



LAMAR CISD

DEMOGRAPHIC STUDY

Spring 2023

POPULATION AND SURVEY ANALYSTS
WWW.PASATX.COM

2022-23 Demographic Study

Themes Affecting Enrollment Projections



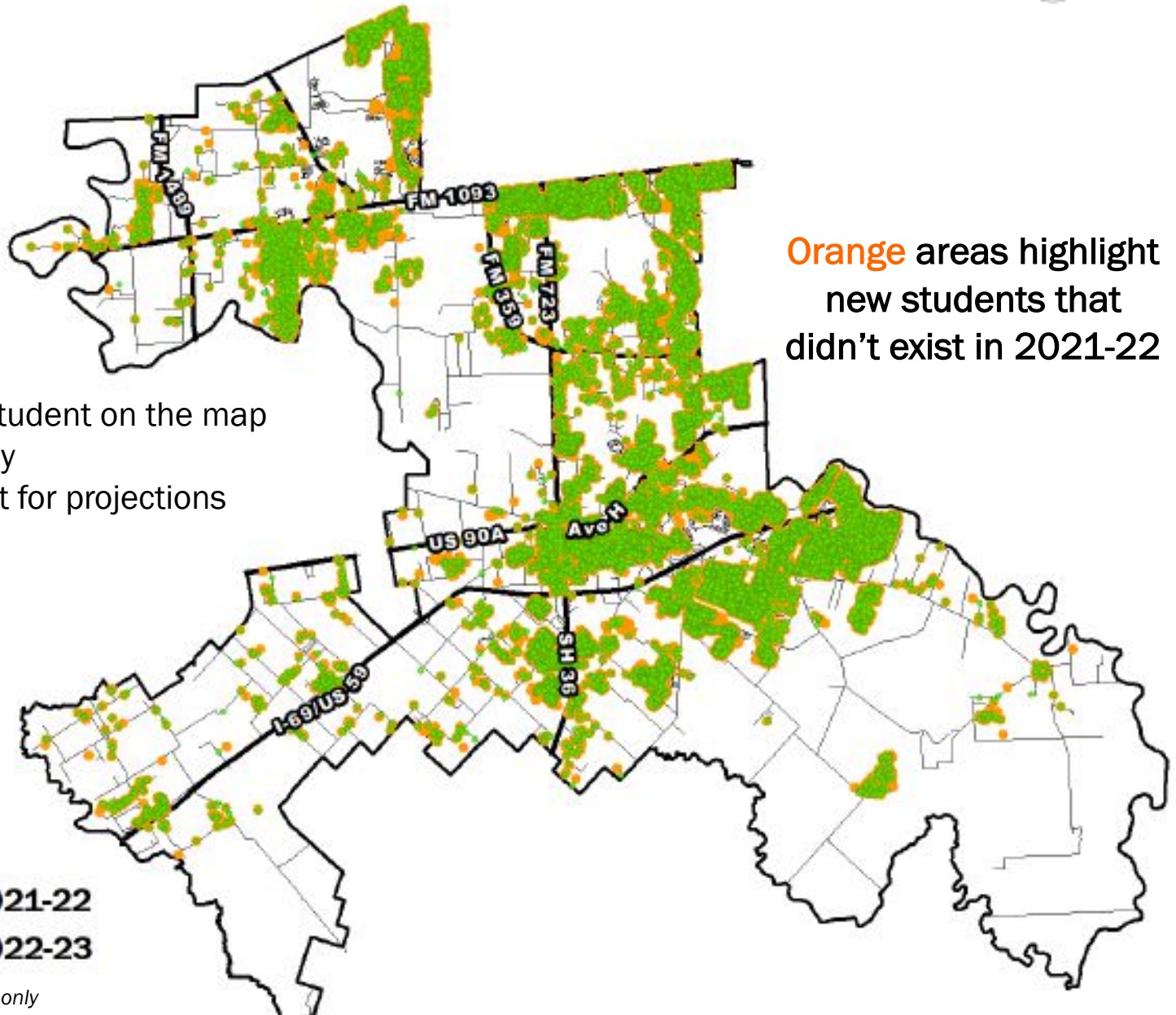
Mortgage rate increase

Quieter single-family market in 2023, but developments are ramping up in LCISD

Multi-family on the rise

Charter school expansions

Students Geo-Code



Orange areas highlight new students that didn't exist in 2021-22

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

● Students 2021-22
● Students 2022-23

**For illustrative purposes only*

Students per Household



Single-Family



0.55

Fort Bend ISD	0.51
Katy ISD	0.72
Cy-Fair ISD	0.59

Multi-Family

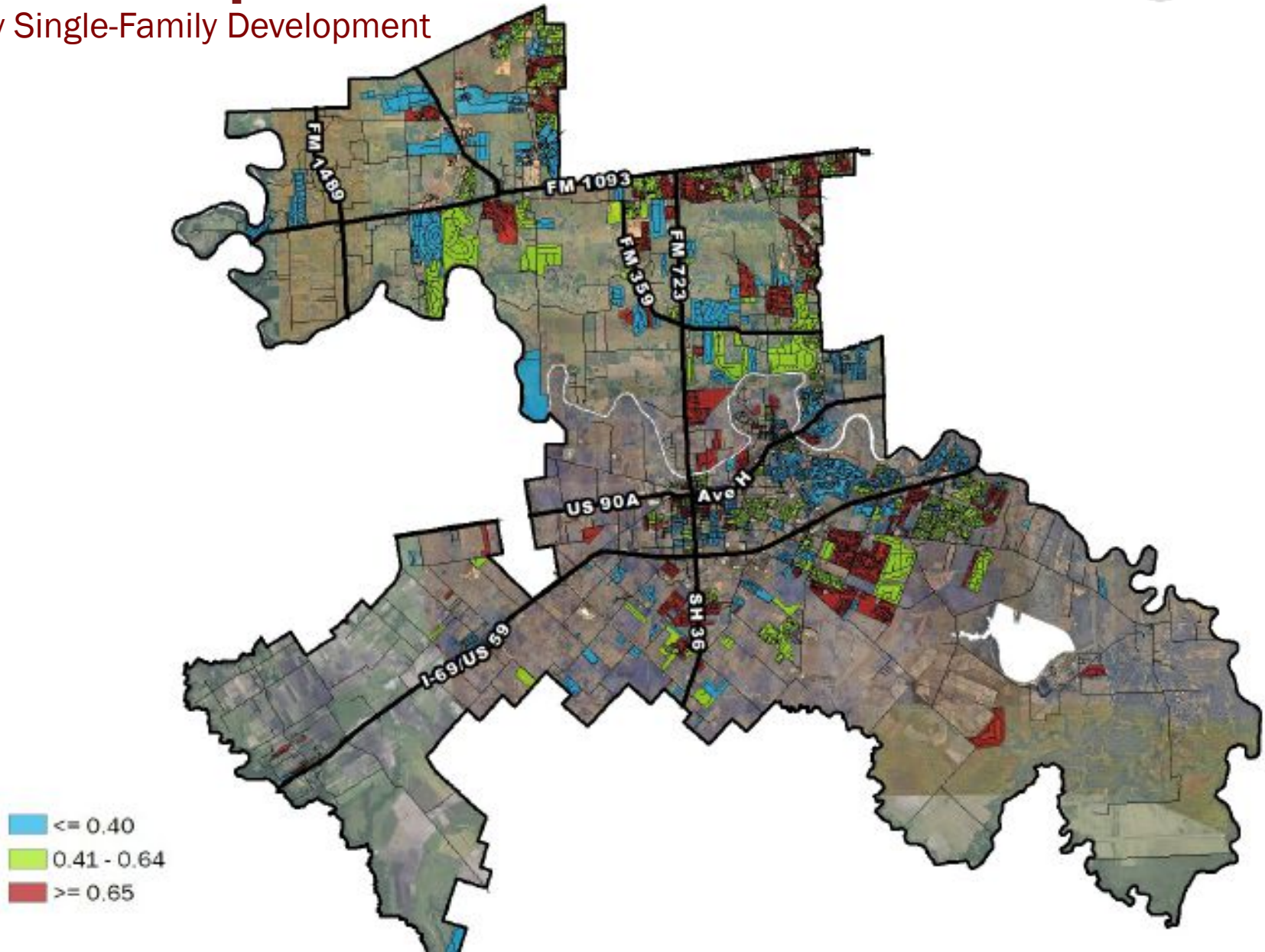


0.37

Fort Bend ISD	0.37
Katy ISD	0.37
Cy-Fair ISD	0.37

Students per Home

