PASA

City of Fulshear

Spring 2019

WHO WE ARE

PASA

- Large Demographic Firm Located in College Station, TX
- 38+ Year History
- Clients are almost Exclusively School Districts
- Over 100 Years Combined Demographic Experience

WHAT WE DO

Housing Projections

- Ten-Year Projections for Single-Family and Multi-Family Developments
- NO EXTRAPOLATION
- PASA is the Primary Data Source for current housing stock
- Projections for Vacant Parcels

Economic Data

- Employment Projections
- Recent Employment Trends

Current Students

- Geocode population
- Count by grade and/or special population

Mapping

- Aerial Imagery
- Existing and Future Residential Development
- Factors Affecting or Limiting Development

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Long Range Planning

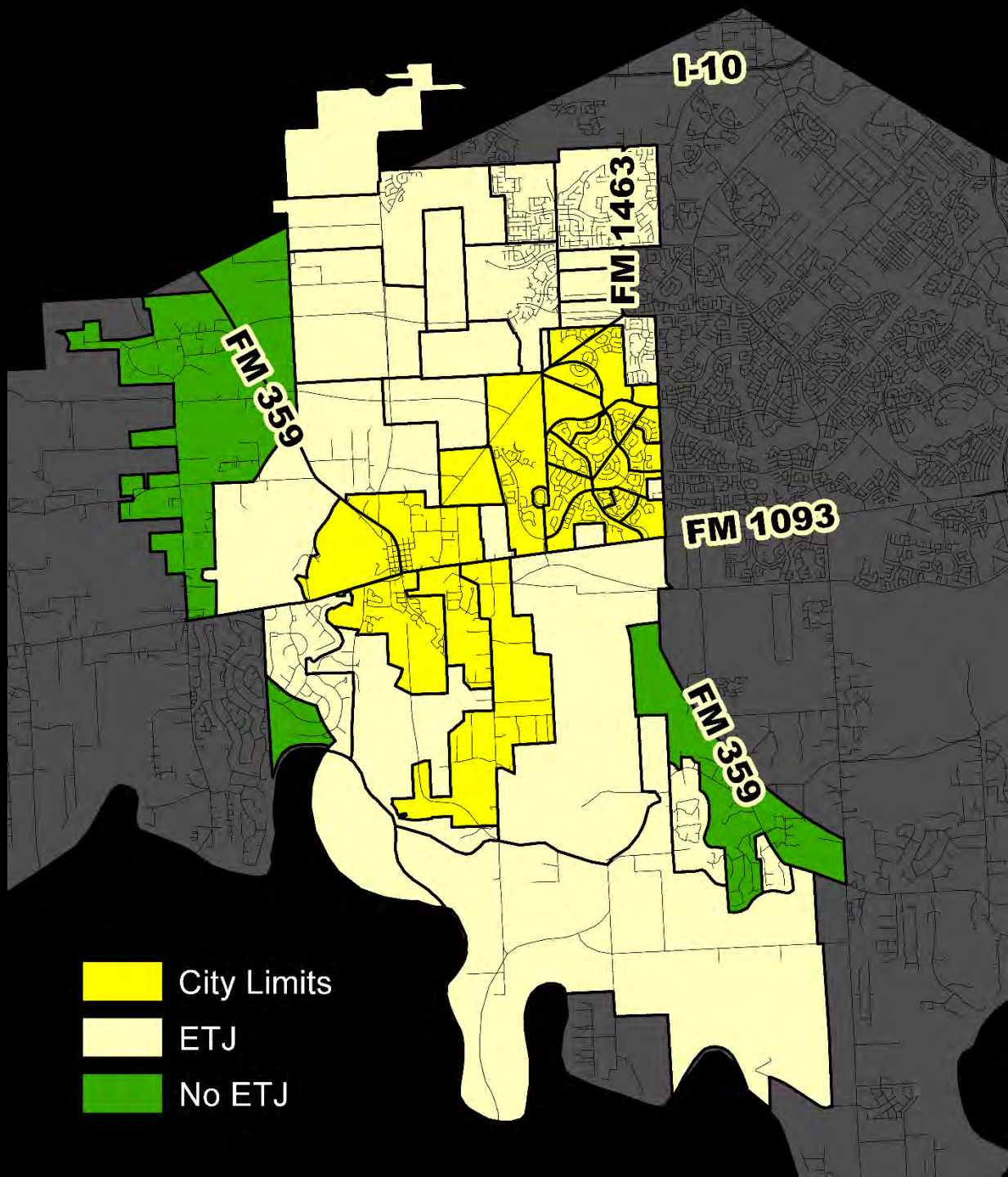
- Attendance Zone Projections
- Site Selection
- Long Range Facilities Plan

