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# Elgin ISD

Spring 2021

# 2020-21 Demographic Study



- ▶ **Pandemic's effect on enrollment**
  - ▶ Actual change from 19-20 Snapshot was +1.2% (+55)
  - ▶ Fall 2021: assumed 75% return of “missing students” + *housing acceleration* + typical growth
  - ▶ How does EISD compare with other districts?
    - ▶ Actual vs. Projected: 2–5% losses in most ISDs
    - ▶ EISD aligned with this trend (3–4% decline)
  - ▶ Potentially **400** additional students in October '21
    - ▶ Students already enrolled since Oct. '20: **75**

# Demographic Trends



- ▶ Economic Forces
- ▶ K-12: Local, Region, and State

# Regional Economy

## ▶ Employment in Austin Metro

- Tesla: electric vehicle Gigafactory opens partially in late '21; slated for 5,000 jobs within 5 years
- Amazon (east Pflugerville): late '21 opening; 1,000+ jobs
- Chicago-based Zekelman Industries buys 240 ac. on TX-130
- 141,600 Austin metro jobs lost in 2020; 84% recovered

## ▶ Mortgages & New Home Sales

- Historically low rates hovering around 3%
- Inventory = 0.4 months; existing homes not being listed
- 2020 home occupancies: 109% above projected in EISD
  - If lots were ready, builders took advantage

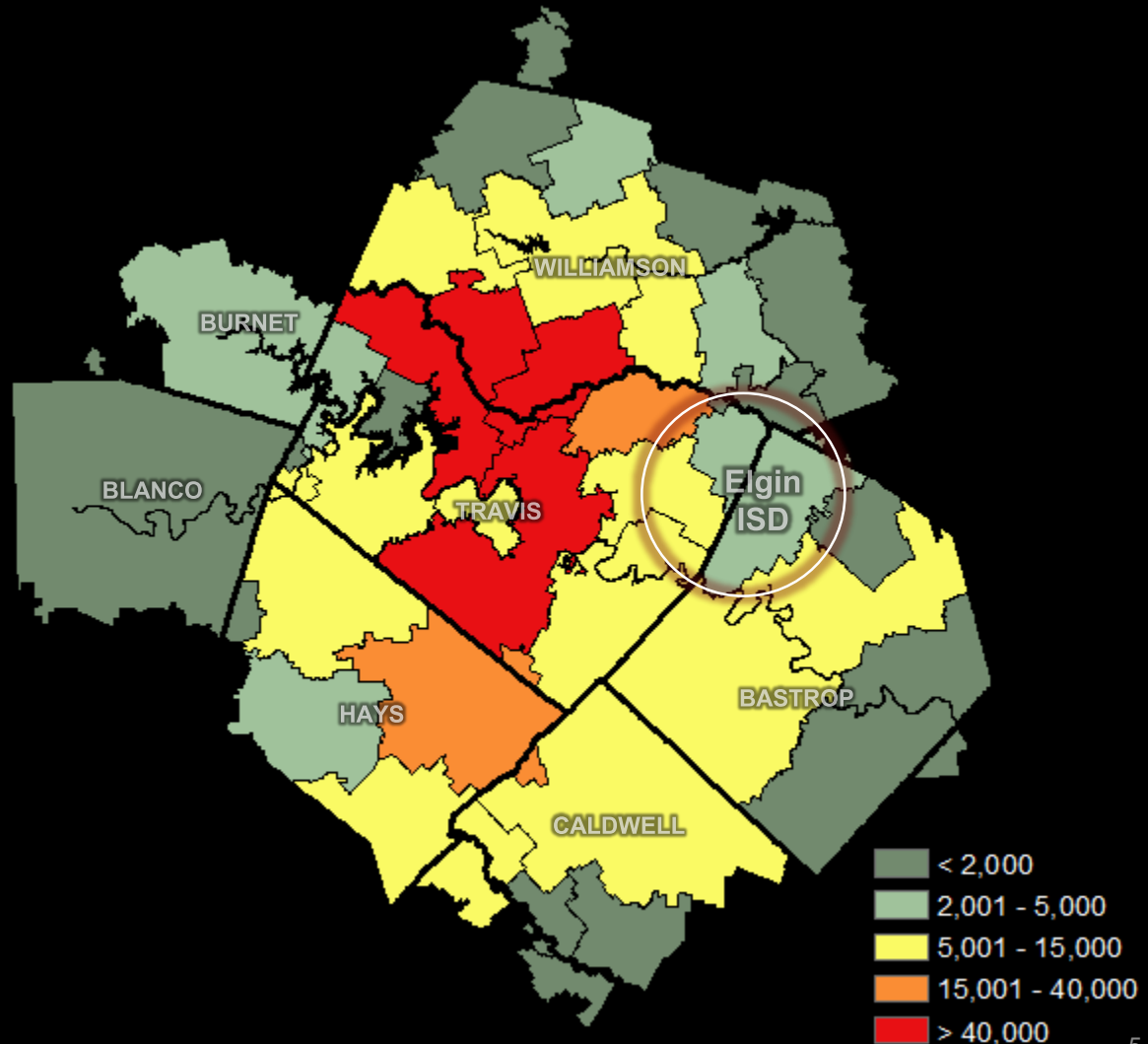


# Total Enrollment

## Fall 2020, Austin Metro



	School District	Change
1	Austin ISD	74,871
2	Round Rock ISD	48,302
3	Leander ISD	40,355
4	Pflugerville ISD	25,436
5	Hays CISD	20,322
6	Georgetown ISD	11,866
7	Bastrop ISD	11,405
8	Lake Travis ISD	11,001
9	Del Valle ISD	10,654
10	Manor ISD	9,238
11	Hutto ISD	8,421
12	San Marcos CISD	8,013
13	Eanes ISD	7,968
14	Dripping Springs ISD	7,283
15	Lockhart ISD	6,043
17	Elgin ISD	4,628



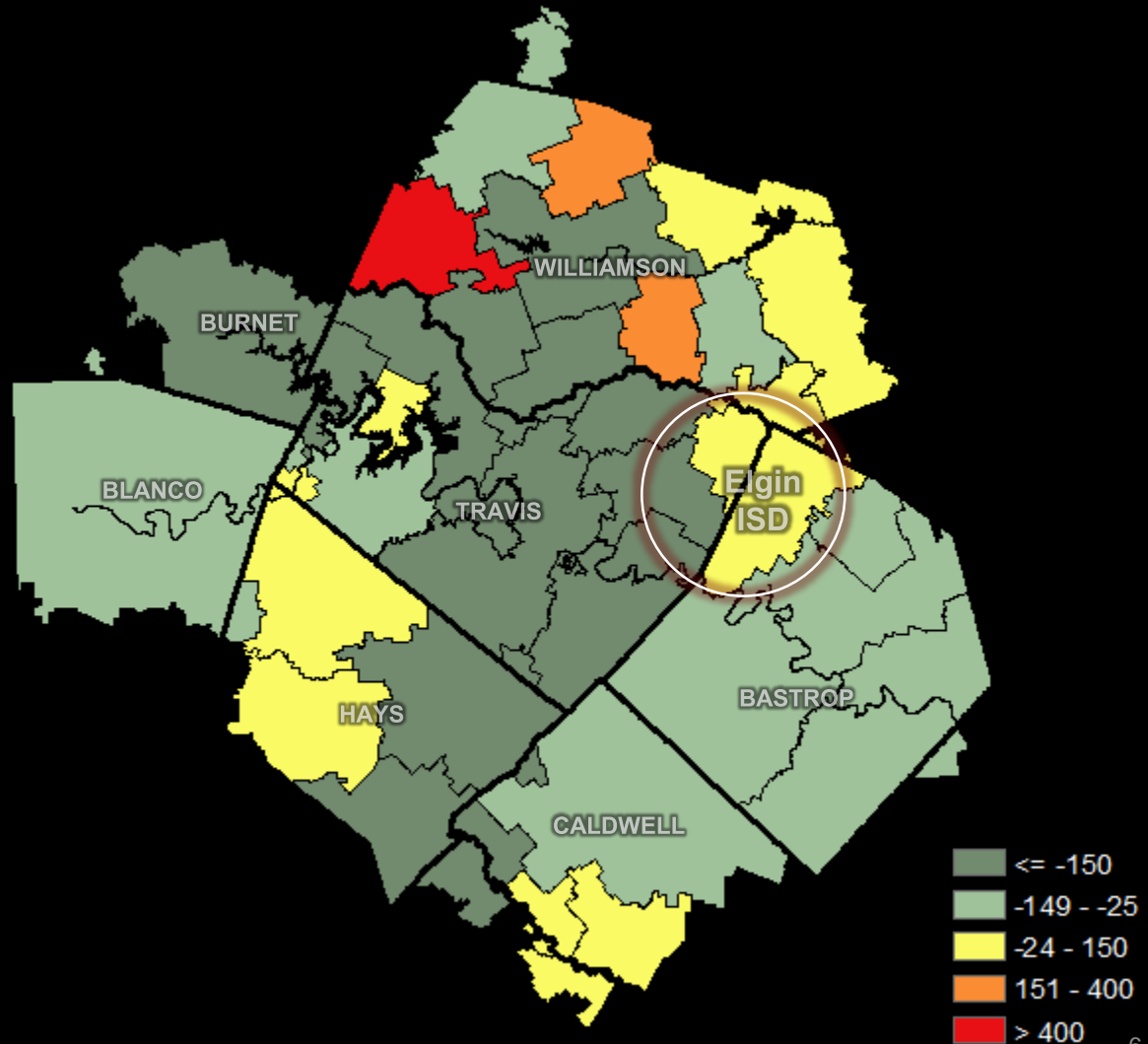
Source: Texas Education Agency

# Numeric Change in Enrollment

## Fall 2019 to Fall 2020, Austin Metro



	School District	Change
1	Liberty Hill ISD	661
2	Hutto ISD	291
3	Jarrell ISD	198
4	Dripping Springs ISD	73
5	Elgin ISD	55
6	Lago Vista ISD	37
7	Wimberley ISD	25
8	Thrall ISD	19
9	Coupland ISD	10
10	Prairie Lea ISD	4
11	Luling ISD	-5
12	Granger ISD	-8
13	Florence ISD	-27
14	Johnson City ISD	-28
15	Bastrop ISD	-29



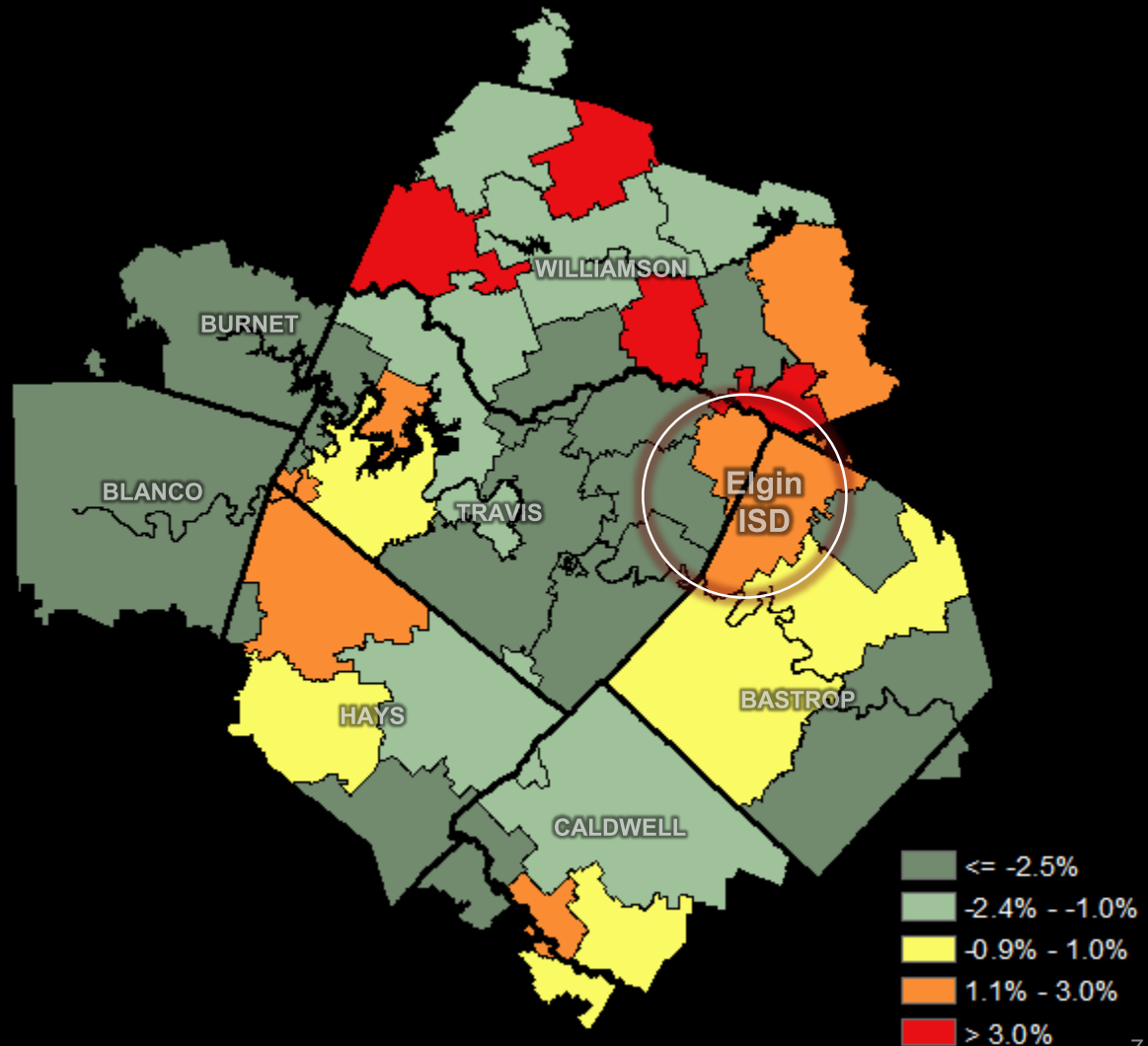
Source: Texas Education Agency

# Percent Change in Enrollment

## Fall 2019 to Fall 2020, Austin Metro



	School District	Change
1	Liberty Hill ISD	13.6%
2	Jarrell ISD	9.4%
3	Coupland ISD	6.1%
4	Hutto ISD	3.6%
5	Thrall ISD	2.5%
6	Lago Vista ISD	2.3%
7	Prairie Lea ISD	1.8%
8	Elgin ISD	1.2%
9	Dripping Springs ISD	1.0%
10	Wimberley ISD	1.0%
11	Bastrop ISD	-0.3%
12	Luling ISD	-0.4%
13	Lake Travis ISD	-0.8%
14	Granger ISD	-1.8%
15	Lockhart ISD	-1.9%

