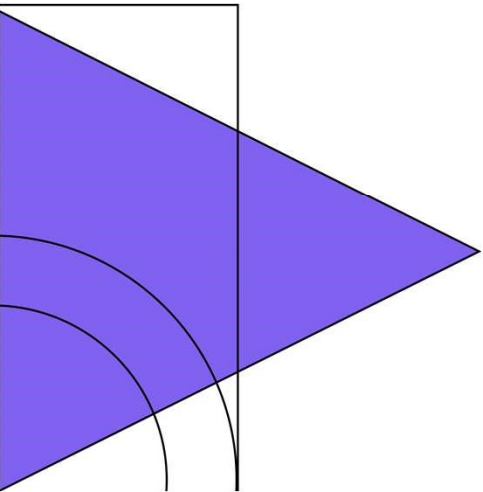
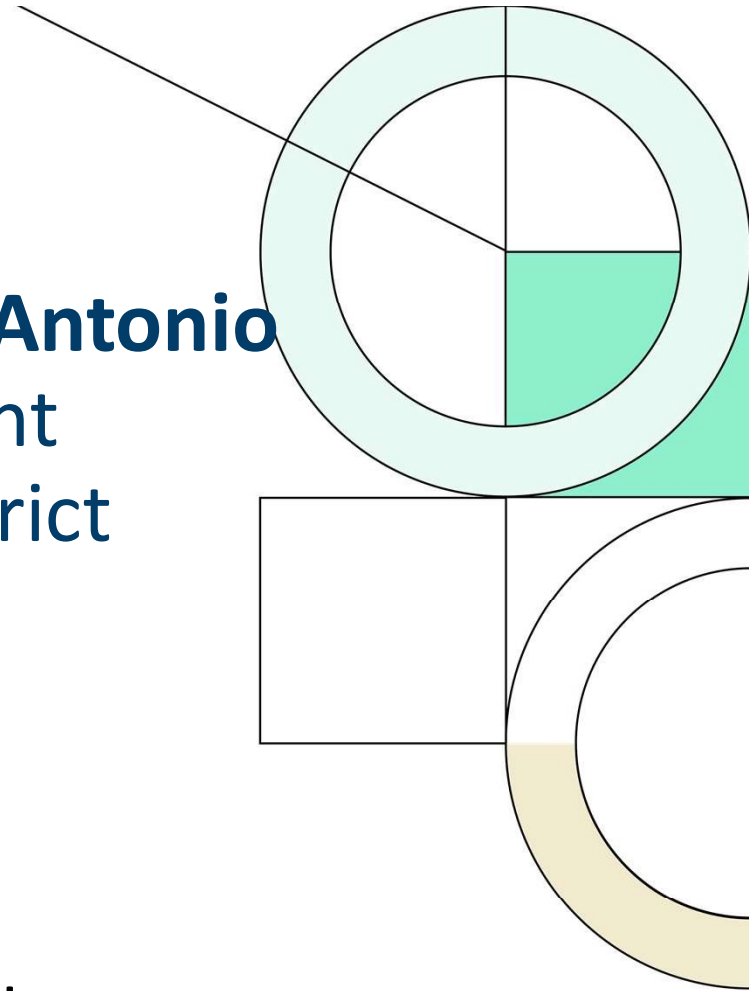




