

*Georgetown
Independent
School
District*



Quarterly
Report
1Q19

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – Austin Area (March 2019)

2.2%

25,073 new jobs
National rate 1.0%



Job Growth

Unemployment Rate



U.S. 3.8%
Texas 3.8%
Austin MSA 2.7%
Georgetown 3.5%

-0.2%

16,659

224 more home starts than 1Q18



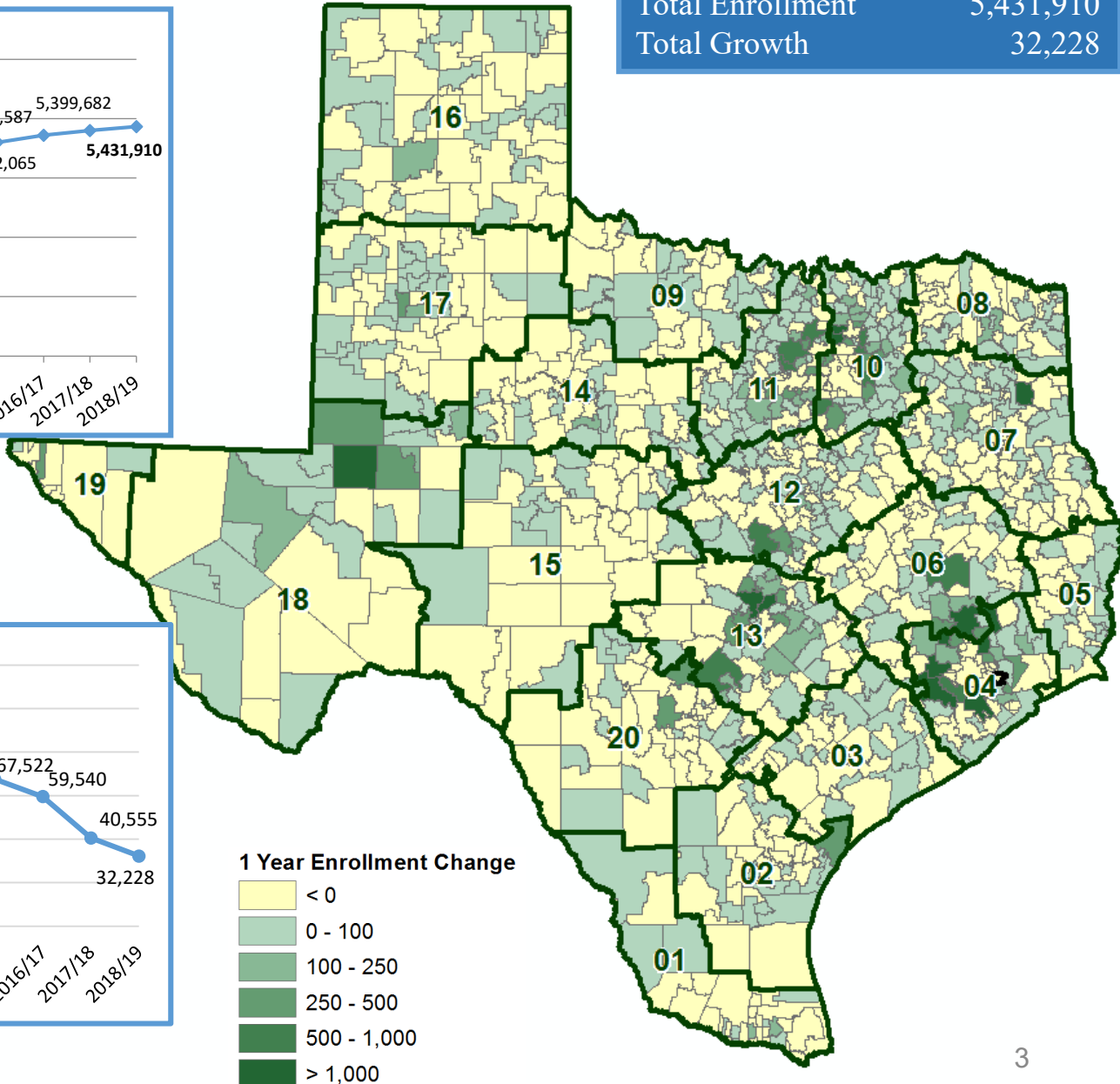
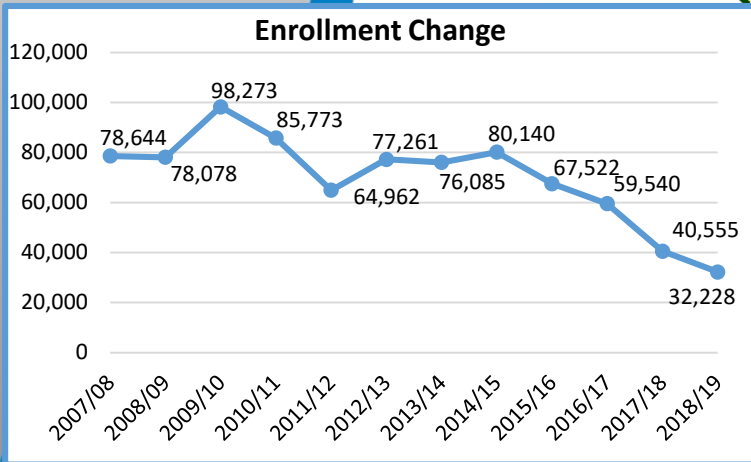
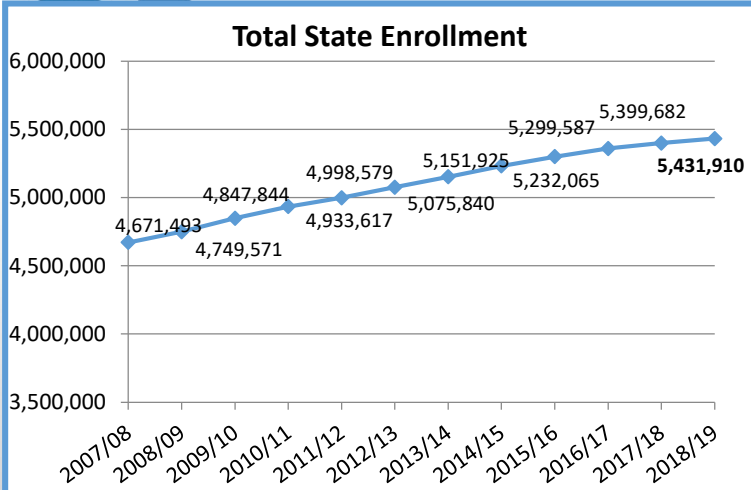
Annual Home Starts