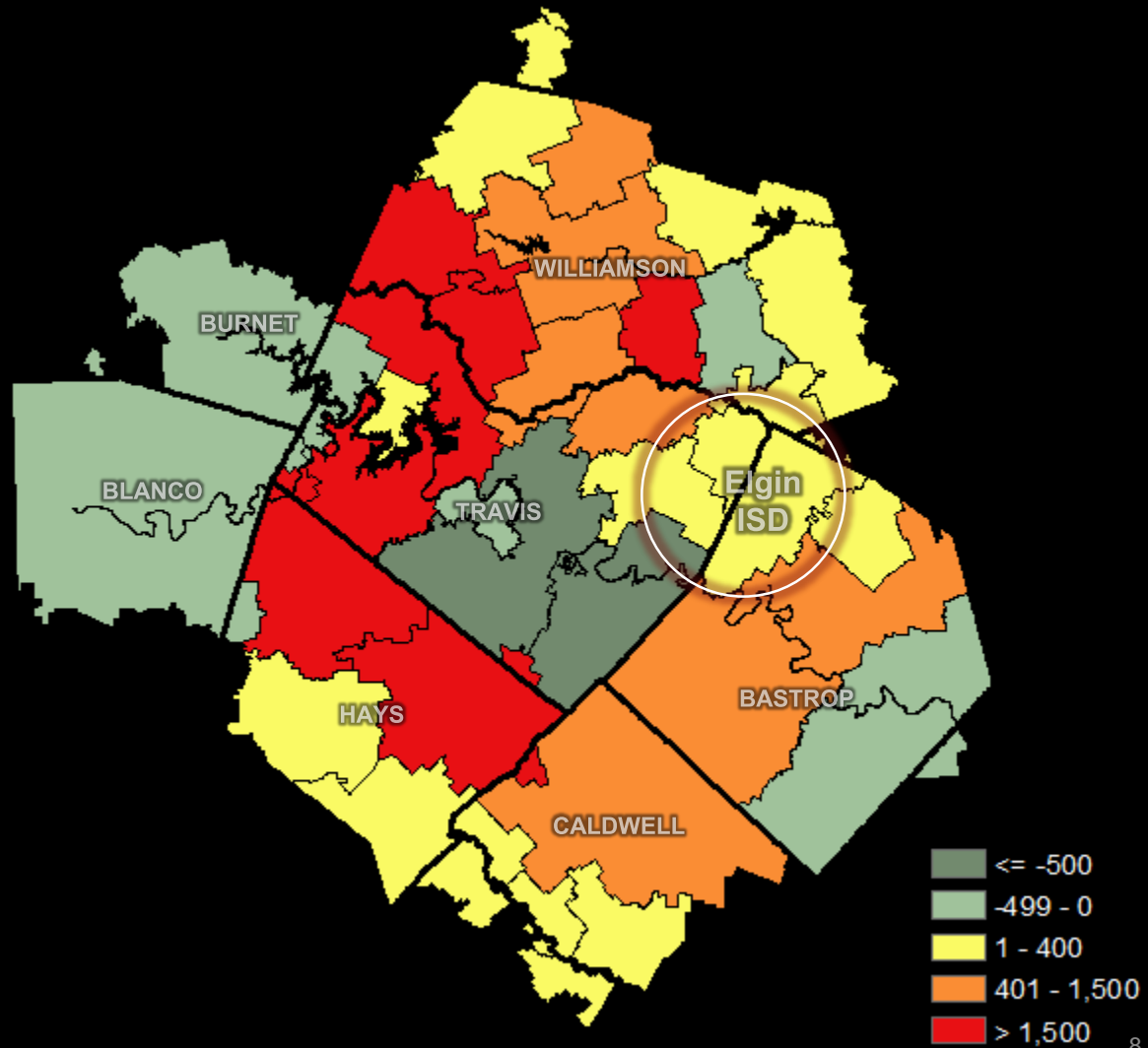


# Numeric Change in Enrollment

## Fall 2015 to Fall 2020, Austin Metro



	School District	Change
1	Leander ISD	3,197
2	Liberty Hill ISD	2,057
3	Hutto ISD	1,894
4	Lake Travis ISD	1,763
5	Hays CISD	1,668
6	Dripping Springs ISD	1,664
7	Pflugerville ISD	1,336
8	Bastrop ISD	1,127
8	Jarrell ISD	879
8	Georgetown ISD	869
11	Lockhart ISD	646
12	Round Rock ISD	475
13	Wimberley ISD	373
14	Manor ISD	365
15	Elgin ISD	307



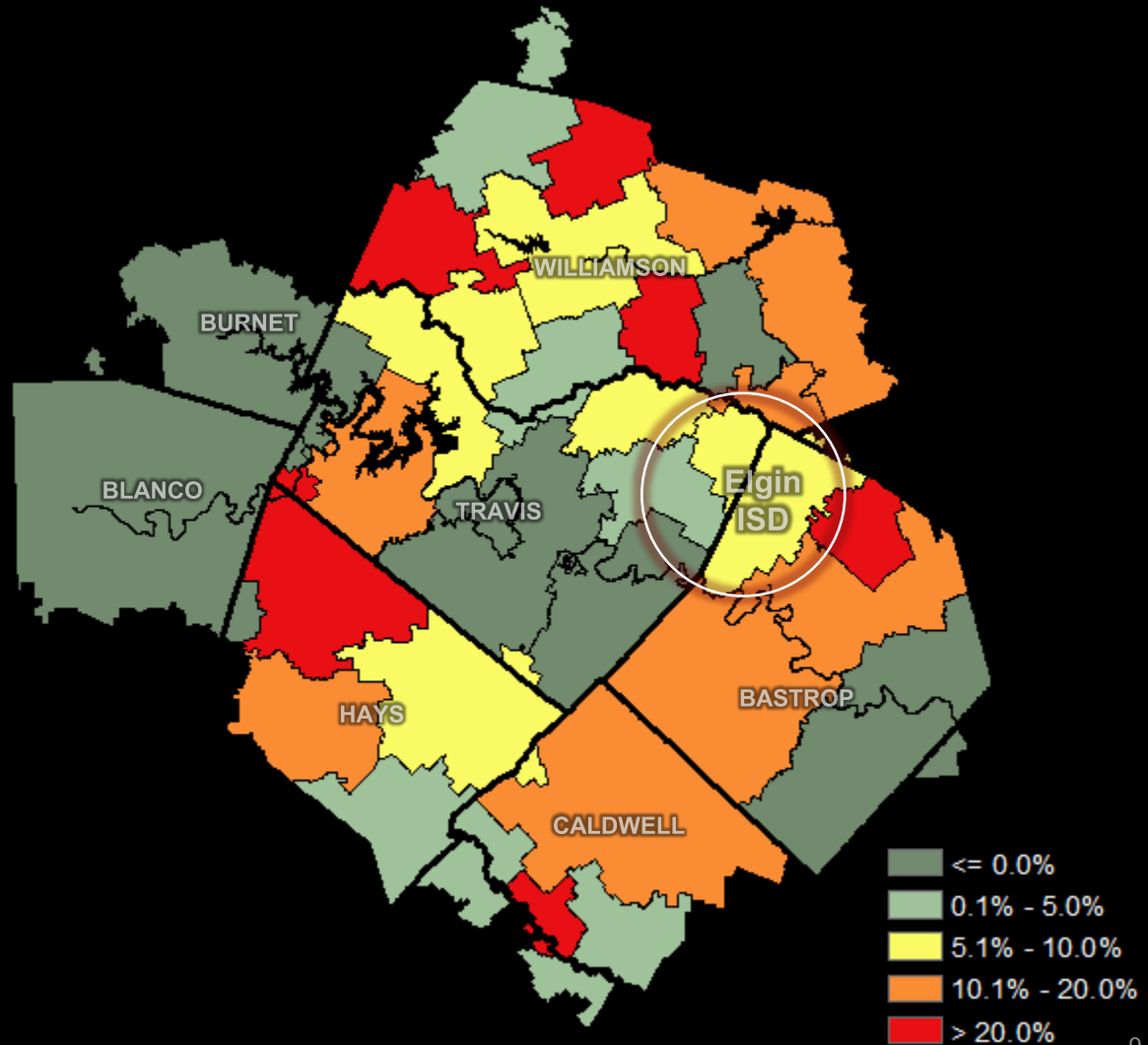


# Percent Change in Enrollment

## Fall 2015 to Fall 2020, Austin Metro



	School District	Change
1	Jarrell ISD	61.6%
2	Liberty Hill ISD	59.1%
3	McDade ISD	51.1%
4	Prairie Lea ISD	30.8%
5	Dripping Springs ISD	29.6%
6	Hutto ISD	29.0%
7	Thrall ISD	19.9%
8	Lake Travis ISD	19.1%
8	Wimberley ISD	17.0%
8	Coupland ISD	15.3%
11	Lago Vista ISD	13.1%
12	Lockhart ISD	12.0%
13	Bastrop ISD	11.0%
14	Granger ISD	10.6%
15	Hays CISD	8.9%
18	Elgin ISD	7.1%