Study Area

Planning Units align with subdivisions, MUDs, roadways

Adjacent Areas with no ETJ assigned

Consideration of all Census Tracts in North Fort Bend



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Demographic Characteristics

City of Fulshear, 2017

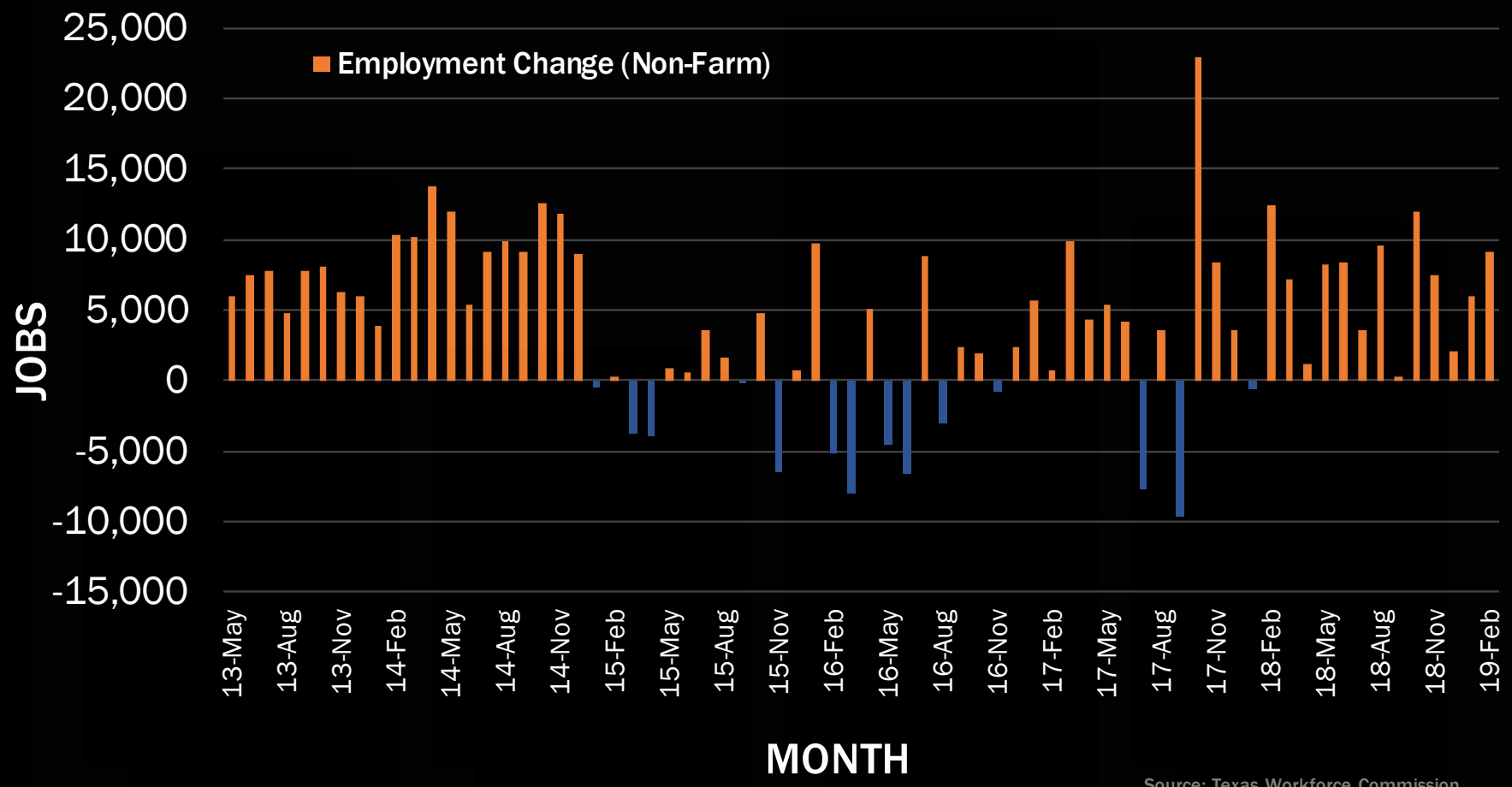
Age	
Under 5 years	9.2%
5 to 17 years	25.5%
18 to 24 years	6.7%
25 to 34 years	9.9%
35 to 54 years	33.9%
55 to 74 years	13.3%
75 years and over	1.6%

Population 25 and Over: Bachelor's Degree or Higher	64.2%
Owner-Occupied Housing	98.2%
Three or More Vehicles in Household	34.7%
Median Housing Value	$415,900
Unemployment Rate	3.9%
Mean Travel Time to Work (Minutes)	40
Median Household Income	$174,194

