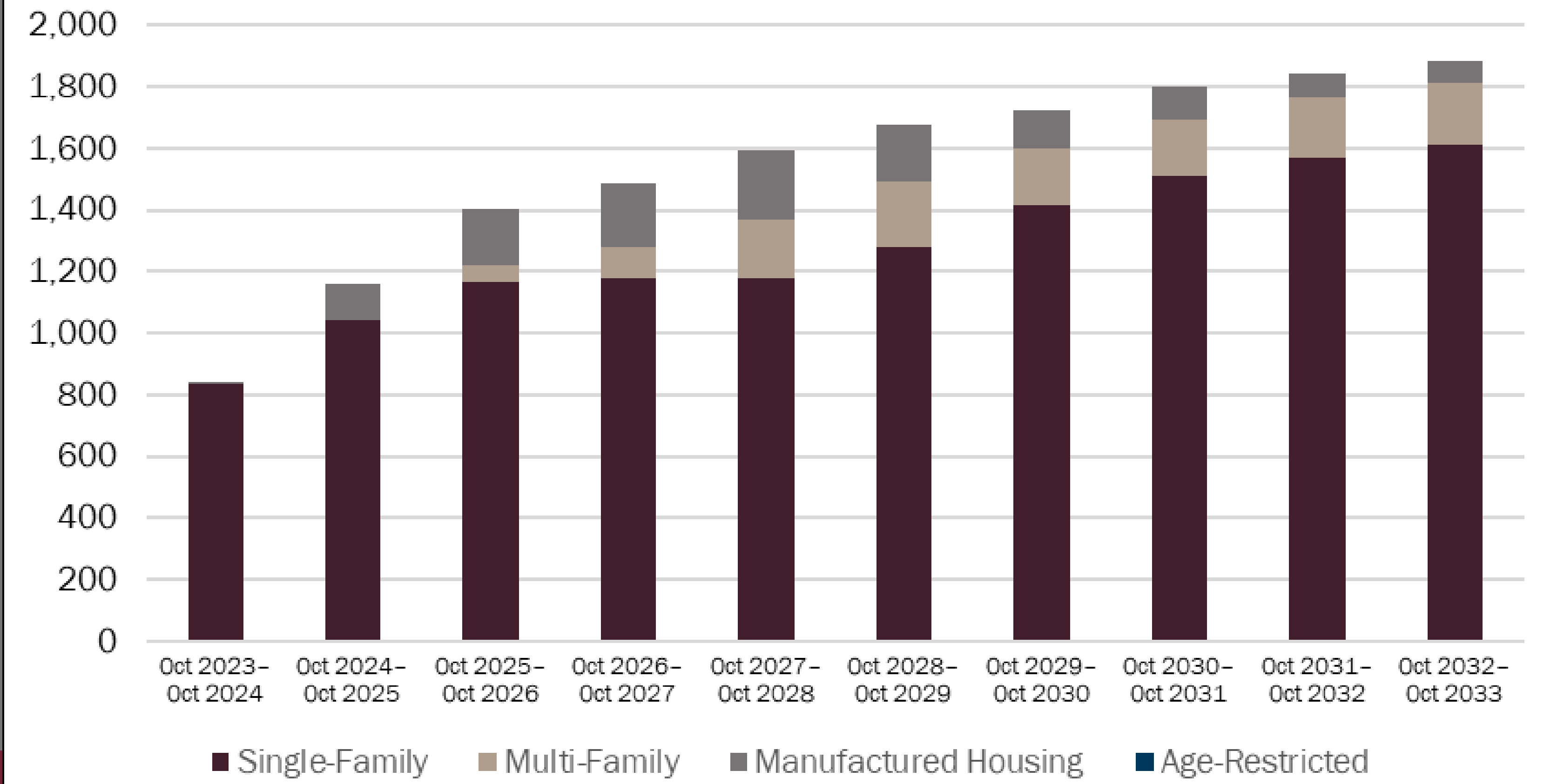
0

0% of
Total
AGE-RESTRICTED

Projected New Housing



Housing Projections by Year of Occupancy





Demographic Study Components

1

**Demographic
Trends**

2

**Past and
Current
Students**

3

Housing

4

**Student
Projections**



Student Projection Factors

Birth Rates

Births have been stable until recent uptick that will manifest in 2027-28 KG class

New Housing Construction

Drives majority of enrollment growth; ratios of students per home in individual neighborhoods can and do vary.