Source: Texas Education Agency

# Fastest Growth Districts

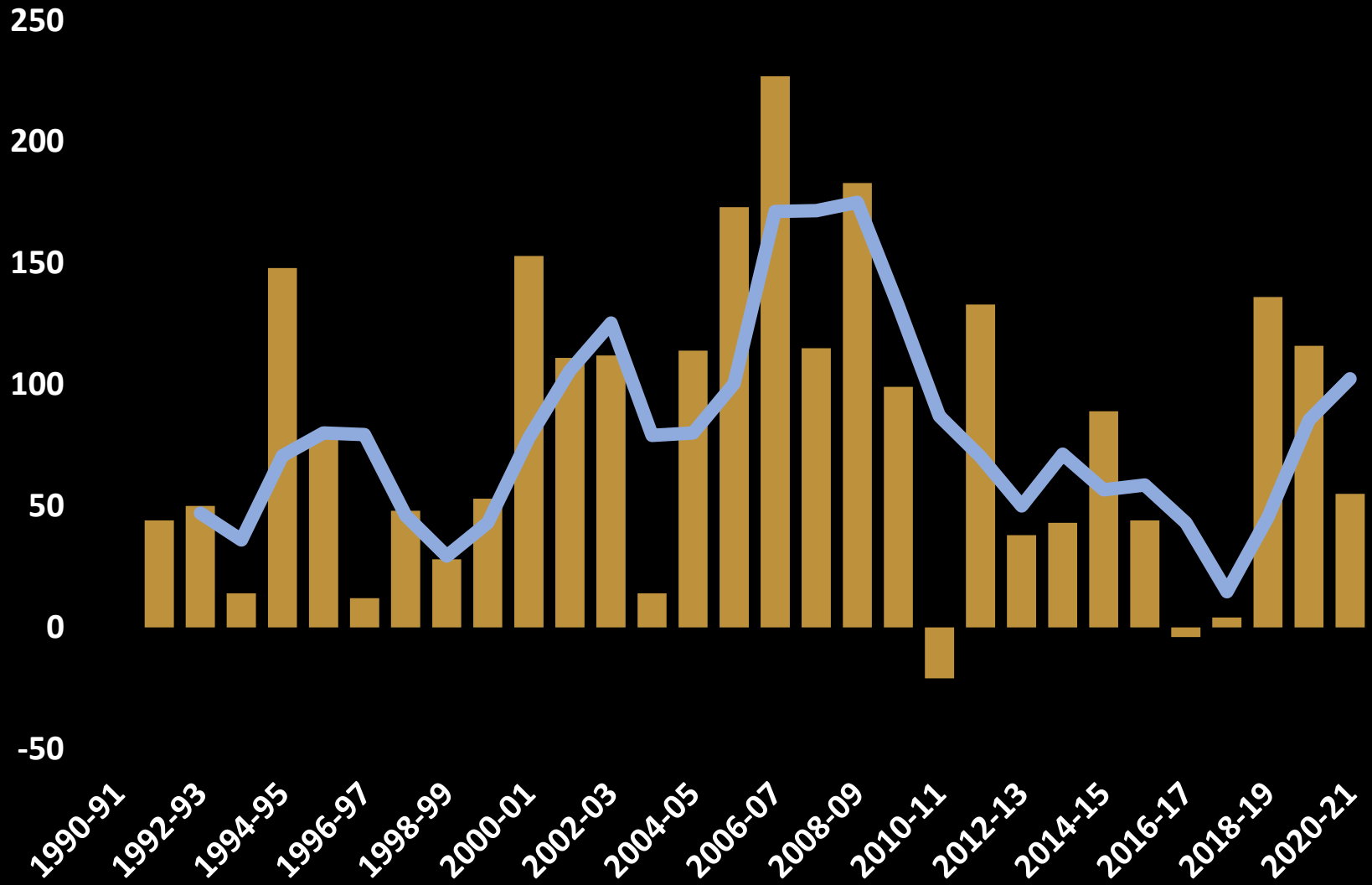


Out of 257 Districts in Texas with >3,000 Students

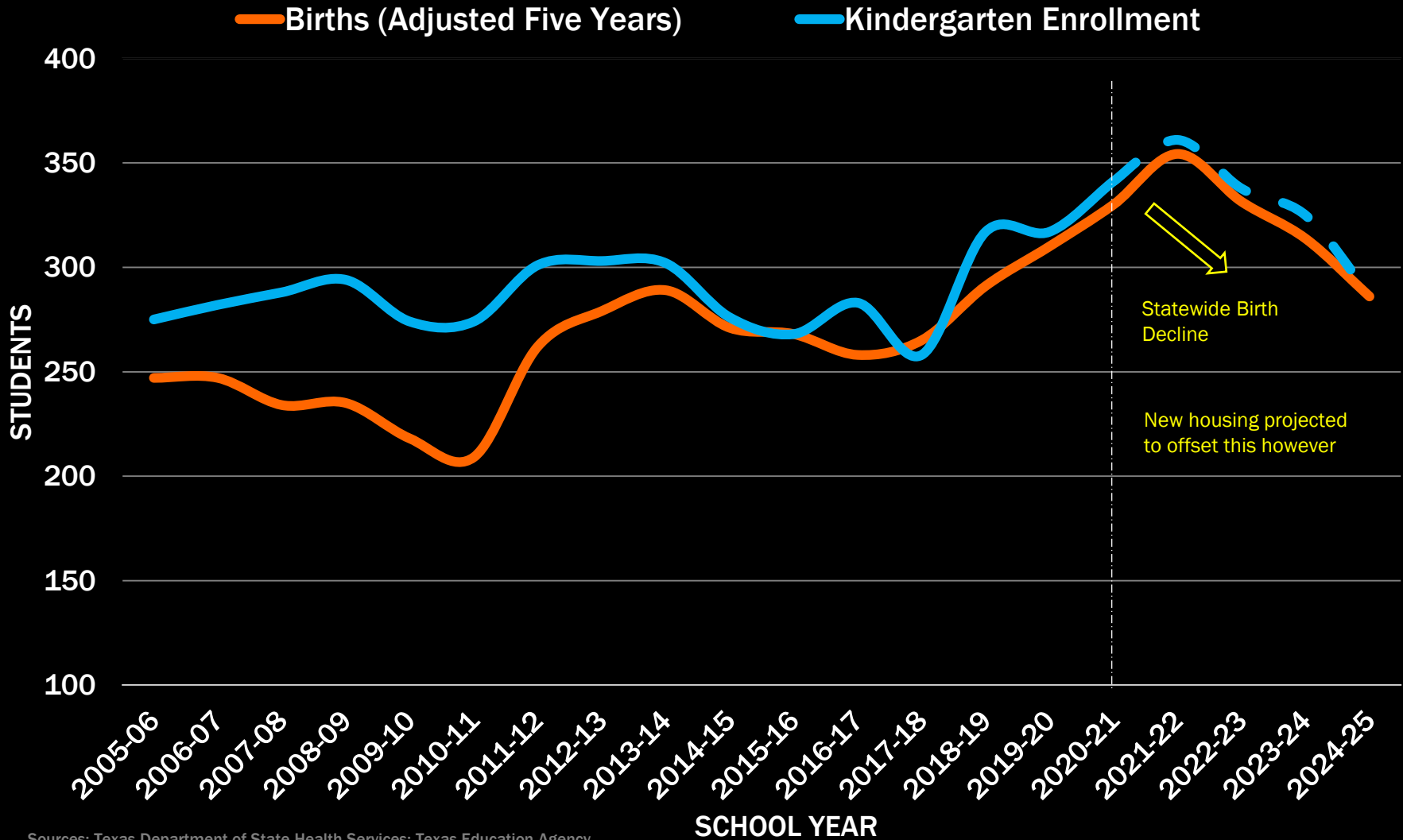
Rank	District Name	2020-21	2019-20	Growth	
				Numeric	Percent
1	HALLSVILLE ISD*	15,267	11,462	3,805	33.2%
2	PROSPER ISD	19,138	16,857	2,281	13.5%
3	HUNTSVILLE ISD*	10,858	9,169	1,689	18.4%
4	LAMAR CISD	36,519	35,156	1,363	3.9%
5	CLEVELAND ISD	8,888	7,589	1,299	17.1%
6	FORNEY ISD	12,765	11,977	788	6.6%
7	FRISCO ISD	63,493	62,705	788	1.3%
8	KATY ISD	84,176	83,423	753	0.9%
9	LIBERTY HILL ISD	5,539	4,878	661	13.6%
10	MELISSA ISD	4,104	3,580	524	14.6%
<b>38</b>	<b>ELGIN ISD</b>	<b>4,628</b>	<b>4,573</b>	<b>55</b>	<b>1.20%</b>

\*High growth due to contracts with virtual charter schools is causing enrollment increase  
Source: Texas Education Agency

# Elgin Student Gain



# Kindergarten vs. Births



Sources: Texas Department of State Health Services; Texas Education Agency

# Historical Growth by Grade Group

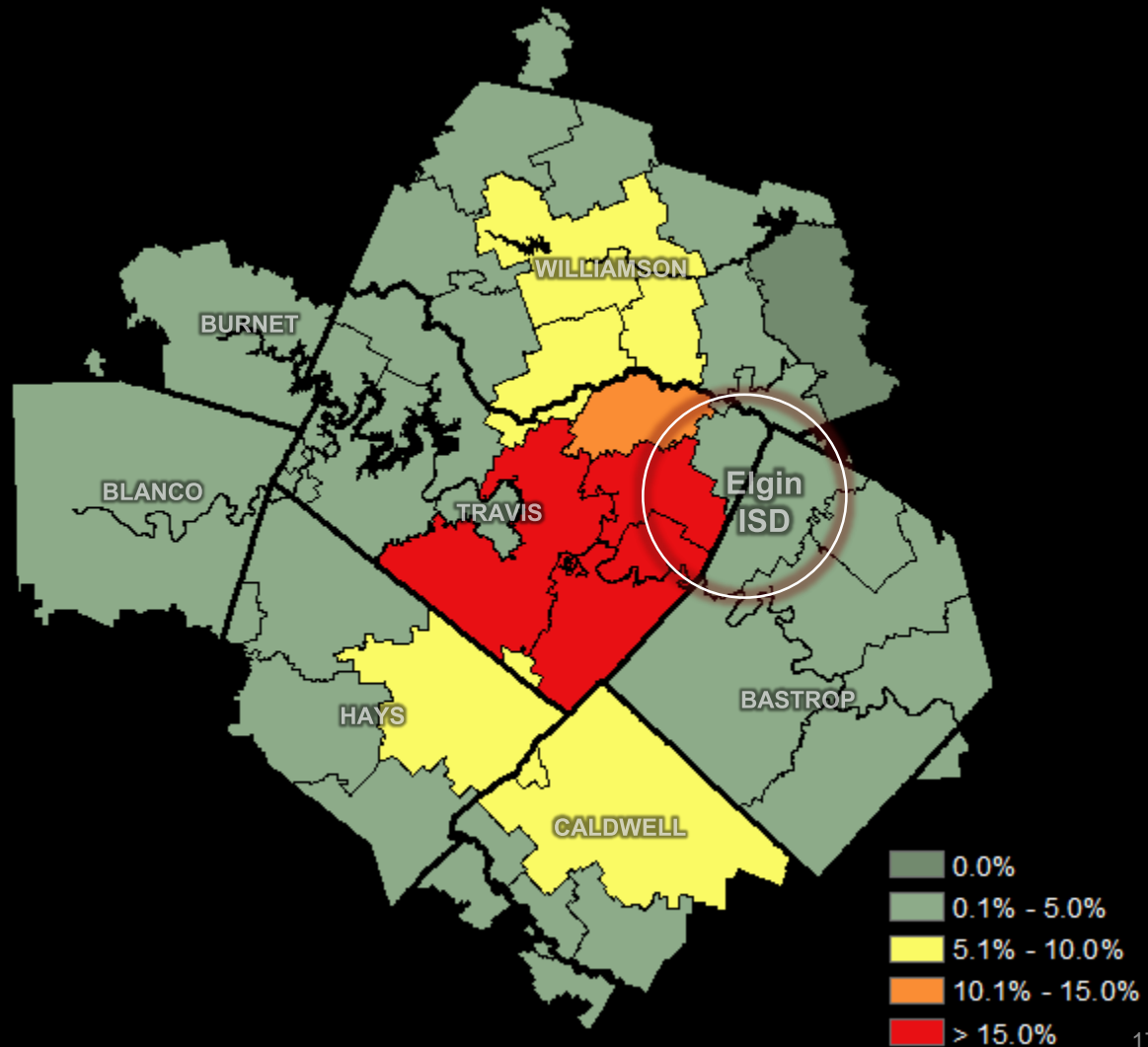


# Percent of K-12 Students in Charters



## Fall 2020, Austin Metro, All Public Schools

	School District	Percent
1	Del Valle ISD	19.8%
2	Manor ISD	18.8%
3	Austin ISD	17.5%
4	Pflugerville ISD	12.2%
5	Georgetown ISD	8.2%
6	Round Rock ISD	8.2%
7	Hays CISD	6.6%
8	Lockhart ISD	6.3%
9	Hutto ISD	5.7%
10	Elgin ISD	4.9%
11	San Marcos CISD	4.8%
12	Jarrell ISD	4.6%
13	Liberty Hill ISD	3.8%
14	Leander ISD	3.8%
15	Granger ISD	3.6%

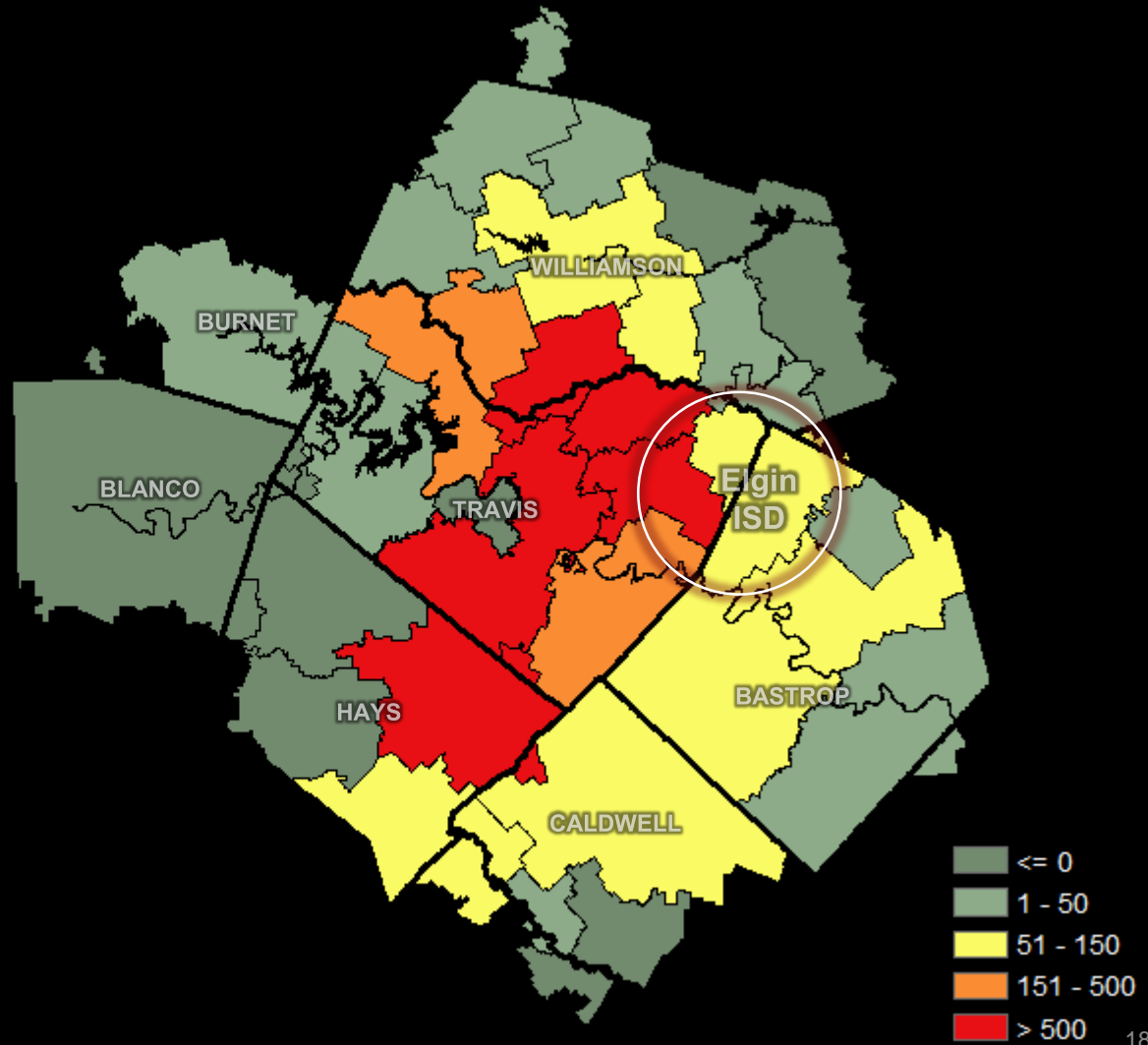


# Numeric Change in Charter Transfers



Fall 2018 to Fall 2020, Austin Metro, K-12

	School District	Change
1	Round Rock ISD	1,084
2	Pflugerville ISD	1,030
3	Manor ISD	587
4	Austin ISD	548
5	Hays CISD	529
6	Del Valle ISD	450
7	Leander ISD	298
8	Georgetown ISD	149
9	Bastrop ISD	133
10	Lockhart ISD	106
11	Hutto ISD	81
12	San Marcos CISD	71
13	Elgin ISD	70
14	Liberty Hill ISD	47
15	Jarrell ISD	43



