



GOOSE CREEK CISD

November 2020

2020-21 Demographic Study



- ▶ Last Study was in 2017-18
- ▶ COVID-19 Pandemic
 - ▶ Student Loss of 3.1%
 - ▶ Assumed 95% will return by 2022
- ▶ Housing Growth is Returning

Demographic Trends



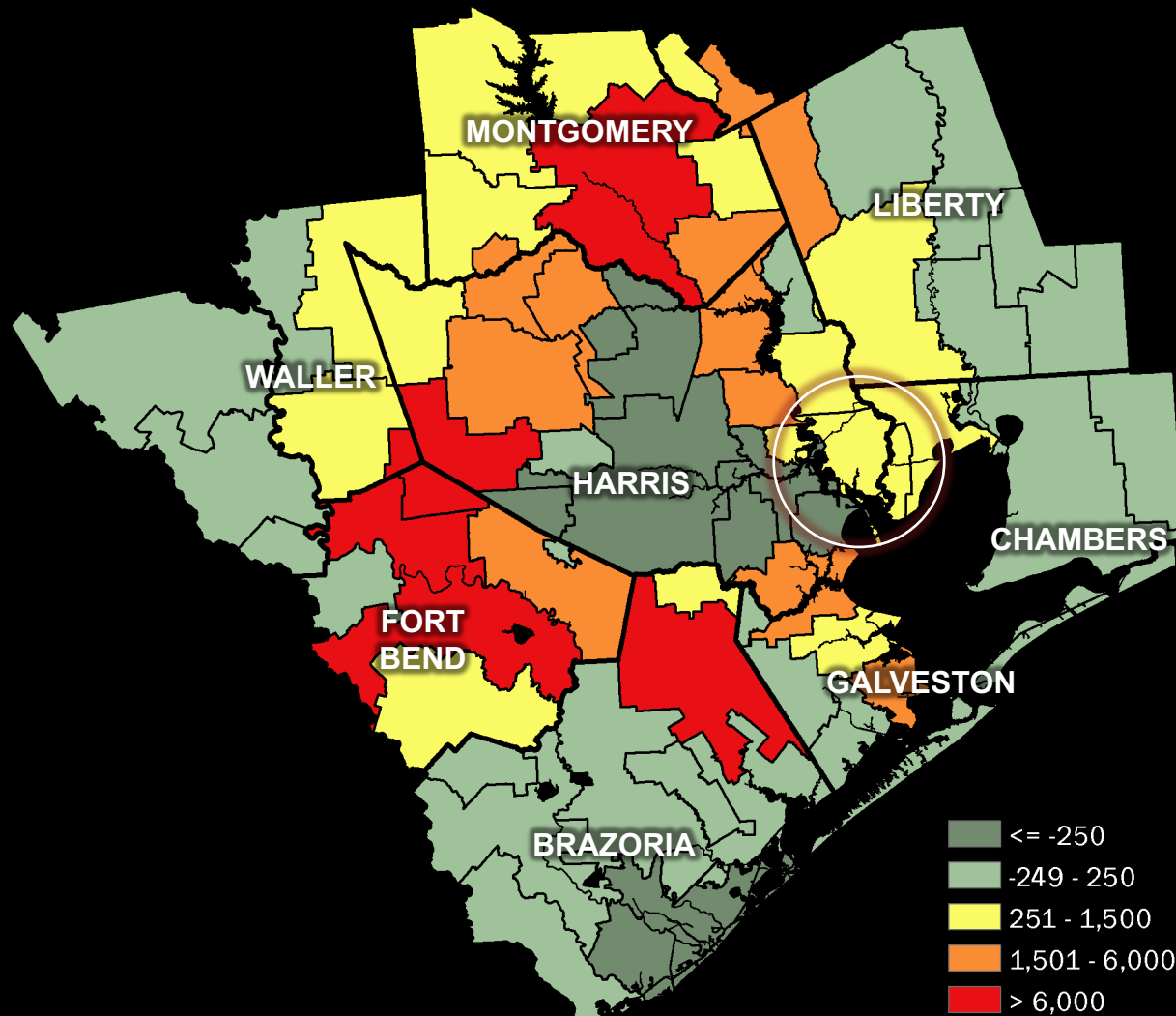
- ▶ K-12: Local, Region, and State
- ▶ Economic Forces

Numeric Change in Enrollment

Fall 2014 to Fall 2019, Houston Metro



	School District	Change
1	Katy	13,093
2	Conroe	8,436
3	Lamar	6,824
4	Alvin	6,156
5	Fort Bend	5,604
6	Humble	5,556
7	Tomball	5,056
8	Klein	4,694
9	Cypress-Fairbanks	4,423
10	Cleveland	3,742
11	New Caney	3,131
12	Sheldon	2,170
13	Texas City	2,104
14	Clear Creek	1,576
15	Waller	1,479
23	Goose Creek	757

