CITY OF FULSHEAR DEVELOPMENT CORPORATION

A Type "A" Economic Development Sales Tax Corporation

PO Box 279 / 30603 FM 1093 · Fulshear, Texas 77441
281-346-1796
www.fulsheartexas.gov

SPECIAL JOINT MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

Notice is hereby given of a meeting of the City of Fulshear Development Corporation (CDC) to be ***held by videoconference*** on Tuesday, April 21, 2020 at 5:30 p.m. to consider the below stated items. ***Audio, and to the extent feasible, video of the meeting, will be available to the public via the following free-of-charge videoconference link***:

https://global.gotomeeting.com/join/209974365

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments and public hearing portions of the agenda, if applicable. A recording of the meeting will be made available to the public.

The Board of Directors of the City of Fulshear Development Corporation reserves the right to meet in closed/executive session for any of the below listed items should the need arise, and if authorized under the provisions of Title 5, Chapter 551, of the Texas Government Code including, but not limited to, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development negotiations).

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.

1. Call to Order

2. Citizen's Comments – Citizens who desire to address the Corporation regarding matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by directors will only be made at the time the subject is scheduled for consideration.

Joint Workshop with City Council:

3. Presentation and discussion on 2020 Fulshear Demographic Mini Update from Population and Survey Analysts (PASA)

4. Adjournment

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Angela Fritz, Economic Development Director, do hereby certify that the above Notice of Meeting and Agenda for the City of Fulshear Development Corporation of the City of Fulshear, Texas was posted on ***Tues., April 14, 2020 before 5:00 PM*** in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Approved for posting by:

Angela Fritz, Economic Development Director

Jack Harper, City Manager

FULSHEAR
DEVELOPMENT CORPORATION

A Type "B" Economic Development Sales Tax Corporation

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SPECIAL JOINT MEETING AGENDA

THE STATE OF TEXAS · CITY OF FULSHEAR · COUNTY OF FORT BEND

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Approved for posting by:

Angela Fritz, Economic Development Director

Jack Harper, City Manager

FULSHEAR ECONOMIC DEVELOPMENT COMMUNICATION FORM
April 13, 2020

ITEM	TITLE
	Fulshear Demographic Update

ITEM/MOTION

Presentation and discussion on 2020 Fulshear Demographic Mini Update from Population and Survey Analysts (PASA)

ESTIMATED EXPENDITURE:	**BUDGET ACCOUNT:**

SUBMITTED BY:

Angela E. Fritz
Economic Development Director

SUPPORTING DOCUMENTS:

1. PASA 2020 Update
    a. Executive Summary
    b. Summary Slide Deck for Presentation

EXECUTIVE SUMMARY

This item is a carry-over from the March 16 Workshop that was cancelled due to the COVID-19 situation.

Justin Silhavy, Director of Demographic Projections for PASA, will be on hand to present an overview of the City of Fulshear 2020 mini update, and to answer any questions the EDCs or City Council might have. Additionally, Justin will address how the population projections provided by PASA and the upcoming 2020 Census Data will be reconciled in the future.

The EDCs initially funded an inaugural demographic study for the City of Fulshear in 2017 to better measure the City's population, and to project future residential and population growth based on real-time, on the ground data specific to Fulshear. The City engaged PASA, a demography firm who already works extensively on the ground in Fort Bend and the greater Houston area on school district demographic reports and updates, to complete the project.

2020 marks the fourth year of the report which establishes a baseline population and growth projections for the City and its ETJ. These data have become the foundation of planning efforts across the City. The reports are available on the City's website and are utilized and referenced frequently. Additionally, an accompanying Development Overview Map is created, which is also used extensively across the organization.

The full report and updated maps along with previous years' reports will be available at:
http://www.fulsheartexas.gov/community/demographic_reports.php.

EXECUTIVE SUMMARY

Population and Survey Analysts (PASA) has recently completed a Demographic Update for the City of Fulshear, and the findings are summarized below. The Demographic Update included the study of the current population, potential growth based on new housing, and trends occurring in the population throughout the northwest Fort Bend County region. PASA projects population by using forward-looking techniques and does not rely on past rates of change.

OCTOBER 2019 POPULATION ESTIMATE

After evaluating the current population of the City and the City's Extra-territorial Jurisdiction (ETJ), recent trends in population, projected additional housing occupancies and their resulting household size, and the over-arching economic and employment concerns, PASA has estimated the population inside the City Limits to be 13,969. This represents a population increase of 1,944 (16.2%) from October 2018 to October 2019.

City	13,969
ETJ	17,892
City + ETJ	**31,861**

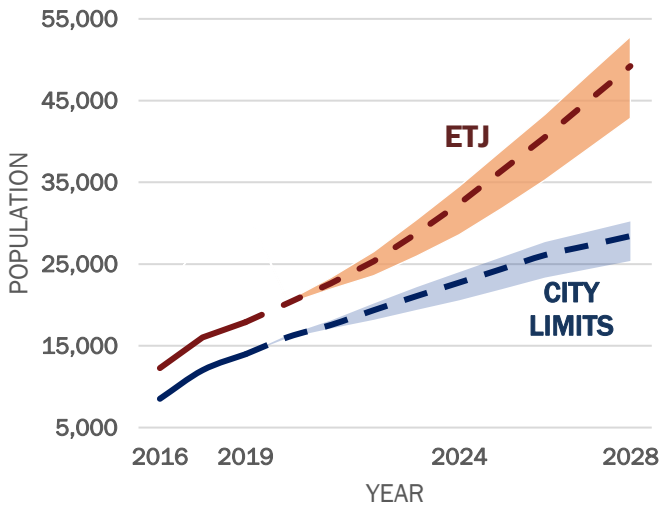
ANNUAL POPULATION PROJECTIONS

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
City										
Population	13,969	16,083	17,557	19,362	21,081	22,740	24,420	26,104	27,258	28,430
Change		2,114	1,474	1,805	1,719	1,659	1,680	1,684	1,154	1,172
Growth		15%	9%	10%	9%	8%	7%	7%	4%	4%
ETJ										
Population	17,892	20,269	22,642	25,344	28,740	32,400	36,455	40,520	44,879	49,221
Change		2,377	2,373	2,702	3,396	3,660	4,055	4,065	4,359	4,342
Growth		13%	12%	12%	13%	13%	13%	11%	11%	10%
City + ETJ		**36,352**	**40,199**	**44,706**	**49,821**	**55,140**	**60,875**	**66,624**	**72,137**	**77,651**

Without annexation, growth in the City Limits is expected to decrease from approximately 1,900 annually to 1,172 in 2028. The annual population change within the ETJ is projected to grow larger throughout the ten-year projection period. By October 2020, an additional 2,377 people are projected to live in the Fulshear ETJ. By 2025, the population of the ETJ is projected to substantially increase, expanding by 4,000 annually. Actual annual population growth in the Fulshear City Limits and ETJ is projected to approach 5,500 by the late 2020s.

GROWTH SCENARIOS

PASA takes a "conservative" approach to projecting growth and develops a Low, Moderate, and High scenario of growth for each of the years in the projection period. These scenarios are shown on a graph to the right. The moderate growth scenarios are illustrated with hashed trend lines. In blue, the population in the City Limits is projected to grow to 28,430 by 2028. The population of the ETJ is projected to increase to just under 50,000 in the same period. The shaded portions of the chart indicate the low- and high-growth scenarios for each jurisdiction.