Source: Texas Education Agency

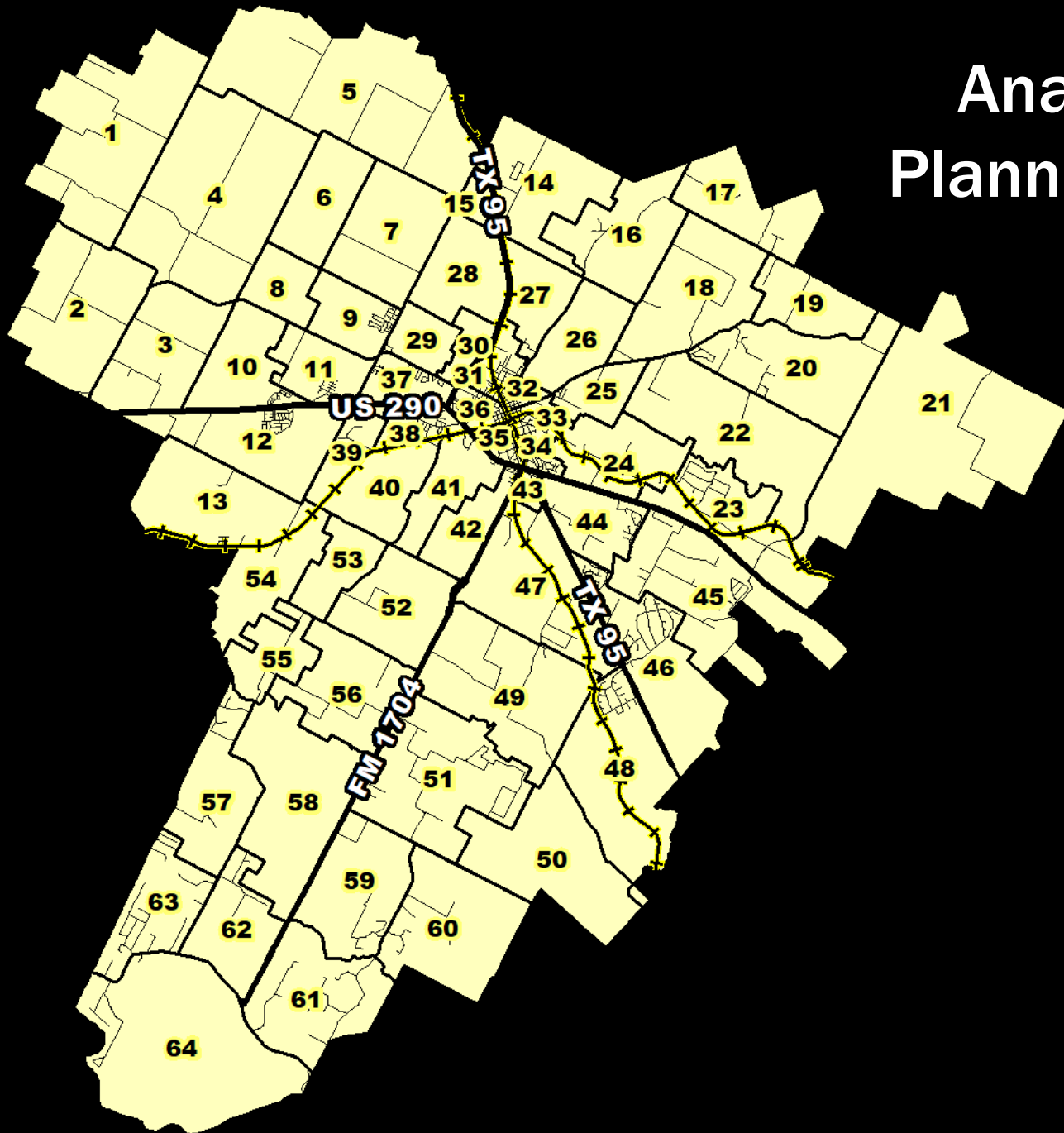
# Housing Trends

- ▶ Detailed Maps of the District
- ▶ Focus on Now and the Future
- ▶ 10-Year Projections

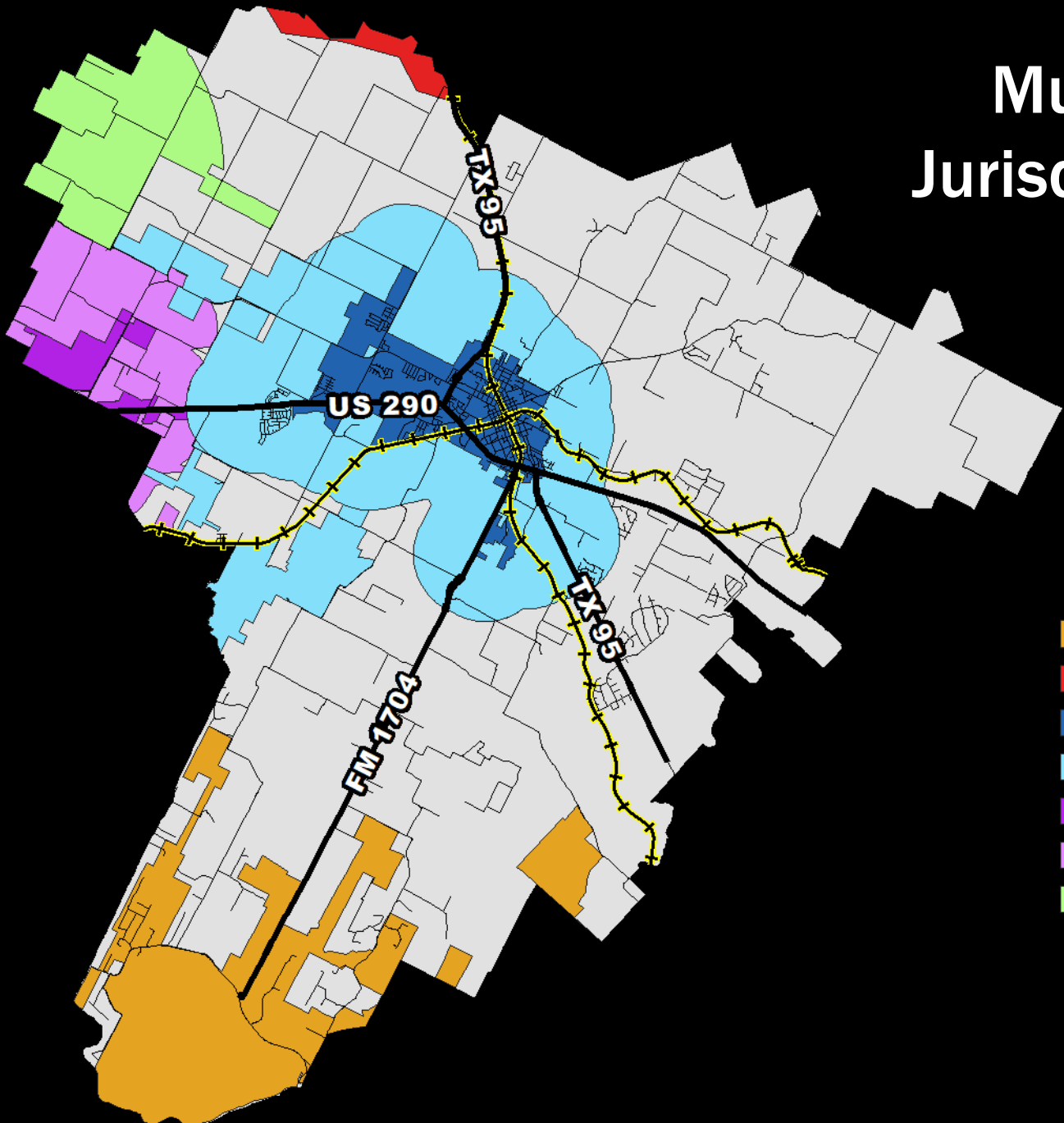








# Analysis by Planning Unit

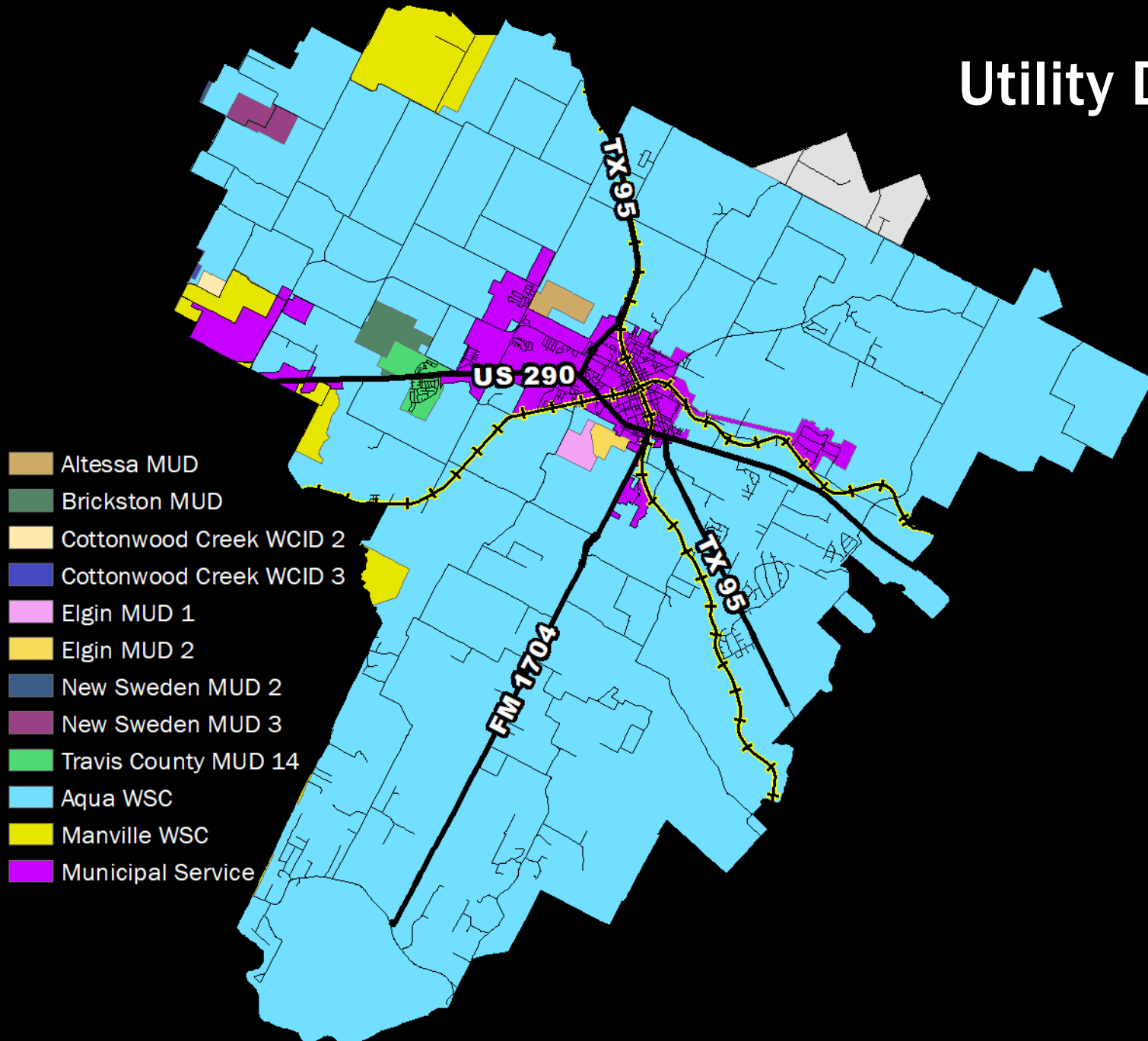


# Municipal Jurisdictions



-  Bastrop, ETJ
-  Coupland, ETJ
-  Elgin, City Limit
-  Elgin, ETJ
-  Manor, City Limit
-  Manor, ETJ
-  Pflugerville, ETJ

