

Georgetown Independent School District



Quarterly Report 1Q17

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*


TEMPLETON
DEMOGRAPHICS



Economic Conditions – Austin Area (March 2017)

2.6%

28,131 new jobs
National rate 1.2%



Job Growth

15,341

2,702 more
starts than 1Q16



**Annual
Home Starts**

0.5%

U.S. 4.6%
Texas 5.0%
Austin MSA 3.6%
Georgetown 4.5%



**Unemployment
Rate**





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,401	2,095	3,439	12,823
2	Austin ISD	2,294	1,611	1,677	10,021
3	Hays CISD	1,252	1,364	1,724	16,659
4	Pflugerville ISD	1,370	1,245	1,669	11,718
5	Georgetown ISD**	1,096	1,214	2,341	16,473*
6	Round Rock ISD	1,272	1,156	1,709	2,815
7	Hutto ISD	1,002	948	1,073	5,195
8	Del Valle ISD	930	852	941	30,339
9	Manor ISD	816	755	1,693	15,247
10	Lake Travis ISD	884	734	1,953	4,098
11	Liberty Hill ISD	627	428	1,575	5,615
12	Dripping Springs ISD	484	375	1,259	6,513
13	Jarrell ISD	274	237	266	7,197
14	San Marcos CISD	241	153	193	8,234
15	Lockhart ISD	60	77	15	1,394
16	Taylor ISD	67	73	120	0
17	Elgin ISD	40	65	50	5,958
18	Bastrop ISD	126	64	1,374	17,870
19	Lago Vista ISD	41	49	550	3,511
20	Eanes ISD	46	32	147	96

*Based on additional TD research.

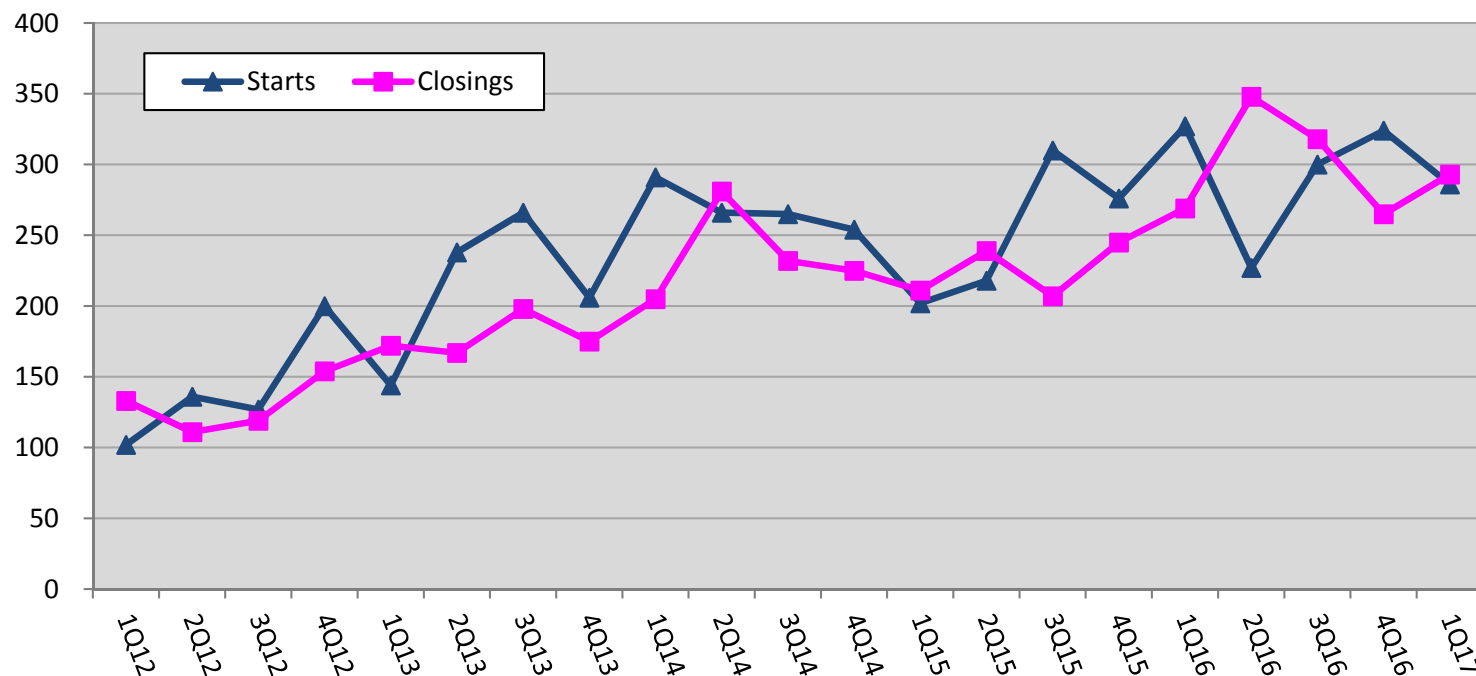
Numbers **include age restricted communities like Sun City and Somerset Hills