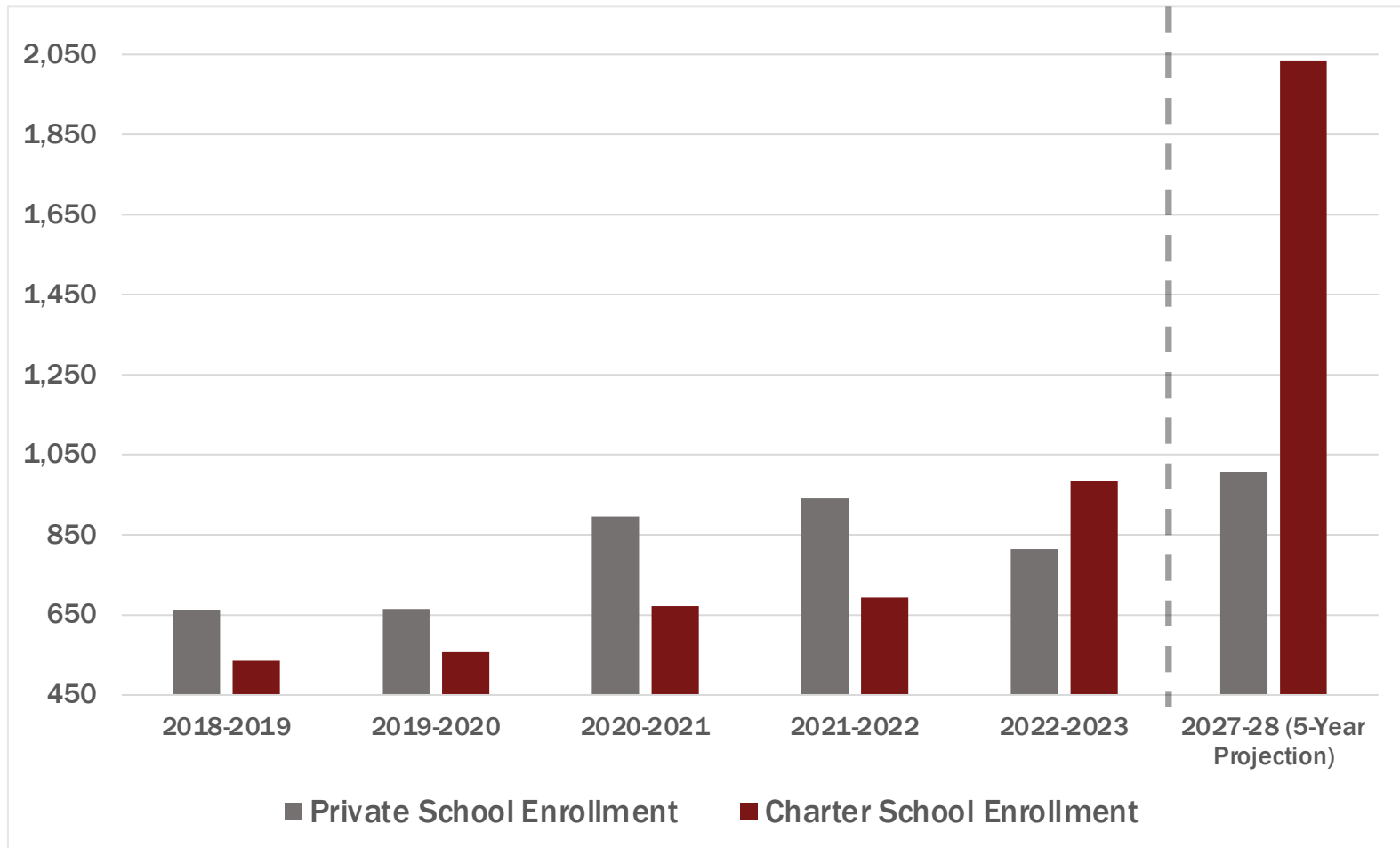
By Single-Family Development



Charter & Private Schools



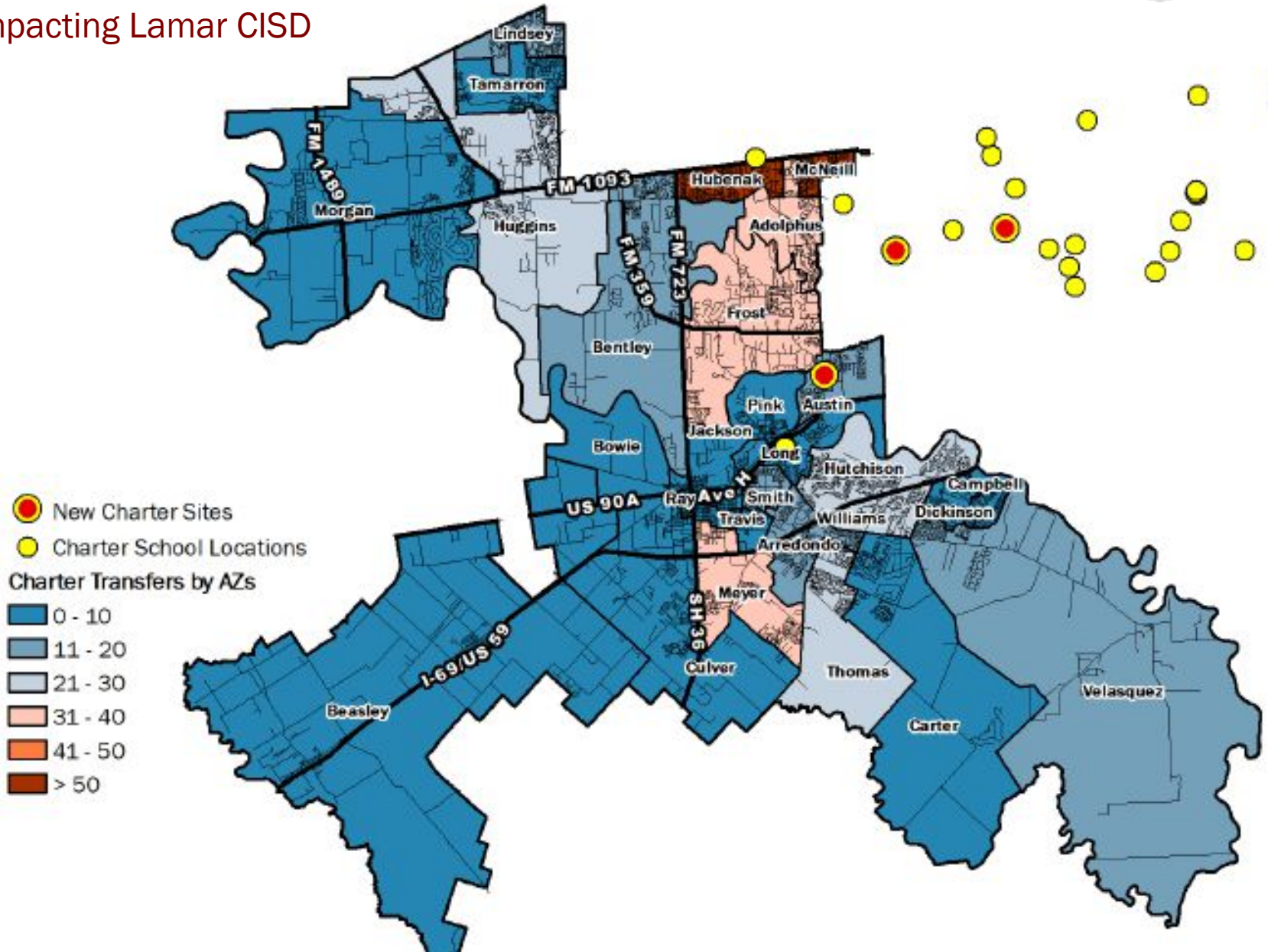
Lamar CISD Residents Enrolled in Charter and Private Schools



Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation.

Charter Schools

Impacting Lamar CISD





ECONOMY & HOUSING



Single-Family Housing



Over the next 10 years, PASA projects 52,778 new single-family units (74% of total new housing projections) in 213 active, planned, or potential developments



Out with the Old, in with the New...

7 subdivisions were completed or substantially finished in 2022; construction started in 15 subdivisions.

Build-to-Rent (BTR) Communities

There are 7 new BTR developments with a combined 1,004 homes (4.3% of all projected SF housing through 2027).