Texas Enrollment Trends

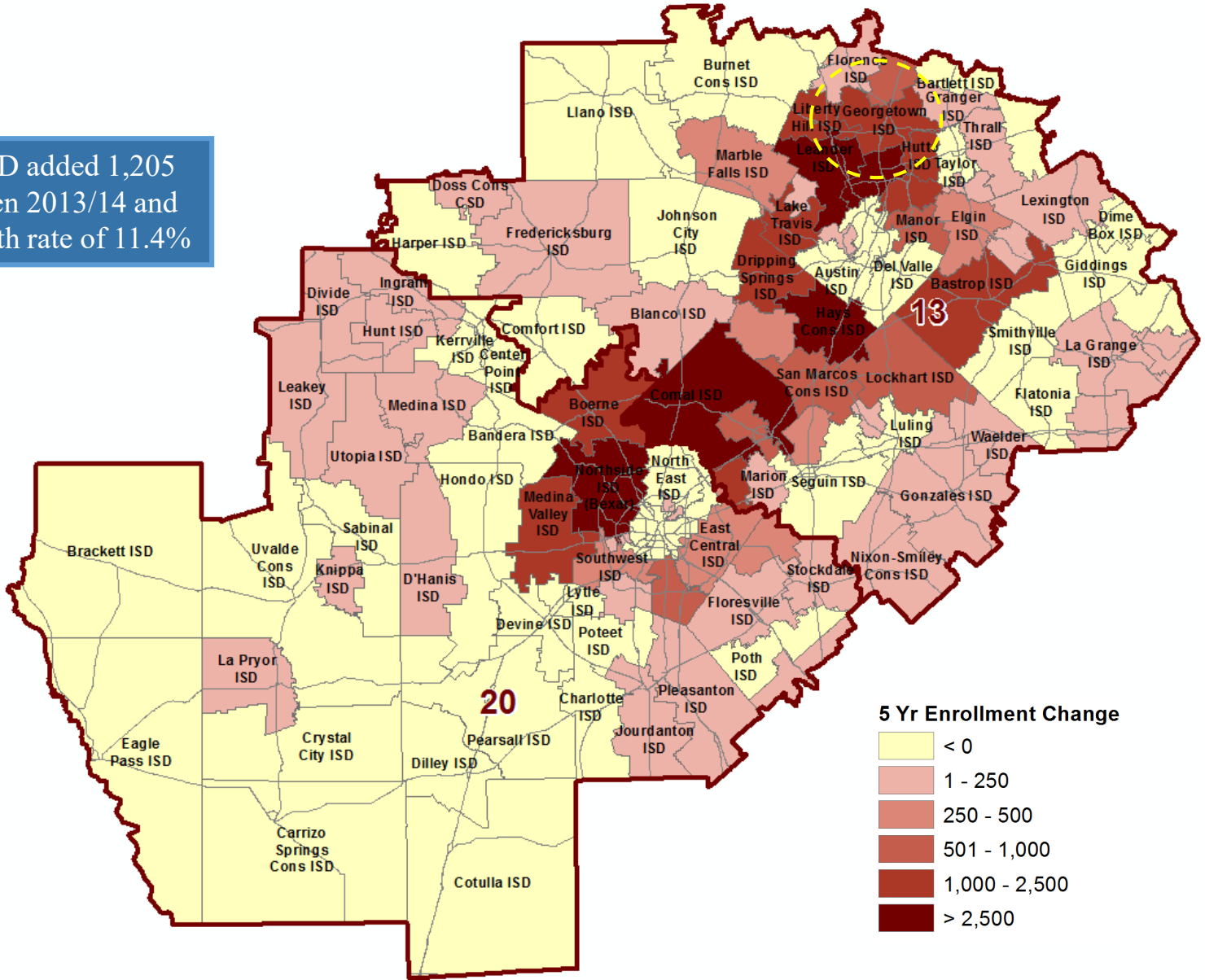
2018/19 State Enrollment
 Total Enrollment 5,431,910
 Total Growth 32,228