New Housing Activity 1Q17

Georgetown ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	102	144	291	202	327	286
2Q	136	238	266	218	227	
3Q	127	266	265	308	301	
4Q	200	206	254	264	324	
Total	565	854	1,076	992	1,179	286

Closings	2012	2013	2014	2015	2016	2017
1Q	133	172	205	211	269	293
2Q	111	167	281	239	348	
3Q	119	198	232	207	321	
4Q	154	175	225	245	265	
Total	517	712	943	902	1,203	293

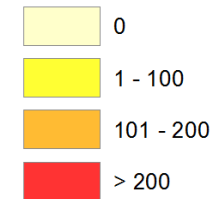
- Georgetown ISD had a strong start to 2017 with 286 starts & 293 closes in 1Q17
- New home closings are up nearly 10% over the previous first quarter
- District new home inventory is at a healthy 5.9 month's supply



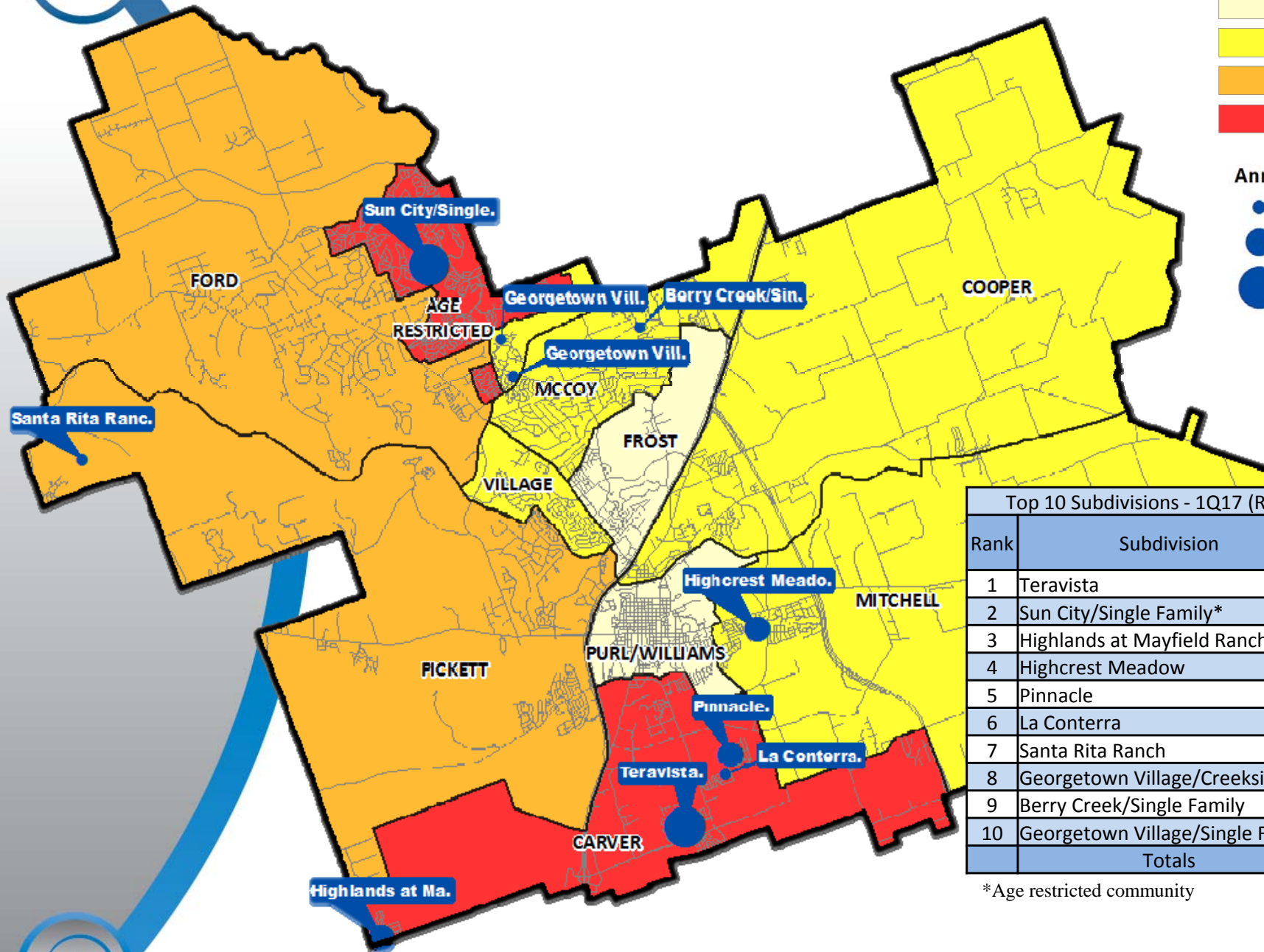
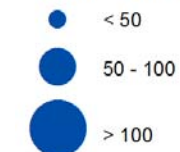