PROJECTIONS BY COMMUNITY

PASA has generated population projections by Planning Unit, neighborhood-level geographies, to aid in long range planning and has then aggregated the data into the boundaries of both master-planned communities and City regions. Population projections of selected communities are included in the following chart:

	Community	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CITY LIMITS	Cross Creek Ranch	12,017	13,637	14,692	16,055	17,193	18,098	18,919	19,743	19,991	20,215
	Downtown Area (A03, B02)	316	329	329	329	389	480	593	706	854	1,014
	Fulbrook on Fulshear Creek	1,120	1,361	1,545	1,739	1,969	2,224	2,494	2,765	3,034	3,318
	Fulshear Run	165	206	251	308	373	490	609	728	802	848
	Polo Ranch	13	198	388	579	779	987	1,207	1,427	1,660	1,906
ETJ	Churchill Farms	1,863	1,959	1,979	1,999	2,019	2,039	2,059	2,080	2,101	2,122
	Cross Creek West	0	0	0	91	398	861	1,473	2,085	2,928	3,931
	Firethorne	9,287	9,860	10,222	10,657	11,090	11,375	11,532	11,692	11,858	12,033
	Foster Farms	0	0	0	2	15	100	229	358	590	843
	Fulbrook	781	836	860	886	915	943	961	979	995	1,013
	Fulshear Lakes	0	1	82	290	612	1,052	1,663	2,274	2,968	3,716
	Harrison Interests Tract	0	0	0	0	0	0	26	52	265	538
	Jordan Ranch	1,217	1,708	2,385	3,081	3,941	4,824	5,778	6,737	7,592	8,291
	Tamarron	4,057	4,734	5,371	6,014	6,742	7,526	8,467	9,409	9,945	10,200

PROJECTED NEW HOUSING UNITS

PASA has projected new housing occupancies for the next ten years. These projections are based on interviews with land owners, real estate experts, commercial brokers, and City and County officials. These projections are for the number of new housing units in the entire study area and are not a reflection of the total population expected in each development:

	Single-Family	Multi-Family	Mixed Use	Age-Restricted	Total
Jan 2020–Oct 2020	894	73	0	68	1,034
Oct 2020–Oct 2021	1,123	88	0	126	1,337
Oct 2021–Oct 2022	1,246	228	0	186	1,661
Oct 2022–Oct 2023	1,569	149	0	132	1,850
Oct 2023–Oct 2024	1,740	99	0	132	1,971
Oct 2024–Oct 2025	1,791	290	5	82	2,167
Oct 2025–Oct 2026	1,740	318	24	69	2,152
Oct 2026–Oct 2027	1,717	333	43	9	2,100
Oct 2027–Oct 2028	1,740	360	55	0	2,155
Jan 2020–Oct 2023	4,832	538	0	511	5,881
Oct 2023–Oct 2028	8,728	1,400	126	292	10,545
Jan 2020–Oct 2028	13,560	1,937	126	803	16,426

PROPORTION OF HOUSING UNITS BY HOUSING TYPE

Housing Type	2019		2023 Projected		2028 Projected	
Single-Family	9,958	94.8%	16,236	89.1%	24,601	86.7%
Age-Restricted SF + MF	250	2.4%	953	5.2%	1,268	4.5%
Multi-Family	299	2.8%	1,030	5.7%	2,490	8.8%
Total Housing Units	10,507		18,219		28,359	

*Housing Units in the City Limits and ETJ

HOUSEHOLD SIZE AND HOUSING TYPES

The average household size of neighborhoods in the Study Area can vary dramatically. Neighborhood attributes such as lot sizes, amenities, and lifestyle options impact the number of people residing in individual homes. Conventional suburban residential communities generally have a larger median household size, particularly as the neighborhood ages and a "peak" population develops. Traditional suburban single-family neighborhoods in northern Fort Bend County have a median household size of 3.15 to 3.50. In comparison, estate communities such as Fulbrook and nearby Weston Lakes have a median household size of approximately 2.65 to 2.85 according to the U.S. Census. Exurban communities on the fringes of the Metro Area are often marketed to older, smaller households. These exurban neighborhoods feature larger lots that appeal to retirees.

PASA has estimated household size for each current and future neighborhood by using various data sources to create useful population estimates and projections by Planning Unit. In order to determine household size estimates, census-estimated household sizes by Census Block Group and Census Tract were analyzed as well as Lamar CISD and Katy ISD enrollment counts by neighborhood. Housing styles, apartment bedroom counts, and covenants that restrict youth from living in homes were also considered along with other demographic characteristics of developing neighborhoods. **The weighted mean household size in the Study Area was determined to be 3.15 in 2018.** An overall mean household size was not revised in this mini-update; however, adjustments for individual active were made if deemed necessary.

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

Multi-family developments in the western suburbs tend to have a median household size of 1.55 to 2.25 depending on the proportion of one-bedroom apartments to total number of units within each individual property.

PROPORTION OF POPULATION BY HOUSING TYPE

Housing Type	2019		2023 Projected		2028 Projected	
Single-Family	30,864	96.87%	48,318	97.0%	73,084	94.1%
Age-Restricted SF	437	1.37%	644	1.3%	1,134	1.5%
Multi-Family	560	1.76%	859	1.7%	3,433	4.4%
Population	31,861		49,821		77,651	

*Housing Units in the City and ETJ

HOUSING OCCUPANCY STATUS

PASA considers vacant housing when creating population projections for such a large study area. The U.S. Census estimates that 6.3% of the existing housing stock in the City of Fulshear is vacant per the 2017 American Community Survey. In the two Census Tracts covering the Study Area, the Survey estimates the vacancy rate to be 5.8%, cumulatively. PASA has assumed a 4% vacancy rate for the Study Area since much of the Area is outside the City of Fulshear but inside the county. Also, PASA does not consider new homes available for purchase to be occupied. New housing communities are surveyed by PASA staff and only occupied homes are counted. Unoccupied, new homes are included in the housing projections for each individual community. As neighborhoods age, PASA assumes vacancies will gradually increase closer to 5% as homes are placed on the market and resold. The housing counts available in this report, however, include totals for all homes completed. These housing counts and projected housing counts include all occupied and vacant homes for completeness so planners can determine the projected number of utility connections annually.

The availability of large tracts of raw land, affordable housing, and high-quality schools will pull many of Houston Metro's new residents and homebuyers toward Fulshear over the next few decades. PASA's low and high growth scenarios should be considered if any turbulence in the local or national economy were to occur. As was evident during the Financial Recession of the late-2000s, suburban communities can be dramatically affected by an economic slowdown. In the north Dallas suburbs for example, the fast-growing City of Frisco saw housing permits drop 77% in a three-year period from 2006 to 2009.

In December, The Greater Houston Partnership released a dampened employment forecast for 2020. Overall, 42,300 new jobs are projected to be created across the Houston metro area in 2020—approximately half the number of jobs created in 2019. The Energy sector was poised to lose 4,000 jobs while most all other sectors saw gains. These figures were released prior to the price of oil decreasing in the first quarter of 2020.

ENERGY SECTOR OUTLOOK

The oil and gas sector of Houston's energy corporations are grappling with lower commodity prices, lower values of capital investment, and shrinking global demand. Since October 2018, the price of oil has slowly decreased from $75/barrel. In much of 2019, the price ranged between $50-60/barrel. The sluggish commodity had already caused local economists to project fewer new jobs in metro Houston in 2019. Also, capital investment in oil and natural gas production has declined by 52% since 2014. From 2018 to 2019, investment declined by nearly 28% in the industry according the Bauer College of Business at the University of Houston. The lack of investment sparked a wave of bankruptcies in 2019.