South San Antonio Independent School District

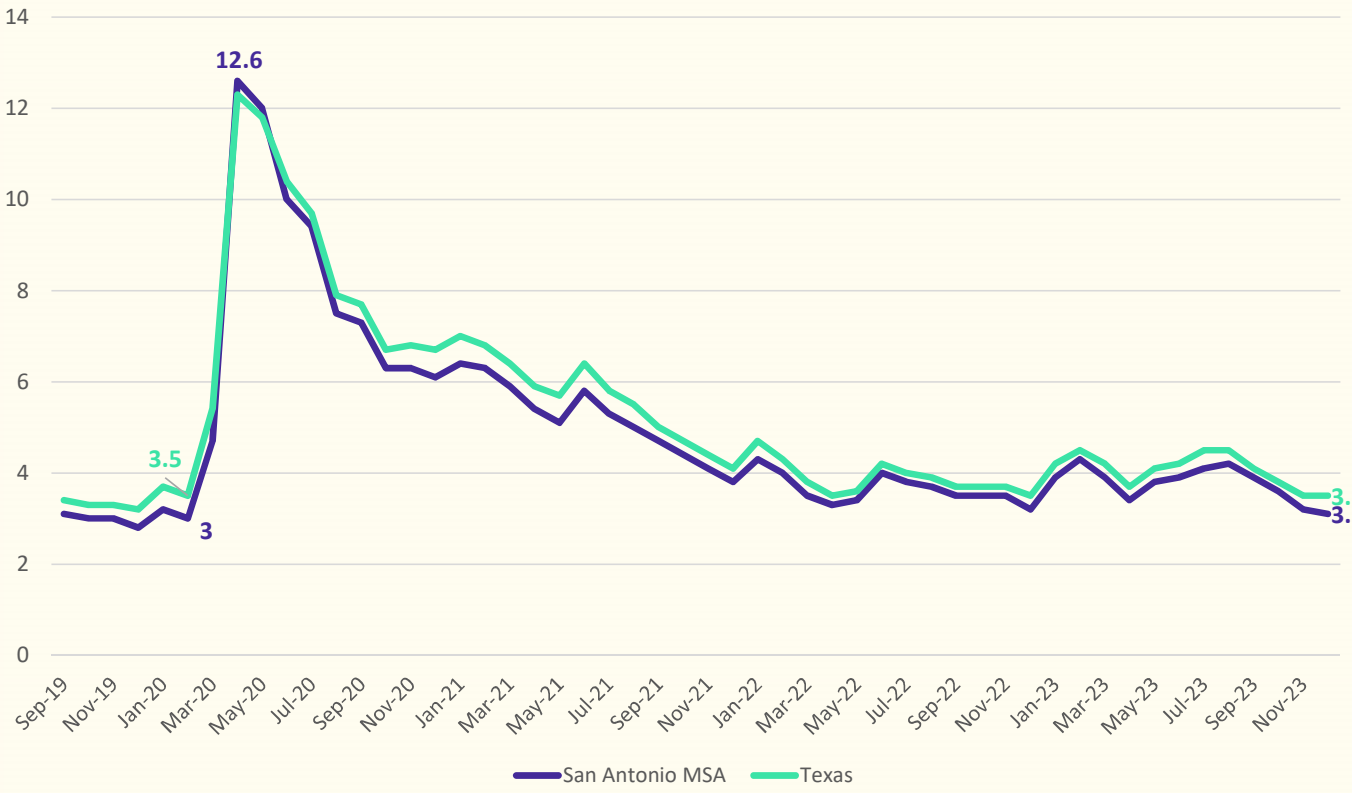
April 23, 2024
Demographic Report



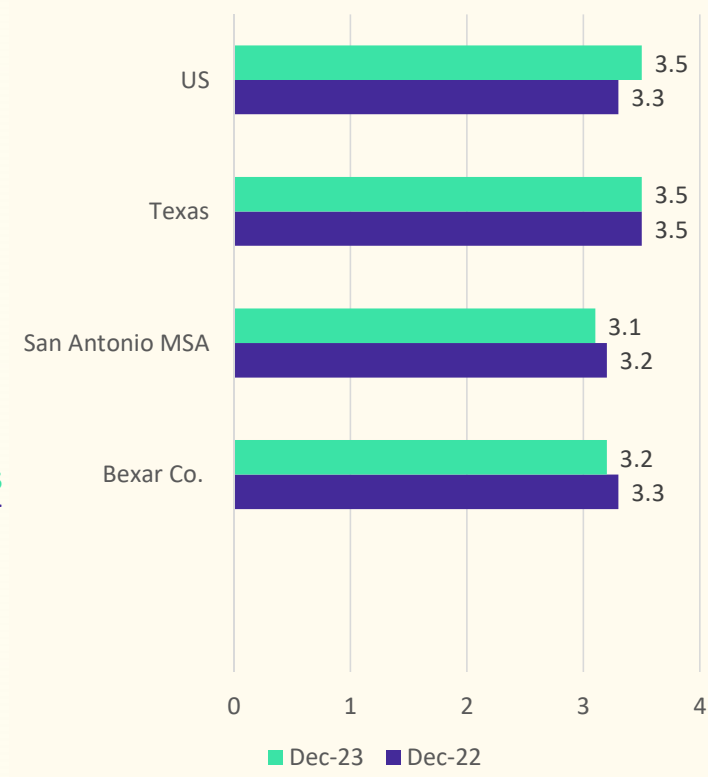


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2023



Unemployment Rate, Year Over Year





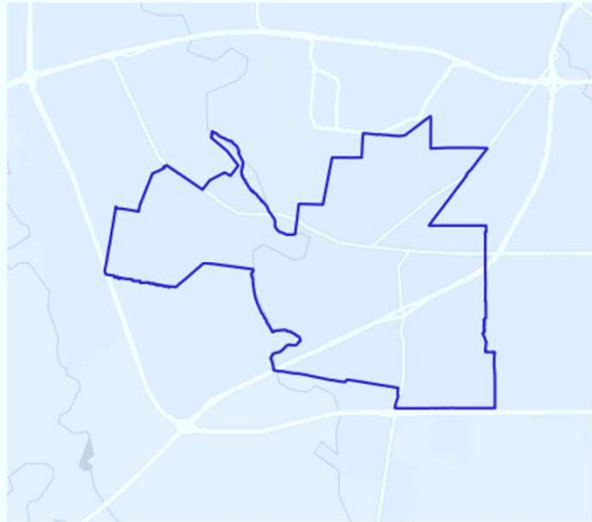
Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	18	497	528	589	545	553	701	694	649	630	615	801	652	555	506	8,533		
2020/21	13	451	492	528	574	563	543	687	620	643	618	775	696	518	546	8,267	-266	-3.1%
2021/22	10	484	526	503	530	551	521	527	580	610	622	809	655	509	485	7,922	-345	-4.2%
2022/23	26	536	529	557	533	550	589	520	532	575	584	736	616	463	526	7,872	-50	-0.6%
2023/24	8	489	498	550	529	509	531	568	504	468	553	650	665	494	435	7,451	-421	-5.3%

*Yellow Box = largest grade per year
Green Box = second largest grade per year

Cohort grade table

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	1.226	1.031	1.005	1.040	1.004	0.984	0.987	0.978	0.941	0.952	0.962	1.202	0.837	0.747	0.970	1.000	0.952	0.939
2020/21	0.722	0.907	0.932	1.000	0.975	1.033	0.982	0.980	0.893	0.991	0.981	1.260	0.869	0.794	0.984	0.984	0.955	0.977
2021/22	0.769	1.073	1.069	1.022	1.004	0.960	0.925	0.971	0.844	0.984	0.967	1.309	0.845	0.731	0.936	0.992	0.932	0.955
2022/23	2.600	1.107	1.006	1.059	1.060	1.038	1.069	0.998	1.009	0.991	0.957	1.183	0.761	0.707	1.033	1.038	0.986	0.921
2023/24	0.308	0.912	0.941	1.040	0.950	0.955	0.965	0.964	0.969	0.880	0.962	1.113	0.904	0.802	0.940	0.969	0.937	0.940

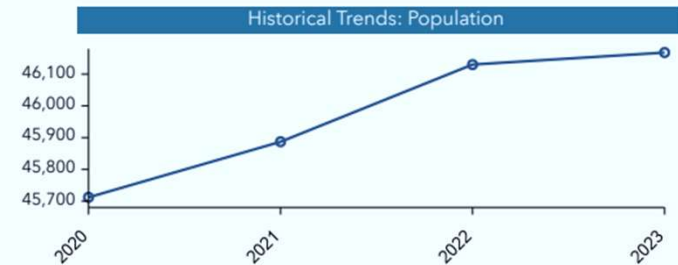


POPULATION TRENDS AND KEY INDICATORS

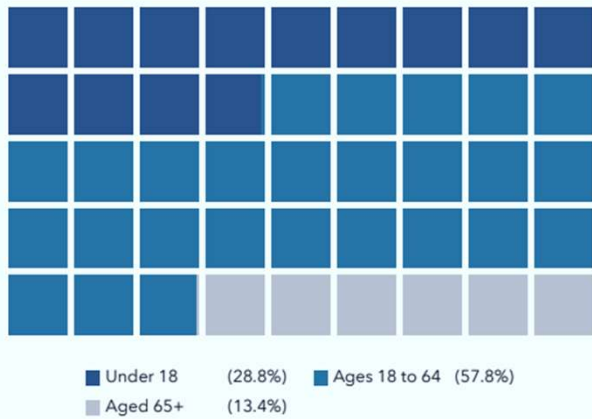
SOUTH SAN ANTONIO ISD
Area: 15.8 square miles

46,168 Population	14,875 Households	3.08 Avg Size Household	31.9 Median Age	\$43,459 Median Household Income	\$124,460 Median Home Value	36 Wealth Index	129 Housing Affordability	74 Diversity Index
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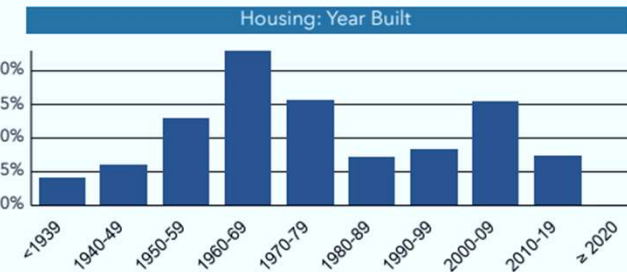
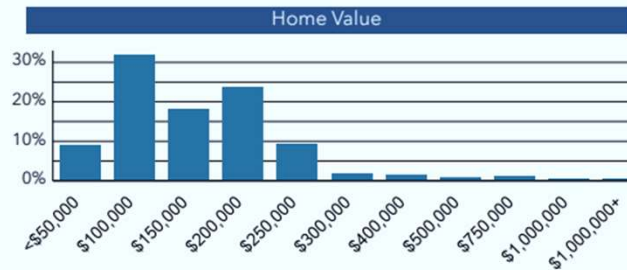
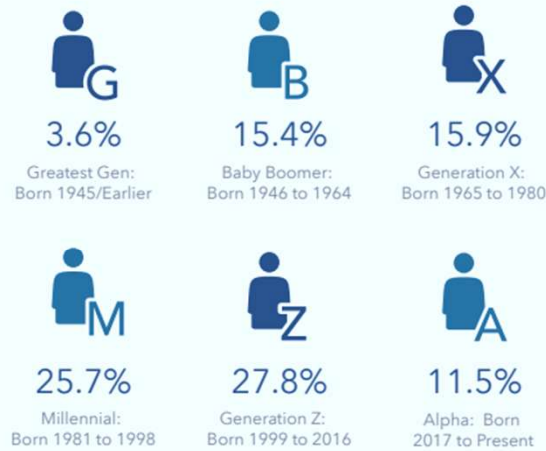
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