Sources: U.S. Census Bureau, American Community Survey, 2017 5-Year Estimate

Monthly Employment Change

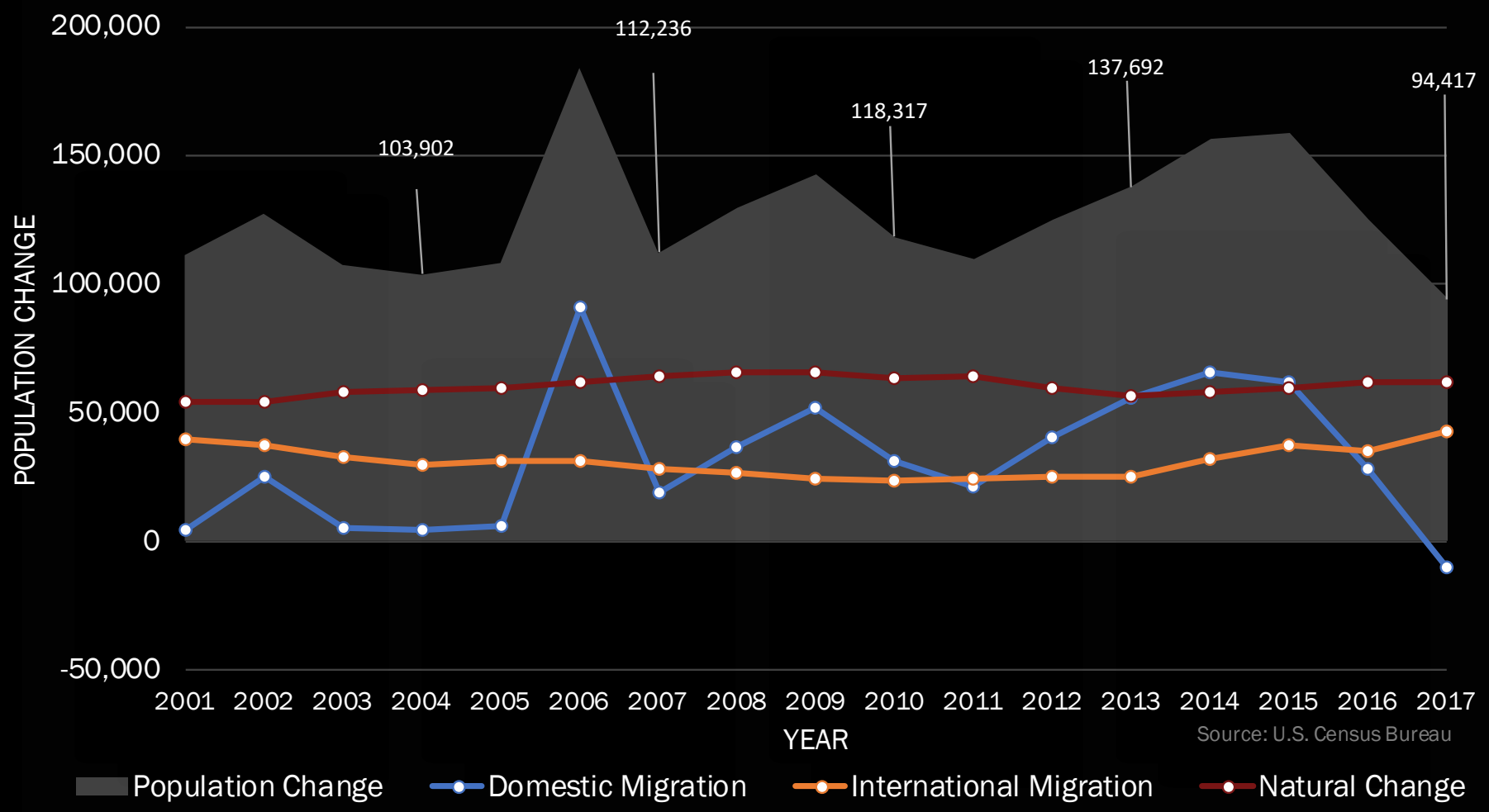
Houston Metro, Seasonally Adjusted



Source: Texas Workforce Commission

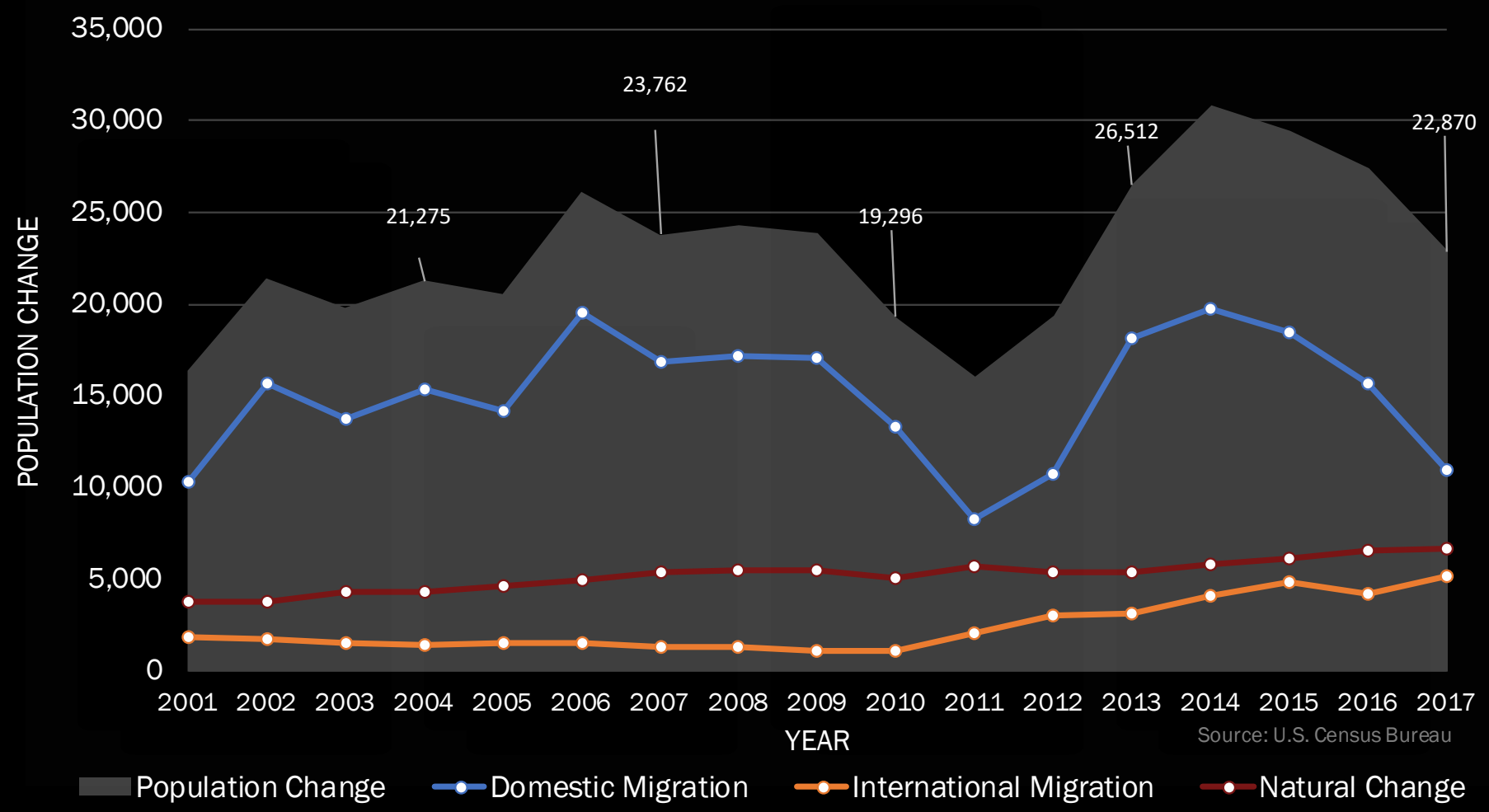
Annual Population Change

Houston Metro



Annual Population Change

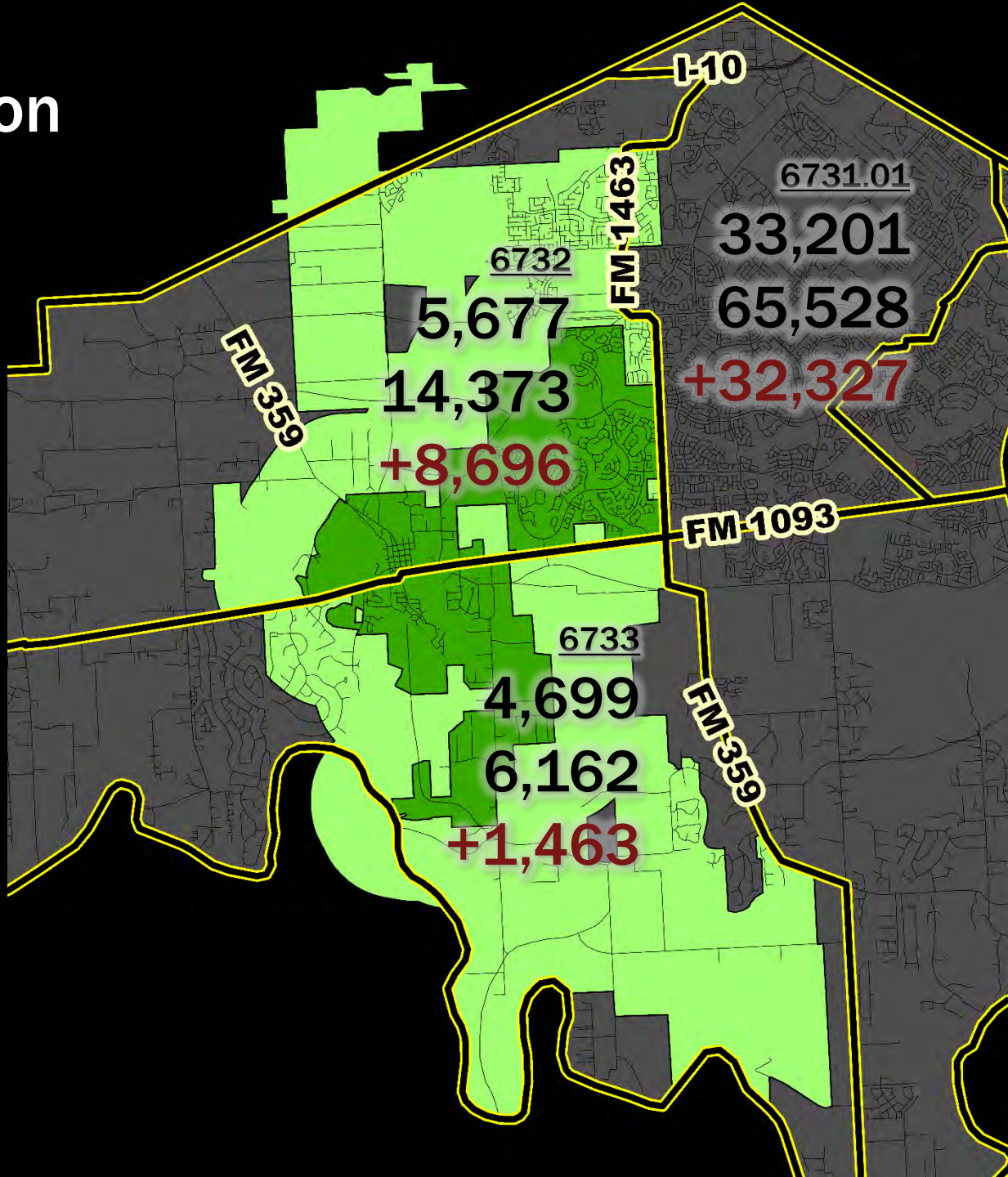
Fort Bend County



7-Year Population Change

Census Tracts

2010 Population
2017 Population Est.



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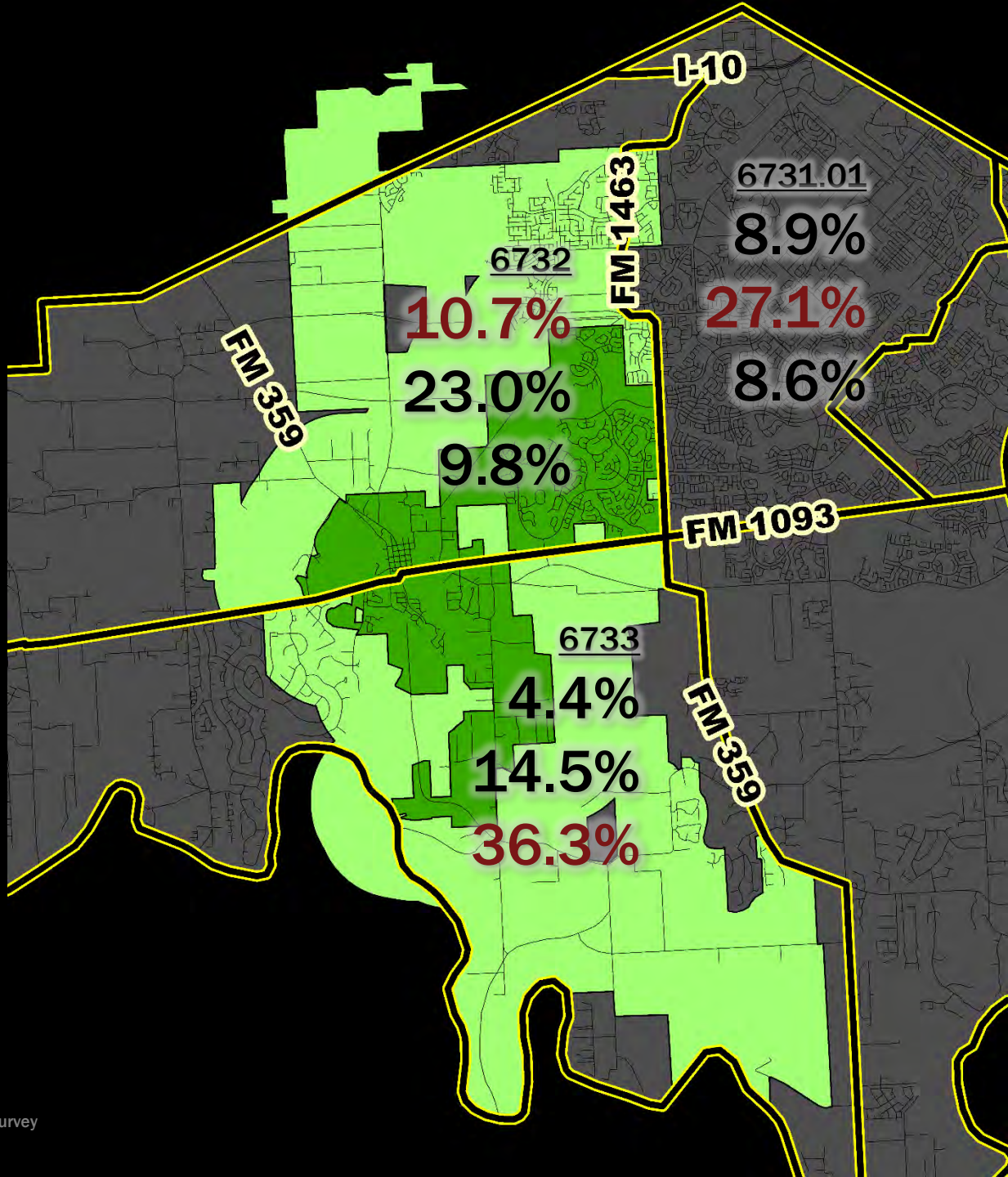
Source: U.S. Census Bureau

Age Cohorts

Census Tracts, 2017

% Under 5
% 5-17
% 60+



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Source: U.S. Census Bureau, 2017 Five-Year American Community Survey

October 2018
Housing Unit Estimate

City	3,904
ETJ	5,272
City + ETJ	**9,176**

October 2018 Population Estimate

City	12,025	(+16.9%, +1,741)
ETJ	16,009	(+18.4%, +2,484)
City + ETJ	**28,034**	

Metro Area Economy

- The oil/gas companies of Houston's energy sector have seen growth in 2018
  - $62 in April 2019
  - West Texas drilling technology improving
    - Drilling = profitable below $50/barrel; and, going down
- Metro employment jumped in 2018
  - 74,000+ jobs added in 2018
  - Greater Houston Partnership projects 71,000 total jobs added in all of 2019. (Already +15,000 in Jan/Feb)
  - Healthcare sector projected to make up 12% of growth