The price of oil began falling in January 2020 and nosedived this month. On March 9, 2020, oil plunged to $31/barrel, marking a decline of 41.5% in two weeks. Facing already-sluggish growth, a global decrease in demand for oil due to the COVID-19 outbreak, and a lack of production agreements between OPEC and oil-producing countries, the oil and gas industry in North America now faces potential contraction. At this time, it remains unclear as to whether this very recent price plunge will affect Houston-based companies in the industry. The Houston economy was affected by a similar downturn in 2015 immediately after the fracking boom led to the creation of hundreds of thousands of jobs in metro Houston. Unlike the downturn five years ago, the local economy is not currently in a "catch up mode" meaning a prolonged downturn could have slightly more visible effects on the local economy since the population has not been increasing as rapidly compared to the period between 2012-2015. The west Houston suburbs have always been more affected by the oil and gas sector of the energy economy than any other submarket in Houston due to the proximity to upstream oil and gas corporations located in The Energy Corridor. Any corporate downsizing could have a more pronounced affect to the west Houston economy.

PASA is remaining cautious due to a complete lack of clarity of the oil and gas sector's short-term future. Most economists tend to agree that Houston has a much more diversified workforce today than the early 1990s. Also, the oil and gas sector can function at lower oil prices and maintain stability better today than even 5 years ago. Typically, Houston's office jobs in the oil and gas sector begin to contract 6-12 months after a prolonged drop in the price of

oil. In general, the pace of new home construction is expected to continue as normal through most of 2020, however, PASA's moderate growth scenario does assume a temporary 10-20% reduction in new housing occupancies in the short-term.

MANUFACTURING AND LOGISTICS

As online commerce expands along with the population of Texas and other south-central states, distribution and warehousing will have a larger role in Houston's economy. Fulshear is located near one of the three fulfillment/distribution hubs in Metro Houston, the far west-northwest suburbs. The Interstate 10 Corridor between Katy and Brookshire has seen tremendous growth in industrial development, and more companies continue to expand in the area. The proximity to Interstate 10 and U.S. 290 is proving to be a draw for many retailers and distributors who want central access to Houston and quick access to other parts of the growing region and state including San Antonio and Austin.

Recent industrial expansions in the region include:

- Amazon completed its 1 million-square foot fulfillment center at the northeast corner of Woods Road and Katy Freeway. The company originally planned to hire 1,000 employees to work in the warehouse in southeastern Waller County, just north of Interstate 10;

- Goya Foods expanded its north American Processing Center along U.S. 90 at Woods Road in the summer of 2018, creating 30 jobs.

- Twinwood broke ground on the 650-acre Twinwood Business Park in mid-2018. Located just inside Waller County, along and south of the future Twinwood Ranch Road, MAN Diesel & Turbo is now operating a 137,000-sq. ft. facility in the business park. An estimated 142 jobs will be located at the facility.

- In May 2018, a new 150-acre industrial park named Pintail Crossing was announced and planned along Interstate 10 in Katy. In December 2018, Costco Wholesale Corp. purchased the entire property from Hines Development and is constructing

- Dollar Tree announced in February 2019 plans to construct a 1.2 million-sq. ft. distribution facility in Rosenberg. Within two years, the facility is projected to employ 300-400.

- Ross Dress for Less is now building a 2 million sq. ft. distribution and sorting center along Kingsland Blvd. at Woods Rd. just south of I-10. The center will employ upwards of 1,300.

PASA

City of Fulshear

Spring 2020

2020 Mini-update

- Last year's data updated w/ housing changes
- Looking Forward: Census 2020
  - Census forms currently being mailed out
  - Expect slight adjustments due to high growth since 2010
  - What could change:
    - Age distribution
    - Household size + Housing Vacancy
    - Median income
    - More Block Group Data!
- 2021 Update will use the best and most up-to-date base information

Demographic Characteristics

City of Fulshear, 2018

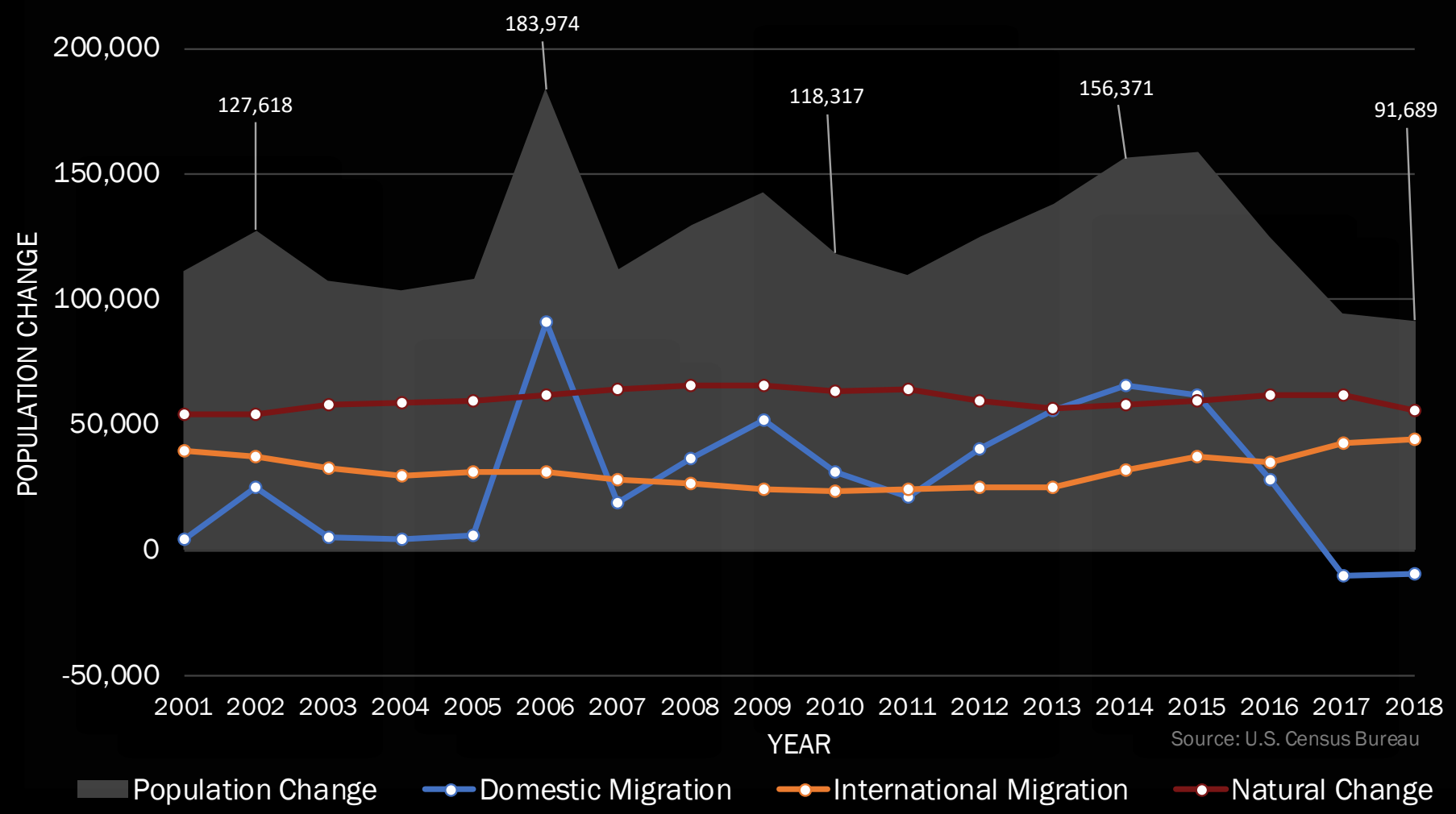
Age	
Under 5 years	8.9%
5 to 19 years	28.2%
20 to 24 years	4.3%
25 to 34 years	7.2%
35 to 54 years	36.5%
55 to 74 years	13.4%
75 years and over	1.6%