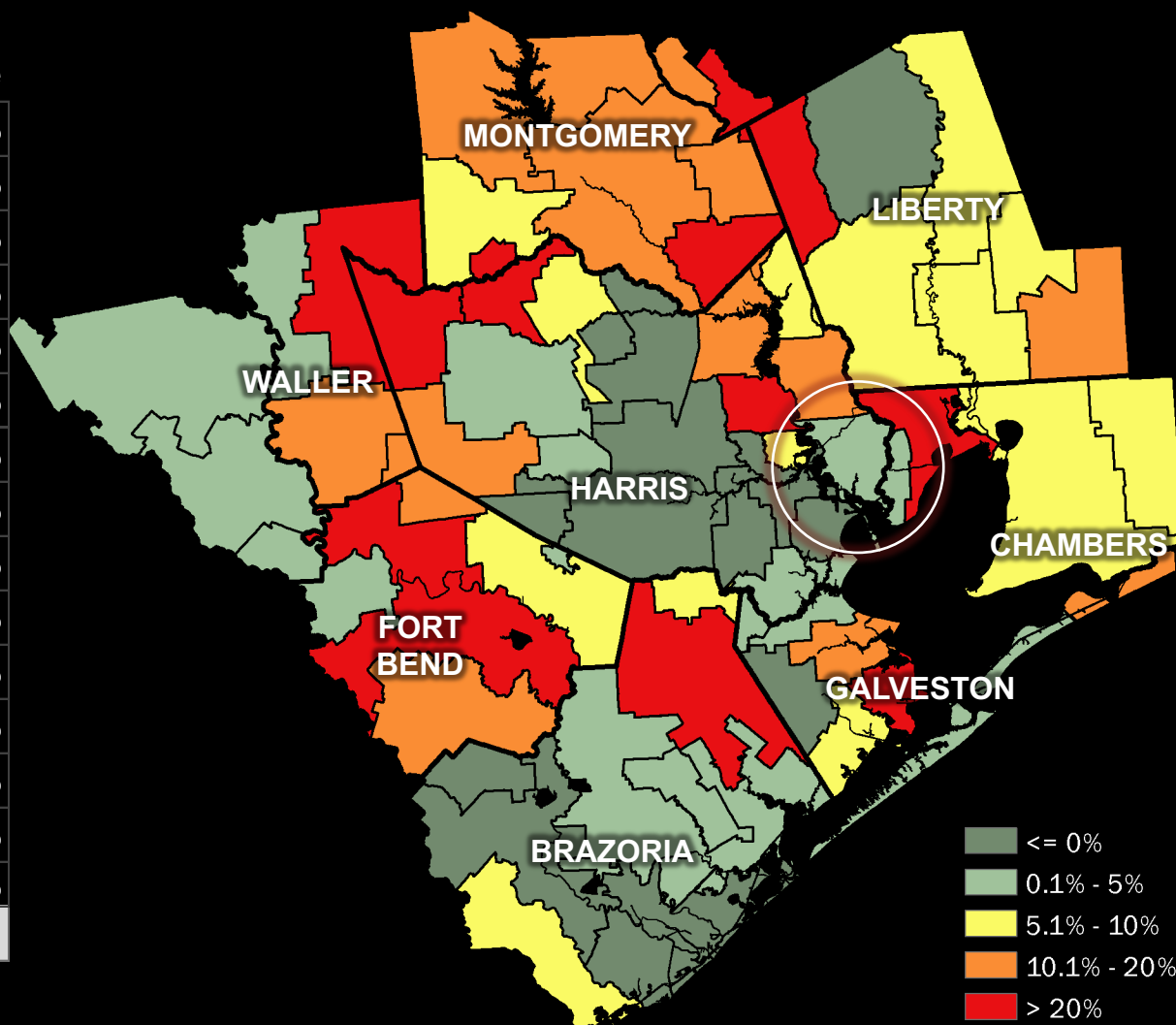


Percent Change in Enrollment

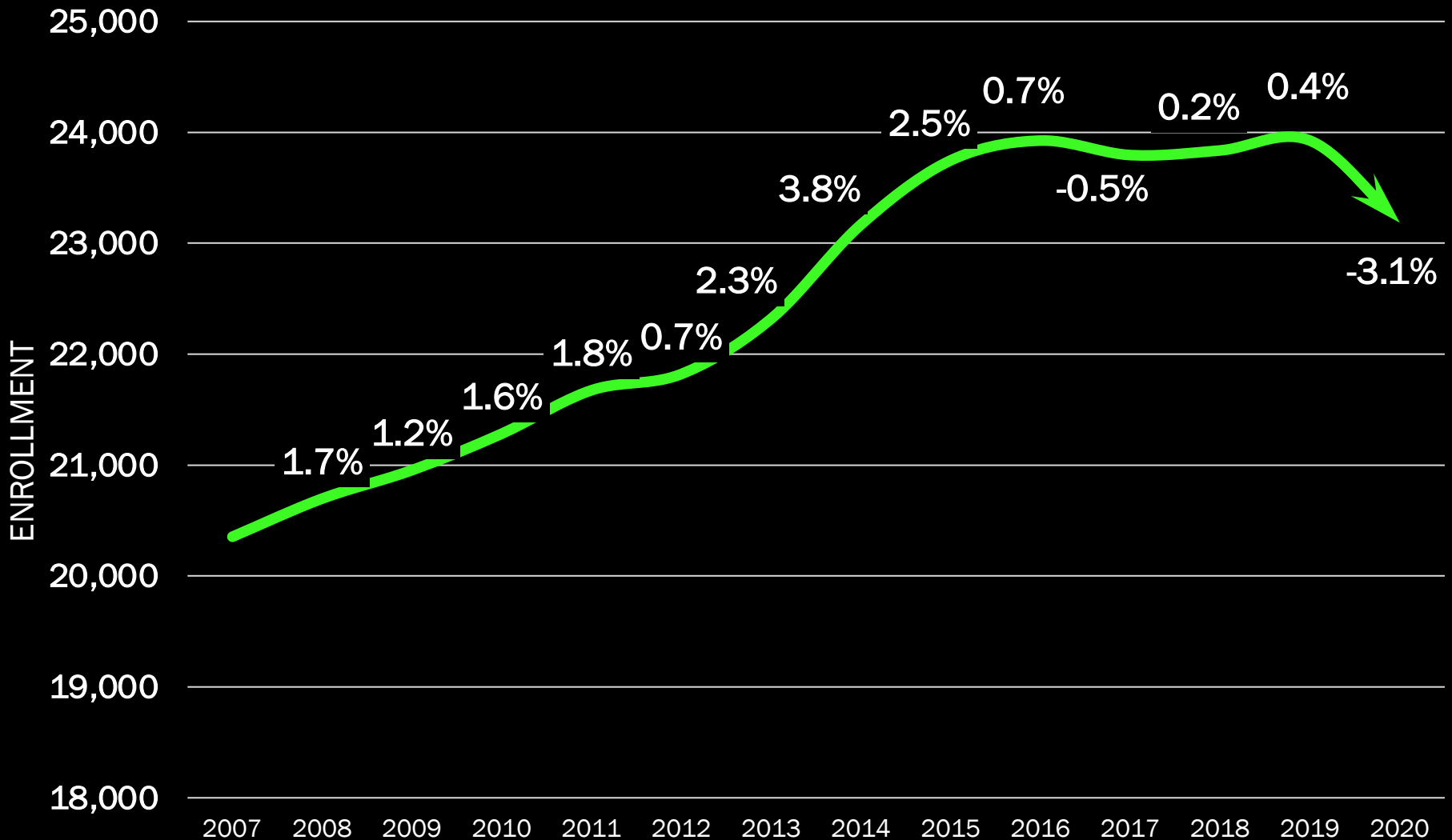
Fall 2014 to Fall 2019, Houston Metro



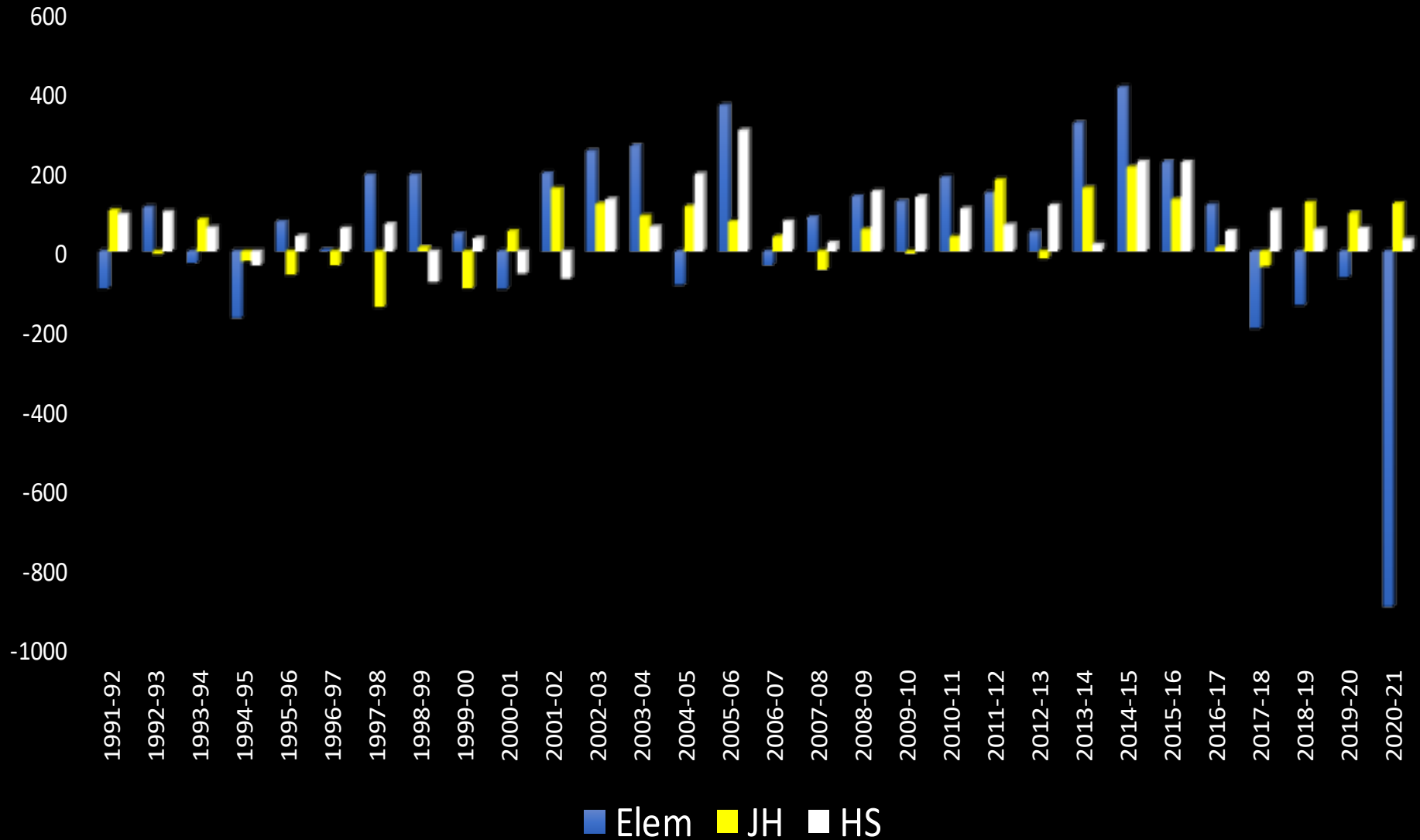
	School District	Change
1	Cleveland	97.3%
2	Tomball	38.2%
3	Texas City	33.1%
4	Alvin	29.5%
5	Barbers Hill	27.6%
6	Sheldon	27.3%
7	New Caney	24.1%
8	Lamar	24.1%
9	Waller	23.7%
10	Katy	18.6%
11	Crosby	18.4%
12	High Island	17.1%
13	Devers	16.5%
14	Splendora	15.1%
15	Conroe	15.0%
39	Goose Creek	3.3%