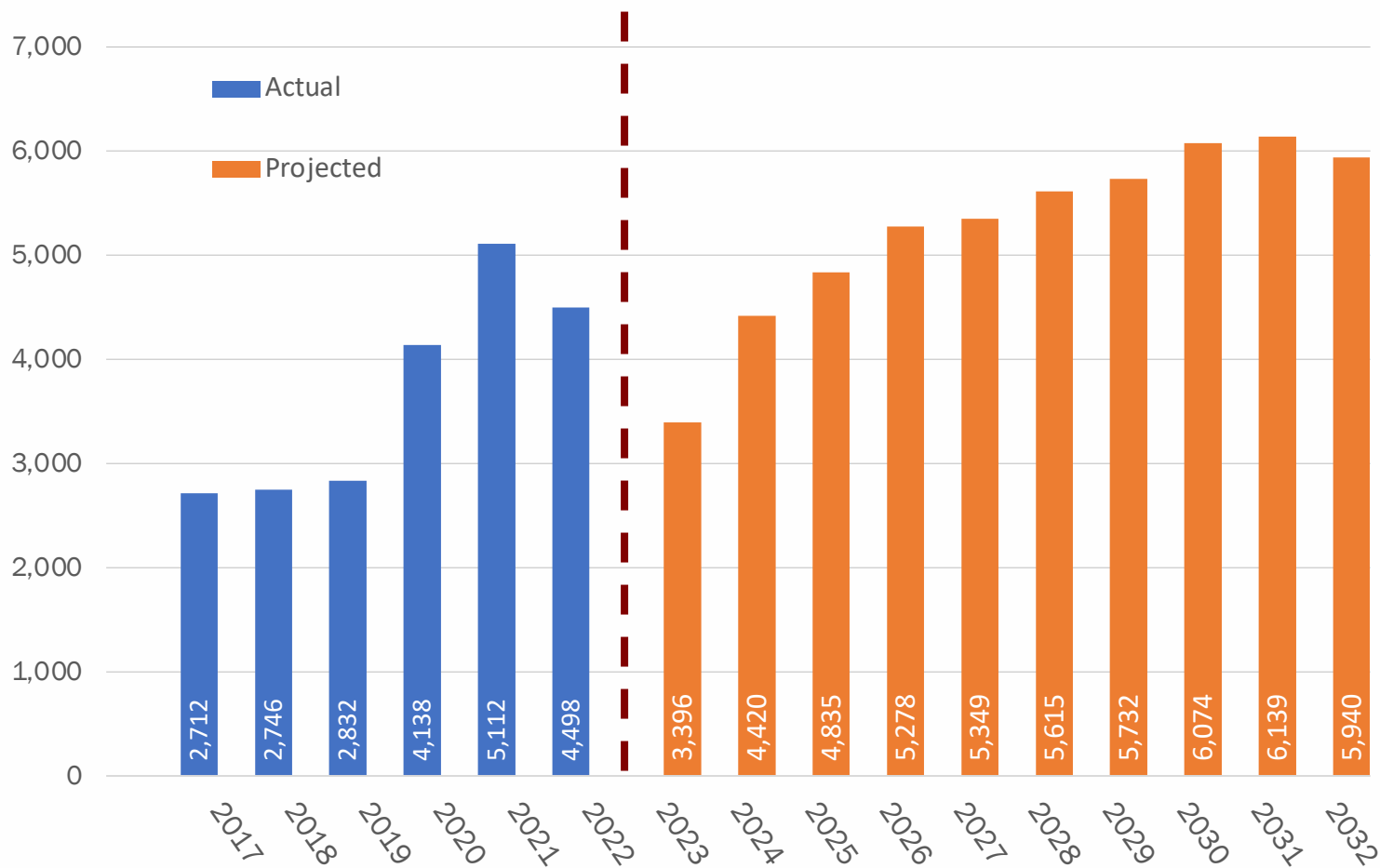
Of Particular Note: Star Bridge

Land Tejas is now developing phase 1 of 2,241 lots at US 59/Doris Road

Past and Projected New Housing Occupancies



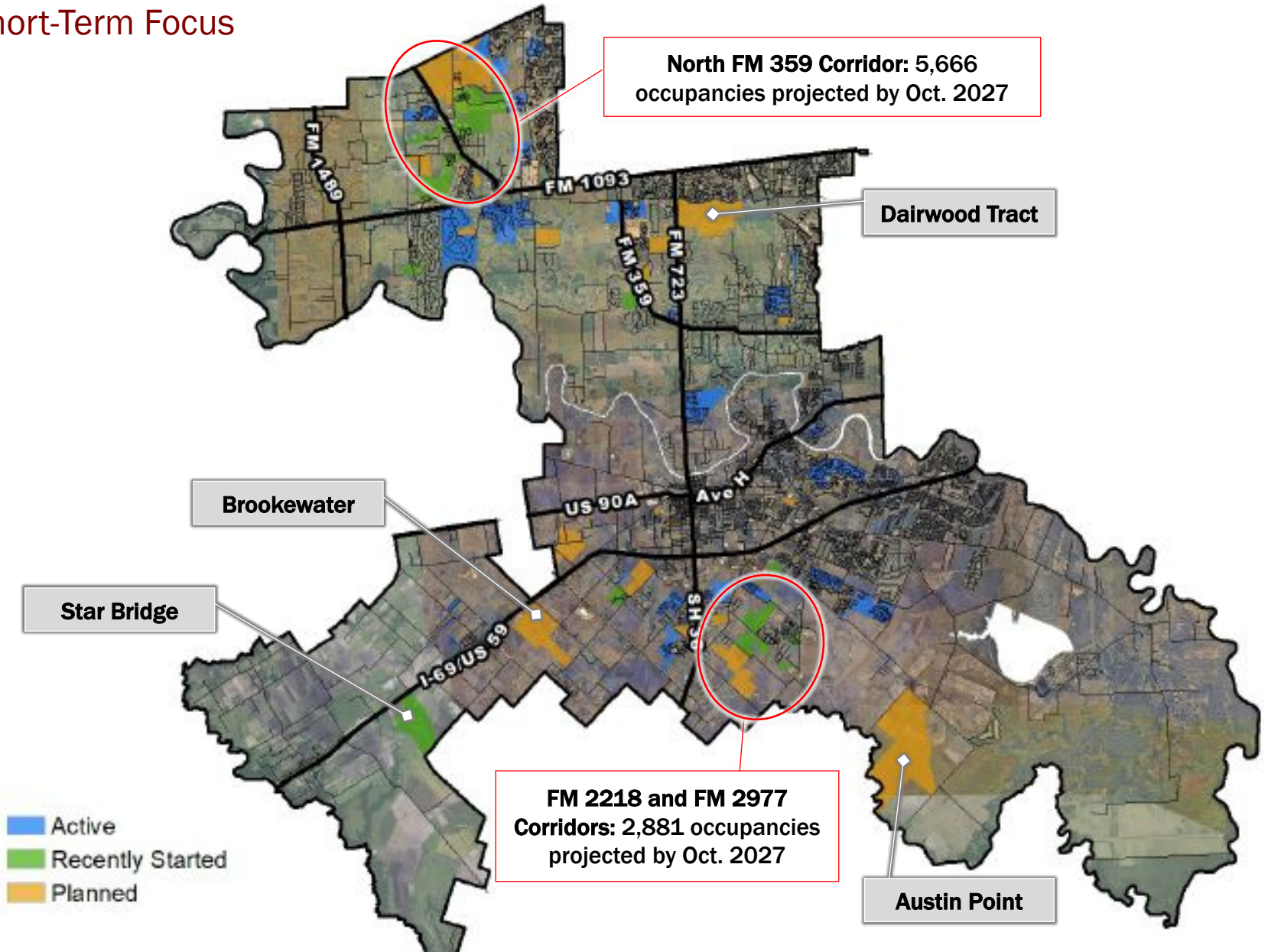
Single-Family Housing in Lamar CISD



Source: PASA Demographic Studies, 2016-17 through 2022-23

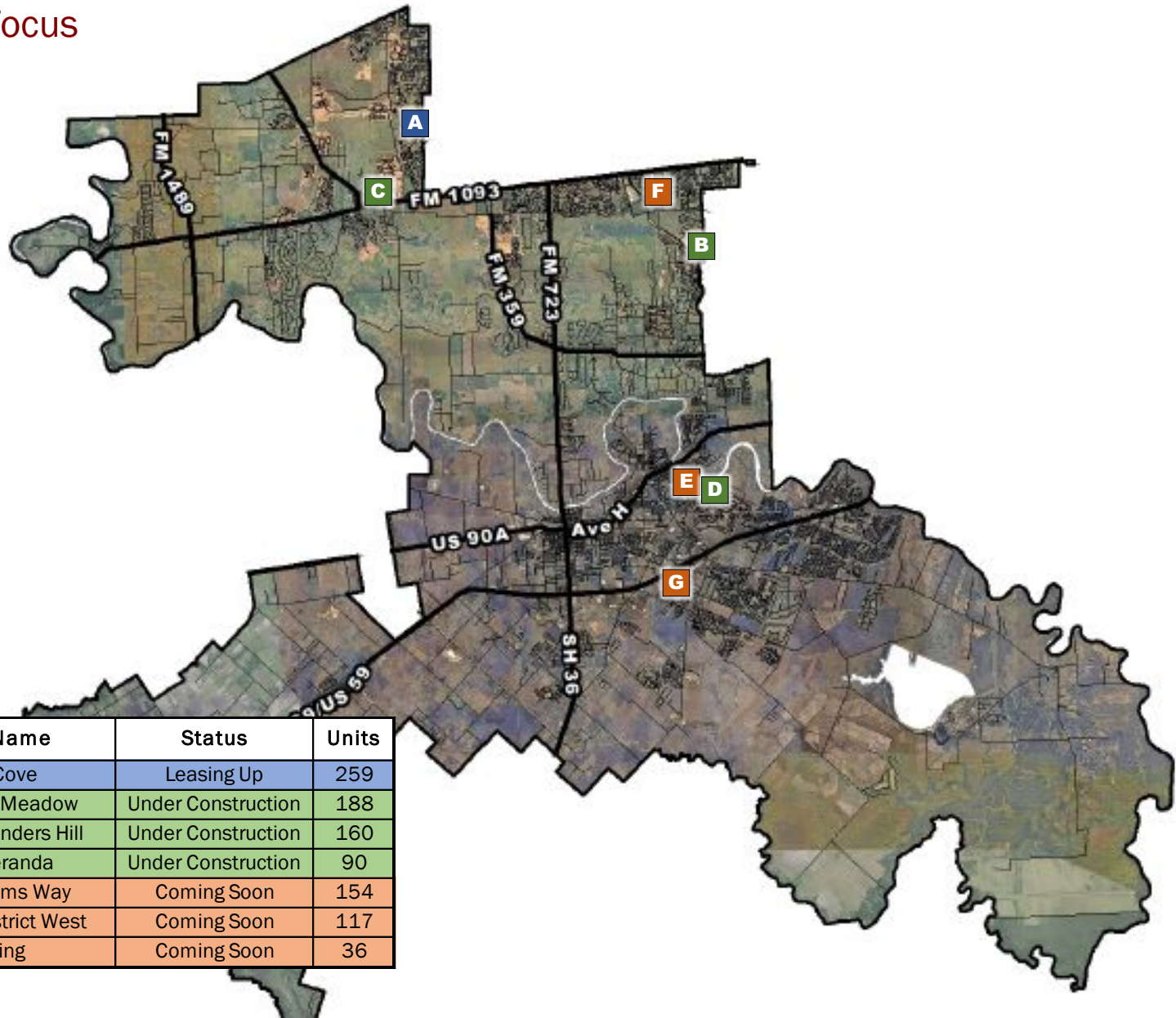
New Single-Family Housing

Short-Term Focus



New Single-Family Build-to-Rent

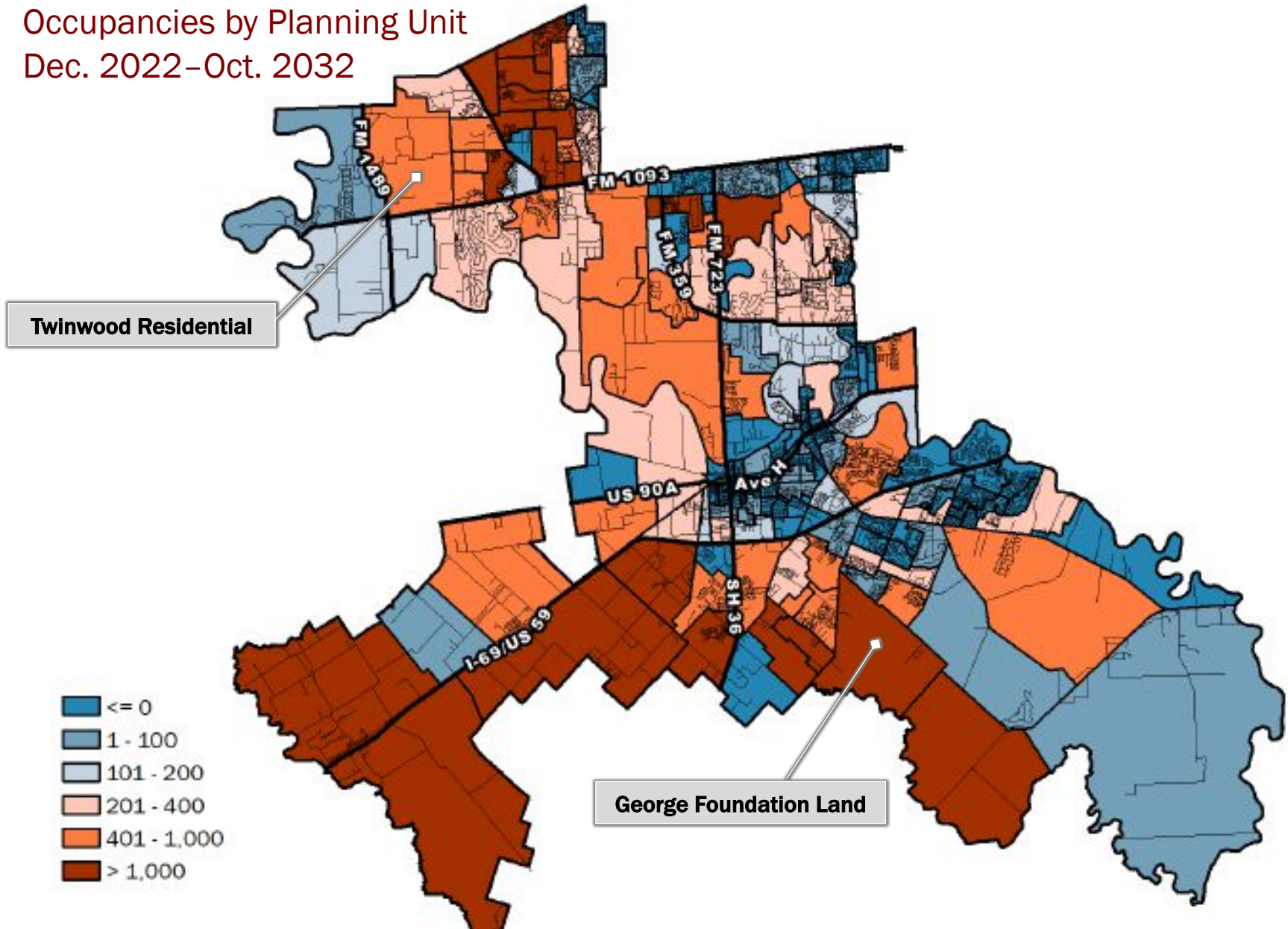
Short-Term Focus



	Property Name	Status	Units
A	Heritage Cove	Leasing Up	259
B	Camden Long Meadow	Under Construction	188
C	Canvas on Founders Hill	Under Construction	160
D	Vistas at Veranda	Under Construction	90
E	Edge at Williams Way	Coming Soon	154
F	Light Haven District West	Coming Soon	117
G	Leva Living	Coming Soon	36

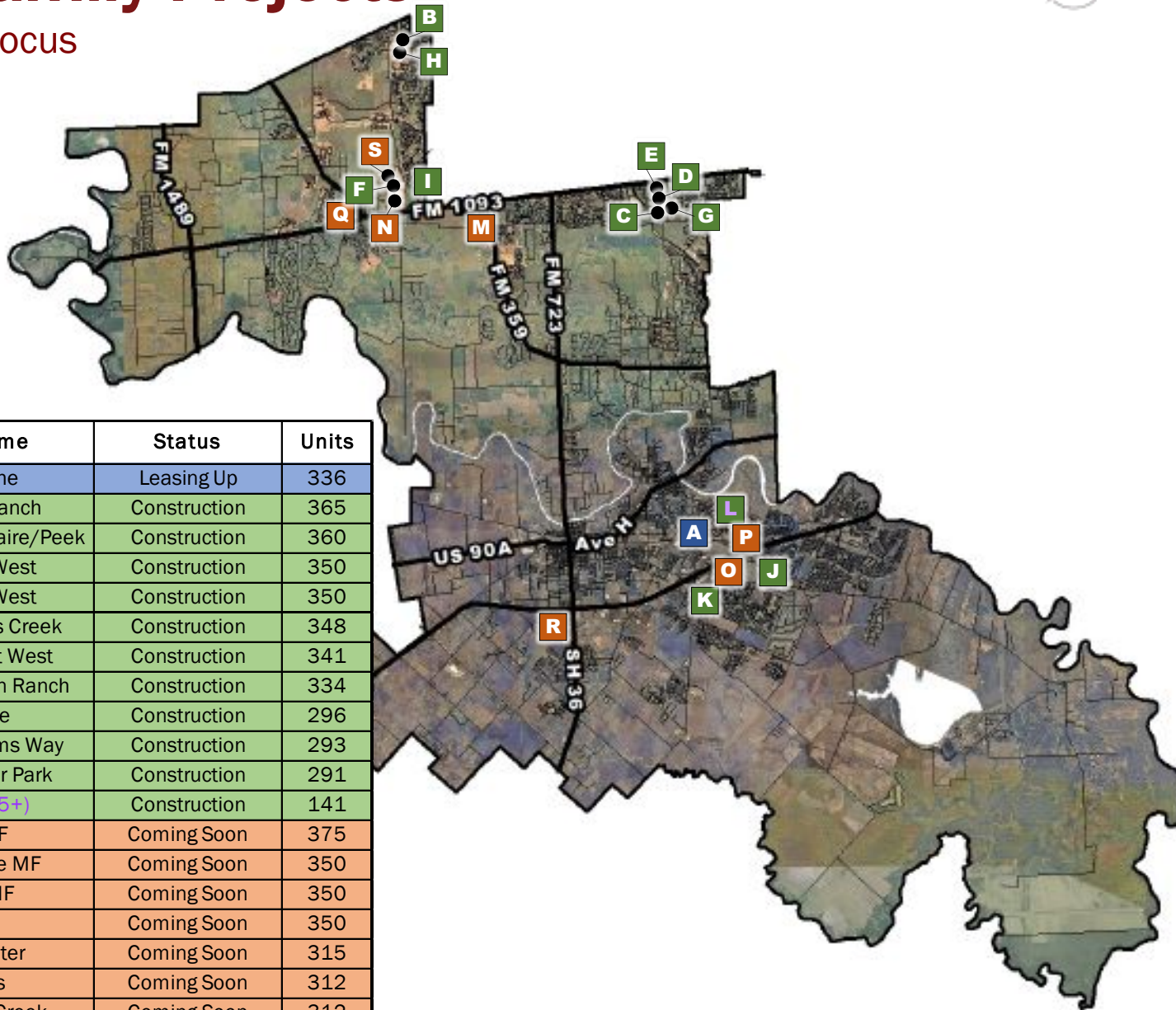
New Single-Family Housing