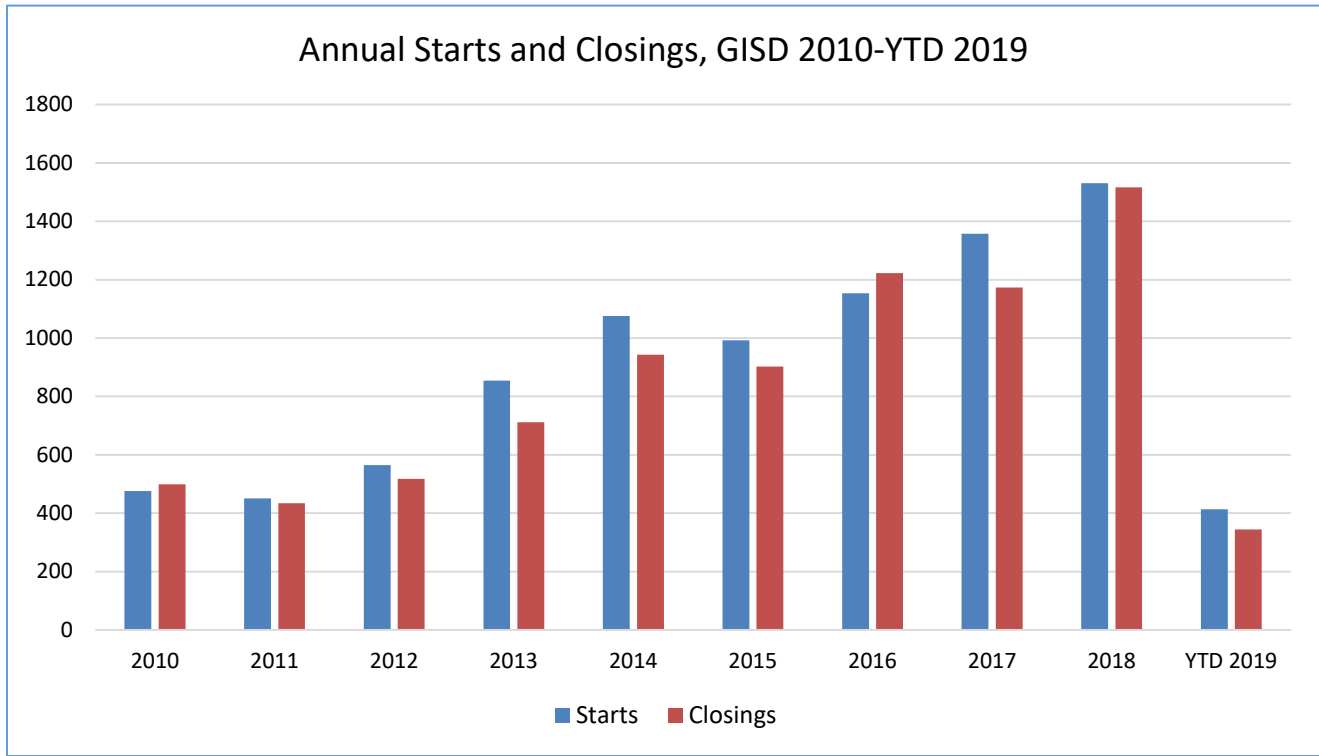
Region 13 & 20 Enrollment Trends

Georgetown ISD added 1,205 students between 2013/14 and 2018/19, a growth rate of 11.4%





New Housing Activity



Starts	2014	2015	2016	2017	2018	2019
1Q	291	202	327	280	385	413
2Q	266	218	227	349	448	
3Q	265	308	314	399	433	
4Q	254	264	286	329	265	
Total	1,076	992	1,154	1,357	1,531	413

Closings	2014	2015	2016	2017	2018	2019
1Q	205	211	269	285	323	344
2Q	281	239	348	265	409	
3Q	232	207	333	347	394	
4Q	225	245	272	276	390	
Total	943	902	1,222	1,173	1,516	344

- GISD started 413 new homes in 1Q19, which is roughly 30 homes more than in 1Q18
- The district closed nearly 350 homes in 1Q19, which is the most first quarter new home closings to date
- At the current pace, the district could start more than 1,600 homes in 2019, and close nearly 1,400





Austin New Home Ranking Report

ISD Ranked by Annual Closings- 1Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,319	2,188	3,334	12,862
2	Pflugerville ISD	1,831	1,602	1,490	10,878
3	Georgetown ISD*	1,580	1,548	3,008	17,286
4	Austin ISD	1,469	1,480	1,450	10,983
5	Round Rock ISD	1,238	1,383	1,058	5,864
6	Hays CISD	1,609	1,346	2,150	33,034
7	Manor ISD	1,247	1,184	1,209	16,144
8	Hutto ISD	1,035	914	1,086	7,370
9	Del Valle ISD	768	849	762	34,502
10	Liberty Hill ISD	1,116	815	2,125	11,318
11	Lake Travis ISD	636	697	1,848	5,346
12	Dripping Springs ISD	605	624	1,328	6,438
13	Jarrell ISD	369	304	332	7,717
14	San Marcos CISD	360	272	372	8,951
15	Bastrop ISD	183	266	1,219	19,622
16	Eanes ISD	87	107	105	154
17	Elgin ISD	80	76	200	6,065
18	Lago Vista ISD	66	54	715	3,533
19	Taylor ISD	32	46	217	871
20	Lockhart ISD	40	12	55	1,660

*Based on additional research by Templeton Demographics staff and figures INCLUDE age restricted communities within GISD

