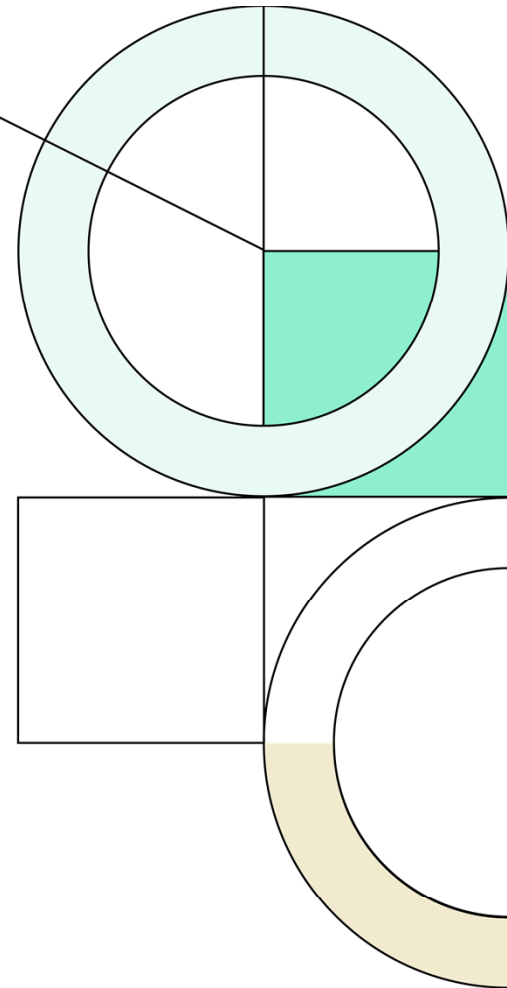
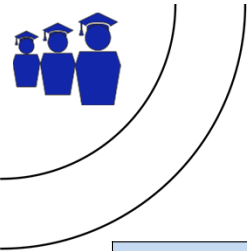




Godley Independent School District

Demographic Report 2021/22





Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2017/18	4	100	138	156	144	152	163	152	166	142	173	148	151	121	117	2,027		
2018/19	2	100	166	156	164	160	155	186	164	160	157	171	174	137	129	2,181	154	7.6%
2019/20	7	113	176	178	171	180	169	172	203	162	178	173	181	148	137	2,348	167	7.7%
2020/21	6	78	197	179	180	173	186	183	183	214	176	192	188	180	128	2,443	95	4.0%
2021/22	6	125	189	213	177	186	191	190	192	196	218	196	187	172	166	2,604	161	6.6%

Yellow Box = Highest grade per year

Green Box = Second highest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
Prev 3 yr avg	1.786	1.141	1.046	1.057	1.032	1.048	1.065	1.071	1.068	1.038	1.073	1.098	1.040	0.920	0.929	1.046	1.068	1.059	0.997
2018/19	0.500	1.000	1.203	1.130	1.051	1.111	1.020	1.141	1.079	0.964	1.106	0.988	1.176	0.907	1.066	1.124	1.080	1.049	1.034
2019/20	3.500	1.130	1.060	1.072	1.096	1.098	1.056	1.110	1.091	0.988	1.113	1.102	1.058	0.851	1.000	1.082	1.083	1.064	1.003
2020/21	0.857	0.690	1.119	1.017	1.011	1.012	1.033	1.083	1.064	1.054	1.086	1.079	1.087	0.994	0.865	1.040	1.058	1.068	1.006
2021/22	1.000	1.603	0.959	1.081	0.989	1.033	1.104	1.022	1.049	1.071	1.019	1.114	0.974	0.915	0.922	1.016	1.063	1.046	0.981

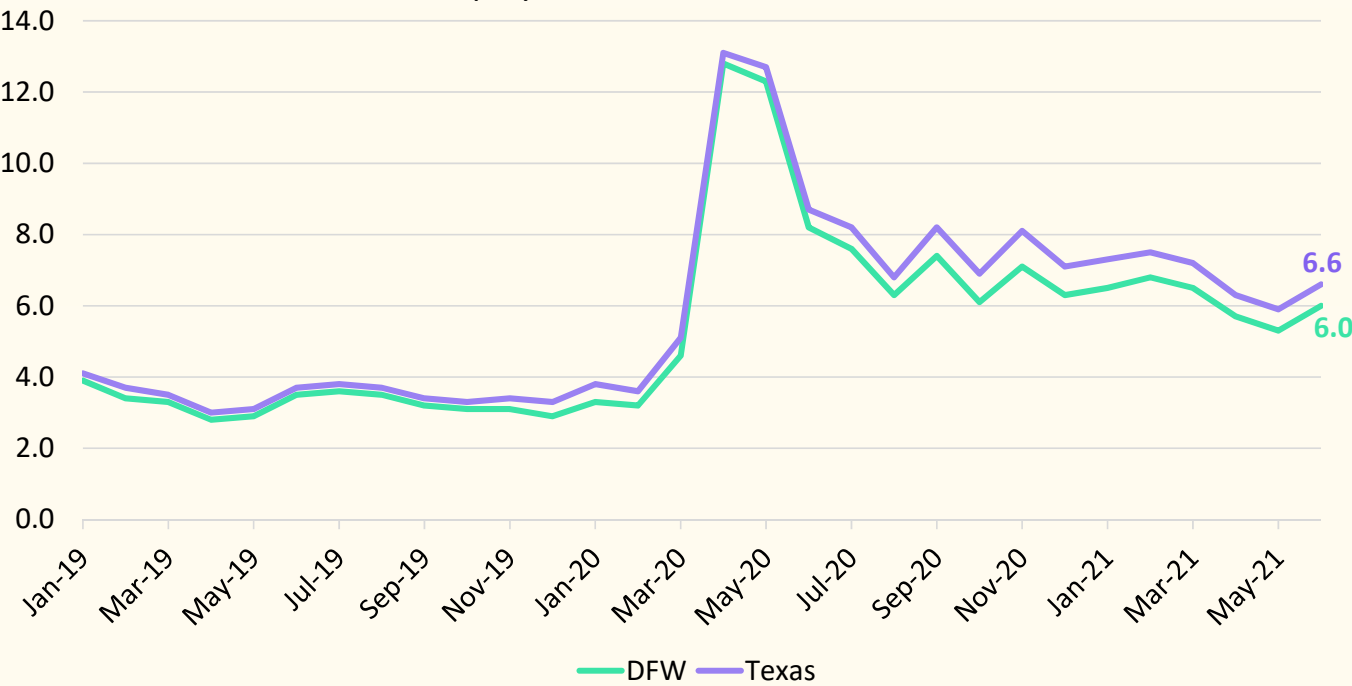
- Godley ISD enrollment grew 161 students this fall, despite the effects of COVID-19
- The district saw historically lower cohorts in 6 grade levels
- 5 grade levels: KG, 2nd, 10th, 11th, and 12th grades were the only grades with negative cohorts