Occupancies by Planning Unit
Dec. 2022–Oct. 2032



Multi-Family Projects

Short-Term Focus

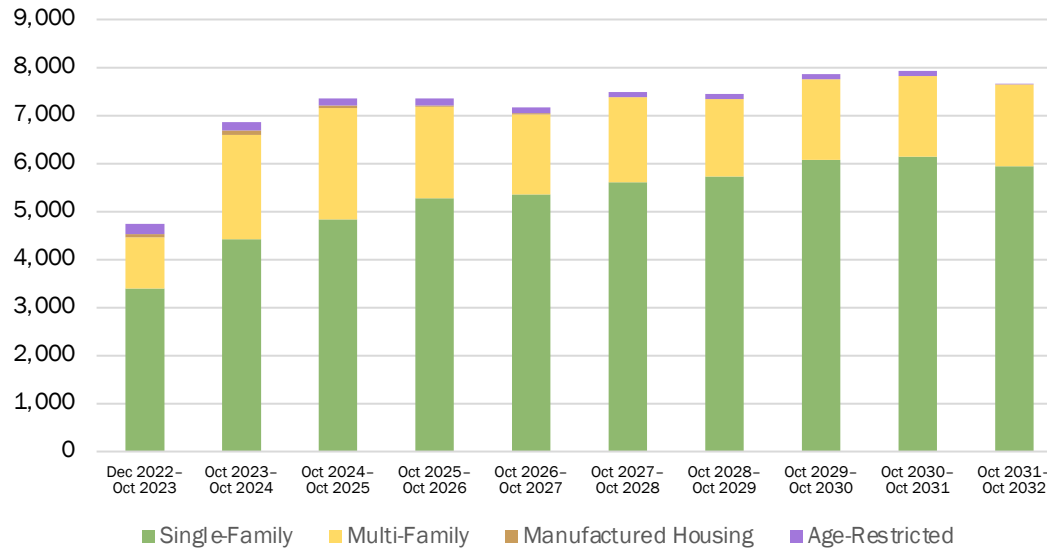


	Property Name	Status	Units
A	Wildwood, The	Leasing Up	336
B	Vic at Jordan Ranch	Construction	365
C	Davis MF: SWC Bellaire/Peek	Construction	360
D	Prose District West	Construction	350
E	Allora District West	Construction	350
F	Broadstone Cross Creek	Construction	348
G	Cendana District West	Construction	341
H	Broadstone Jordan Ranch	Construction	334
I	Argonne, The	Construction	296
J	Territory at Williams Way	Construction	293
K	Verge at Summer Park	Construction	291
L	Huntington (55+)	Construction	141
M	Venterra MF	Coming Soon	375
N	Potential Future MF	Coming Soon	350
O	Circle Oak MF	Coming Soon	350
P	Future MF	Coming Soon	350
Q	Fulshear Center	Coming Soon	315
R	Fairgrounds	Coming Soon	312
S	Venterra Cross Creek	Coming Soon	312

