

# Tyler I.S.D.

## Demographic Update

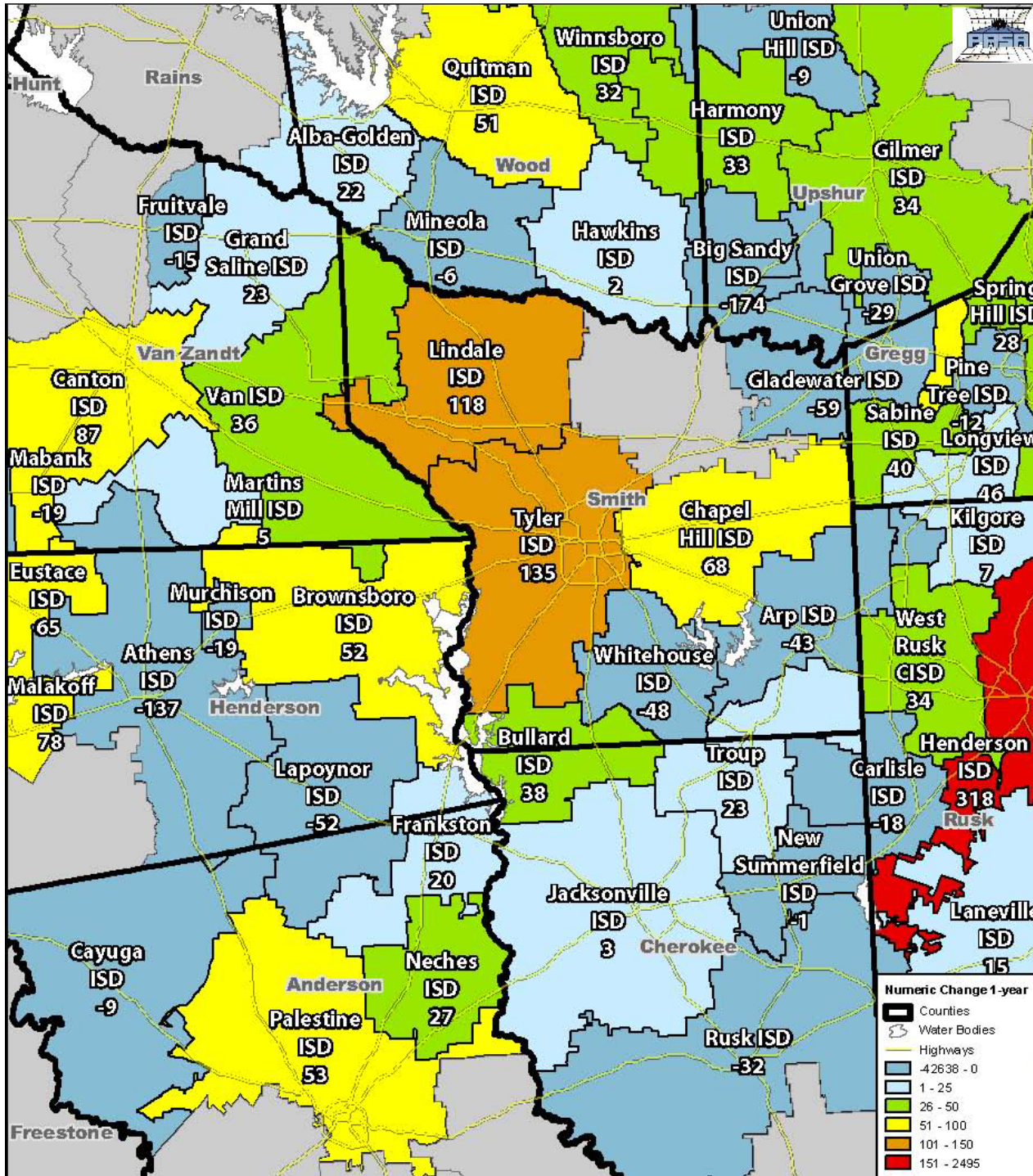
April 12, 2016



# Population & Survey Analysts

- ➔ **T.I.S.D. Demographic Trends**
- Employment Trends
- Housing Projections
- Ratios: Students per Household
- Projected Student Enrollment



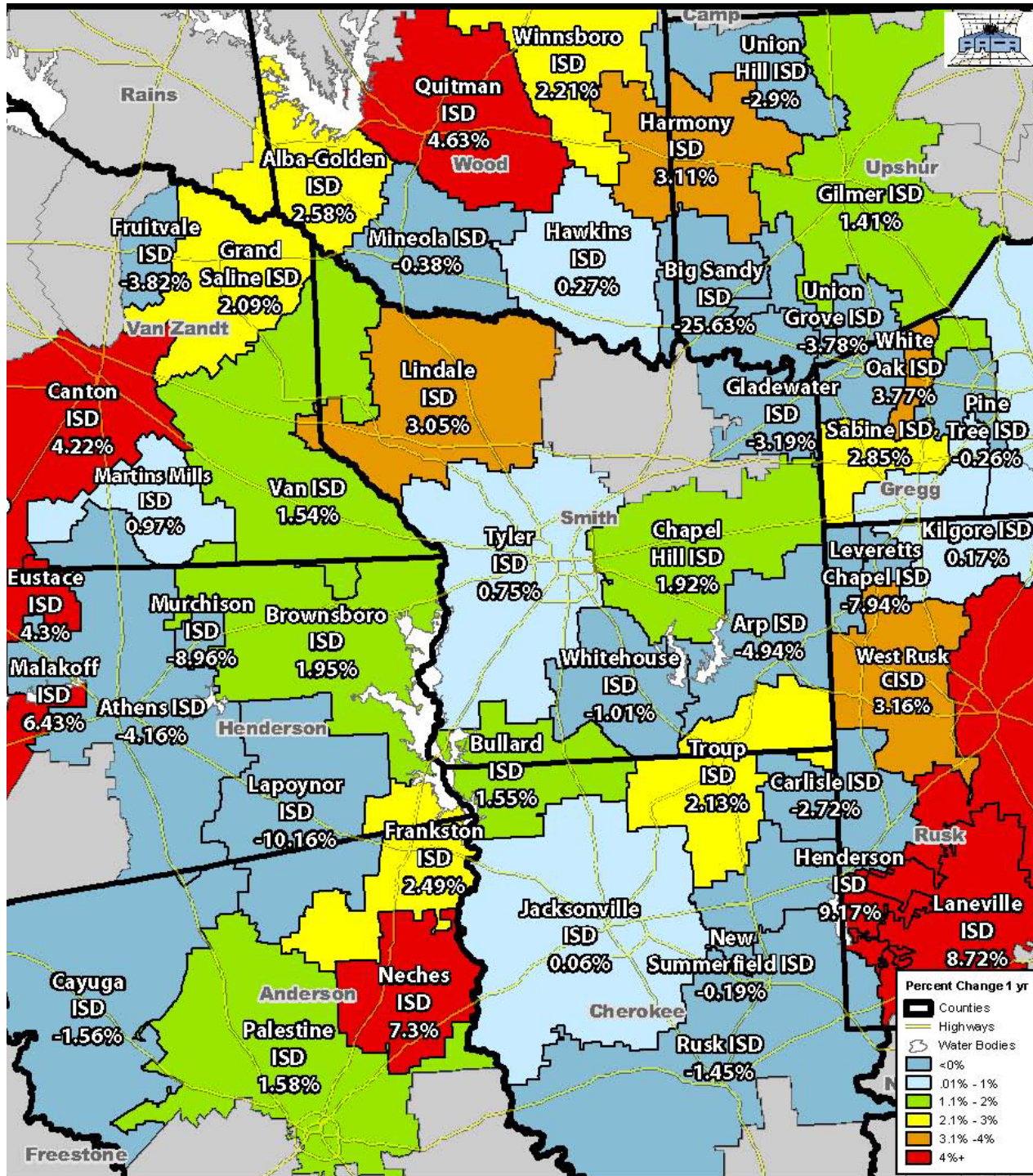


# Numeric Change In Student Enrollment

2014-15  
to  
2015-16

(Pre-PEIMS Enrollment Estimate)





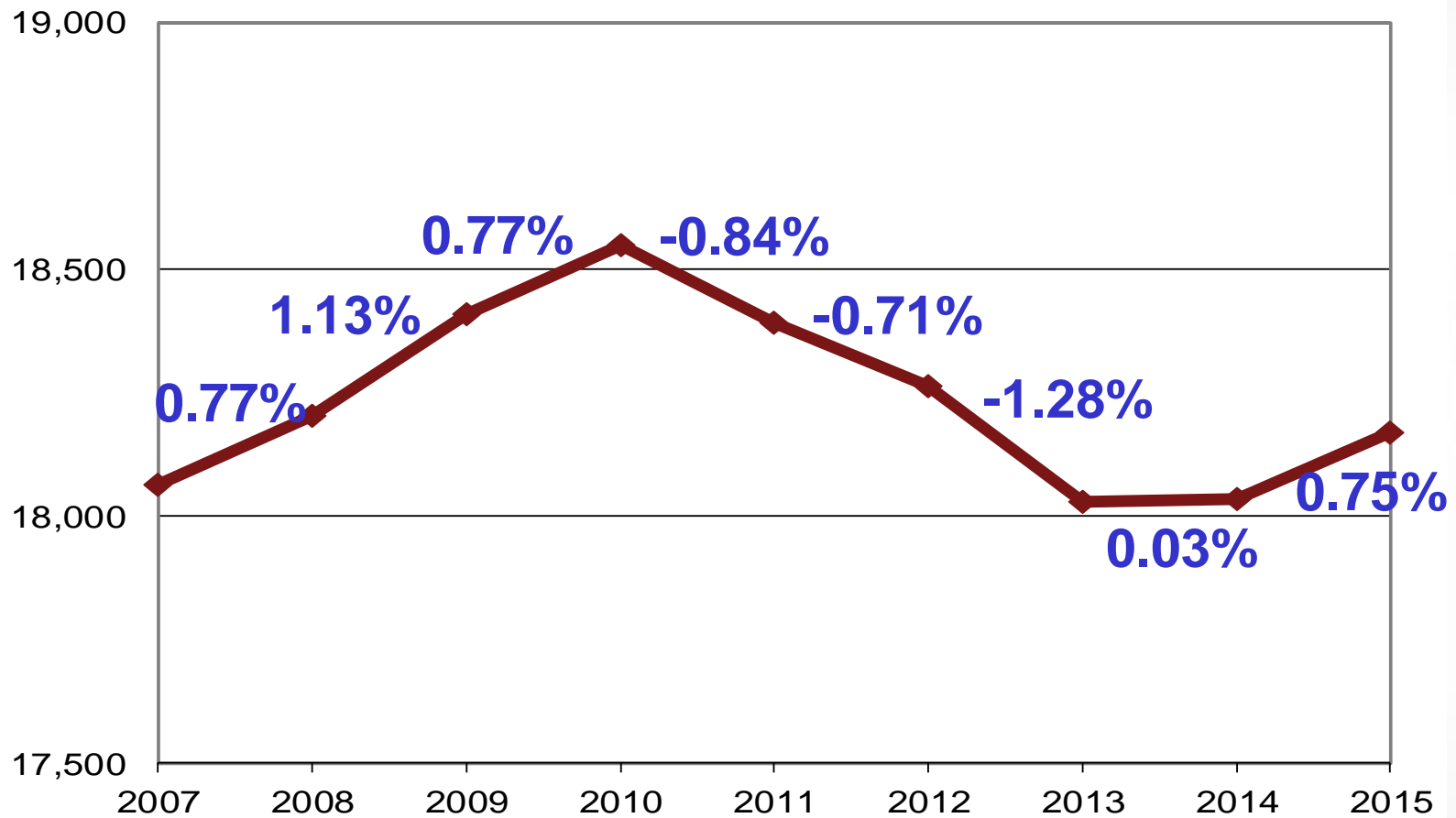
# Percent Change In Student Enrollment

2014-15  
to  
2015-16

(Pre-PEIMS Enrollment Estimate)



# Past Growth Rates



## Comparison of Grade 1 and Grade 5

 1<sup>st</sup> > 5<sup>th</sup>

 5<sup>th</sup> > 1<sup>st</sup>

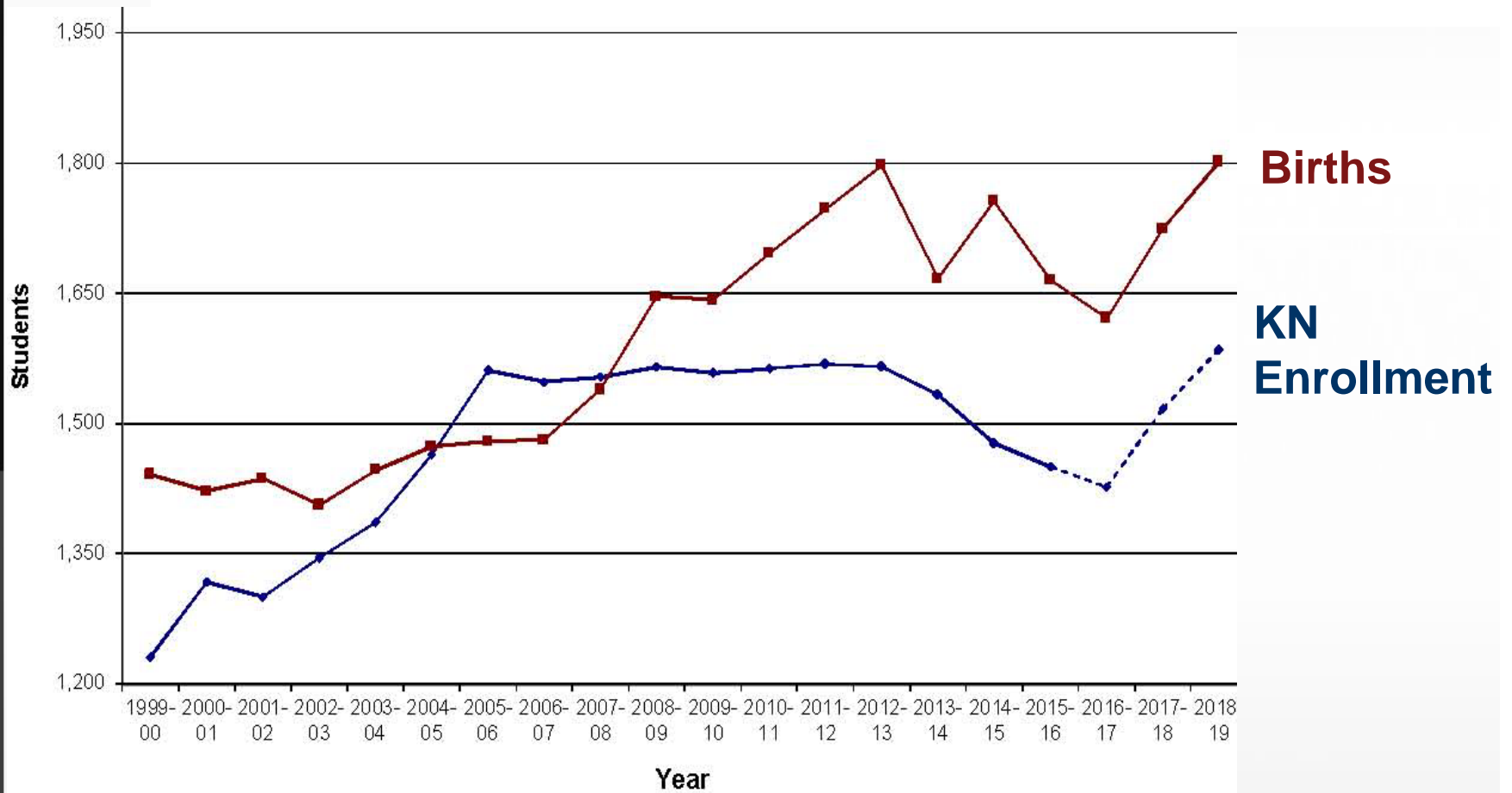
| School       | 1st Grade    | 5th Grade    | Difference (1st-5th) | % Difference |
|--------------|--------------|--------------|----------------------|--------------|
| Austin       | 76           | 71           | 5                    | 7%           |
| Bell         | 77           | 86           | -9                   | -10%         |
| Birdwell     | 78           | 67           | 11                   | 16%          |
| Bonner       | 68           | 56           | 12                   | 21%          |
| Caldwell     | 119          | 126          | -7                   | -6%          |
| Clarkston    | 65           | 51           | 14                   | 27%          |
| Dixie        | 97           | 98           | -1                   | -1%          |
| Douglas      | 95           | 94           | 1                    | 1%           |
| Griffin      | 106          | 93           | 13                   | 14%          |
| Jack         | 118          | 109          | 9                    | 8%           |
| Jones        | 50           | 39           | 11                   | 28%          |
| Orr          | 91           | 86           | 5                    | 6%           |
| Owens        | 121          | 108          | 13                   | 12%          |
| Peete        | 63           | 57           | 6                    | 11%          |
| Ramey        | 87           | 104          | -17                  | -16%         |
| Rice         | 117          | 108          | 9                    | 8%           |
| Woods        | 102          | 96           | 6                    | 6%           |
| <b>Total</b> | <b>1,530</b> | <b>1,449</b> | <b>81</b>            | <b>6%</b>    |