Annual Closing Distribution 1Q17

Annual Closings by Elem



Annual Closings by Subs



Top 10 Subdivisions - 1Q17 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	VDL	Future
1	Teravista	275	220	107
2	Sun City/Single Family*	251	295	563
3	Highlands at Mayfield Ranch	99	202	511
4	Highcrest Meadow	78	0	0
5	Pinnacle	77	0	0
6	La Conterra	65	149	0
7	Santa Rita Ranch	62	126	1,775
8	Georgetown Village/Creekside	53	90	0
9	Berry Creek/Single Family	44	17	0
10	Georgetown Village/Single Family	39	62	0
Totals		1,043	1,161	2,956

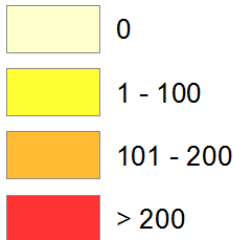
*Age restricted community



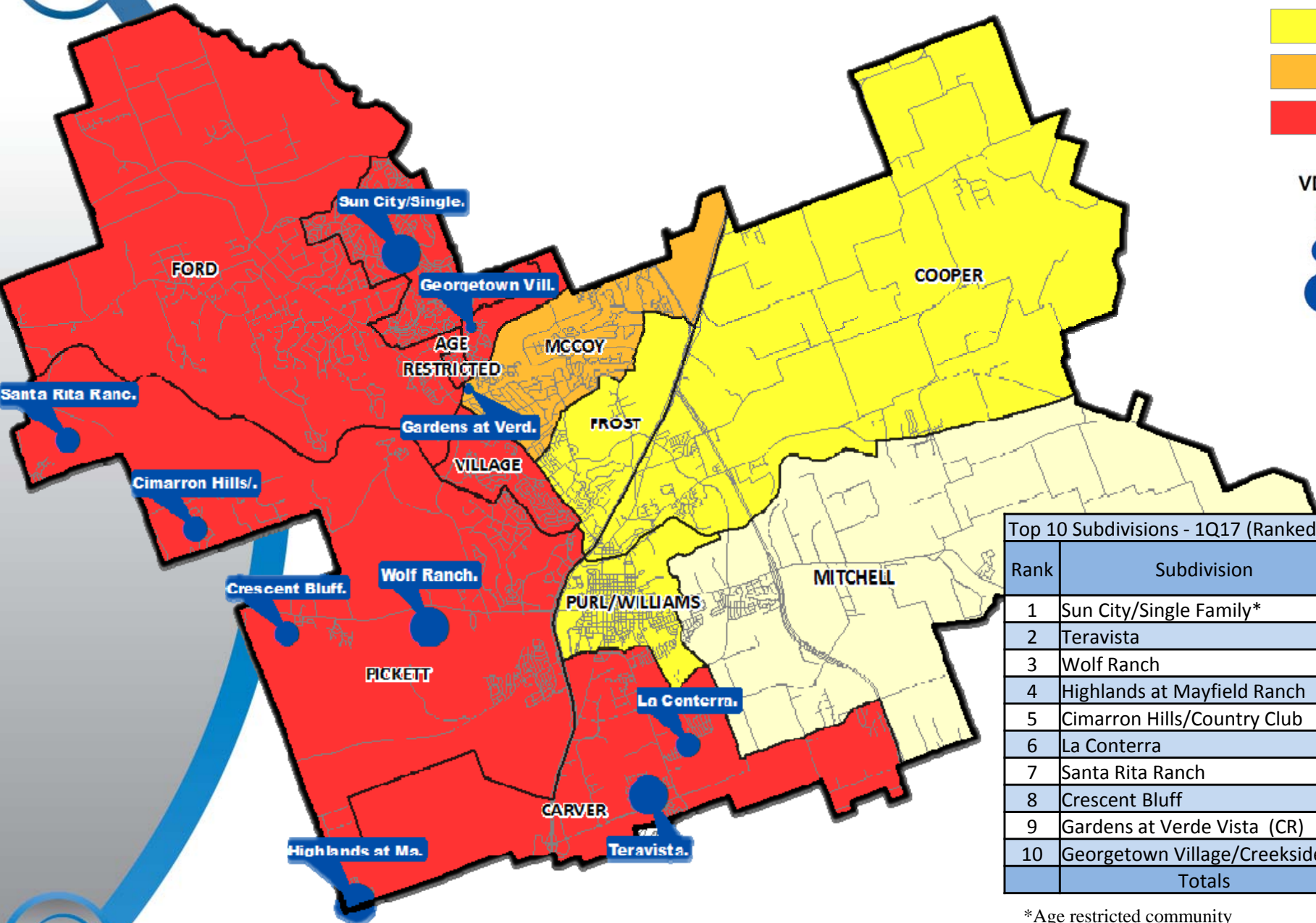
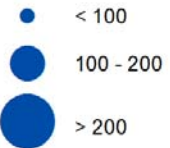


Vacant Developed Lots 1Q17

VDL by Elem



VDL by Sub



Top 10 Subdivisions - 1Q17 (Ranked by remaining VDL)