New Housing Projections by Year of Occupancy



Housing Projections by Year of Occupancy



Housing Type	Dec 2022–Oct 2023	Oct 2023–Oct 2024	Oct 2024–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Dec 2022–Oct 2032
Single-Family	3,396	4,420	4,835	5,278	5,349	5,615	5,732	6,074	6,139	5,940	52,778
Multi-Family	1,073	2,181	2,324	1,902	1,670	1,768	1,612	1,680	1,679	1,706	17,595
Manufactured Housing	63	85	56	35	27	0	0	0	0	0	266
Age-Restricted	210	176	135	145	122	100	105	105	105	5	1,208
Total	4,742	6,862	7,350	7,360	7,168	7,483	7,449	7,859	7,923	7,651	71,847

STUDENT PROJECTIONS



Factors Incorporated into Student Projections



New Housing Construction

Largest driver of future growth

Birth rates and KG class sizes

Births impact KG enrollment

KG has recently increased 5% annually on average

Aging of the existing student population

Accounts for bulges in the population

Regeneration in existing neighborhoods

Where are younger families moving in to replace empty-nesters?

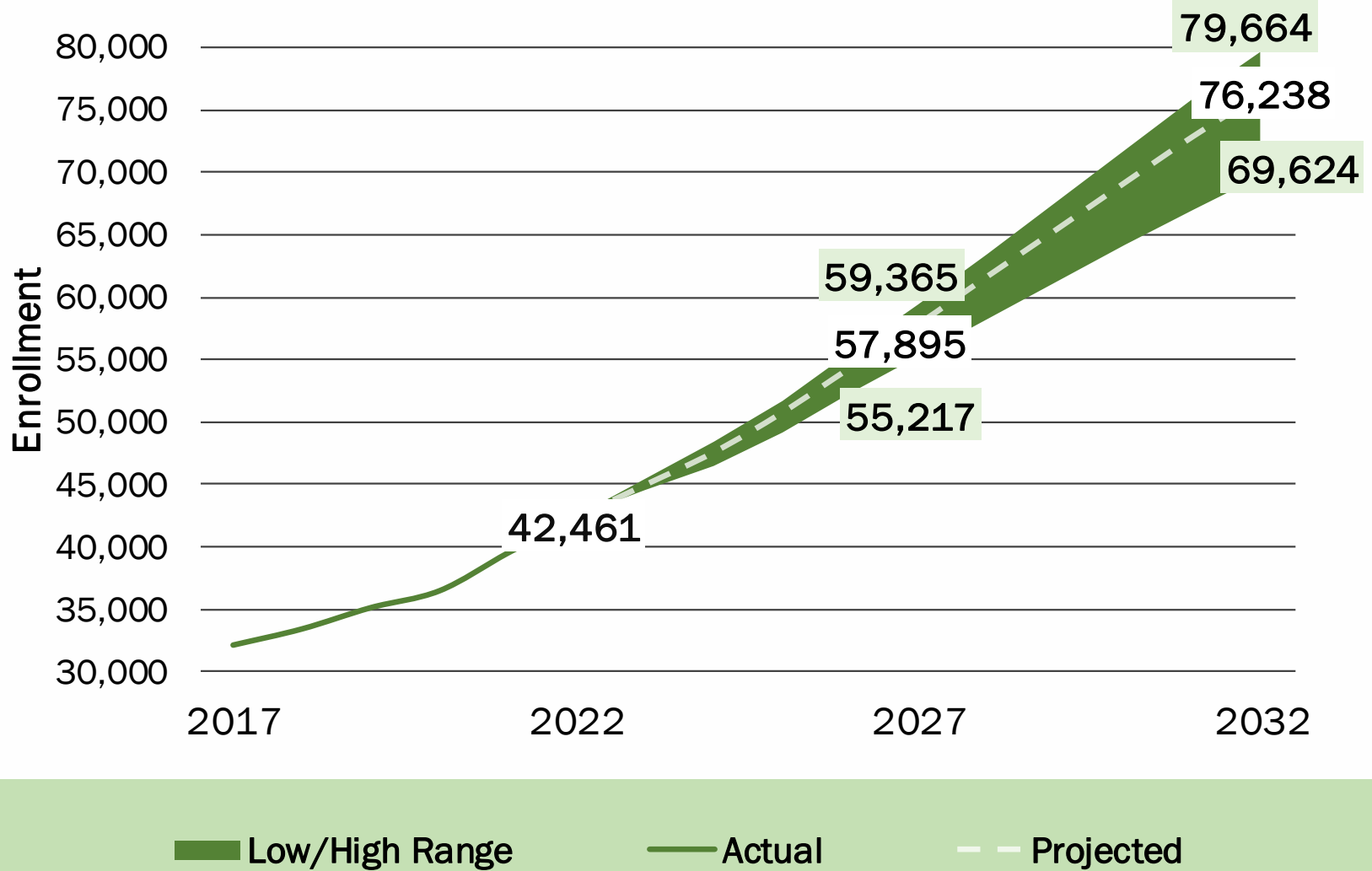
New Charter Schools

SST Discovery and IL Richmond + continued growth

Pandemic Related Loss

No more assumptions of recapture

Three Scenarios of Growth



LONG-RANGE PLANNING

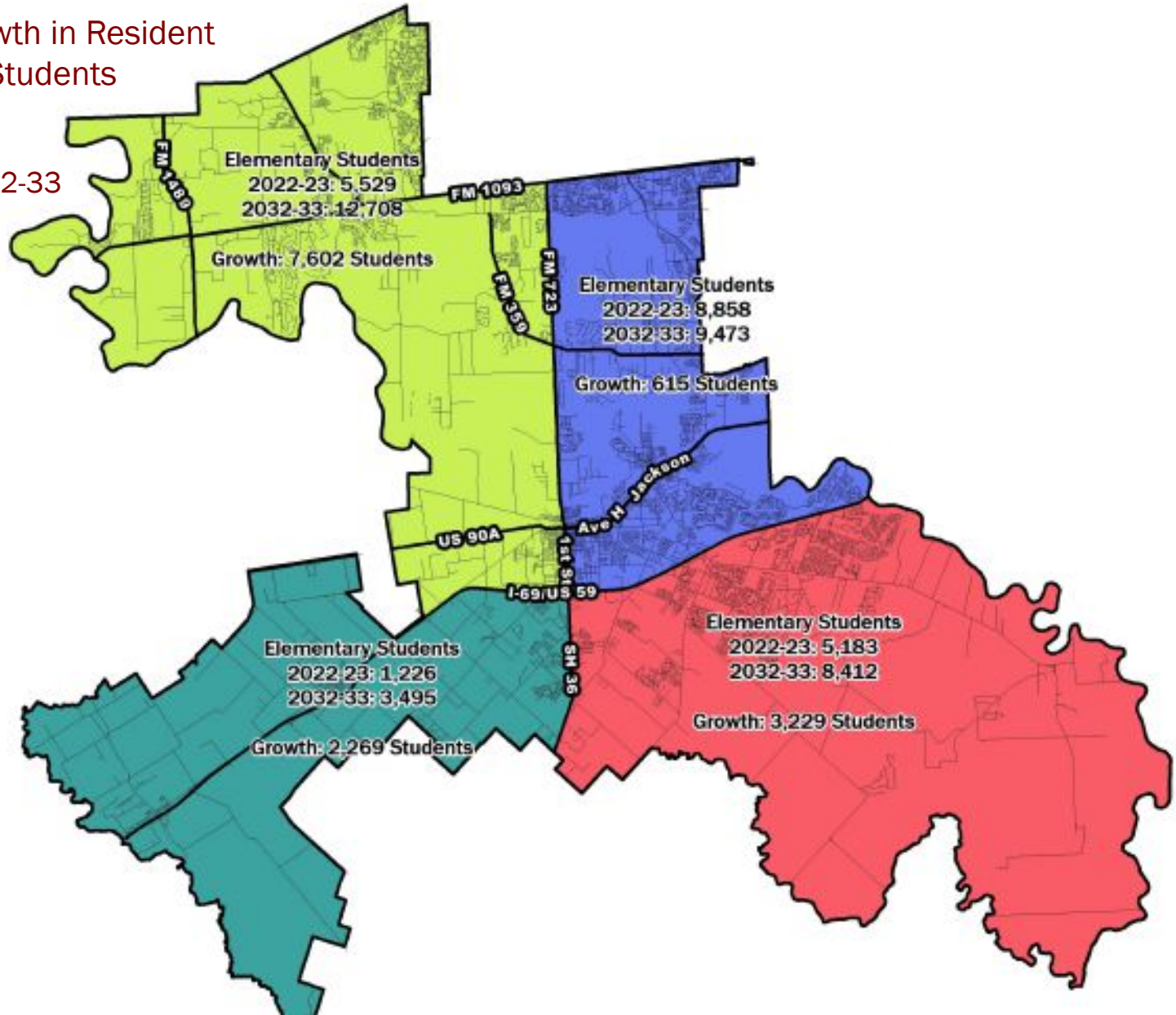


Elementary School Long-Range Planning



Projected Growth in Resident
EE-5th Grade Students

2022-23 to 2032-33

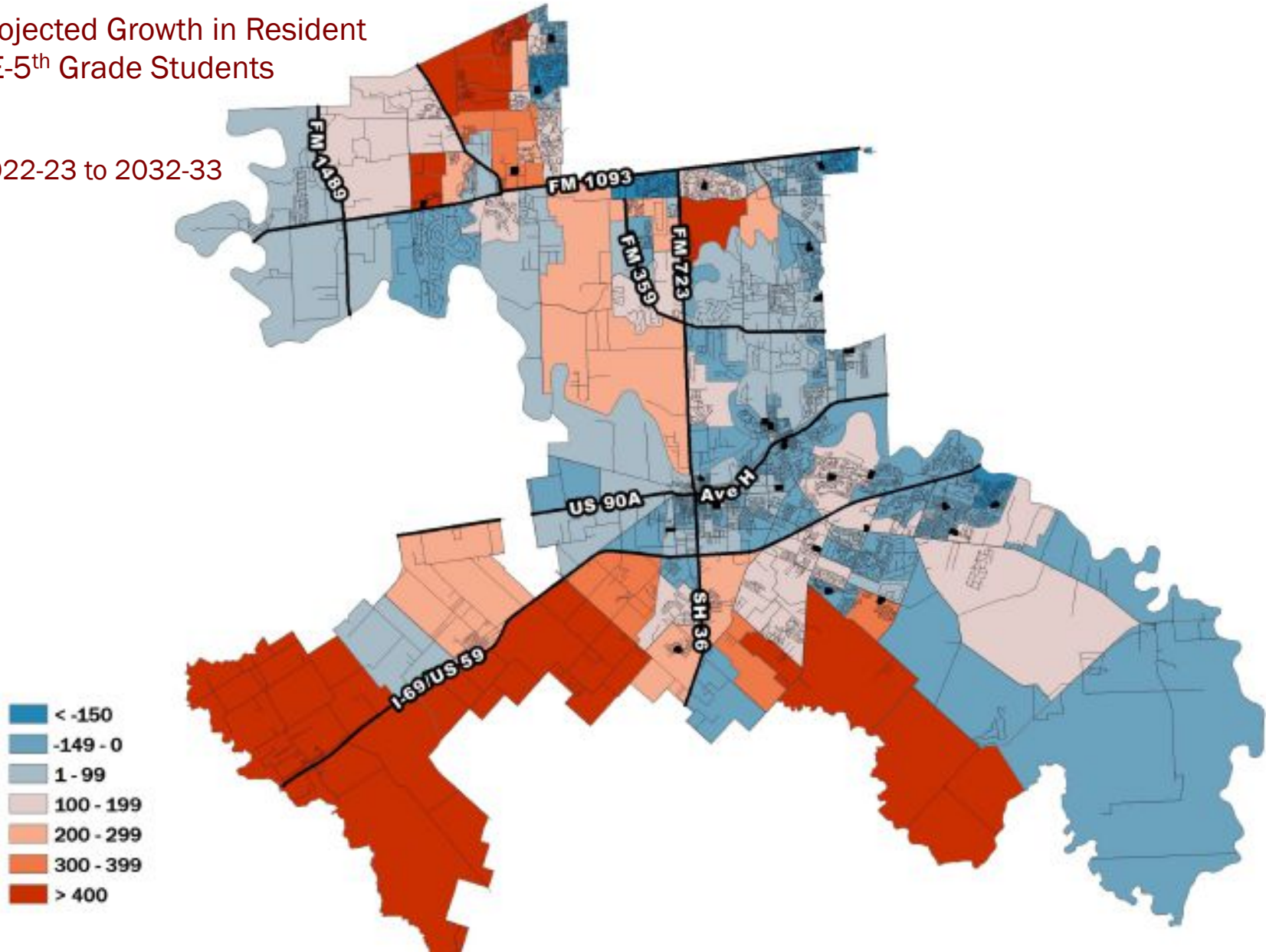


Elementary School Long-Range Planning



Projected Growth in Resident
EE-5th Grade Students

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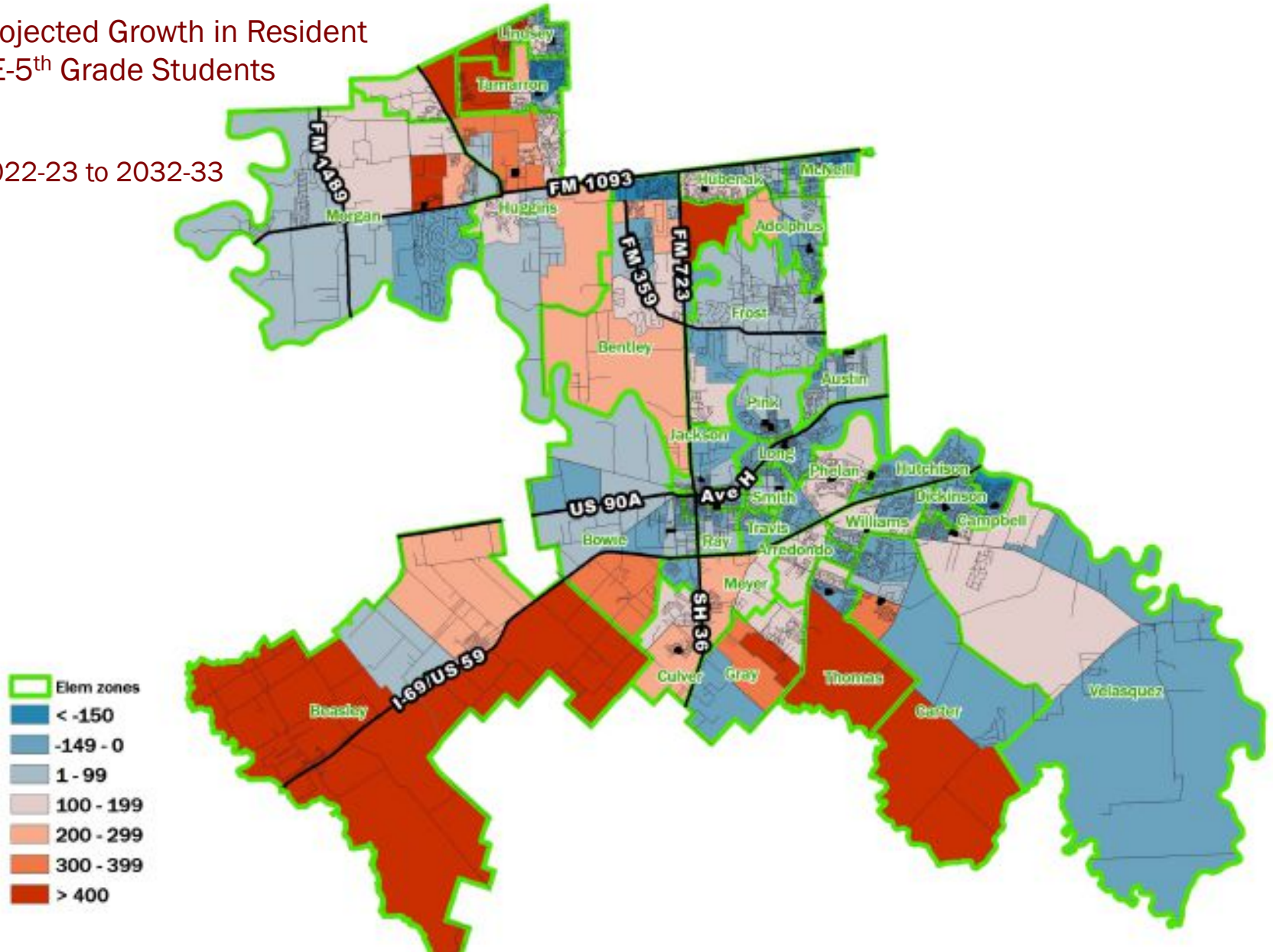