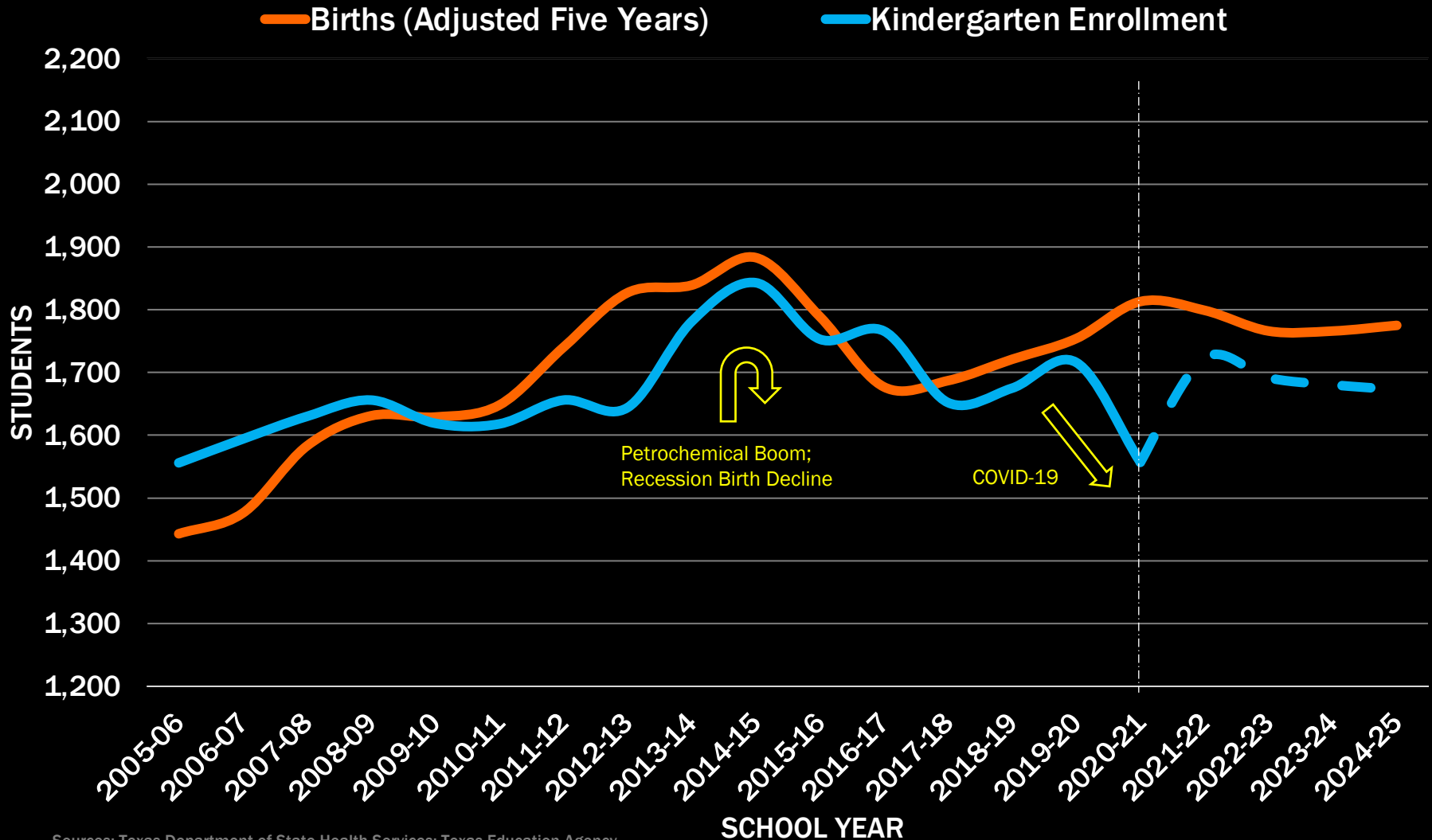
Annual Growth Rates



Added Students by Grade Group



Kindergarten vs. Births



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

Charter School Expansions



- ▶ **IDEA Lake Houston**
 - Opens Fall 2021; Beltway 8 near US 90
 - Opens with K-2 & 6th; eventually = PK-12 for 1,500
 - Little to no transfers expected from GCCISD
- ▶ **IDEA is planning to open 7 additional campuses in Metro Houston by 2025**
 - Where?

Regional Economy

► Job Growth in Houston Metro & TX

- Feb. '18 to Feb. '20: +6,888 jobs monthly (avg.) in metro
- Unemployment in City of Baytown: 18% in September
 - This number is slightly inflated most likely due to a civilian labor force population jump according to the Labor Dept/Census.
- Jobs likely to rebound slowly

► Mortgages

- Historically low between 2.25 - 3% for a 15-year loan
- Summer home purchasing has been strong

► Looming Question: what will the economy do?



Local Jobs

- ▶ **LyondellBasell's Channelview plant**
 - 2,500 construction jobs; 2021 completion
- ▶ **Petrochemicals**
 - Global demand slowed in 2020, of course
 - More supply as Asian plants come online
- ▶ **E-Commerce (Logistics Demand)**
 - The share of U.S. retail goods purchased online jumped from 11% to 16% from March to June.



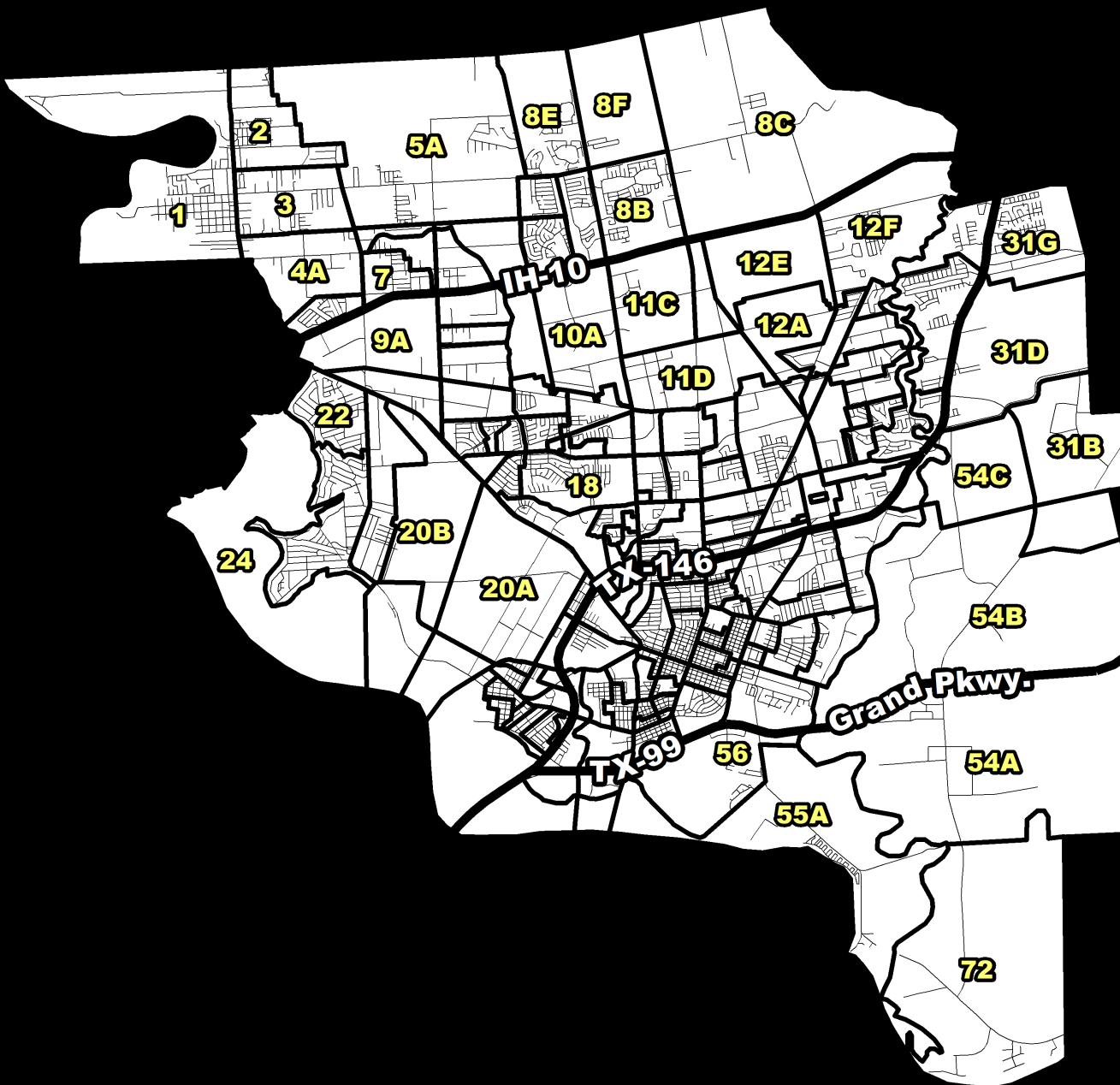
Housing Trends

- ▶ Detailed Maps of the District
- ▶ Factors Affecting or Limiting Development
- ▶ Annual Projections, 10 Years Forward, for Single-Family, Multi-Family, and Undeveloped Land