Population 25 and Over: Bachelor's Degree or Higher	68.7%
Owner-Occupied Housing	98.4%
Three or More Vehicles in Household	35.8%
Median Housing Value	$412,900
Unemployment Rate	3.6%
Mean Travel Time to Work (Minutes)	40
Median Household Income	$175,242

Sources: U.S. Census Bureau, American Community Survey, 2018 5-Year Estimate

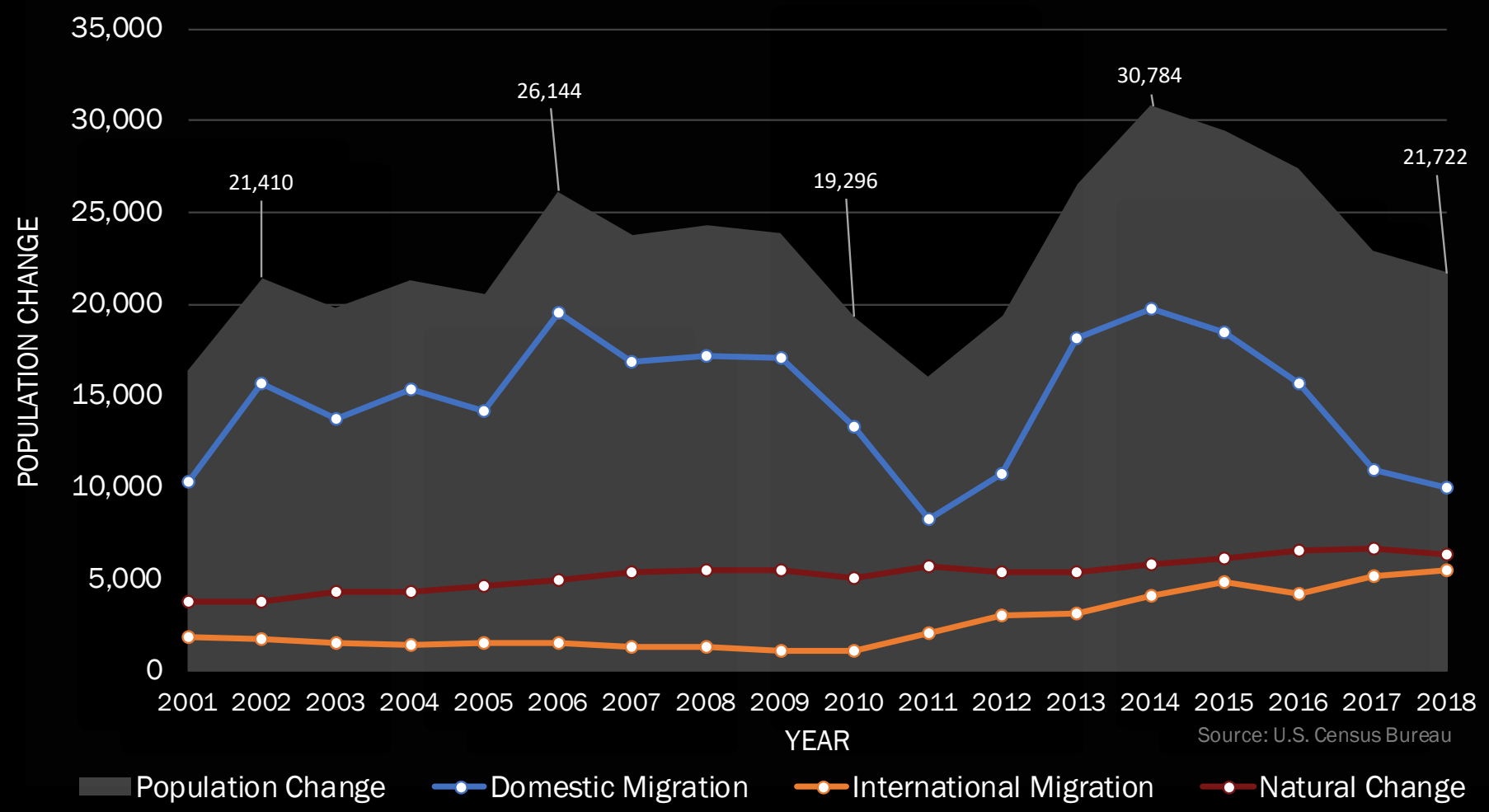
Annual Population Change

Houston Metro



Annual Population Change

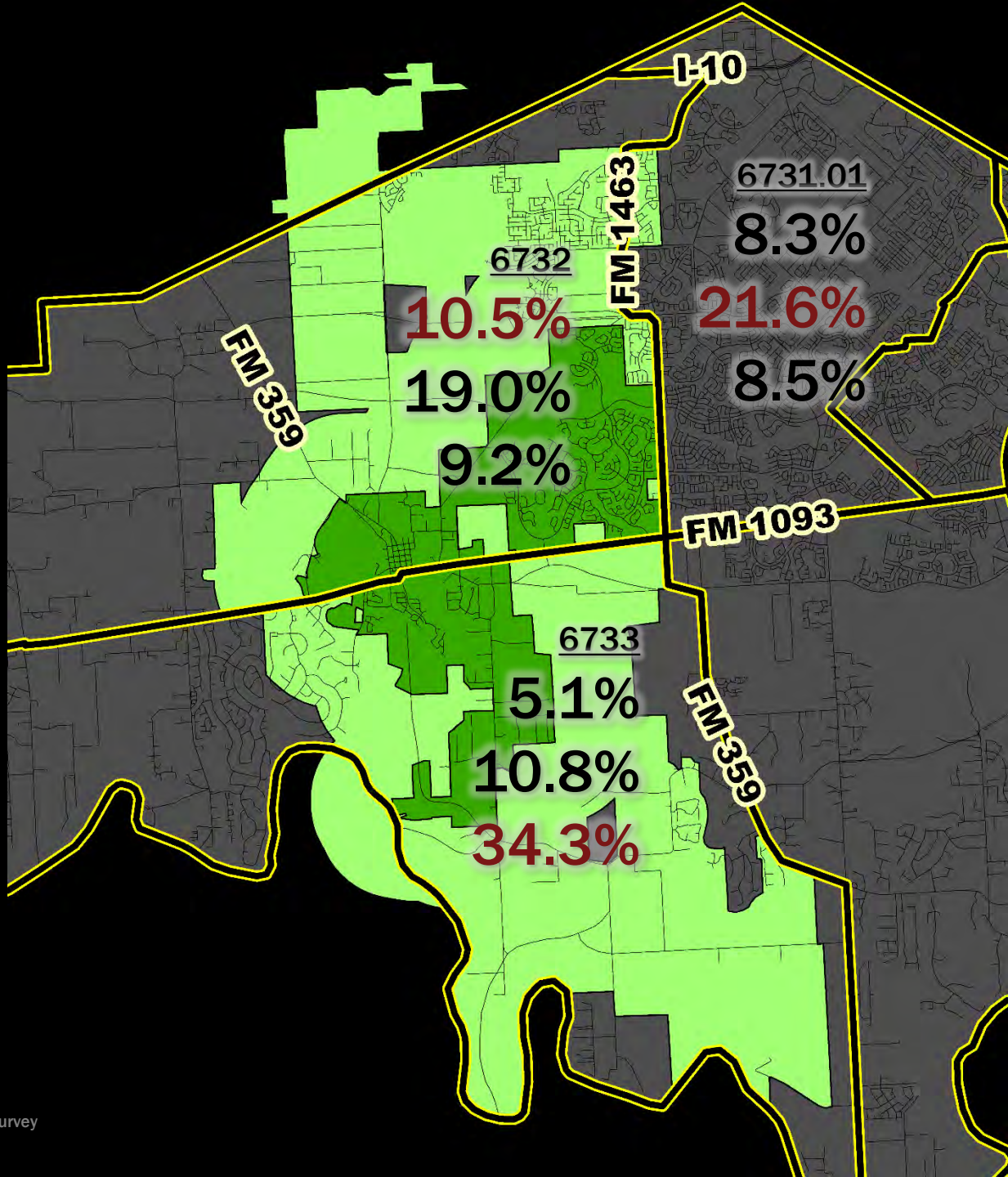
Fort Bend County



Age Cohorts

Census Tracts, 2018

% Under 5
% 5-14
% 60+