Economic Trends

- **Far West Suburbs: Industrial Wave**
  - Companies relocating/consolidating in suburbs
    - Cheaper land; connections to other Metros
  - Far West suburbs = de facto pop. center to ~12 mil.
    - Houston = 7 million
    - San Antonio = 2.5 million
    - Austin = 2.2 million
  - E-Commerce (U.S. online retail sales: % of total)
    - 4Q18 = **9.9%**; 4Q13 = 6.0%
  - Dollar Tree (Rosenberg); Costco (Katy); Twinwood Business Park (Simonton)

Transportation

- Westpark Tollway/FM 1093 Extension
  - Construction ongoing to James Lane
  - Greatest benefits for areas west of downtown
- Texas Heritage Parkway
  - North-south roadway that will connect I-10 to FM 1093
  - Necessary to allow passage through undeveloped tracts
- Interstate 10 Widening (Waller Co.)
  - Indirect effect on Fulshear
  - Expect greater industrial/commercial demand

New Development

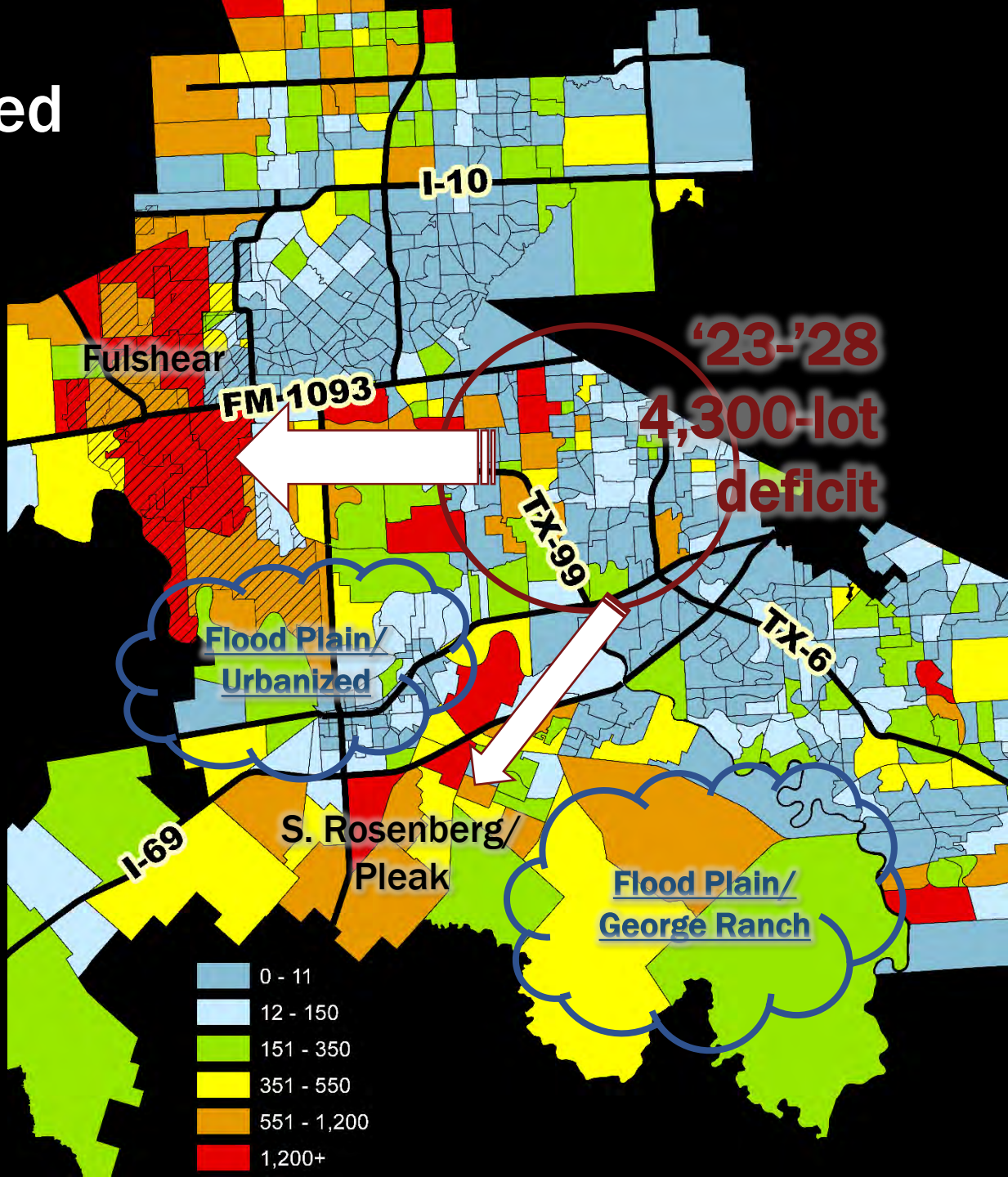
- Now Developing
  - Vanbrooke – Land Tejas (outside ETJ ~30 homes occupied)
  - Polo Ranch – Century Communities – now developing
  - Kingsland Heights – Starlight Homes – near I-10
- Coming Soon
  - Fulshear Lakes – Sam Yager Inc. – north of Weston Lakes; first homes expected late 2020/early 2021; +/- 1,200 homes;

Development Funnel

- NE Fort Bend Co. rapidly building out
  - Fort Bend ISD north of I-69
    - **2019-2023:** 6,744 SF housing occupancies projected
    - **2023-2028:** 2,363 (Decline of 65%, -4,300, expected)
    - Thus, supply shifts west
  - Fort Bend ISD ranks #1 in new home starts (4th year in a row)
    - As supply dwindles, bulk of demand initially shifts in primarily two directions