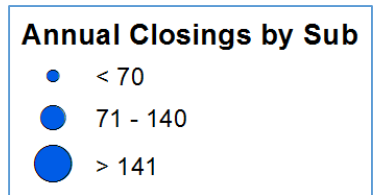
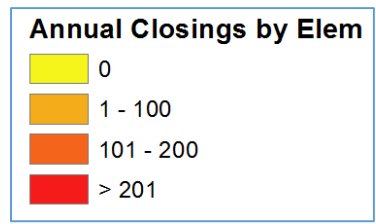
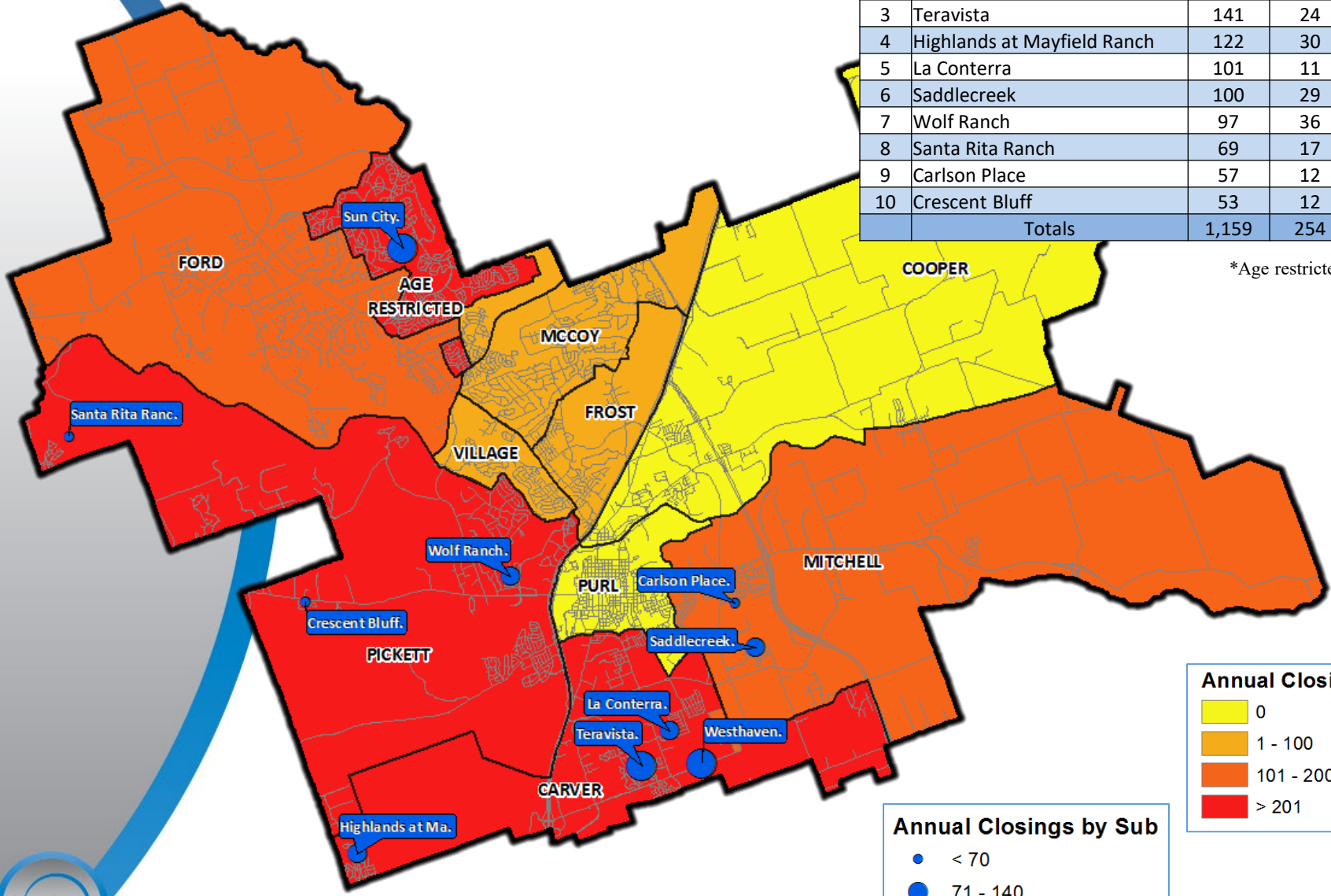




Annual Closing Distribution

Top 10 Subdivisions - 1Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sun City*	275	68	263	2,700
2	Westhaven	144	15	14	192
3	Teravista	141	24	31	0
4	Highlands at Mayfield Ranch	122	30	201	271
5	La Conterra	101	11	167	0
6	Saddlecreek	100	29	496	171
7	Wolf Ranch	97	36	155	2,103
8	Santa Rita Ranch	69	17	253	1,960
9	Carlson Place	57	12	51	125
10	Crescent Bluff	53	12	21	628
Totals		1,159	254	1,652	8,150

*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	453	101	570	99	206	601	805
COOPER	0	0	0	0	0	93	173
FORD	99	33	120	17	74	310	2,491
FROST	0	0	6	0	3	60	1,080
MCCOY	32	5	54	12	17	113	395
MITCHELL	345	121	195	70	216	639	1,632
PICKETT	361	111	296	83	243	799	7,306
PURL	0	0	0	0	0	18	16
VILLAGE	23	2	31	4	8	47	688
GRAND TOTAL	1,313	373	1,272	285	767	2,680	14,586