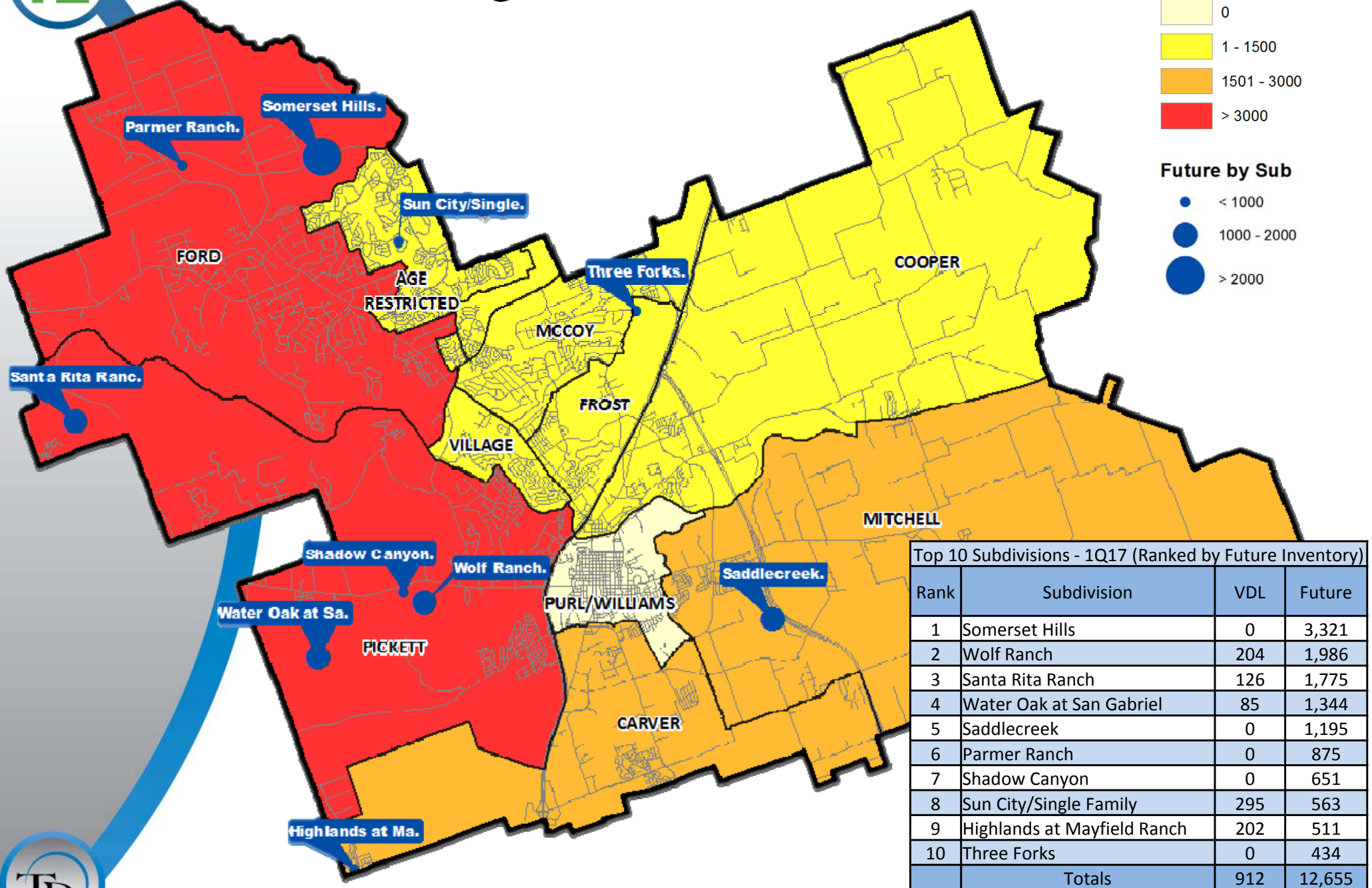
Rank	Subdivision	VDL	Future
1	Sun City/Single Family*	295	563
2	Teravista	220	107
3	Wolf Ranch	204	1,986
4	Highlands at Mayfield Ranch	202	511
5	Cimarron Hills/Country Club	176	235
6	La Conterra	149	0
7	Santa Rita Ranch	126	1,775
8	Crescent Bluff	111	25
9	Gardens at Verde Vista (CR)	97	41
10	Georgetown Village/Creekside	90	0
Totals		1,670	5,243

*Age restricted community





Future Lots 1Q17



Top 10 Subdivisions - 1Q17 (Ranked by Future Inventory)

Rank	Subdivision	VDL	Future
1	Somerset Hills	0	3,321
2	Wolf Ranch	204	1,986
3	Santa Rita Ranch	126	1,775
4	Water Oak at San Gabriel	85	1,344
5	Saddlecreek	0	1,195
6	Parmer Ranch	0	875
7	Shadow Canyon	0	651
8	Sun City/Single Family	295	563
9	Highlands at Mayfield Ranch	202	511
10	Three Forks	0	434
Totals		912	12,655