# Utility Districts



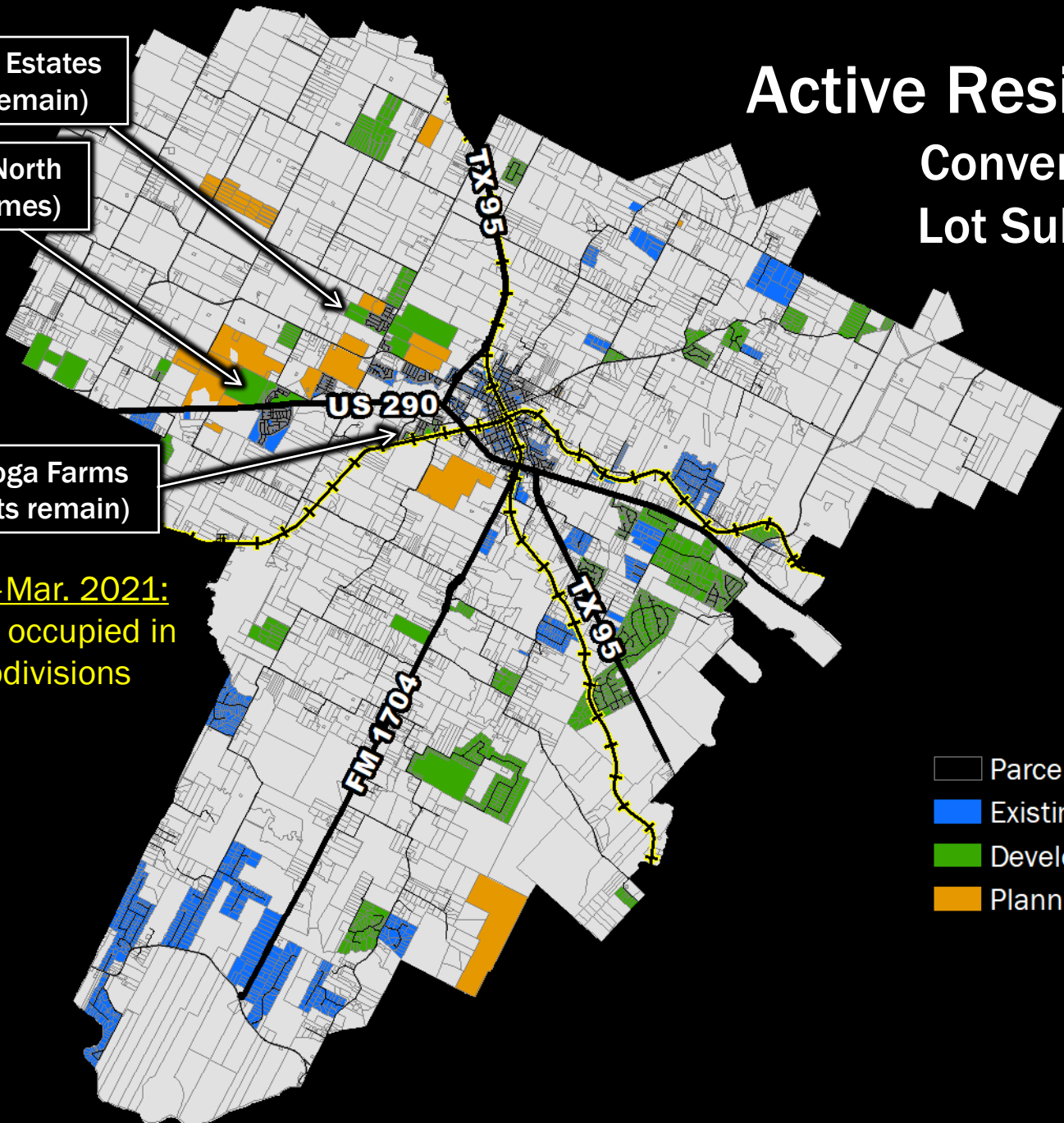
# Active Residential Conventional SF Lot Subdivisions

Homestead Estates  
(405 lots remain)

Elm Creek North  
(1,100+ homes)

Saratoga Farms  
(93 lots remain)

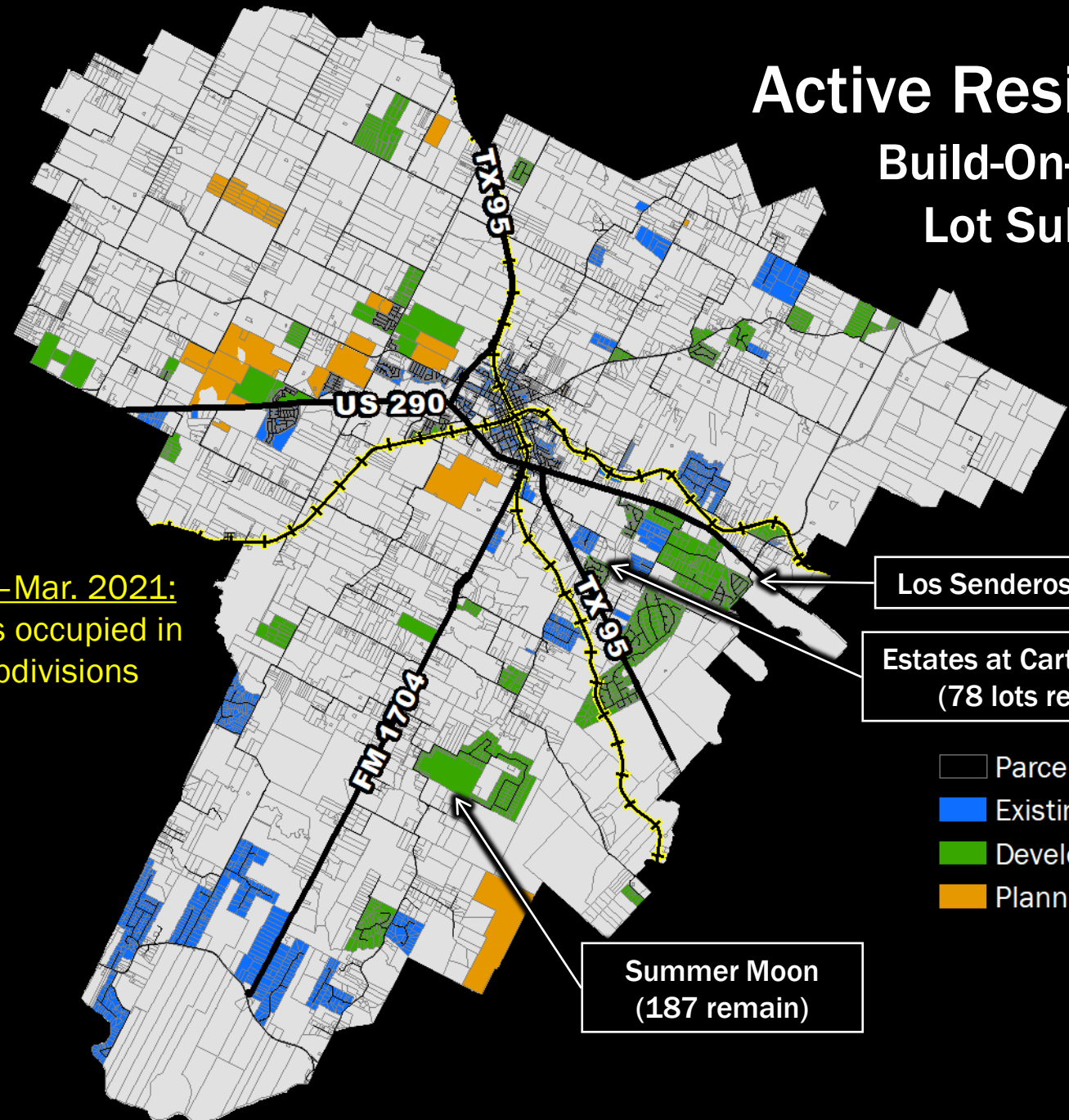
Mar. 2020–Mar. 2021:  
262 homes occupied in  
these 3 subdivisions



- Parcels
- Existing Neighborhoods
- Developing Neighborhoods
- Planned & Potential

# Active Residential Build-On-Your-Own Lot Subdivisions

Mar. 2020–Mar. 2021:  
221 homes occupied in  
these 3 subdivisions



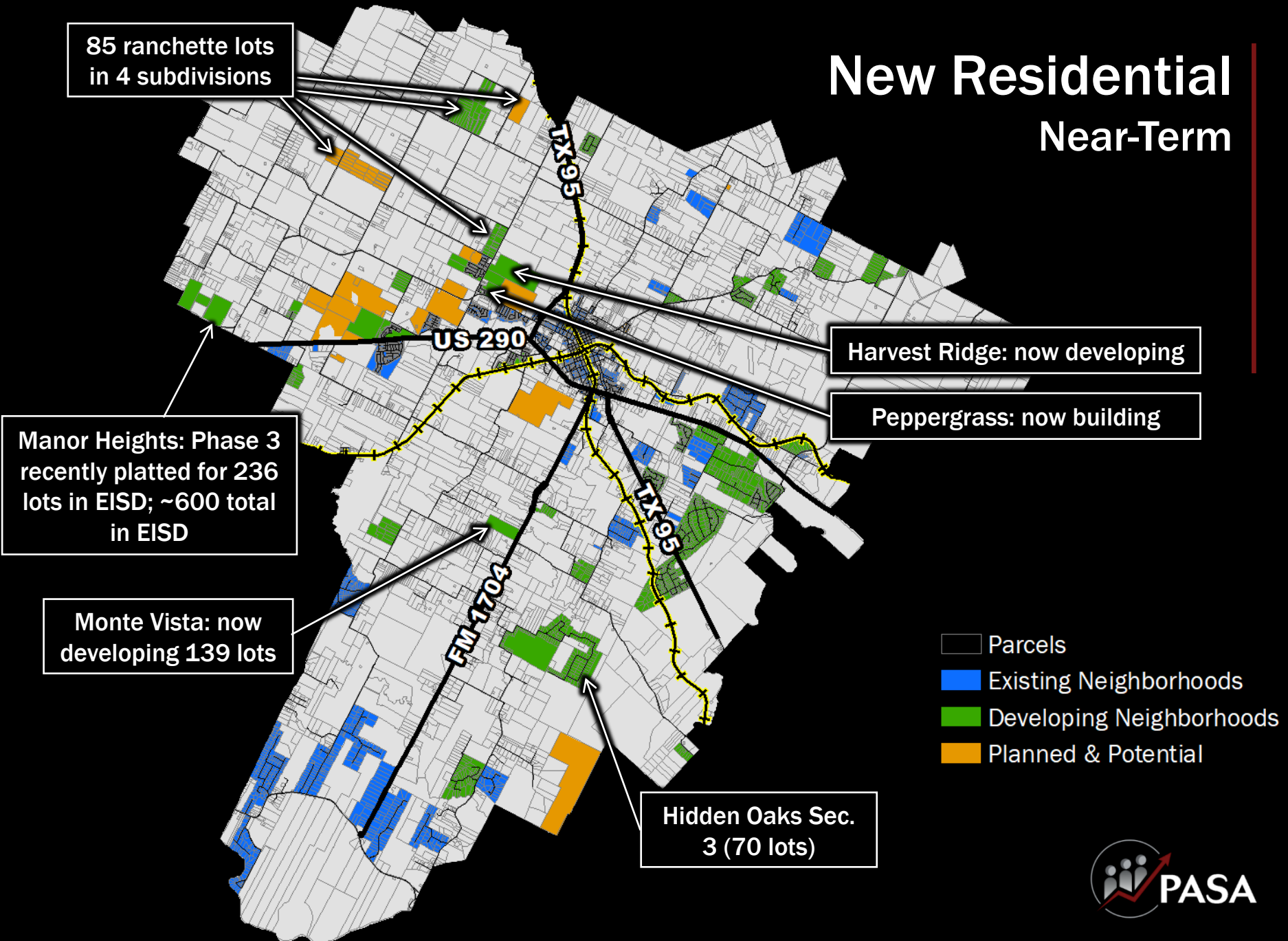
Los Senderos (75 lots remain)

Estates at Carter's Grove  
(78 lots remain)

Summer Moon  
(187 remain)

- Parcels
- Existing Neighborhoods
- Developing Neighborhoods
- Planned & Potential

# New Residential Near-Term



85 ranchette lots  
in 4 subdivisions

Manor Heights: Phase 3  
recently platted for 236  
lots in EISD; ~600 total  
in EISD

Monte Vista: now  
developing 139 lots

Harvest Ridge: now developing

Peppergrass: now building

Hidden Oaks Sec.  
3 (70 lots)