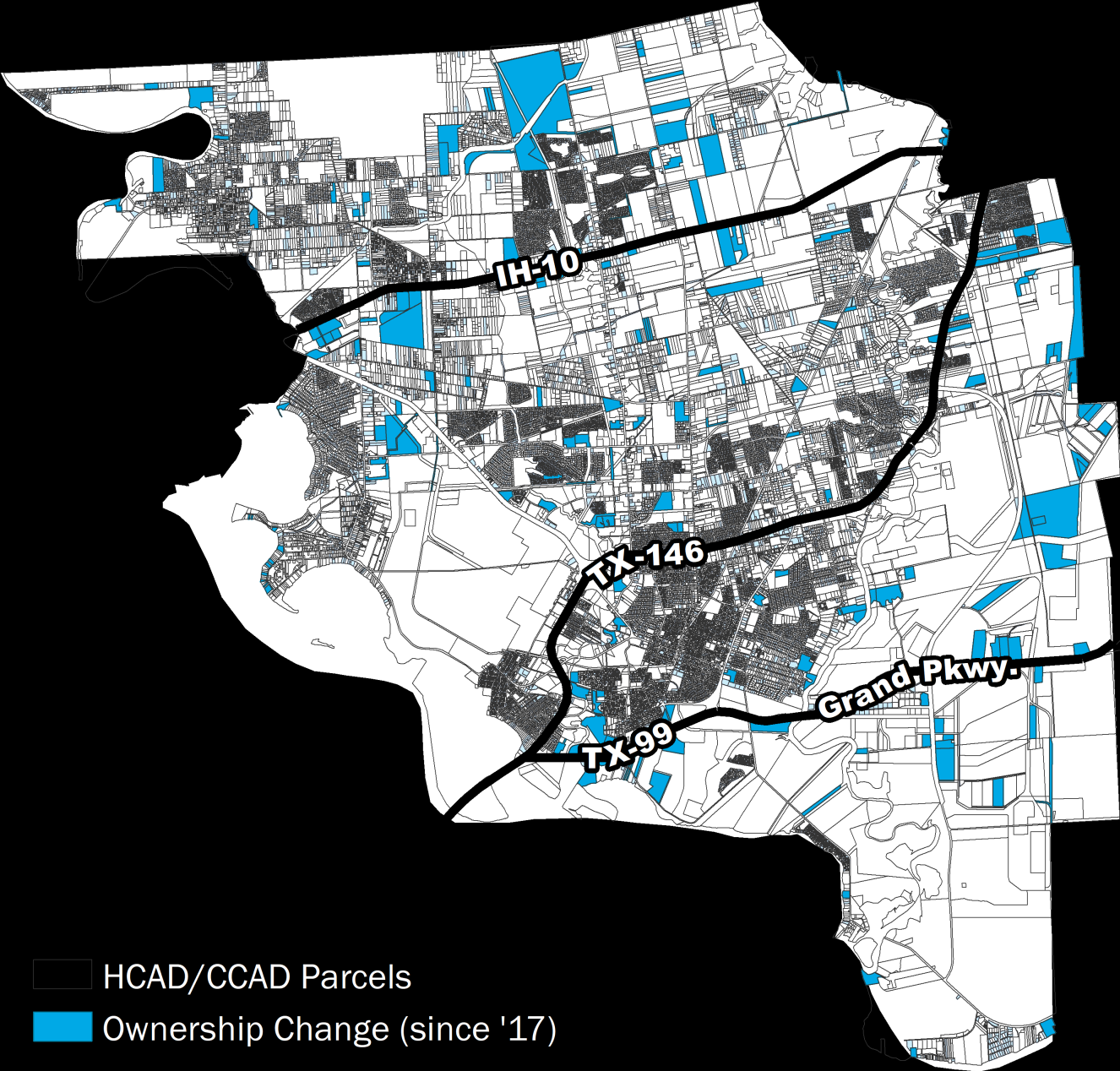
Housing Projections

Analysis
by Planning Unit



Housing Projections

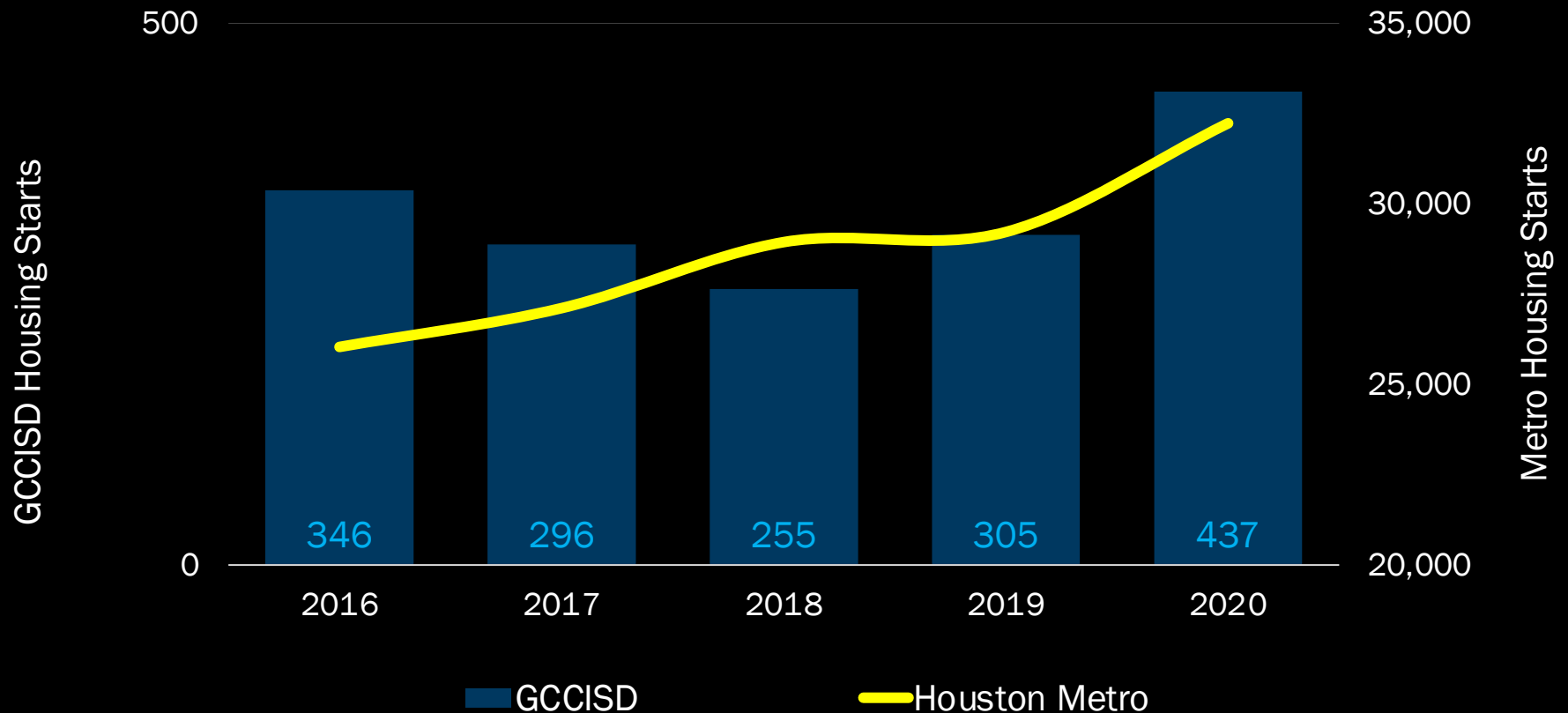
Forecasting
Development
of Raw Land



HCAD/CCAD Parcels
Ownership Change (since '17)