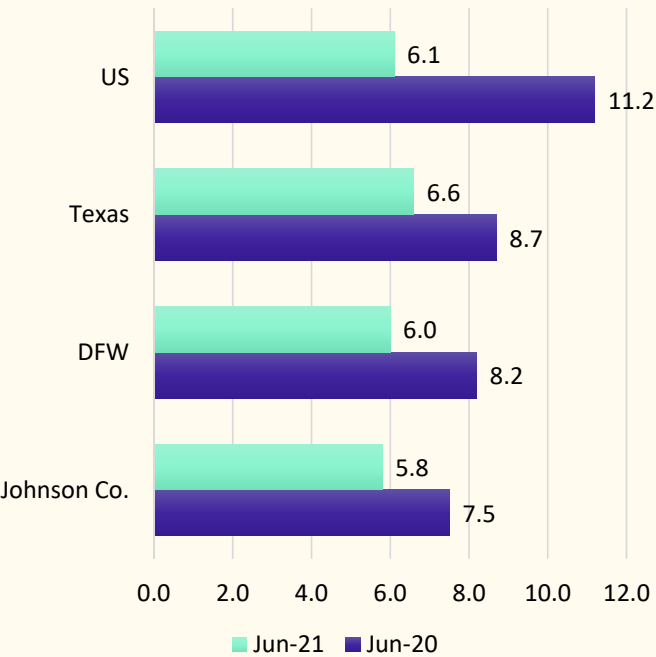


Local Economic Conditions

Unemployment Rate, Jan 2018 - Jun 2021

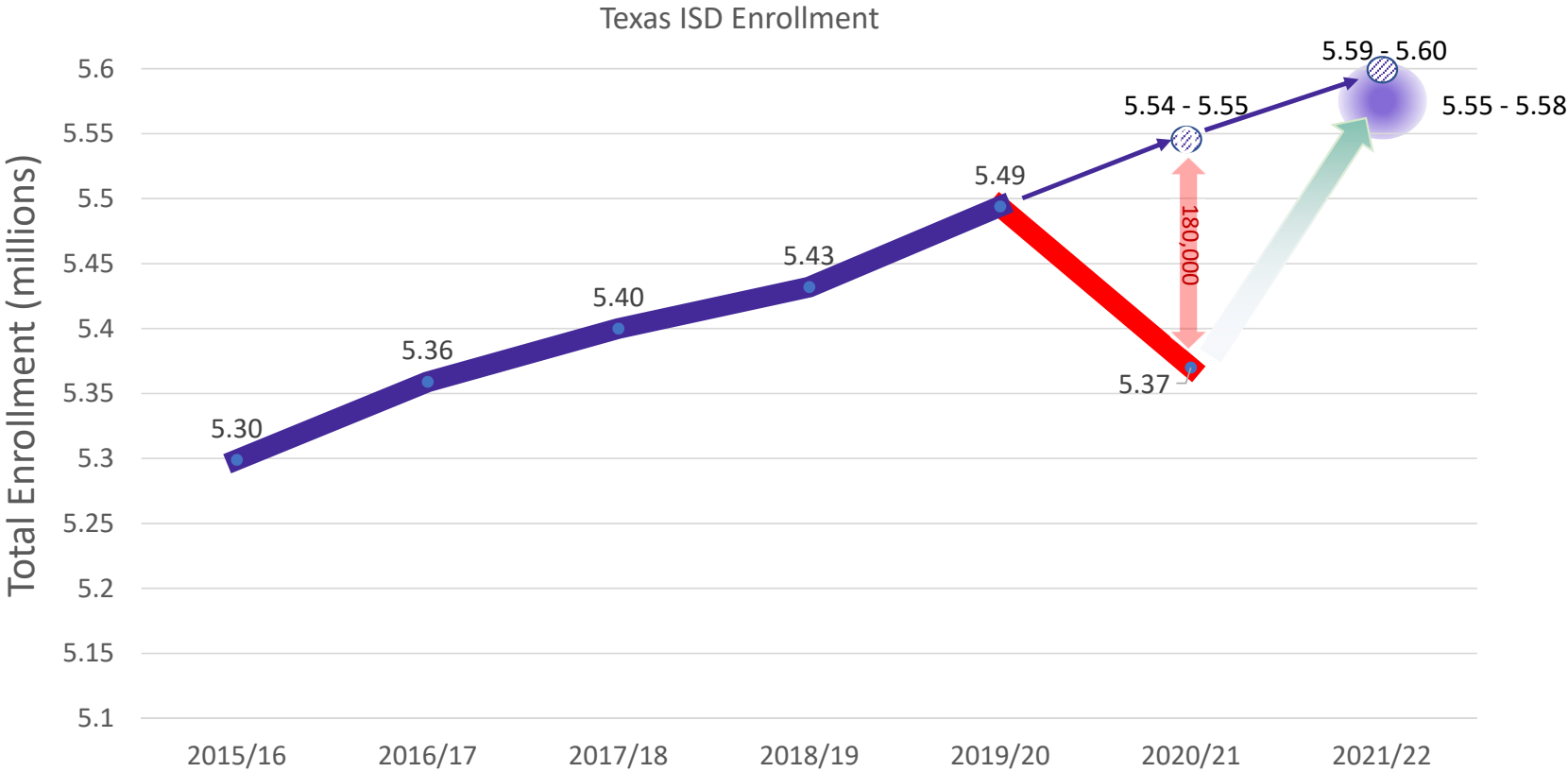


Unemployment Rate, Year Over Year



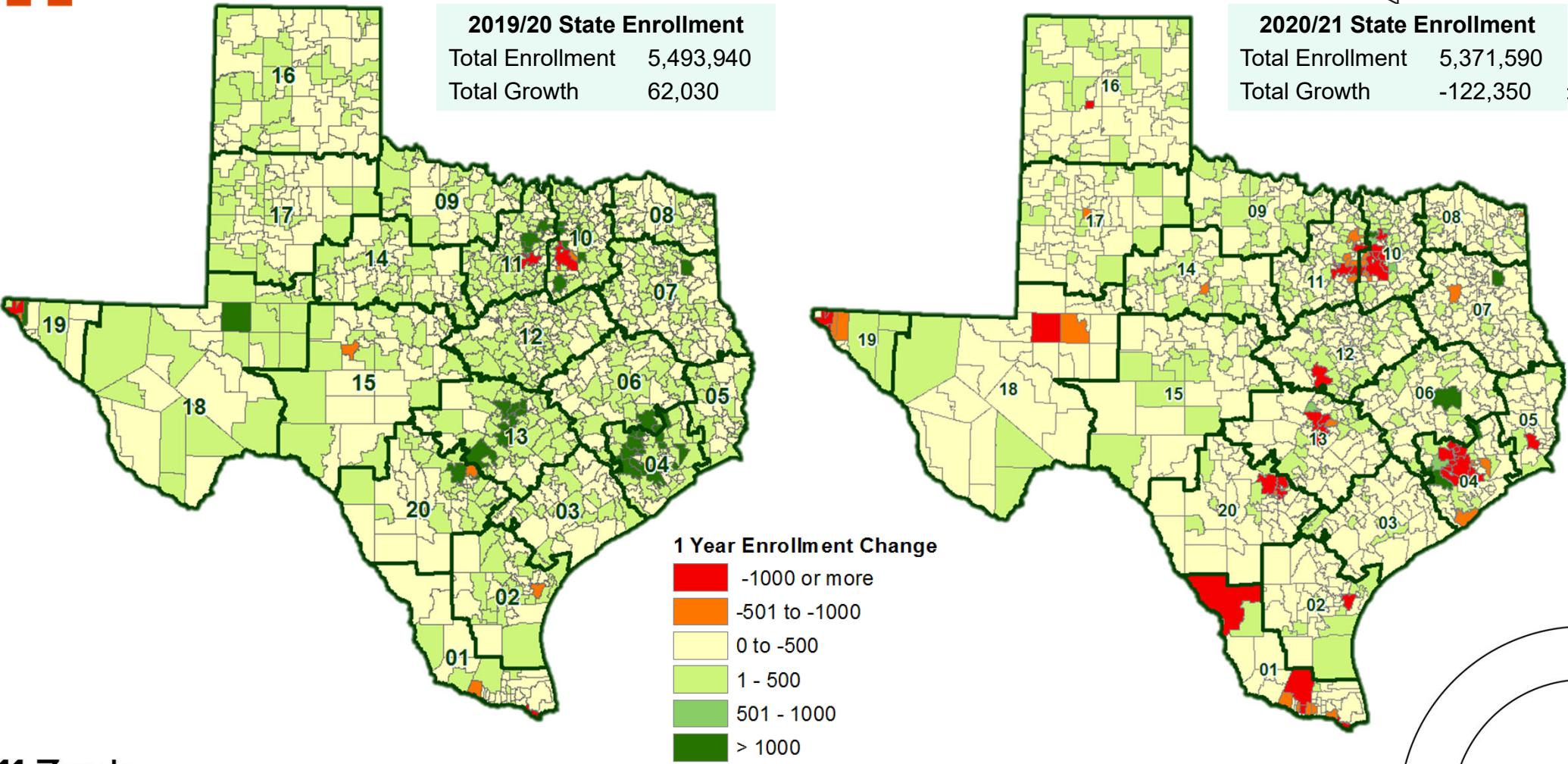


State Enrollment Trends





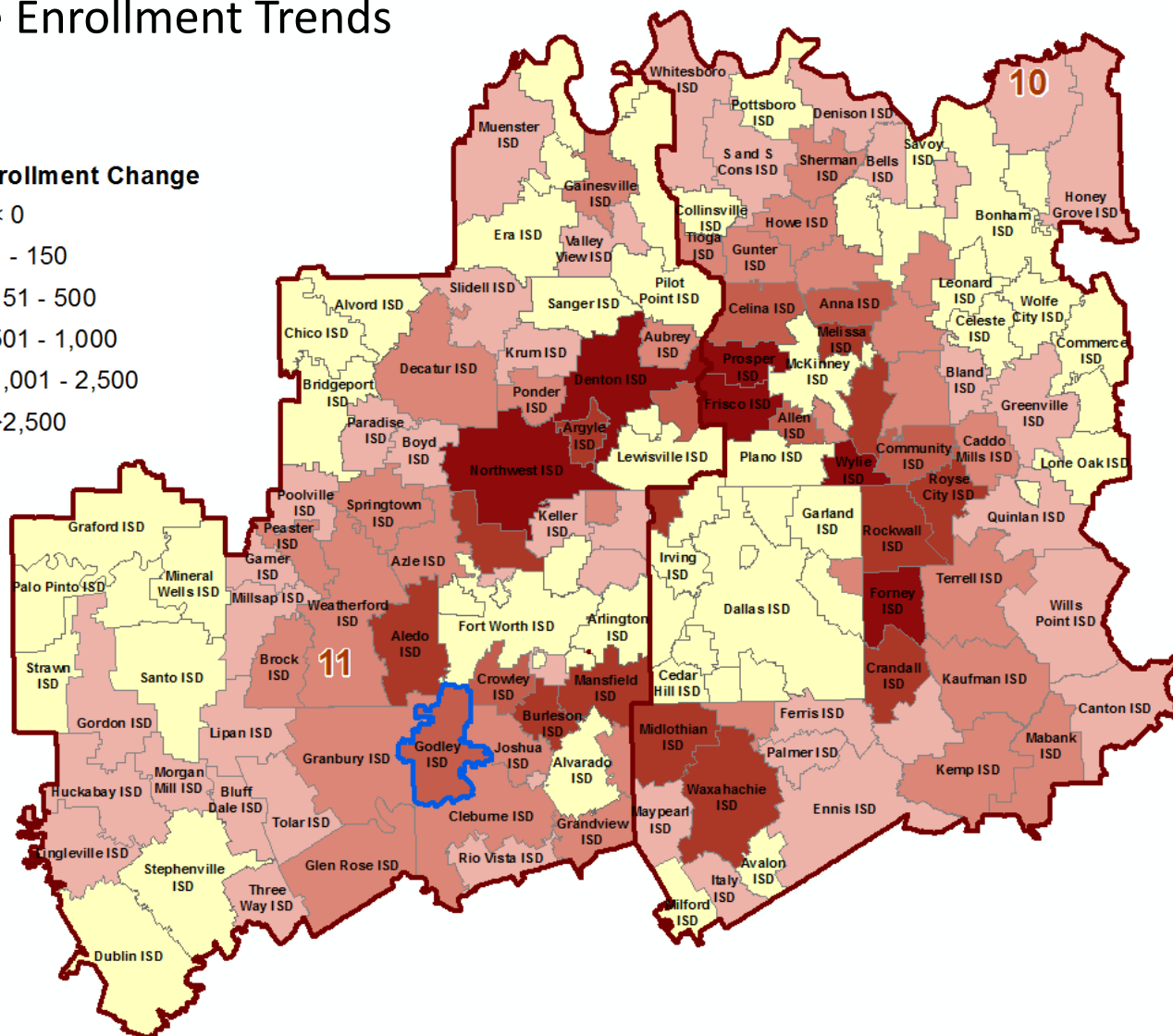
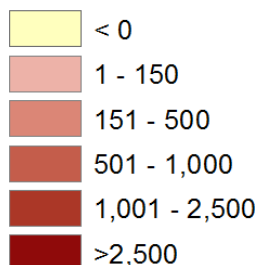
State Enrollment Trends





