

Fall 2021

Population and Survey Analysts

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Boerne ISD

Demographic Study

2021 Demographic Study

Pandemic's Effect on Enrollment

PASA estimates an additional 275–385 students could remain at home or in alternative virtual schooling.

2021 Housing Acceleration

An estimated 2,104 single-family homes were built and occupied between 2019 and 2021, 212 beyond original projections.

Where there were lots, builders built
BISD didn't have excess available lots in 2021 compared to other areas

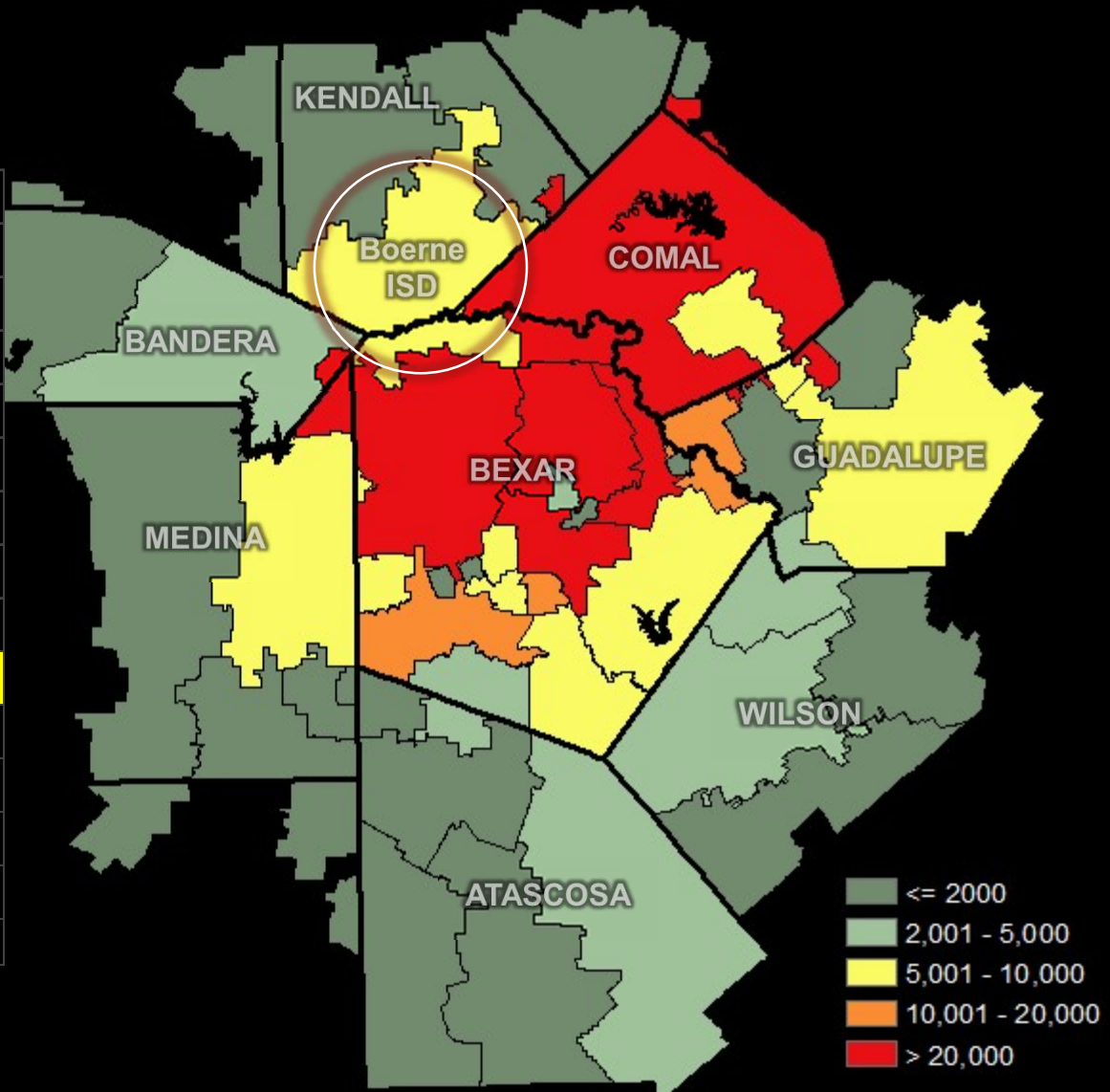


Demographic Trends



Total Enrollment

	School District	Change
1	Northside ISD (Bexar)	103,151
2	North East ISD	60,483
3	San Antonio ISD	45,802
4	Comal ISD	25,459
5	Judson ISD	23,825
6	Schertz-Cibolo-Universal	15,673
7	Southwest ISD	13,474
8	Harlandale ISD	12,522
9	East Central ISD	9,770
10	Boerne ISD	9,617
11	New Braunfels ISD	9,282
12	Edgewood ISD (Bexar)	9,152
13	South San Antonio ISD	8,267
14	Seguin ISD	6,899
15	Medina Valley ISD	6,134

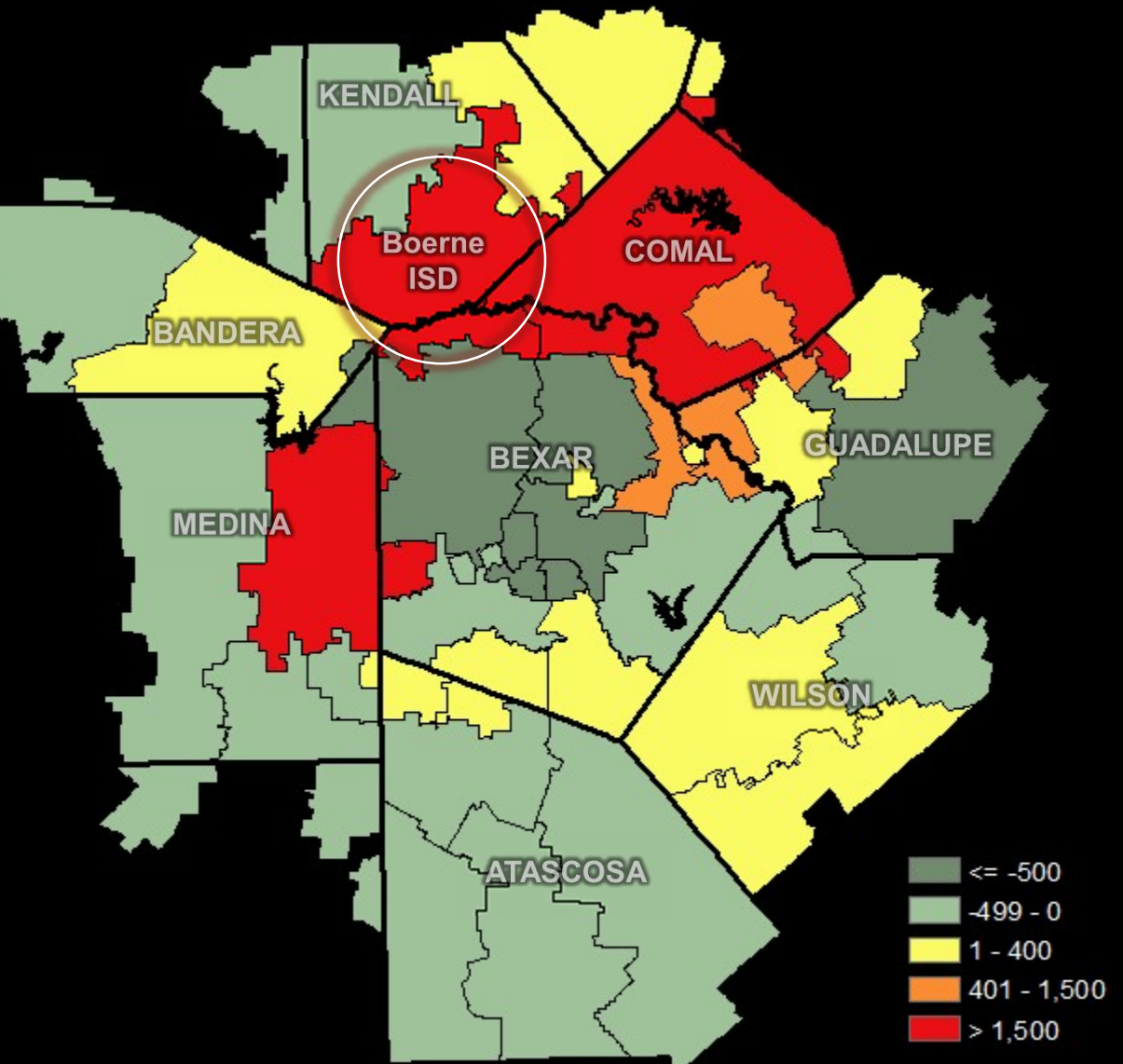




Change in Enrollment

Fall 2015 to Fall 2020, San Antonio Metro

	School District	Change
1	Comal ISD	4,296
2	Boerne ISD	1,715
3	Medina Valley ISD	1,661
4	New Braunfels ISD	823
5	Schertz-Cibolo-Universal	555
6	Judson ISD	539
7	Lytle ISD	85
8	Randolph Field ISD	83
8	Marion ISD	37
8	Navarro ISD	37
11	Somerset ISD	27
12	Alamo Heights ISD	22
13	Poth ISD	21
14	Blanco ISD	17
15	Floresville ISD	10