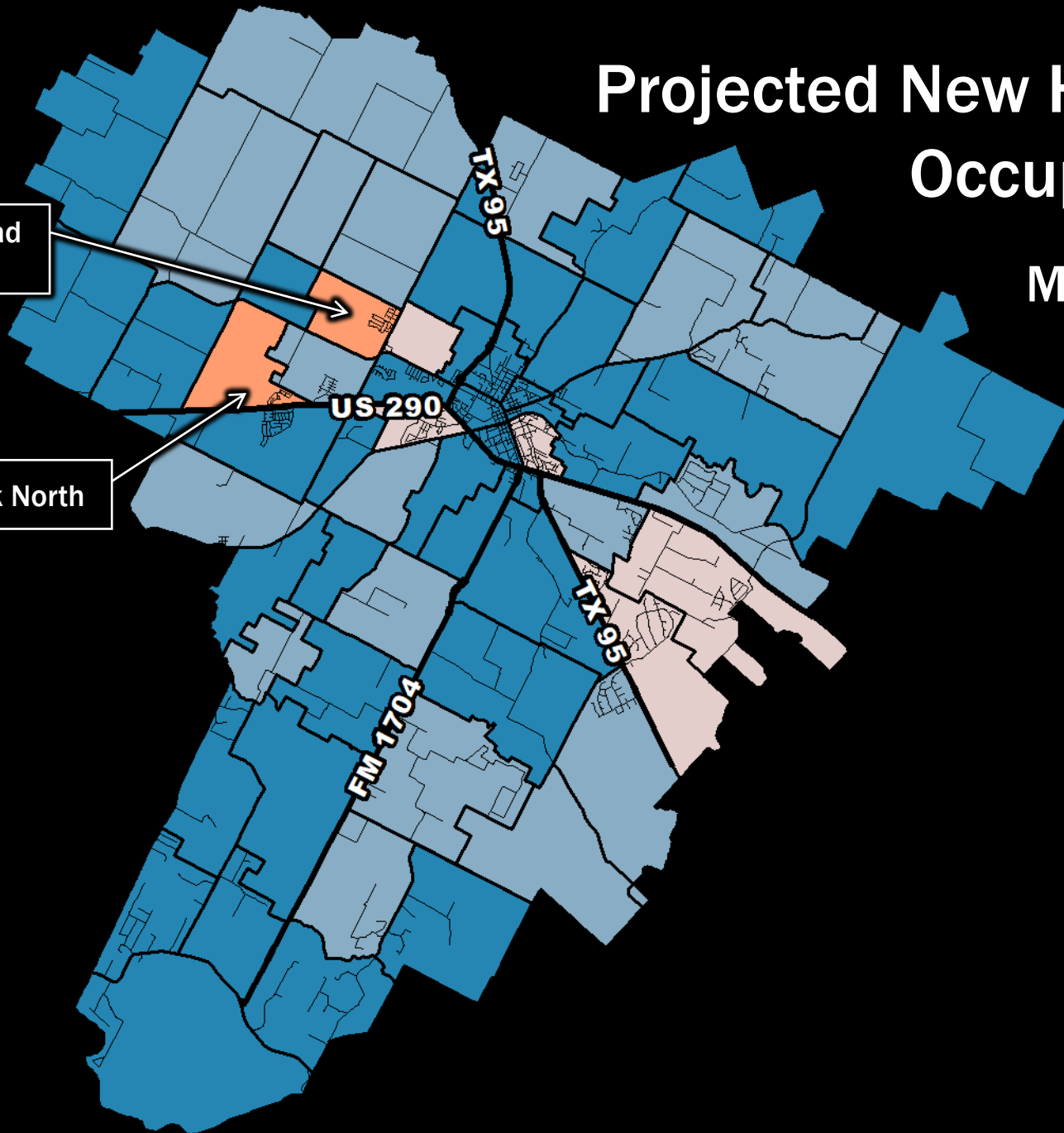
- Parcels
- Existing Neighborhoods
- Developing Neighborhoods
- Planned & Potential

# Projected New Housing Occupancies

Mar. 2021–  
Oct. 2021

Homestead Estates

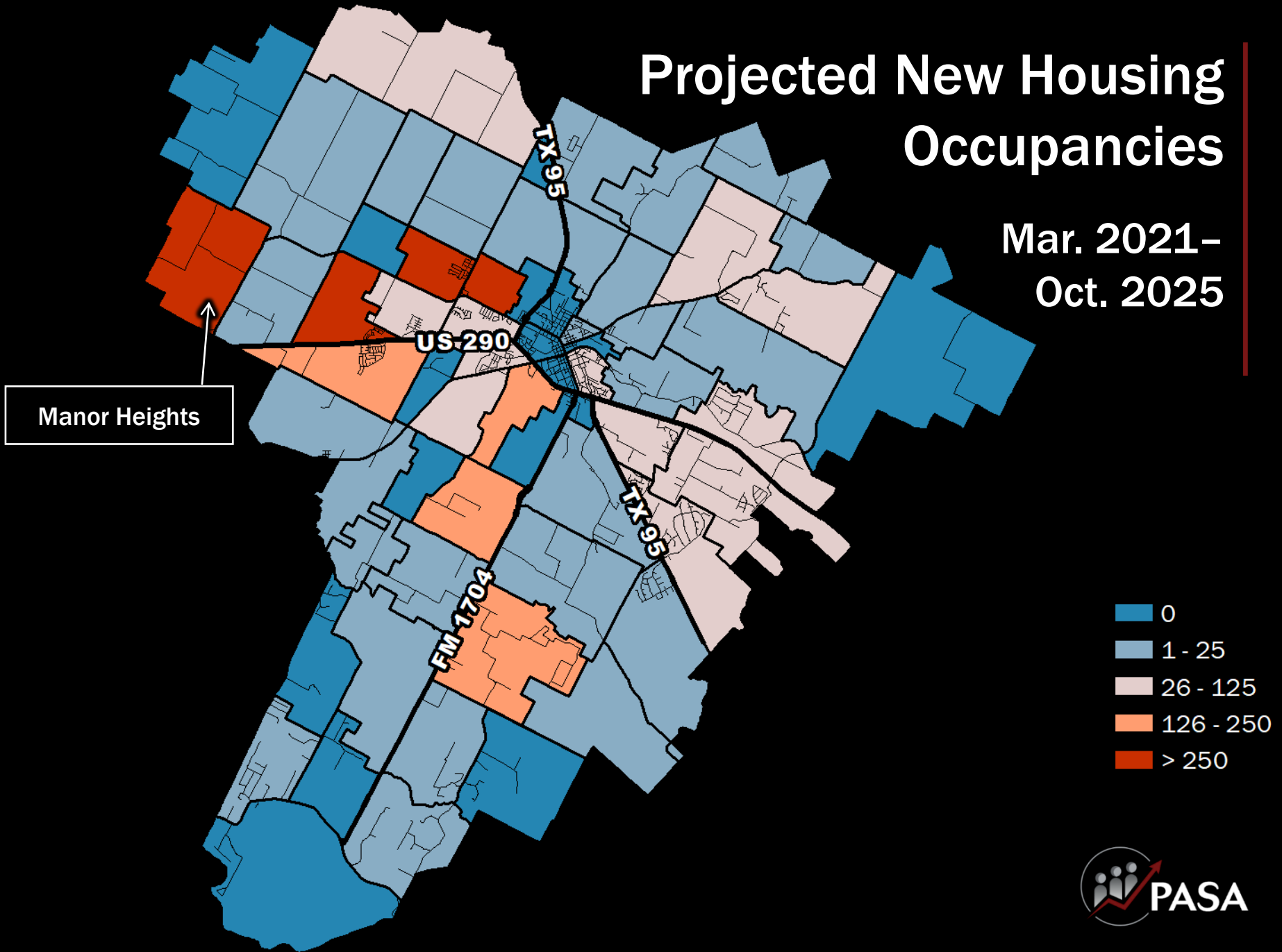
Elm Creek North



- 0
- 1 - 10
- 11 - 50
- 51 - 75
- > 75

# Projected New Housing Occupancies

Mar. 2021–  
Oct. 2025





# Projected New Housing Occupancies

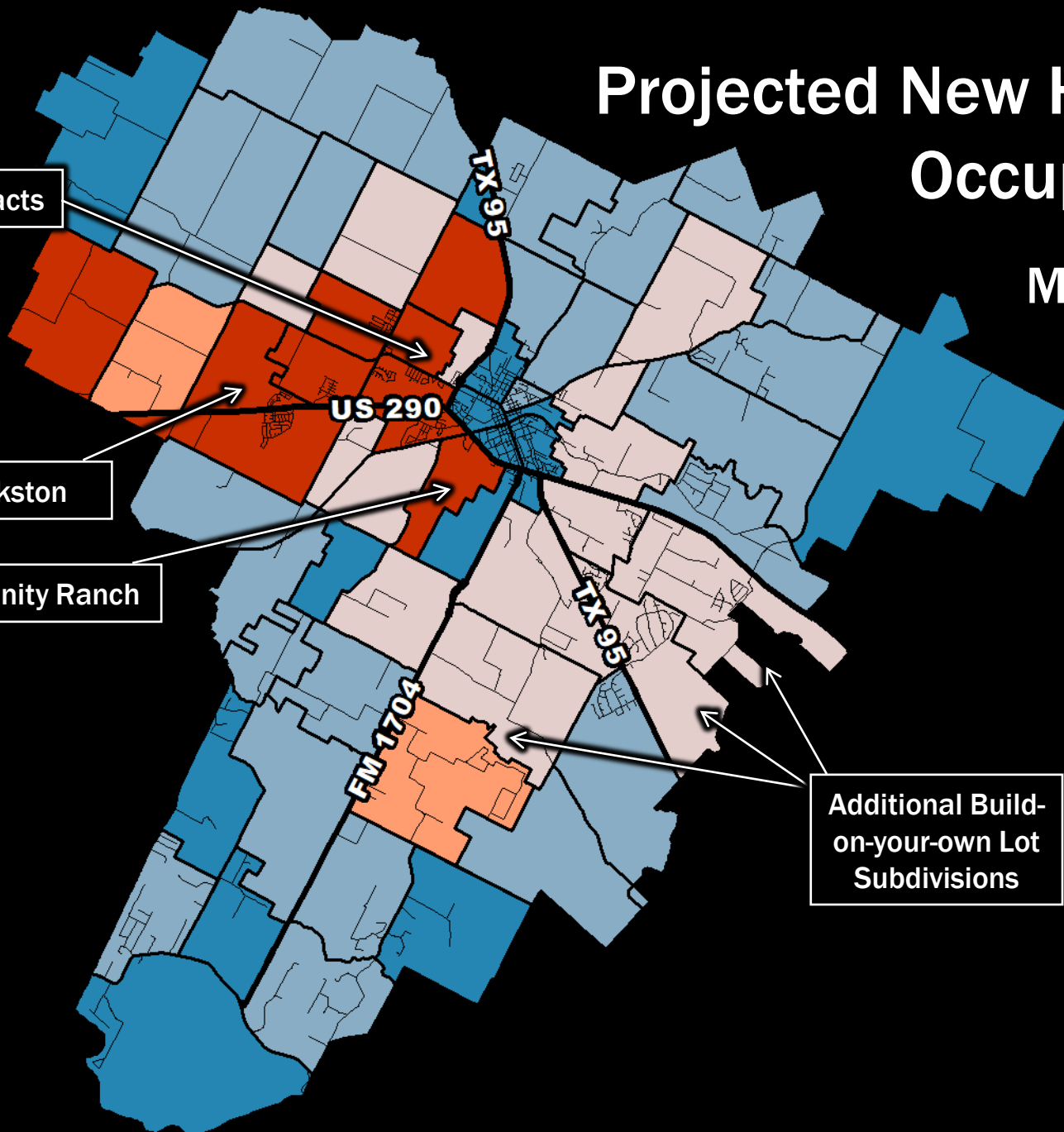
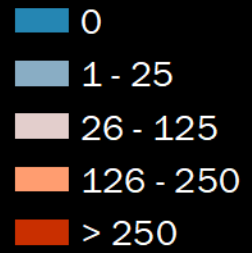
Mar. 2021–  
Oct. 2030

Larson Tracts

Brickston

Trinity Ranch

Additional Build-  
on-your-own Lot  
Subdivisions



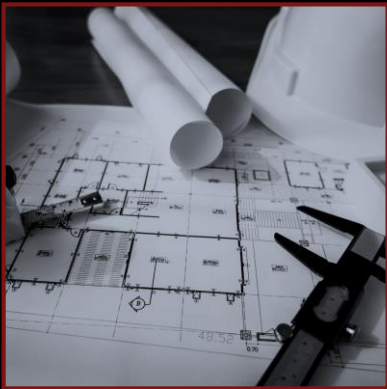
# Housing Highlights



- ▶ Trinity Ranch continues to move forward, and infrastructure agreements are being made with TXDOT and City of Elgin



- ▶ Larson Tracts: approximately 190 acres are now being planned for nearly 600 lots adjacent to EMS



- ▶ Build-on-your-own lot developments are expected to continue being planned south of Elgin
  - ▶ Recent 346-lot feasibility study submitted on land adjacent to EISD but in BISD along TX-95
  - ▶ PASA has projected for approximately 700 additional homes beyond the ~600 remaining lots today