Annual Housing Starts

Single-Family, July to June



Source: Metrostudy



Housing Highlights



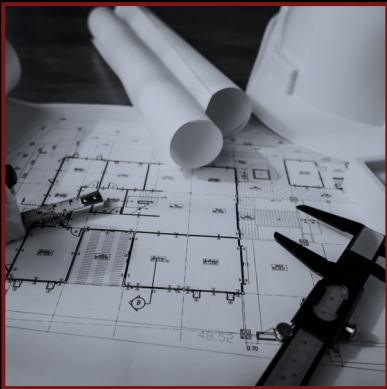
▶ Baytown Crossing

- ▶ 33 homes occupied; 82 move-in ready/under construction
- ▶ Development agreement for ~2,000 total lots



▶ Southwinds

- ▶ 65 homes occupied; 36 move-in ready/under construction
- ▶ 433 total lots now that GCCISD owns part of tract

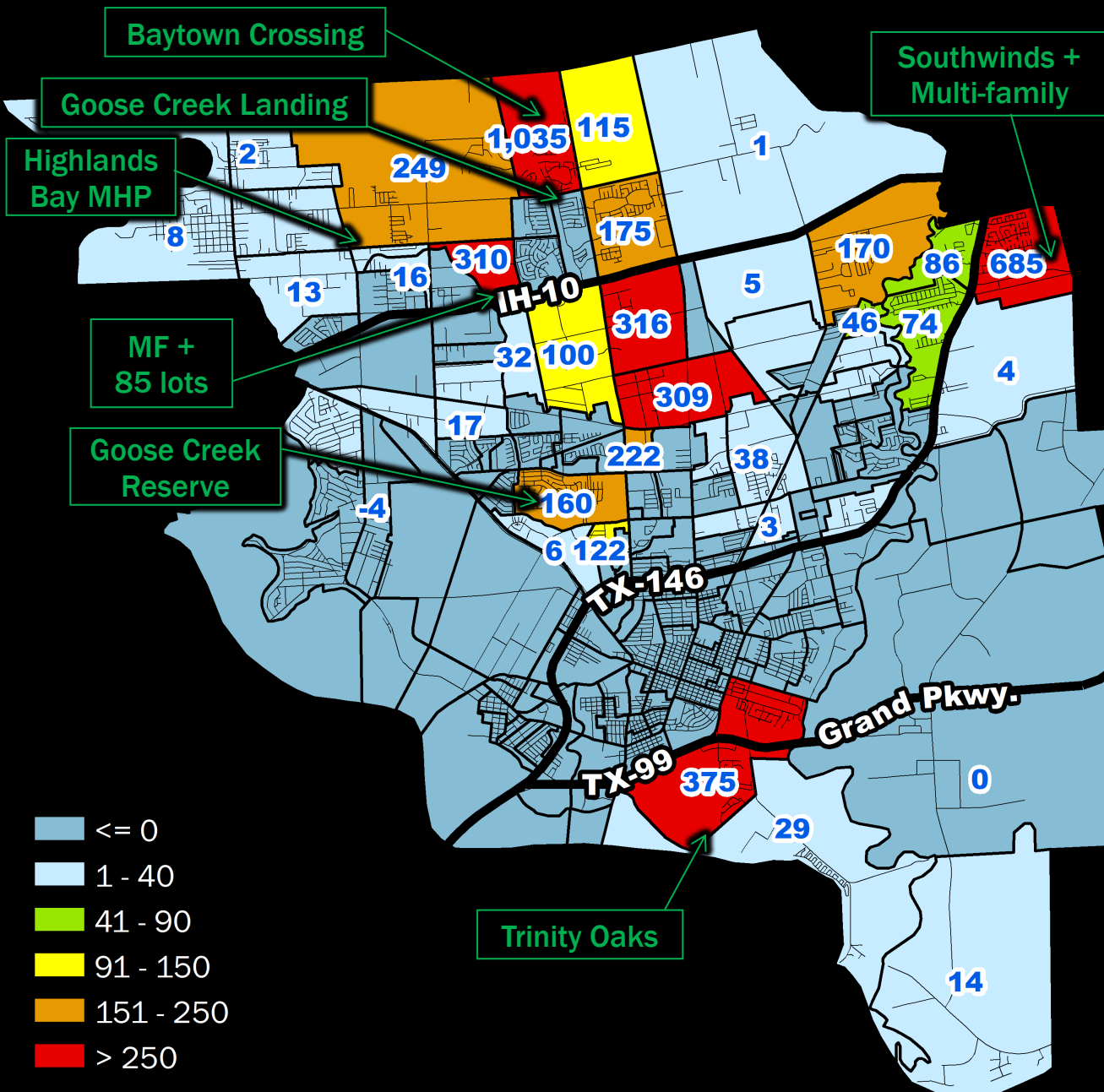


▶ Future Development

- ▶ Cox Tract: ~400 lots; Battlebell Rd. west of John Martin
- ▶ Sowell Tract: Forestar is planning ~440 lots; FM 1942
- ▶ Wong Tract: ~180 ac.; ~500 lots; John Martin at Hunt Rd.
- ▶ Hamman Tract; ~76 ac.; FM 1942