Incoming KG Class Size

Kindergarten classes have been increasing in size; cumulative effect on future enrollment

Charter Schools

No known plans for immediate charter system expansions directly impacting SISD; continued monitoring is necessary

Regeneration

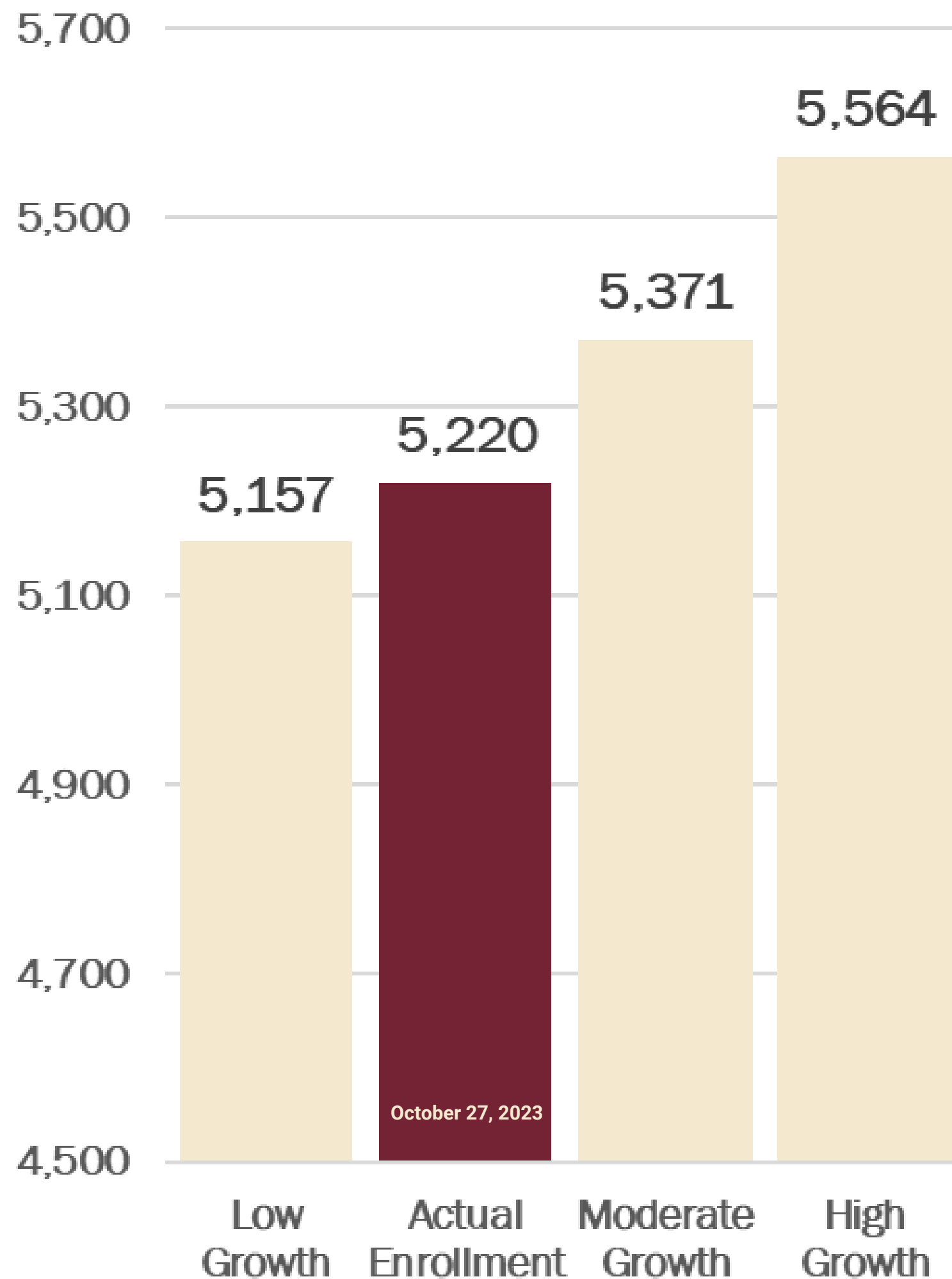
Regeneration of existing homes with students

Factors Impacting Future Enrollment



Comparison to Projections

Projections vs. 23-24 Actual Enrollment



What Has Changed Since 2021-22?