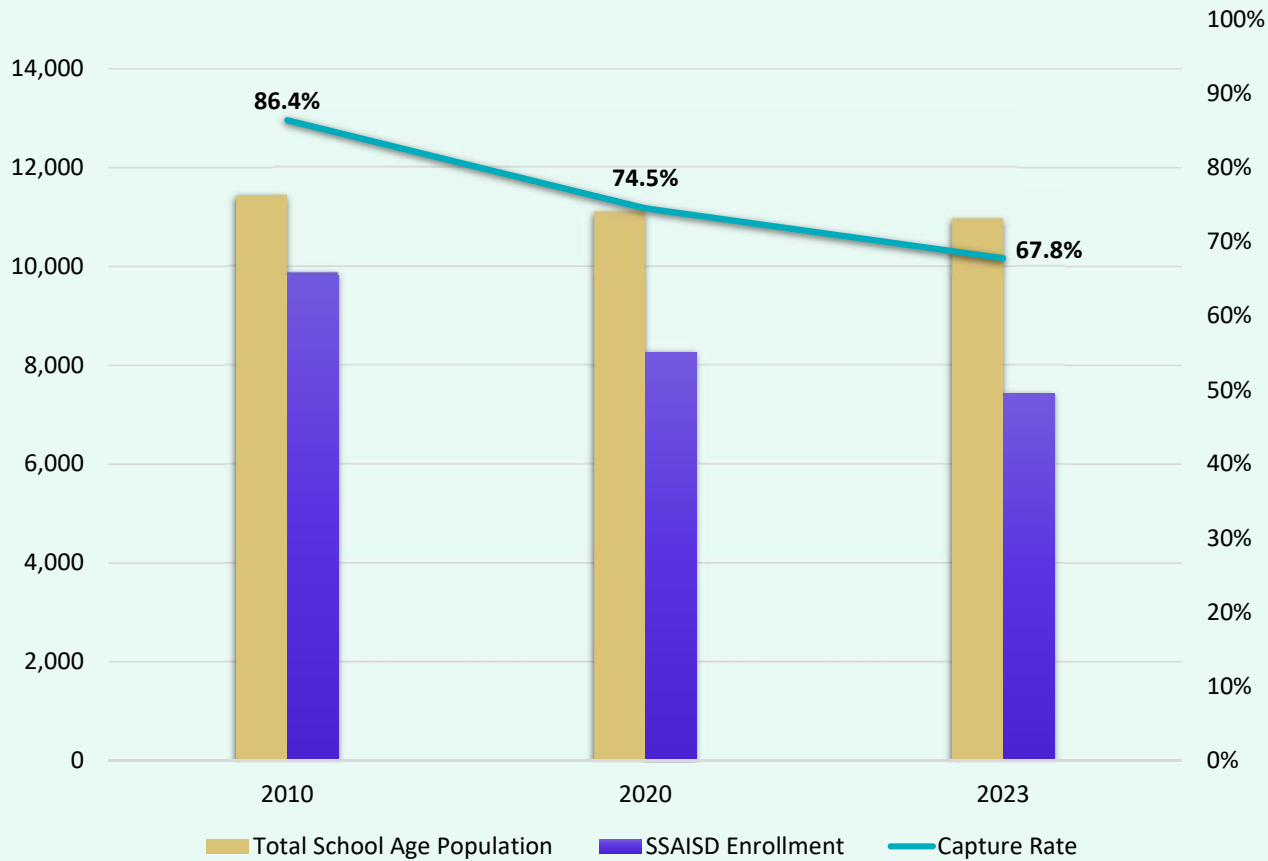


Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2024 Esri





South San Antonio ISD Student Capture Rate

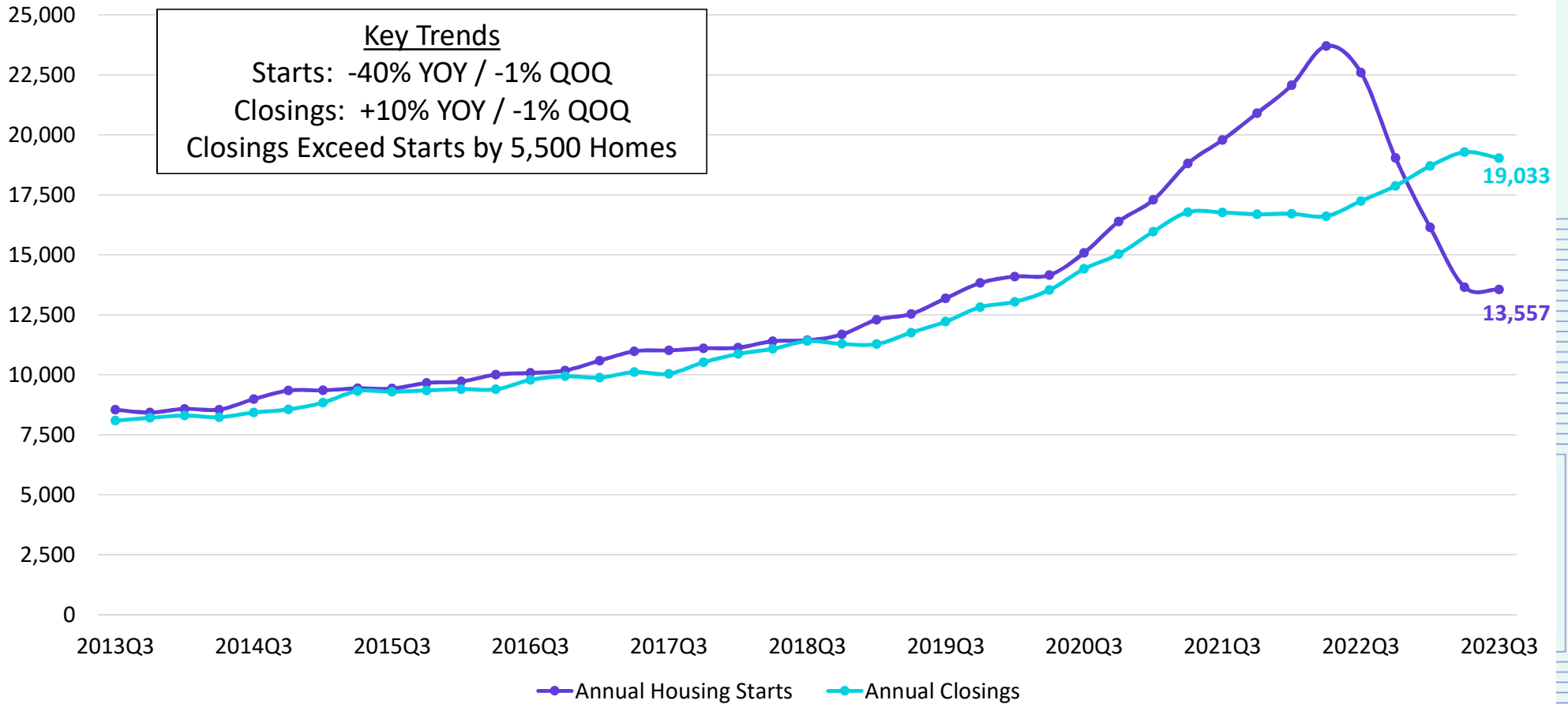


	Ages 5-9	Ages 10-14	Ages 15-19	Total School Age Population	SSAISD Enrollment	Capture Rate
2010	3,954	3,798	3,684	11,436	9,877	86.4%
2020	3,554	3,843	3,700	11,097	8,267	74.5%
2023	3,804	3,587	3,572	10,963	7,429	67.8%