## Historical Growth Trends

|              | 2014-15       | % Change<br>2013-14 to<br>2014-15 | 2015-16       | % Change<br>2014-15 to<br>2015-16 |
|--------------|---------------|-----------------------------------|---------------|-----------------------------------|
| <b>EE</b>    | <b>73</b>     | <b>4.29%</b>                      | <b>81</b>     | <b>10.96%</b>                     |
| <b>PK</b>    | <b>555</b>    | <b>2.21%</b>                      | <b>556</b>    | <b>0.18%</b>                      |
| <b>KN</b>    | <b>1,477</b>  | <b>-3.65%</b>                     | <b>1,450</b>  | <b>-1.83%</b>                     |
| <b>1</b>     | <b>1,582</b>  | <b>-0.25%</b>                     | <b>1,532</b>  | <b>-3.16%</b>                     |
| <b>2</b>     | <b>1,540</b>  | <b>1.99%</b>                      | <b>1,534</b>  | <b>-0.39%</b>                     |
| <b>3</b>     | <b>1,469</b>  | <b>0.34%</b>                      | <b>1,541</b>  | <b>4.90%</b>                      |
| <b>4</b>     | <b>1,415</b>  | <b>3.06%</b>                      | <b>1,409</b>  | <b>-0.42%</b>                     |
| <b>5</b>     | <b>1,390</b>  | <b>-4.34%</b>                     | <b>1,449</b>  | <b>4.24%</b>                      |
| <b>6</b>     | <b>1,259</b>  | <b>6.33%</b>                      | <b>1,299</b>  | <b>3.18%</b>                      |
| <b>7</b>     | <b>1,190</b>  | <b>-10.59%</b>                    | <b>1,264</b>  | <b>6.22%</b>                      |
| <b>8</b>     | <b>1,342</b>  | <b>-1.61%</b>                     | <b>1,225</b>  | <b>-8.72%</b>                     |
| <b>9</b>     | <b>1,406</b>  | <b>-0.28%</b>                     | <b>1,463</b>  | <b>4.05%</b>                      |
| <b>10</b>    | <b>1,245</b>  | <b>8.92%</b>                      | <b>1,251</b>  | <b>0.48%</b>                      |
| <b>11</b>    | <b>1,054</b>  | <b>-2.50%</b>                     | <b>1,144</b>  | <b>8.54%</b>                      |
| <b>12</b>    | <b>1,038</b>  | <b>5.49%</b>                      | <b>974</b>    | <b>-6.18%</b>                     |
| <b>Total</b> | <b>18,035</b> | <b>0.03%</b>                      | <b>18,172</b> | <b>0.76%</b>                      |

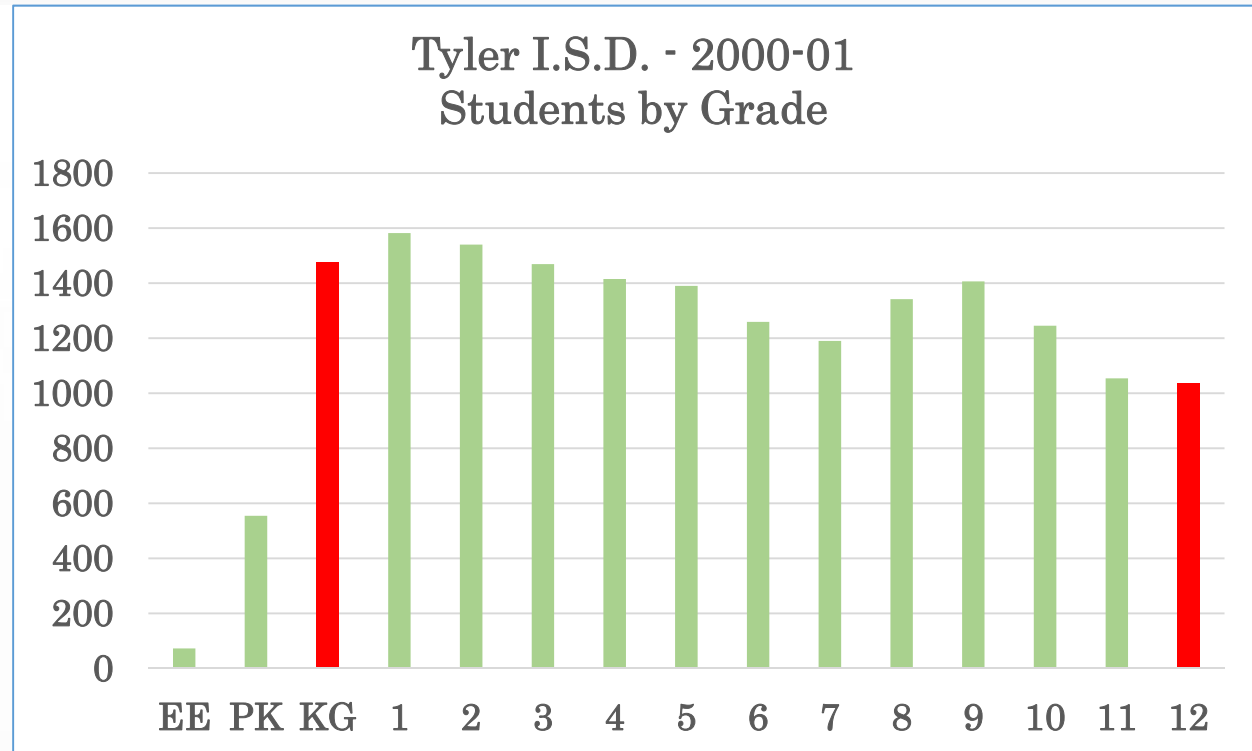
# Kindergarten Enrollment vs. Births





# Students by Grade 2000-2001

|         |       |
|---------|-------|
| 2000-01 |       |
| EE      | 73    |
| PK      | 555   |
| KG      | 1477  |
| 1       | 1582  |
| 2       | 1540  |
| 3       | 1469  |
| 4       | 1415  |
| 5       | 1390  |
| 6       | 1259  |
| 7       | 1190  |
| 8       | 1342  |
| 9       | 1406  |
| 10      | 1245  |
| 11      | 1054  |
| 12      | 1038  |
|         | 18035 |

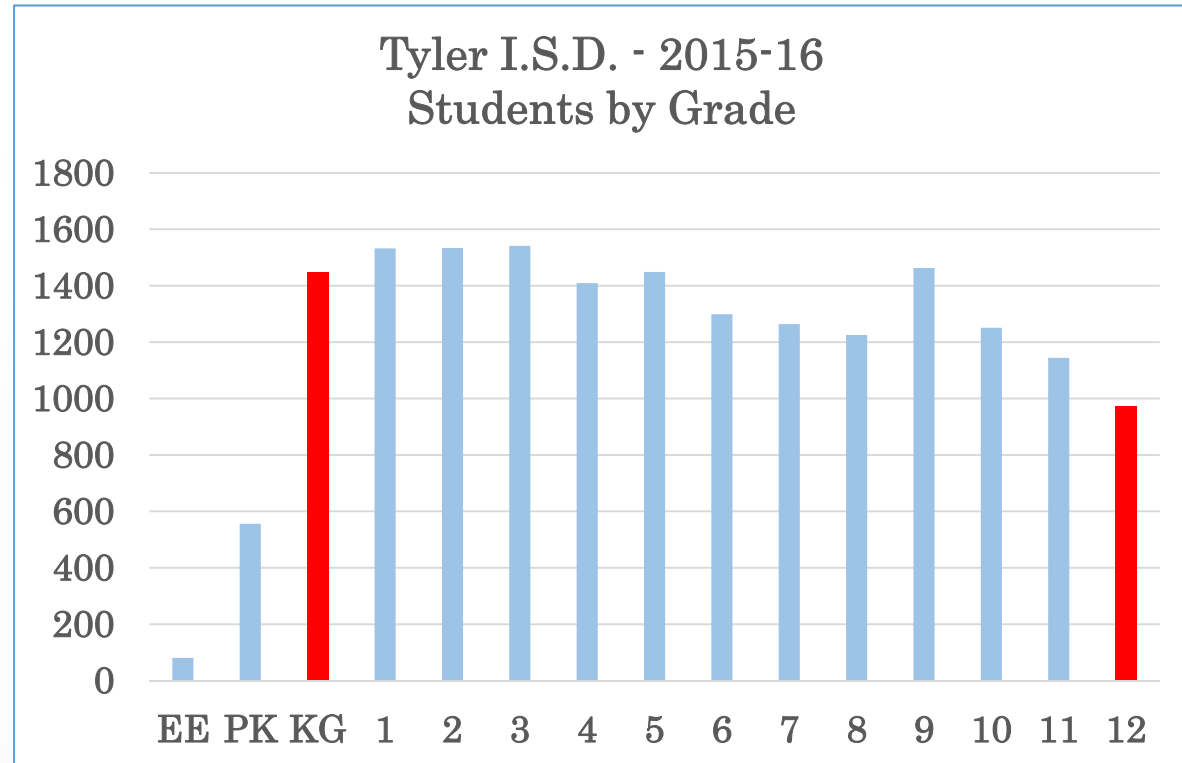


\*It is particularly important to understand the size of the incoming Kindergarten class as compared to the outgoing 12th grade class.



# Students by Grade 2015-2016

| 2015-16 |       |
|---------|-------|
| EE      | 81    |
| PK      | 556   |
| KG      | 1450  |
| 1       | 1532  |
| 2       | 1534  |
| 3       | 1541  |
| 4       | 1409  |
| 5       | 1449  |
| 6       | 1299  |
| 7       | 1264  |
| 8       | 1225  |
| 9       | 1463  |
| 10      | 1251  |
| 11      | 1144  |
| 12      | 974   |
|         | 18172 |



\*It is particularly important to understand the size of the incoming Kindergarten class as compared to the outgoing 12th grade class.





## Unique Demographic Characteristics: Tyler I.S.D.

- **Large School District (205 sq. mi.)**  
Two Districts in region are larger: Jacksonville ISD (260 sq. mi.) & Palestine ISD (221 sq. mi.)
- **Short travel times to work (21 minutes one-way)**
  - Relative to 25.6 min for State
  - Relative to >30 min for typical suburban districts
- **Economically Disadvantaged students (71.2%)**  
Relative to 59.8% for State
- **STAAR passage rate (62.6%)**  
Relative to 71.8% for State
- **Older population (21% of population is age 60+)**  
Relative to 16% for State
- **Working-age population (43% of population)**  
Relative to 47% for State
- **Educated level (25% have bachelor's degree)**
  - Relative to 28% in State



# Private & Charter Schools

| School                              | Grades                            | Current Enrollment |                              |   | Projected Enrollment in 5 Years |                              |   |
|-------------------------------------|-----------------------------------|--------------------|------------------------------|---|---------------------------------|------------------------------|---|
|                                     |                                   | Current Enrollment | Estimated Students from TISD | Estimated Students from TISD in KN-12th | Enrollment in 5 yrs.            | Estimated Students from TISD | Estimated Students from TISD in KN-12th |
| Acute Children's Montessori Academy | PK-K                              | 17                 | 17                           | 6                                       | 17                              | 17                           | 6                                       |
| All Saints Episcopal School         | PK-12 <sup>th</sup>               | 648                | 551                          | 496                                     | 650                             | 553                          | 497                                     |
| Bishop T.K. Gorman                  | 6 <sup>th</sup> -12 <sup>th</sup> | 381                | 324                          | 324                                     | 480                             | 408                          | 408                                     |
| Christian Heritage School           | K-12 <sup>th</sup>                | 86                 | 65                           | 65                                      | 125                             | 94                           | 94                                      |
| Cumberland Academy – Charter        | K-5 <sup>th</sup>                 | 500                | 200                          | 200                                     | 500                             | 200                          | 200                                     |
| Cumberland HS – Charter             | 9 <sup>th</sup> -10 <sup>th</sup> |                    |                              |   | 1,000                           | 750                          | 750                                     |
| Cumberland MS – Charter             | 6 <sup>th</sup> -8 <sup>th</sup>  | 550                | 220                          | 220                                     | 550                             | 220                          | 220                                     |
| East Texas Christian Academy        | PK-12 <sup>th</sup>               | 208                | 198                          | 196                                     | 300                             | 285                          | 282                                     |
| Good Shepherd Episcopal School      | PK-12 <sup>th</sup>               | 115                | 115                          | 95                                      | 115                             | 115                          | 95                                      |
| Harvest Time Church                 | PK-12 <sup>th</sup>               | 40                 | 20                           | 17                                      | 90                              | 45                           | 38                                      |
| Oak Hill Montessori                 | 18mos-5 <sup>th</sup>             | 155                | 132                          | 25                                      | 200                             | 170                          | 32                                      |
| Oak Tree Academy                    | 18mos-K                           | 100                | 80                           | 8                                       | 100                             | 80                           | 8                                       |
| Premier HS of Tyler – Charter       | 9 <sup>th</sup> -12 <sup>th</sup> | 100                | 80                           | 80                                      | 150                             | 120                          | 120                                     |



# Private & Charter Schools (cont'd)

| School   | Grades                            | Current Enrollment |                              |   | Projected Enrollment in 5 Years |                              |   |
|--|-----------------------------------|--------------------|------------------------------|---|---------------------------------|------------------------------|---|
|  |                                   | Current Enrollment | Estimated Students from TISD | Estimated Students from TISD in KN-12th | Enrollment in 5 yrs.            | Estimated Students from TISD | Estimated Students from TISD in KN-12th |
| Ranch Academy, Tyler Campus – Charter                | 1 <sup>st</sup> -12 <sup>th</sup> | 50                 | 1                            | 1                                       | 55                              | 1                            | 1                                       |
| St. Gregory Elementary School                        | PK-5 <sup>th</sup>                | 238                | 202                          | 176                                     | 350                             | 298                          | 259                                     |
| Trinity – Big Sandy – Charter                        | 1 <sup>st</sup> -12 <sup>th</sup> | 16                 | 0                            | 0                                       | 40                              | 1                            | 1                                       |
| Trinity – Chapel Hill – Charter                      | 1 <sup>st</sup> -12 <sup>th</sup> | 65                 | 2                            | 2                                       | 65                              | 2                            | 2                                       |
| Trinity – Willow Bend – Charter                      | 1 <sup>st</sup> -12 <sup>th</sup> | 45                 | 1                            | 1                                       | 45                              | 1                            | 1                                       |
| Tyler 7 <sup>th</sup> Day Adventist Christian School | K-8 <sup>th</sup>                 | 19                 | 14                           | 14                                      | 20                              | 15                           | 15                                      |
| UT Tyler Innovation Academy – Charter                | 3 <sup>rd</sup> -9 <sup>th</sup>  | 235                | 118                          | 118                                     | 500                             | 250                          | 250                                     |
| Vista Academy of Tyler – Charter                     | K-7 <sup>th</sup>                 | 315                | 284                          | 284                                     | 415                             | 374                          | 374                                     |
| <b>Total</b>   |                                   | <b>3,883</b>       | <b>2,622</b>                 | <b>2,326</b>                            | <b>5,767</b>                    | <b>3,997</b>                 | <b>3,659</b>                            |

Students from TISD in private/charter schools: **11.4%**

**16.7%**



# Population & Survey Analysts

T.I.S.D. Demographic Trends

➔ **Employment Trends**

Housing Projections

Ratios: Students per Household

Projected Student Enrollment





# Annual Employment Trends

|                          | February<br>2015 | August<br>2015 | February<br>2016 | 6-Month<br>Pct. Change | Annual<br>Pct. Change |
|--------------------------|------------------|----------------|------------------|------------------------|-----------------------|
| <b>City of Tyler</b>     |                  |                |                  |                        |                       |
| Employment               | 46,155           | 47,084         | 47,405           | 0.68%                  | 2.71%                 |
| <b>Unemployment Rate</b> | <b>4.3</b>       | <b>4.4</b>     | <b>3.7</b>       |                        |                       |
| <b>City of Longview</b>  |                  |                |                  |                        |                       |
| Employment               | 37,733           | 36,561         | 37,141           | 1.59%                  | -1.57%                |
| <b>Unemployment Rate</b> | <b>4.3</b>       | <b>5.3</b>     | <b>4.8</b>       |                        |                       |
| <b>Gregg County</b>      |                  |                |                  |                        |                       |
| Employment               | 57,548           | 55,775         | 56,653           | 1.57%                  | -1.56%                |
| <b>Unemployment Rate</b> | <b>4.3</b>       | <b>5.4</b>     | <b>5.2</b>       |                        |                       |
| <b>Smith County</b>      |                  |                |                  |                        |                       |
| Employment               | 96,671           | 98,617         | 99,289           | 0.68%                  | 2.71%                 |
| <b>Unemployment Rate</b> | <b>4.5</b>       | <b>4.6</b>     | <b>4.1</b>       |                        |                       |



# List of Top Employers

| <b>Company Name</b>                             | <b>Product/Service</b>               | <b>Employee</b> |
|---|--------------------------------------|-----------------|
| <b>Trinity Mother Frances (Christus Health)</b> | <i>Medical Care</i>                  | 4,300           |
| <b>East Texas Medical Center</b>                | <i>Medical Care</i>                  | 3,194           |
| <b>Brookshire Grocery Company</b>               | <i>Grocery Distribution</i>          | 2,565           |
| <b>Tyler I.S.D.</b>                             | <i>Education</i>                     | 2,115           |
| <b>The University of Texas at Tyler</b>         | <i>Education</i>                     | 1,765           |
| <b>Wal-Mart</b>                                 | <i>Retail</i>                        | 1,600           |
| <b>Suddenlink Communications</b>                | <i>Cable, Internet, &amp; Phone</i>  | 1,500           |
| <b>The Trane Company</b>                        | <i>Commercial Air Conditioners</i>   | 1,137           |
| <b>UT Health Northeast</b>                      | <i>Medical Care/Research</i>         | 1,130           |
| <b>City of Tyler</b>                            | <i>Government</i>                    | 853             |
| <b>Tyler Junior College</b>                     | <i>Education</i>                     | 841             |
| <b>Smith County</b>                             | <i>Government</i>                    | 807             |
| <b>John Soules Foods</b>                        | <i>USDA Meat Processing</i>          | 650             |
| <b>Target Distribution Center</b>               | <i>Retail Distribution</i>           | 580             |
| <b>Southside Bank</b>                           | <i>Banking Services</i>              | 503             |
| <b>Tyler Pipe</b>                               | <i>Cast Iron Pipe, Iron Fittings</i> | 329             |
| <b>CB&amp;I</b>                                 | <i>Engineering Contracting</i>       | 250             |
| <b>Centene</b>                                  | <i>Medical Claims Processing</i>     | 249             |
| <b>Coca-cola Bottling Co.</b>                   | <i>Bottler</i>                       | 175             |
| <b>Flowers Baking Co.</b>                       | <i>Bakers - Retail</i>               | 155             |



# Commercial Development in the Tyler I.S.D. Area

- \* **New firms:**

  - German pharmaceutical firm: Fresenius Medical Care – 300-500 employees

  - Atwoods – utilizing former Carrier distribution center

  - Reman – pump service, repair and re-manufacturing in former Carrier manufacturing facility

- \* **Sanderson Farms' new lead site in Winona:**

  - Potentially 1,500 workers, with uniquely strong benefits

  - Management and administrative employees may live in Tyler I.S.D.