Interest Rates

- Mortgage rates were at historic lows in 2021.
- The housing market is more balanced now. (Homes are on the market longer)



Housing Development

- White Rock did not develop as quickly. It's now in the initial stages of development.
- Signorelli's master-planned community also did not get going. The developer has pushed back development; the project is still moving forward.
- Rooted Development purchased 540 acres and plans to build a new community on the western edge of the District.

Splendora ISD is in the early stages of a housing boom. It's finally here. Very few large land tracts exist south of SISD in the Eastex Frwy. corridor

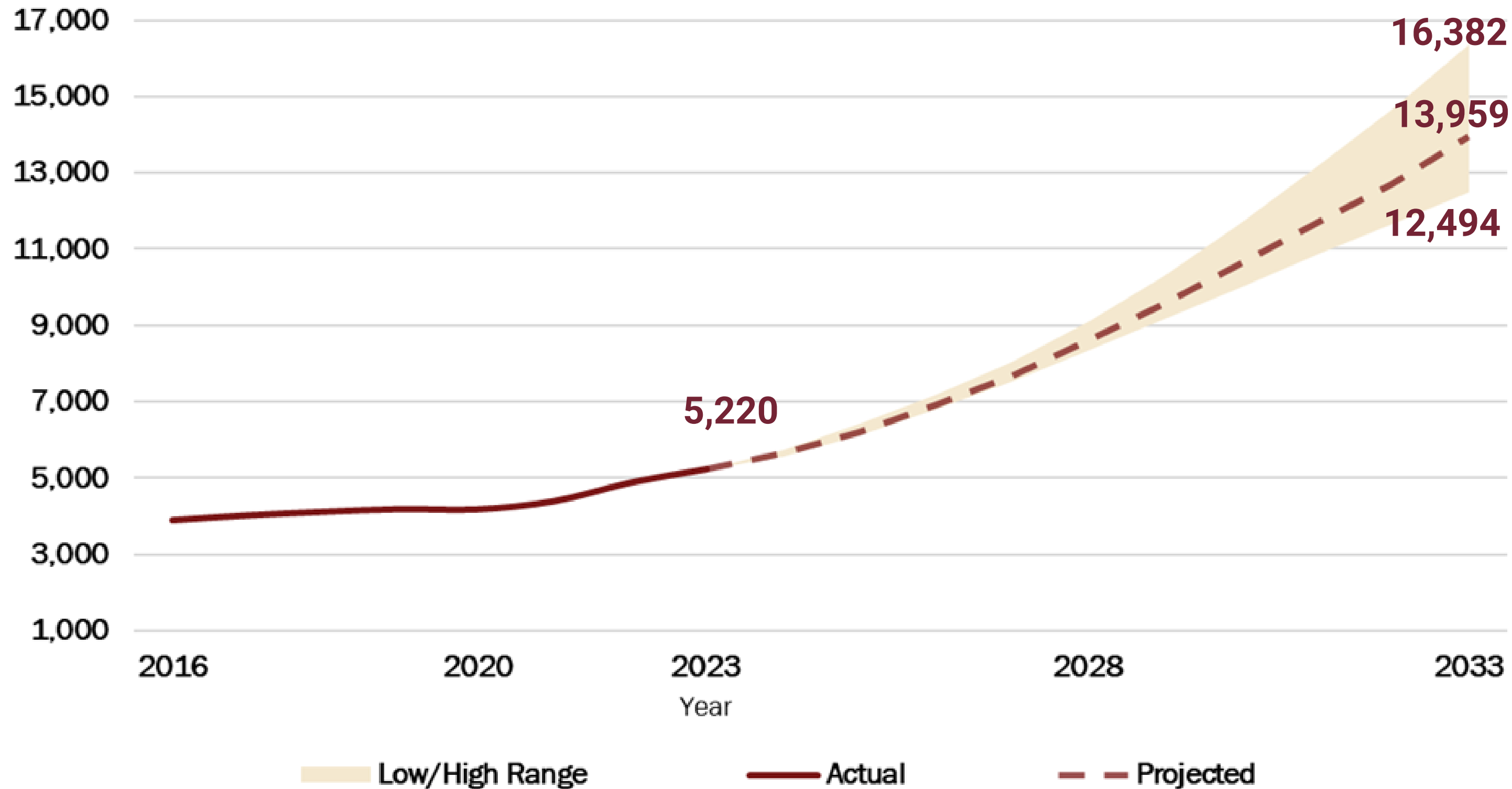
Source: PASA 2021-22 Demographic Study

Three Scenarios of Growth

Every year starts with a clean slate -- not impacted by previous year's accuracy

Moderate Growth Scenario is "most likely" based on all the best information available at the time

Low and High Growth Scenarios are feasible, assuming changing circumstances



Three Scenarios of Growth

12,494

2033 Enrollment

Low Growth Assumptions

- Slower Kindergarten growth
- Increasing interest rates
- 1-2 additional charters open near SISD in the short-term

13,959

2033 Enrollment

Moderate Growth Assumptions

- Kindergarten enrollment surpasses 800 by 2033
- Multi-family development increases in time
- Unemployment rates remain unchanged
- No major charter expansions occur in or near SISD in the short-term

16,382

2033 Enrollment

High Growth Assumptions

- Birth rates accelerate
- KG classes grow at a higher rate
- Mortgage rates decrease below 4.5%
- New communities are developed on the Cheng Tracts within the next 5 years