10-Year Projected Housing Occupancies

FBISD, KISD, LCISD



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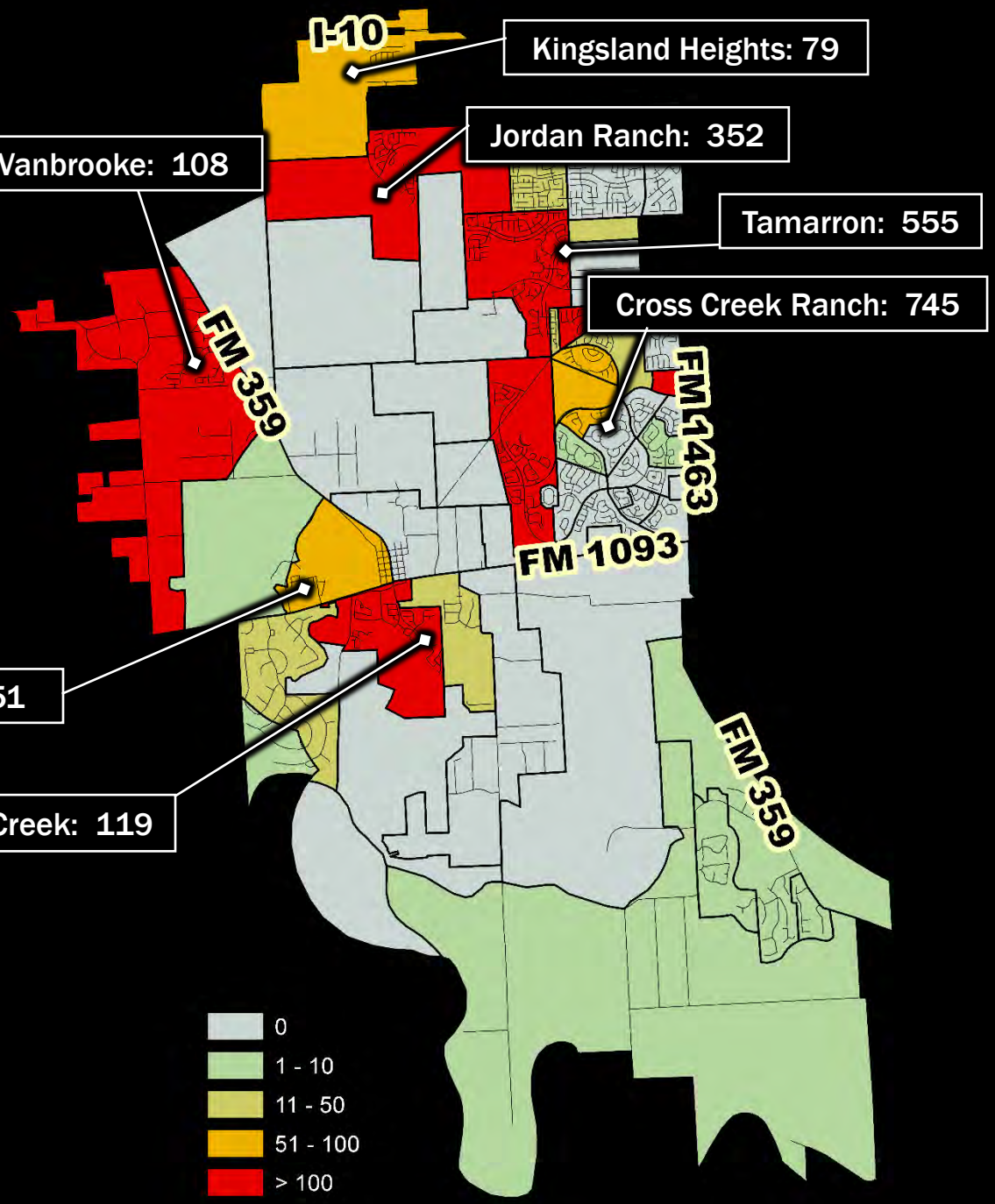
PROJECTED 2-YEAR HOUSING OCCUPANCIES

2019–2020 Single-Family



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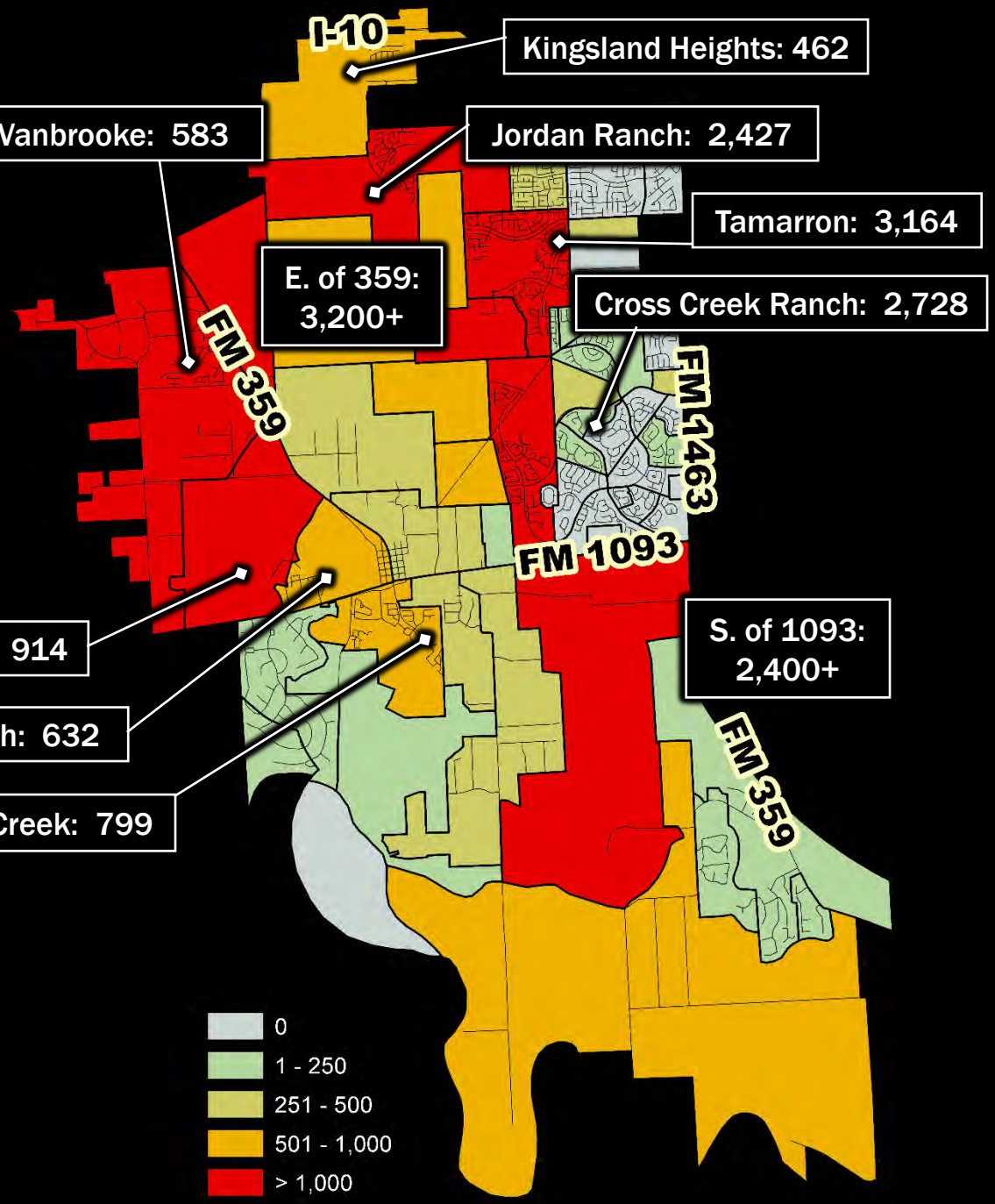
PROJECTED 10-YEAR HOUSING OCCUPANCIES