- \* **Loss of jobs:** incl. US Steel/Lone Star in Daingerfield (March 2016) – and related energy job cuts (other manuf., truck drivers, etc.) in Longview, Kilgore & Carthage may encourage laid-off workers to try to gain employment in Tyler, as the largest East Texas Metro area

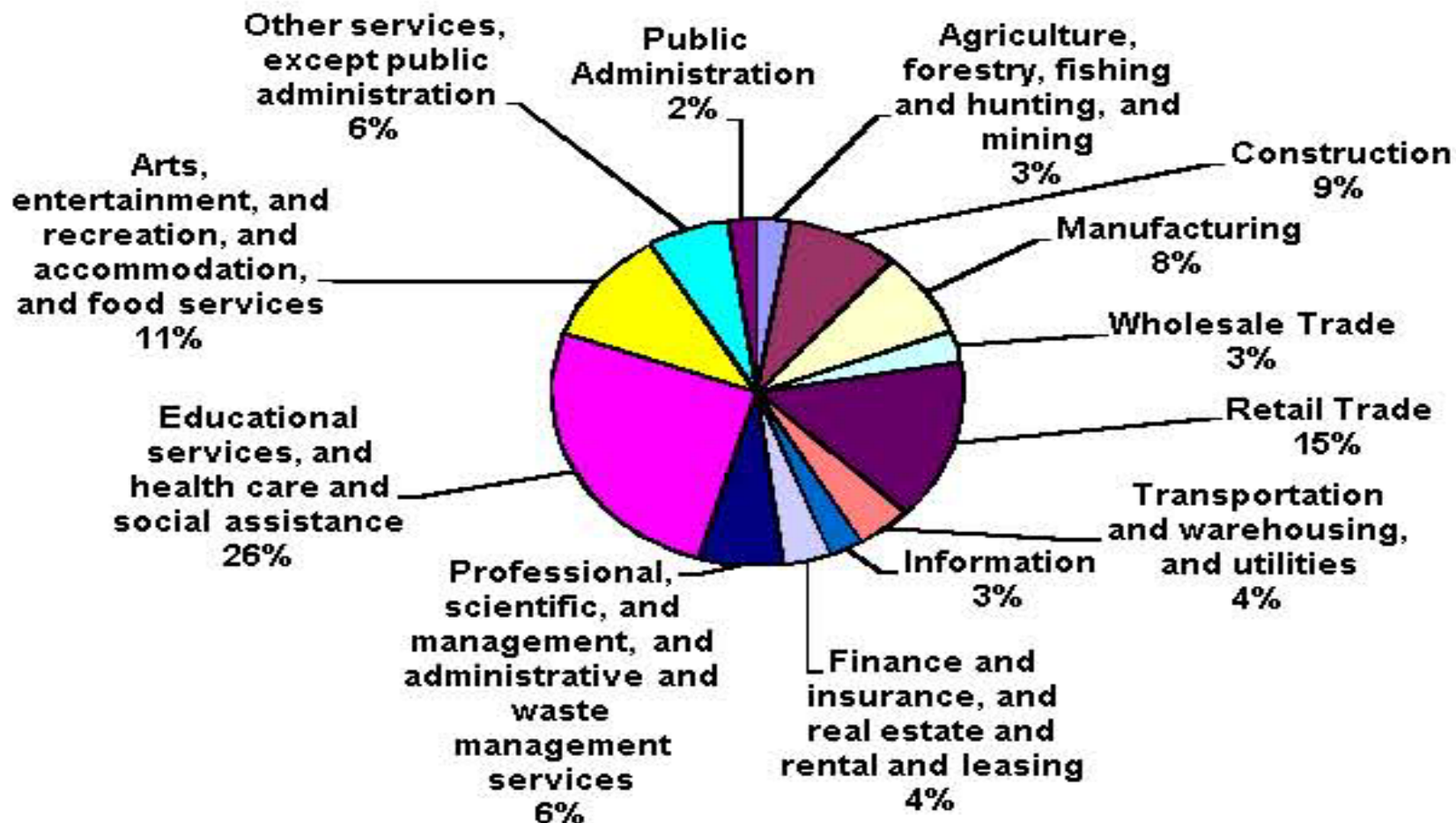
- \* **Smith County Appraisal District reports new commercial structures are increasing by 8-10% in valuation per year, including strong impact of Villages at Cumberland Park**

- \* **Of all Smith County school districts, Tyler I.S.D. commercial valuations increased the most (followed by Whitehouse I.S.D.)**



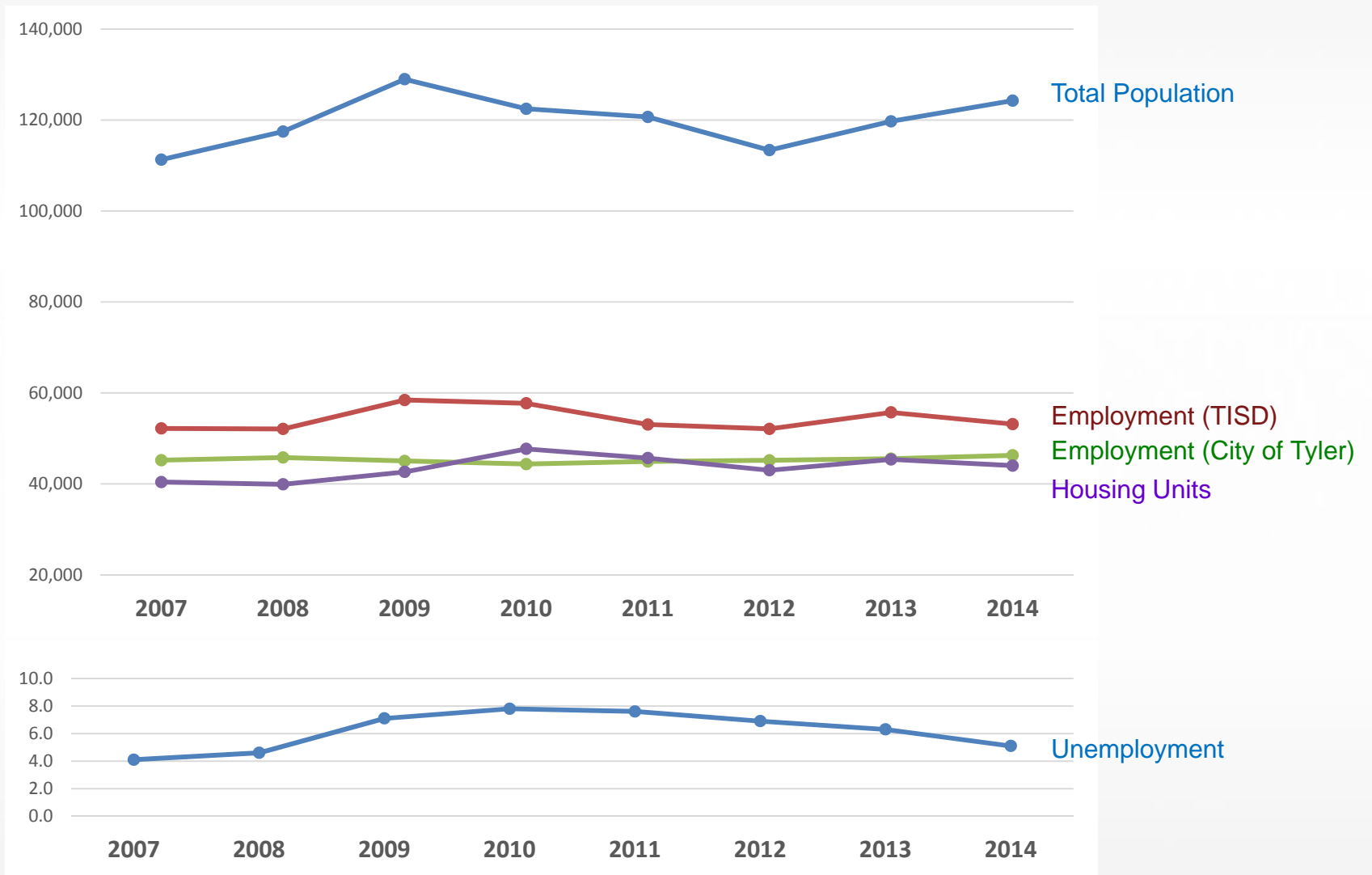
# Tyler ISD Employment by Sector (Out of Civilian Employed Population 16 Years and Over) Employed Population: 53,149 (out of 124,264 Total Residents in TISD)

Source: 2014 American Community Survey





# Population, Housing, & Employment Variables



# Population & Survey Analysts

T.I.S.D. Demographic Trends

Employment Trends

➔ **Housing Projections**

Ratios: Students per Household

Projected Student Enrollment

Long Range Planning



# Student Growth by Type of Housing

| Type of development              | Resident Students<br>Fall 2014 | Resident Students<br>Fall 2015 | Added Students<br>Fall 2014 to Fall 2015 |                   | Percent of<br>Growth<br>Fall 2014 to<br>Fall 2015 |
|----------------------------------|--------------------------------|--------------------------------|--|-------------------|---|
|                                  |                                |                                | Actual<br>Change                         | Percent<br>Change |   |
| Apartments                       | 1,610                          | 1,689                          | 81                                       | 5%                | 51%   |
| MHP                              | 575                            | 602                            | 27                                       | 5%                | 17%   |
| Townhomes                        | 44                             | 45                             | 1  | 2%                | 1%  |
| Subdivisions - built-out         | 11,839                         | 11,787                         | -52                                      | 0%                | ---   |
| Subdivisions - actively building | 1,269                          | 1,319                          | 50                                       | 4%                | 31%   |



# Tyler I.S.D. Future Transportation Improvements

## A Critical Predictor of Residential Development

- \* Among transportation improvements, Loop 49 potentially could have the biggest impact on residential development – but planned residential development is now negligible
- \* Current and potential improvements to CR 192 could spawn up to four new residential developments in the south
- \* Other potential improvements:
  - Crow Rd improvements north of West Village
  - West Cumberland Rd extension west to CR 178
  - Earl Campbell Pkwy - E/W arterial through fut. Bellwood

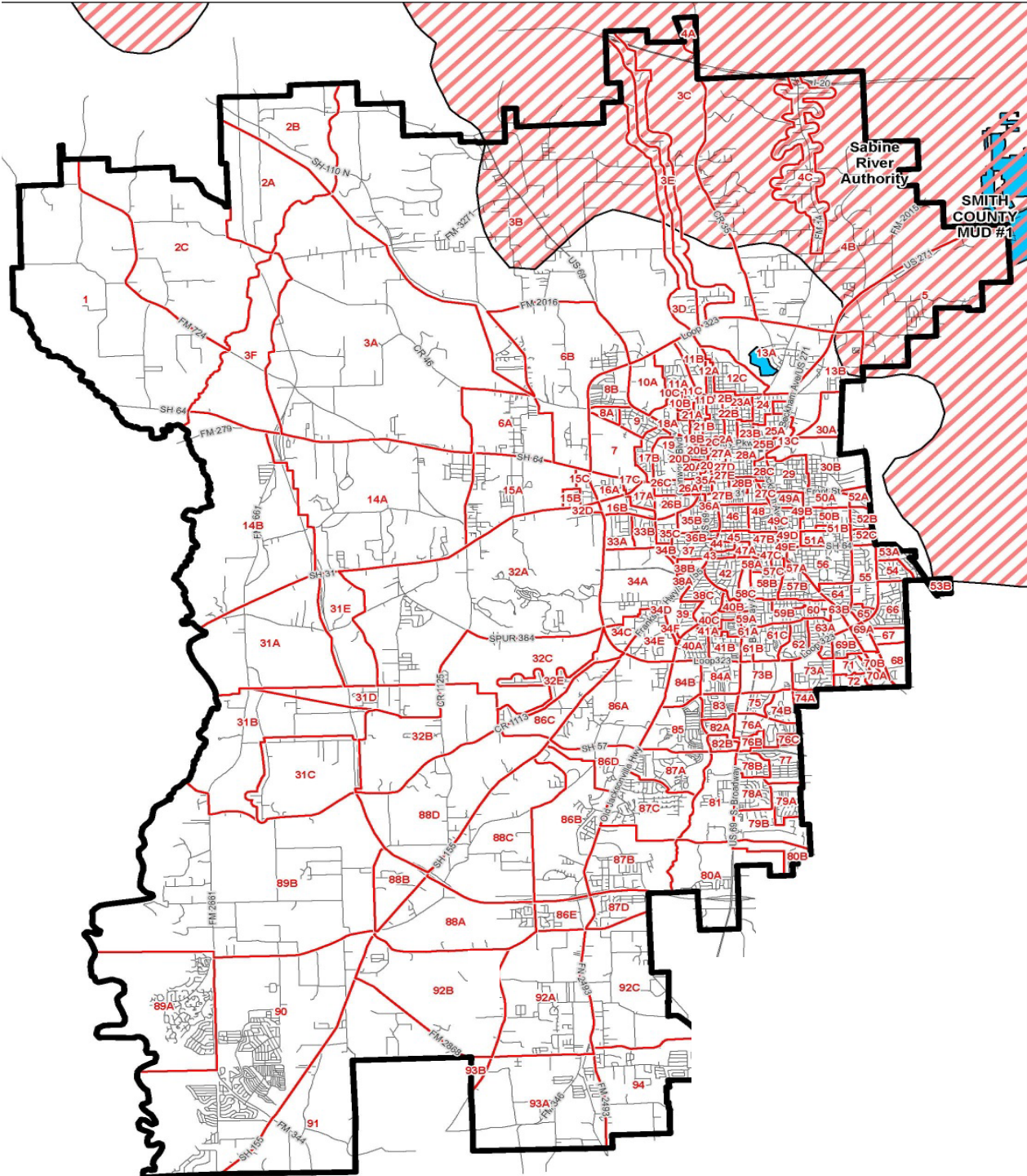




## Other Factors Influencing New Housing Growth

- \* **Availability of rural Utility Districts provide a driving force for residential growth and for defining needs for other infrastructure**
- \* **New City of Tyler sewer pipeline planned west of the Lake Palestine Water Treatment Plant, extending to SH 155 and then further to Noonday, just west of Oak Creek subdivision (promoting growth south of Grande and near SH 155)**
- \* **Special Districts or Overlay Zones: Midtown ADP, Texas College ADP, University of Texas at Tyler ADP, and later potential ADP downtown**