Residents Compared to Enrolled Students

Resident Students

PASA measures and projects where students live

Geocoding by their address

Projecting new homes



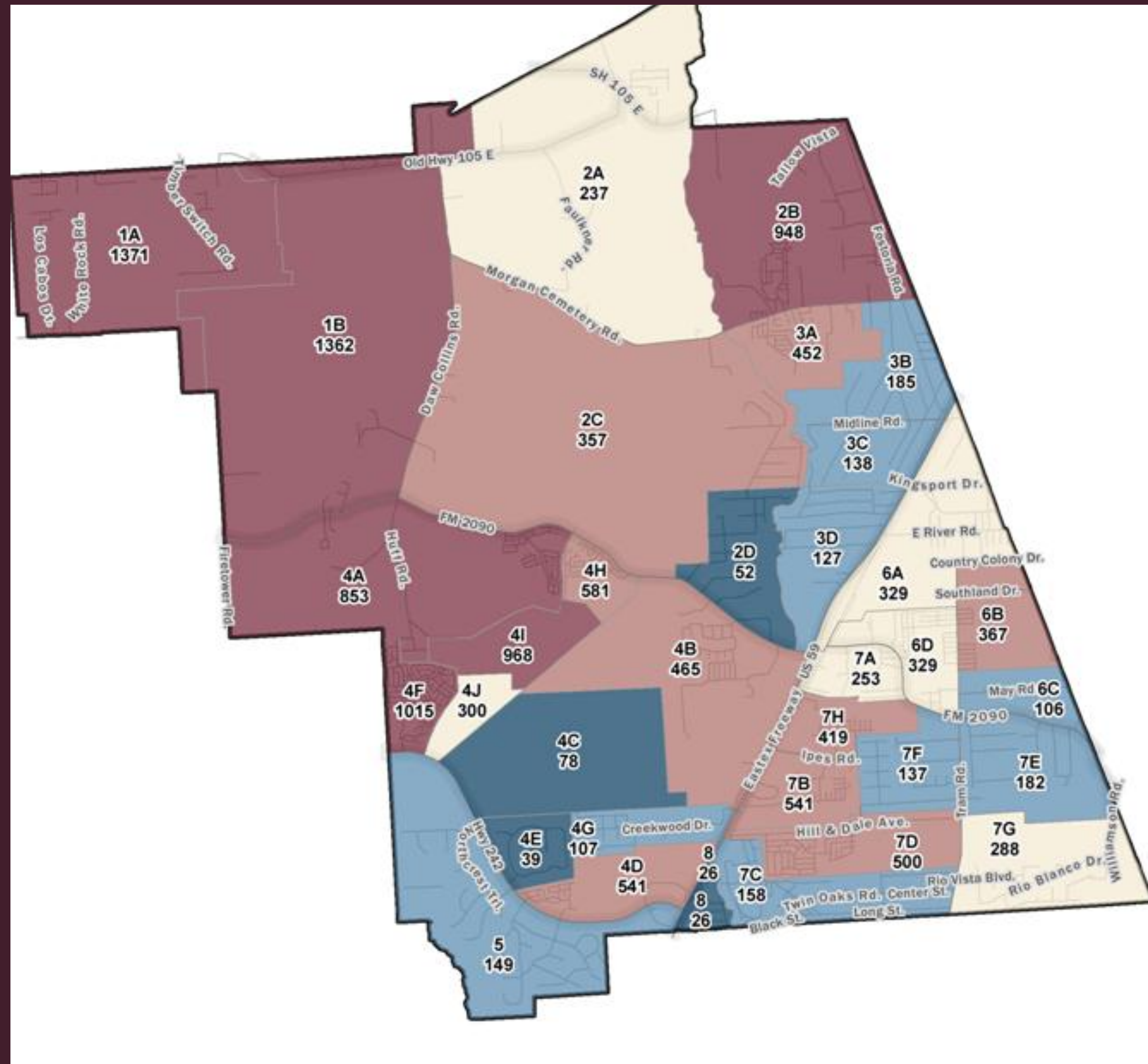
Enrolled Students

Transfers +
Geocoded students =
Enrolled students

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

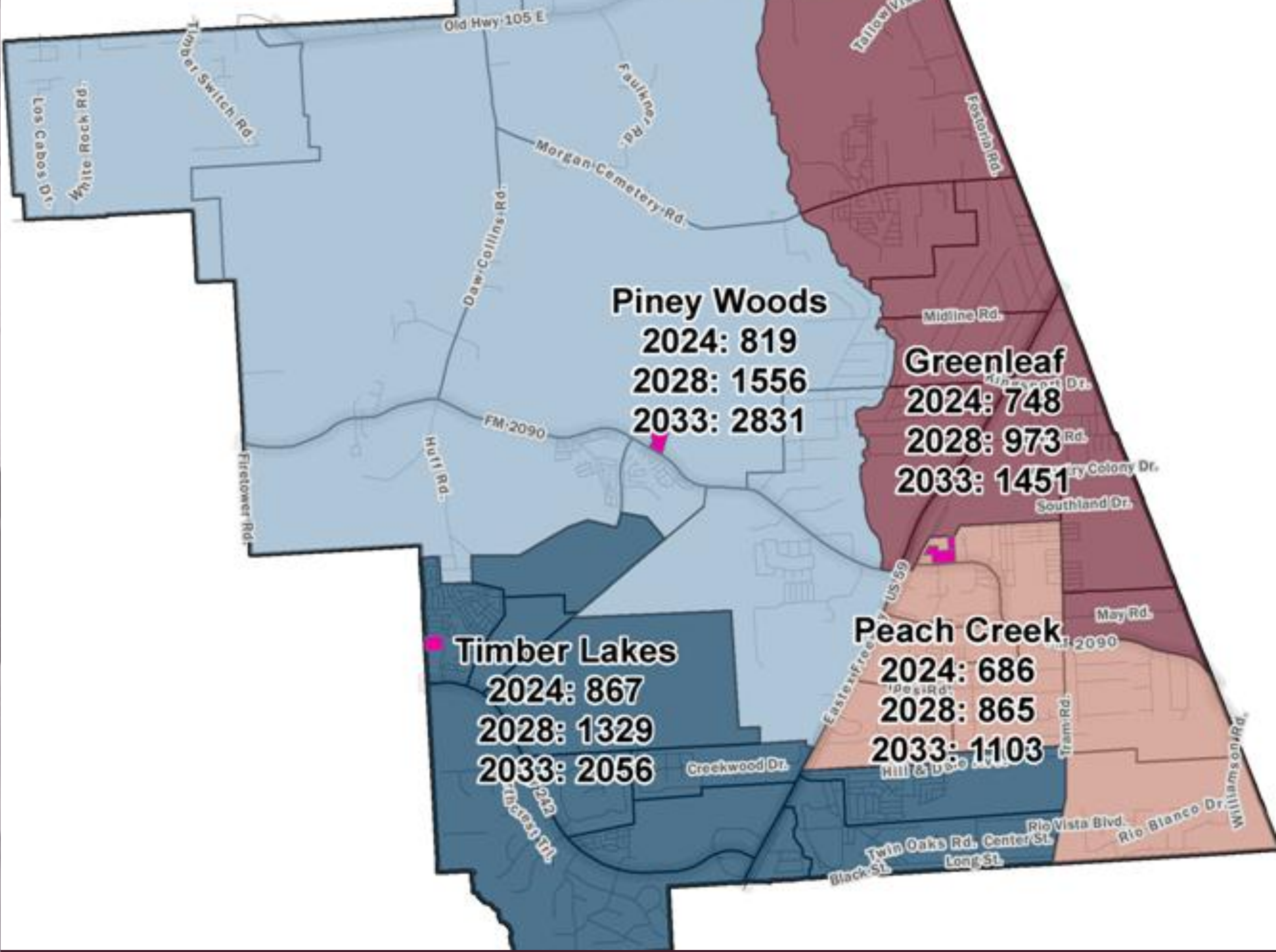


Projected Total EE-12th Students Fall 2033 by Planning Unit



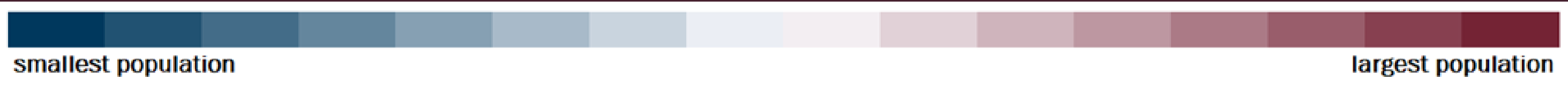
Projected Geocoded EE-6th Students by Current Attendance Zone

Fall 2024 - Fall 2033



Projected Geocoded EE-6th Students by Current Attendance Zone

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
EE-6th Grade Students										
Greenleaf	748	793	833	889	973	1042	1142	1235	1337	1451
Peach Creek	686	717	742	811	865	900	942	977	1034	1103