2019–2028 Single-Family



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Projected New Housing Occupancies

2019–2028

	SF	MF	MxUse	55+	MHP	
Jan 2019–Oct 2019	878	80	0	83	0	1,041
Oct 2019–Oct 2020	1,083	180	0	83	0	1,346
Oct 2020–Oct 2021	1,270	155	25	75	0	1,525
Oct 2021–Oct 2022	1,611	140	30	75	0	1,856
Oct 2022–Oct 2023	1,933	240	85	75	0	2,333
Oct 2023–Oct 2024	2,273	235	145	75	0	2,728
Oct 2024–Oct 2025	2,367	320	175	75	0	2,937
Oct 2025–Oct 2026	2,433	335	195	75	0	3,038
Oct 2026–Oct 2027	2,501	375	215	75	0	3,166
Oct 2027–Oct 2028	2,449	400	215	29	0	3,093
Jan 2019–Oct 2023	6,775	795	140	391	0	8,101
Oct 2023–Oct 2028	12,023	1,665	945	329	0	14,962
Jan 2019–Oct 2028	18,798	2,460	1,085	720	0	23,063

Typical Household Size

Housing Type	Typical Household Size
Multi-Family, majority 1-bedroom	1.55–1.85
Multi-Family, majority 2+ bedroom	1.85–2.25
Single-Family, Family Oriented	3.15–3.30 initially; 3.30–3.50 at peak
Single-Family, Age-Restricted 55+	1.65–1.80
Single-Family, Acreage/Rural Estate	2.65–2.85

Students per Home

Katy ISD = 0.72 overall

Cinco Ranch/Cross Creek = 0.95 to 1.30

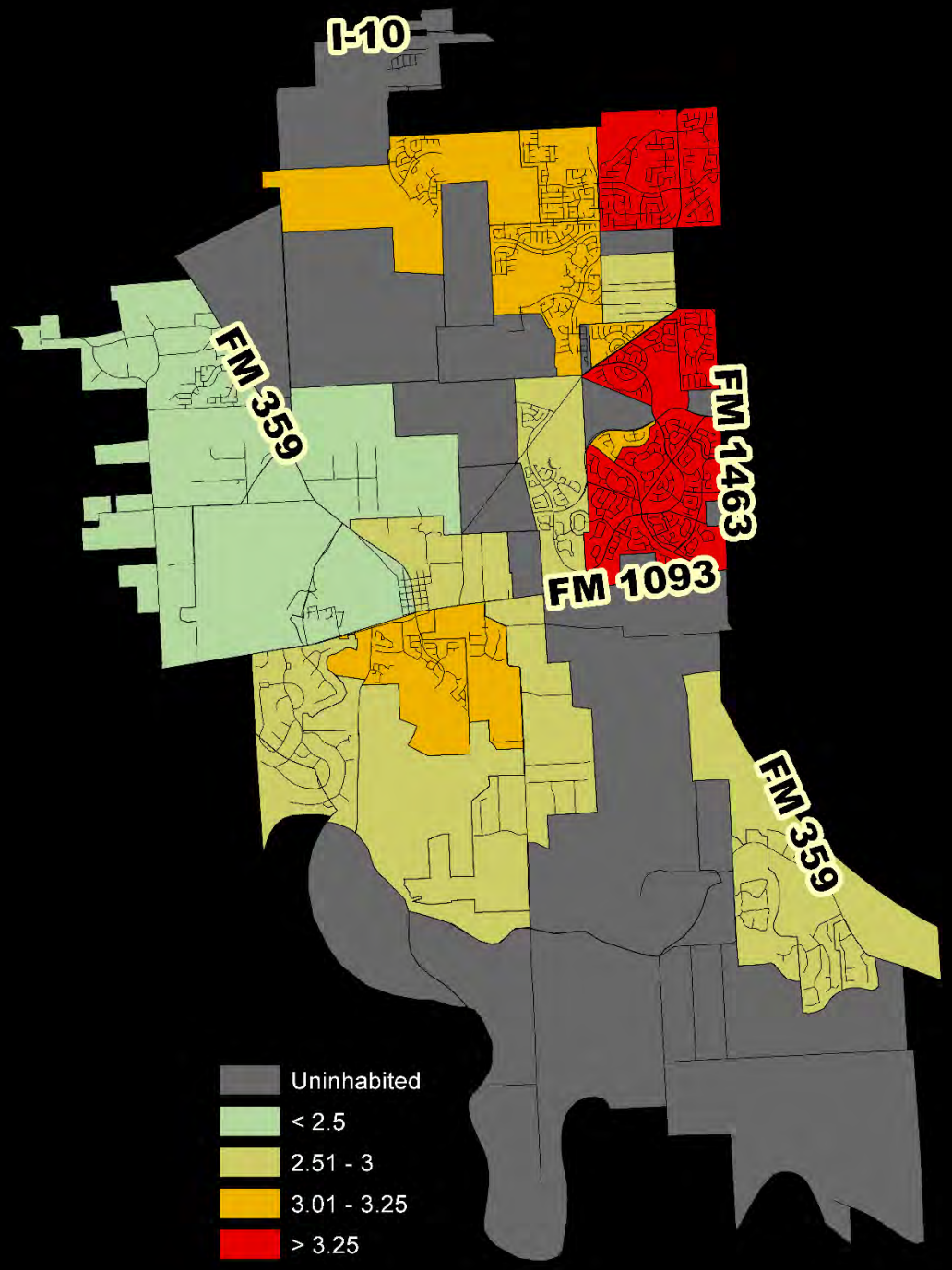
Lamar CISD = 0.57 overall

Cross Creek = 0.26 (was 0.10 in 2017)
Tamarron = 0.54 (was 0.46 in 2017)
Fulbrook on Fulshear Creek = 0.70