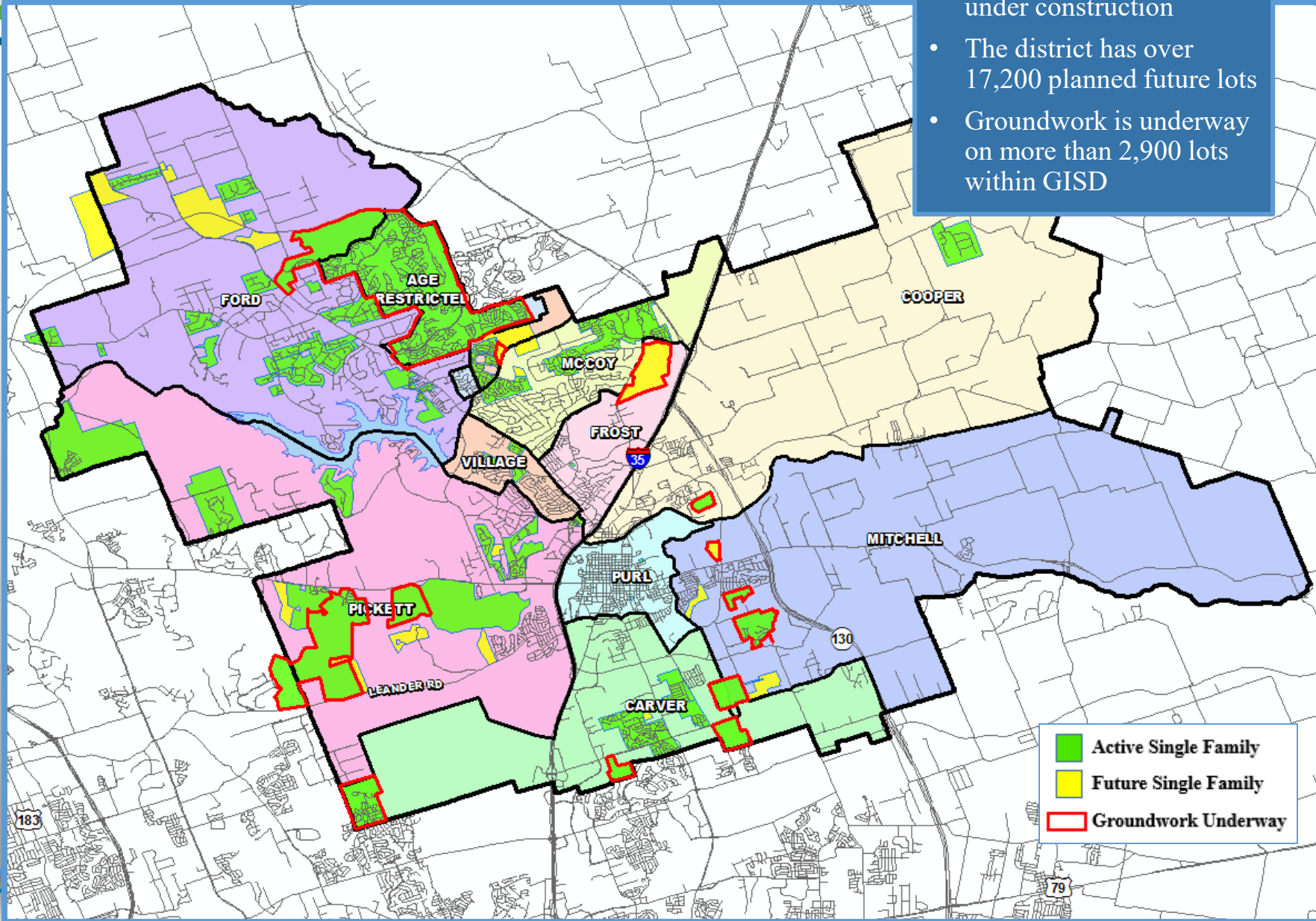
*Table does NOT include Age Restricted communities or zones

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



District Housing Overview

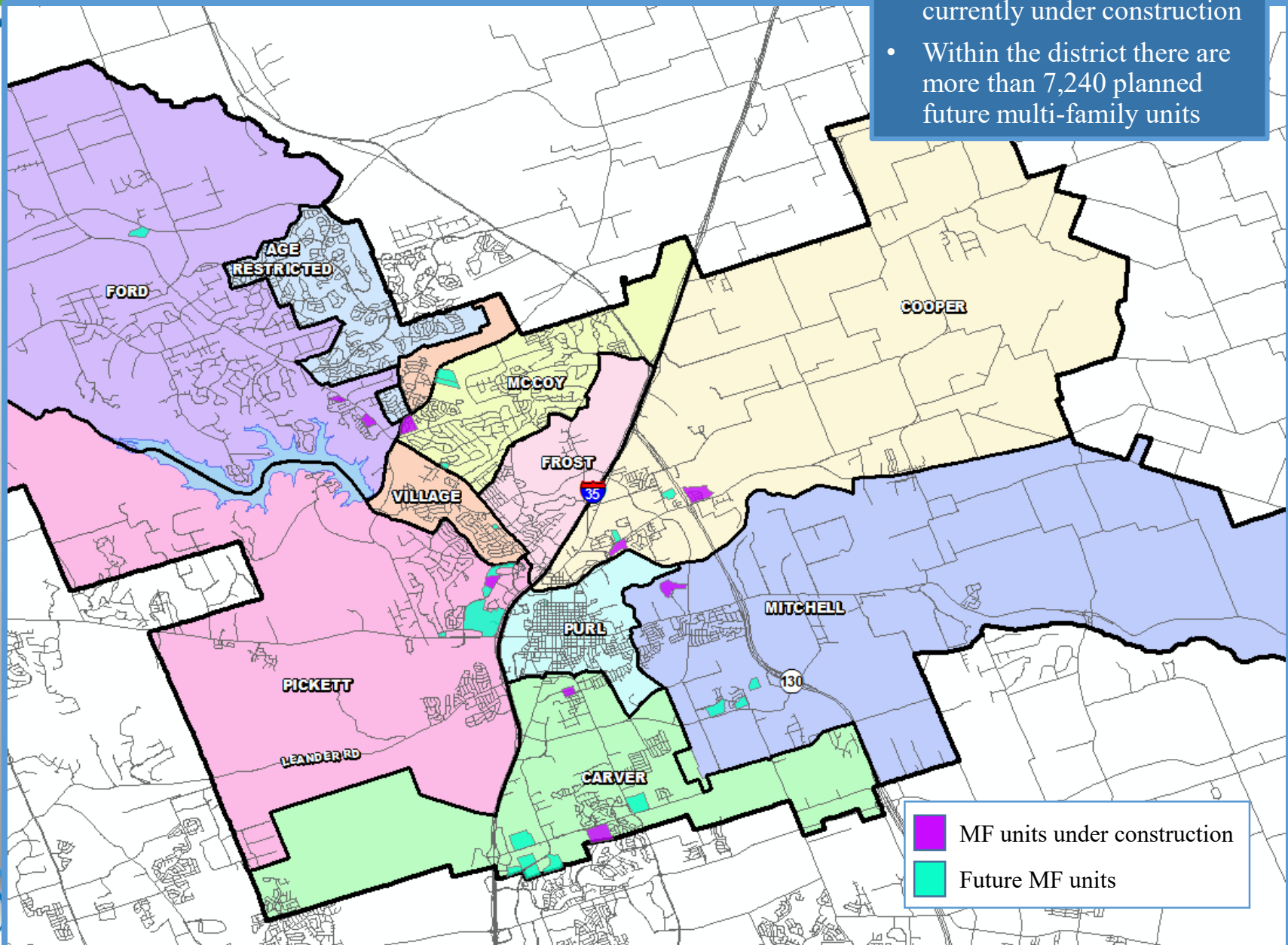
- GISD has approximately 480 homes currently under construction
- The district has over 17,200 planned future lots
- Groundwork is underway on more than 2,900 lots within GISD