State Enrollment Trends

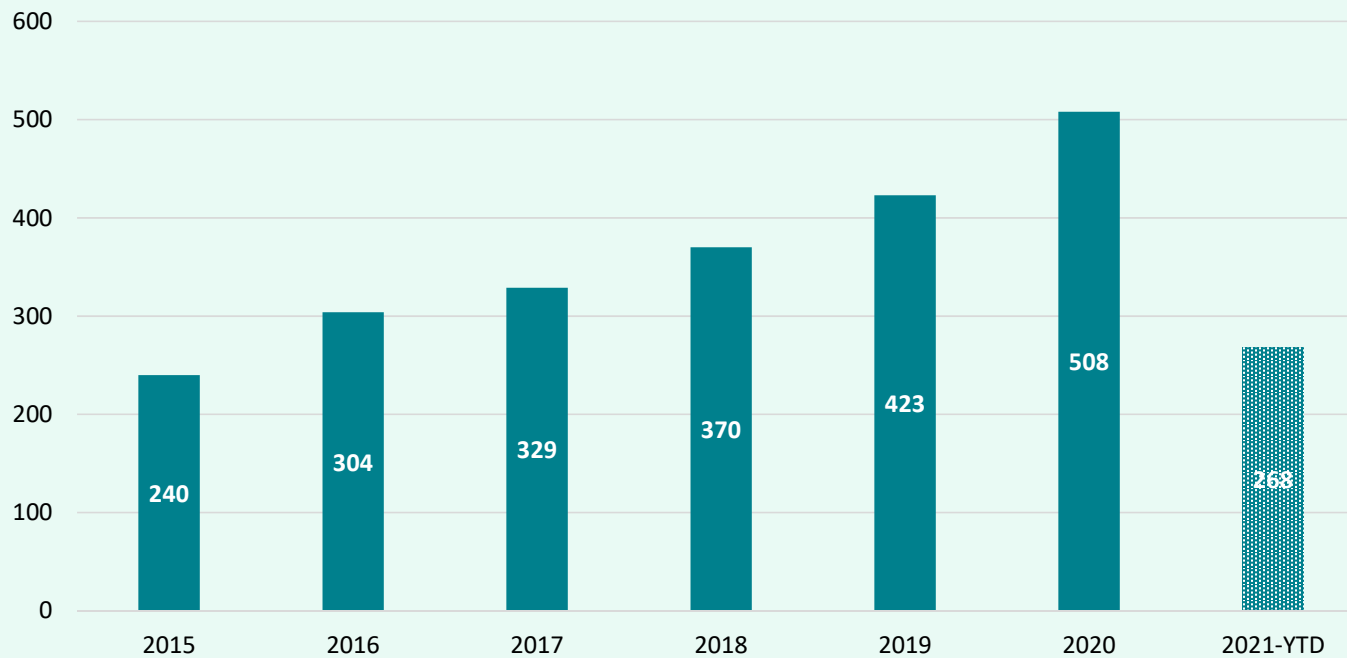
5 Yr Enrollment Change



- Godley ISD enrollment has grown by 665 students between 2015/16 and 2020/21, an increase of 37.4%
- GISD enrollment was up 95 students from 2019/20, a increase of 4.0%
- Region 10 has seen an overall enrollment decline of 17,918 students from 2019/20, a decline of -2.2%
- Region 11 enrollment has declined -2.9% from 2019/20, a difference of 17,104 students



Godley ISD Historical Home Sales

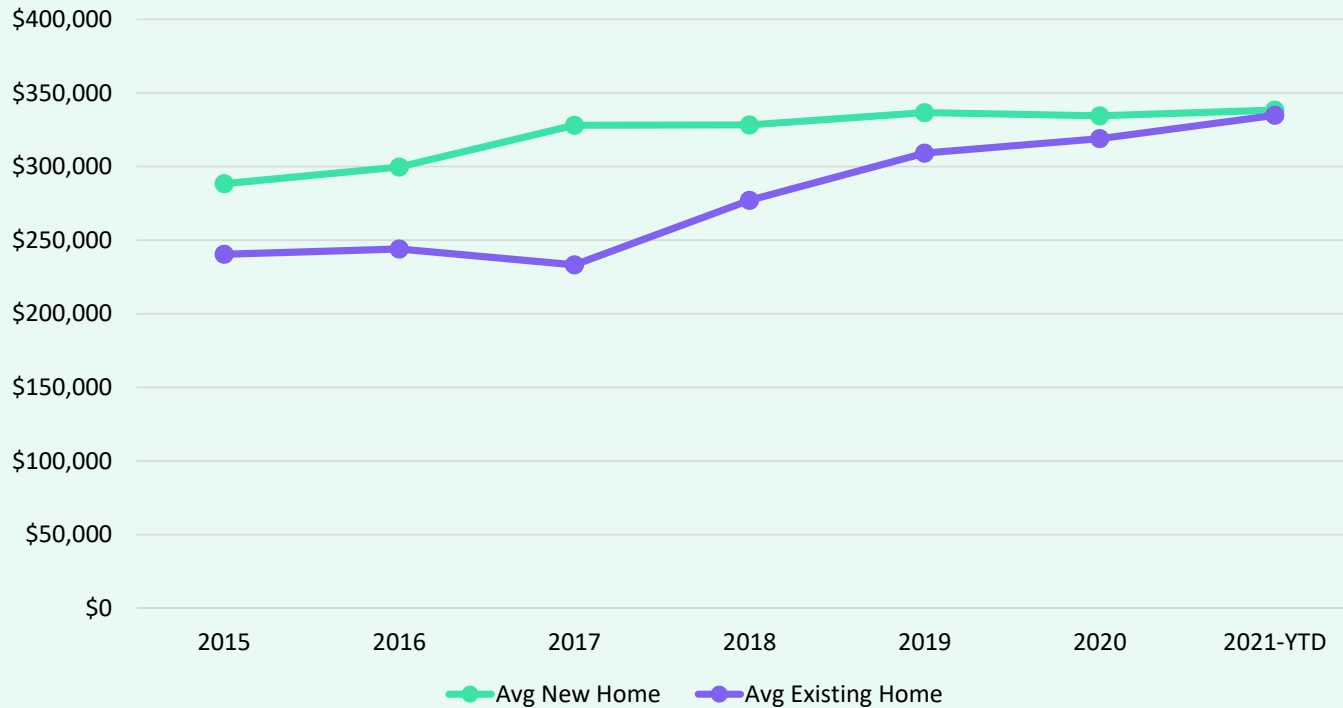


- Godley ISD had 508 total home sales in 2020, an increase of 20.1% from 2019 totals
- The number of distressed property sales has declined 88% over the last 5 years
- New home sales in 2020 in GISD were the highest in over 5 years, accounting for roughly 42% of the total home sales within the district
- New home sales to date in 2021 account for 38% of the total home sales within GISD

* 2021-YTD Sales span January-July 2021



Godley ISD Home Price Analysis



- The average new home sale price in Godley ISD has risen 15.9% in the last 5 years, an increase of roughly \$46,100
- The average existing home sale price in GISD has risen 32.6% since 2015, an increase of nearly \$78,500

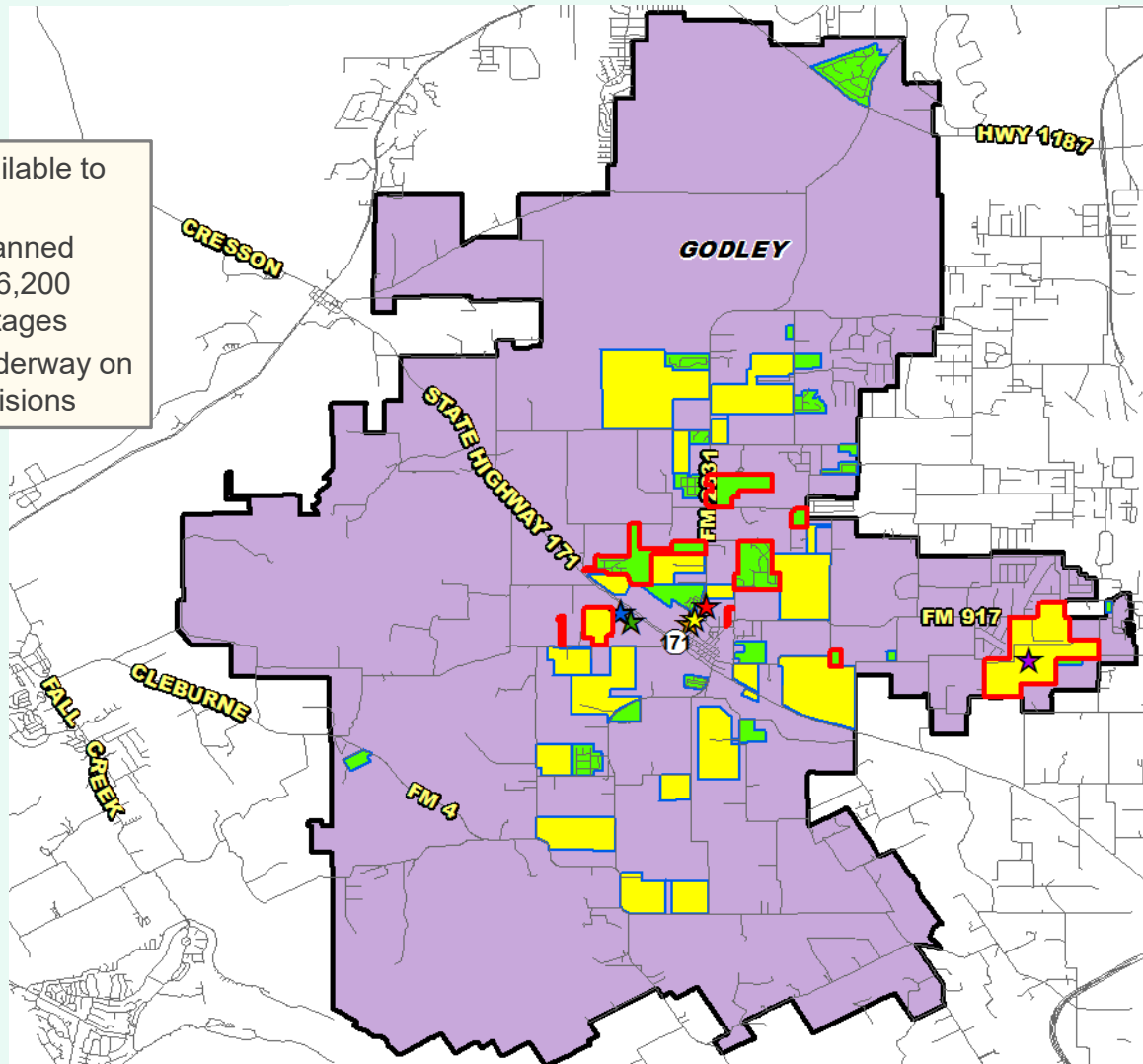
	Avg New Home	Avg Existing Home
2015	\$288,336	\$240,471
2016	\$299,641	\$244,015
2017	\$328,061	\$233,253
2018	\$328,264	\$277,036
2019	\$336,583	\$309,128
2020	\$334,443	\$318,962
2021-YTD	\$338,338	\$334,827