Elementary School Long-Range Planning



Projected Growth in Resident
EE-5th Grade Students

2022-23 to 2032-33

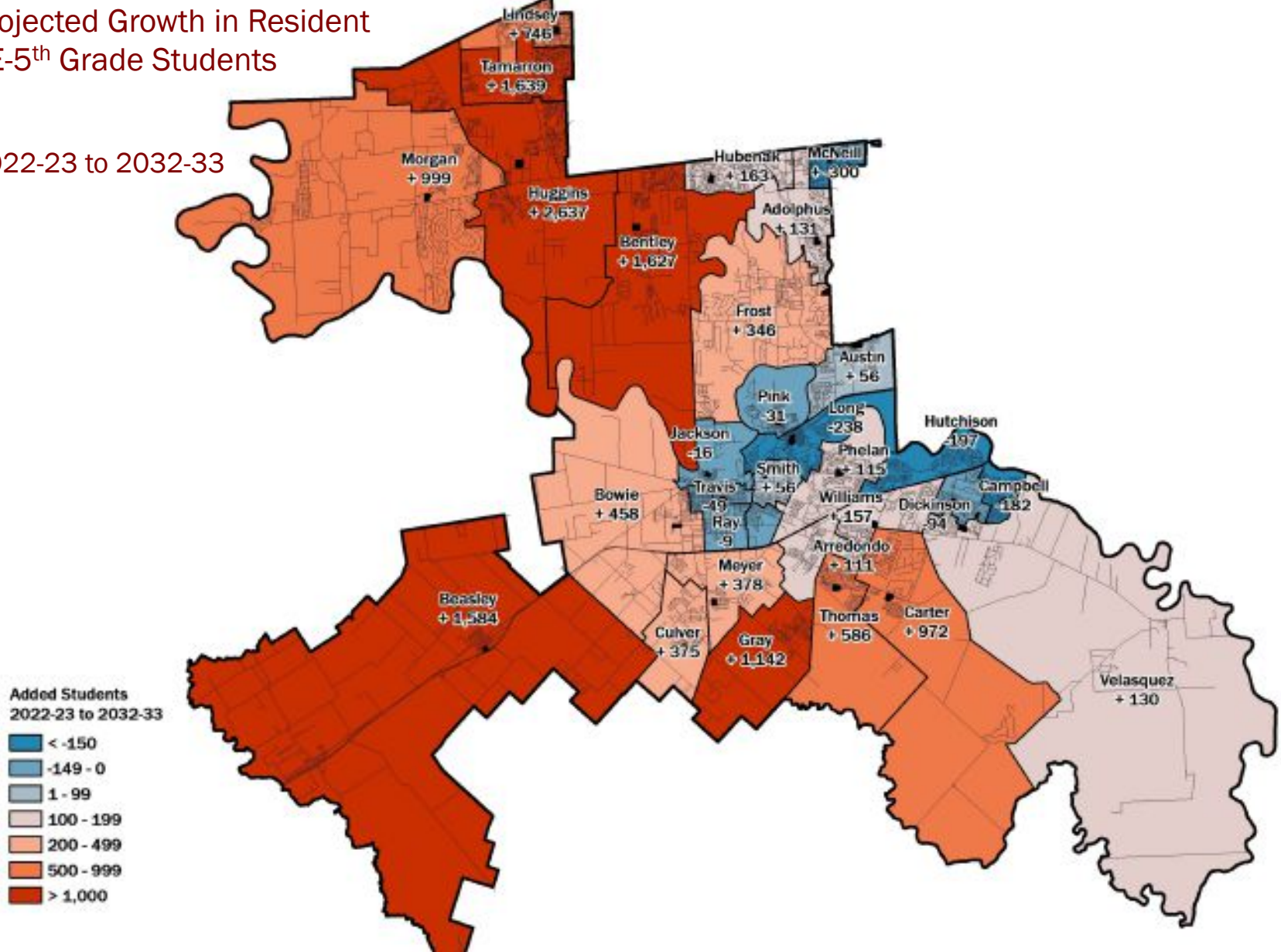


Elementary School Long-Range Planning



Projected Growth in Resident
EE-5th Grade Students

2022-23 to 2032-33



Short-Term Projected Elementary Resident Students



School	Capacity	2023-24	School	Capacity	2023-24
Adolphus	854	1,017	Lindsey	854	1,302
Arredondo	854	669	Jane Long*	854	540
Austin	625	694	McNeill	854	797
Beasley	336	408	Meyer	722	602
Bentley	854	1,229	Morgan	854	812
Bowie*	565	468	Phelan	854	712
Campbell	854	413	Pink*	810	487
Carter	854	947	Ray*	675	615
Culver	854	723	Smith*	628	348
Dickinson	810	578	Tamarron	854	1,243
Frost	854	1,141	Thomas	854	652
Gray	854	478	Travis*	653	451
Hubenak	854	1,387	Velasquez	810	438
Huggins	585	1,064	Williams	810	725
Hutchison	854	555	Seguin ECC**	326	244
Jackson*	455	278			

* Grades EE-5th, excluding PK

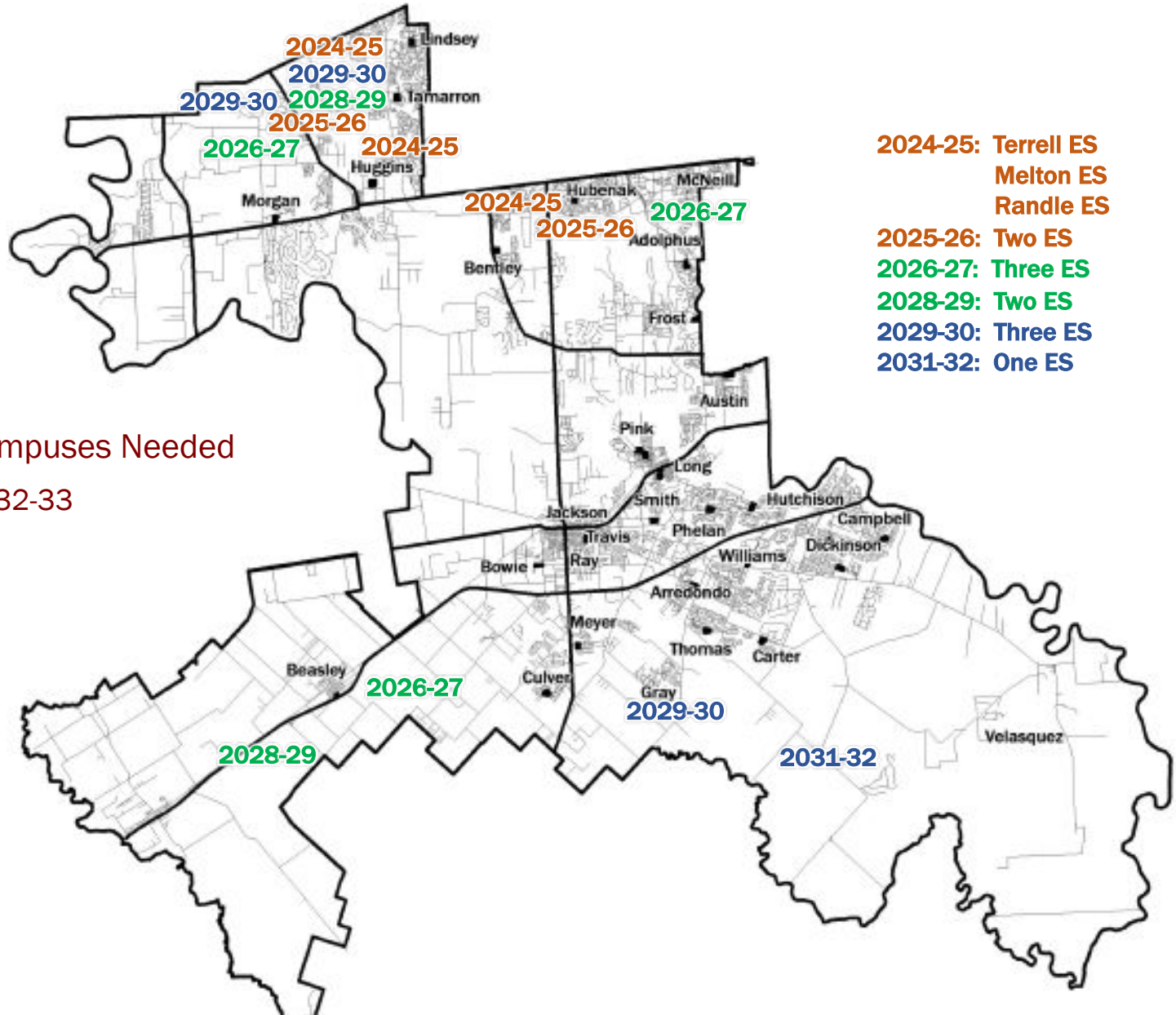
** Grade PK only

Utilization

> 120%

> 150%

Elementary School Long-Range Planning



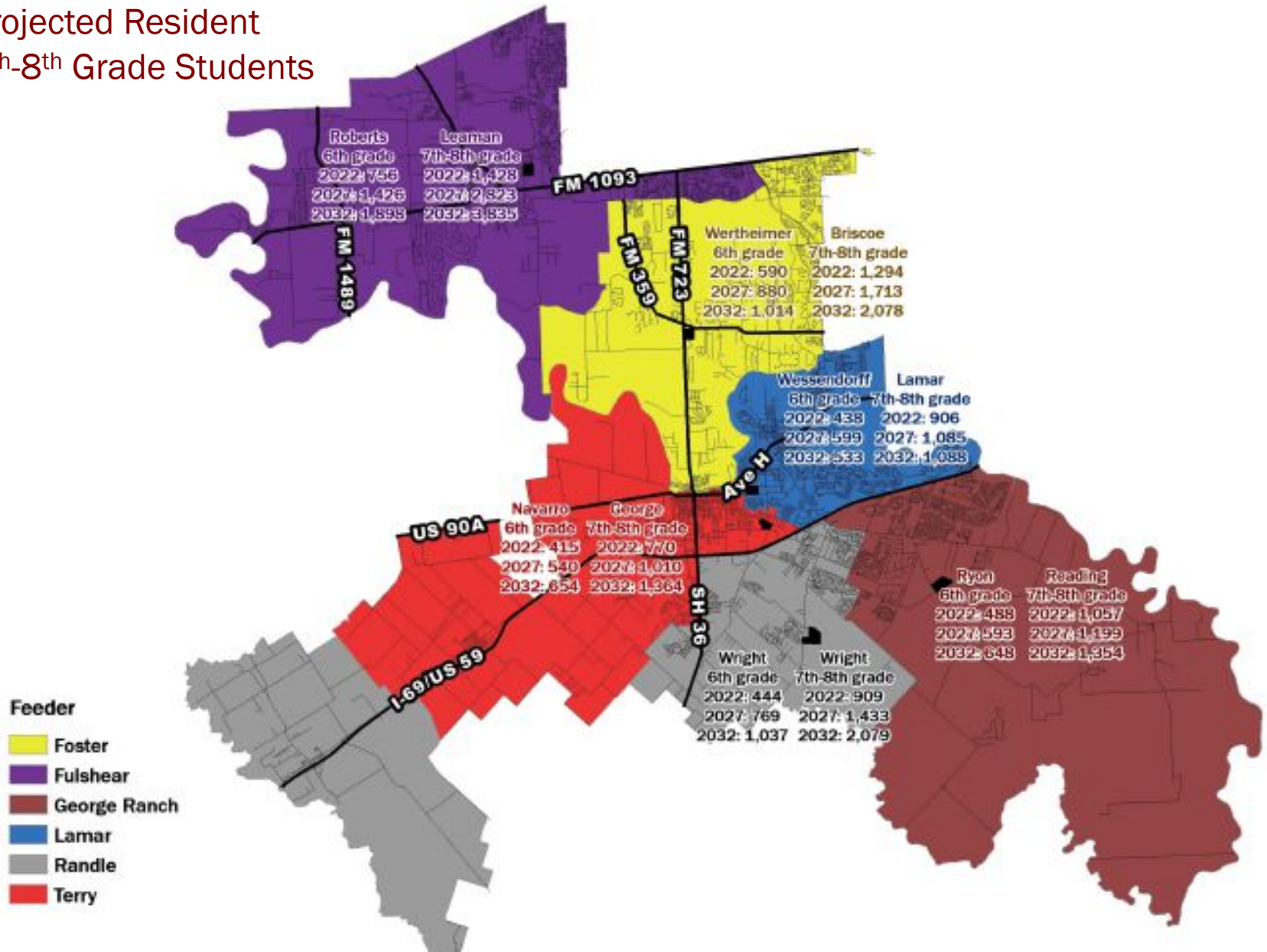
- 2024-25: Terrell ES
Melton ES
Randle ES
- 2025-26: Two ES
- 2026-27: Three ES
- 2028-29: Two ES
- 2029-30: Three ES
- 2031-32: One ES