Multi-Family Housing Overview

- GISD has approximately 1,886 multi-family units currently under construction
- Within the district there are more than 7,240 planned future multi-family units





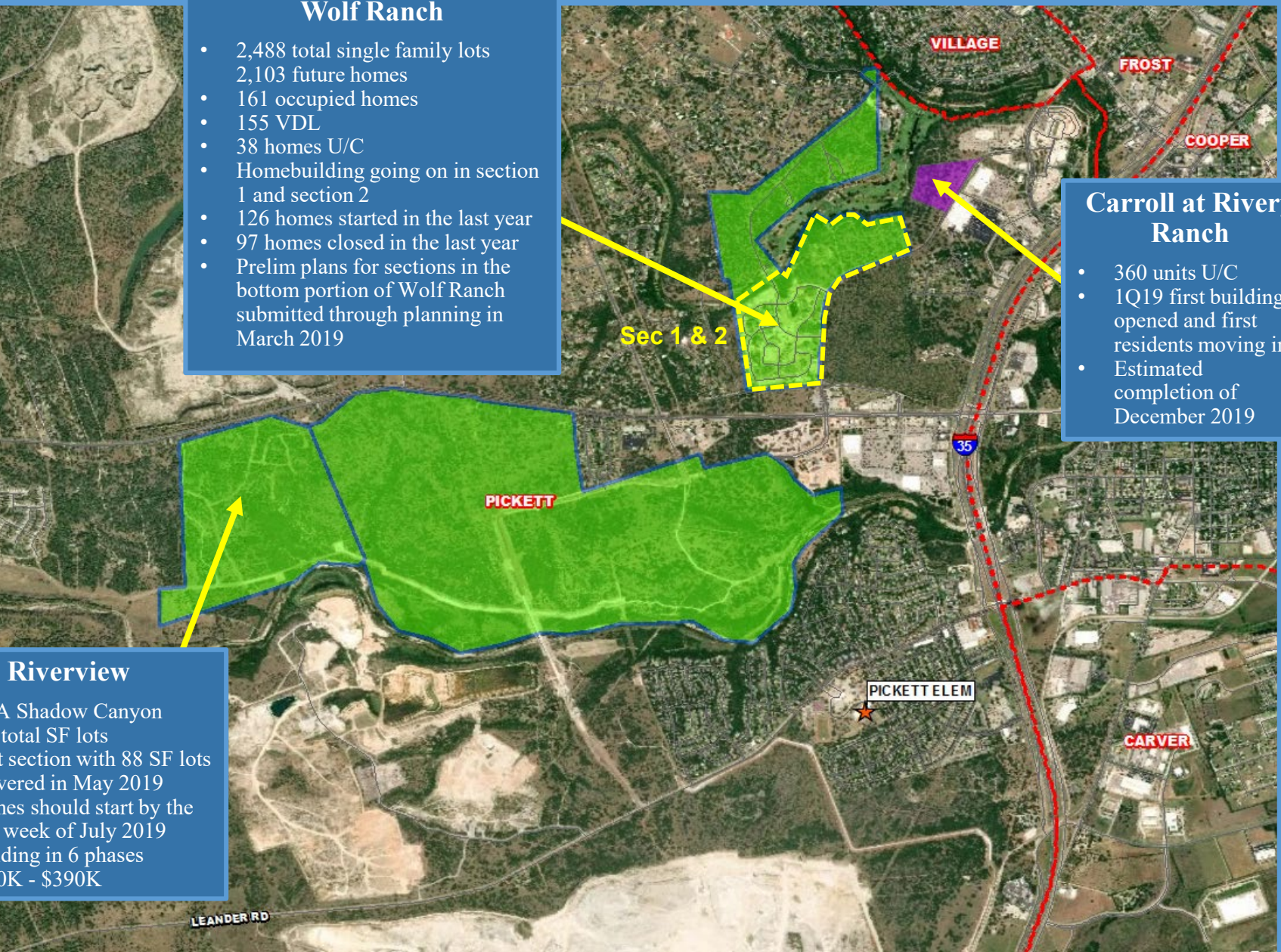
Residential Activity

Wolf Ranch

- 2,488 total single family lots
- 2,103 future homes
- 161 occupied homes
- 155 VDL
- 38 homes U/C
- Homebuilding going on in section 1 and section 2
- 126 homes started in the last year
- 97 homes closed in the last year
- Prelim plans for sections in the bottom portion of Wolf Ranch submitted through planning in March 2019

Carroll at Rivery Ranch

- 360 units U/C
- 1Q19 first buildings opened and first residents moving in
- Estimated completion of December 2019