* 2021-YTD Sales span January-July 2021



District Housing Overview

- There are over 780 lots available to build on across Godley ISD
- GISD currently 22 future planned subdivisions totaling over 16,200 future lots in the planning stages
- Groundwork is currently underway on roughly 830 lots in 9 subdivisions



Subdivisions	
■	ACTIVE
■	FUTURE
■	Groundwork Underway



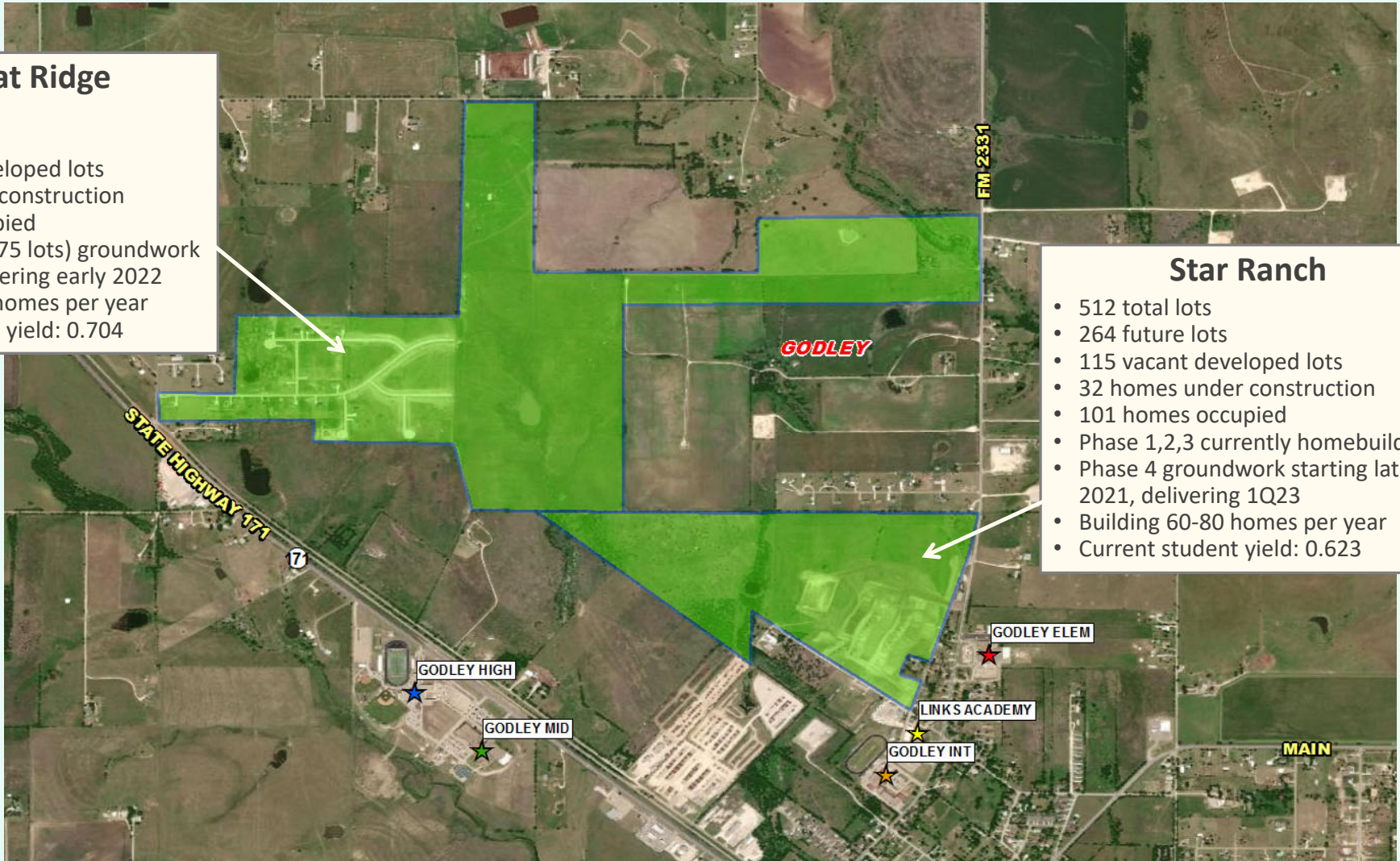
Residential Activity

Wildcat Ridge

- 435 total lots
- 199 future lots
- 184 vacant developed lots
- 8 homes under construction
- 44 homes occupied
- Phase 3 North (75 lots) groundwork underway, delivering early 2022
- Building 20-25 homes per year
- Current student yield: 0.704

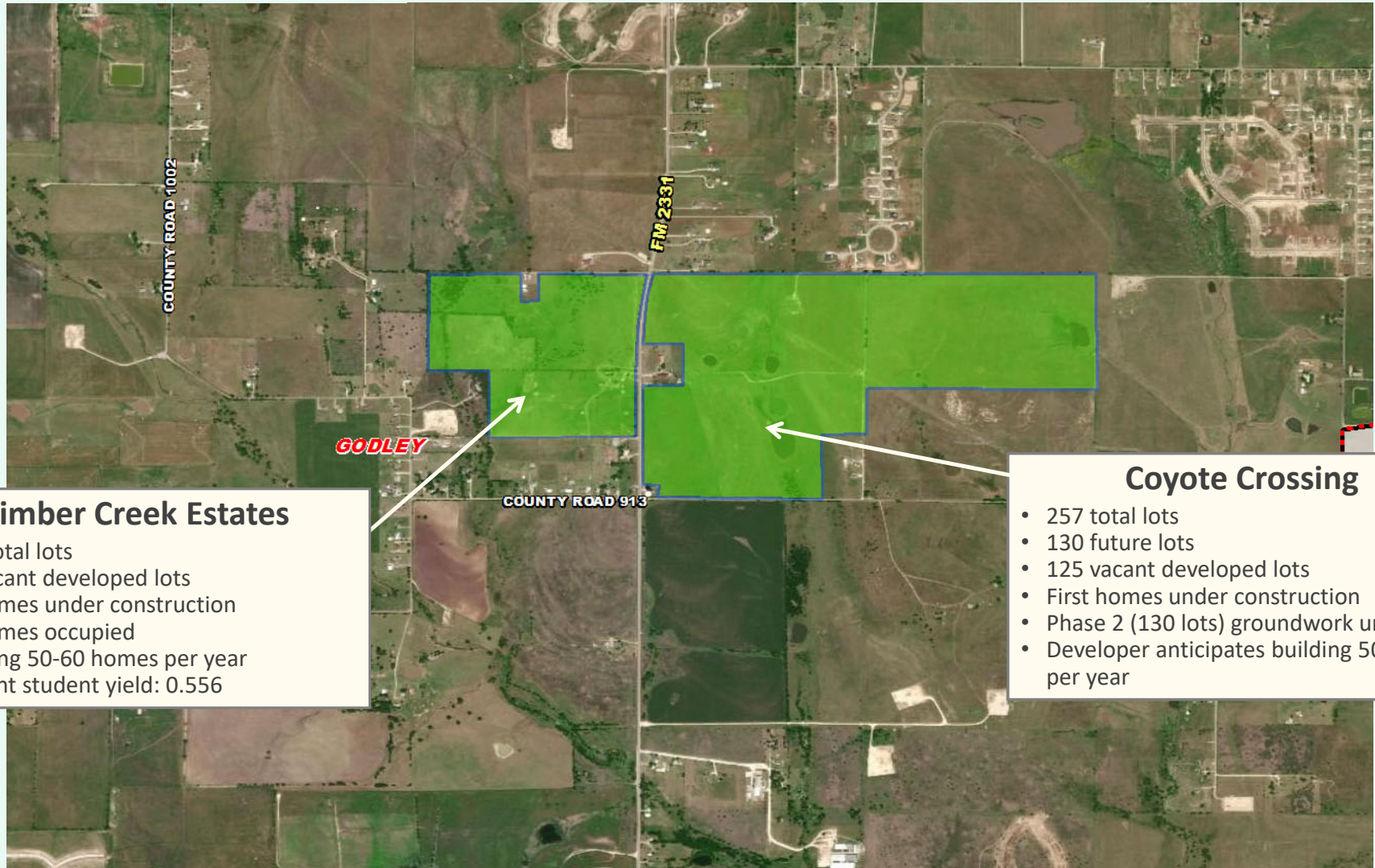
Star Ranch

- 512 total lots
- 264 future lots
- 115 vacant developed lots
- 32 homes under construction
- 101 homes occupied
- Phase 1,2,3 currently homebuilding
- Phase 4 groundwork starting late 2021, delivering 1Q23
- Building 60-80 homes per year
- Current student yield: 0.623





Residential Activity





Future Residential Activity

Rosemary Fields

- 298 total future lots
- Groundwork starting end 2021
- Anticipate homes starting fall 2022
- Developer anticipates building 80-100 homes per year