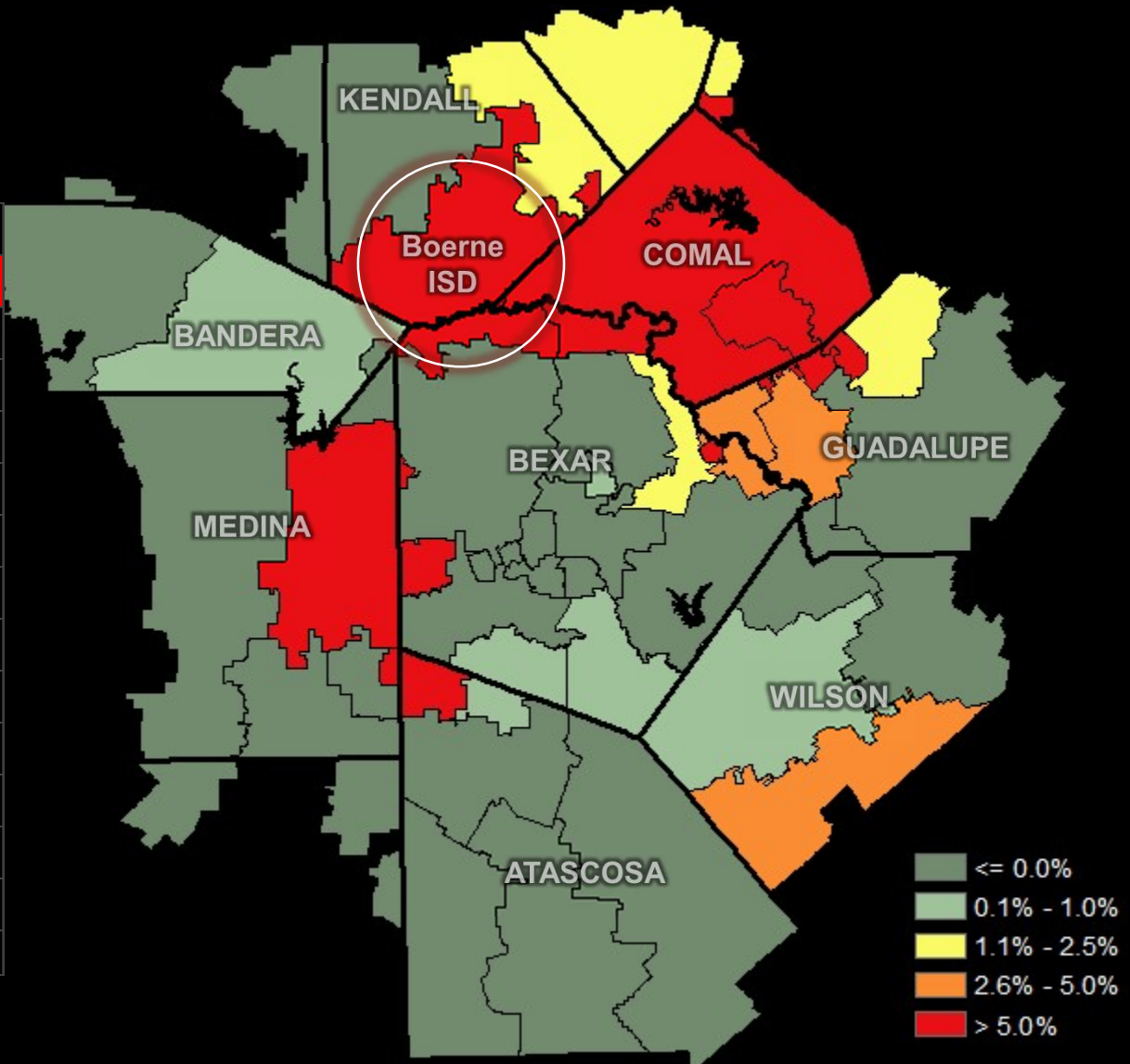




Percent Change in Enrollment

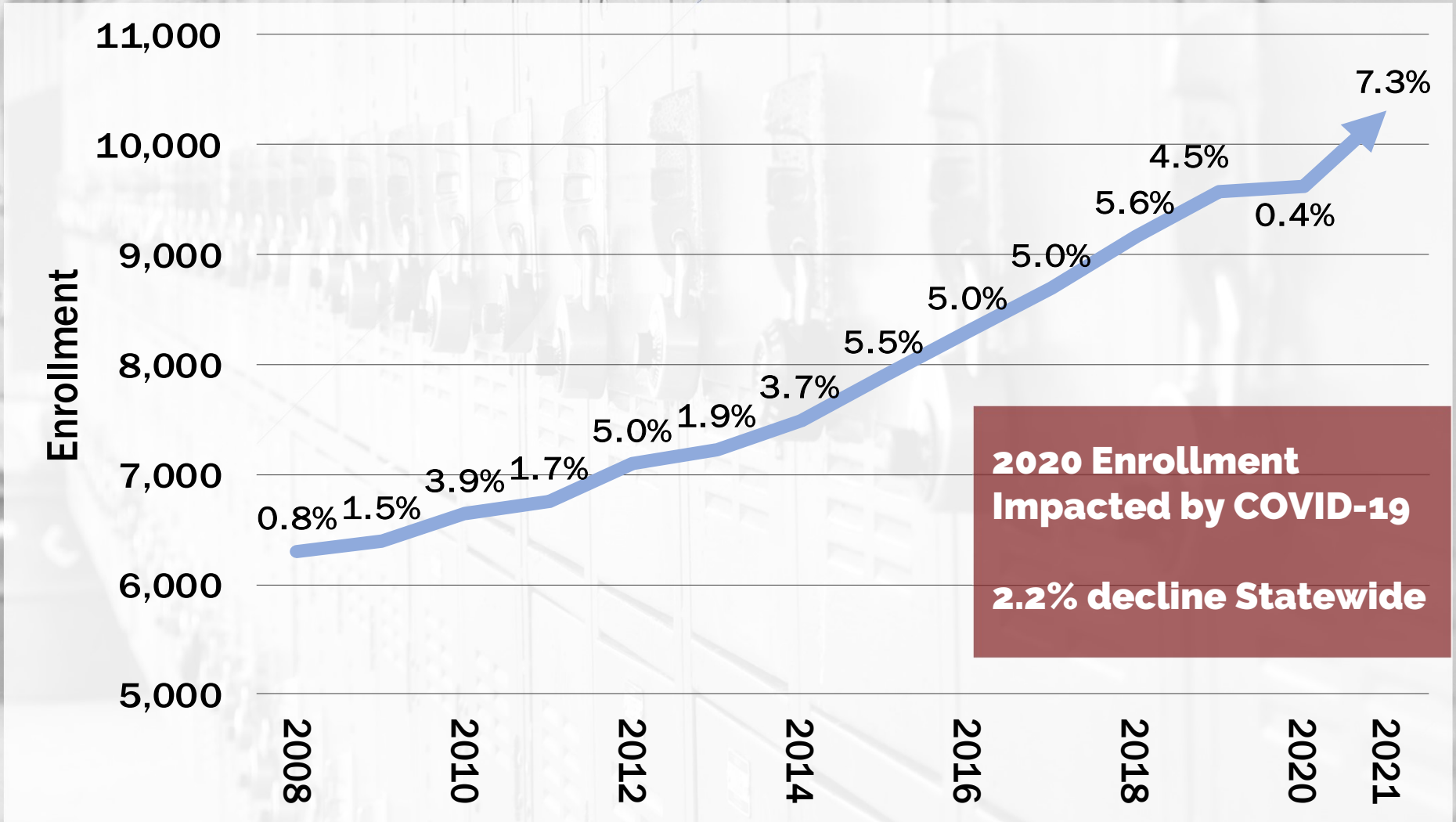
Fall 2015 to Fall 2020, San Antonio Metro

	School District	Change
1	Medina Valley ISD	37.1%
2	Boerne ISD	21.7%
3	Comal ISD	20.3%
4	New Braunfels ISD	9.7%
5	Randolph Field ISD	6.1%
6	Lytle ISD	5.1%
7	Schertz-Cibolo-Universal	3.7%
8	Marion ISD	2.6%
9	Poth ISD	2.5%
10	Judson ISD	2.3%
11	Navarro ISD	2.0%
12	Blanco ISD	1.7%
13	Somerset ISD	0.7%
14	Alamo Heights ISD	0.5%
15	Floresville ISD	0.3%