AVERAGE HOUSEHOLD SIZE ESTIMATES

2018

Weighted Mean HH Size in entire Study Area = 3.15



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Moderate Growth Scenario

City Limits, October Estimates

	2019	2020	2021	2022	2023
Population	**14,141**	**16,187**	**18,040**	**19,953**	**22,022**
% Growth	17.60%	14.47%	11.45%	10.60%	10.37%
Growth	2,116	2,046	1,853	1,913	2,069

	2024	2025	2026	2027	2028
Population	**24,192**	**26,372**	**27,893**	**29,306**	**30,622**
% Growth	9.85%	9.01%	5.77%	5.07%	4.49%
Growth	2,170	2,180	1,521	1,413	1,316

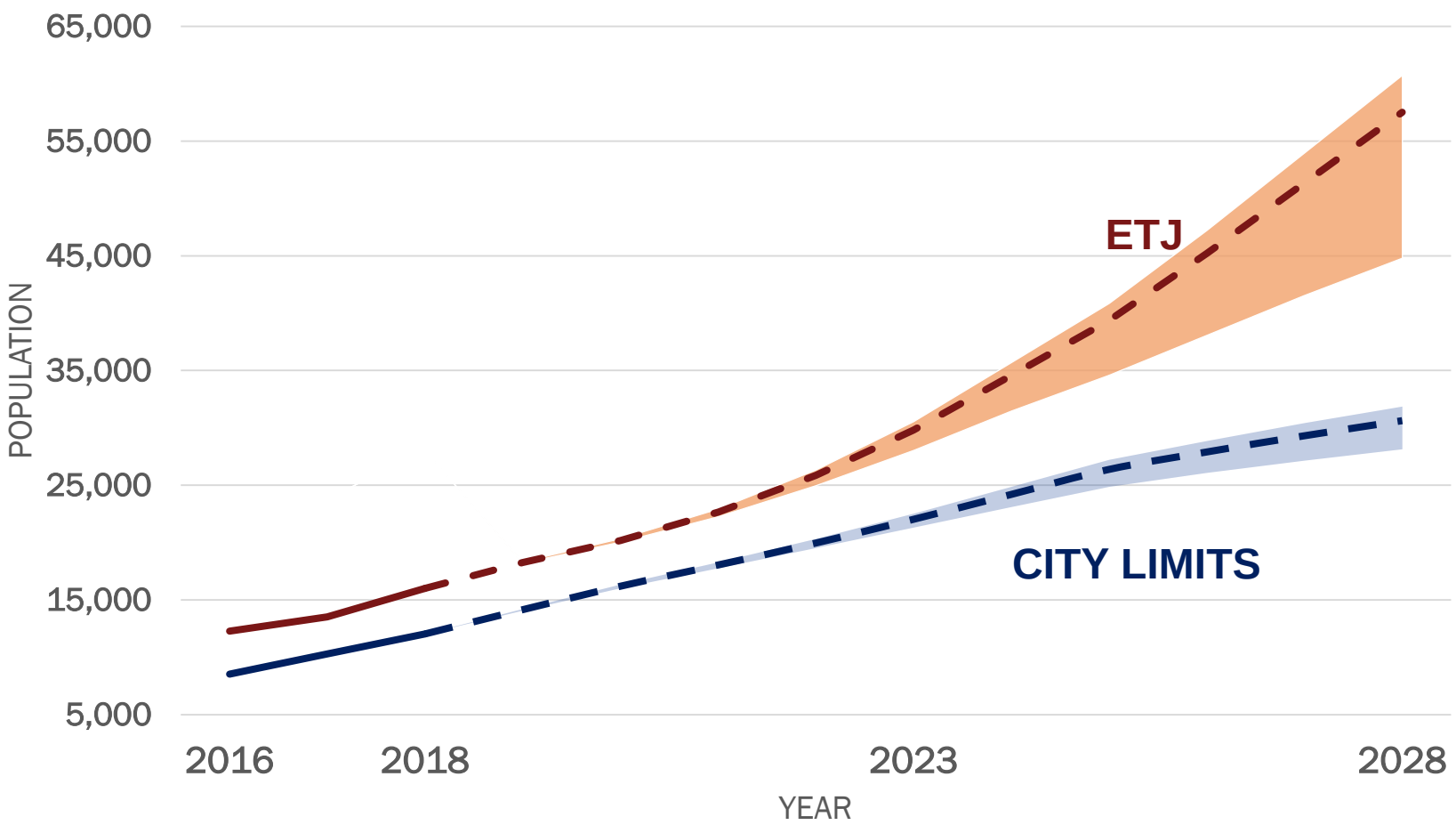
Moderate Growth Scenario

ETJ, October Estimates

	2019	2020	2021	2022	2023
Population	**18,271**	**20,184**	**22,652**	**25,852**	**29,811**
% Growth	14.13%	10.47%	12.23%	14.13%	15.31%
Growth	2,262	1,913	2,468	3,200	3,959

	2024	2025	2026	2027	2028
Population	**34,579**	**39,365**	**45,191**	**51,367**	**57,520**
% Growth	15.99%	13.84%	14.80%	13.67%	11.98%
Growth	4,768	4,786	5,826	6,176	6,153

Three Scenarios of Growth



Estimated & Projected Age Cohorts

City of Fulshear, 2018 & 2023

City of Fulshear				
Age Group	2018		2023	
	*Estimate	%	**Projection	%
Under 5 Years	1,106	9.2%	2,195	10.0%
5 to 17 Years	3,066	25.5%	5,503	25.0%
18 to 24 Years	474	6.7%	1,204	5.5%
25 to 34 Years	1,190	9.9%	1,608	7.3%
35 to 54 Years	4,064	33.8%	6,722	30.5%
55 to 74 Years	1,599	13.3%	3,982	18.1%
75 Years and Over	192	1.6%	808	3.7%
All Age Groups	**12,025**		**22,022**	

Source: U.S. Census

*Estimate is based on the Five-Year, 2017 American Community Survey

**PASA projection

Estimated & Projected Population by Housing Type

City + ETJ, 2018, 2023, & 2028

Housing Type	2018		2023 Projected		2028 Projected	
Single-Family	27,810	99.20%	49,736	96.0%	81,875	92.9%
Age-Restricted SF	224	0.80%	908	1.8%	1,484	1.7%
Multi-Family	0	0.00%	1,189	2.3%	4,783	5.4%
Population	28,034		51,833		88,142	

*Housing Units in the City and ETJ

QUESTIONS?

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City of Fulshear

Spring 2019