San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings





San Antonio New Home Ranking Report

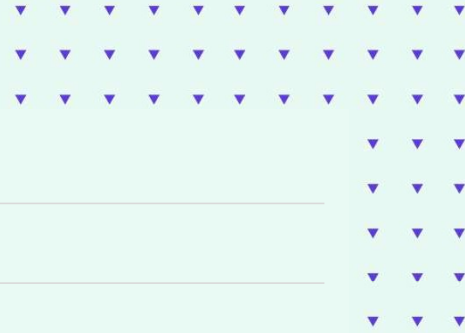
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,762	4,009	2,287	7,237	24,003
2	COMAL ISD	1,960	2,971	1,982	4,390	22,269
3	EAST CENTRAL ISD	1,469	2,282	1,036	4,414	26,268
4	MEDINA VALLEY ISD	1,859	2,139	1,351	4,375	25,751
5	JUDSON ISD	783	1,322	583	774	1,228
6	SOUTHWEST ISD	890	1,106	673	2,704	9,156
7	SCHERTZ-CIBOLO-U CITY ISD	593	1,060	550	1,819	6,914
8	NEW BRAUNFELS ISD	510	762	406	1,203	6,767
9	NAVARRO ISD	636	692	458	1,457	4,461
10	BOERNE ISD	569	623	534	1,263	10,547
11	SEGUIN ISD	327	471	253	681	5,280
12	NORTH EAST ISD	368	463	223	701	5,711
13	SOUTHSIDE ISD	419	460	327	1,082	10,948
14	SAN ANTONIO ISD	94	240	166	347	794
15	SOUTH SAN ANTONIO ISD	139	219	137	240	618
16	LYTLE ISD	51	73	35	157	1,306
17	HARLANDALE ISD	5	41	0	14	43
18	ALAMO HEIGHTS ISD	27	33	58	20	19
19	EDGEWOOD ISD	0	28	0	0	42
20	MARION ISD	62	24	62	283	4,388

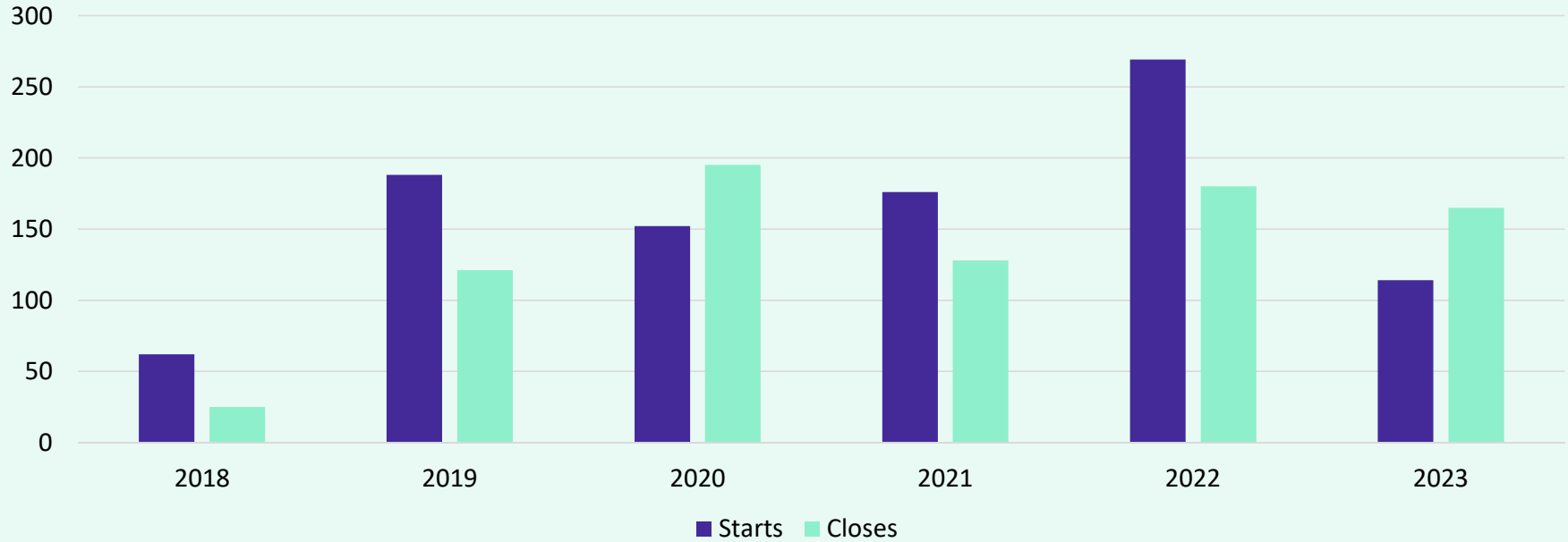
* Based on additional housing research by Zonda Education



District New Home Starts and Closings by Quarter



Annual New Home Starts and Closings



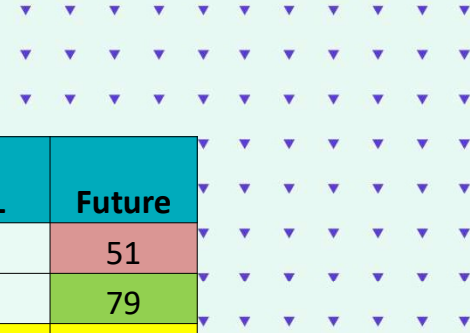
Starts	2018	2019	2020	2021	2022	2023
1Q	6	44	53	24	42	43
2Q	16	33	27	47	123	35
3Q	18	57	32	55	79	46
4Q	22	54	40	50	25	
Total	62	188	152	176	269	124

Closings	2018	2019	2020	2021	2022	2023
1Q	0	19	29	21	33	43
2Q	0	14	52	50	54	47
3Q	7	33	56	35	39	75
4Q	18	55	58	22	54	
Total	25	121	195	128	180	165