Piney Woods	819	935	1101	1297	1556	1753	2005	2226	2501	2831
Timber Lakes	867	970	1098	1206	1329	1444	1619	1777	1928	2056



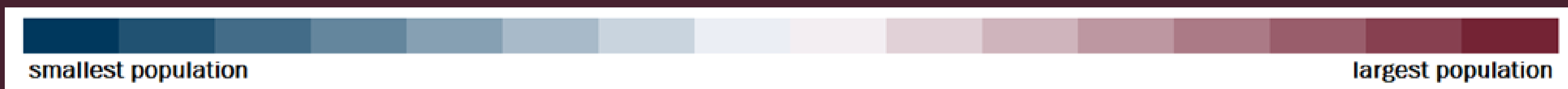
Projected Geocoded Junior High and High School Students by Current Attendance Zone

Junior High Schools

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
7th-8th Grade Students										
Splendor JH	896	1010	1127	1215	1314	1611	1821	1907	2055	2171

High Schools

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th-12th Grade Students										
Splendor HS	1620	1775	2020	2252	2558	2820	3088	3551	3866	4347



Projected Elementary and Junior High Students with EE-5th and 6th-8th Grade Grouping

Geocoded Students

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
EE-5th Grade Students										
Greenleaf	648	683	723	785	835	899	971	1066	1150	1241
Peach Creek	589	596	649	683	715	764	794	836	883	940
Piney Woods	692	802	934	1119	1296	1499	1704	1916	2152	2427
Timber Lakes	748	847	953	1049	1111	1245	1375	1533	1659	1763
6th-8th Grade Students										
Splendora JH	896	1497	1641	1782	2079	2344	2685	2772	3012	3241

Percent Utilization

	Capacity	2025	2026	2027	2028	2029	2030	2031	2032	2033
EE-5th Grade Students										
Greenleaf	827/1000	68%	72%	79%	84%	90%	97%	107%	115%	124%
Peach Creek	1000	60%	65%	68%	72%	76%	79%	84%	88%	94%
Piney Woods	818	98%	114%	137%	158%	183%	208%	234%	263%	297%
Timber Lakes	800	106%	119%	131%	139%	156%	172%	192%	207%	220%
6th-8th Grade Students										
Splendora JH	896	120%	131%	143%	166%	188%	215%	222%	241%	259%



Questions?



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