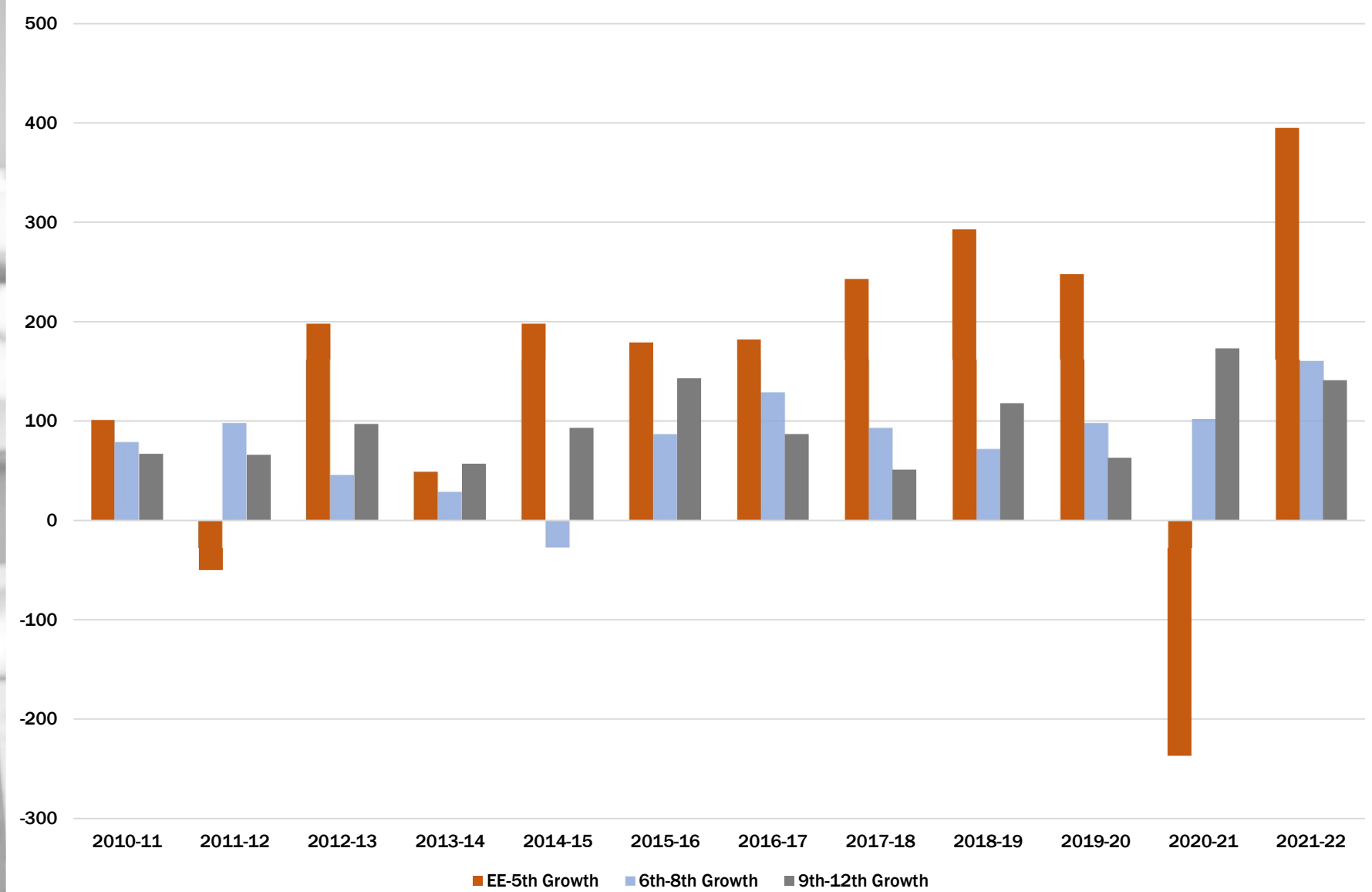
Annual Growth Rates



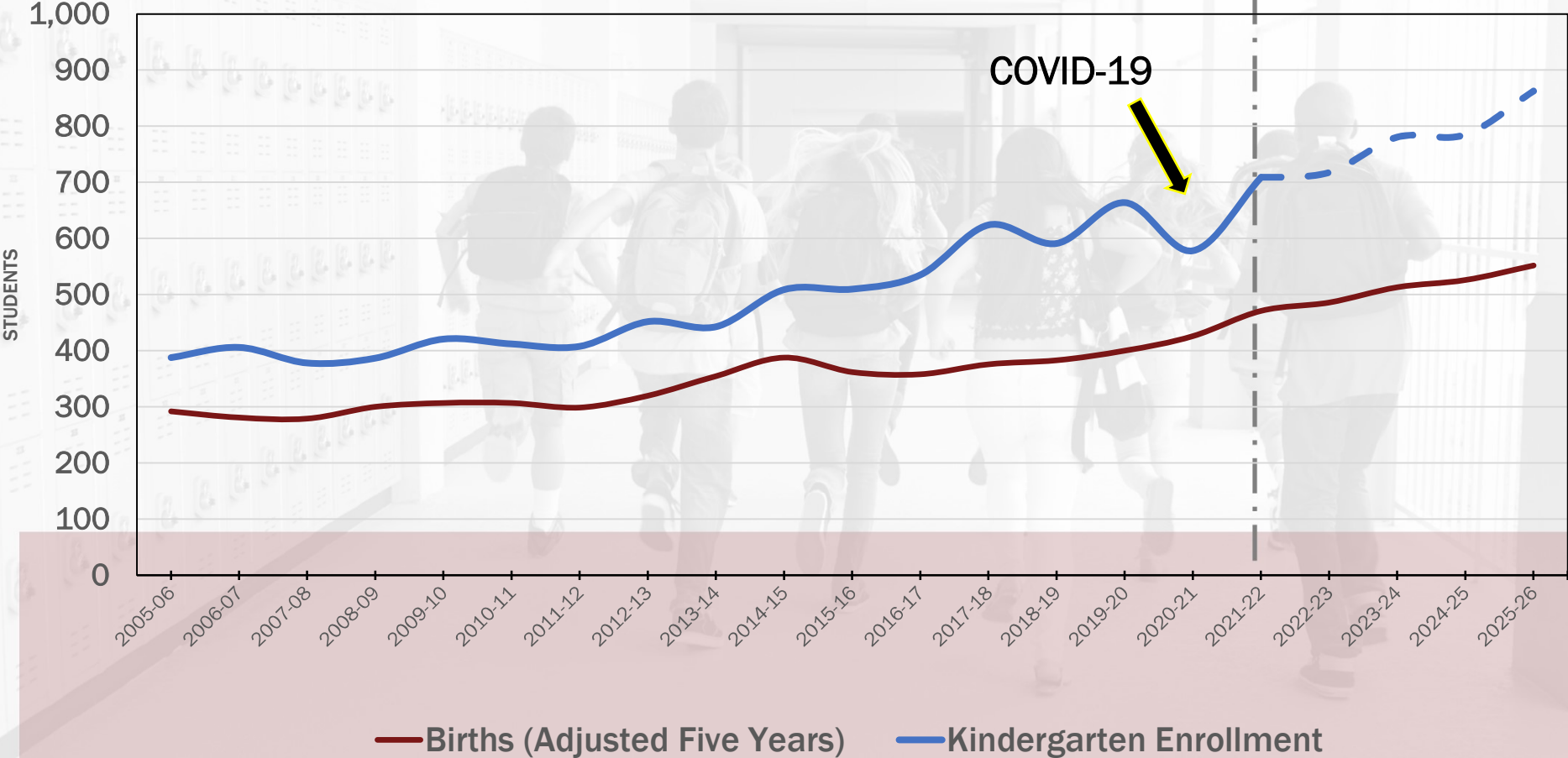
Annual Student Gain



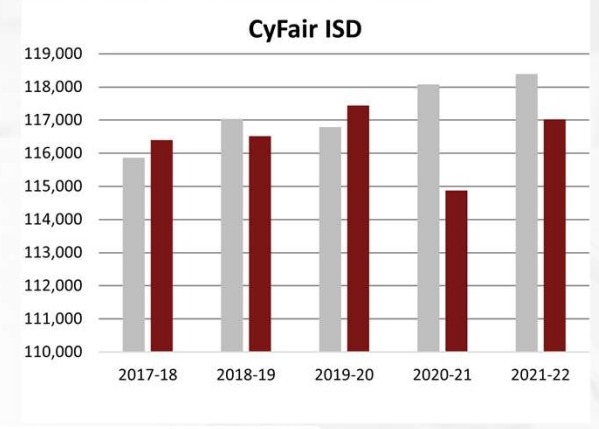
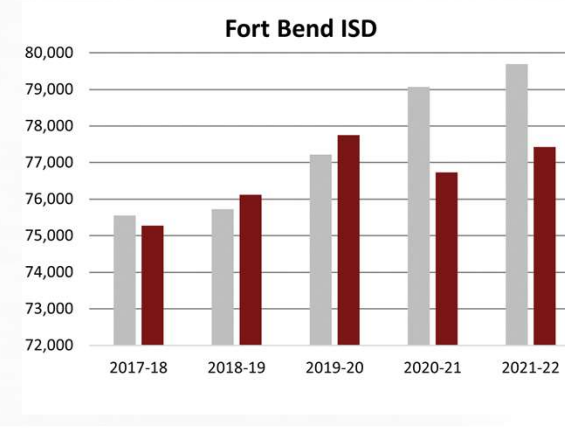
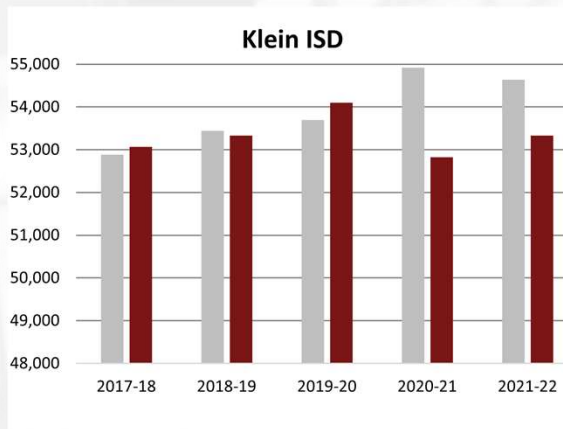
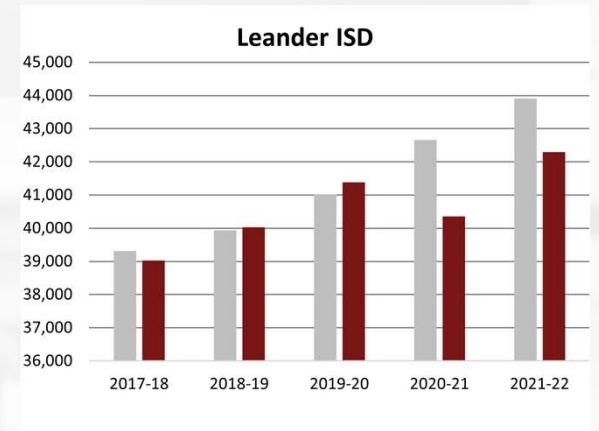
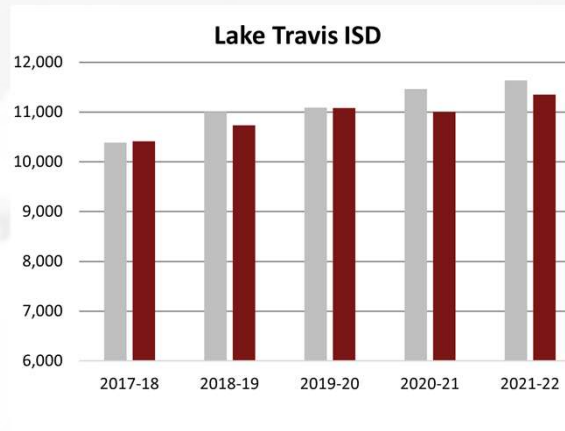
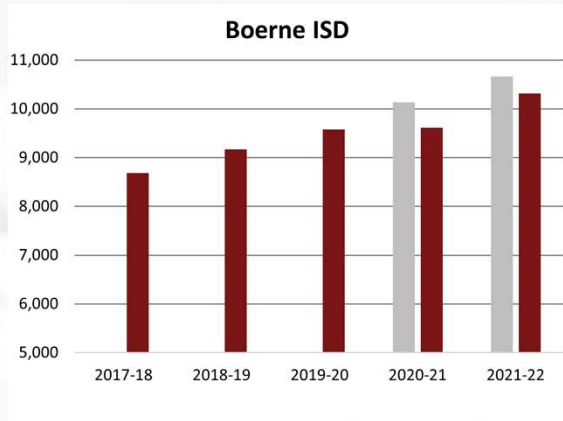
Historical Growth by Grade Group



Kindergarten Enrollment vs. Births



COVID Impact on Enrollment



■ Projected ■ Enrollment

Private & Charter Schools



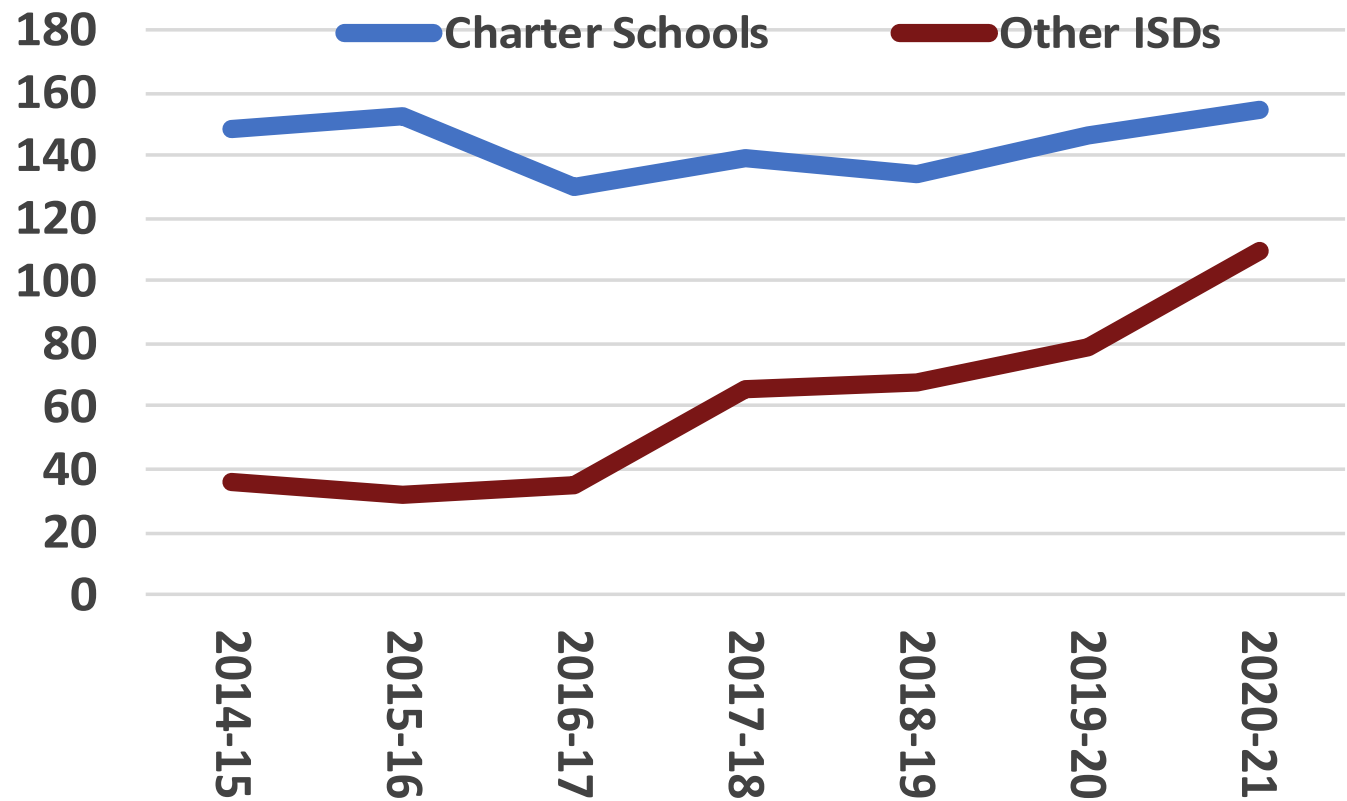
Estimated EE-12th Population Living in Boerne ISD