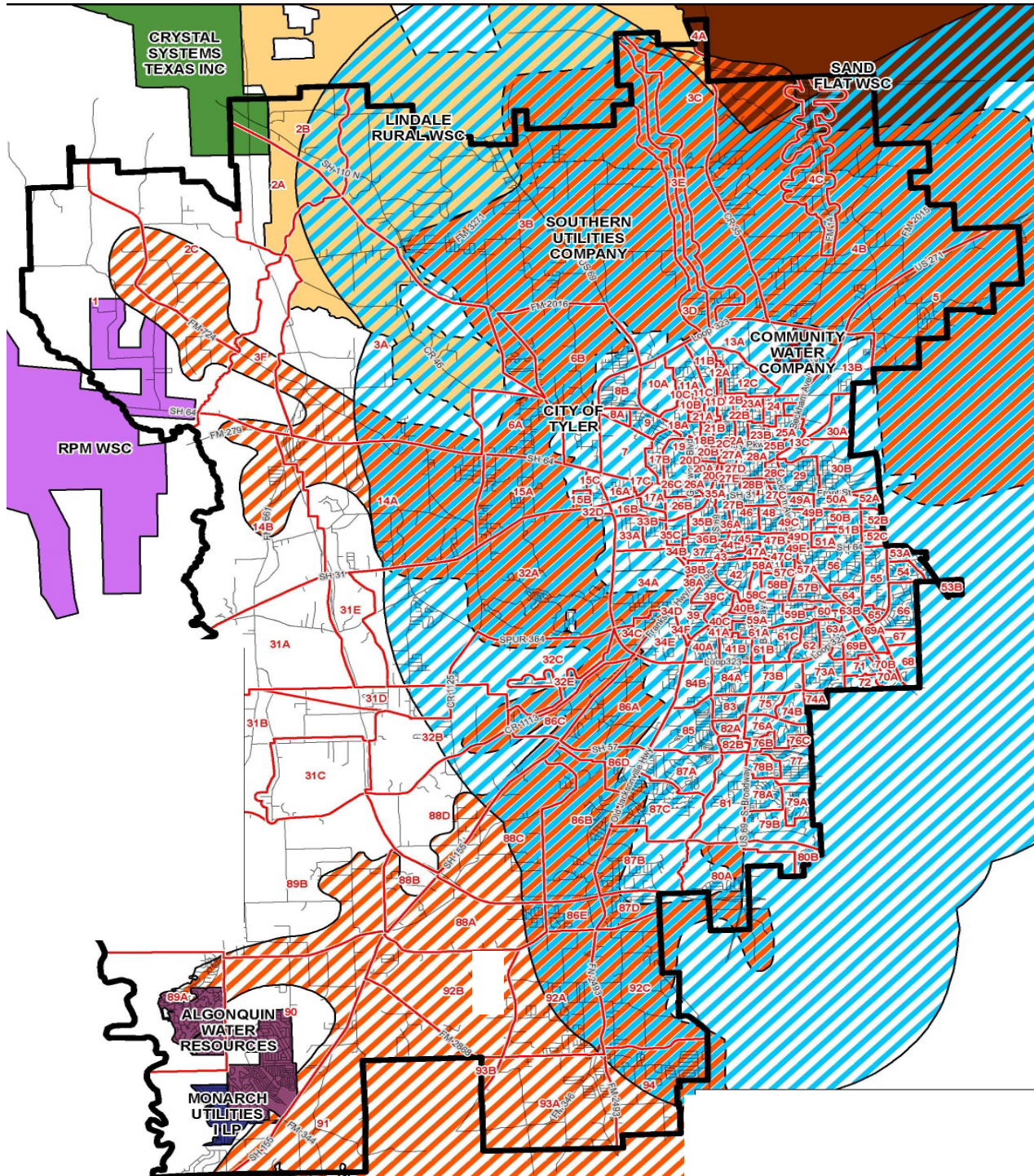




# Utility Districts in Tyler I.S.D.

per  
City of Tyler  
and  
East Texas Council of  
Governments



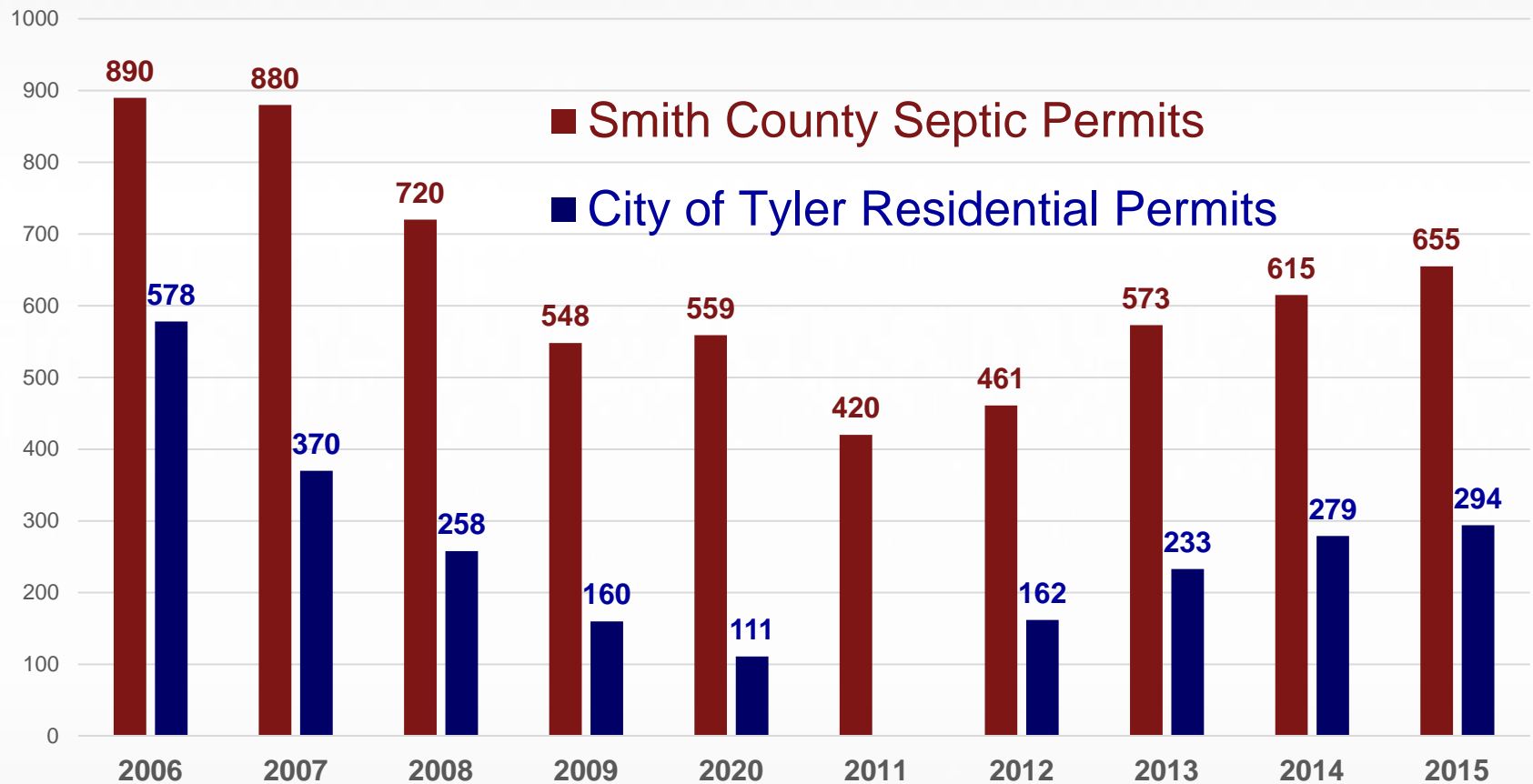


# Utility Districts in Tyler I.S.D.

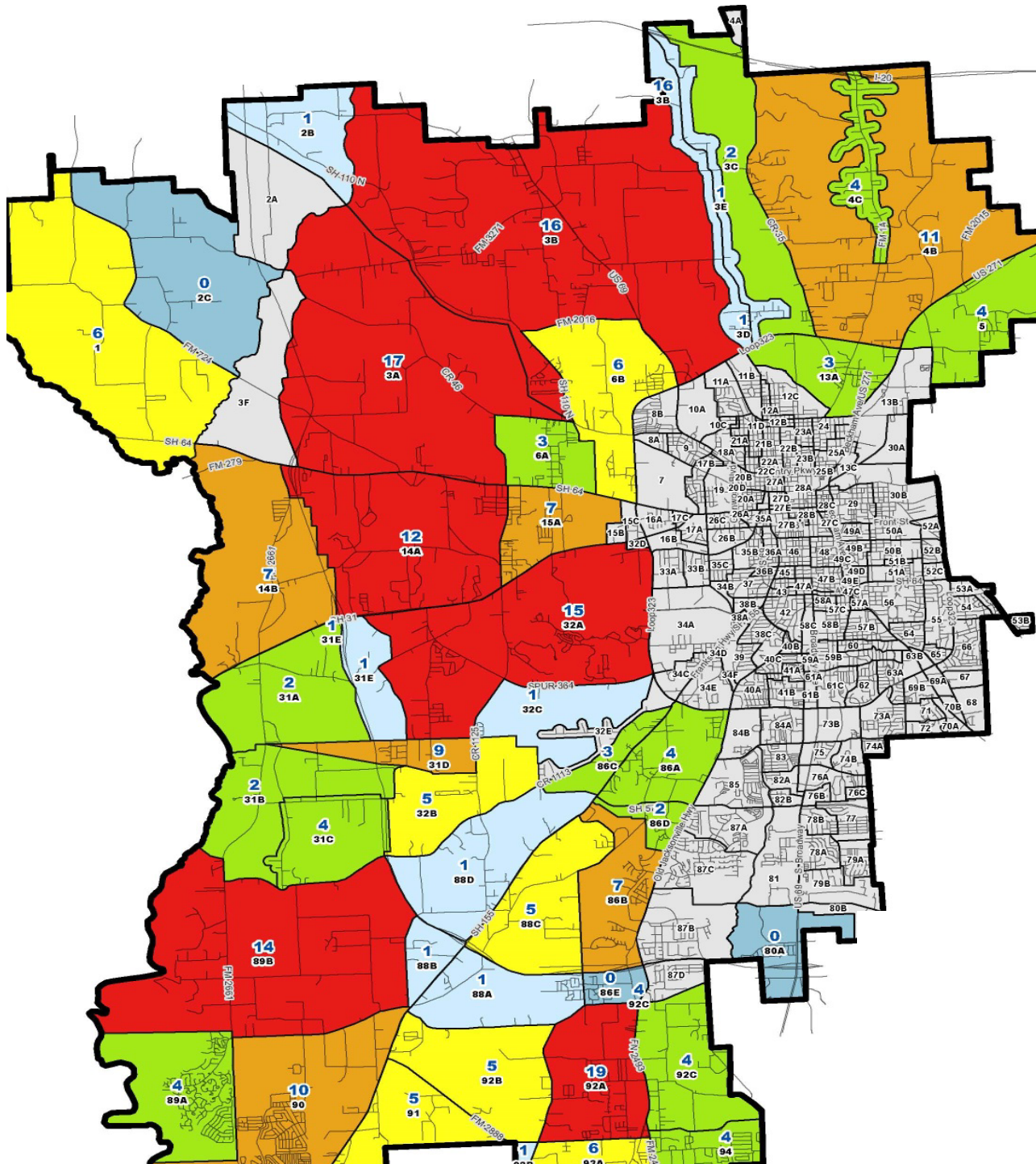
per  
Public Utility Commission

# New Home Permits

## Residential Permits Suggest Stable Growth







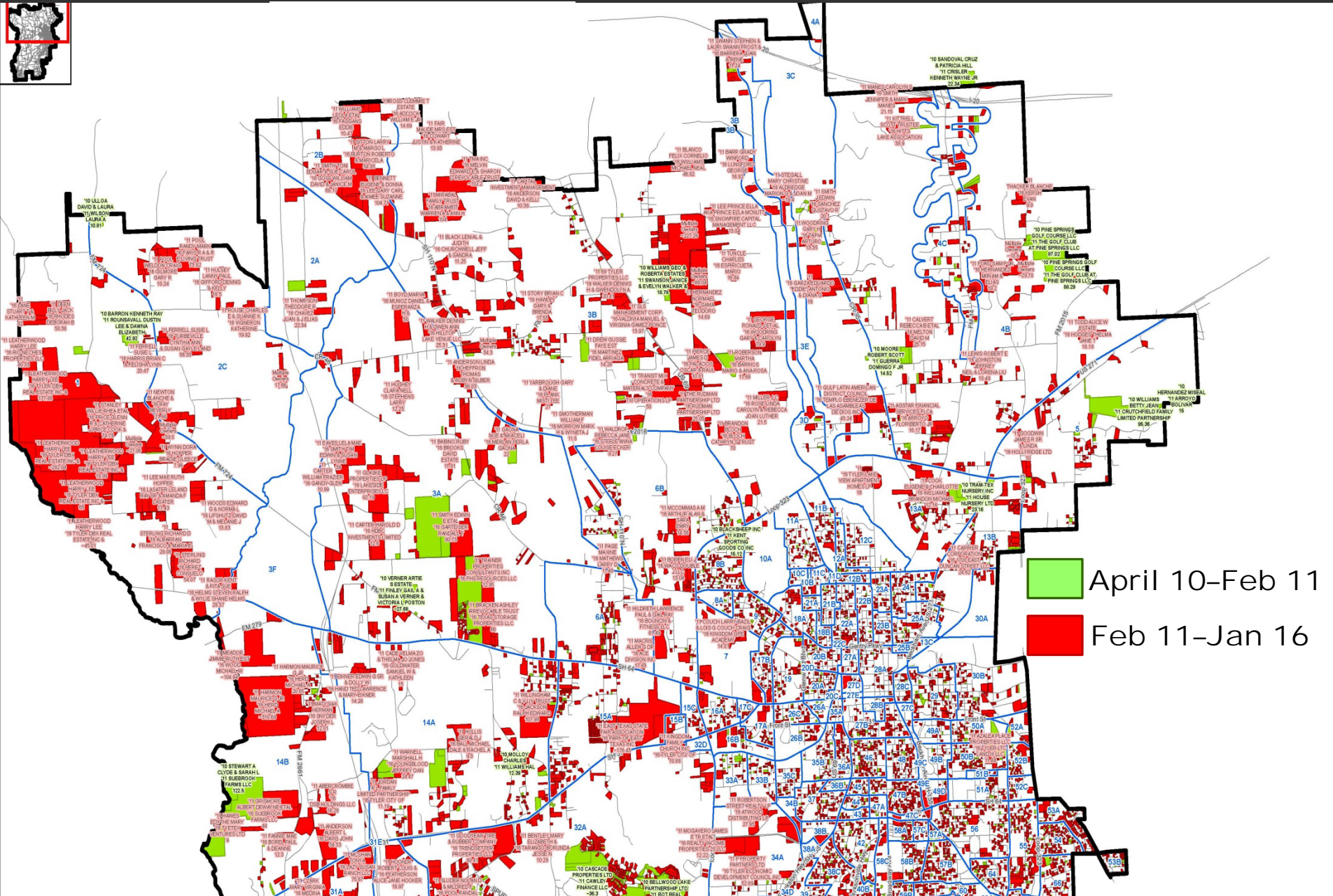
# Tyler I.S.D. Septic Permits

## 2015



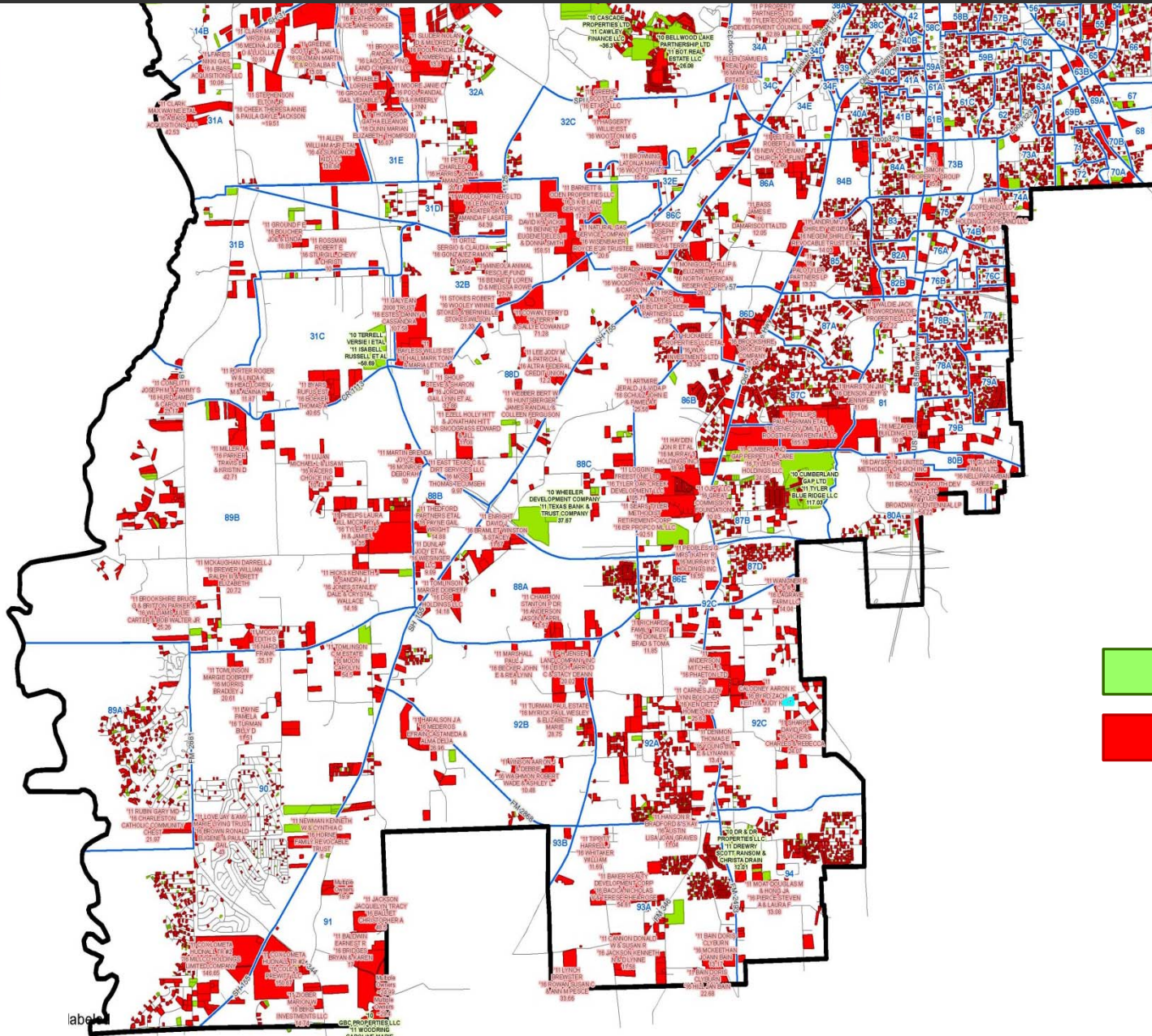
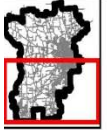