Hadley Farms

- 372 total lots
- 258 future lots
- 104 vacant developed lots
- 10 homes under construction
- Developer anticipates building 100-120 homes per year



Future Residential Activity

Godley Ranch

- 600 total future lots
- Phase 1 (238 lots) groundwork underway
- Homes starting Nov 2021
- Developer anticipates building 80-100 homes per year, increasing with subsequent phases

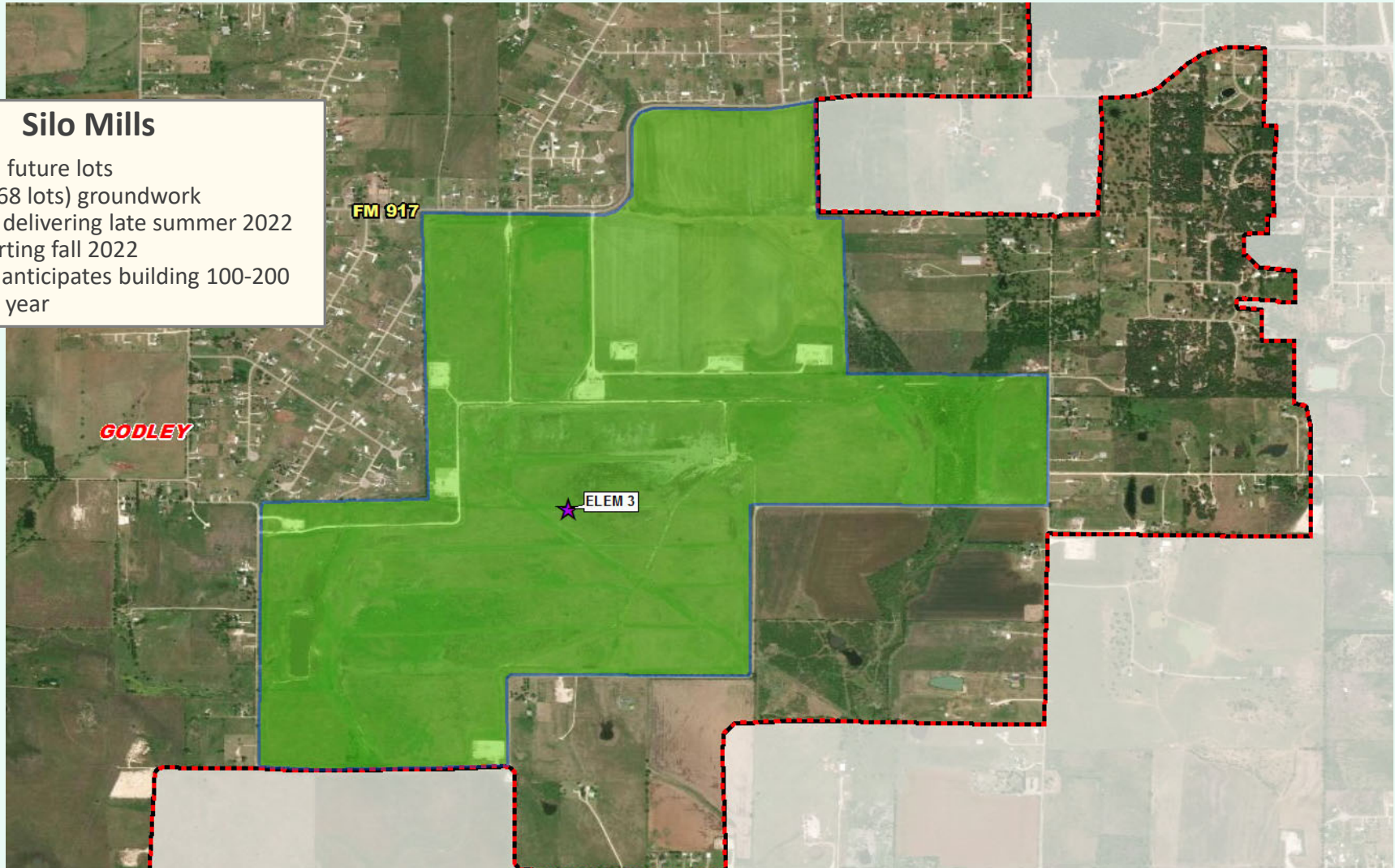




Future Residential Activity

Silo Mills

- 2,268 total future lots
- Phase 1 (268 lots) groundwork underway, delivering late summer 2022
- Homes starting fall 2022
- Developer anticipates building 100-200 homes per year