PASA

Source: U.S. Census Bureau, 2018 Five-Year American Community Survey

October 2019
Housing Unit Estimate

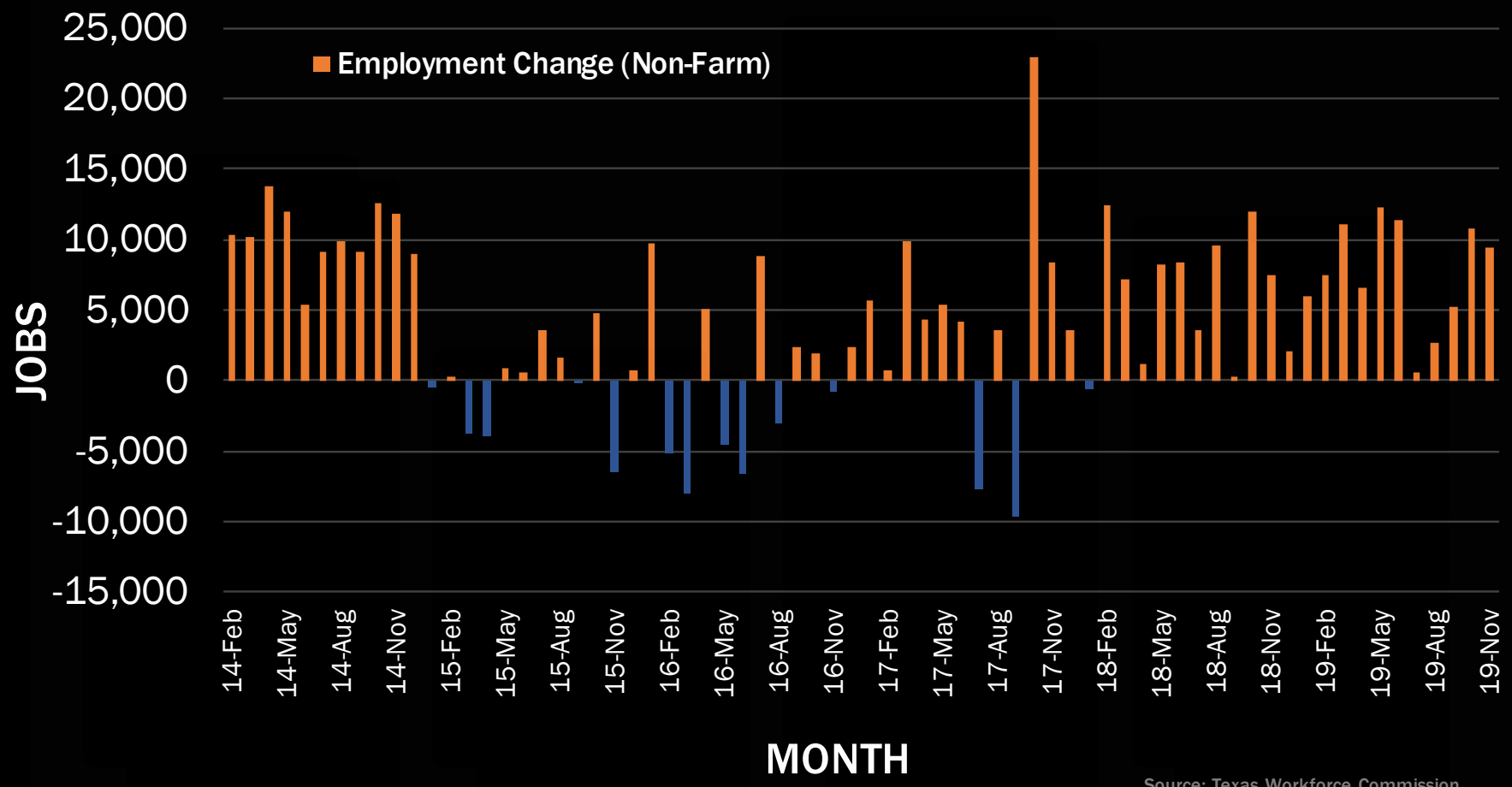
City	4,677
ETJ	5,830
City + ETJ	**10,507**

October 2019 Population Estimate

City	13,969	(+16.2%, +1,944)
ETJ	17,892	(+11.7%, +1,883)
City + ETJ	**31,861**	

Monthly Employment Change

Houston Metro, Seasonally Adjusted



Source: Texas Workforce Commission

Regional Economy

- **Job Growth in Houston Metro Area**
  - 85,300 new jobs between Nov ‘18 and Nov ’19
  - Job growth slowing in last half of 2019