	2019-20	2021-22
Resident Students	10,518	11,418
Attending BISD	9,583	10,314
Transfers into the District	169	200
Attending and Residing in BISD	9,414 (89.5%)	10,114 (88.6%)
Attending Charter Schools ¹	135 (1.3%)	120 (1.1%)
Attending Private Schools ²	901 (8.6%)	1,075 (9.4%)
Attending Nearby Districts ¹	68 (0.6%)	109 (1%)

¹ Sources: Texas Education Agency, Transfer Reports 2020-21; PASA surveys

² Source: PASA interviews (excludes PK enrollment)

Change in Transfers Out of Boerne ISD



Source: TEA
(with "masked" data estimated)



Regional Economy



01 Employment in San Antonio

- Unemployment: 4.9% in August '21
 - Pre-pandemic: 3.1%
- 80% of jobs recovered

02 New Home Construction

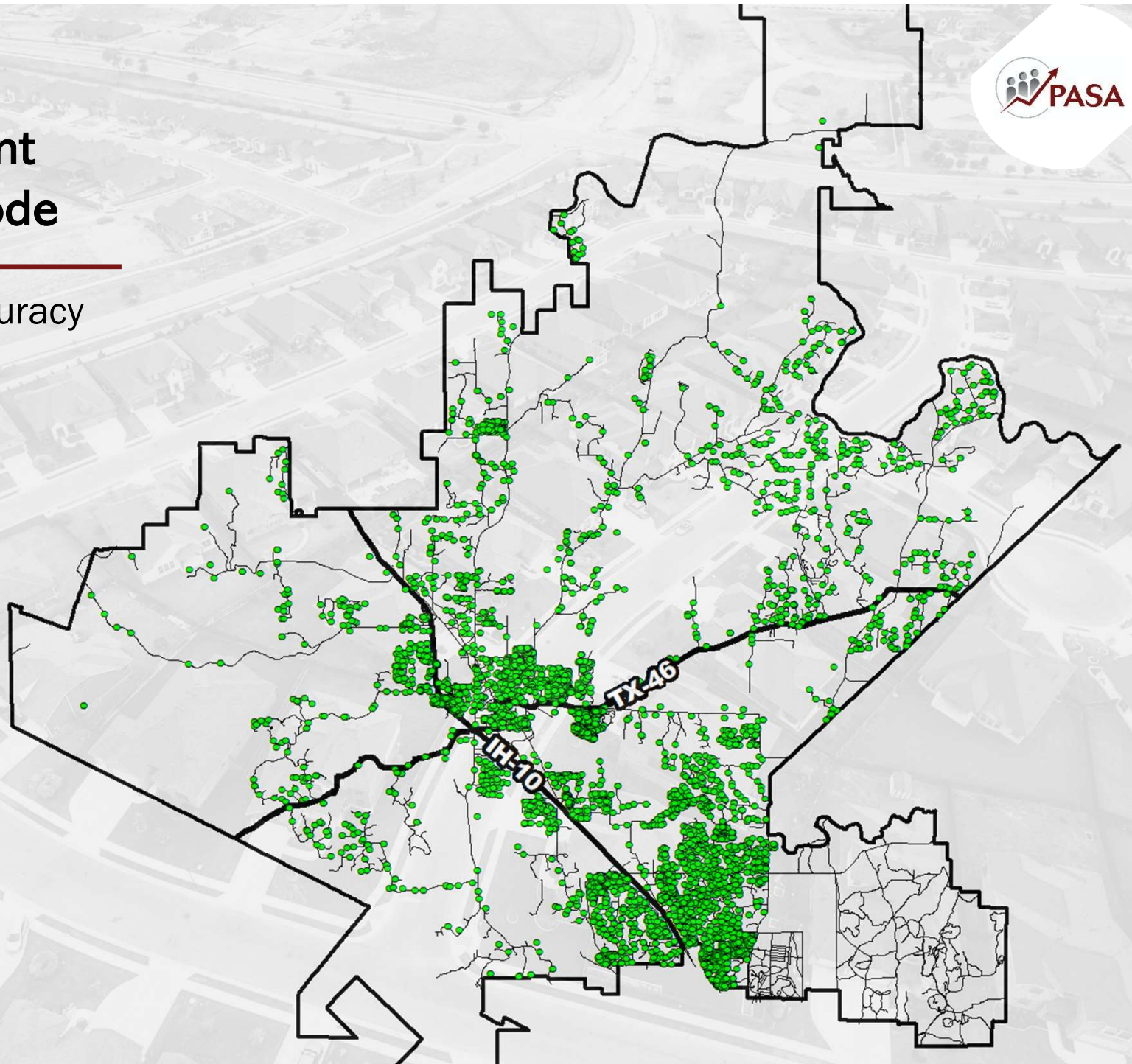
- 3Q19 vs. 3Q21: homes under construction up 34% in BISD (534 then, now 715)
- The new housing market has been robust
 - Existing homes
 - Mortgage applications
 - Rising values everywhere
- Despite the market for new homes, BISD is geographically positioned to be the next suburban growth spot

Student Trends



Student Geo-Code

99.7% Accuracy



Students per Household



.49

Single-Family



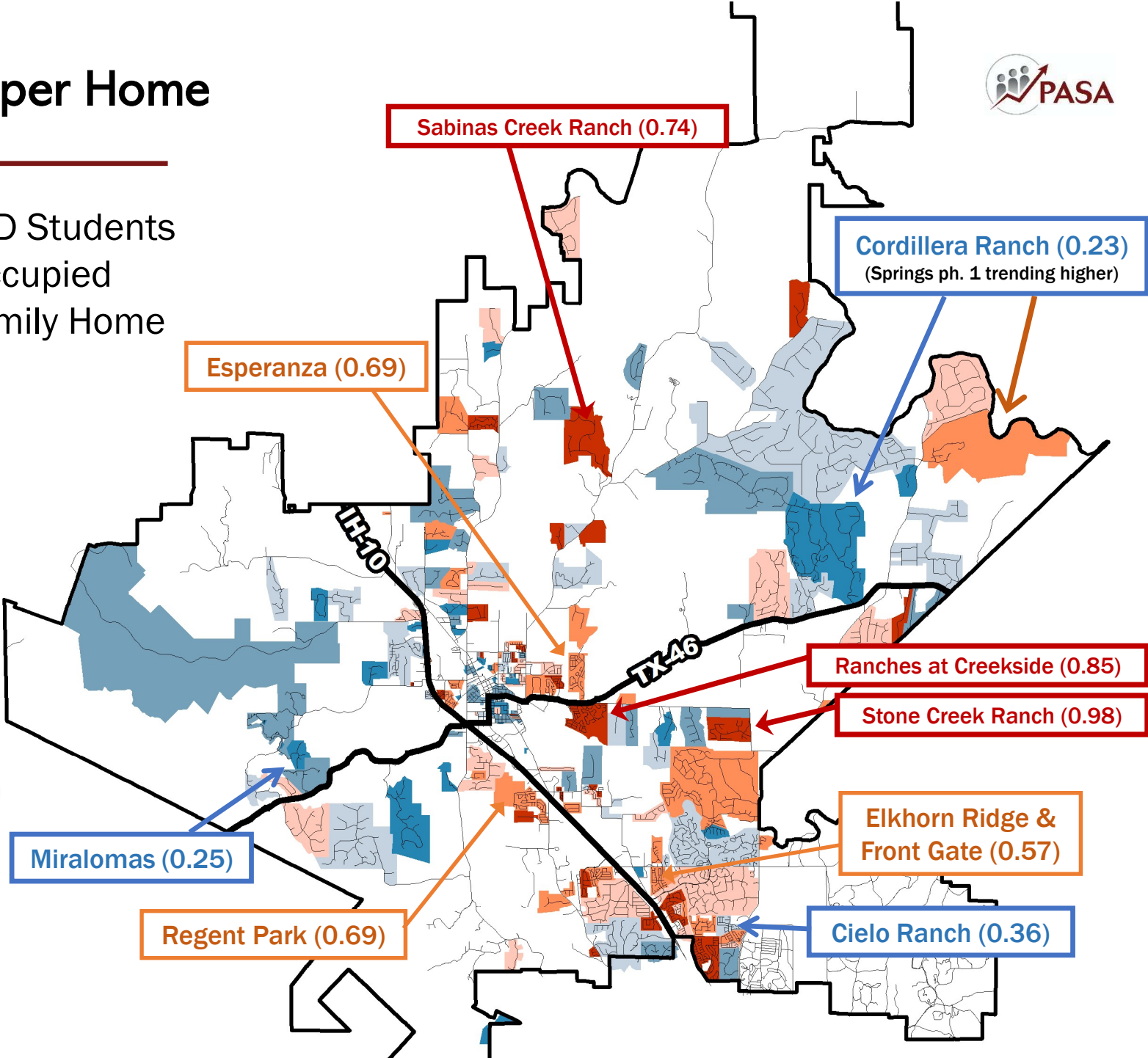
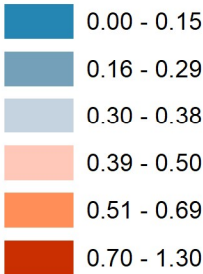
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Multi-Family