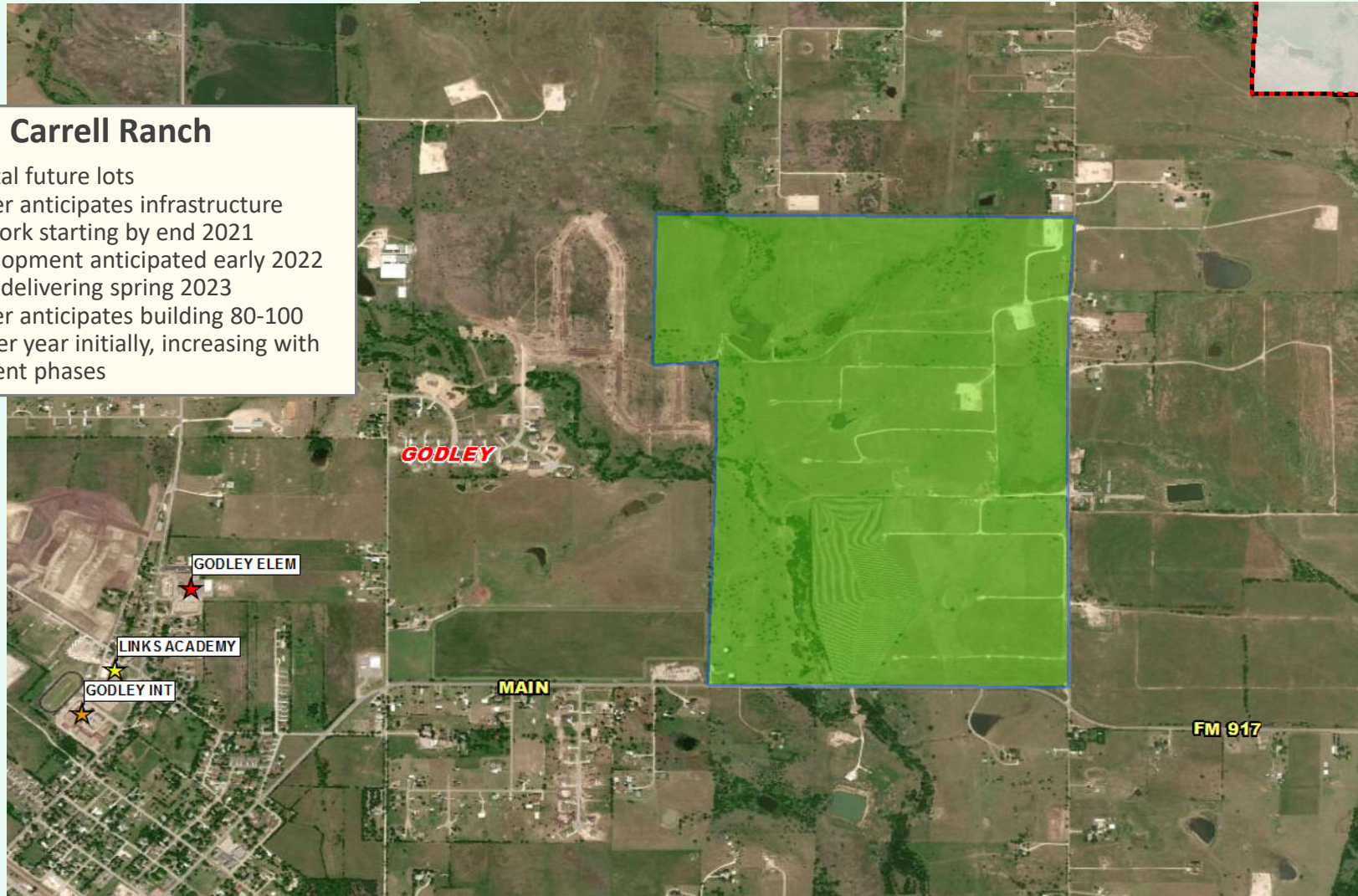




Future Residential Activity

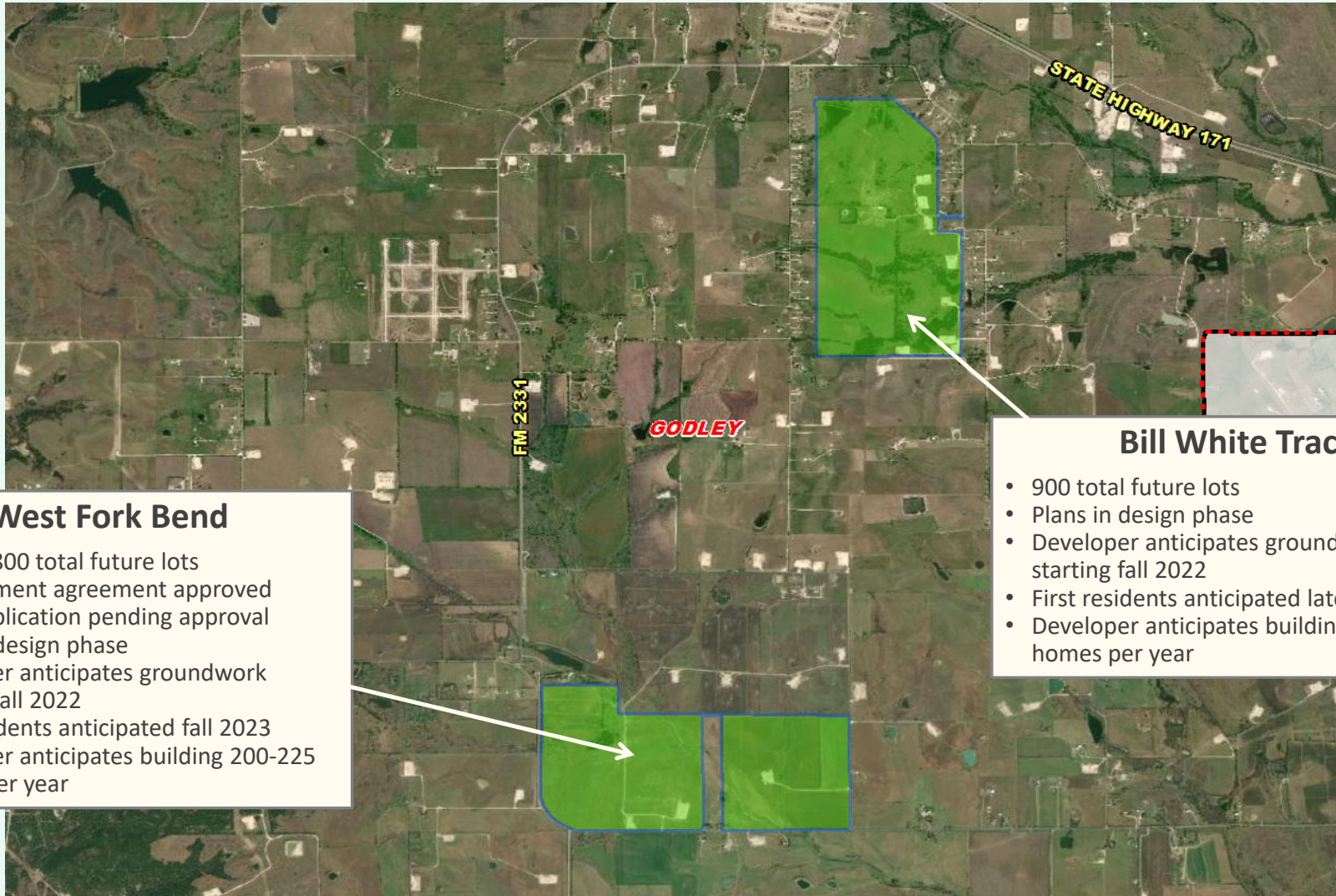
Carrell Ranch

- 1,772 total future lots
- Developer anticipates infrastructure groundwork starting by end 2021
- Lot development anticipated early 2022
- First lots delivering spring 2023
- Developer anticipates building 80-100 homes per year initially, increasing with subsequent phases





Future Residential Activity



West Fork Bend

- Appx. 1,800 total future lots
- Development agreement approved
- MUD application pending approval
- Plans in design phase
- Developer anticipates groundwork starting fall 2022
- First residents anticipated fall 2023
- Developer anticipates building 200-225 homes per year

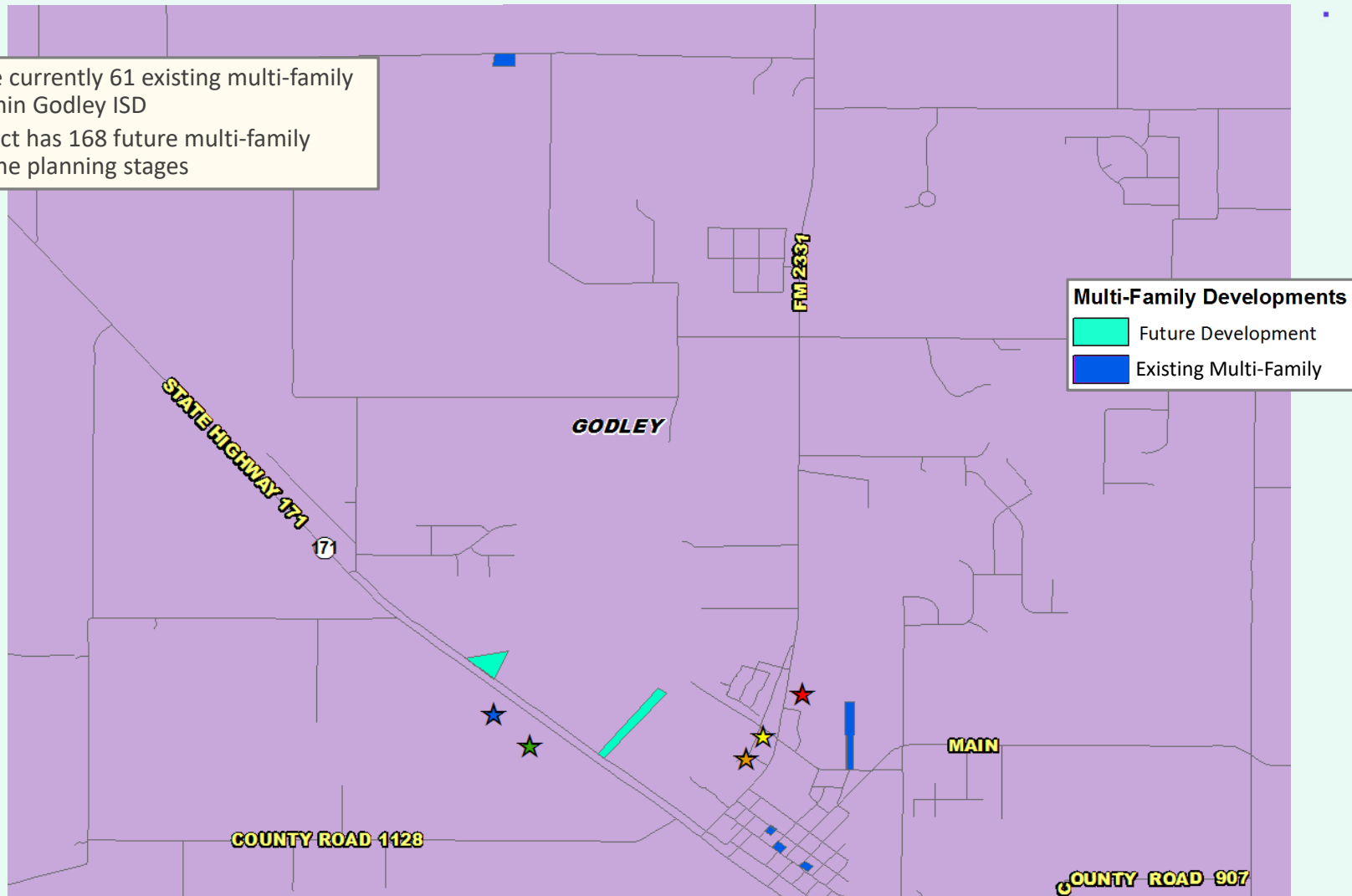
Bill White Tract

- 900 total future lots
- Plans in design phase
- Developer anticipates groundwork starting fall 2022
- First residents anticipated late 2023
- Developer anticipates building 120-150 homes per year



District Multi-Family Activity

- There are currently 61 existing multi-family units within Godley ISD
- The district has 168 future multi-family units in the planning stages