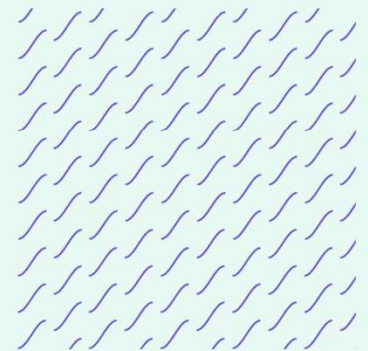


District Housing Overview by Elementary Zone



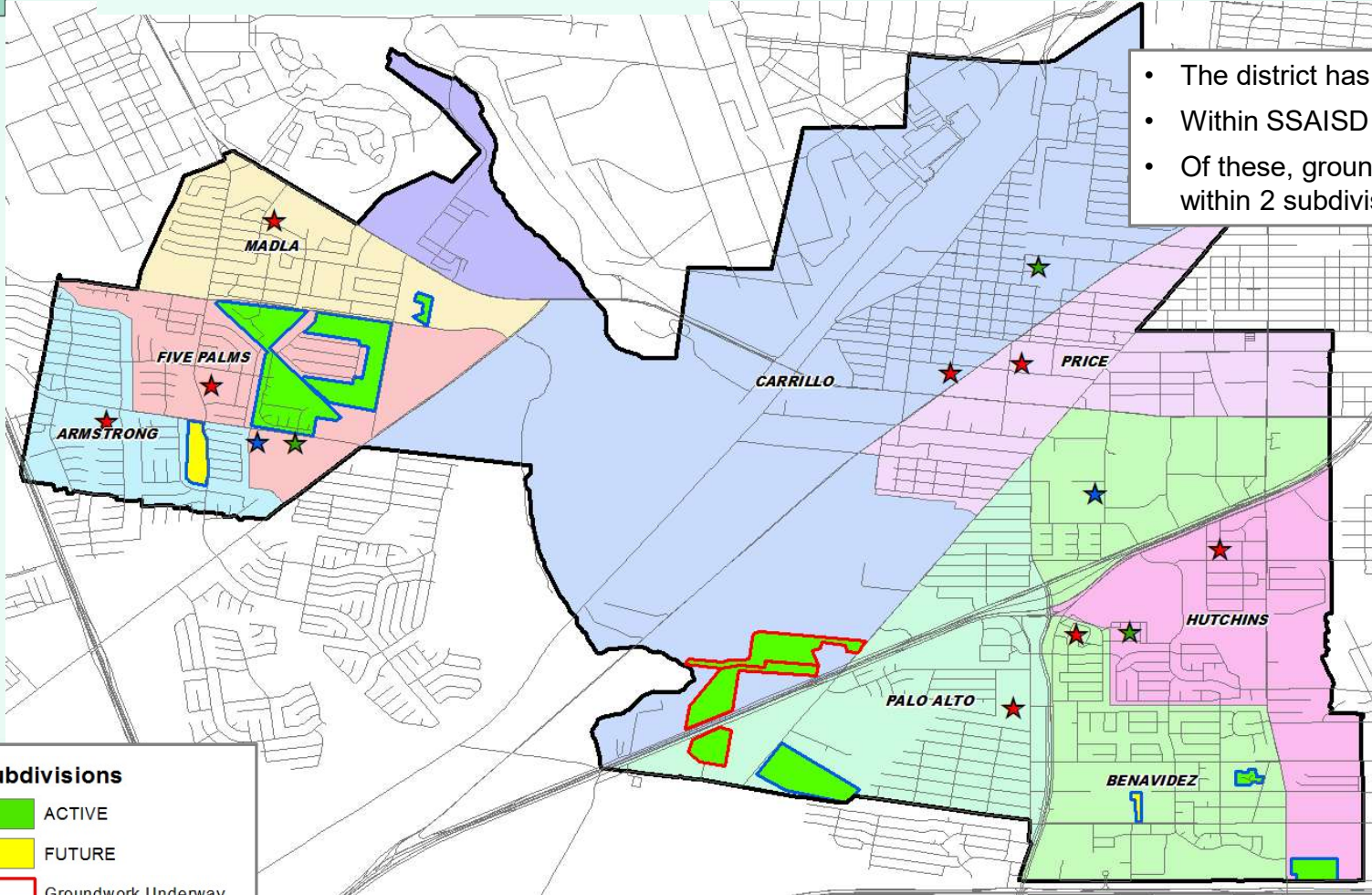
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	VDL	Future
ARMSTRONG	0	0	0	0	0	0	0	51
BENAVIDEZ	1	1	4	0	1	1	4	79
CARRILLO	0	0	0	0	0	0	119	488
FIVE PALMS	88	26	116	41	45	54	17	0
HUTCHINS	10	10	0	0	10	0	49	0
MADLA	1	0	0	0	26	26	0	0
PALO ALTO	39	9	99	34	25	56	51	0
PRICE	0	0	0	0	0	0	0	0
TOTALS	139	46	219	75	107	137	240	618

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





District Housing Overview



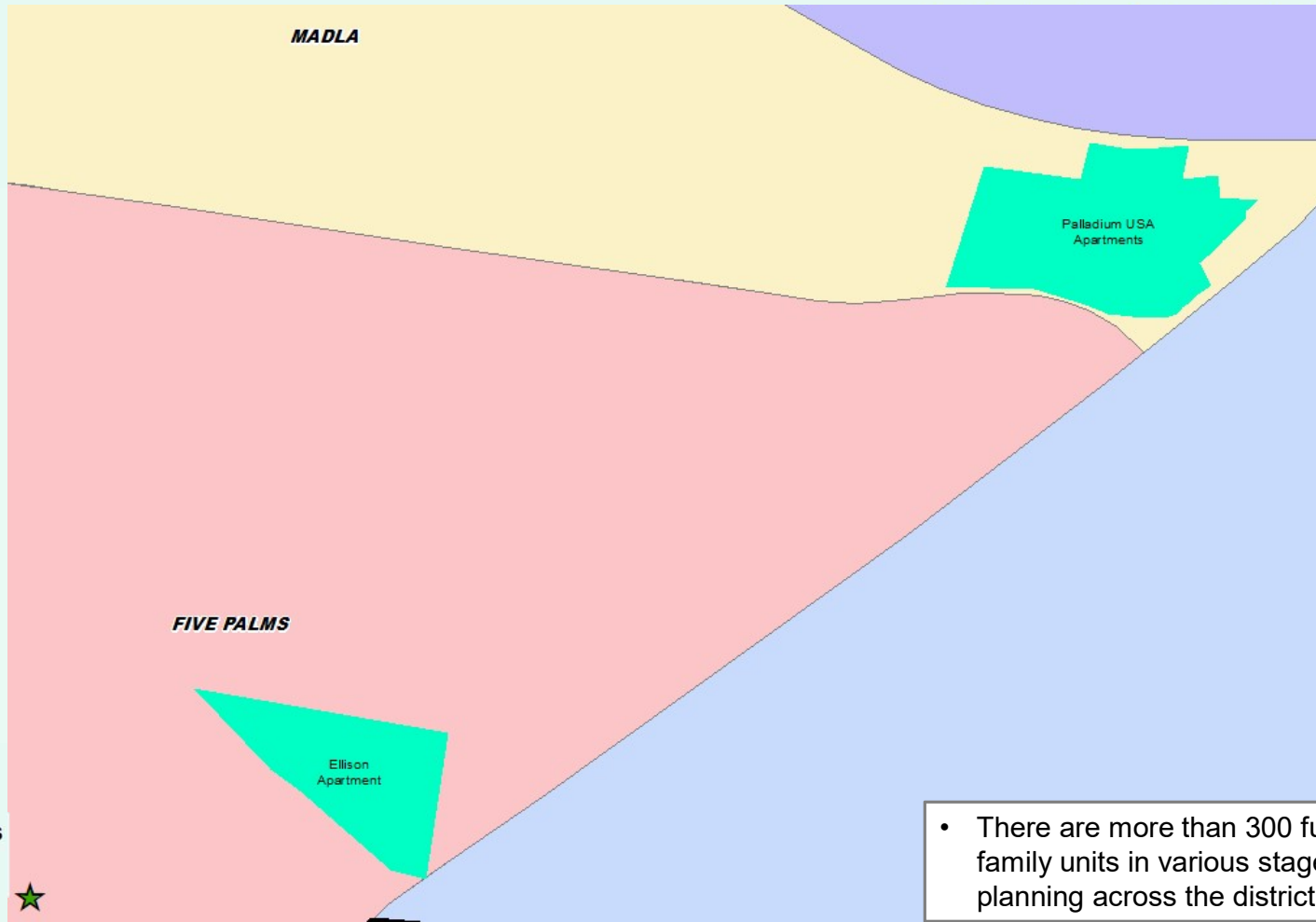
- The district has 8 actively building subdivisions
- Within SSAISD there are 2 future subdivisions
- Of these, groundwork is underway on 407 lots within 2 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