# 2010-2016 - Changes in Ownership in T.I.S.D. - North





# 2010-2016 - Changes in Ownership in T.I.S.D. - South



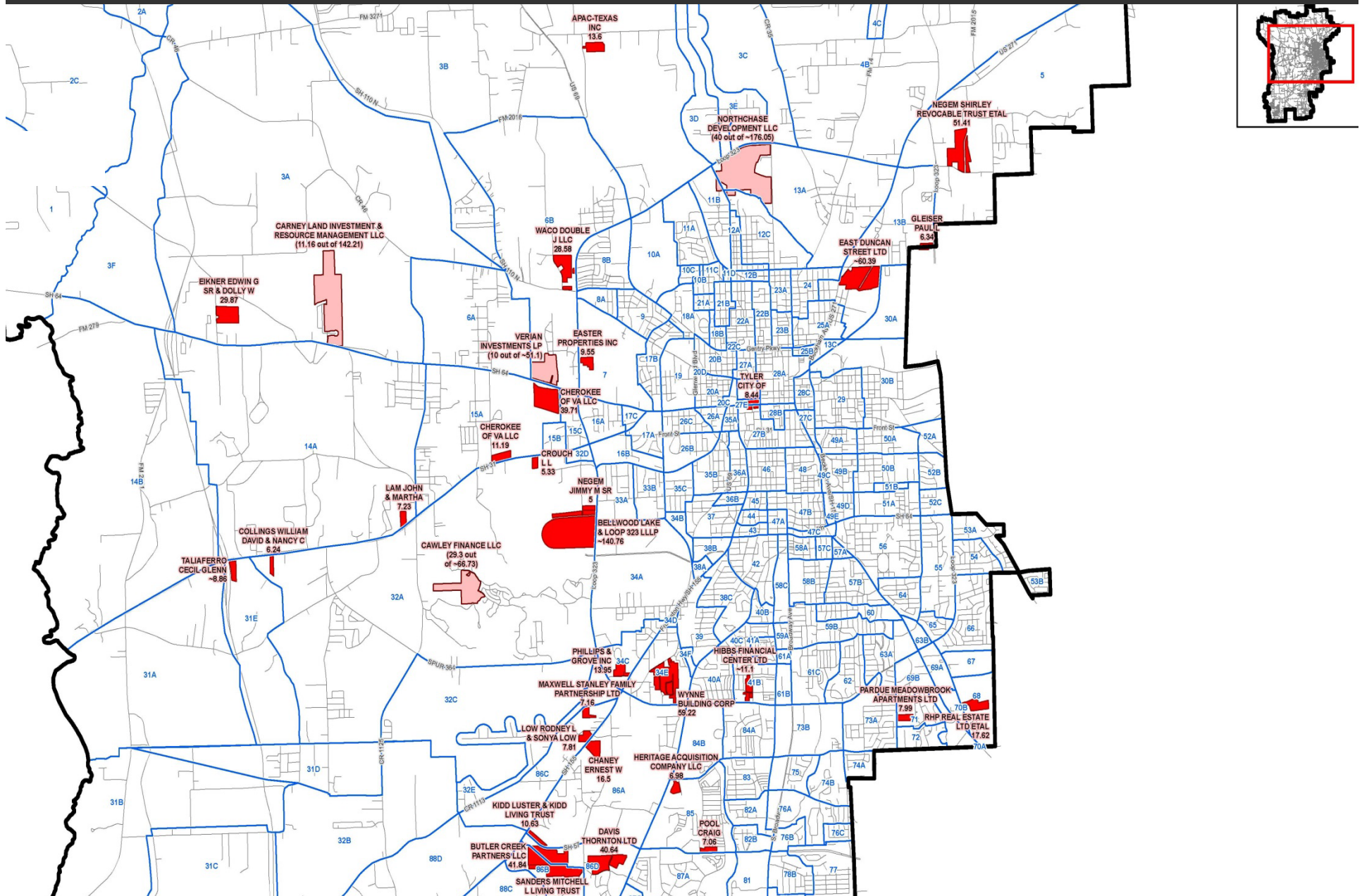
-  April 10-Feb 11
-  Feb 11-Jan 16

label

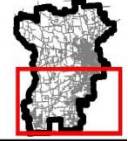
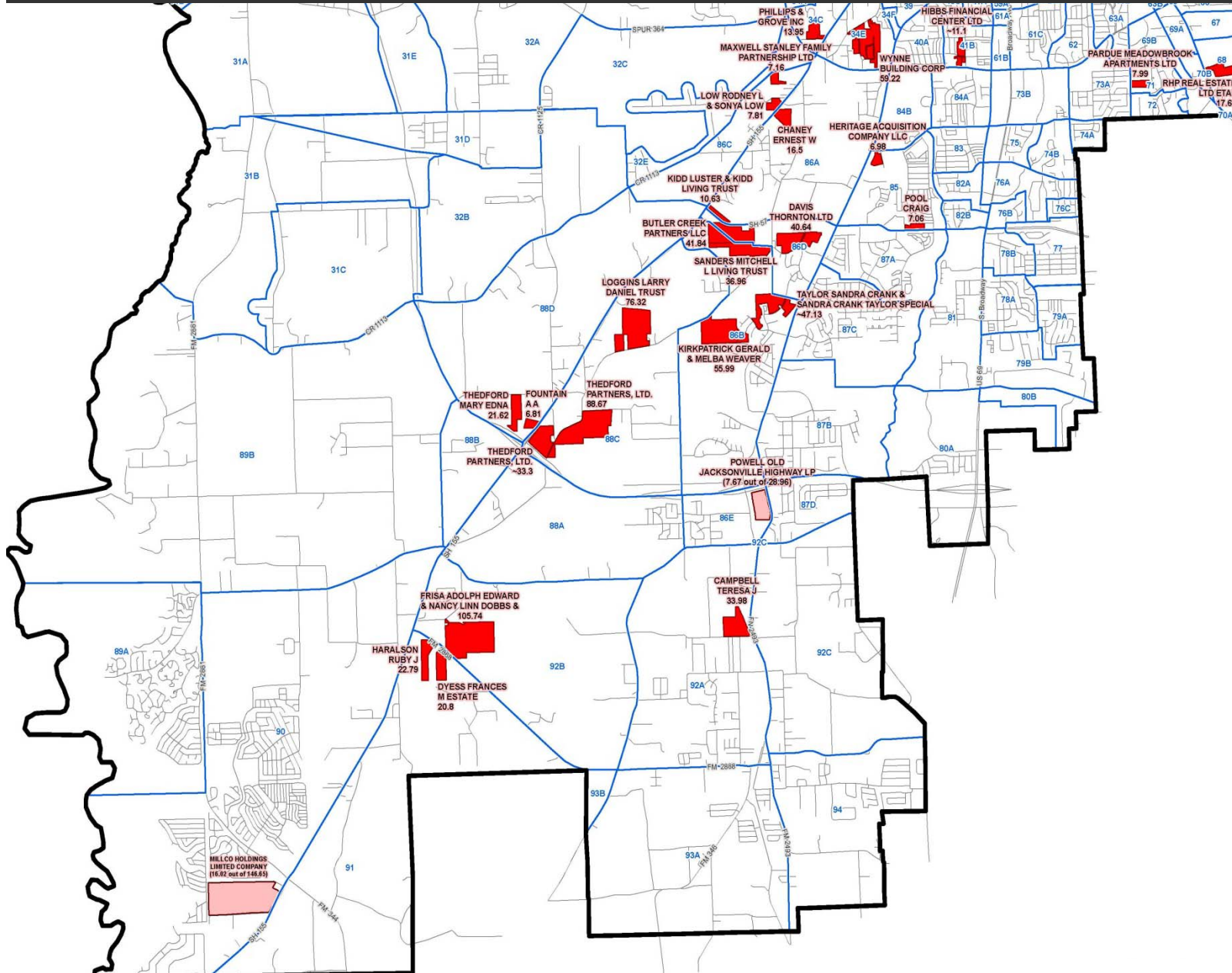
10 CASCADE PROPERTIES LTD  
11 WOODING CAROLINE MARIE



# Parcels 5+ Acres For Sale in T.I.S.D. – North (Feb 2016)



# Parcels 5+ Acres For Sale in T.I.S.D. – South (Feb 2016)



# Summary of Housing Trends

PASA interviewed ~65 landowners, officials from Tyler, Noonday, and Smith County, developers, builders, and other real estate experts to understand potential for future residential development

- \* **Single Family**: PASA estimates 4,768 new homes could be added to T.I.S.D.'s housing supply during the coming ten years (1,972 of which could be within 5 years).
- \* **Multi-family**: PASA evaluated ~40 locations as potential multi-family sites (based on zoning and future land use plans). PASA estimates that 13 complexes (an expected 2,909 units, including senior living complexes) will develop in the coming 10 years, of which 862 units will be within 5 years.
- \* **Multi-family occupancy rates are high (at 93% for T.I.S.D.'s 9,141 units) with continued demand for MF – as shown by this year's student growth (51% of new students moved into apartments).**





# Projected Largest Growth Single-Family Developments

| Planning Unit(s)                              | Master Planned Community or Subdivision Name | New Housing Units |              |              |
|---|--|-------------------|--------------|--------------|
|   |  | 2016-2020         | 2020-2025    | 2016-2025    |
| 81, 87B                                       | Cumberland Gap                               | 216               | 166          | 382          |
| 12C, 13A                                      | North Chase (incl. TH and Sr Living)         | 123               | 220          | 343          |
| 86B   | Tyner Family, Kirkpatrick, Weaver parcels    | 65                | 175          | 240          |
| 80A   | Robert Allen                                 | 42                | 195          | 237          |
| 86B   | Oak Creek                                    | 60                | 171          | 231          |
| 86B   | The Crossing                                 | 107               | 119          | 226          |
| 87C   | "Genecov"                                    | 63                | 188          | 251          |
| 87C   | Oak Hollow                                   | 123               | 29           | 152          |
| 32A   | Cascades - Remaining Sections (Incl. TH's)   | 45                | 105          | 150          |
| 86B   | Daniel, WLK, Hayden, Moore parcels           | 9                 | 113          | 122          |
| 6B  | Lake Park Duplexes                           | 65                | 49           | 114          |
| 15A   | Aubrey Smith Tract                           | 10                | 104          | 114          |
| 81  | Genecov Group                                | 0                 | 107          | 107          |
| 32A   | Greenberg Joint Venture                      | 0                 | 93           | 93           |
| 15A   | Normandy Heights                             | 46                | 40           | 86           |
| 86B   | Hayden parcel &, Murray Holdings             | 5                 | 80           | 85           |
| 86B   | Sanders Trust parcel                         | 0                 | 65           | 65           |
| 93A   | Running Meadows West                         | 30                | 32           | 62           |
| 87A, 87C                                      | Hollytree                                    | 39                | 19           | 58           |
| 93A   | Star Canyon                                  | 28                | 29           | 57           |
| <b>Total (Above-Listed Subdivisions)</b>      |  | <b>737</b>        | <b>1,713</b> | <b>2,450</b> |
| <b>Total Single Family Housing Projected:</b> |  | <b>1,972</b>      | <b>2,796</b> | <b>4,768</b> |





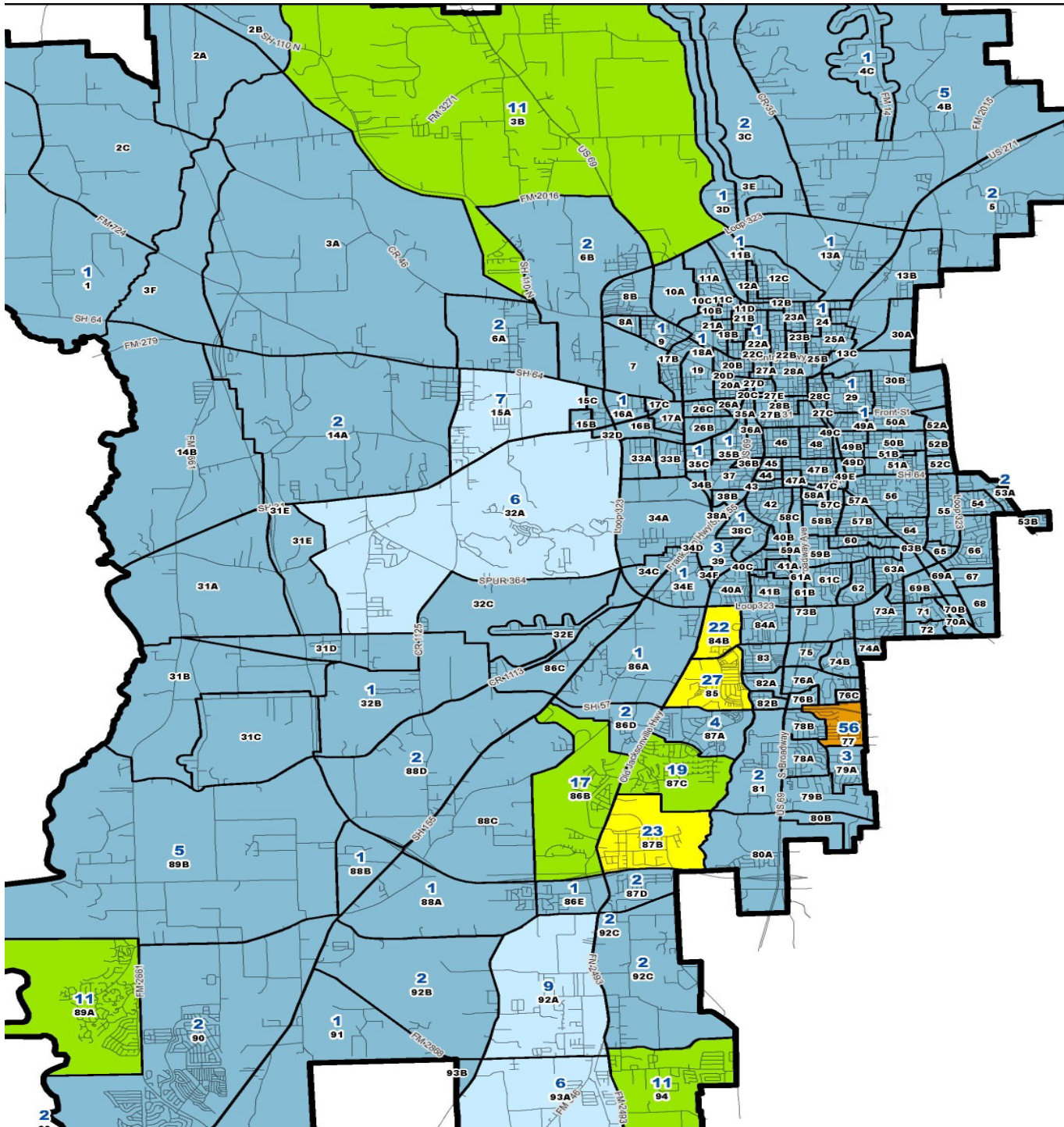
# Projected Largest Growth Multi-Family Developments

| Planning Unit | Complex Name or Owner's Name                          | New Housing Units |              |              |
|---------------|---|-------------------|--------------|--------------|
|               |   | 2016-2020         | 2020-2025    | 2016-2025    |
| 80A           | Robert Allen - 2 parcels                              | 180               | 500          | 680          |
| 86A           | Simmons and Dougherty                                 | 30                | 300          | 330          |
| 87B           | Genecov   | 80                | 250          | 330          |
| 81            | Genecov   | 80                | 250          | 330          |
| 15A           | Cherokee of VA LLC                                    | 130               | 130          | 260          |
| 32A           | Double Star Investments                               | 0                 | 180          | 180          |
| 39            | Starr Capital Investments                             | 10                | 170          | 180          |
| 86B           | Butler Creek Partners                                 | 10                | 170          | 180          |
| 38A           | Residence at Earl Campbell                            | 102               | 0            | 102          |
| 13A           | Northchase Development                                | 100               | 0            | 100          |
| 7             | CH&M Family   | 20                | 54           | 74           |
| 8B            | Martel Properties                                     | 12                | 43           | 55           |
| <b>Total:</b> |   | <b>544</b>        | <b>1,247</b> | <b>1,791</b> |
|               | Projected increase in occupancy rate of existing apts | 108               | 0            | 108          |
|               | <b>Total Projected Multi-Family Occupancies:</b>      | <b>862</b>        | <b>1,247</b> | <b>2,909</b> |



# Projected New Housing Occupancies 2016 – 2025

| Year Ending in<br>October: | Projected New Housing Occupancies |                  |                |                            | Total |
|----------------------------|-----------------------------------|------------------|----------------|----------------------------|-------|
|                            | Single-<br>Family                 | Multi-<br>Family | Town-<br>homes | Mobile Home<br>Communities |       |
| 2016                       | 221                               | 63               | 1              | 8                          | 293   |
| 2017                       | 415                               | 160              | 14             | 10                         | 599   |
| 2018                       | 410                               | 77               | 33             | 12                         | 532   |
| 2019                       | 429                               | 228              | 48             | 13                         | 718   |
| 2020                       | 497                               | 334              | 46             | 14                         | 891   |
| 2021                       | 539                               | 453              | 47             | 12                         | 1,051 |
| 2022                       | 563                               | 473              | 32             | 11                         | 1,079 |
| 2023                       | 571                               | 414              | 14             | 18                         | 1,017 |
| 2024                       | 572                               | 387              | 0              | 19                         | 978   |
| 2025                       | 551                               | 320              | 0              | 20                         | 891   |
| 2016 - 2020                | 1,972                             | 862              | 142            | 57                         | 3,033 |
| 2020 - 2025                | 2,796                             | 2,047            | 93             | 80                         | 5,016 |
| 2016 - 2025                | 4,768                             | 2,909            | 235            | 137                        | 8,049 |