Additional Campuses Needed
2022-23 to 2032-33

Secondary School Long-Range Planning



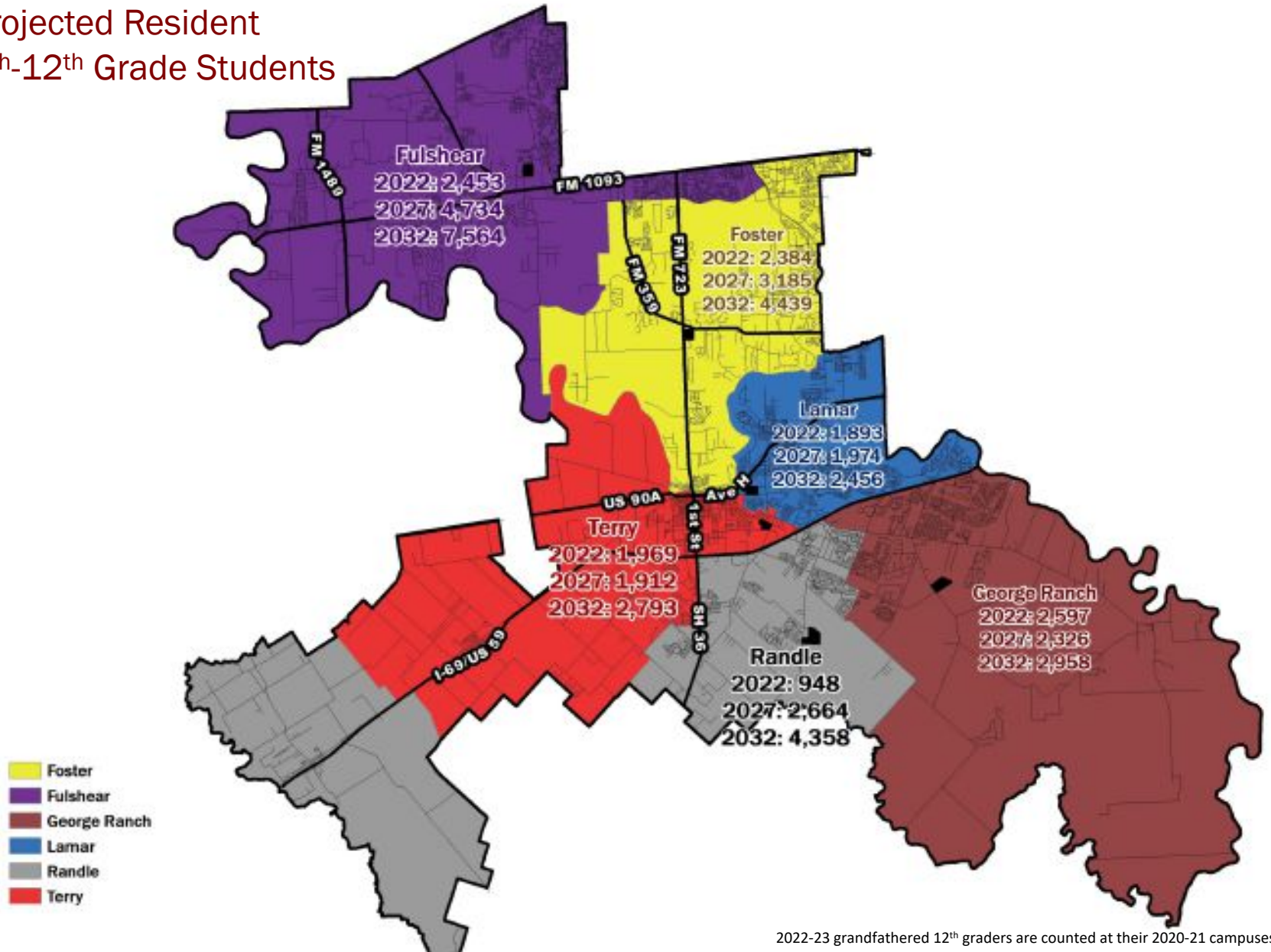
Projected Resident
6th-8th Grade Students



Secondary School Long-Range Planning



Projected Resident
9th-12th Grade Students

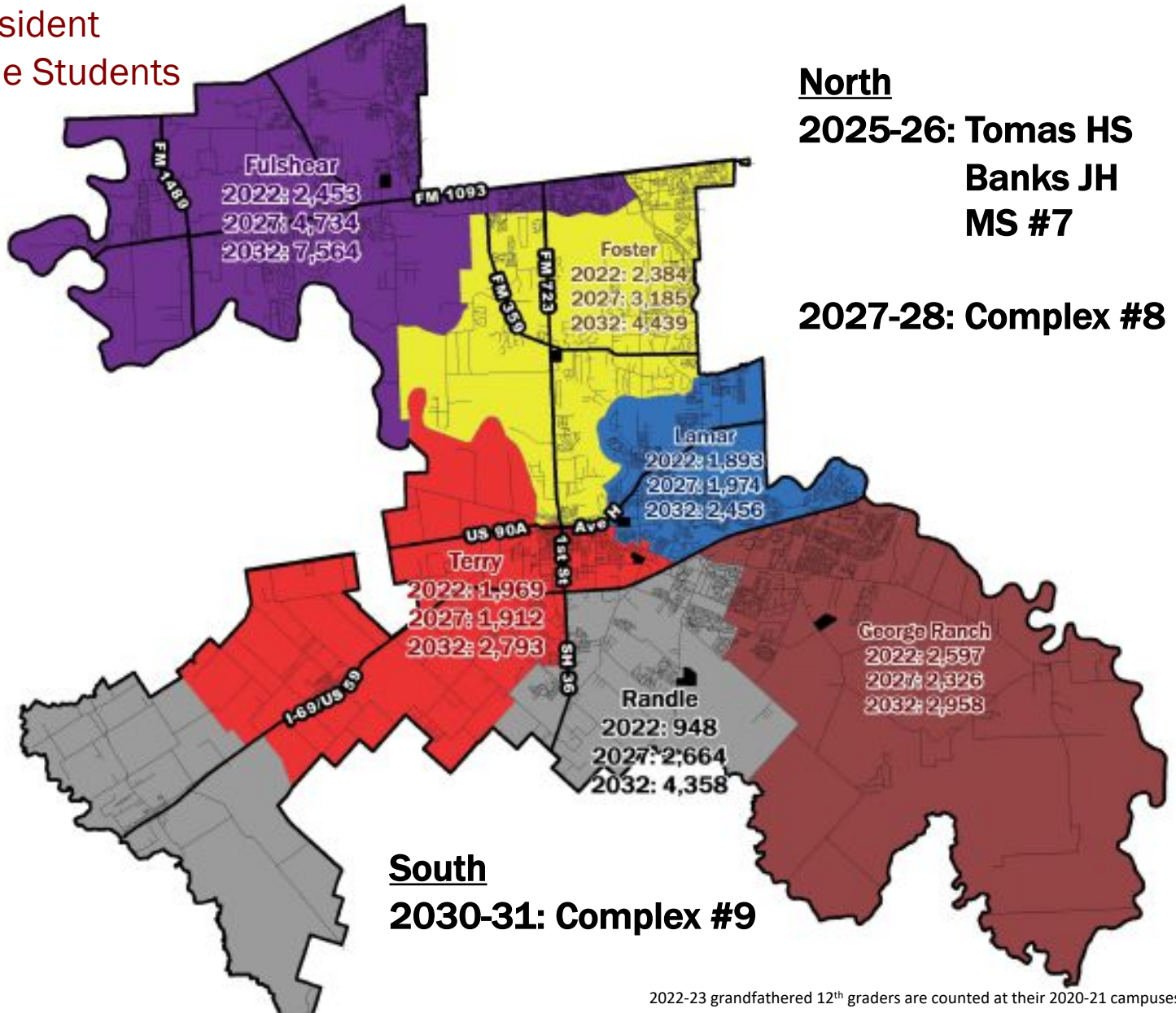


2022-23 grandfathered 12th graders are counted at their 2020-21 campuses

Secondary School Long-Range Planning



Projected Resident
9th-12th Grade Students



North

**2025-26: Tomas HS
Banks JH
MS #7**

2027-28: Complex #8

South

2030-31: Complex #9

- Foster
- Fulshear
- George Ranch
- Lamar
- Randle
- Terry

Long-Range Planning: Summary



	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Elem Schools	Gray ES	Terrell ES Melton ES Randle ES	ES #35 ES #36	ES #37 ES #38 ES #39		ES #40 ES #41	ES #42 ES #43 ES #44		ES #45	
Secondary Complexes		Steenbergen MS	Tomas HS Banks JH MS #7		Complex #8			Complex #9		



QUESTIONS?





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