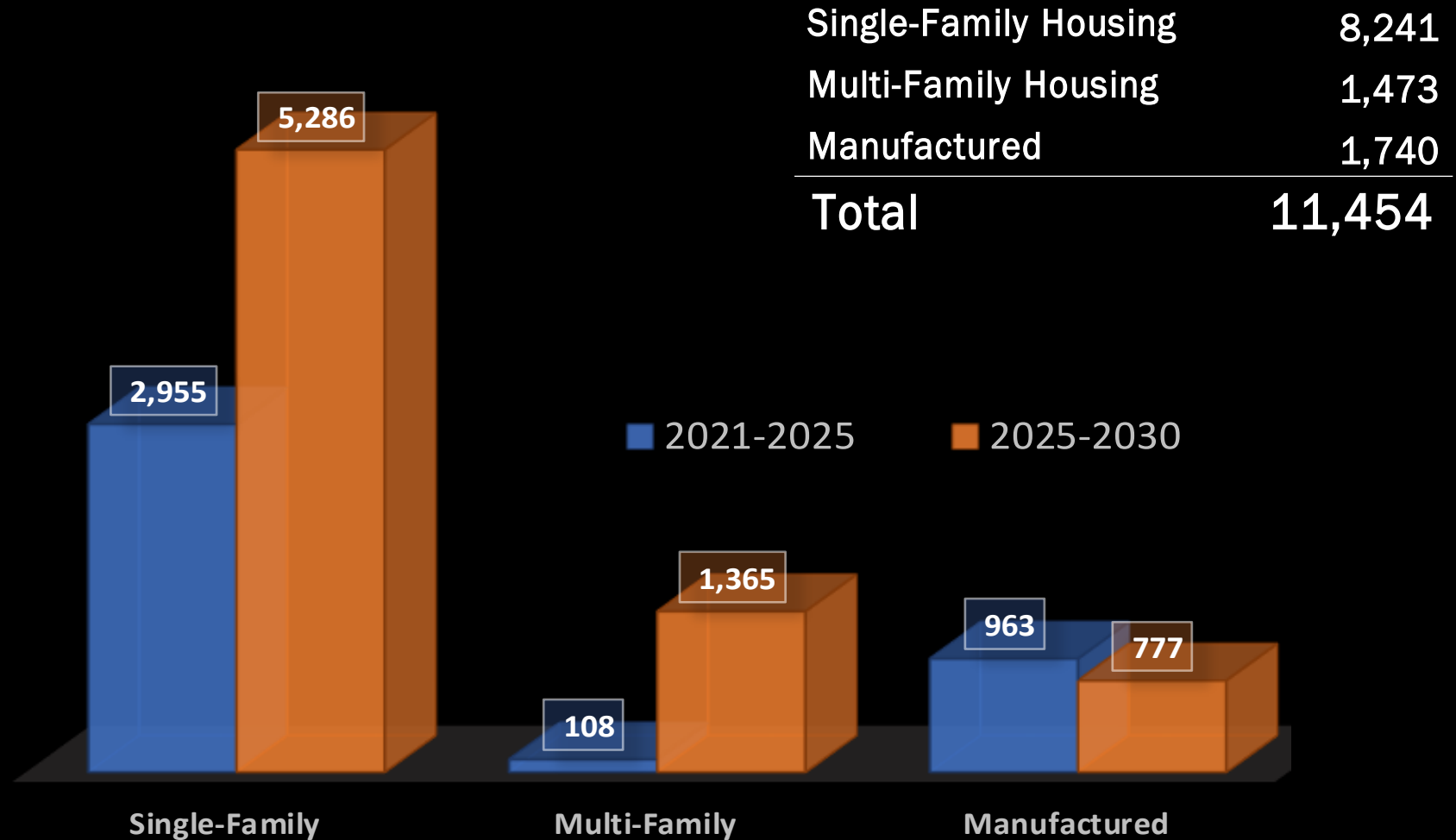
PU	Development	Projected New Single Family Units		
		2021-2025	2025-2030	2021-2030
10	Elm Creek North	630	463	<b>1,093</b>
29	Harvest Ridge	265	650	<b>915</b>
10	Brickston	105	665	<b>770</b>
41	Trinity Ranch	211	495	<b>706</b>
2	Manor Heights	255	340	<b>595</b>
9	Homestead Estates	395	10	<b>405</b>
9	Stone Creek Ranch	139	178	<b>317</b>
28	Potential SF	20	285	<b>305</b>
29	Larson Tracts	55	250	<b>305</b>
29	Peppergrass	261	18	<b>279</b>
11	Lone Willow Ranch	10	260	<b>270</b>
9	Eagle's Landing	196	57	<b>253</b>
11	Caesar's Crossing	85	138	<b>223</b>
2	Potential SF	0	199	<b>199</b>
11	Potential SF	20	168	<b>188</b>
51	Summer Moon	170	17	<b>187</b>
12	Potential SF	0	180	<b>180</b>
9	Potential SF	5	155	<b>160</b>
<b>Total Single Family Housing Pro</b>		<b>2,955</b>	<b>5,286</b>	<b>8,241</b>

## Projected Single-Family Housing

75% of all SF homes projected through 2030 are in 12 planned or potential developments

# Projected New Housing Occupancies

## 2021-2030



# Current Students



# Students per Occupied Housing Unit



Districtwide

**0.54**



**Single-Family**

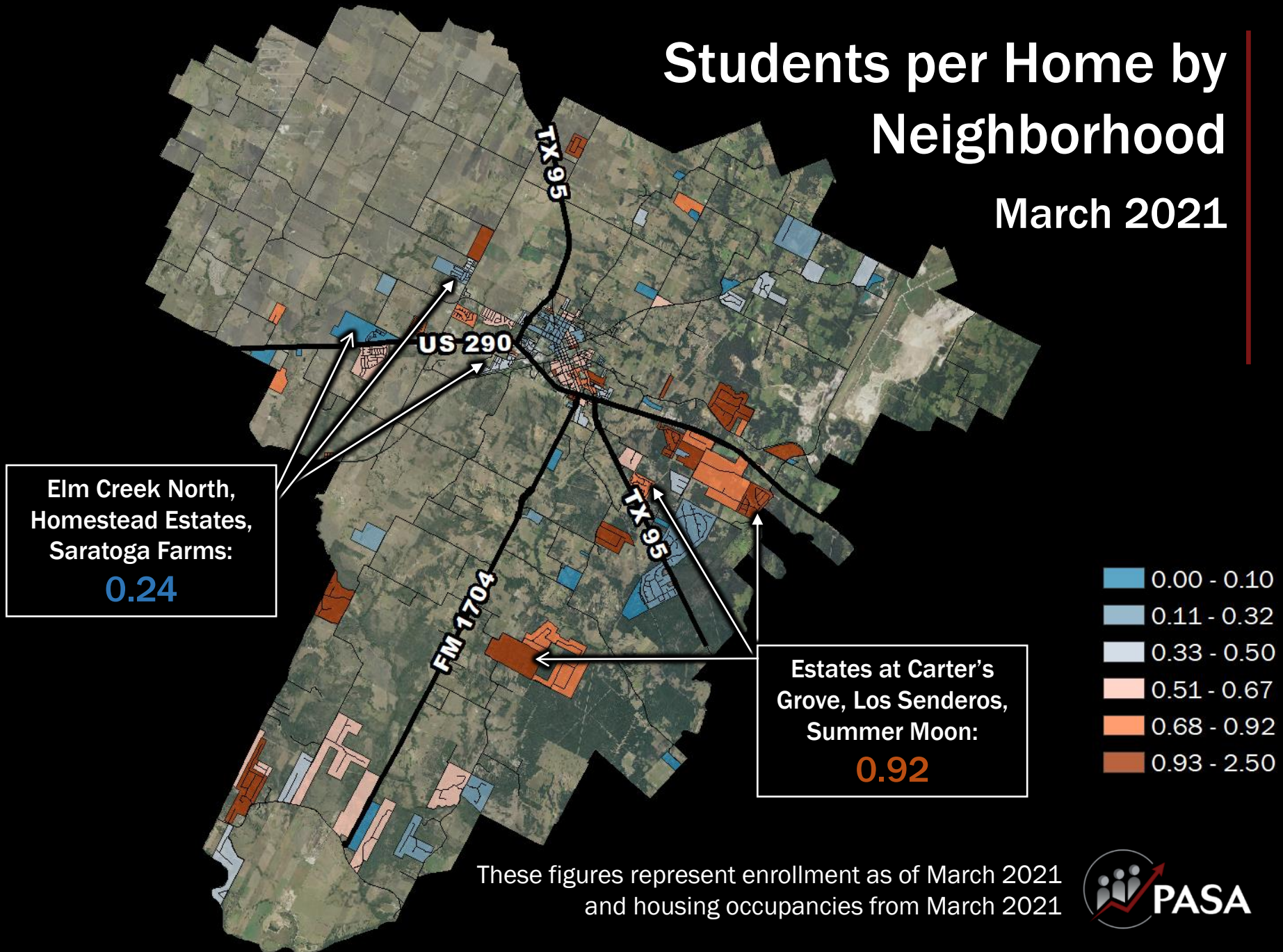
**0.57**



**Multi-Family**

# Students per Home by Neighborhood

March 2021



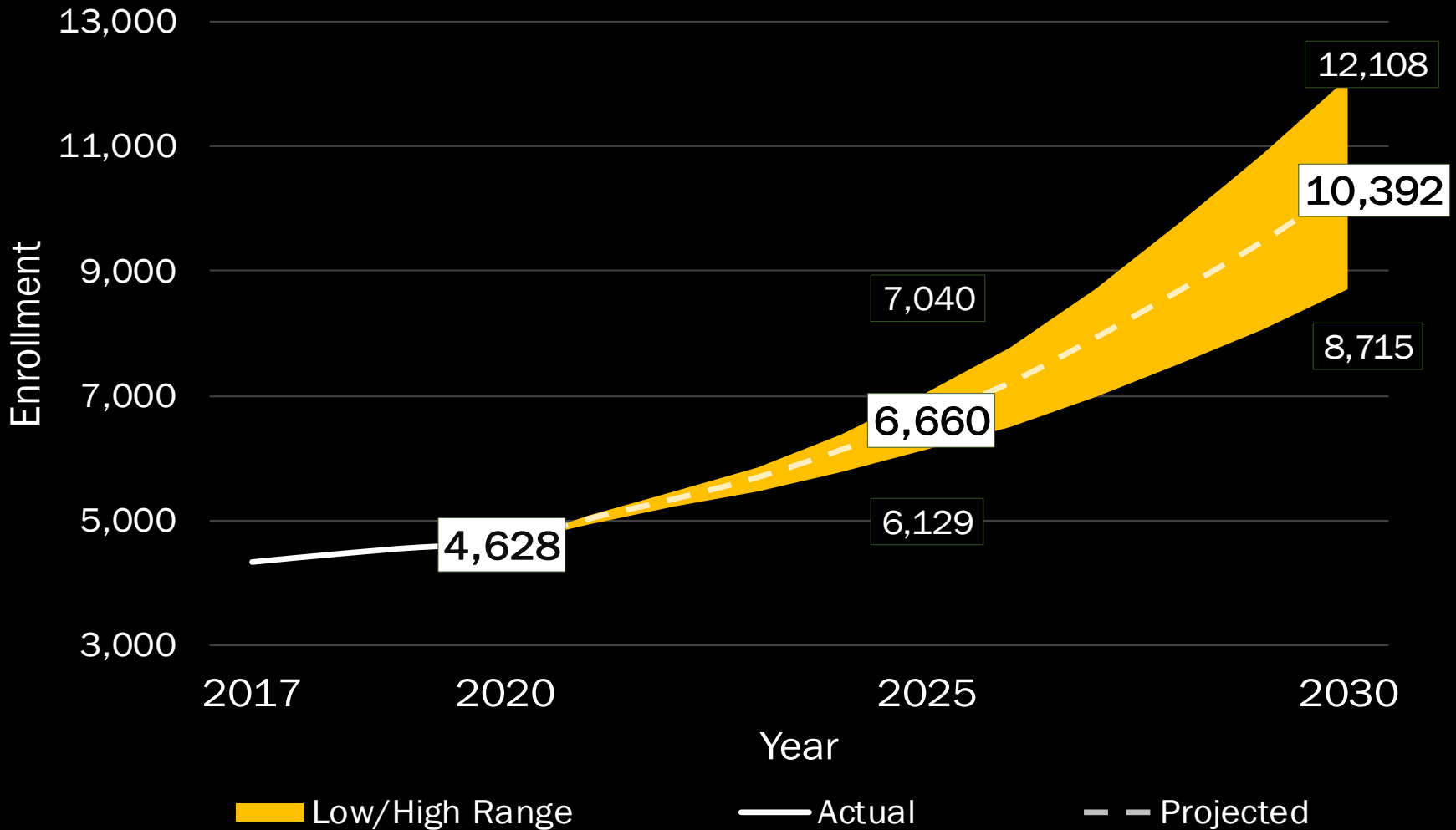
# Student Projections



- ▶ Enrollment Projected for TEA Snapshot
- ▶ Moderate Growth Scenario used for all planning documents in report



# Three Scenarios of Growth



# Moderate Growth Scenario



## Projected Enrollment at PEIMS Snapshot Date

	2021	2022	2023	2024	2025
<b>Enrollment</b>	<b>5,033</b>	<b>5,347</b>	<b>5,698</b>	<b>6,143</b>	<b>6,660</b>
<b>% Growth</b>	<b>8.75%</b>	<b>6.24%</b>	<b>6.56%</b>	<b>7.81%</b>	<b>8.42%</b>
<b>Growth</b>	<b>405</b>	<b>314</b>	<b>351</b>	<b>445</b>	<b>517</b>
	2026	2027	2028	2029	2030
<b>Enrollment</b>	<b>7,217</b>	<b>7,926</b>	<b>8,690</b>	<b>9,484</b>	<b>10,392</b>
<b>% Growth</b>	<b>8.36%</b>	<b>9.82%</b>	<b>9.64%</b>	<b>9.14%</b>	<b>9.57%</b>
<b>Growth</b>	<b>557</b>	<b>709</b>	<b>764</b>	<b>794</b>	<b>908</b>

# Long-Range Planning



## Current Elementary Attendance Zones

	Cap. w/ Port	Projected Geocoded EE-4th									
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elgin	1009	646	691	719	734	741	754	787	828	894	972
Neidig	812	586	639	689	799	930	1074	1233	1417	1616	1812
Washington	792	806	895	938	978	991	1003	1028	1059	1113	1179