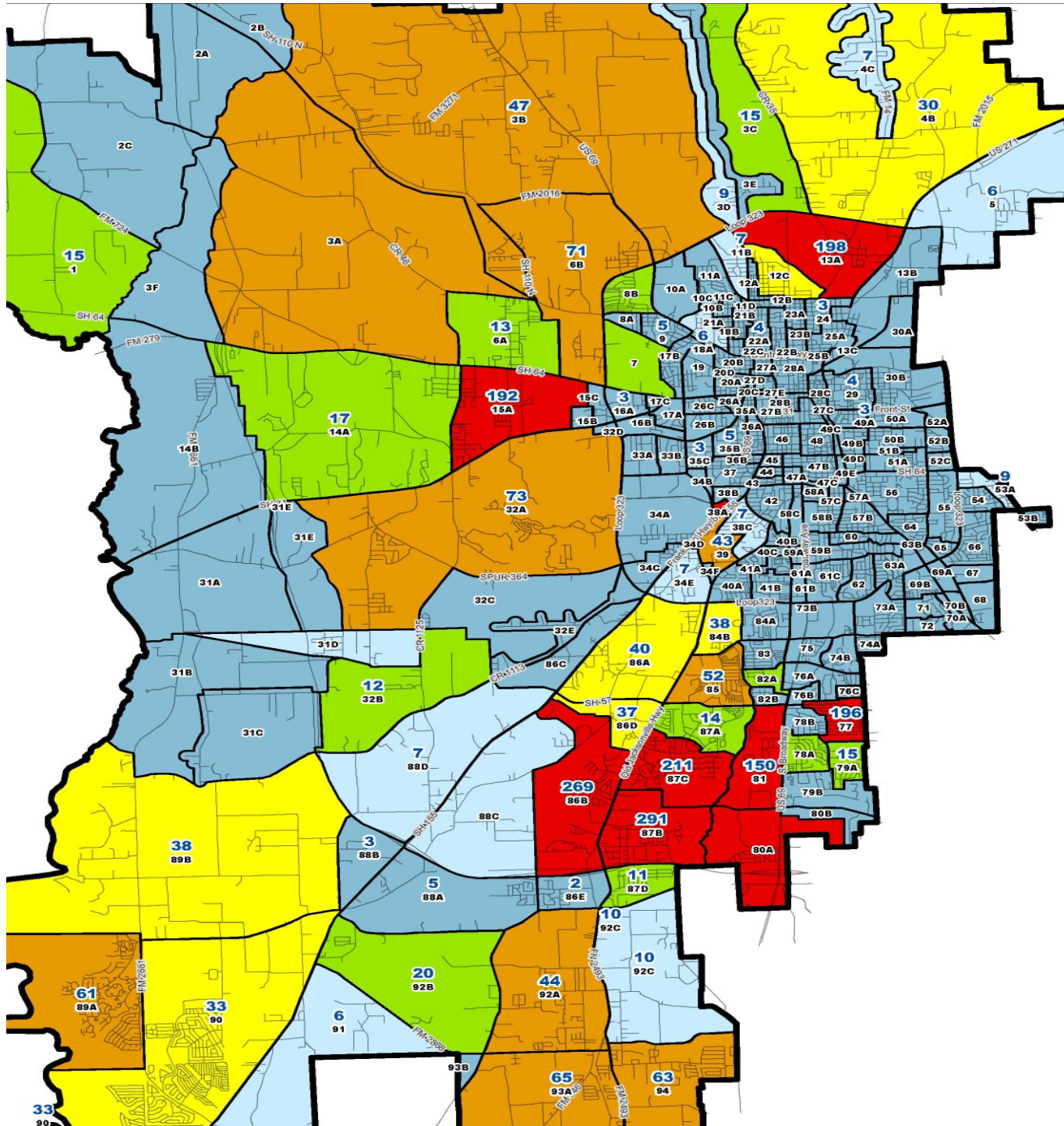


# Projected New Housing Occupancies

Feb 2016  
to  
Oct 2016





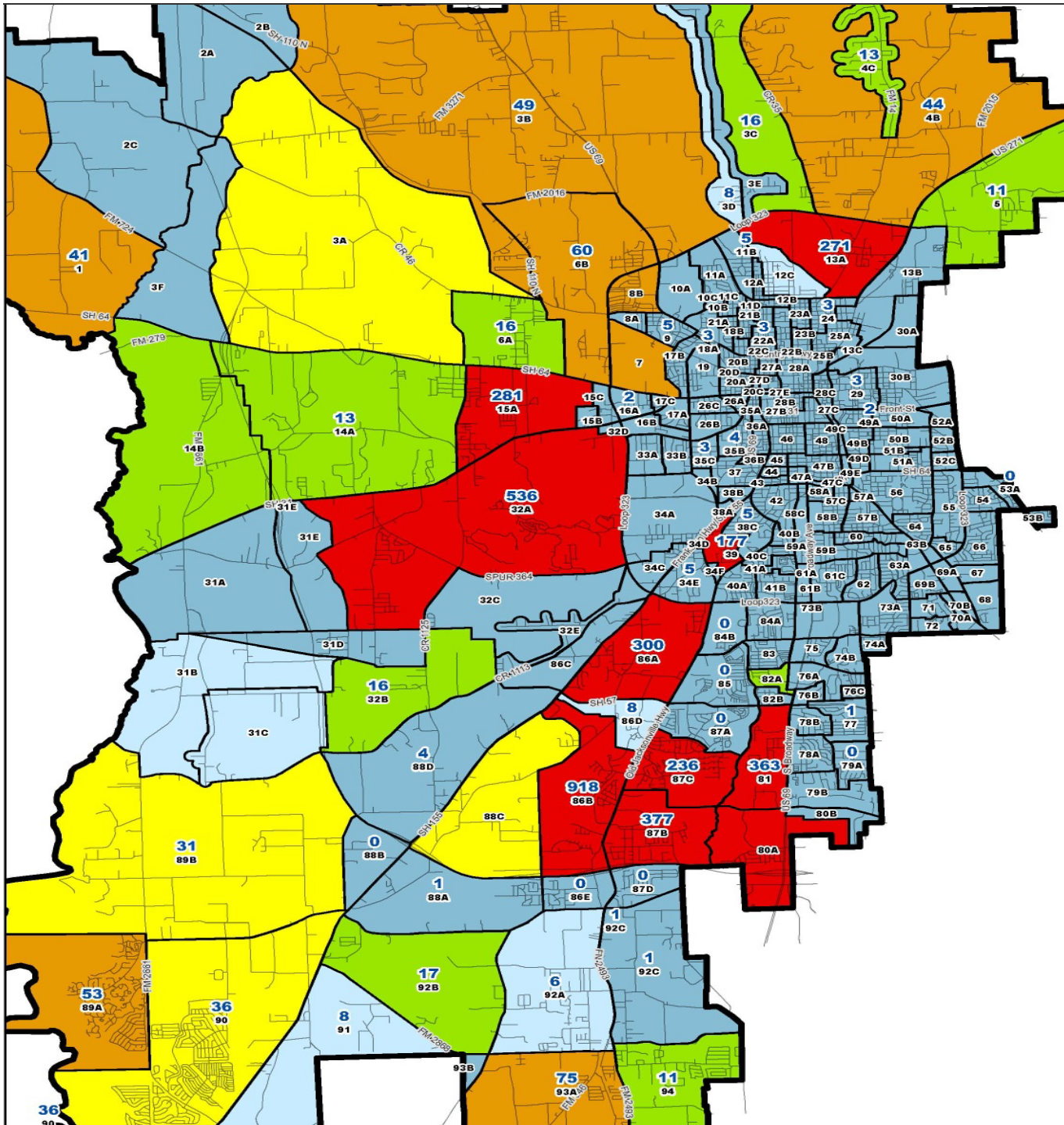


# Projected New Housing Occupancies

Feb 2016  
to  
Oct 2020





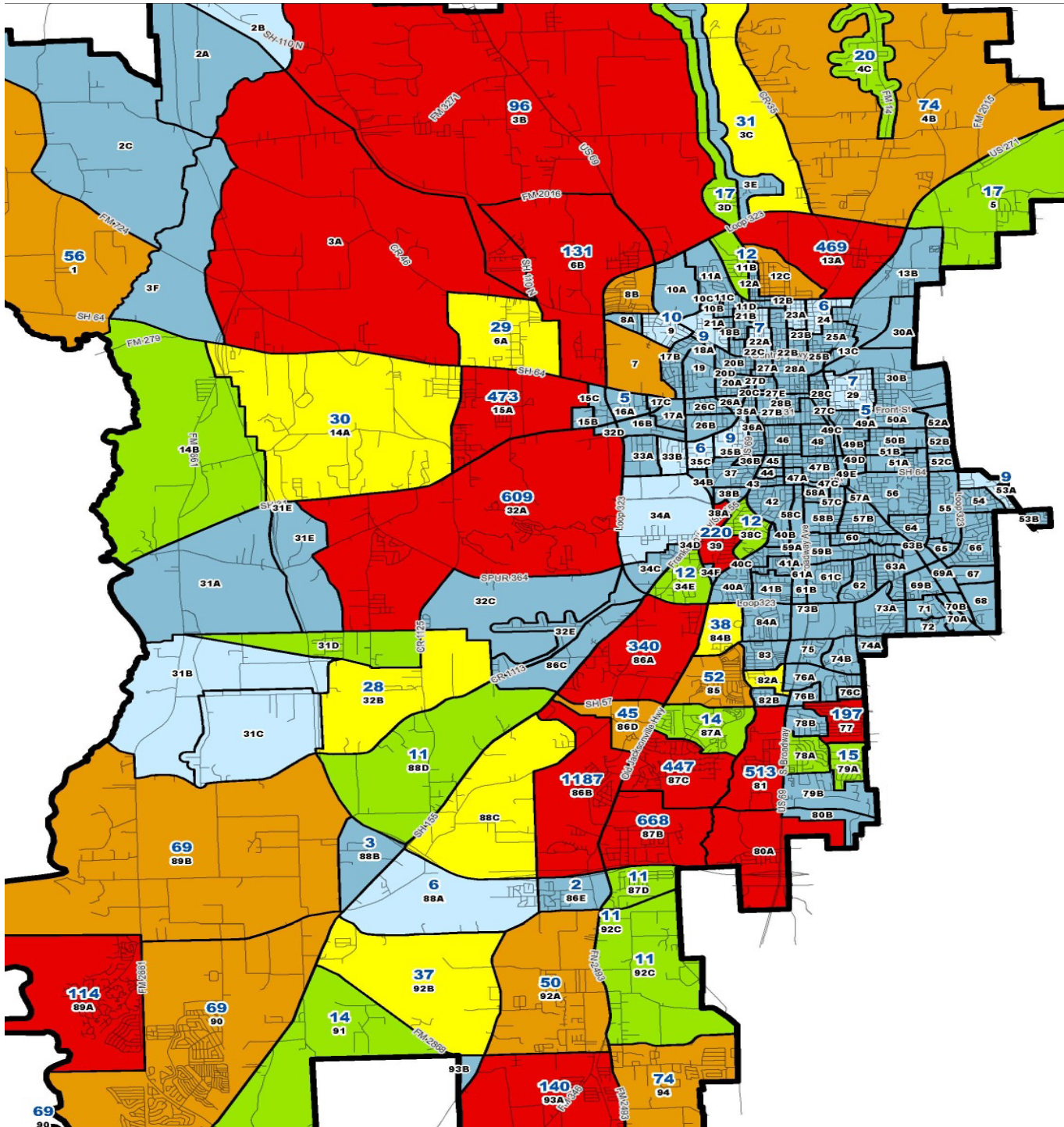


# Projected New Housing Occupancies

Oct 2020  
to  
Oct 2025







# Projected New Housing Occupancies

Feb 2016  
to  
Oct 2025



# Current and Projected Single- and Multi-Family Units

| Housing Units                        | Single Family        |                     | Multi-Family         |                     | Total                |
|--------------------------------------|----------------------|---------------------|----------------------|---------------------|----------------------|
|                                      | # units              | %                   | # units              | %                   |                      |
| Most Recent ACS (2014)               | 39,685               | 79.0%               | 10,567               | 21.0%               | 50,252               |
| Est. Growth 2014-2015                | 525                  | 84.0%               | 100                  | 16.0%               | 625                  |
| Projected Growth (2016-2025)         | 5,140                | 63.9%               | 2,909                | 36.1%               | 8,049                |
| <b><i>Projected Totals: 2025</i></b> | <b><i>45,350</i></b> | <b><i>77.0%</i></b> | <b><i>13,576</i></b> | <b><i>23.0%</i></b> | <b><i>58,926</i></b> |



# Population & Survey Analysts

T.I.S.D. Demographic Trends

Employment Trends

Housing Projections

➔ Ratios: Students per Household

Projected Student Enrollment





# Ratios of Students per Household

|   | 2003-04 | 2006-07 | 2010-11 | 2015-16     |
|---|---------|---------|---------|-------------|
| <b>Single-Family</b><br>Students per Occupied     | 0.50    | 0.45    | 0.39    | <b>0.40</b> |
| <b>Multi-Family</b><br>Students per Occupied Unit | 0.17    | 0.18    | 0.21    | <b>0.20</b> |