District Multi-Family Overview



- There are more than 300 future multi-family units in various stages of planning across the district

Multi-Family Developments

 FUTURE



Residential Activity



Tiny Home Development

- 79 total future lots
- Item on agenda before the December 2023 Planning and Zoning board meeting
- Developer intent is for 79 “tiny homes” on the property

Gran Fortaleza

- 16 total lots
- 4 vacant developed lots
- 1 home under construction
- 11 homes occupied

Zarzamora Cove

- 59 total lots
- 49 vacant developed lots
- 10 homes under construction



Residential Activity

Sommerset Meadows

- 362 total lots
- 243 future lots
- 119 vacant developed lots

Sommerset Grove

- 353 total lots
- 245 future lots
- 16 VDL
- 23 homes under construction
- 69 homes occupied
- Student Yield: .275
- Construction happening in first of four phases

Sommerset Trails

- 133 total lots
- 34 VDL
- 29 homes in inventory
- 70 homes occupied
- Student Yield: .500





Residential Activity

Vista Point

- 288 total lots
- 26 homes under construction
- 262 occupied homes
- Builder: Lennar
- Student Yield: .272

Zena Gardens

- 26 total homes under construction

Palladium San Antonio

- 288 future units
- Plat currently under review
- Engineer: Pape Dawson Engineers

Five Palms

- 51 total future lots

Sage Valley

- 283 total lots
- 17 VDL
- 28 homes under construction
- 238 homes occupied
- Student yield: .206

Ellison Apartments

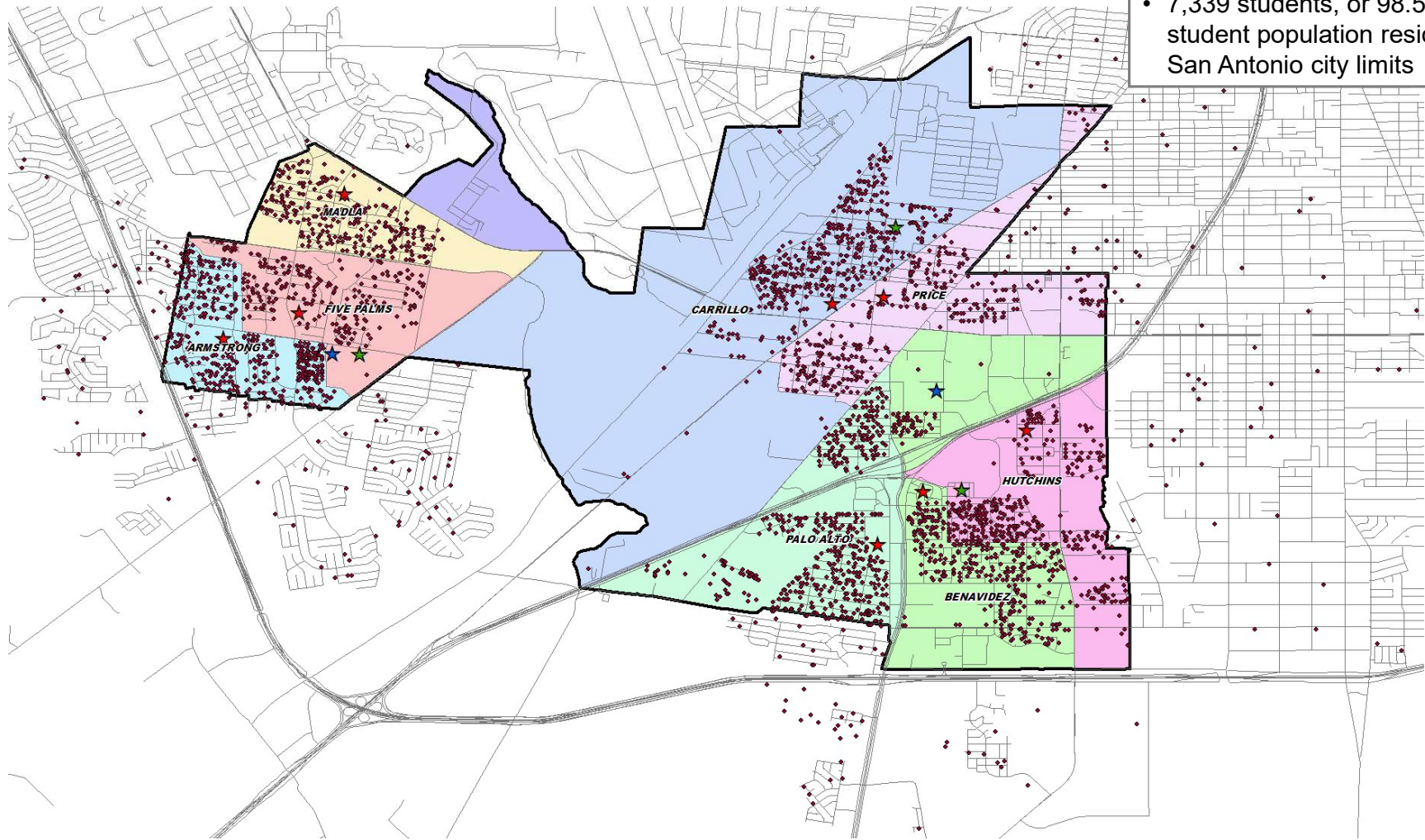
- 396 future units
- Plat currently under review
- Engineer: Pape Dawson Engineers





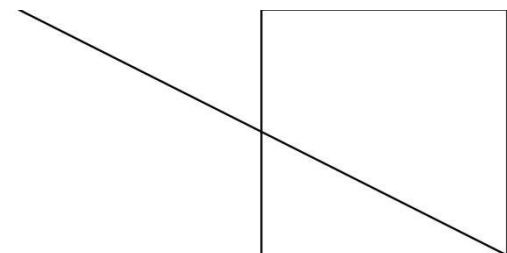
Student Density

• 7,339 students, or 98.5% of the total student population resides within the San Antonio city limits





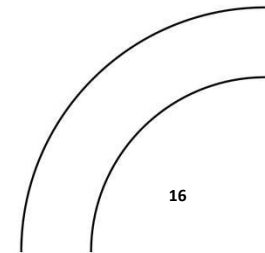
TEA Transfers Report



Transfers In From	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Five Year Change
East Central ISD	3	3	3	3	15	15	12
Edgewood ISD	3	3	16	19	29	34	31
Harlandale ISD	13	14	55	59	87	104	91
Northside ISD	43	34	63	72	94	106	63
San Antonio ISD	28	19	60	55	77	107	79
Southside ISD	3	3	17	18	20	28	25
Southwest ISD	37	29	101	91	144	206	169
Total Transfers In*	155	129	344	345	496	633	478