Students per Home

Boerne ISD Students
per Occupied
Single Family Home

Students per Home

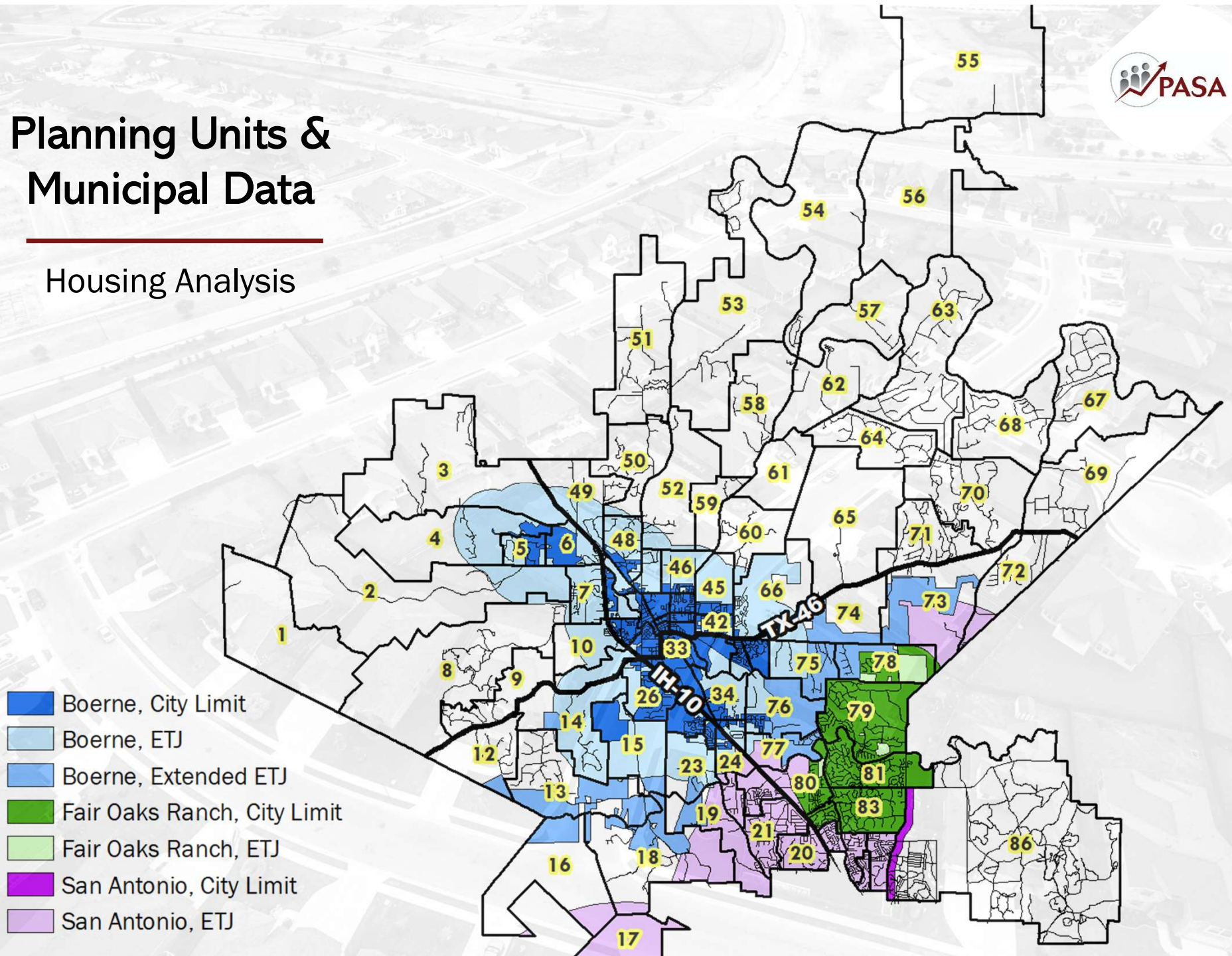


Housing Trends



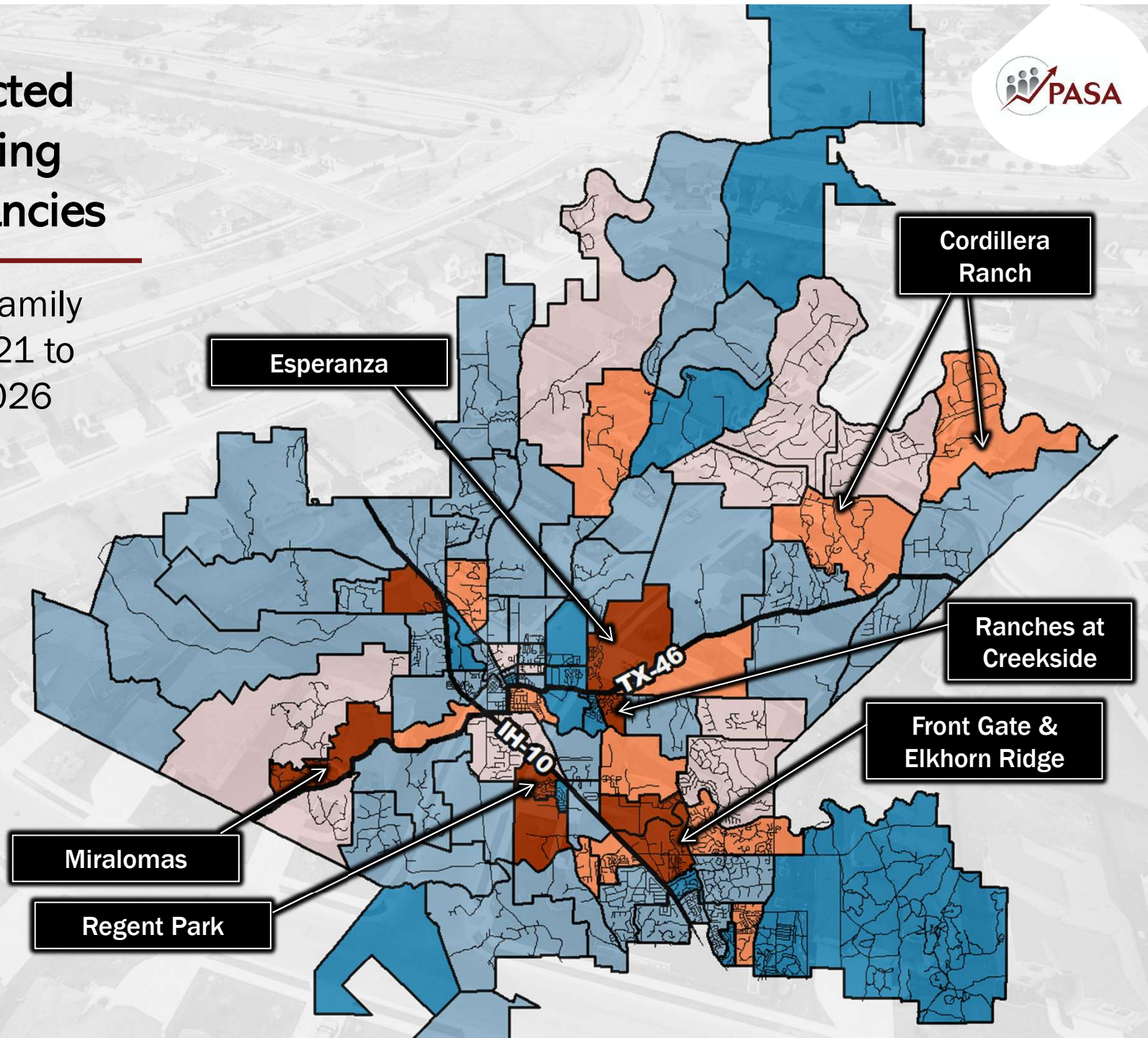
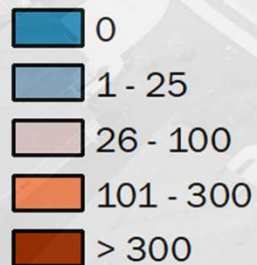
Planning Units & Municipal Data

Housing Analysis



Projected Housing Occupancies

Single-Family
Aug 2021 to
Oct 2026



Housing Growth Focus

Cordillera Ranch and Miralomas



- 01** Cordillera (0.23) continues to develop
 - 50–70 annual occupancies
 - 600+ occupancies projected in 10 yrs.

- 02** Miralomas (0.25)
 - 67 homes occupied as of Aug. '21
 - 900+ occupancies projected in 10 yrs.

Ratio of students per occupied home shown adjacent to neighborhood name

Short-Term Housing Growth Focus

East Boerne & Old Fred/I-10 Corridor

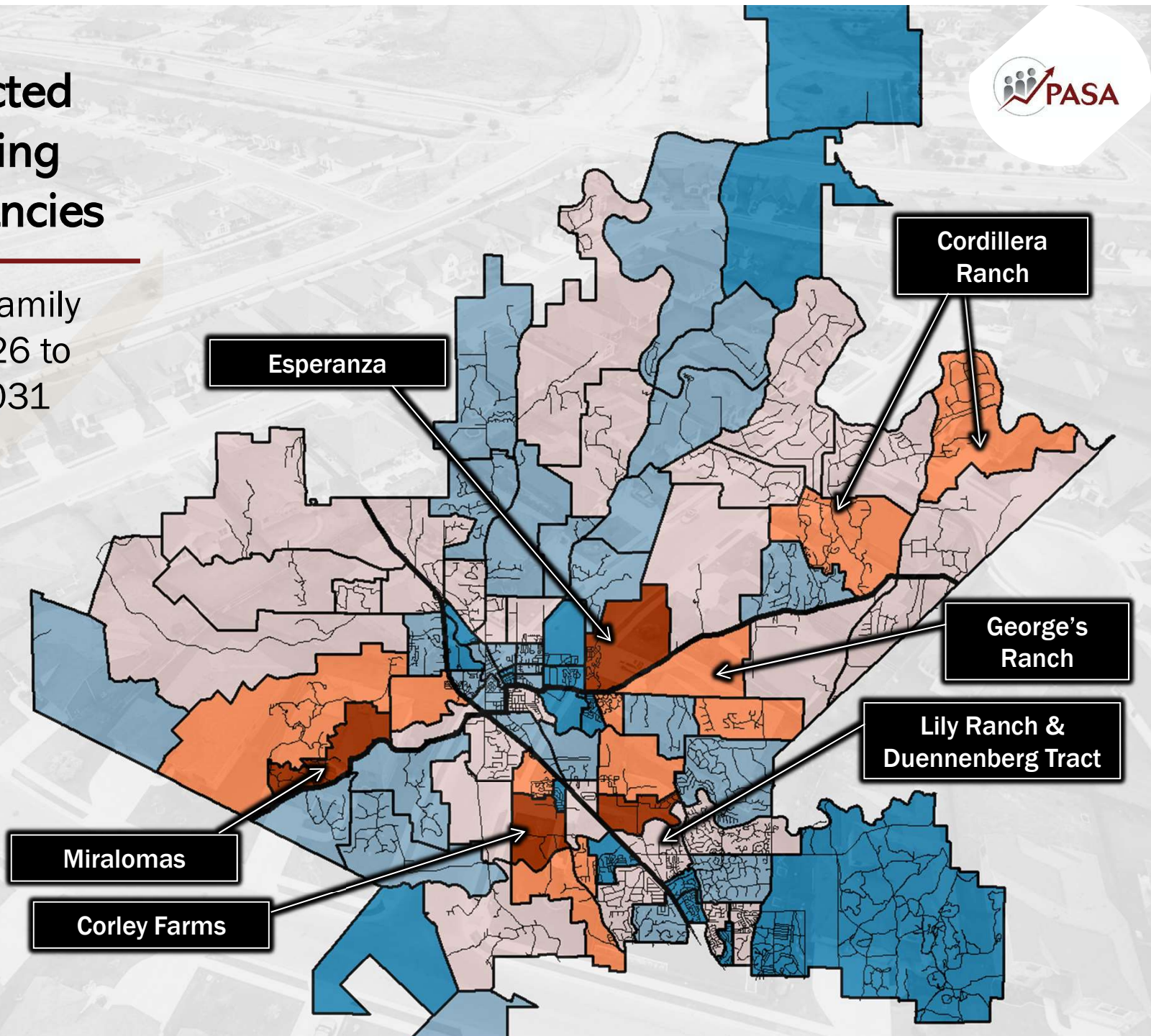
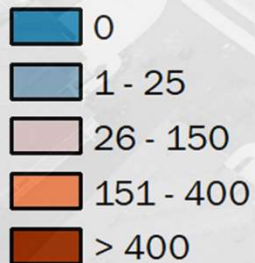


- 01** Esperanza (0.69) now rapidly developing
 - Soon-to-be 250 annual occupancies
 - 55+ section w/ 532 lots (20–25% of sales)
 - Over 400 acres purchased (+900 lots)
- 02** Ranches at Creekside (0.85)
 - Construction up 205% since 3Q19
 - 70–75 annual occupancies
- 03** Elkhorn Ridge & Front Gate (0.57)
 - 359 homes LTBO (build-out within 5 yrs.)
- 04** Regent Park (0.69)
 - 569 homes LTBO (build-out within 7 yrs.)