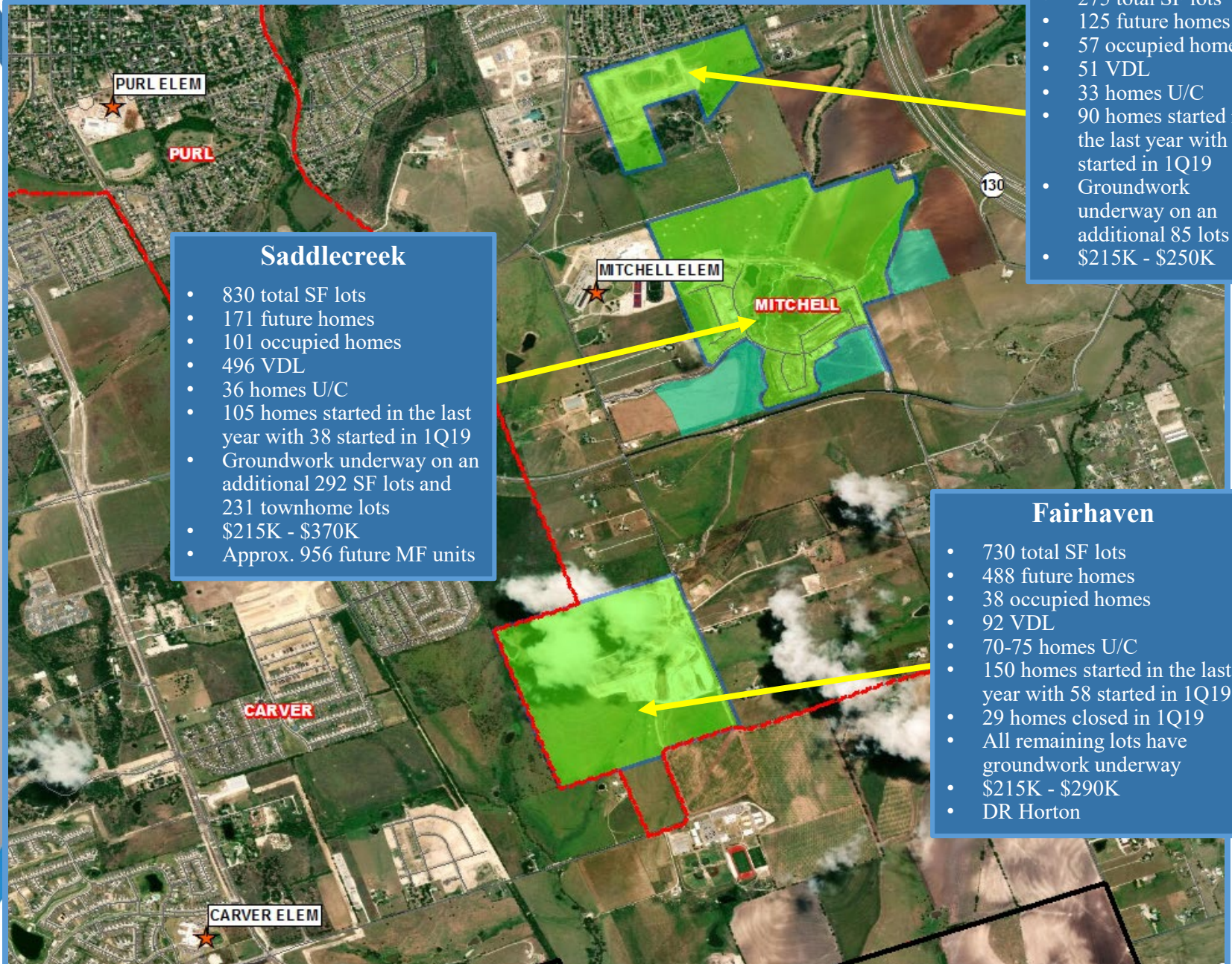


Riverview

- AKA Shadow Canyon
- 600 total SF lots
- First section with 88 SF lots delivered in May 2019
- Homes should start by the first week of July 2019
- Building in 6 phases
- \$310K - \$390K



Residential Activity



Saddlecreek

- 830 total SF lots
- 171 future homes
- 101 occupied homes
- 496 VDL
- 36 homes U/C
- 105 homes started in the last year with 38 started in 1Q19
- Groundwork underway on an additional 292 SF lots and 231 townhome lots
- \$215K - \$370K
- Approx. 956 future MF units

Carlson Place

- 275 total SF lots
- 125 future homes
- 57 occupied homes
- 51 VDL
- 33 homes U/C
- 90 homes started in the last year with 25 started in 1Q19
- Groundwork underway on an additional 85 lots
- \$215K - \$250K

Fairhaven

- 730 total SF lots
- 488 future homes
- 38 occupied homes
- 92 VDL
- 70-75 homes U/C
- 150 homes started in the last year with 58 started in 1Q19
- 29 homes closed in 1Q19
- All remaining lots have groundwork underway
- \$215K - \$290K
- DR Horton





Residential Activity

- ### Stillwater
- 230 total single family lots
 - 138 future homes
 - 93 lots were delivered in 1Q19
 - Homes starting in May/June 2019
 - First homes will be complete by September 2019 and first residents M/I
 - Groundwork underway on an additional 253 lots
 - \$225K - \$390K
 - Lennar