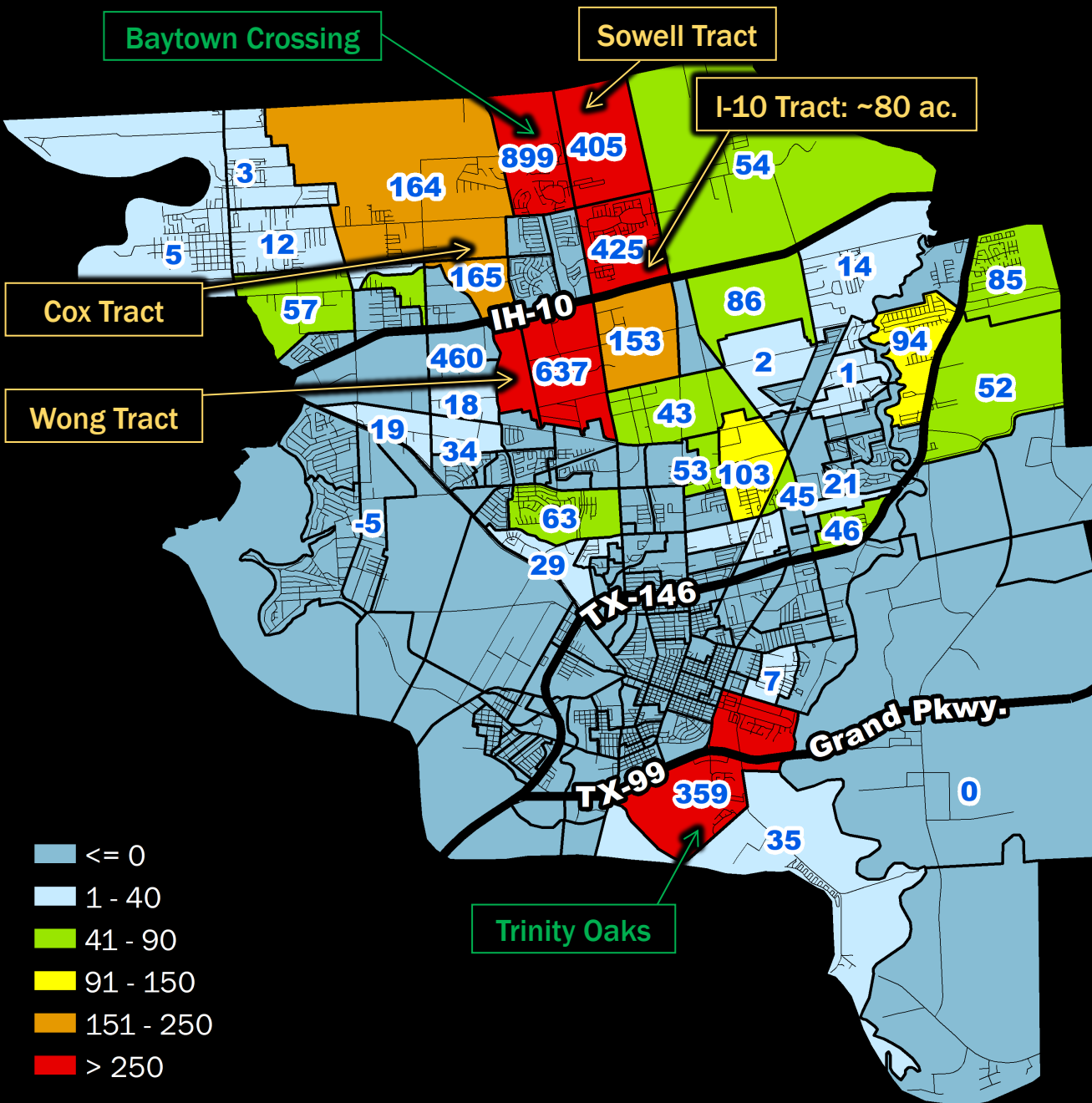
Projected Housing Occupancies

2020-2025
by Planning Unit

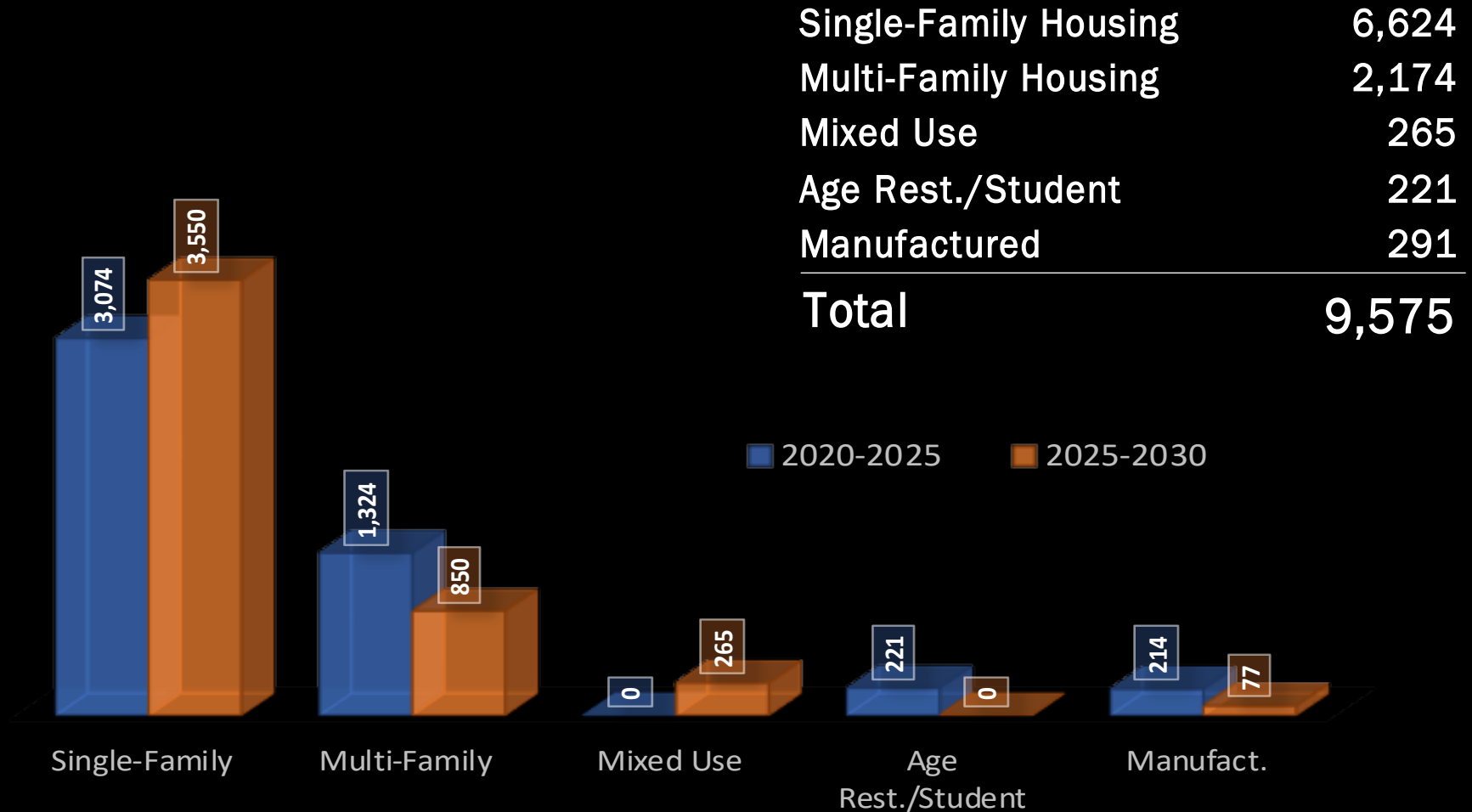


Projected Housing Occupancies

2025-2030
by Planning Unit



Projected New Housing Occupancies 2020-2030



Current Students



- ▶ Geo-code Students to 99.5% Accuracy
- ▶ Counts by Grade by Neighborhood
- ▶ Ratio of Students Enrolled to Number of Occupied Homes
 - ▶ Developed by Neighborhood to assist in projecting future enrollment at a hyperlocal level

Students per Occupied Home

Districtwide



0.62



Single-Family

0.37



Multi-Family

Student Projections



- ▶ **Enrollment Projected for TEA Snapshot**
 - ▶ Last week of October each year
- ▶ **Three Scenarios of Growth**
- ▶ **Moderate Growth Scenario used for all planning documents in report**