Ratio of students per occupied home shown adjacent to neighborhood name

Projected Housing Occupancies

Single-Family
Oct 2026 to
Oct 2031



Upcoming Development Focus

Balcones Creek Area



- 01** Corley Farms
 - Recently broke ground along Scenic Loop
 - ~1,200 lots; most occupied in 10-yr period
 - Multi-family planned as well
- 02** Lily Ranch
 - 40 acres added to plan (now 425 lots)
- 03** Duennenberg Tract
 - 106 acres north of I-10 adj. to Lily Ranch
 - Major production builder is likely
- 04** Meritage Homes Development
 - ~230 lots on 65 acres along Boerne Stage

Single-Family

Long-Term Growth

Frederick Creek Area

- Bluff View Apartments
- Spencer Ranch
- Winn Tract
- KWU has connections available in this area south of Johns Road; terrain is generally flat and favorable to denser development



TX-46/ Ammann Road Corridors

- George's Ranch: ~800 lots
- New water line extension to George's Ranch could open up more tracts for residential development long-term
- The "Boerne Ranch Estates" tract in FOR



Multi-Family Housing in BISD

21%

of all projected housing units are multi-family in next 5 yrs.

6%

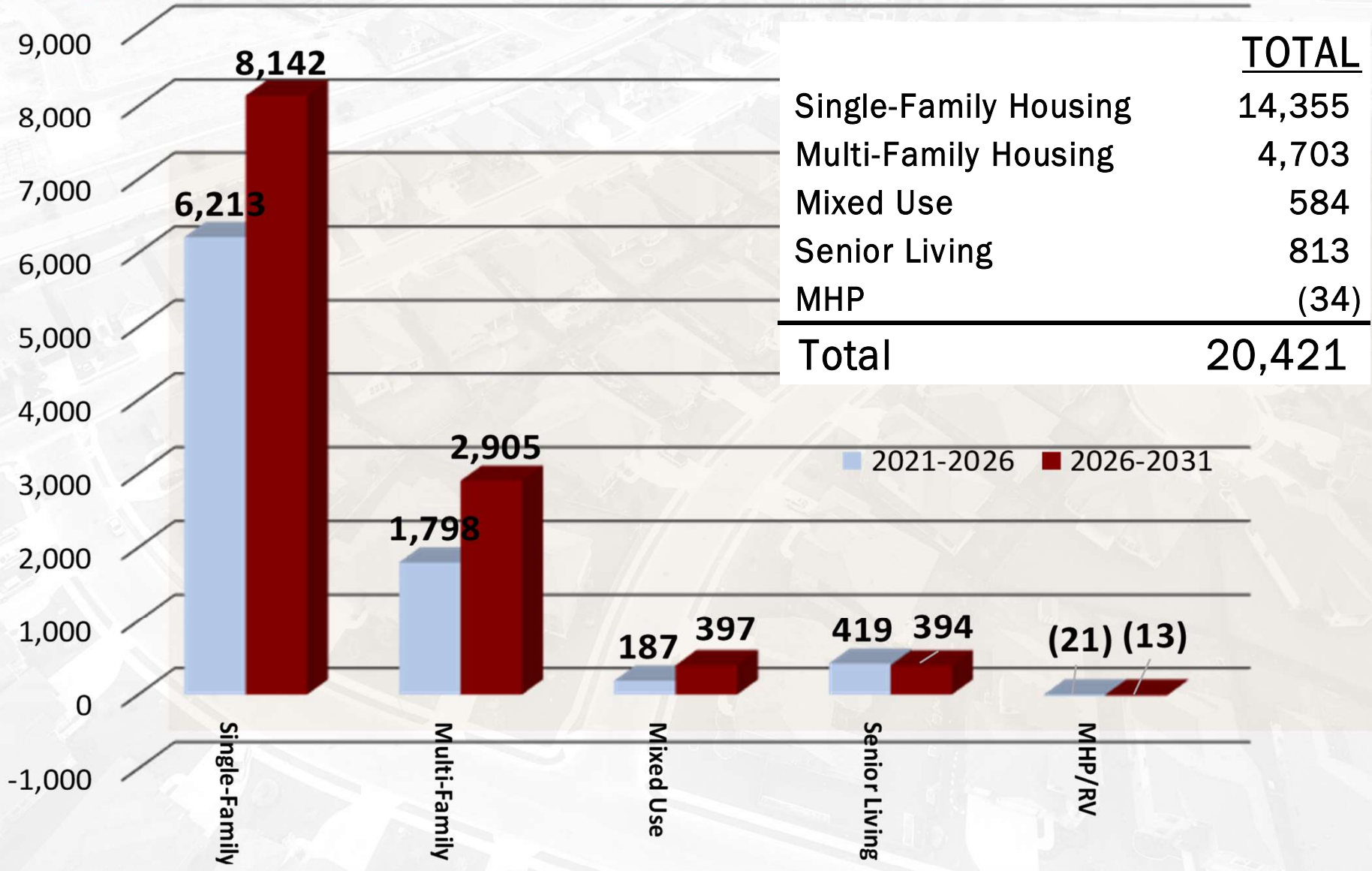
of current students live in apartments



4,703 total MF units are projected in the coming decade, with an average of 470 occupancies per year

Currently only 2 complexes – Garden Creek (69 units) and Estraya Boerne (288 units) – are under construction

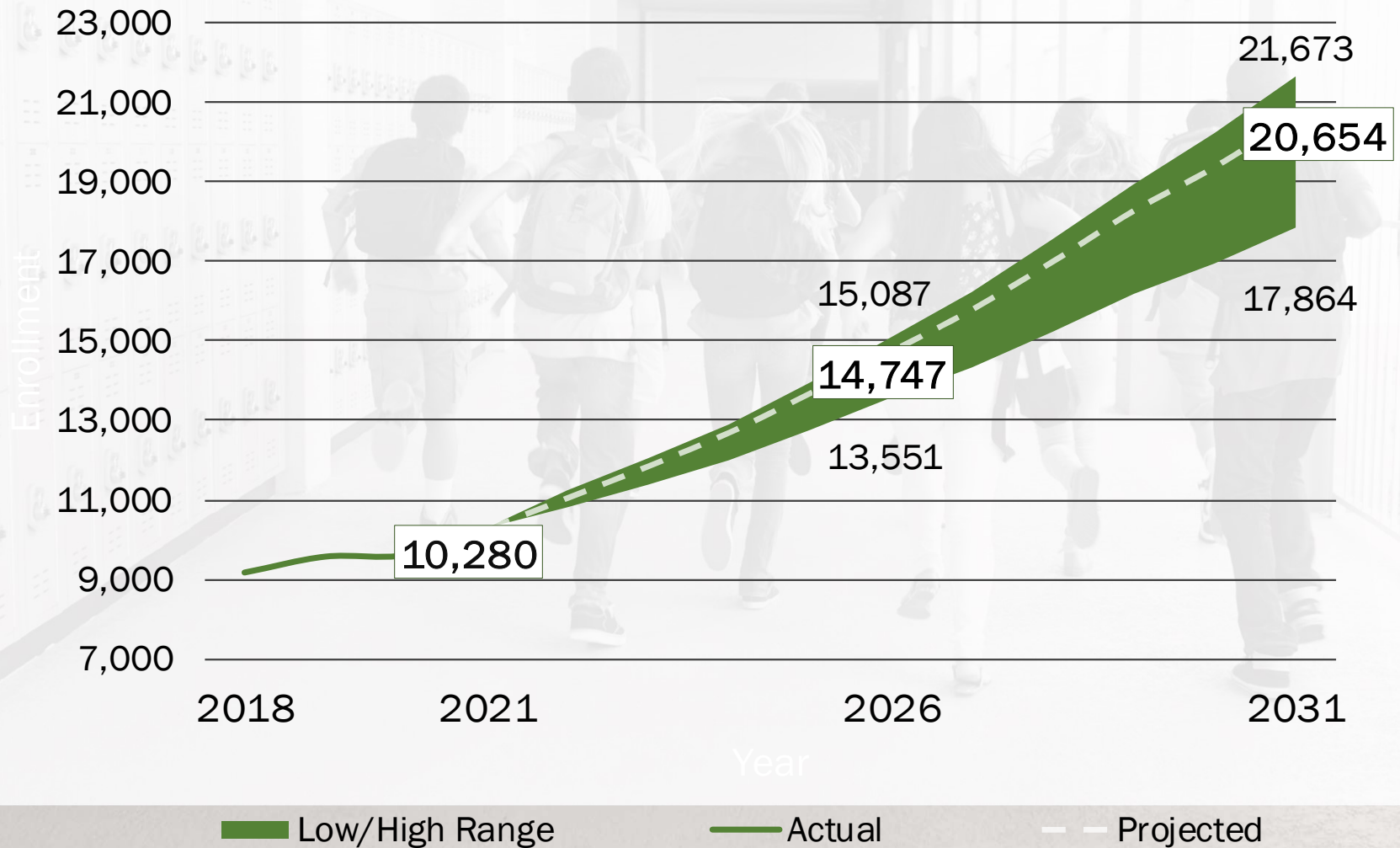
Projected New Housing Occupancies



	<u>TOTAL</u>
Single-Family Housing	14,355
Multi-Family Housing	4,703
Mixed Use	584
Senior Living	813
MHP	(34)
Total	20,421

Student Projections

Three Scenarios of Growth



Moderate Growth Scenario

	2022	2023	2024	2025	2026
Enrollment	11,066	11,866	12,713	13,699	14,747
% Growth	7.65%	7.23%	7.14%	7.76%	7.65%
Growth	786	800	847	986	1,048
	2027	2028	2029	2030	2031
Enrollment	15,802	17,008	18,283	19,385	20,654
% Growth	7.15%	7.63%	7.50%	6.03%	6.55%
Growth	1,055	1,206	1,275	1,102	1,269