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
2014/15	39	298	664	750	781	762	804	804	754	856	797	852	882	829	780	10,652		
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997	345	3.2%
2016/17	44	322	751	768	779	841	853	856	870	928	832	954	894	856	877	11,425	428	3.9%
2017/18	50	348	731	789	785	783	890	869	881	869	926	904	941	880	866	11,512	87	0.8%
2018/19	63	331	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,763	251	2.2%
2019/20	63	331	820	843	829	909	844	898	920	927	938	997	1,013	925	934	12,191	428	3.6%
2020/21	63	331	865	895	907	890	969	907	933	959	969	1,038	1,001	996	912	12,635	444	3.6%
2021/22	63	331	908	947	958	977	956	1,052	921	966	989	1,074	1,022	989	981	13,134	499	3.9%
2022/23	63	331	948	1,001	1,014	1,024	1,044	1,037	1,077	943	1,000	1,097	1,067	1,010	977	13,633	499	3.8%
2023/24	63	331	985	1,030	1,077	1,081	1,101	1,131	1,064	1,116	976	1,108	1,089	1,065	997	14,214	581	4.3%
2024/25	63	331	1,011	1,070	1,107	1,148	1,159	1,191	1,151	1,099	1,144	1,082	1,096	1,080	1,050	14,782	568	4.0%
2025/26	63	331	1,045	1,098	1,141	1,189	1,225	1,250	1,218	1,188	1,137	1,271	1,074	1,088	1,067	15,385	603	4.1%
2026/27	63	331	1,057	1,128	1,176	1,218	1,271	1,322	1,275	1,260	1,230	1,263	1,256	1,068	1,073	15,991	606	3.9%
2027/28	63	331	1,064	1,133	1,210	1,257	1,303	1,371	1,348	1,319	1,300	1,367	1,248	1,246	1,054	16,614	623	3.9%
2028/29	63	331	1,082	1,151	1,214	1,298	1,347	1,407	1,398	1,394	1,363	1,444	1,350	1,239	1,231	17,312	698	4.2%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may enroll more than 12,000 students by 2019
- 5 year growth = 2,451 students
- 2023/24 enrollment = 14,214
- 10 year growth = 5,549 students
- 2028/29 enrollment = 17,312



Ten Year Forecast

By Elementary Campus

Campus	Capacity	HISTORY	Current	ENROLLMENT HISTORY									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Annie Purl Elementary	869	808	729	733	742	752	741	749	763	769	770	768	760
Carver Elementary	890	787	850	931	1,001	1,091	1,171	1,260	1,306	1,368	1,402	1,420	1,429
Dell Pickett Elementary	492	285	328	398	469	564	641	736	824	907	982	1,064	1,162
Frost Elementary	552	356	362	375	398	419	442	468	478	485	493	499	506
Mitchell Elementary	792	727	732	749	792	848	900	950	1,023	1,079	1,145	1,189	1,226
Ford Elementary	653	565	547	572	618	663	692	737	781	824	859	879	901
Cooper Elementary	693	553	589	616	637	665	694	692	676	666	666	659	657
Mccoy Elementary	808	609	611	616	635	653	650	671	684	692	698	701	709
Village Elementary	633	555	535	547	535	537	531	536	545	552	551	553	543
ELEMENTARY SCHOOL TOTALS	6,897	5,245	5,283	5,537	5,827	6,192	6,462	6,799	7,080	7,342	7,566	7,732	7,893
Elementary Absolute Change		31	38	254	290	365	270	337	281	262	224	166	161
Elementary Percent Change		0.59%	0.72%	4.81%	5.24%	6.26%	4.36%	5.22%	4.13%	3.70%	3.05%	2.19%	2.08%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2020
- Mitchell Elementary will enroll about 750 students by 2019/20



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	HISTORY	Current	ENROLLMENT HISTORY									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Forbes Middle School	974	673	604	627	644	620	606	623	660	686	705	707	706
Benold Middle School	974	891	827	797	832	856	905	911	917	943	1,004	1,072	1,123
Tippit Middle School	808	682	531	576	637	662	759	801	921	969	1,055	1,130	1,195
Wagner Middle School	950	429	738	778	741	731	743	814	889	938	994	1,051	1,124
MIDDLE SCHOOL TOTALS	3,706	2,675	2,700	2,778	2,854	2,869	3,013	3,149	3,387	3,536	3,758	3,960	4,148
Middle School Absolute Change		52	25	78	76	15	144	136	238	149	222	202	188
Middle School Percent Change		1.98%	0.93%	2.89%	2.74%	0.53%	5.02%	4.51%	7.56%	4.40%	6.28%	5.38%	4.75%
East View High School	2,000	1,565	1,677	1,707	1,820	1,903	1,995	2,095	2,109	2,274	2,409	2,612	2,867
Georgetown High School	2,250	1,950	1,979	2,045	2,010	2,046	2,039	2,047	2,082	2,109	2,134	2,186	2,280
Richarte High School	250	67	92	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS	4,500	3,582	3,748	3,844	3,922	4,041	4,126	4,234	4,283	4,475	4,635	4,890	5,239
High School Absolute Change		29	166	96	78	119	85	108	49	192	160	255	349
High School Percent Change		0.82%	4.63%	2.56%	2.03%	3.03%	2.10%	2.62%	1.16%	4.48%	3.58%	5.50%	7.14%
Georgetown Alternative Program	80	0	9	9	9	9	9	9	9	9	9	9	9
Williamson County Detention Ctr.		8	8	8	8	8	8	8	8	8	8	8	8
Williamson County JJAEP		2	15	15	15	15	15	15	15	15	15	15	15
ALTERNATIVE CAMPUS TOTALS		10	32	32	32	32	32	32	32	32	32	32	32
DISTRICT TOTALS		11,512	11,763	12,191	12,635	13,134	13,633	14,214	14,782	15,385	15,991	16,614	17,312
District Absolute Change		87	251	428	444	499	499	581	568	603	606	623	698
District Percent Change		0.76%	2.18%	3.64%	3.64%	3.95%	3.80%	4.26%	4.00%	4.08%	3.94%	3.90%	4.20%

*Yellow box = enrollment exceeds stated capacity

- Wagner Middle School may enroll over 750 students by 2019/20
- Georgetown High School is expected to be over capacity by 2019



Summary

- Georgetown's unemployment rate is at 3.5%.
- The district had the highest 1Q new home starts and closings to date.
- Groundwork is currently underway on over 2,900 lots within GISD.
- GISD can expect an increase of over 2,400 students during the next 5 years.
- 2023/24 enrollment projection is 14,214 students.
- GISD is projected to enroll more than 17,300 students for the 2028/29 school year.