*Age restricted community



Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	438	107	516	105	214	571	2,354
COOPER	3	0	26	0	1	1	374
FORD	145	40	140	32	87	325	4,544
FROST	0	0	0	0	0	21	484
MCCOY	59	9	48	18	28	116	144
MITCHELL	30	0	78	3	1	0	2,100
PICKETT	139	46	120	40	155	785	6,388
PURL/WILLIAMS	0	0	0	0	0	6	0
VILLAGE	96	21	98	27	54	220	85
GRAND TOTAL*	910	223	1,026	225	540	2,045	16,473

*Table does NOT include Age Restricted communities or zones



Highest activity in the category



Second highest activity in the category

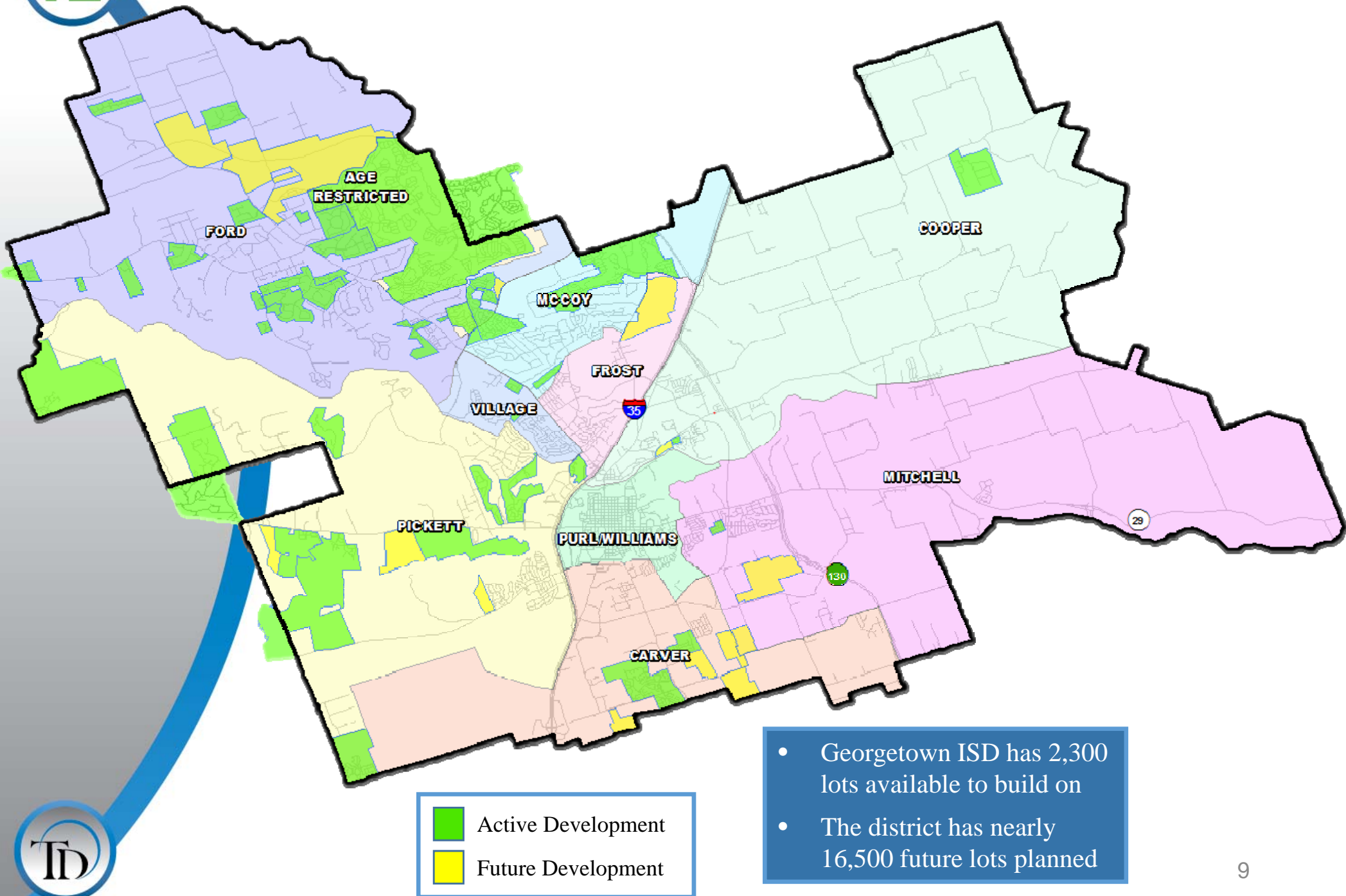


Third highest activity in the category





District Housing Overview





Residential Update

- Georgetown ISD has groundwork underway on 452 lots
 - Gatlin Creek – 70
 - Saddlecreek – 234
 - Somerst Ranch - 29
 - Terravista – 40
 - Water Oak at San Gabriel – 79
- Key Updates:
 - Crescent Bluff began home construction in their first phase
 - Saddlecreek and Gatlin Creek both have groundwork underway on their first phases, and anticipate starting home construction by July 2017

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	% Growth
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370		
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554	184	1.8%
2014/15	39	298	664	750	781	762	804	804	754	856	797	852	881	829	780	10,651	97	0.9%