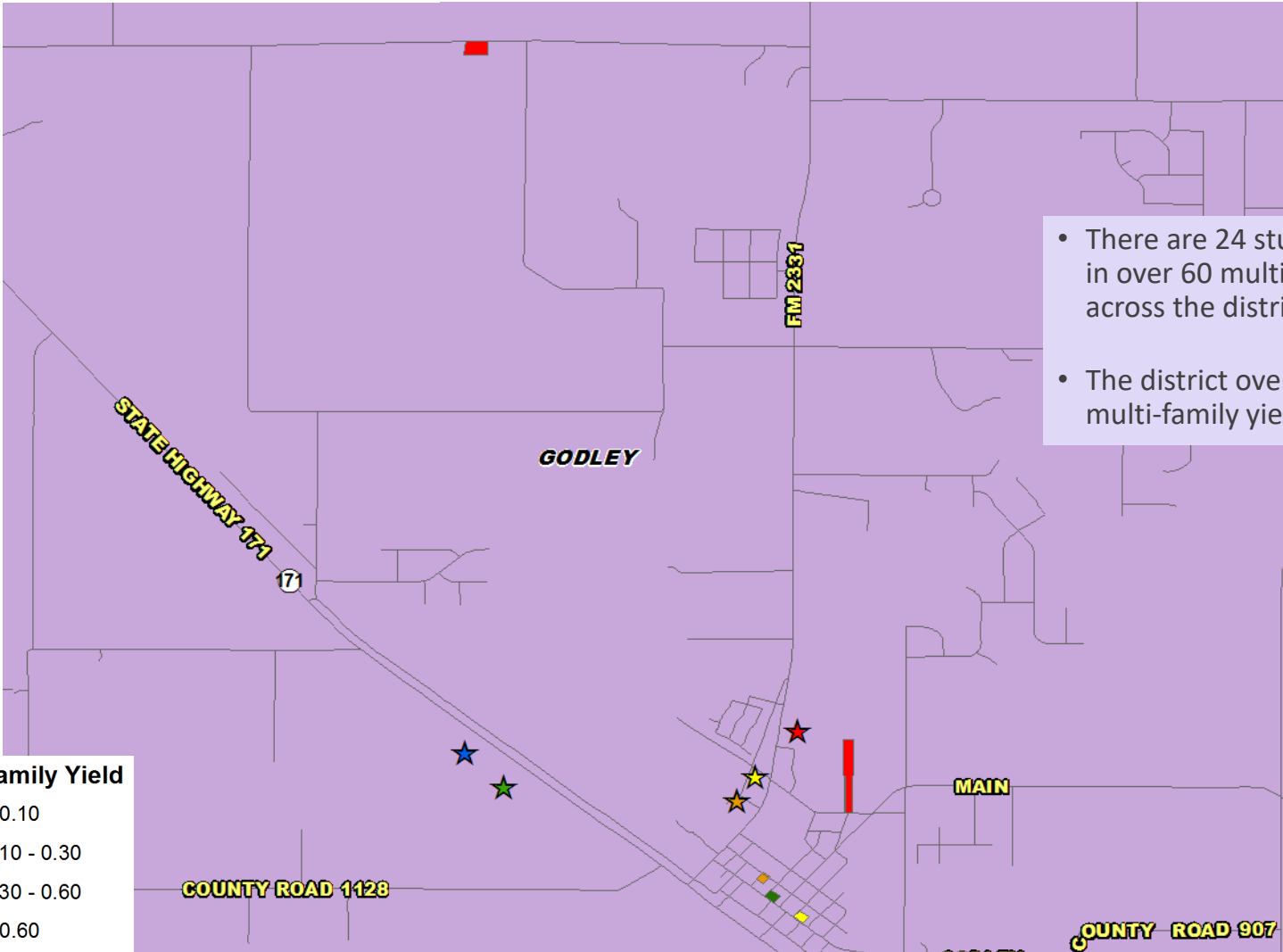


Future Multi-Family Activity





Multi-Family Yield Analysis



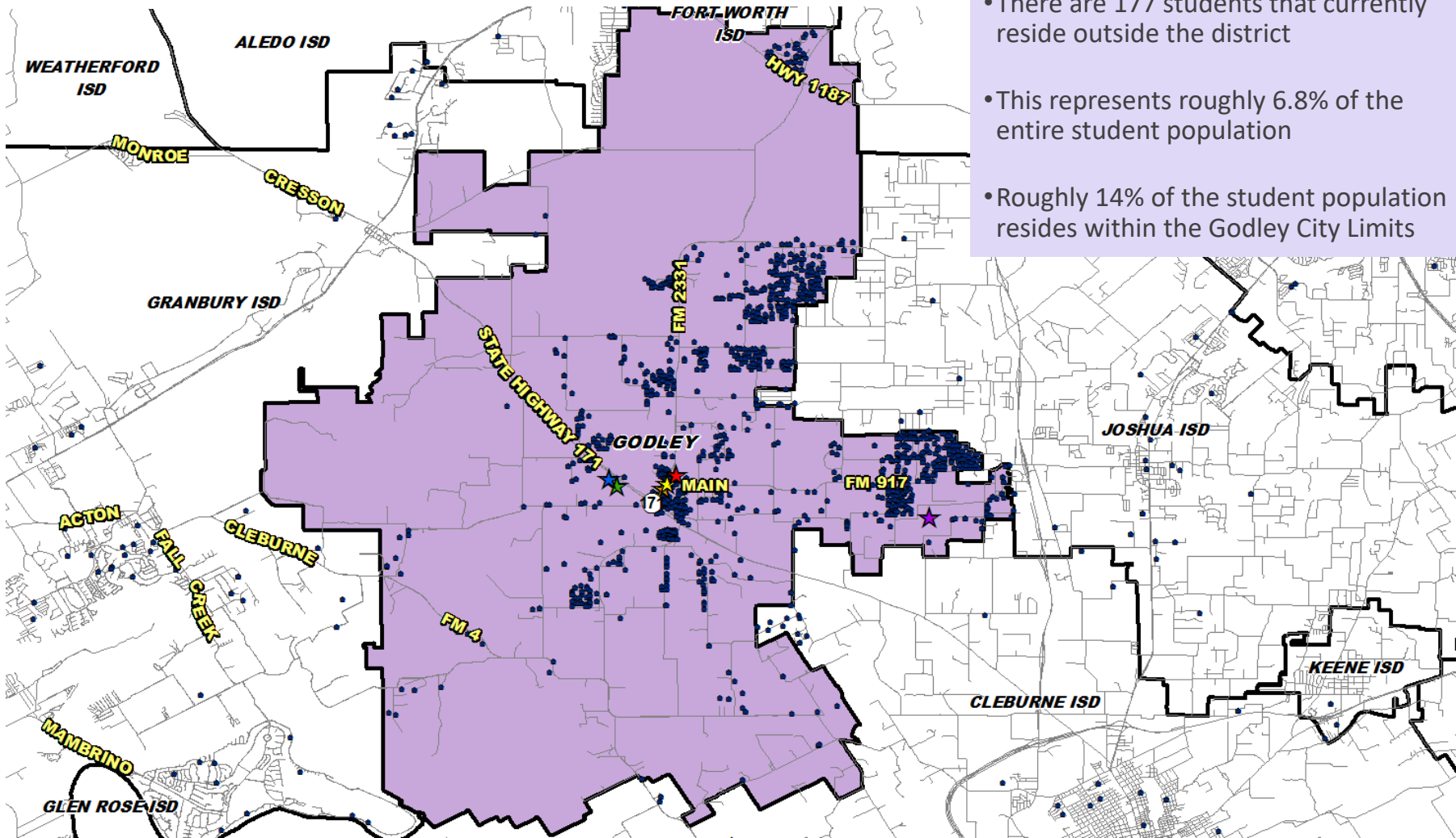
- There are 24 students residing in over 60 multi-family units across the district
- The district overall average multi-family yield is 0.393

Multi-Family Yield

	< 0.10
	0.10 - 0.30
	0.30 - 0.60
	> 0.60



Student Density Analysis



- There are 177 students that currently reside outside the district
- This represents roughly 6.8% of the entire student population
- Roughly 14% of the student population resides within the Godley City Limits

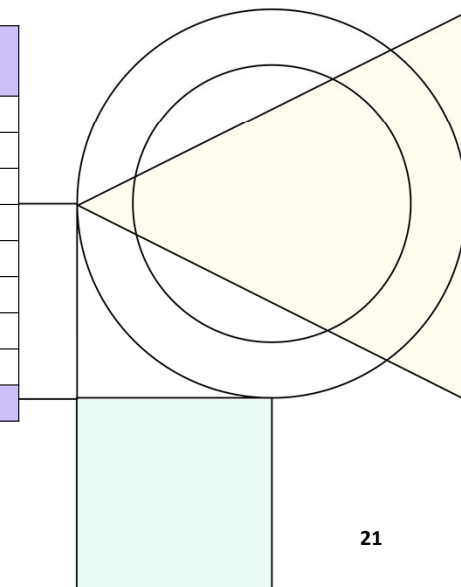


TEA Transfer Report

Transfers In From:	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Year Change
Aledo ISD	0	0	3	3	3	3	3
Alvarado ISD	3	3	3	3	3	0	-3
Burleson ISD	5	6	10	10	11	16	11
Cleburne ISD	42	47	51	53	64	68	26
Crowley ISD	8	12	12	15	22	21	13
Fort Worth ISD	3	3	3	3	3	18	15
Granbury ISD	30	44	65	70	76	89	59
Joshua ISD	14	20	37	37	45	56	42
Weatherford ISD	0	0	3	3	3	3	3
Total Transfers In*	107	144	198	215	256	297	190

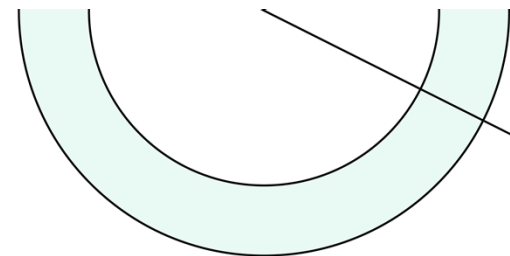
Transfers Out To:	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Year Change
Brazos River Charter School	16	8	3	3	3	3	-13
Burleson ISD	5	6	4	12	3	3	-2
Cleburne ISD	14	10	11	12	10	16	2
Crowley ISD	3	3	3	3	3	3	0
Granbury ISD	3	6	4	3	3	3	0
Joshua ISD	15	18	24	49	14	30	15
Premier High Schools	6	7	4	4	3	3	-3
Texas College Preparatory Academies	3	4	3	3	3	0	-3
Total Transfers Out*	77	72	72	99	64	98	21

*Totals include additional districts due to TEA rounding rules





Ten Year Forecast by Grade Level

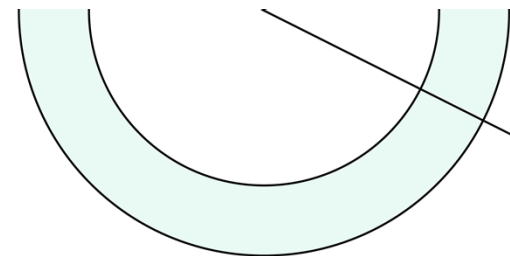


Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2017/18	4	100	138	156	144	152	163	152	166	142	173	148	151	121	117	2,027		
2018/19	2	100	166	156	164	160	155	186	164	160	157	171	174	137	129	2,181	154	7.6%
2019/20	7	113	176	178	171	180	169	172	203	162	178	173	181	148	137	2,348	167	7.7%
2020/21	6	78	197	179	180	173	186	183	183	214	176	192	188	180	128	2,443	95	4.0%
2021/22	6	125	189	213	177	186	191	190	192	196	218	196	187	172	166	2,604	161	6.6%
2022/23	6	125	217	223	234	195	205	210	209	211	217	234	206	176	178	2,846	242	9.3%
2023/24	6	125	261	256	248	260	216	227	233	226	226	236	243	196	182	3,141	295	10.4%
2024/25	6	125	313	313	300	290	304	253	266	271	263	252	241	225	192	3,614	472	15.0%
2025/26	6	125	376	376	366	351	339	356	296	308	315	293	261	226	226	4,219	606	16.8%
2026/27	6	125	451	443	439	428	411	396	417	343	358	352	302	244	226	4,942	722	17.1%
2027/28	6	125	514	496	496	492	480	460	444	467	385	393	362	281	241	5,642	701	14.2%
2028/29	6	125	565	575	545	546	541	528	506	488	515	422	405	336	278	6,382	740	13.1%
2029/30	6	125	622	633	621	589	590	585	570	547	528	555	411	376	330	7,088	705	11.1%
2030/31	6	125	675	696	684	671	636	637	631	604	581	569	540	381	368	7,804	716	10.1%
2031/32	6	125	722	742	738	725	711	674	675	669	641	624	554	499	374	8,479	675	8.7%