# Population & Survey Analysts

T.I.S.D. Demographic Trends

Employment Trends

Housing Projections

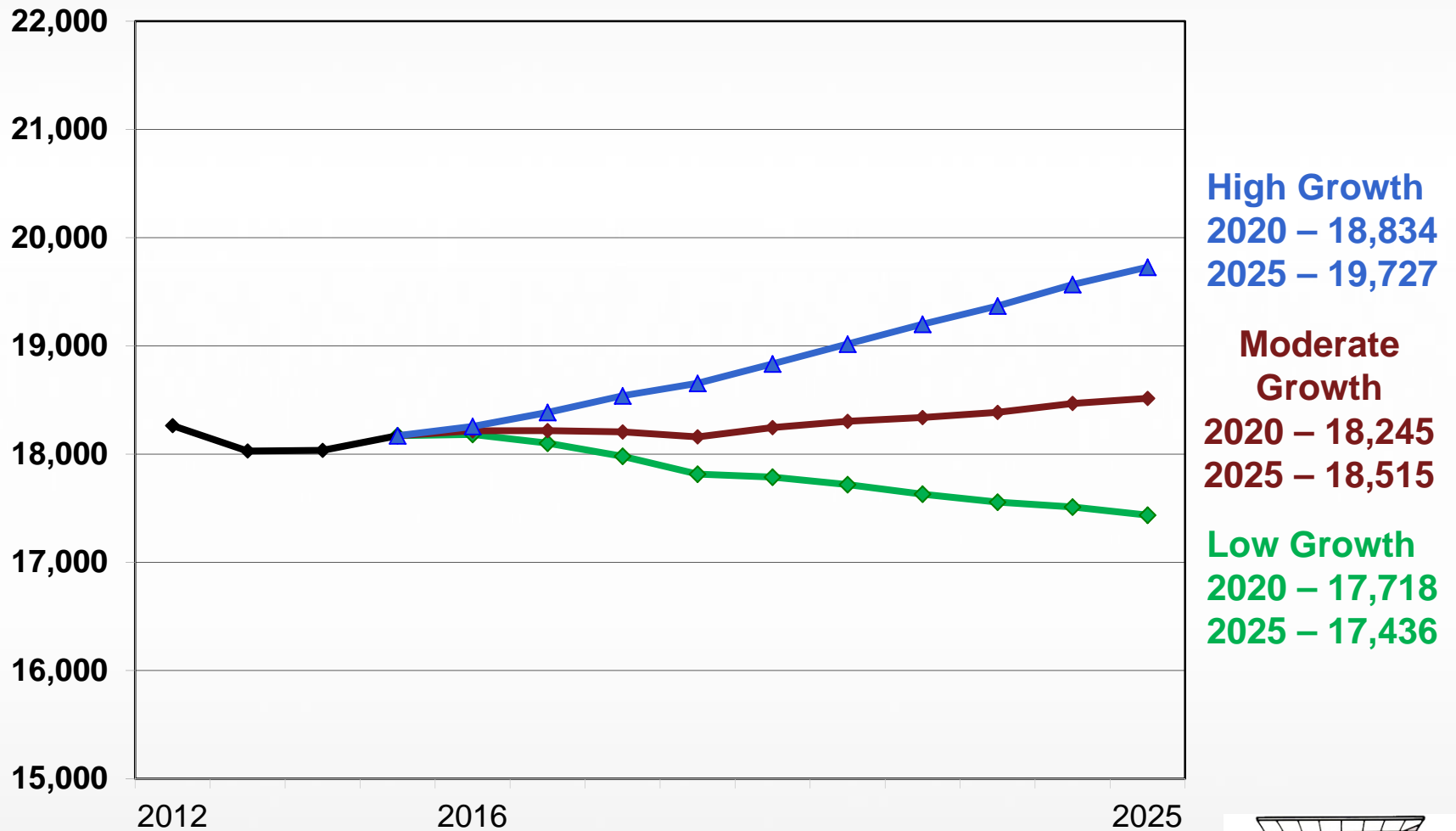
Ratios: Students per Household

➔ Projected Student Enrollment



# Three Scenarios of Growth

Enrollment



**High Growth**  
2020 – 18,834  
2025 – 19,727

**Moderate Growth**  
2020 – 18,245  
2025 – 18,515

**Low Growth**  
2020 – 17,718  
2025 – 17,436

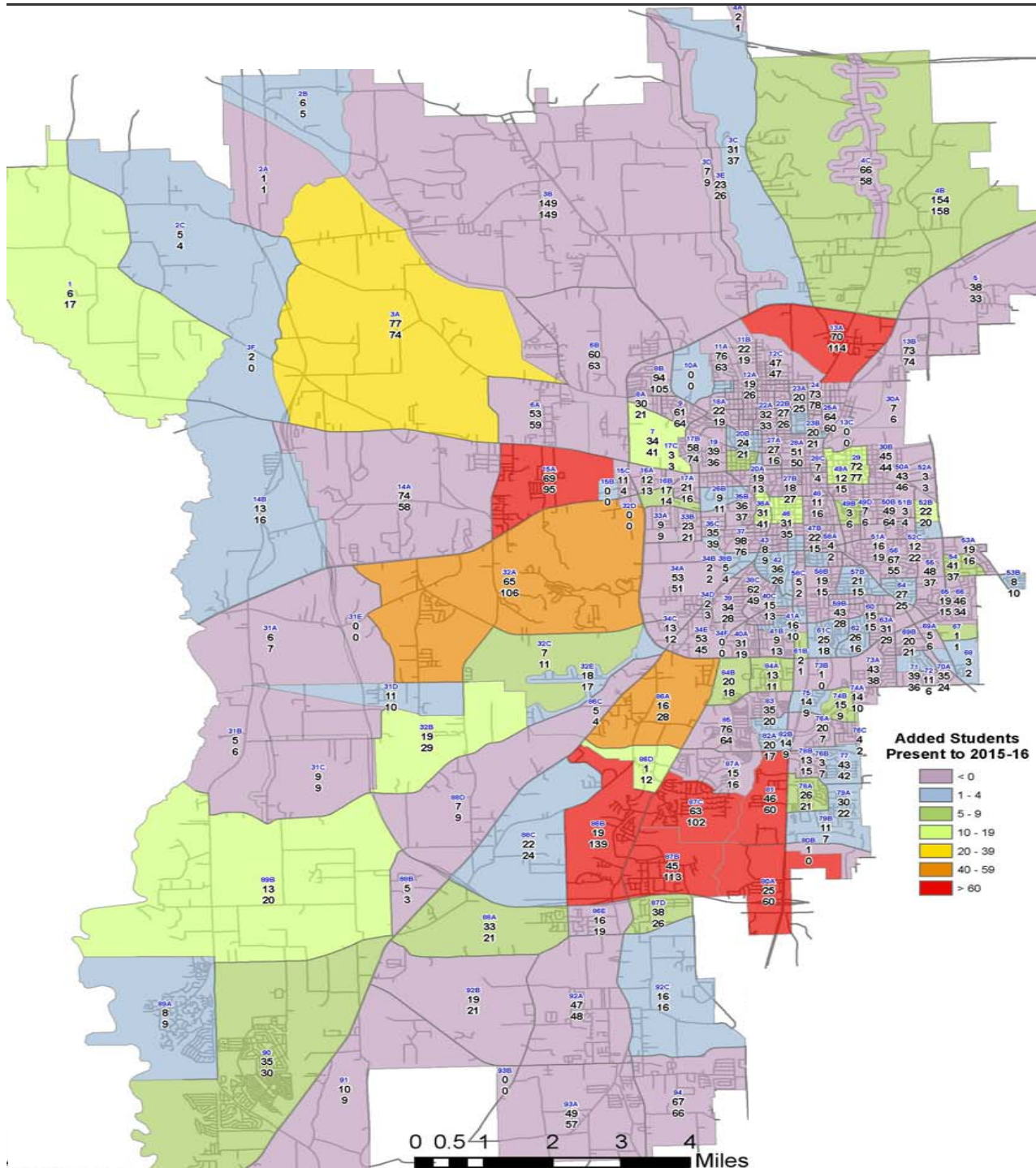




# Projected Tyler I.S.D. Enrollment

| Low Growth Scenario      |        |        |        |        |        |        |        |        |        |        |
|--------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|                          | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | 2022   | 2023   | 2024   | 2025   |
| <b>Enrollment</b>        | 18,182 | 18,101 | 17,980 | 17,815 | 17,787 | 17,718 | 17,630 | 17,556 | 17,511 | 17,436 |
| <b>Growth</b>            | 12     | -81    | -122   | -165   | -28    | -69    | -87    | -75    | -45    | -75    |
| Moderate Growth Scenario |        |        |        |        |        |        |        |        |        |        |
|                          | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | 2022   | 2023   | 2024   | 2025   |
| <b>Enrollment</b>        | 18,215 | 18,217 | 18,205 | 18,159 | 18,245 | 18,303 | 18,338 | 18,386 | 18,468 | 18,515 |
| <b>Growth</b>            | 45     | 2      | -12    | -47    | 87     | 57     | 36     | 48     | 82     | 48     |
| High Growth Scenario     |        |        |        |        |        |        |        |        |        |        |
|                          | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | 2022   | 2023   | 2024   | 2025   |
| <b>Enrollment</b>        | 18,256 | 18,385 | 18,539 | 18,654 | 18,834 | 19,017 | 19,200 | 19,369 | 19,567 | 19,727 |
| <b>Growth</b>            | 86     | 129    | 153    | 115    | 180    | 183    | 183    | 169    | 199    | 160    |

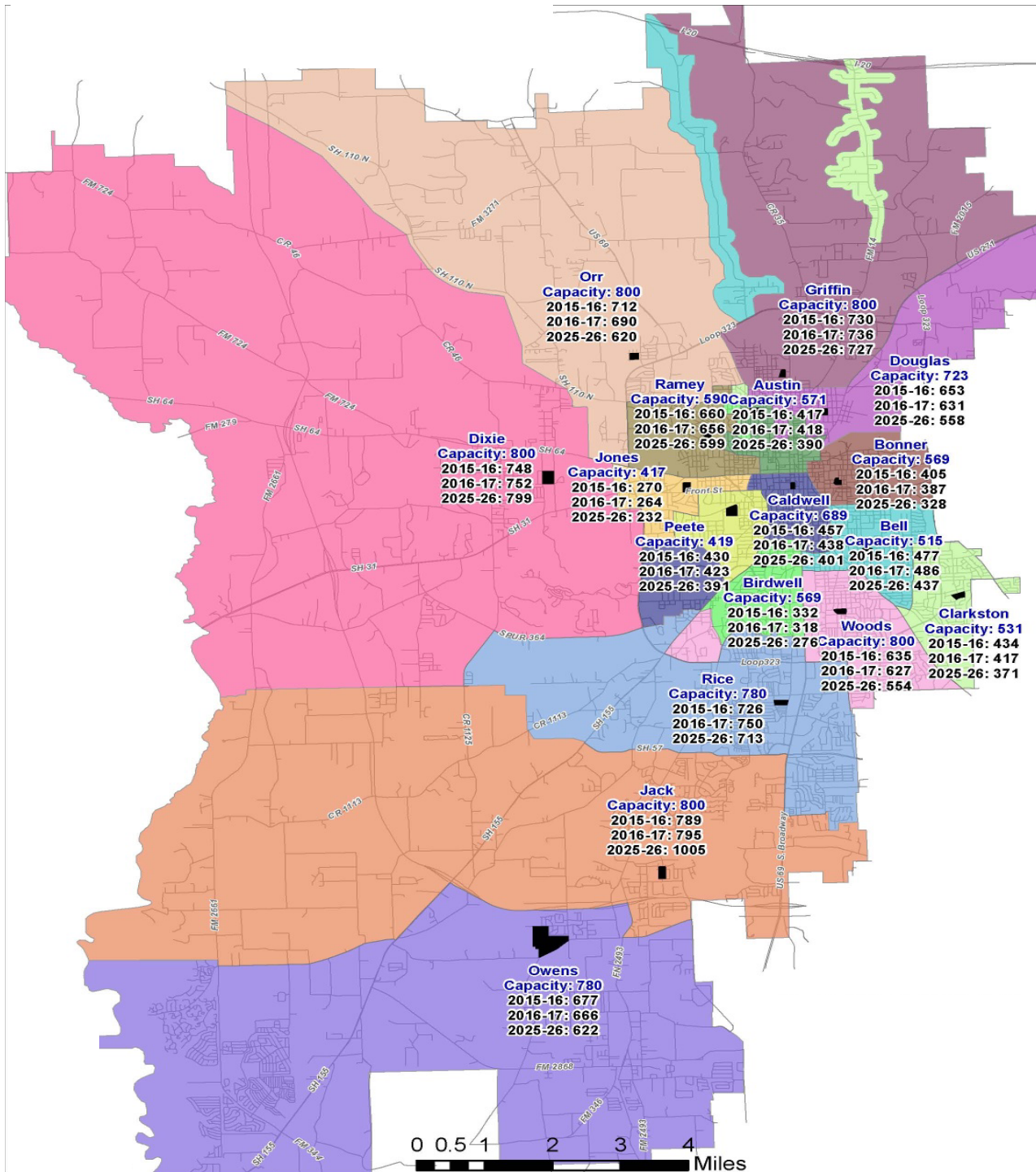




# Projected Growth in Resident EE-5<sup>th</sup> Grade Students

Moderate Growth Scenario





# Projected Growth in Resident EE-5<sup>th</sup> Grade Students

Moderate Growth Scenario





# Projected **RESIDENT** Elementary Students by School

| Elem<br>Schools | Design<br>Functional<br>Capacity<br>2015-16 | Projected Resident Elementary Students |              |              |              |              |              |              |              |              |              |              | Net<br>Transfers<br>2015-16 |
|-----------------|---|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|
|                 |   | Current                                | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      |                             |
| Austin          | 571   | 417                                    | 419          | 426          | 418          | 409          | 403          | 398          | 396          | 394          | 394          | 395          | 56                          |
| Bell            | 515   | 477                                    | 486          | 482          | 471          | 461          | 454          | 448          | 444          | 441          | 441          | 442          | 24                          |
| Birdwell        | 569   | 332                                    | 319          | 307          | 301          | 295          | 290          | 286          | 284          | 283          | 283          | 284          | 181                         |
| Bonner          | 569   | 405                                    | 388          | 364          | 355          | 348          | 342          | 337          | 334          | 332          | 333          | 335          | 32                          |
| Caldwell        | 689   | 457                                    | 438          | 437          | 428          | 420          | 413          | 409          | 405          | 404          | 403          | 404          | 217                         |
| Clarkston       | 531   | 434                                    | 417          | 409          | 400          | 391          | 385          | 380          | 377          | 376          | 377          | 377          | -76                         |
| Dixie           | 800   | 748                                    | 754          | 786          | 779          | 776          | 780          | 790          | 809          | 836          | 864          | 898          | -134                        |
| Douglas         | 723   | 653                                    | 632          | 614          | 600          | 588          | 578          | 571          | 568          | 566          | 567          | 569          | -48                         |
| Griffin         | 800   | 730                                    | 738          | 747          | 743          | 743          | 744          | 749          | 759          | 770          | 781          | 791          | -93                         |
| Jack            | 800   | 789                                    | 802          | 822          | 845          | 886          | 943          | 1,007        | 1,078        | 1,155        | 1,233        | 1,308        | -39                         |
| Jones           | 417   | 270                                    | 264          | 253          | 248          | 244          | 240          | 237          | 235          | 234          | 234          | 235          | 101                         |
| Orr             | 800   | 712                                    | 692          | 673          | 661          | 652          | 645          | 643          | 642          | 643          | 646          | 649          | -95                         |
| Owens           | 780   | 677                                    | 670          | 660          | 658          | 655          | 653          | 651          | 652          | 656          | 661          | 668          | -41                         |
| Peete           | 419   | 430                                    | 424          | 433          | 423          | 414          | 407          | 402          | 398          | 397          | 396          | 397          | -94                         |
| Ramey           | 590   | 660                                    | 657          | 651          | 638          | 626          | 618          | 612          | 608          | 607          | 608          | 610          | -101                        |
| Rice            | 780   | 726                                    | 756          | 773          | 764          | 752          | 744          | 741          | 741          | 743          | 747          | 753          | -47                         |
| Woods           | 800   | 635                                    | 628          | 614          | 599          | 586          | 575          | 567          | 561          | 558          | 558          | 559          | 58                          |
| St. Louis ECC   |   | n/a                                    | n/a          | n/a          | n/a          | n/a          | n/a          | n/a          | n/a          | n/a          | n/a          | n/a          | 99                          |
| <b>Totals:</b>  |   | <b>9,552</b>                           | <b>9,486</b> | <b>9,450</b> | <b>9,333</b> | <b>9,246</b> | <b>9,213</b> | <b>9,228</b> | <b>9,293</b> | <b>9,397</b> | <b>9,526</b> | <b>9,674</b> | <b>0</b>                    |

Moderate Growth Scenario

# Projected Elementary Utilization by School

## Resident Students

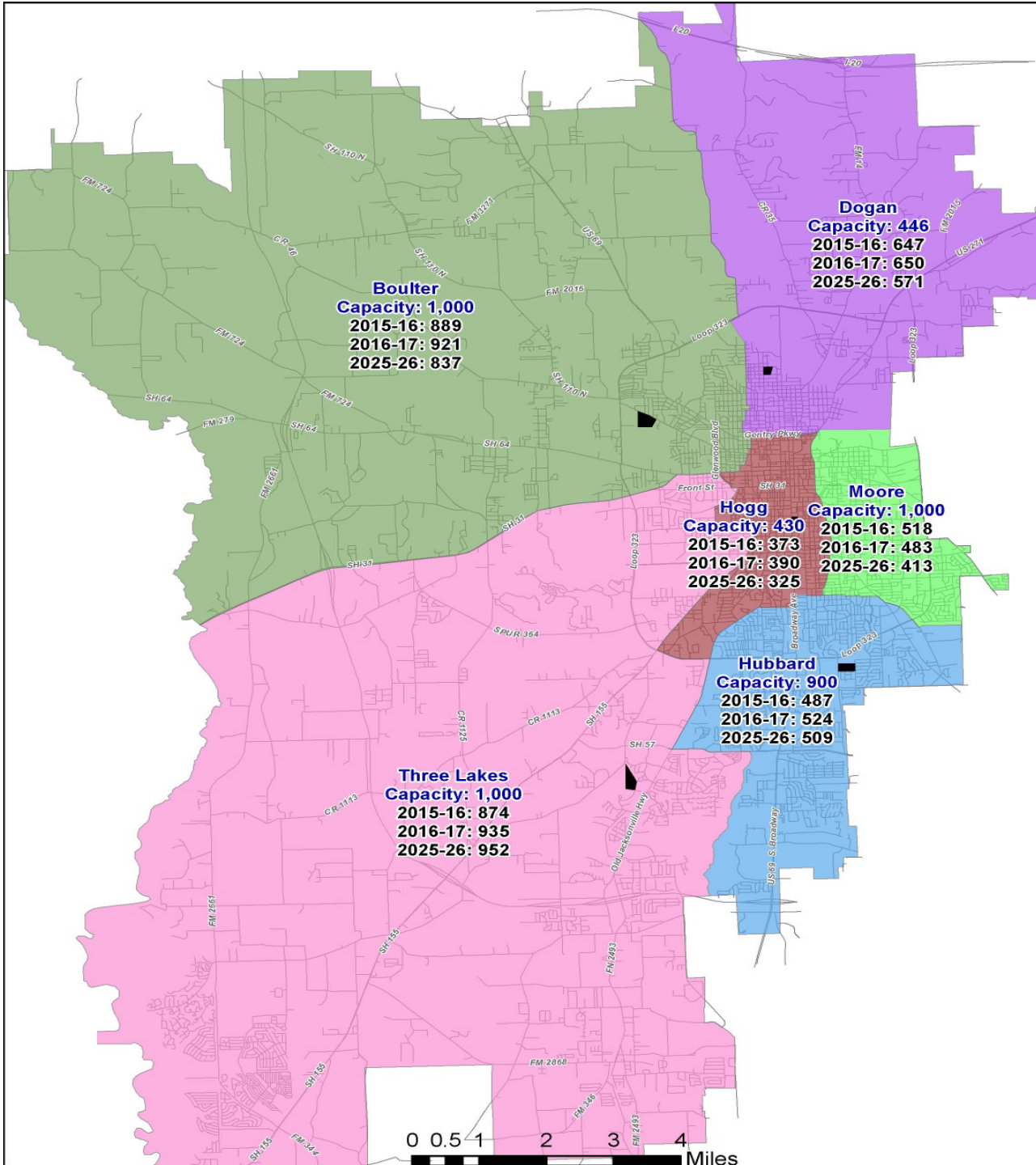
| Elem Schools  | Design Functional Capacity 2015-16 | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | Net Transfers 2015-16 |
|---------------|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------|
| Austin        | 571                                | 73%     | 73%     | 75%     | 73%     | 72%     | 71%     | 70%     | 69%     | 69%     | 69%     | 69%     | 56                    |
| Bell          | 515                                | 93%     | 94%     | 94%     | 91%     | 90%     | 88%     | 87%     | 86%     | 86%     | 86%     | 86%     | 24                    |
| Birdwell      | 569                                | 58%     | 56%     | 54%     | 53%     | 52%     | 51%     | 50%     | 50%     | 50%     | 50%     | 50%     | 181                   |
| Bonner        | 569                                | 71%     | 68%     | 64%     | 62%     | 61%     | 60%     | 59%     | 59%     | 58%     | 59%     | 59%     | 32                    |
| Caldwell      | 689                                | 66%     | 64%     | 63%     | 62%     | 61%     | 60%     | 59%     | 59%     | 59%     | 59%     | 59%     | 217                   |
| Clarkston     | 531                                | 82%     | 79%     | 77%     | 75%     | 74%     | 73%     | 72%     | 71%     | 71%     | 71%     | 71%     | -76                   |
| Dixie         | 800                                | 94%     | 94%     | 98%     | 97%     | 97%     | 97%     | 99%     | 101%    | 104%    | 108%    | 112%    | -134                  |
| Douglas       | 723                                | 90%     | 87%     | 85%     | 83%     | 81%     | 80%     | 79%     | 79%     | 78%     | 78%     | 79%     | -48                   |
| Griffin       | 800                                | 91%     | 92%     | 93%     | 93%     | 93%     | 93%     | 94%     | 95%     | 96%     | 98%     | 99%     | -93                   |
| Jack          | 800                                | 99%     | 100%    | 103%    | 106%    | 111%    | 118%    | 126%    | 135%    | 144%    | 154%    | 164%    | -39                   |
| Jones         | 417                                | 65%     | 63%     | 61%     | 59%     | 58%     | 58%     | 57%     | 56%     | 56%     | 56%     | 56%     | 101                   |
| Orr           | 800                                | 89%     | 86%     | 84%     | 83%     | 81%     | 81%     | 80%     | 80%     | 80%     | 81%     | 81%     | -95                   |
| Owens         | 780                                | 87%     | 86%     | 85%     | 84%     | 84%     | 84%     | 84%     | 84%     | 84%     | 85%     | 86%     | -41                   |
| Peete         | 419                                | 103%    | 101%    | 103%    | 101%    | 99%     | 97%     | 96%     | 95%     | 95%     | 95%     | 95%     | -94                   |
| Ramey         | 590                                | 112%    | 111%    | 110%    | 108%    | 106%    | 105%    | 104%    | 103%    | 103%    | 103%    | 103%    | -101                  |
| Rice          | 780                                | 93%     | 97%     | 99%     | 98%     | 96%     | 95%     | 95%     | 95%     | 95%     | 96%     | 97%     | -47                   |
| Woods         | 800                                | 79%     | 78%     | 77%     | 75%     | 73%     | 72%     | 71%     | 70%     | 70%     | 70%     | 70%     | 58                    |
| St. Louis ECC |                                    | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | n/a     | 99                    |