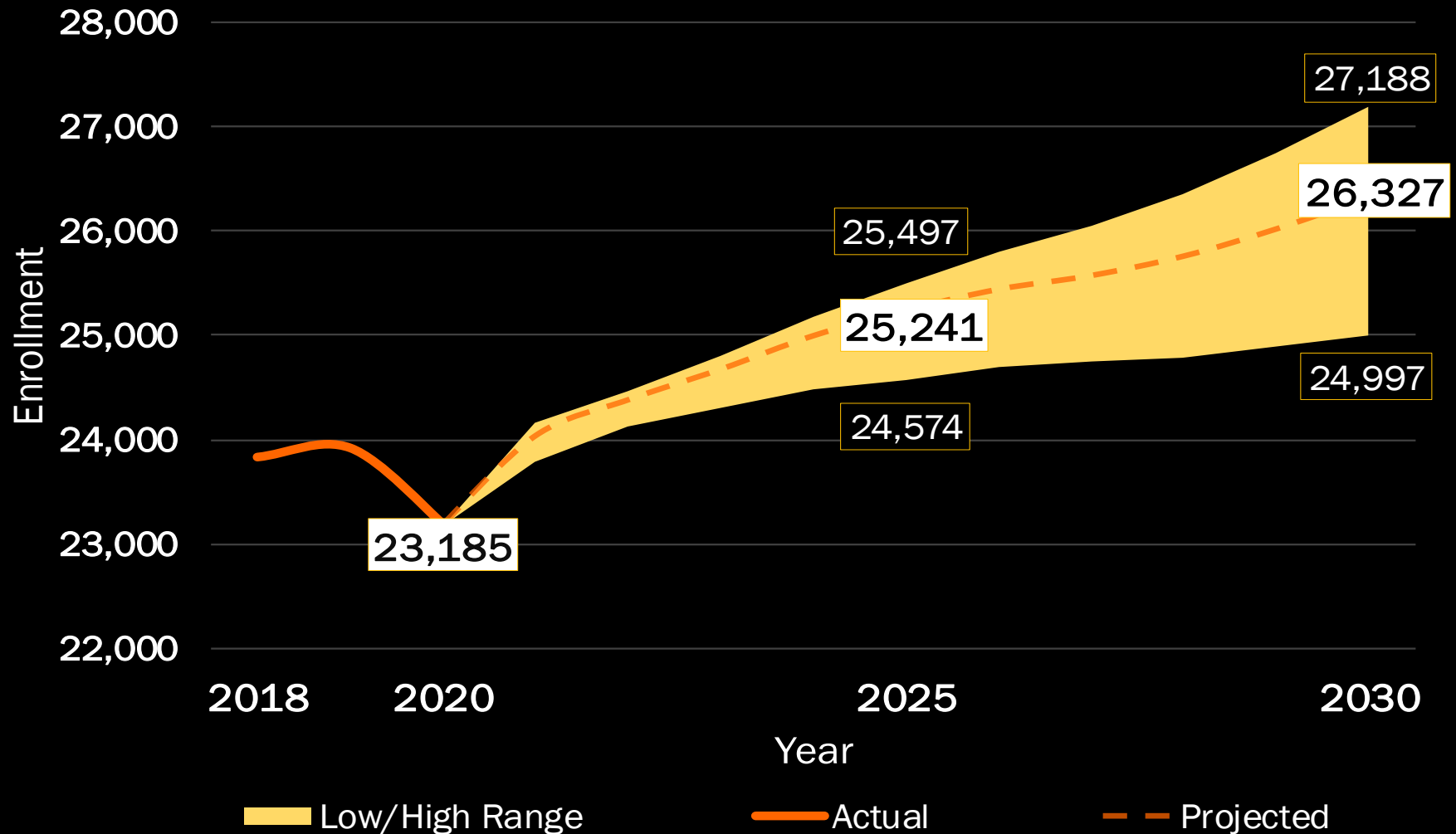
Moderate Growth Scenario



Projected Enrollment at PEIMS Snapshot Date

	2021	2022	2023	2024	2025
Enrollment	24,035	24,380	24,673	24,995	25,241
% Growth	3.67%	1.43%	1.20%	1.31%	0.98%
Growth	850	344	293	322	246
	2026	2027	2028	2029	2030
Enrollment	25,441	25,573	25,760	26,021	26,327
% Growth	0.79%	0.52%	0.73%	1.01%	1.18%
Growth	200	132	187	261	306

Three Scenarios of Growth



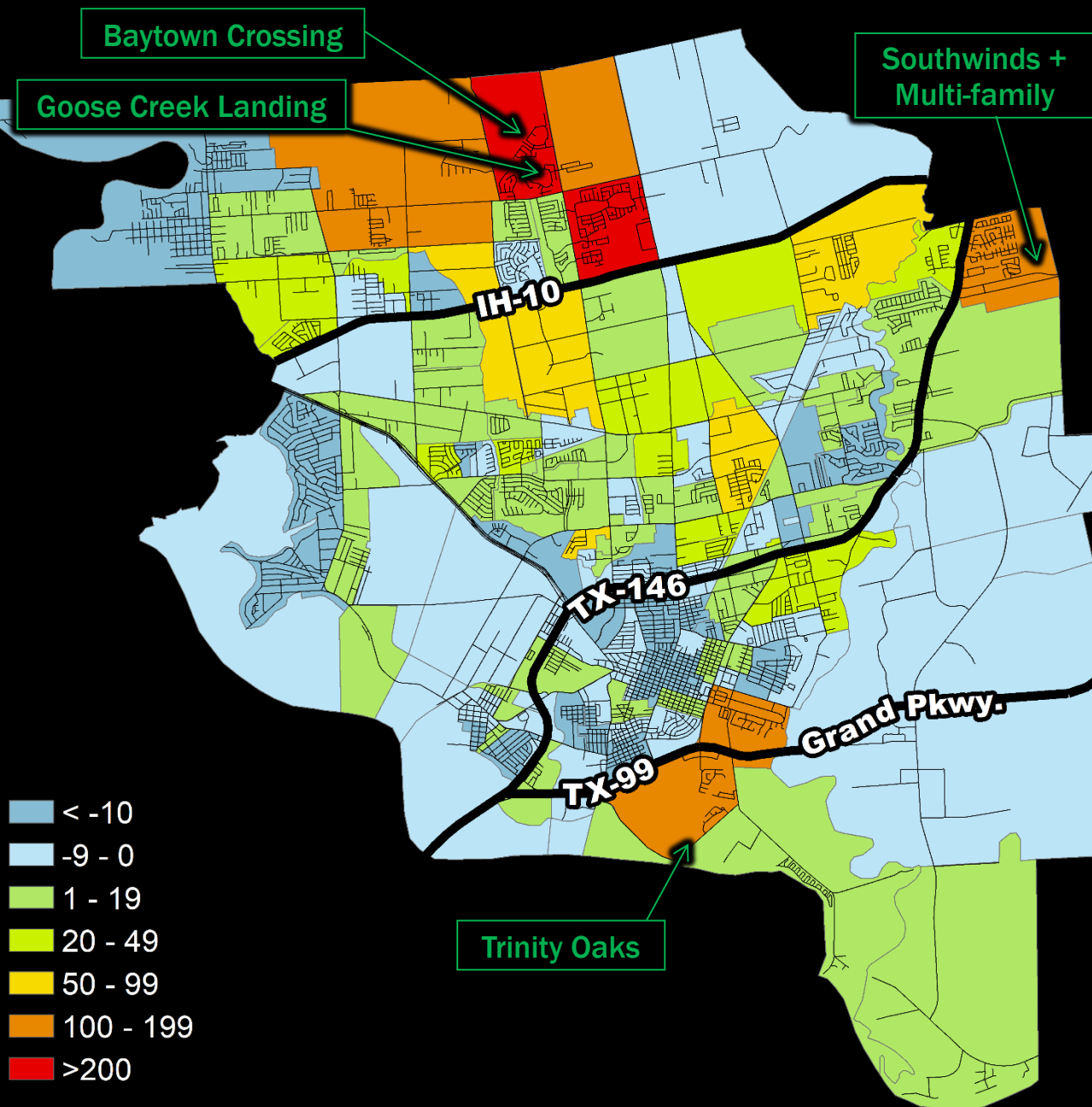
Long-Range Planning



- ▶ Projected Population by School
- ▶ Attendance Zone Boundary Planning
- ▶ Long-Range Facility Plans