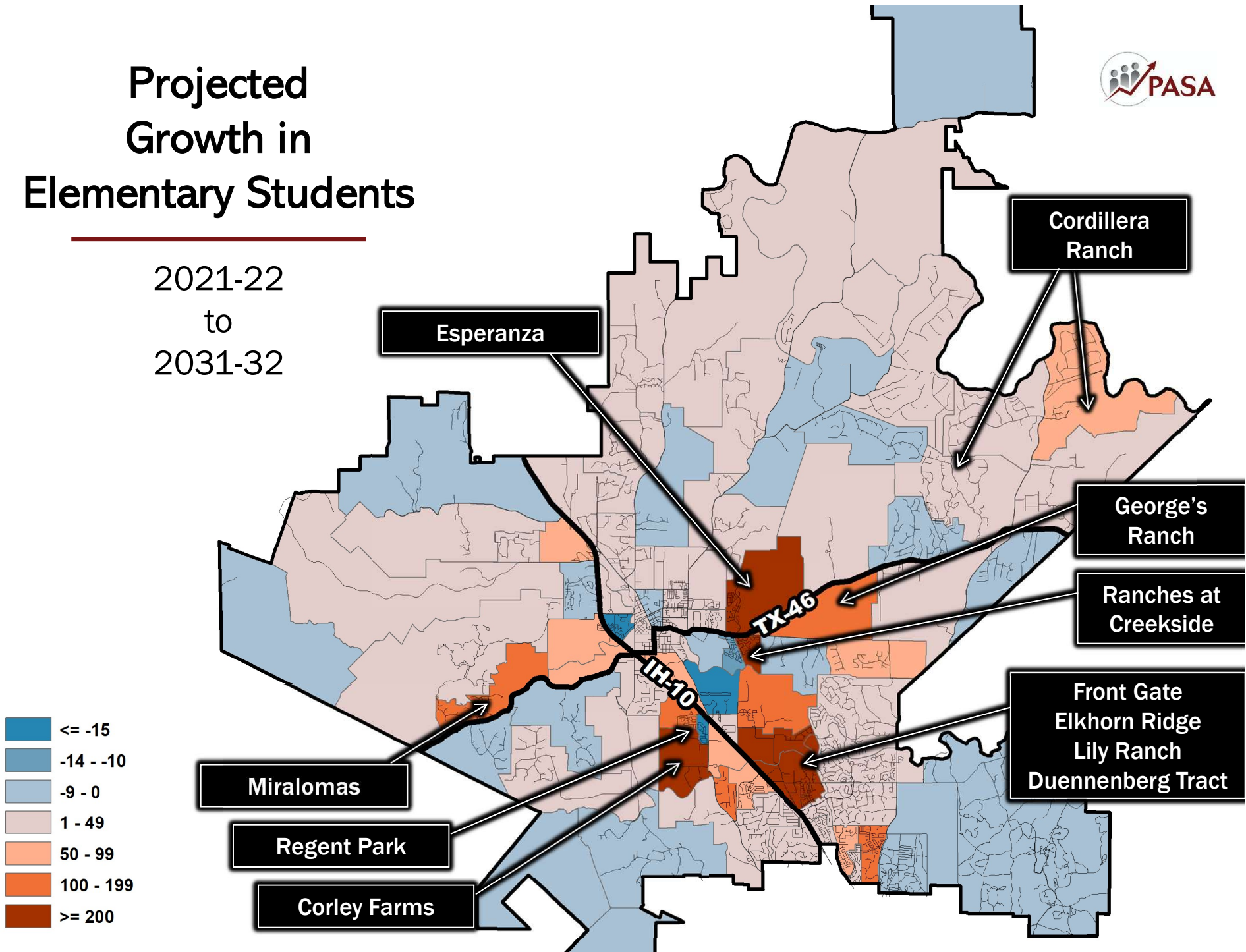
Long-Range Planning



Projected Growth in Elementary Students

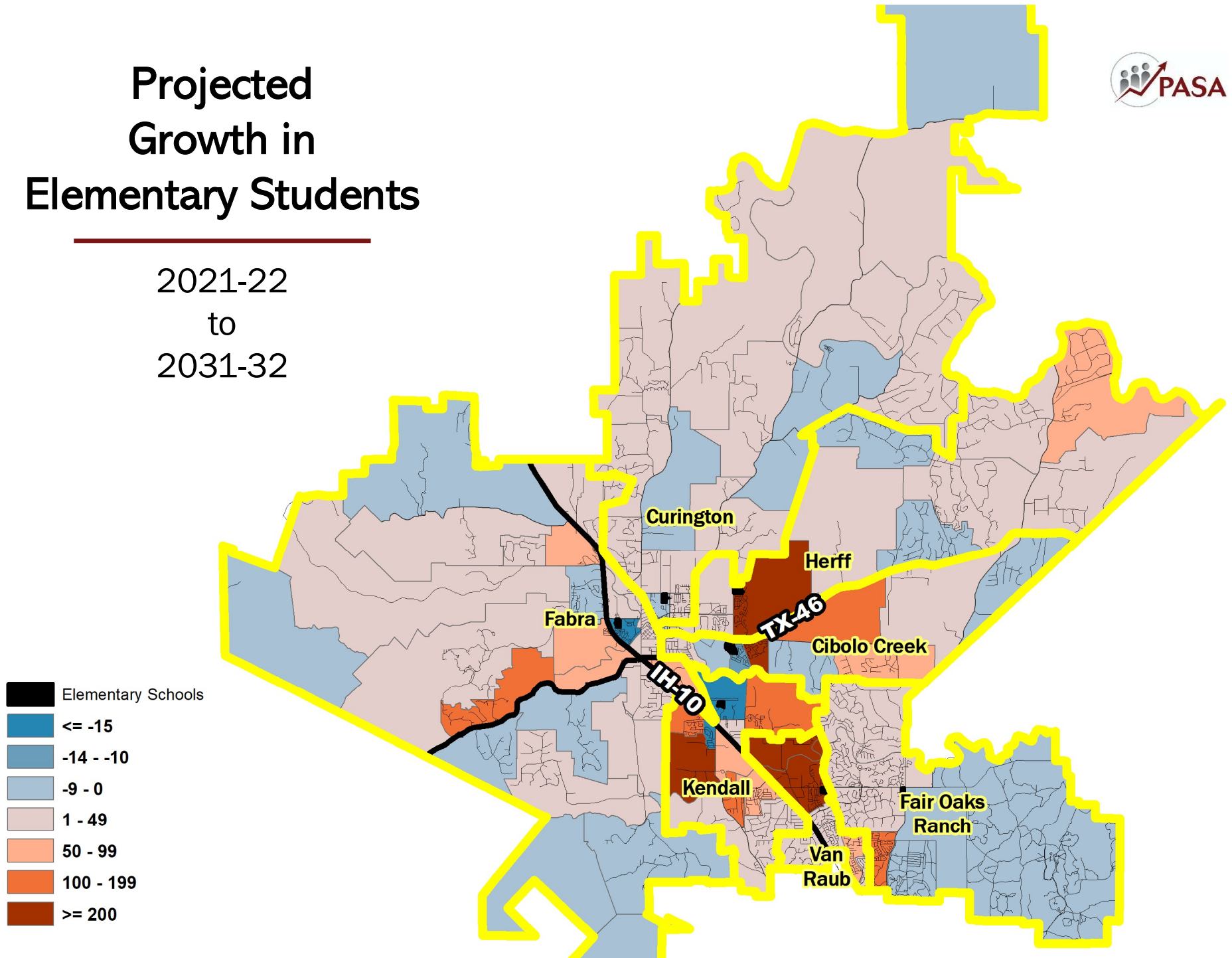


2021-22
to
2031-32



Projected Growth in Elementary Students

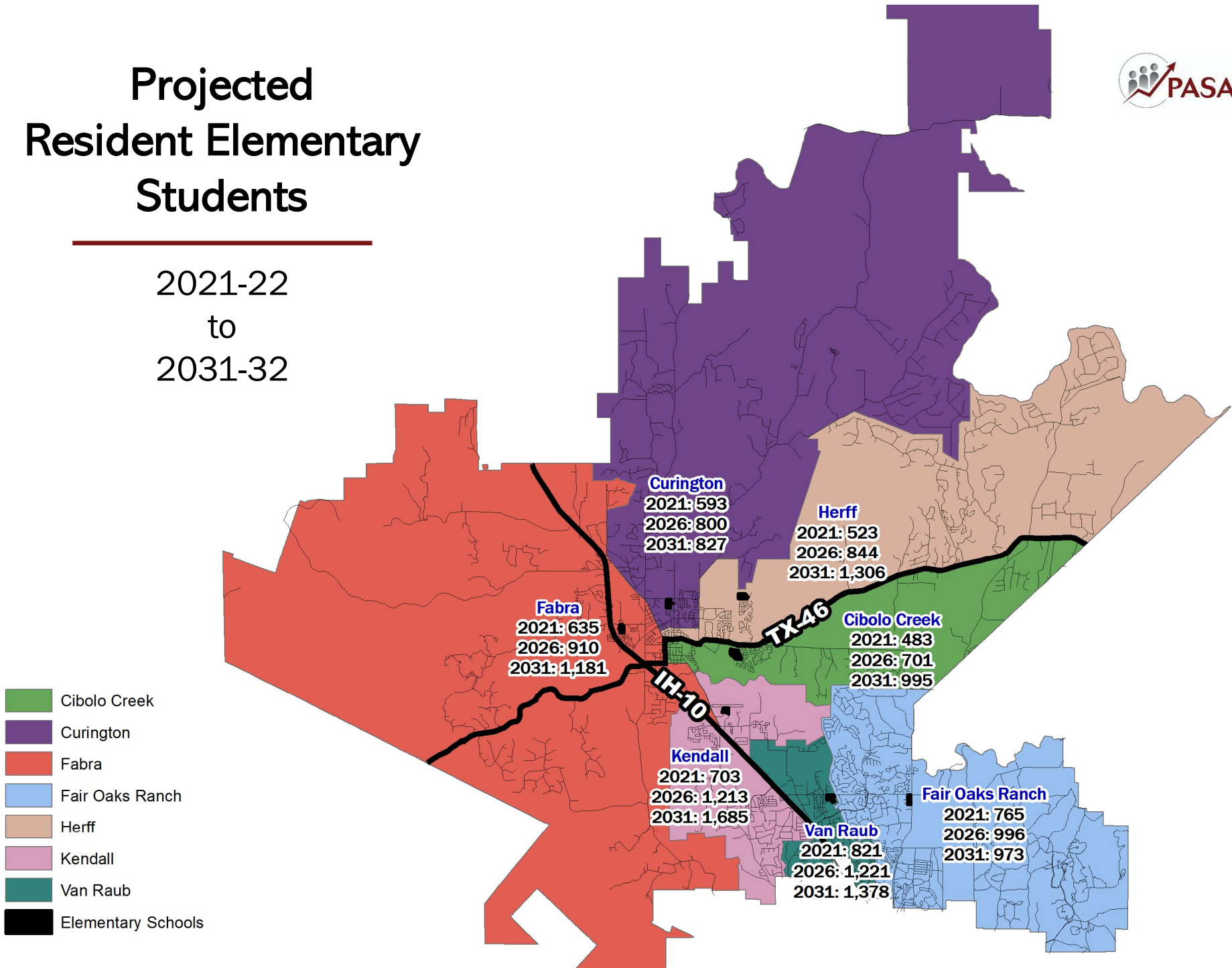
2021-22
to
2031-32





Projected Resident Elementary Students

2021-22
to
2031-32





Elementary School Long-Range Planning

	Projected RESIDENT Students												Net transfers 21-22
	Capacity	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
Cibolo Creek	900	483	537	564	613	646	701	762	828	895	959	995	-18
Curington	1,000	593	643	687	733	762	800	810	815	821	827	827	34
Fabra	900	635	681	722	777	832	910	969	1,020	1,072	1,122	1,181	-9
Fair Oaks Ranch	900	765	849	878	929	949	996	1,007	1,007	998	987	973	-2
Herff	900	523	584	640	702	748	844	928	1,021	1,114	1,207	1,306	16
Kendall	1,000	703	817	894	999	1,115	1,213	1,334	1,446	1,526	1,598	1,685	24
Van Raub	900	821	915	975	1,063	1,135	1,221	1,269	1,306	1,338	1,361	1,378	-45
Elementary		4,523	5,026	5,360	5,816	6,187	6,685	7,079	7,443	7,764	8,061	8,345	0

↑
Elem #8





====→
Elem #9?