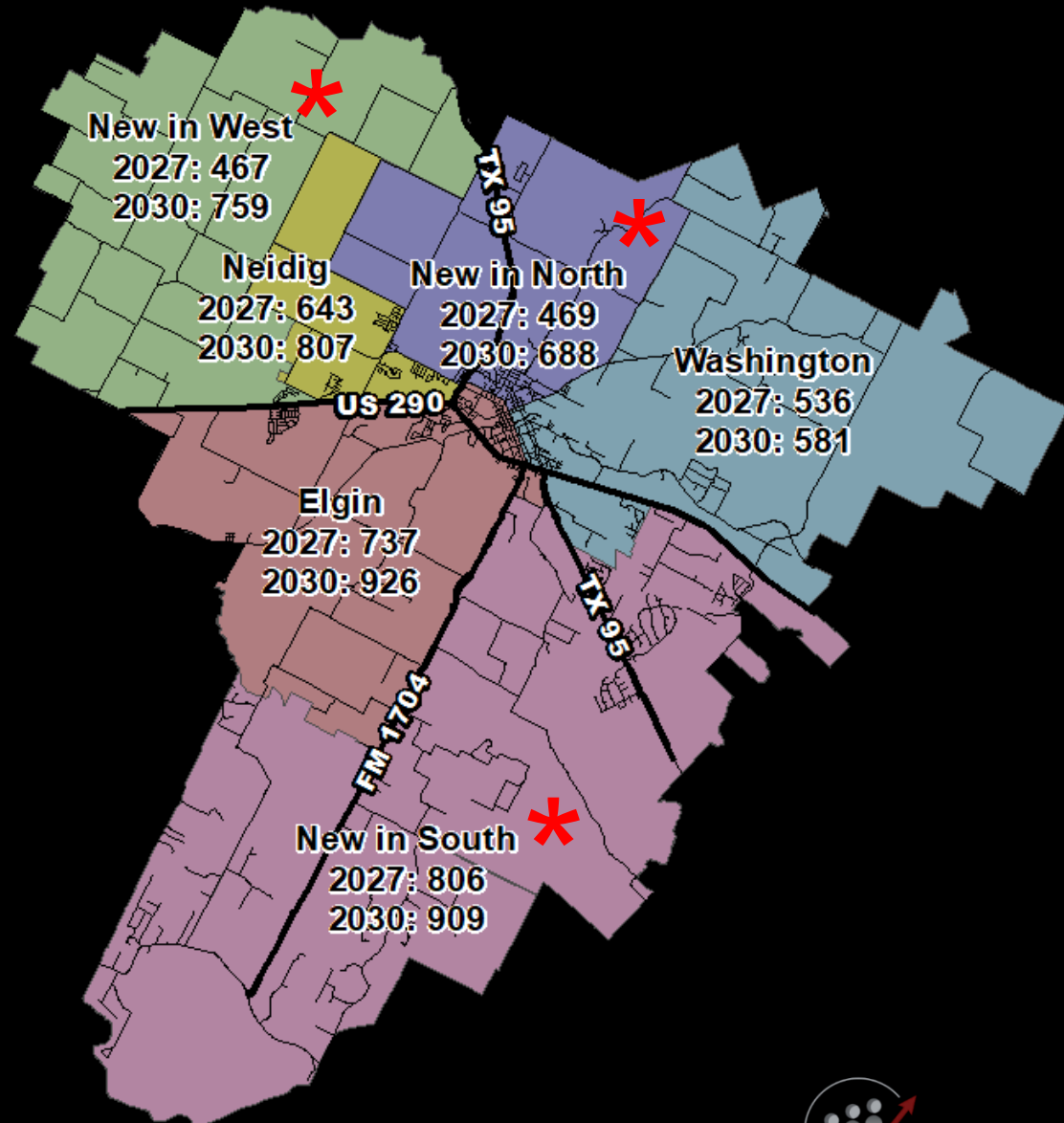
# Current Secondary Schools

Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Intermediate	713	688	692	780	936	1052	1183	1258	1310	1361	1432
Middle	990	756	730	790	821	956	1166	1300	1452	1536	1591
High	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406

# Potential Elementary Configuration with 3 Additional Elementaries: EE-5<sup>th</sup> Shown

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# Elementary Option 2

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		EE-4th			EE-5th						
Elgin	1009	646	691	529	650	673	697	737	781	845	926
		EE-4th			EE-5th						
Neidig	812	586	639	646	723	847	977	643	697	751	807
		EE-4th			EE-5th						
Washington	792	806	895	577	538	539	536	536	541	556	581
		EE-4th			EE-5th						
New in South	772			594	741	769	787	806	829	858	909
		EE-4th			EE-5th						
New in North	772				323	371	416	469	532	608	688
		EE-4th			EE-5th						
New in West	772							467	564	662	759

# Current Secondary Schools

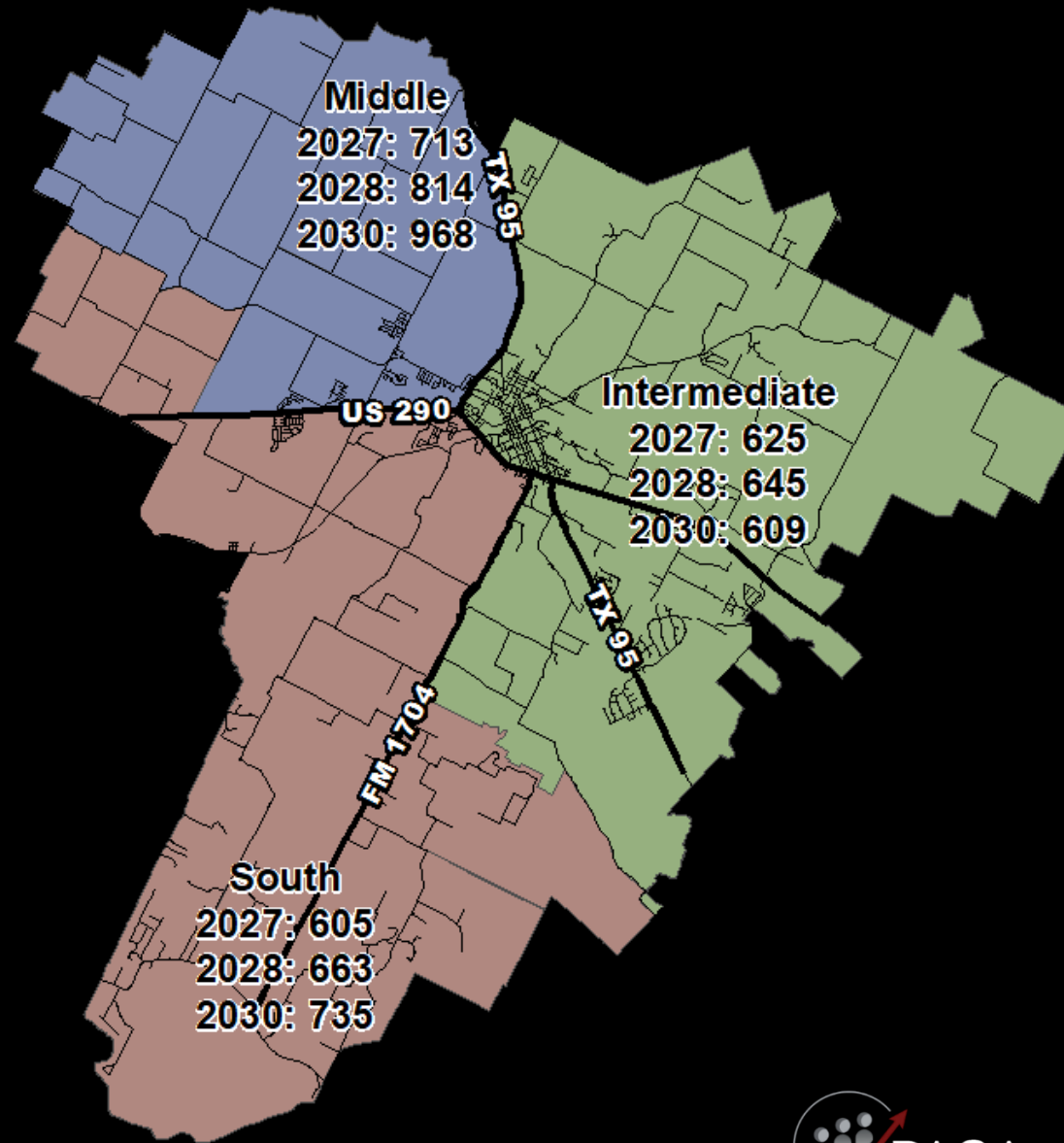
Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
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High	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406



# Potential MS Configuration with Additional MS

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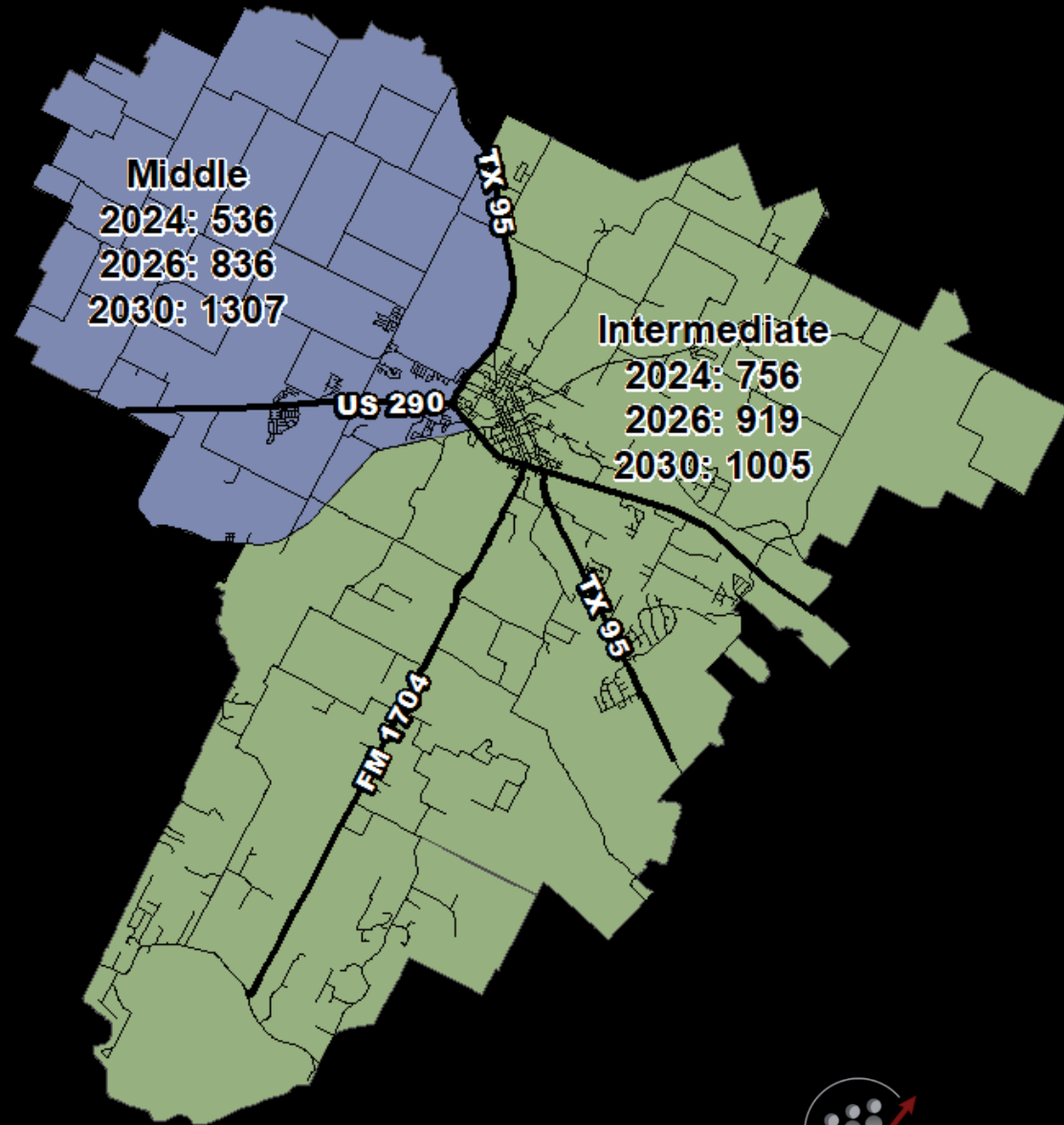


# Middle School Option 1

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		5th-6th			6th			6th-8th			
<b>Intermediate</b>	713	688	692	780	473	512	595	625	645	631	609
		7th-8th						6th-8th			
<b>Middle</b>	990	756	730	790	821	956	1166	713	814	897	968
								6th-8th			
<b>New in South</b>	990							605	663	696	735

# Potential MS Configuration with Larger Intermediate

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# Middle School Option 2

By adding on to Intermediate, could push off need for 3<sup>rd</sup> middle school

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
								Increase Int Capacity to Equal MS				
		5th-6th				6th-8th						
<b>Intermediate</b>	713	688	692	780	756	817	919	972	1018	1014	1005	
		7th-8th			6th-8th							
<b>Middle</b>	990	756	730	790	536	649	836	971	1104	1210	1307	

Area closest to current MS is projected to grow significantly toward end of projection period = smaller enrollment to start

# Current Secondary Schools

Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<i>Intermediate</i>	713	688	692	780	936	1052	1183	1258	1310	1361	1432
<i>Middle</i>	990	756	730	790	821	956	1166	1300	1452	1536	1591
<b>High</b>	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406





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# Elgin ISD

Spring 2021