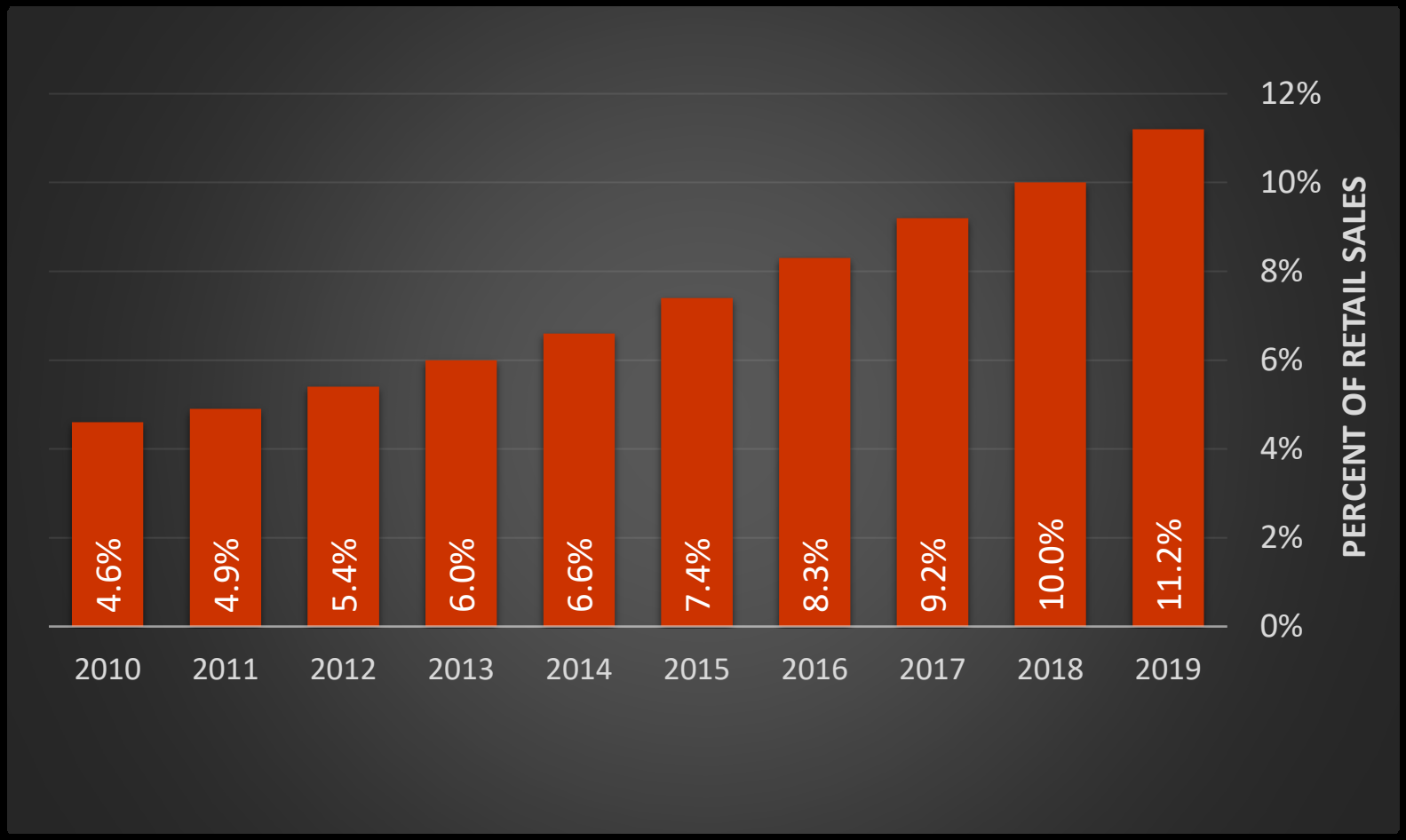
- **Looking Forward**
  - GHP estimates +42,300 jobs in 2020 (likely lower now)
  - Continued low oil prices will lead to fewer high-wage jobs
    - 10-30% reduction in new housing in 2021/2022 highly possible if job growth stagnates
  - The population boom of 2012-2014 + Harvey in ‘17 kept housing markets strong after the 2015-2016 oil price drop

Economic Trends

- **Far West Suburbs: Industrial/Logistics 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/Distribution: Dollar Tree (Rosenberg); Costco (Katy); Twinwood Business Park (Simonton); Amazon (I-10); Ross (Woods Rd.)
    - Typically medium to low wage jobs (35-55K)

U.S. E-Commerce Sales

As a Percent of All Retail Sales



Source: U.S. Census Bureau (Annual 3rd Quarter e-commerce retail sales);

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

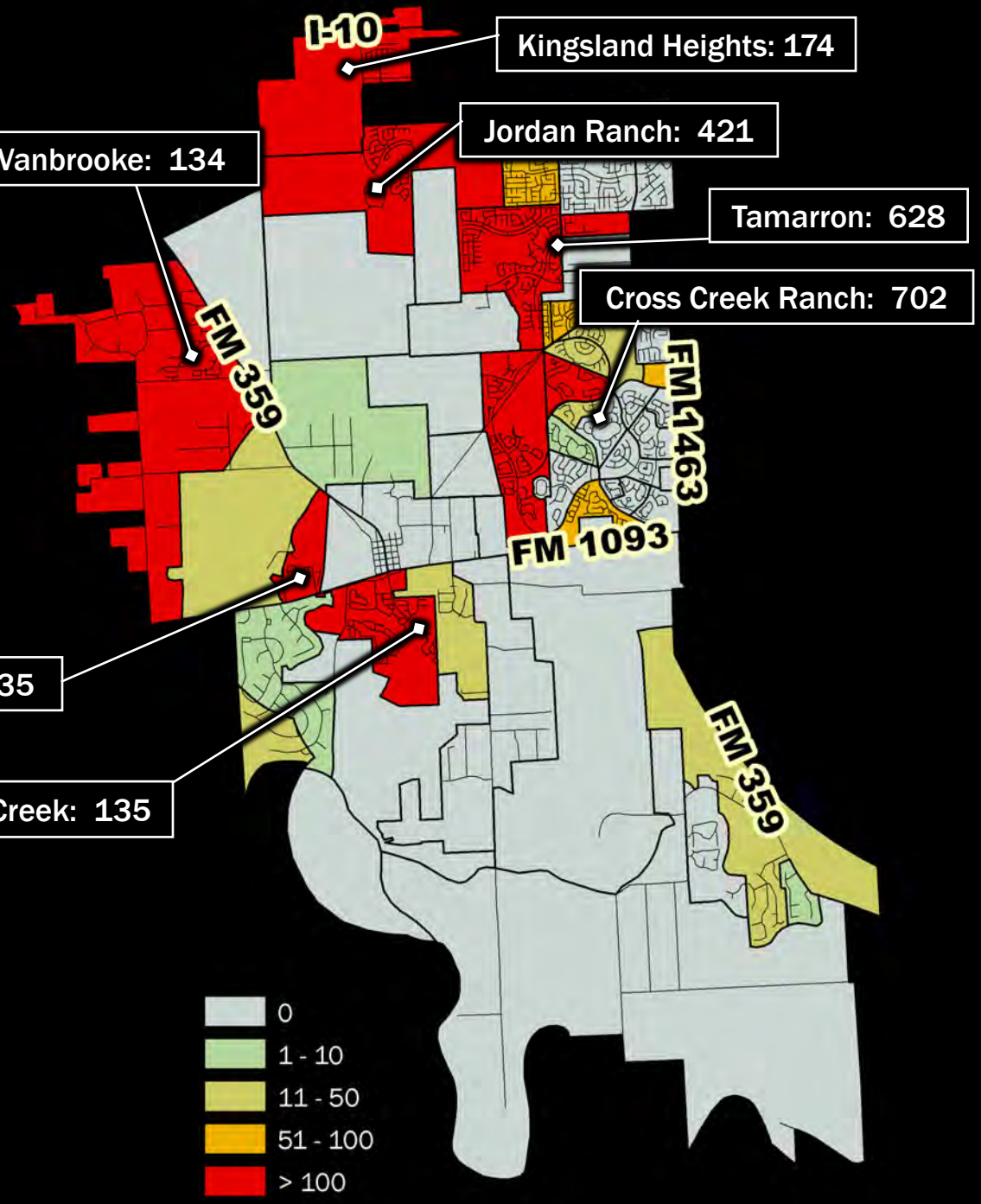
- Now Developing
  - Polo Ranch – quick build-out expected
- Coming Soon (West Fulshear)
  - Fulshear Lakes – moving forward in 2020/2021
  - Cross Creek West in 2022
  - ~900 homes adjacent and west of Polo Ranch

Development Funnel

- NE Fort Bend Co. rapidly building out
  - Fort Bend ISD north of I-69
    - 2020-2024: 3,785 SF housing occupancies projected
    - 2024-2029: 1,156 SF projected
    - Thus, supply shifts west even faster in just 3-5 years
  - Fort Bend ISD ranks #1 in new home starts (5th year in a row)