# Projected Elementary Utilization by School

## Assuming Transfers Remain Constant

| Elem Schools | Design Functional Capacity 2015-16 | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|--------------|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Austin       | 571                                | 83%     | 83%     | 84%     | 83%     | 82%     | 80%     | 80%     | 79%     | 79%     | 79%     | 79%     |
| Bell         | 515                                | 97%     | 99%     | 98%     | 96%     | 94%     | 93%     | 92%     | 91%     | 90%     | 90%     | 91%     |
| Birdwell     | 569                                | 90%     | 88%     | 86%     | 85%     | 84%     | 83%     | 82%     | 82%     | 82%     | 82%     | 82%     |
| Bonner       | 569                                | 77%     | 74%     | 70%     | 68%     | 67%     | 66%     | 65%     | 64%     | 64%     | 64%     | 64%     |
| Caldwell     | 689                                | 98%     | 95%     | 95%     | 94%     | 92%     | 91%     | 91%     | 90%     | 90%     | 90%     | 90%     |
| Clarkston    | 531                                | 67%     | 64%     | 63%     | 61%     | 59%     | 58%     | 57%     | 57%     | 57%     | 57%     | 57%     |
| Dixie        | 800                                | 77%     | 78%     | 82%     | 81%     | 80%     | 81%     | 82%     | 84%     | 88%     | 91%     | 96%     |
| Douglas      | 723                                | 84%     | 81%     | 78%     | 76%     | 75%     | 73%     | 72%     | 72%     | 72%     | 72%     | 72%     |
| Griffin      | 800                                | 80%     | 81%     | 82%     | 81%     | 81%     | 81%     | 82%     | 83%     | 85%     | 86%     | 87%     |
| Jack         | 800                                | 94%     | 95%     | 98%     | 101%    | 106%    | 113%    | 121%    | 130%    | 140%    | 149%    | 159%    |
| Jones        | 417                                | 89%     | 88%     | 85%     | 84%     | 83%     | 82%     | 81%     | 81%     | 80%     | 80%     | 81%     |
| Orr          | 800                                | 77%     | 75%     | 72%     | 71%     | 70%     | 69%     | 68%     | 68%     | 69%     | 69%     | 69%     |
| Owens        | 780                                | 82%     | 81%     | 79%     | 79%     | 79%     | 78%     | 78%     | 78%     | 79%     | 80%     | 80%     |
| Peete        | 419                                | 80%     | 79%     | 81%     | 78%     | 76%     | 75%     | 73%     | 73%     | 72%     | 72%     | 72%     |
| Ramey        | 590                                | 95%     | 94%     | 93%     | 91%     | 89%     | 88%     | 87%     | 86%     | 86%     | 86%     | 86%     |
| Rice         | 780                                | 87%     | 91%     | 93%     | 92%     | 90%     | 89%     | 89%     | 89%     | 89%     | 90%     | 90%     |
| Woods        | 800                                | 87%     | 86%     | 84%     | 82%     | 81%     | 79%     | 78%     | 77%     | 77%     | 77%     | 77%     |





# Projected Growth in Resident 6<sup>th</sup>-8<sup>th</sup> Grade Students

Moderate Growth Scenario



# Projected **RESIDENT** Middle School Students by School

| Middle Schools | Design Functional Capacity 2015-16 | Projected Resident Middle School Students |              |              |              |              |              |              |              |              |              |              | Net Transfers 2015-16 |
|----------------|------------------------------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|
|                |                                    | Current                                   | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      |                       |
| Boulter        | 1,000                              | 889                                       | 920          | 935          | 950          | 958          | 960          | 938          | 913          | 894          | 880          | 875          | -93                   |
| Dogan          | 446                                | 647                                       | 649          | 639          | 651          | 658          | 658          | 642          | 626          | 613          | 603          | 598          | -130                  |
| Hogg           | 430                                | 373                                       | 389          | 379          | 384          | 385          | 382          | 368          | 354          | 342          | 333          | 327          | 60                    |
| Hubbard        | 900                                | 487                                       | 525          | 563          | 573          | 578          | 582          | 570          | 559          | 549          | 543          | 542          | 3                     |
| Moore          | 1,000                              | 518                                       | 482          | 475          | 479          | 479          | 476          | 460          | 444          | 430          | 420          | 414          | 274                   |
| Three Lakes    | 1,000                              | 874                                       | 937          | 960          | 991          | 1,016        | 1,038        | 1,039        | 1,040        | 1,050        | 1,064        | 1,085        | -114                  |
| <b>Totals:</b> |                                    | <b>3,788</b>                              | <b>3,902</b> | <b>3,951</b> | <b>4,027</b> | <b>4,074</b> | <b>4,096</b> | <b>4,018</b> | <b>3,936</b> | <b>3,878</b> | <b>3,843</b> | <b>3,840</b> | <b>0</b>              |

# Projected Middle School Utilization by School

## Resident Students

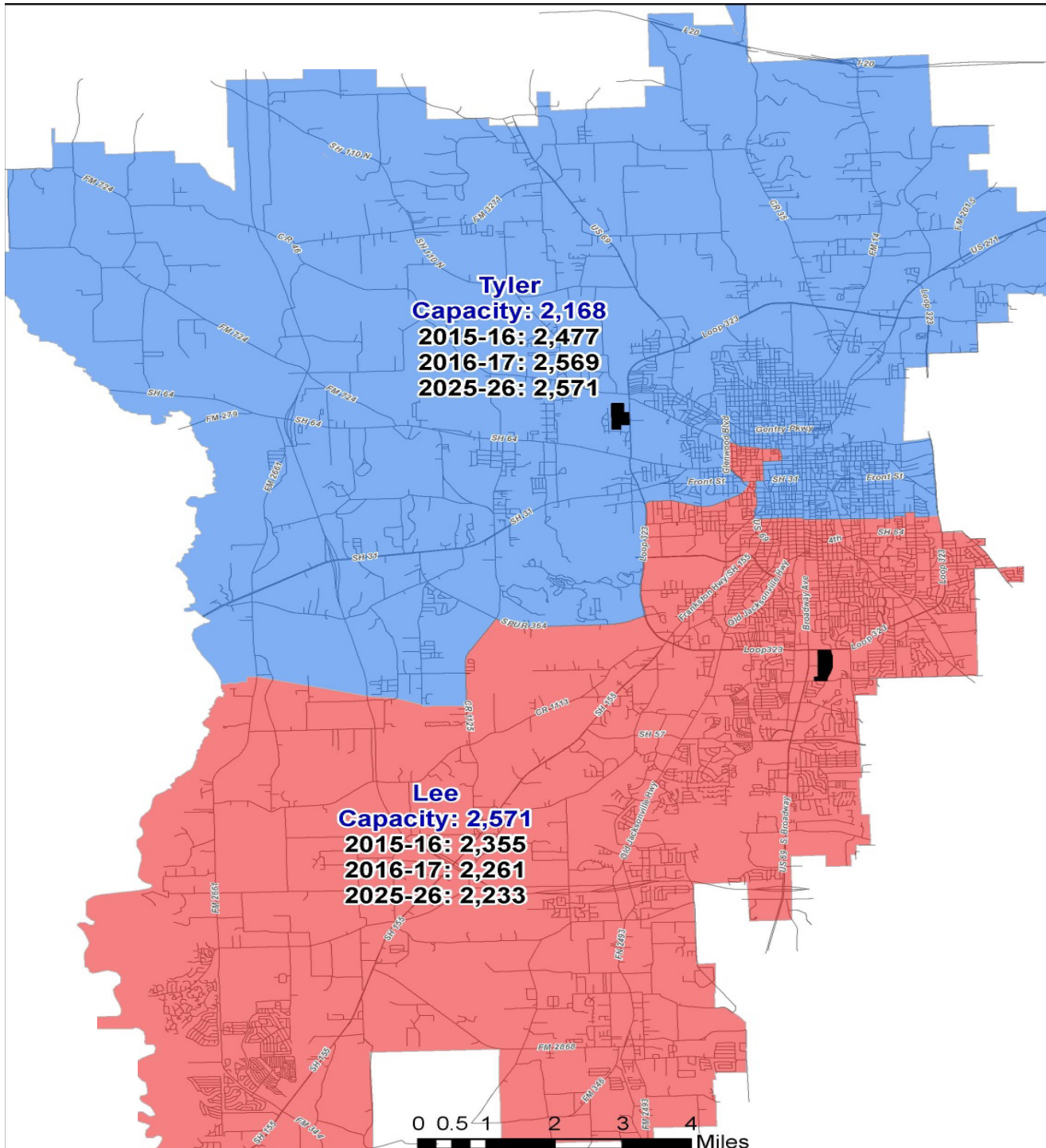
| Middle Schools | Design Functional Capacity 2015-16 | Projected Resident Middle School Students |         |         |         |         |         |         |         |         |         |         | Net Transfers 2015-16 |
|----------------|------------------------------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------|
|                |                                    | Current                                   | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |                       |
| Boulter        | 1,000                              | 89%                                       | 92%     | 93%     | 95%     | 96%     | 96%     | 94%     | 91%     | 89%     | 88%     | 87%     | -93                   |
| Dogan          | 446                                | 145%                                      | 145%    | 143%    | 146%    | 147%    | 148%    | 144%    | 140%    | 137%    | 135%    | 134%    | -130                  |
| Hogg           | 430                                | 87%                                       | 91%     | 88%     | 89%     | 90%     | 89%     | 86%     | 82%     | 80%     | 77%     | 76%     | 60                    |
| Hubbard        | 900                                | 54%                                       | 58%     | 63%     | 64%     | 64%     | 65%     | 63%     | 62%     | 61%     | 60%     | 60%     | 3                     |
| Moore          | 1,000                              | 52%                                       | 48%     | 47%     | 48%     | 48%     | 48%     | 46%     | 44%     | 43%     | 42%     | 41%     | 274                   |
| Three Lakes    | 1,000                              | 87%                                       | 94%     | 96%     | 99%     | 102%    | 104%    | 104%    | 104%    | 105%    | 106%    | 108%    | -114                  |

## Assuming Transfers Remain Constant

|             |       | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|-------------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Boulter     | 1,000 | 80%     | 83%     | 84%     | 86%     | 87%     | 87%     | 84%     | 82%     | 80%     | 79%     | 78%     |
| Dogan       | 446   | 116%    | 116%    | 114%    | 117%    | 118%    | 118%    | 115%    | 111%    | 108%    | 106%    | 105%    |
| Hogg        | 430   | 101%    | 104%    | 102%    | 103%    | 103%    | 103%    | 100%    | 96%     | 93%     | 91%     | 90%     |
| Hubbard     | 900   | 54%     | 59%     | 63%     | 64%     | 65%     | 65%     | 64%     | 62%     | 61%     | 61%     | 61%     |
| Moore       | 1,000 | 79%     | 76%     | 75%     | 75%     | 75%     | 75%     | 73%     | 72%     | 70%     | 69%     | 69%     |
| Three Lakes | 1,000 | 76%     | 82%     | 85%     | 88%     | 90%     | 92%     | 92%     | 93%     | 94%     | 95%     | 97%     |

Moderate Growth Scenario





# Projected Growth in Resident 6<sup>th</sup>-8<sup>th</sup> Grade Students

Moderate Growth Scenario



# Projected RESIDENT High School Students by School

## Low Growth Scenario

|               | <i>Design<br/>Functional<br/>Capacity</i> | Current      | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | Net<br>Transfers<br>2015-16 |
|---------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|
| Robert E. Lee | <b>2,571</b>                              | 2,355        | 2,261        | 2,178        | 2,190        | 2,184        | 2,229        | 2,282        | 2,304        | 2,303        | 2,285        | 2,233        | 196                         |
| John Tyler    | <b>2,168</b>                              | 2,477        | 2,569        | 2,627        | 2,629        | 2,609        | 2,647        | 2,694        | 2,704        | 2,686        | 2,649        | 2,571        | -196                        |
| Totals:       |   | <b>4,832</b> | <b>4,830</b> | <b>4,805</b> | <b>4,819</b> | <b>4,793</b> | <b>4,875</b> | <b>4,976</b> | <b>5,008</b> | <b>4,989</b> | <b>4,935</b> | <b>4,804</b> |                             |

## Moderate Growth Scenario

|               | <i>Design<br/>Functional<br/>Capacity</i> | Current      | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | Net<br>Transfers<br>2015-16 |
|---------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|
| Robert E. Lee | <b>2,571</b>                              | <b>2,355</b> | <b>2,264</b> | <b>2,193</b> | <b>2,216</b> | <b>2,225</b> | <b>2,284</b> | <b>2,354</b> | <b>2,393</b> | <b>2,408</b> | <b>2,416</b> | <b>2,386</b> | 196                         |
| John Tyler    | <b>2,168</b>                              | <b>2,477</b> | <b>2,566</b> | <b>2,627</b> | <b>2,632</b> | <b>2,616</b> | <b>2,654</b> | <b>2,706</b> | <b>2,721</b> | <b>2,707</b> | <b>2,686</b> | <b>2,620</b> | -196                        |
| Totals:       |   | <b>4,832</b> | <b>4,830</b> | <b>4,820</b> | <b>4,848</b> | <b>4,841</b> | <b>4,938</b> | <b>5,061</b> | <b>5,114</b> | <b>5,115</b> | <b>5,102</b> | <b>5,006</b> |                             |

## High Growth Scenario

|               | <i>Design<br/>Functional<br/>Capacity</i> | Current      | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | Net<br>Transfers<br>2015-16 |
|---------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|
| Robert E. Lee | <b>2,571</b>                              | 2,355        | 2,267        | 2,206        | 2,246        | 2,271        | 2,339        | 2,424        | 2,480        | 2,511        | 2,535        | 2,533        | 196                         |
| John Tyler    | <b>2,168</b>                              | 2,477        | 2,566        | 2,635        | 2,653        | 2,651        | 2,692        | 2,752        | 2,782        | 2,778        | 2,767        | 2,729        | -196                        |
| Totals:       |   | <b>4,832</b> | <b>4,833</b> | <b>4,841</b> | <b>4,899</b> | <b>4,921</b> | <b>5,031</b> | <b>5,176</b> | <b>5,262</b> | <b>5,289</b> | <b>5,302</b> | <b>5,262</b> |                             |

# Projected High School Utilization by School

## Resident Students

### Low Growth Scenario

|               | <i>Design Functional Capacity</i> | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | Net Transfers 2015-16 |
|---------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------|
| Robert E. Lee | <b>2,571</b>                      | 92%     | 88%     | 85%     | 85%     | 85%     | 87%     | 89%     | 90%     | 90%     | 89%     | 87%     | 196                   |
| John Tyler    | <b>2,168</b>                      | 114%    | 118%    | 121%    | 121%    | 120%    | 122%    | 124%    | 125%    | 124%    | 122%    | 119%    | -196                  |

### Moderate Growth Scenario

|               | <i>Design Functional Capacity</i> | Current     | 2016-17     | 2017-18     | 2018-19     | 2019-20     | 2020-21     | 2021-22     | 2022-23     | 2023-24     | 2024-25     | 2025-26     | Net Transfers 2015-16 |
|---------------|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|
| Robert E. Lee | <b>2,571</b>                      | <b>92%</b>  | <b>88%</b>  | <b>85%</b>  | <b>86%</b>  | <b>87%</b>  | <b>89%</b>  | <b>92%</b>  | <b>93%</b>  | <b>94%</b>  | <b>94%</b>  | <b>93%</b>  | 196                   |
| John Tyler    | <b>2,168</b>                      | <b>114%</b> | <b>118%</b> | <b>121%</b> | <b>121%</b> | <b>121%</b> | <b>122%</b> | <b>125%</b> | <b>126%</b> | <b>125%</b> | <b>124%</b> | <b>121%</b> | -196                  |

### High Growth Scenario

|               | <i>Design Functional Capacity</i> | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | Net Transfers 2015-16 |
|---------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------|
| Robert E. Lee | <b>2,571</b>                      | 92%     | 88%     | 86%     | 87%     | 88%     | 91%     | 94%     | 96%     | 98%     | 99%     | 99%     | 196                   |
| John Tyler    | <b>2,168</b>                      | 114%    | 118%    | 122%    | 122%    | 122%    | 124%    | 127%    | 128%    | 128%    | 128%    | 126%    | -196                  |

# Projected High School Utilization by School

## Assuming Transfers Remain Constant

### Low Growth Scenario

|               | <i>Design Functional Capacity</i> | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Robert E. Lee | <b>2,571</b>                      | 99%     | 96%     | 92%     | 93%     | 93%     | 94%     | 96%     | 97%     | 97%     | 96%     | 94%     |
| John Tyler    | <b>2,168</b>                      | 105%    | 109%    | 112%    | 112%    | 111%    | 113%    | 115%    | 116%    | 115%    | 113%    | 110%    |

### Moderate Growth Scenario

|               | <i>Design Functional Capacity</i> | Current     | 2016-17     | 2017-18     | 2018-19     | 2019-20     | 2020-21     | 2021-22     | 2022-23     | 2023-24     | 2024-25     | 2025-26     |
|---------------|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Robert E. Lee | <b>2,571</b>                      | <b>99%</b>  | <b>96%</b>  | <b>93%</b>  | <b>94%</b>  | <b>94%</b>  | <b>96%</b>  | <b>99%</b>  | <b>101%</b> | <b>101%</b> | <b>102%</b> | <b>100%</b> |
| John Tyler    | <b>2,168</b>                      | <b>105%</b> | <b>109%</b> | <b>112%</b> | <b>112%</b> | <b>112%</b> | <b>113%</b> | <b>116%</b> | <b>116%</b> | <b>116%</b> | <b>115%</b> | <b>112%</b> |

### High Growth Scenario

|               | <i>Design Functional Capacity</i> | Current | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Robert E. Lee | <b>2,571</b>                      | 99%     | 96%     | 93%     | 95%     | 96%     | 99%     | 102%    | 104%    | 105%    | 106%    | 106%    |
| John Tyler    | <b>2,168</b>                      | 105%    | 109%    | 113%    | 113%    | 113%    | 115%    | 118%    | 119%    | 119%    | 119%    | 117%    |



# Approaches for Accommodating Future High School Population

## Approach 1

Rebuild Lee and Tyler: Capacity = 1,700-2,200 each  
Add conventional classrooms to Career and Tech Center

## Approach 2

Rebuild Lee and Tyler: Capacity = 1,700-2,200 each  
Build another conventional HS: Capacity = 1,700-2,200

## Approach 3

Renovate/expand Lee and Tyler: Capacity = 3,000

# Tyler I.S.D.

## Demographic Update

April 12, 2016