**Totals include additional districts per TEA rounding rules*

***No incoming transfers were reported*





TEA Transfers Report

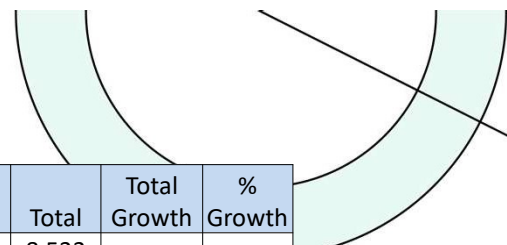
Transfers Out To	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Five Year Change
Compass Rose Public Schools	3	3	3	49	47	56	53
Edgewood ISD	3	3	18	27	21	22	19
Great Hearts Texas	3	3	10	11	13	24	21
Hallsville ISD	0	15	15	21	24	21	21
Harlandale ISD	66	70	71	80	81	123	57
Harmony Public Schools - South Texas	57	70	62	57	60	51	-6
Idea Public Schools	645	809	1012	1189	1176	1179	534
Jubilee Academies	69	74	90	73	90	78	9
Karnes City ISD	0	0	0	0	0	15	15
KIPP Texas Public Schools	96	102	153	211	250	220	124
New Frontiers Public Schools Inc	26	22	20	14	3	15	-11
Prelude Preparatory Charter School	0	0	0	0	3	10	10
Premier High Schools	3	3	3	3	3	14	11
Roscoe Collegiate ISD	0	0	0	0	22	32	32
San Antonio ISD	84	92	123	128	97	205	121
Somerset Academies of Texas (015830)	100	136	143	119	111	92	-8
Southside ISD	3	3	3	3	10	3	0
Southwest ISD	21	21	39	39	58	79	58
Texans Can Academies	56	70	71	67	52	37	-19
The Gathering Place	0	0	0	3	3	12	12
Total Out	1322	1567	1913	2177	2288	2374	1052

**Totals include additional districts per TEA rounding rules*

***No incoming transfers were reported*



Ten Year Forecast by Grade Level – Mid Level



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	18	497	528	589	545	553	701	694	649	630	615	801	652	555	506	8,533		
2020/21	13	451	492	528	574	563	543	687	620	643	618	775	696	518	546	8,267	-266	-3.1%
2021/22	10	484	526	503	530	551	521	527	580	610	622	809	655	509	485	7,922	-345	-4.2%
2022/23	26	536	529	557	533	550	589	520	532	575	584	736	616	463	526	7,872	-50	-0.6%
2023/24	8	489	498	550	529	509	531	568	504	468	553	650	665	494	435	7,451	-421	-5.3%
2024/25	8	500	517	521	544	508	504	525	547	478	467	608	581	534	468	7,310	-141	-1.9%
2025/26	8	505	526	555	521	550	521	516	505	520	483	514	543	463	507	7,237	-73	-1.0%
2026/27	8	508	526	561	547	525	550	530	505	482	527	531	458	432	442	7,132	-105	-1.5%
2027/28	8	513	535	566	559	552	532	552	510	480	486	580	473	363	412	7,121	-11	-0.2%
2028/29	8	518	544	574	562	564	555	539	534	486	485	535	517	375	345	7,141	20	0.3%
2029/30	8	516	540	575	565	558	562	559	524	508	491	534	477	411	357	7,185	43	0.6%
2030/31	8	515	541	573	565	561	557	566	541	500	512	541	476	379	391	7,226	41	0.6%
2031/32	8	513	541	573	565	562	560	561	549	515	505	563	483	378	361	7,237	11	0.1%
2032/33	8	513	543	572	565	562	560	565	544	523	519	556	502	384	360	7,276	39	0.5%
2033/34	8	513	545	575	564	562	561	565	547	518	527	571	496	398	366	7,316	40	0.5%

*Yellow box = largest grade per year
Green box = second largest grade per year*



Ten Year Forecast by Campus - Mid Level

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
FIVE PALMS ELEMENTARY	564	473	479	488	477	491	506	510	508	513	515	516
FRANK MALDA ELEMENTARY	585	394	401	402	422	438	449	452	455	450	449	446
HUTCHINS EL	606	433	432	451	465	464	476	478	476	475	472	468
MIGUEL CARRILLO EL	634	464	467	486	511	538	575	573	575	571	568	567
NEIL ARMSTRONG EL	502	328	328	342	346	362	372	375	376	375	377	380
PALO ALTO EL	711	533	515	521	525	519	523	528	530	535	541	546
PRICE EL	523	394	373	388	394	399	382	383	380	374	373	372
ROY BENAVIDEZ EL	931	663	632	624	615	606	581	584	586	590	593	598
ELEMENTARY SCHOOL TOTAL	5,056	3,682	3,627	3,702	3,755	3,817	3,864	3,883	3,886	3,883	3,888	3,893
Elementary Absolute Change		-157	-55	75	53	62	47	18	3	-3	5	5
Elementary Percent Change		-4.09%	-1.50%	2.08%	1.43%	1.66%	1.24%	0.47%	0.08%	-0.08%	0.13%	0.13%
ALAN B SHEPARD MIDDLE SCHOOL	990	454	452	455	462	451	458	465	474	478	483	485
DWIGHT MIDDLE SCHOOL	1,373	412	416	424	438	424	429	437	445	450	455	456
ROBERT C ZAMORA MIDDLE SCHOOL	1,215	635	600	605	590	577	594	597	610	617	624	627
MIDDLE SCHOOL TOTAL		1,501	1,468	1,484	1,490	1,452	1,481	1,499	1,529	1,545	1,562	1,568
Middle School Absolute Change		198	-35	5	-15	-13	17	3	13	7	7	3
Middle School Percent Change		11.84%	-2.33%	0.34%	-1.01%	-0.87%	1.17%	0.20%	0.87%	0.46%	0.45%	0.19%
SOUTH SAN ANTONIO HIGH SCHOOL	2,644	1,678	1,672	1,585	1,486	1,458	1,412	1,416	1,423	1,421	1,435	1,459
SOUTH SAN ANTONIO HIGH SCHOOL - WEST CAMPUS	750	518	471	394	329	322	312	315	316	316	319	324
HIGH SCHOOL TOTAL		2,196	2,143	1,979	1,815	1,780	1,724	1,731	1,739	1,737	1,754	1,783
High School Absolute Change		-111	-53	-164	-164	-35	-56	7	8	-2	17	29
High School Percent Change		-4.81%	-2.41%	-7.65%	-8.29%	-1.93%	-3.15%	0.41%	0.46%	-0.12%	0.98%	1.65%
ALTERNATIVE SCHOOL	150	70	70	70	70	70	70	70	70	70	70	70
BEXAR COUNTY JJAEP		2	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE SCHOOL TOTAL		72	72	72	72	72	72	72	72	72	72	72
DISTRICT TOTALS		7,451	7,310	7,237	7,132	7,121	7,141	7,185	7,226	7,237	7,276	7,316
District Absolute Change		-421	-141	-73	-105	-11	20	43	41	11	39	40
District Percent Change		-5.35%	-1.90%	-0.99%	-1.45%	-0.15%	0.28%	0.60%	0.57%	0.15%	0.54%	0.55%