PROJECTED 2-YEAR HOUSING OCCUPANCIES

2020 & 2021 Single-Family



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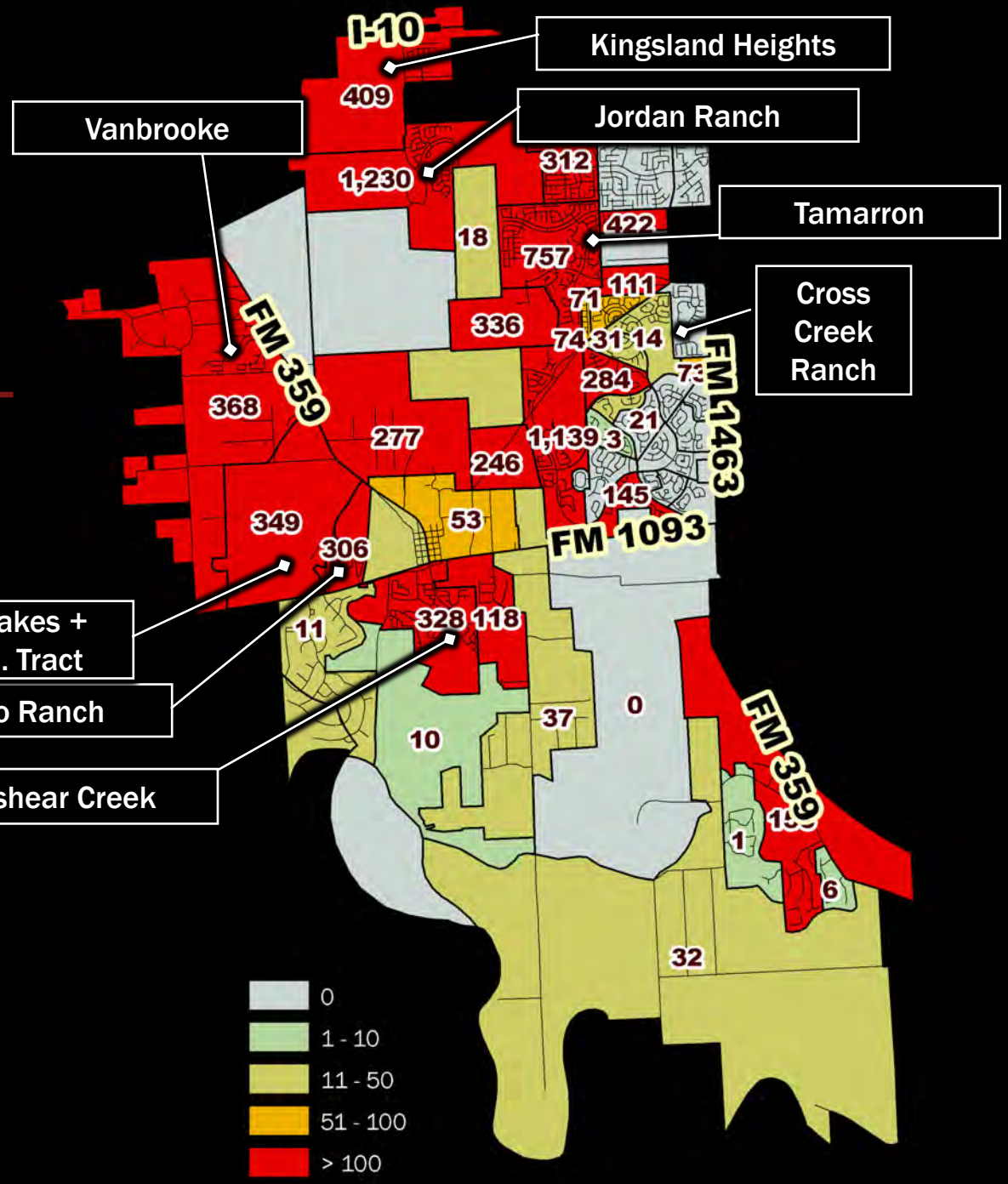
PROJECTED 5-YEAR HOUSING OCCUPANCIES

2020–2024 Single-Family



PASA

Projected New Housing Occupancies

2020–2028

	Single Family	Multi-Family	Mixed Use	55+	TOTAL
Jan 2020–Oct 2020	993	81	0	75	1,149
Oct 2020–Oct 2021	1,404	110	0	157	1,671
Oct 2021–Oct 2022	1,558	285	0	233	2,076
Oct 2022–Oct 2023	1,846	175	0	155	2,176
Oct 2023–Oct 2024	1,933	110	0	147	2,190
Oct 2024–Oct 2025	1,885	305	5	86	2,281
Oct 2025–Oct 2026	1,832	335	25	73	2,265
Oct 2026–Oct 2027	1,807	350	45	9	2,211
Oct 2027–Oct 2028	1,740	360	55	0	2,155
Jan 2020–Oct 2023	**6,757**	**731**	**0**	**703**	**8,191**
Oct 2023–Oct 2028	**9,197**	**1,460**	**130**	**315**	**11,102**
Jan 2020–Oct 2028	**15,954**	**2,191**	**130**	**1,018**	**19,293**