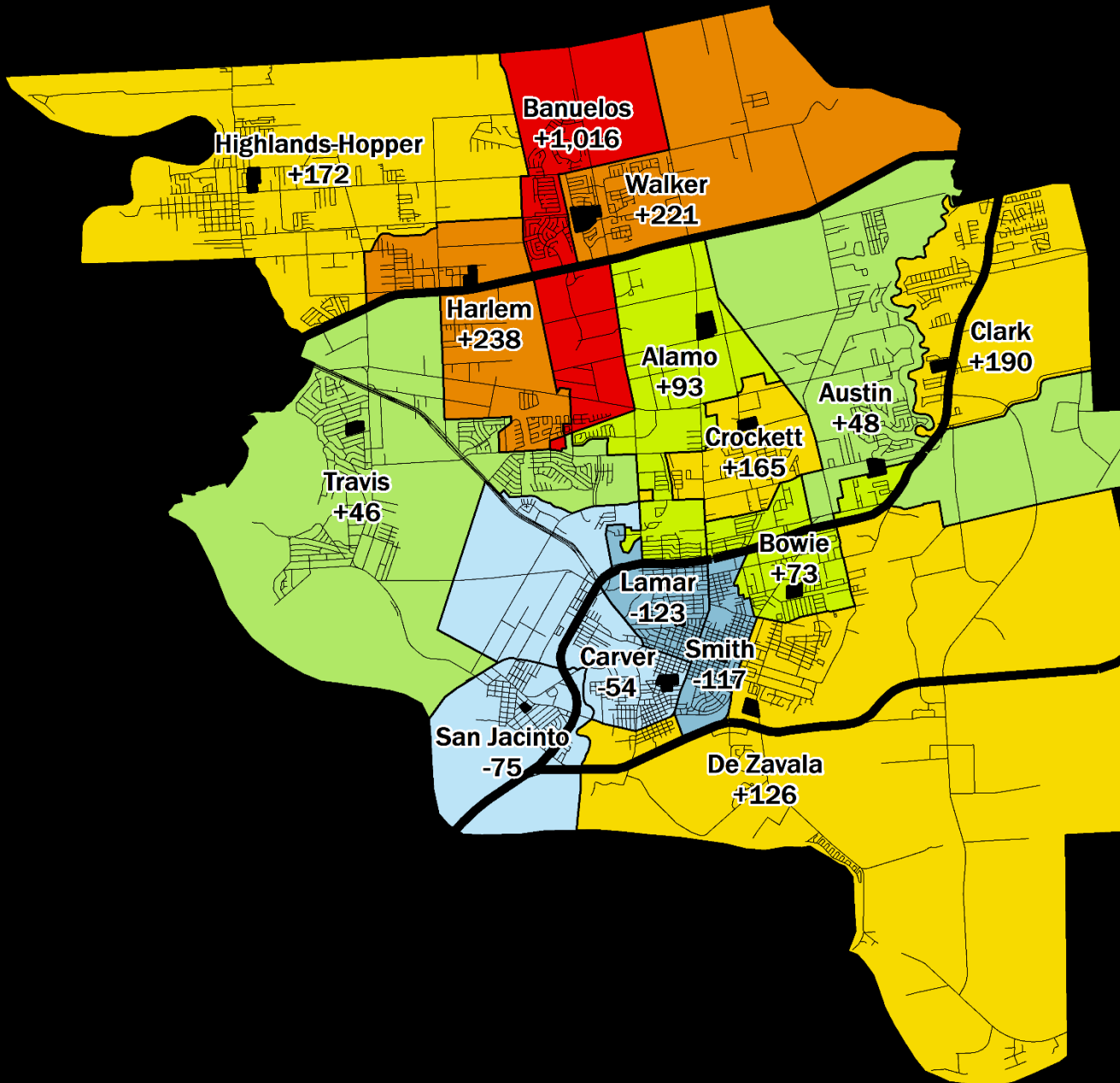
Projected Growth in Elementary Students

2020-2030
by Planning Unit



Projected Growth in Elementary Students

2020–2030
by Attendance Zone

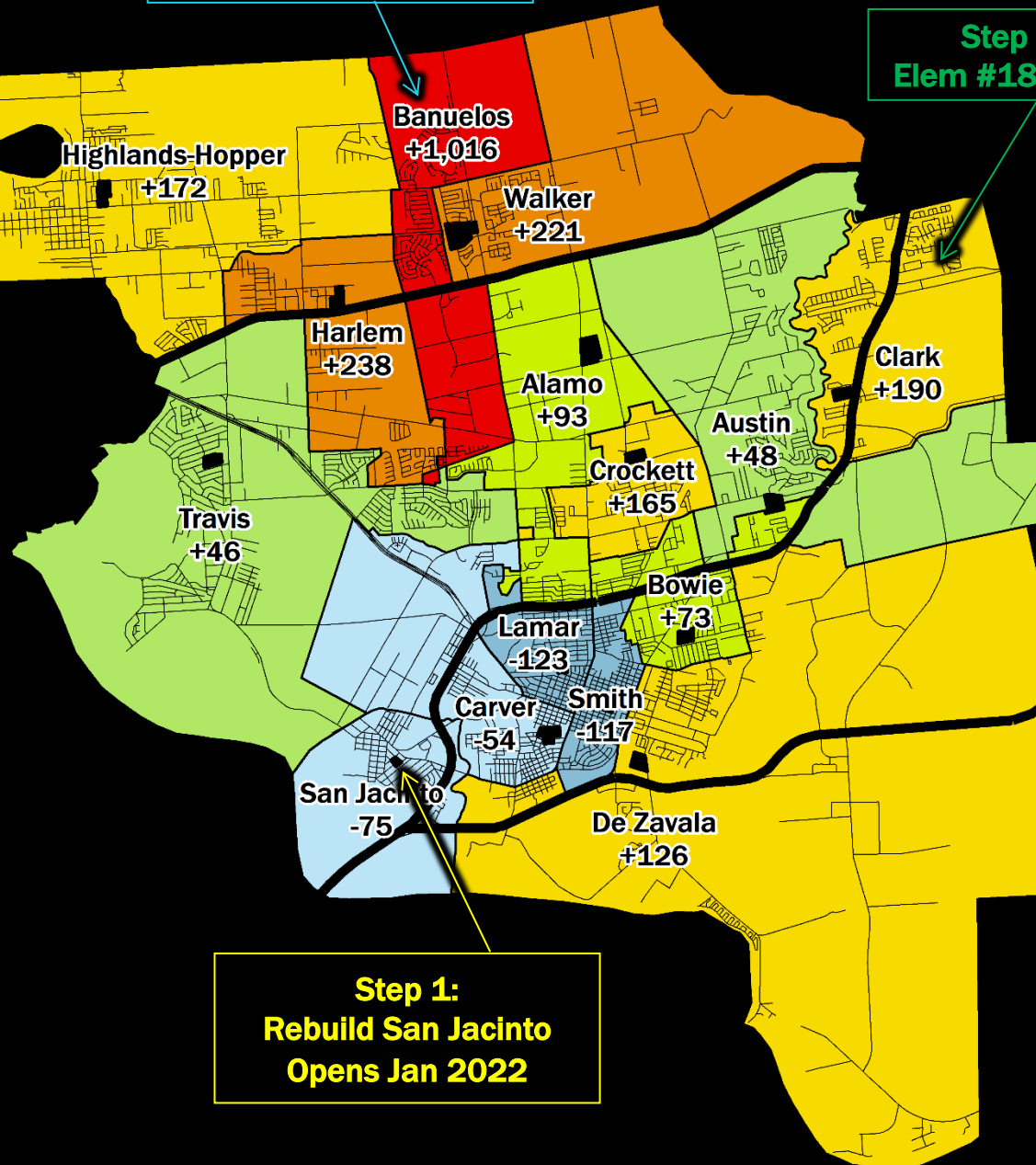


Elementary Long-Range Planning

**Step 2:
Elem #17 in 2022-23**

**Step 3:
Elem #18 in ???**

**Step 1:
Rebuild San Jacinto
Opens Jan 2022**



**E.F Green Junior School
in 2021-22**



Projected Resident 6th-8th Grade Students

2020-2030
by Attendance Zone

Highlands

Resident Students

2020: 1,253

2025: 1,334

2030: 1,643

Gentry

Resident Students

2020: 1,154

2025: 1,290

2030: 1,429

Cedar Bayou

Resident Students

2020: 1,054

2025: 962

2030: 1,001

Baytown

Resident Students

2020: 1,048

2025: 1,032

2030: 981

Mann

Resident Students

2020: 1,059

2025: 1,003

2030: 835

Projected Resident 9th-12th Grade Students

2020-2030
by Attendance Zone

Memorial

Resident Students
2020: 2,429
2025: 2,746
2030: 3,125

Sterling

Resident Students
2020: 2,271
2025: 2,545
2030: 2,493

Lee

Resident Students
2020: 2,201
2025: 2,331
2030: 2,084

Projected 9th-12th Grade Students

High School		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Lee	Residents	2,201	2,284	2,329	2,356	2,377	2,331	2,333	2,277	2,255	2,195	2,084
	Enrollment	1,827	1,864	1,860	1,845	1,842	1,787	1,789	1,733	1,711	1,651	1,540
Memorial	Residents	2,429	2,404	2,456	2,597	2,678	2,746	2,769	2,758	2,830	2,969	3,125
	Enrollment	2,170	2,116	2,139	2,257	2,325	2,389	2,412	2,401	2,473	2,612	2,768
Sterling	Residents	2,271	2,315	2,352	2,418	2,515	2,545	2,534	2,519	2,469	2,459	2,493
	Enrollment	2,046	2,045	2,020	2,036	2,095	2,108	2,097	2,082	2,032	2,022	2,056
Stuart Career Tech		346	465	606	721	795	826	826	826	826	826	826
Impact Early College		411	411	411	411	411	411	411	411	411	411	411
Hyland Learning Ctr		82	82	82	82	82	82	82	82	82	82	82
High Point, Point Alt.		19	19	19	19	19	19	19	19	19	19	19
Total		6,901	7,003	7,137	7,371	7,570	7,622	7,636	7,554	7,554	7,623	7,702

Upcoming Facility Needs

- ▶ E.F Green Junior School
 - ▶ Opening 2021-22 in North
 - ▶ Rezoning process begins soon
- ▶ Rebuild San Jacinto Elementary
 - ▶ Opening Jan 2022
- ▶ Elementary # 17 in North
 - ▶ Opening in 2022-23
- ▶ Elementary #18 in East
 - ▶ Timing TBD





QUESTIONS?



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