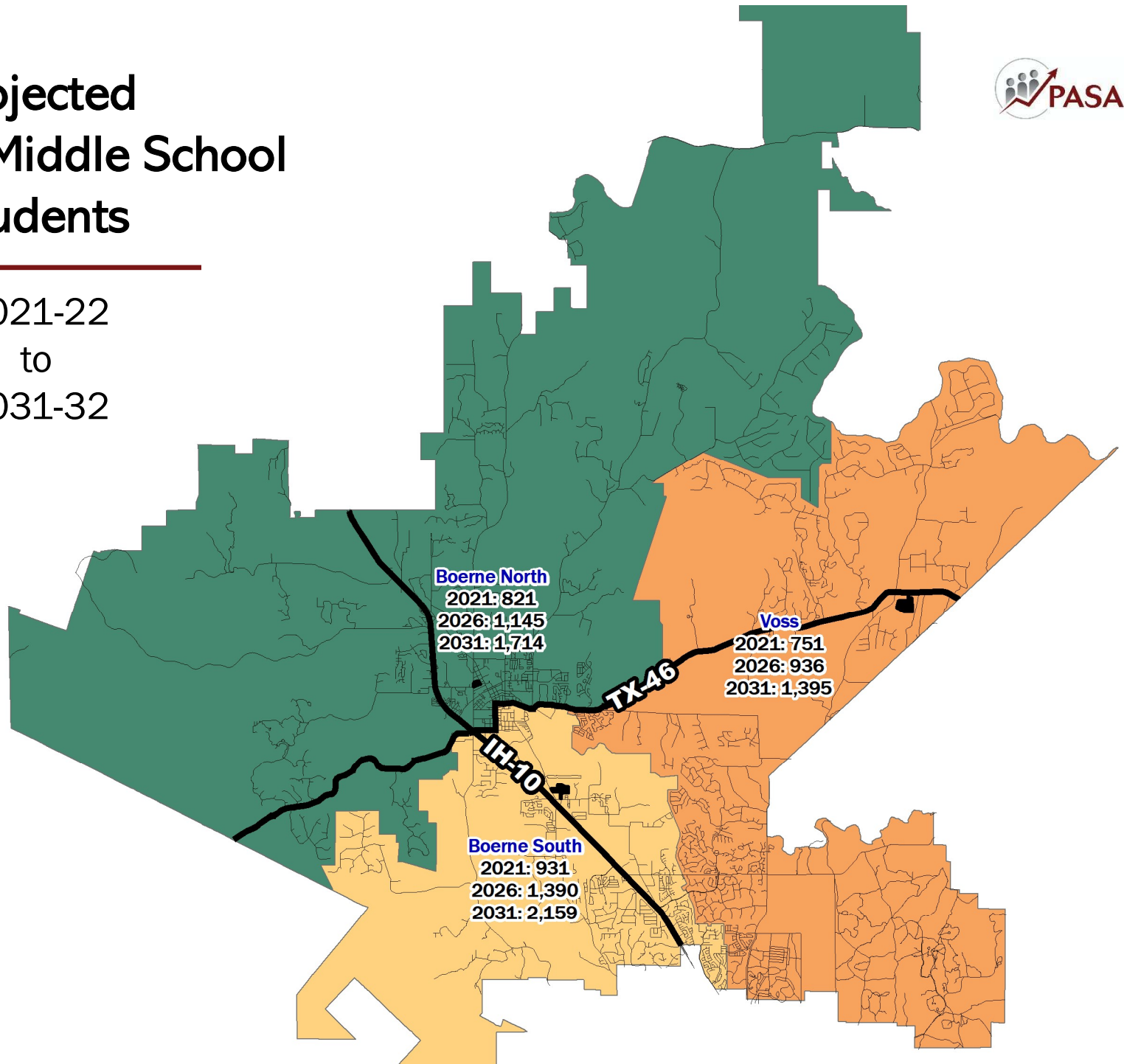
Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

Projected Resident Middle School Students

2021-22
to
2031-32

-  Boerne North
-  Boerne South
-  Voss
-  Middle Schools





Middle School Long-Range Planning

	Projected RESIDENT Students											Net transfers 21-22	
	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31		2031- 32
Boerne North	1,300	821	840	866	938	1,080	1,145	1,280	1,356	1,504	1,611	1,714	5
Boerne South	1,500	931	979	1,064	1,120	1,295	1,390	1,591	1,759	1,931	2,053	2,159	-13
Voss	1,200	751	781	826	842	924	936	1,054	1,114	1,245	1,324	1,395	8
Middle Schools		2,503	2,600	2,756	2,900	3,299	3,471	3,925	4,229	4,680	4,988	5,268	0

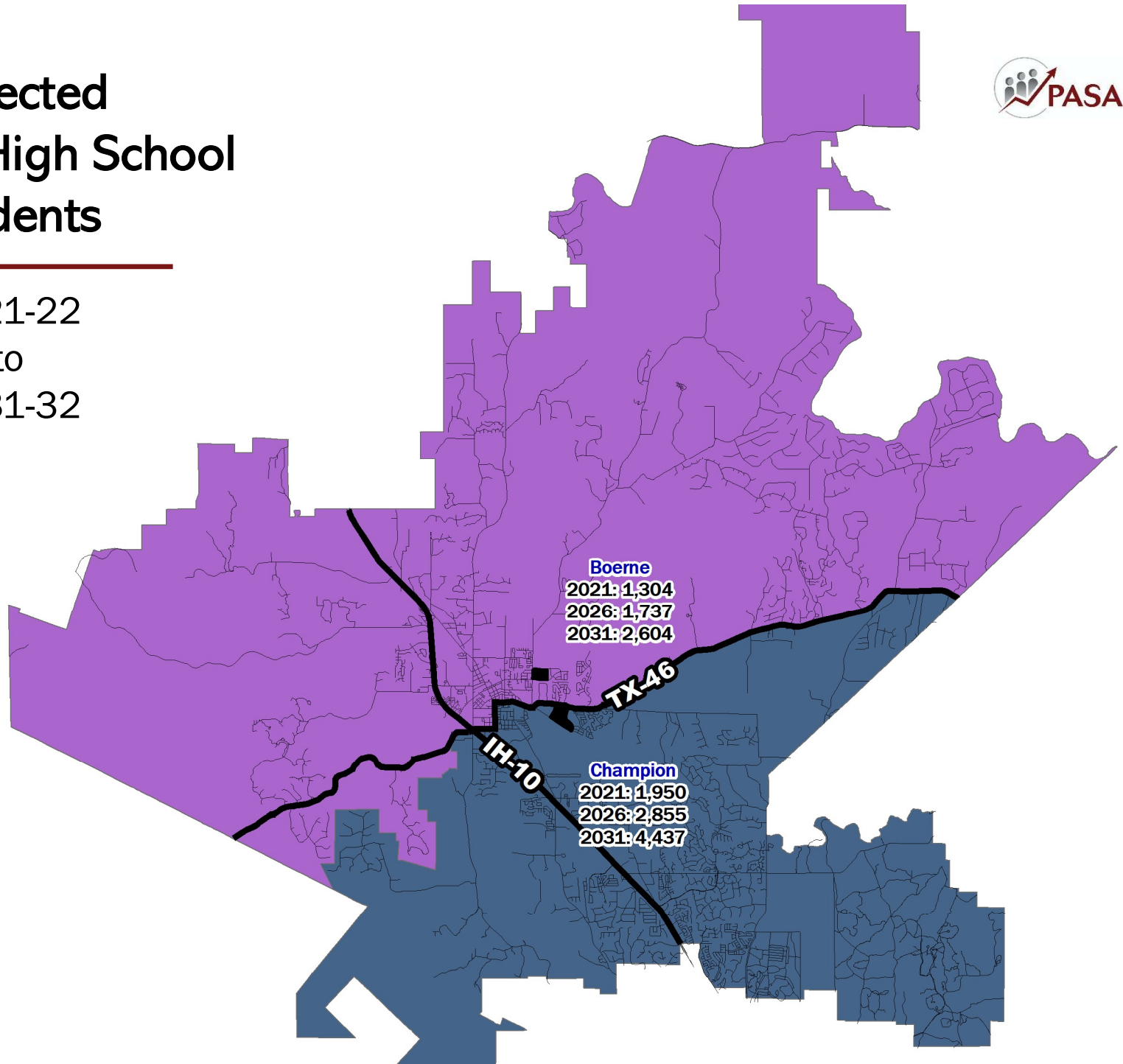
Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

Projected Resident High School Students



2021-22
to
2031-32



Boerne
2021: 1,304
2026: 1,737
2031: 2,604

Champion
2021: 1,950
2026: 2,855
2031: 4,437

-  Boerne
-  Champion
-  High Schools



High School Long-Range Planning

	Projected RESIDENT Students												Net transfers 21-22
	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	
Boerne	1,800	1,304	1,371	1,478	1,547	1,617	1,737	1,799	2,012	2,169	2,347	2,604	-7
Champion	2,400	1,950	2,069	2,272	2,450	2,596	2,855	2,999	3,324	3,669	3,989	4,437	7
Middle Schools		3,254	3,440	3,750	3,997	4,213	4,592	4,798	5,336	5,838	6,336	7,041	0

Moderate Growth Scenario

Yellow highlights = Projected population exceeds capacity by >120%

Long-Range Planning Summary

Considerations for Potential Bond Election

Elementary #8 needed ~2025-26

Middle School capacity needed ~2029-30

High School capacity needed ~2027-28



Questions?



Fall 2021

Population and Survey Analysts

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Boerne ISD

Demographic Study