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 = 0.73 overall

Cinco Ranch/Cross Creek = 0.95 to 1.30

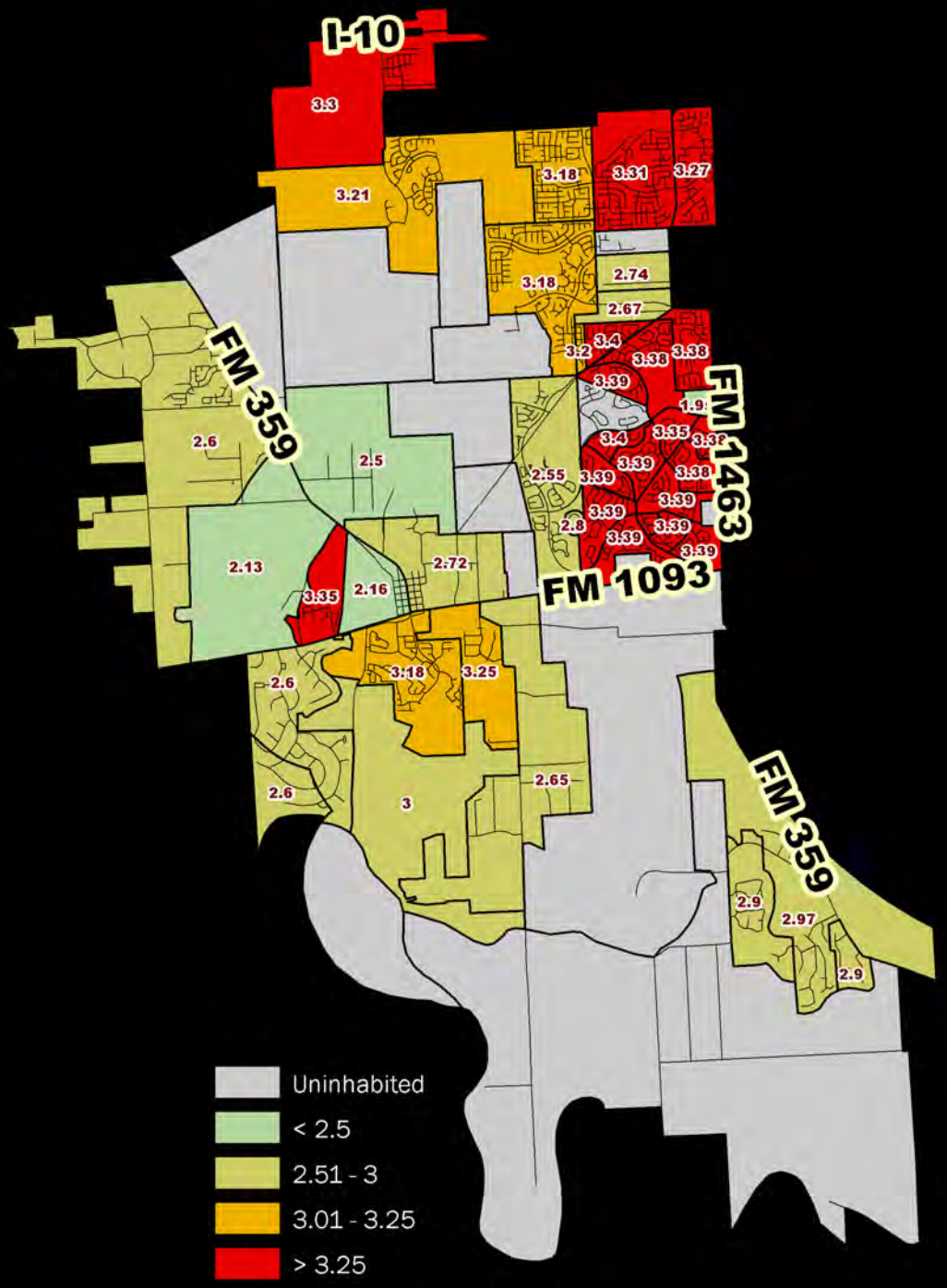
Lamar CISD = 0.57 overall

Cross Creek = 0.25 (0.26 in ‘18; 0.10 in ‘17)
Tamarron = 0.60; (0.54 in ’18; 0.46 in ‘17)
Fulbrook on Fulshear Creek = 0.81 (0.70 in ‘18)

AVERAGE HOUSEHOLD SIZE ESTIMATES

2019

Weighted Mean HH Size in entire Study Area = <u>3.15 in 2018</u>



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Estimated & Projected Population by Housing Type

City + ETJ, 2019, 2023, & 2028

Housing Type	2019		2023 Projected		2028 Projected	
Single-Family	30,864	96.87%	48,318	97.0%	73,084	94.1%
Age-Restricted SF	437	1.37%	644	1.3%	1,134	1.5%
Multi-Family	560	1.76%	859	1.7%	3,433	4.4%
Population	31,861		49,821		77,651	

Includes all housing in the City Limits + ETJ

Moderate Growth Scenario

City Limits, October Projections

	2019 Est.	2020	2021	2022	2023
Population	**13,969**	**16,083**	**17,557**	**19,362**	**21,081**
% Growth	16.20%	15.13%	9.16%	10.28%	8.88%
Growth	1,944	2,114	1,474	1,805	1,719

	2024	2025	2026	2027	2028
Population	**22,740**	**24,420**	**26,104**	**27,258**	**28,430**
% Growth	7.87%	7.39%	6.90%	4.42%	4.30%
Growth	1,659	1,680	1,684	1,154	1,172

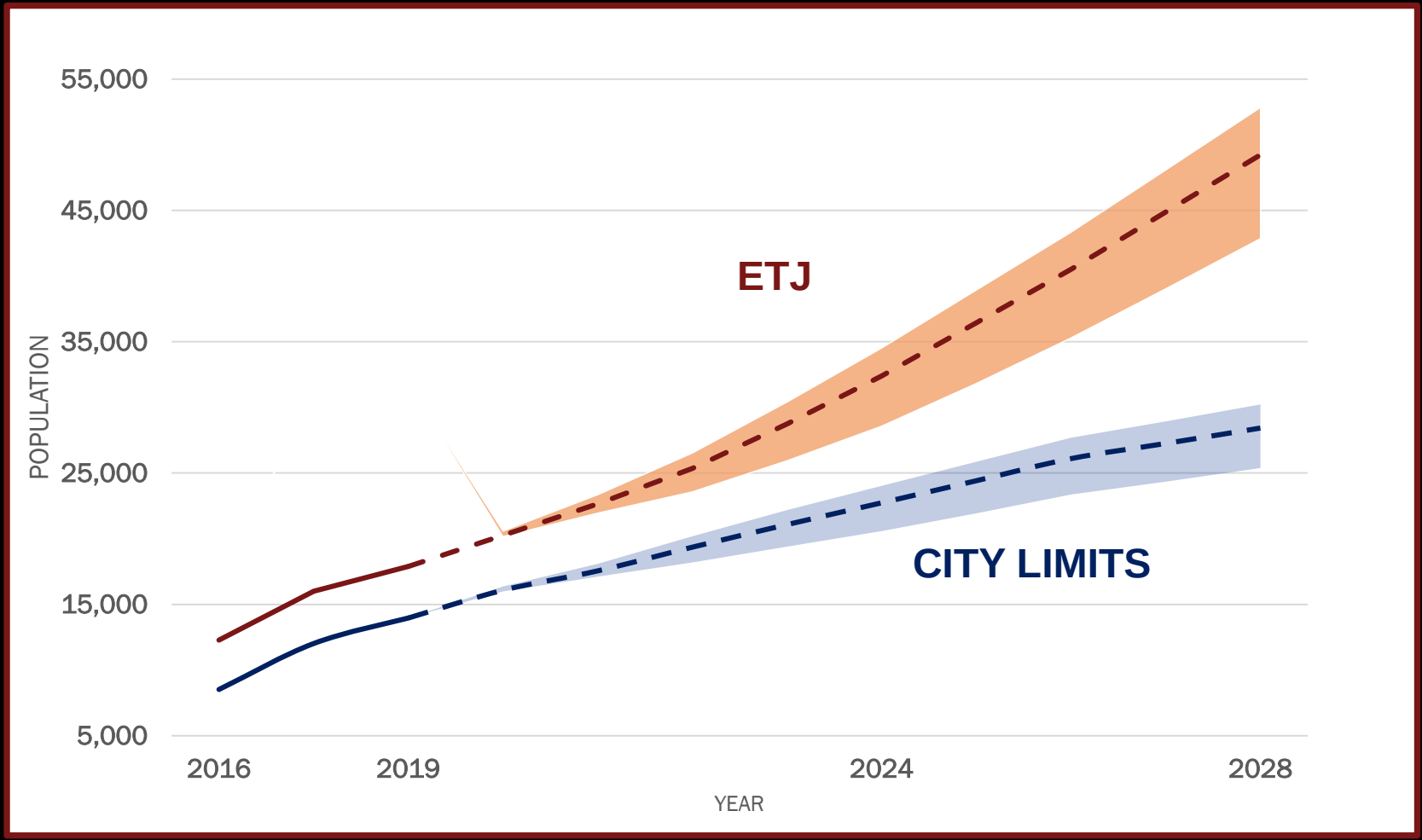
Moderate Growth Scenario

ETJ, October Projections

	2019 Est.	2020	2021	2022	2023
Population	**17,892**	**20,269**	**22,642**	**25,344**	**28,740**
% Growth	11.70%	13.29%	11.71%	11.93%	13.40%
Growth	1,883	2,377	2,373	2,702	3,396

	2024	2025	2026	2027	2028
Population	**32,400**	**36,455**	**40,520**	**44,879**	**49,221**
% Growth	12.73%	12.52%	11.15%	10.76%	9.67%
Growth	3,660	4,055	4,065	4,359	4,342

Three Scenarios of Growth



QUESTIONS?

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City of Fulshear

Spring 2020