Ten Year Forecast by Grade Level – Low Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	18	497	528	589	545	553	701	694	649	630	615	801	652	555	506	8,533		
2020/21	13	451	492	528	574	563	543	687	620	643	618	775	696	518	546	8,267	-266	-3.1%
2021/22	10	484	526	503	530	551	521	527	580	610	622	809	655	509	485	7,922	-345	-4.2%
2022/23	26	536	529	557	533	550	589	520	532	575	584	736	616	463	526	7,872	-50	-0.6%
2023/24	8	489	498	550	529	509	531	568	504	468	553	650	665	494	435	7,451	-421	-5.3%
2024/25	8	469	487	515	533	502	498	520	542	468	459	596	575	529	464	7,165	-286	-3.8%
2025/26	8	437	454	507	515	539	515	510	496	510	474	505	532	458	502	6,962	-202	-2.8%
2026/27	8	416	431	475	500	519	538	523	499	473	516	521	450	423	437	6,729	-234	-3.4%
2027/28	8	446	465	464	472	506	525	540	504	475	477	568	464	357	403	6,674	-55	-0.8%
2028/29	8	481	506	498	462	477	509	532	524	480	480	525	506	368	339	6,695	21	0.3%
2029/30	8	479	502	535	491	459	476	513	517	498	485	529	468	402	350	6,712	16	0.2%
2030/31	8	479	504	534	525	488	459	479	496	493	502	534	472	371	384	6,728	16	0.2%
2031/32	8	477	504	536	526	523	488	462	465	472	498	552	476	374	353	6,714	-14	-0.2%
2032/33	8	477	506	534	528	523	522	492	449	443	477	548	493	378	356	6,734	20	0.3%
2033/34	8	478	508	538	526	525	523	527	477	428	447	525	489	391	360	6,750	16	0.2%

Yellow box = largest grade per year
Green box = second largest grade per year



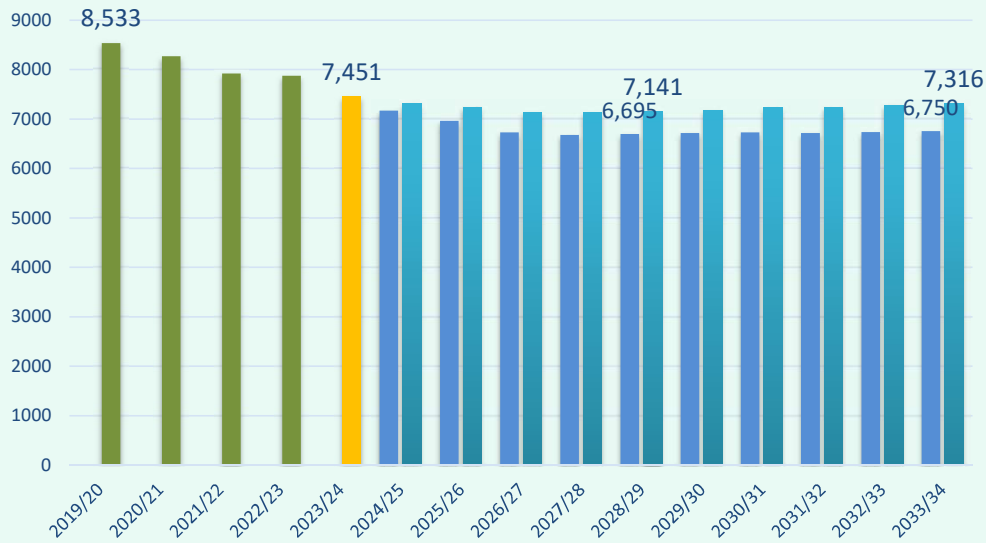
Ten Year Forecast by Campus – Low Level

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
FIVE PALMS ELEMENTARY	564	473	467	462	436	443	455	455	453	464	474	480
FRANK MALDA ELEMENTARY	585	394	391	378	383	393	404	406	412	414	419	420
HUTCHINS EL	606	433	421	424	422	415	427	424	423	427	432	433
MIGUEL CARRILLO EL	634	464	456	459	465	485	521	515	518	522	529	534
NEIL ARMSTRONG EL	502	328	318	319	310	322	331	329	330	333	339	344
PALO ALTO EL	711	533	502	490	476	464	471	472	475	487	501	511
PRICE EL	523	394	362	366	359	361	347	347	347	350	355	358
ROY EL	931	663	616	588	559	543	518	516	519	529	542	553
ELEMENTARY SCHOOL TOTAL	5,056	3,682	3,532	3,485	3,410	3,426	3,473	3,463	3,476	3,524	3,590	3,633
Elementary Absolute Change		-157	-150	-46	-76	16	47	-11	13	48	66	43
Elementary Percent Change		-4.09%	-4.08%	-1.31%	-2.17%	0.48%	1.39%	-0.31%	0.38%	1.39%	1.88%	1.19%
ALAN B SHEPARD MIDDLE SCHOOL	990	454	444	447	454	444	451	458	455	437	417	412
DWIGHT MIDDLE SCHOOL	1,373	412	411	416	429	418	423	430	426	410	391	386
ROBERT C ZAMORA MIDDLE SCHOOL	1,215	635	590	593	581	570	586	588	586	564	537	530
MIDDLE SCHOOL TOTAL		1,501	1,445	1,456	1,464	1,432	1,460	1,476	1,467	1,411	1,345	1,328
Middle School Absolute Change		198	-45	3	-12	-11	16	2	-2	-22	-27	-7
Middle School Percent Change		11.84%	-3.00%	0.21%	-0.82%	-0.75%	1.12%	0.14%	-0.14%	-1.50%	-1.91%	-0.52%
SOUTH SAN ANTONIO HIGH SCHOOL	2,644	1,678	1,650	1,561	1,461	1,429	1,385	1,393	1,402	1,397	1,413	1,405
SOUTH SAN ANTONIO HIGH SCHOOL - WEST CAMPUS	750	518	466	388	322	315	305	308	311	310	314	312
HIGH SCHOOL TOTAL		2,196	2,116	1,949	1,783	1,744	1,690	1,701	1,713	1,707	1,727	1,717
High School Absolute Change		-111	-80	-167	-166	-39	-54	11	12	-6	20	-10
High School Percent Change		-4.81%	-3.64%	-7.89%	-8.52%	-2.19%	-3.10%	0.65%	0.71%	-0.35%	1.17%	-0.58%
ALTERNATIVE SCHOOL	150	70	70	70	70	70	70	70	70	70	70	70
BEXAR COUNTY JJAEP		2	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE SCHOOL TOTAL		72	72	72	72	72	72	72	72	72	72	72
DISTRICT TOTALS		7,451	7,165	6,962	6,729	6,674	6,695	6,712	6,728	6,714	6,734	6,750
District Absolute Change		-421	-286	-202	-234	-55	21	16	16	-14	20	16
District Percent Change		-5.35%	-3.84%	-2.82%	-3.35%	-0.81%	0.32%	0.24%	0.24%	-0.20%	0.30%	0.23%



Key Takeaways

Enrollment Projections



- South San Antonio ISD enrollment has been trending down for the past four years
- Transfers “Out” to Charter schools are the biggest factor in the declining enrollment
- Single family development is taking place with over 100 homes under construction
- District has approximately 240 vacant lots available for builders and 618 future lots in the planning stage
- Groundwork is underway on roughly 400 lots across the district
- Approximately 684 apartment units are planned to be built
- District enrollment likely to settle between 6,695 to 7,141 students in five years
- Ten year enrollment could settle between 6,750 to 7,316