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997	346	3.2%
2016/17	40	311	744	766	778	843	850	860	865	922	830	960	916	879	880	11,444	447	4.1%
2017/18	40	347	772	799	831	846	893	920	879	889	951	940	982	897	876	11,862	418	3.7%
2018/19	40	347	806	844	866	908	908	961	965	921	927	1,065	946	947	891	12,342	480	4.0%
2019/20	40	347	849	872	918	949	991	992	977	991	944	1,028	1,068	913	940	12,819	477	3.9%
2020/21	40	347	894	920	939	1,004	1,017	1,076	1,014	1,013	1,028	1,049	1,028	1,038	901	13,308	489	3.8%
2021/22	40	347	932	971	997	1,024	1,075	1,107	1,099	1,048	1,054	1,127	1,032	994	1,025	13,872	564	4.2%
2022/23	40	347	973	1,013	1,053	1,085	1,112	1,175	1,125	1,135	1,075	1,159	1,107	1,000	983	14,382	510	3.7%
2023/24	40	347	1,012	1,055	1,092	1,142	1,167	1,212	1,196	1,161	1,172	1,186	1,138	1,074	988	14,982	600	4.2%
2024/25	40	347	1,053	1,101	1,145	1,182	1,228	1,272	1,233	1,234	1,197	1,294	1,162	1,104	1,061	15,653	671	4.5%
2025/26	40	347	1,088	1,144	1,187	1,242	1,268	1,333	1,292	1,273	1,270	1,322	1,265	1,128	1,091	16,290	637	4.1%
2026/27	40	347	1,119	1,191	1,232	1,280	1,326	1,369	1,355	1,334	1,312	1,403	1,293	1,230	1,114	16,945	655	4.0%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may enroll more than 12,000 students by 2018
- 5 year growth = 2,428 students
- 2021/22 enrollment = 13,872
- 10 year growth = 5,501 students
- 2026/27 enrollment = 16,945

Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT HISTORY									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Annie Purl Elementary	832	442	811	812	851	853	867	860	859	866	867	873
Carver Elementary	910	861	792	878	944	1,036	1,079	1,152	1,208	1,273	1,340	1,376
Dell Pickett Elementary	495	329	363	429	507	568	637	726	818	915	1,006	1,096
Frost Elementary	496	418	427	444	444	457	461	467	480	487	495	504
Mitchell Elementary	792	531	760	779	829	881	930	990	1,037	1,095	1,141	1,200
Ford Elementary	653	543	567	588	625	664	714	767	805	855	901	937
Cooper Elementary	693	520	514	491	479	461	471	482	487	498	505	512
Mccoy Elementary	792	594	604	614	617	627	634	649	660	670	681	690
Village Elementary	633	559	610	645	662	690	700	705	713	709	713	716
Williams Elementary	515	395	0	0	0	0	0	0	0	0	0	0
ELEMENTARY SCHOOL TOTALS	6,811	5,192	5,448	5,680	5,958	6,237	6,493	6,798	7,067	7,368	7,649	7,904
Elementary Absolute Change		201	256	232	278	279	256	305	269	301	281	255
Elementary Percent Change		4.03%	4.93%	4.26%	4.89%	4.68%	4.10%	4.70%	3.96%	4.26%	3.81%	3.33%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2020
- Purl Elementary will enroll roughly 810 students this fall with 2017/18 boundaries
- Mitchell Elementary will enroll 760 students this fall with 2017/18 boundaries
- Total elementary enrollment is anticipated to grow by more than 4% annually for the next several years

Ten Year Forecast

By Middle School & High School Campus

		Current	ENROLLMENT HISTORY									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Forbes Middle School	974	803	778	743	704	725	705	671	658	668	681	690
Benold Middle School	974	918	794	828	854	880	911	929	981	1,017	1,050	1,102
Tippit Middle School	808	892	745	604	660	742	811	911	985	1,044	1,111	1,170
Wagner Middle School	950	0	398	634	690	704	770	820	901	931	989	1,035
MIDDLE SCHOOL TOTALS	3,706	2,613	2,715	2,809	2,908	3,051	3,197	3,331	3,525	3,660	3,831	3,997
Middle School Absolute Change		95	102	94	99	143	146	134	194	135	171	166
Middle School Percent Change		3.77%	3.90%	3.46%	3.52%	4.92%	4.79%	4.19%	5.82%	3.83%	4.67%	4.33%
East View High School	2,000	1,566	1,607	1,744	1,758	1,824	1,921	1,916	2,051	2,256	2,426	2,646
Georgetown High School	2,000	1,940	1,959	1,976	2,062	2,063	2,128	2,204	2,206	2,236	2,251	2,265
Richarte High School	100	68	68	68	68	68	68	68	68	68	68	68
HIGH SCHOOL TOTALS	4,100	3,574	3,634	3,788	3,888	3,955	4,117	4,188	4,325	4,560	4,745	4,979
High School Absolute Change		121	60	154	100	67	162	71	137	235	185	234
High School Percent Change		3.50%	1.68%	4.24%	2.64%	1.72%	4.10%	1.72%	3.27%	5.43%	4.06%	4.93%
Georgetown Alternative Program	80	3	3	3	3	3	3	3	3	3	3	3
Williamson County Detention Ctr.		28	28	28	28	28	28	28	28	28	28	28
Williamson County JJAEP		34	34	34	34	34	34	34	34	34	34	34
ALTERNATIVE CAMPUS TOTALS		65	65	65	65	65	65	65	65	65	65	65
DISTRICT TOTALS		11,444	11,862	12,342	12,819	13,308	13,872	14,382	14,982	15,653	16,290	16,945
District Absolute Change		447	418	480	477	489	564	510	600	671	637	655
District Percent Change		4.06%	3.65%	4.05%	3.86%	3.81%	4.24%	3.68%	4.17%	4.48%	4.07%	4.02%

*Yellow box = enrollment exceeds stated capacity

- Wagner Middle School is anticipated to open this fall with roughly 400 students
- East View High School is anticipated to enroll more than 1,600 students by this fall, and more than 1,800 students by 2020



Summary

- Georgetown's unemployment rate is currently 4.5%.
- Georgetown ISD closed nearly 300 homes in the first quarter of 2017, the most 1Q home closings in more than 7 years.
- Teravista accounted for more than a quarter of all district annual home starts.
- Crescent Bluff has delivered its first phase and begun homebuilding.
- GISD can expect an increase of approximately 2,400 students during the next 5 years.
- 2021/22 enrollment projection= 13,872.
- Georgetown ISD is projected to enroll more than 16,900 students for the 2026/27 school year.