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



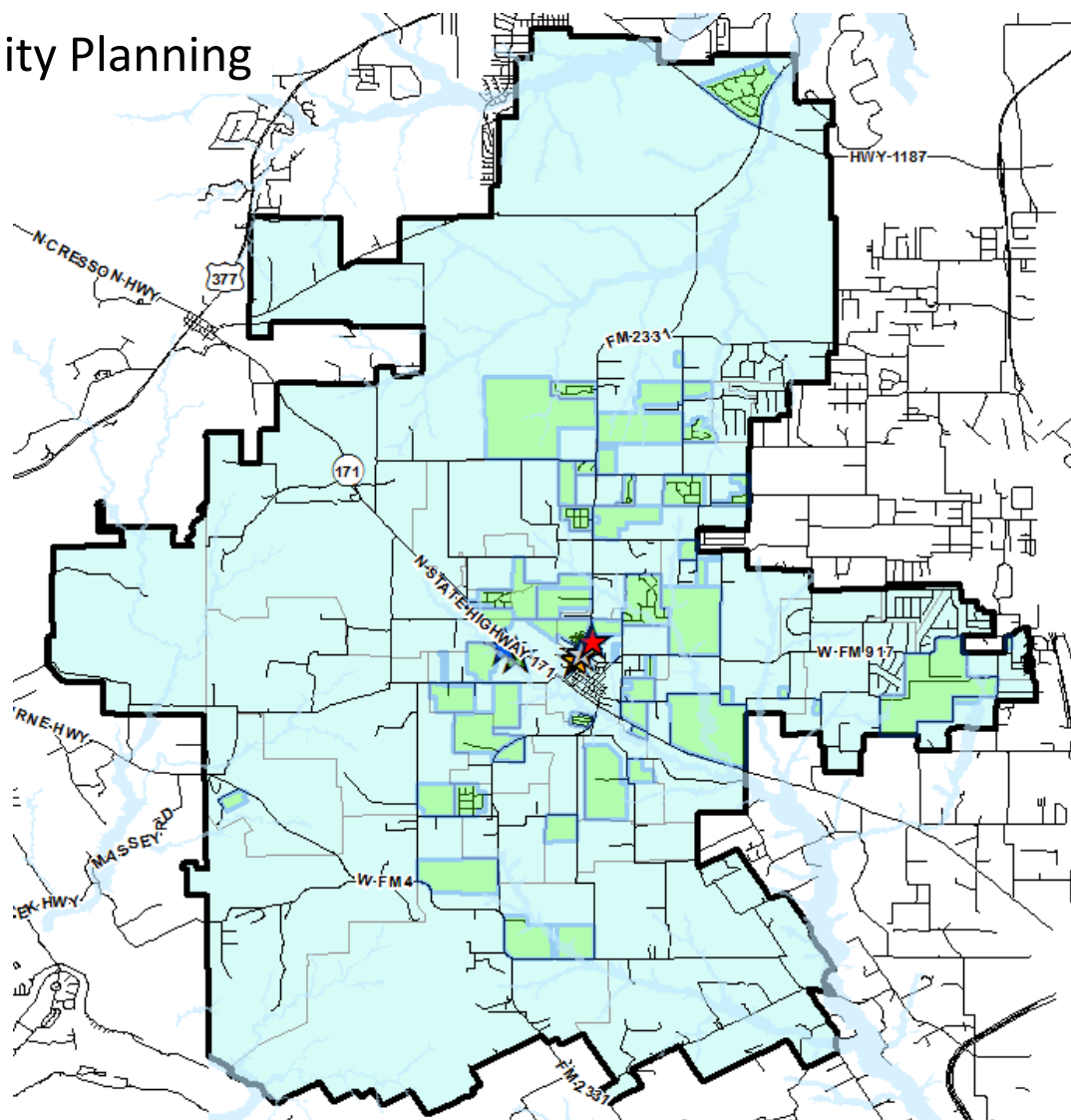
Ten Year Forecast by Grade Level



			Fall	ENROLLMENT PROJECTIONS									
CAMPUS	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
GODLEY ELEMENTARY SCHOOL	670	460	533	571	648	757	882	1,025	1,141	1,272	1,386	1,502	1,595
ELEMENTARY TOTALS		460	533	571	648	757	882	1,025	1,141	1,272	1,386	1,502	1,595
Elementary Absolute Change		-14	73	38	77	109	125	143	116	131	114	116	93
Elementary Percent Change		-2.95%	15.87%	7.20%	13.46%	16.76%	16.54%	16.18%	11.29%	11.49%	8.97%	8.38%	6.19%
GODLEY INTERMEDIATE SCHOOL	382	905	936	1,053	1,184	1,413	1,708	2,092	2,373	2,667	2,955	3,259	3,524
INTERMEDIATE TOTALS		905	936	1,053	1,184	1,413	1,708	2,092	2,373	2,667	2,955	3,259	3,524
Intermediate Absolute Change		10	31	117	131	229	295	384	281	294	288	304	264
Intermediate Percent Change		1.12%	3.43%	12.47%	12.48%	19.30%	20.92%	22.46%	13.43%	12.40%	10.81%	10.30%	8.11%
GODLEY MIDDLE SCHOOL	550	390	413	427	451	533	622	700	851	1,002	1,074	1,184	1,309
MIDDLE SCHOOL TOTALS		390	413	427	451	533	622	700	851	1,002	1,074	1,184	1,309
Middle School Absolute Change		50	23	14	24	82	89	78	151	151	72	110	125
Middle School Percent Change		14.71%	5.90%	3.39%	5.62%	18.18%	16.70%	12.54%	21.57%	17.74%	7.19%	10.24%	10.56%
GODLEY HIGH SCHOOL	850	688	696	769	832	885	981	1,099	1,252	1,416	1,647	1,833	2,026
HIGH SCHOOL TOTALS		688	696	769	832	885	981	1,099	1,252	1,416	1,647	1,833	2,026
High School Absolute Change		49	8	73	63	53	96	118	153	164	231	186	193
High School Percent Change		7.67%	1.16%	10.49%	8.19%	6.37%	10.85%	12.03%	13.92%	13.10%	16.31%	11.29%	10.53%
LINKS ACADEMY		0	26	26	26	26	26	26	26	26	26	26	26
DISTRICT TOTALS		2,443	2,604	2,846	3,141	3,614	4,219	4,942	5,642	6,382	7,088	7,804	8,479
District Absolute Change		95	161	242	295	472	606	722	701	740	705	716	675
District Percent Change		4.05%	6.59%	9.30%	10.38%	15.03%	16.76%	17.12%	14.18%	13.12%	11.05%	10.11%	8.65%



Facility Planning



District Statistics:

Square miles = 122
Fall 2021 Enrollment = 2,604

Current Vacant Developed Lot supply = 780
Future Lot supply = 16,200
Vacant land potential = 25,000 lots

**10-15 year horizon to build 17,000 homes
(.6 to .8) student ration to home**

Elementary = 8,757 – 9,607

Middle = 4,516

High = 5,481 – 6,331

Total = 18,754 – 20,454

Schools needed:

Elementary (cap. 700) = 13 - 15

Middle (1,000) = 5-7

High (2,500) = 2-3

Methodology = (student ration x homes x yield
+ current students)

Yields = (Elementary .44 - .49)

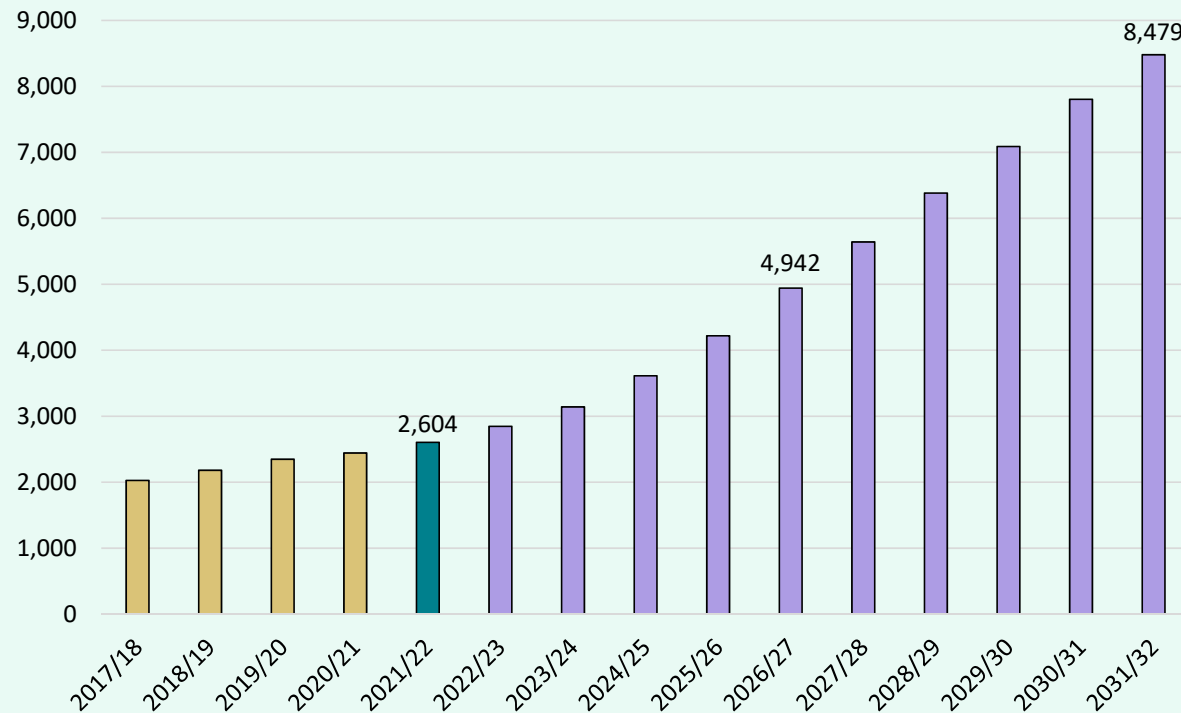
(Middle .23)

(High .28 - .33)



Key Takeaways

Enrollment Forecast



- Godley ISD enrollment grew by more than 650 students in the last 5 years
- Despite the impacts of COVID-19, 2020/21 enrollment increased 4% or 95 students from 2019/20
- 2021 total home sales within GISD are on pace to exceed 2020 totals
- The district has over 780 lots currently available to build on, with over 16,200 additional lots in the planning stages
- Groundwork is currently underway on roughly 830 lots that will impact the district in the next 1-2 years
- GISD is forecasted to enroll nearly 5,000 students by 2026/27 and nearly 8,500 by 2031/32
- 15-20 year enrollment growth could put district enrollment between 18,000 to 20,000 students