

*Georgetown
Independent
School
District*



Quarterly
Report
2Q16

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



TEMPLETON
DEMOGRAPHICS

Economic Conditions – Austin Area (June 2016)

4.0%

38,000 new jobs
National rate 1.7%



Job Growth

**Unemployment
Rate**



U.S. 5.1%
Texas 4.8%
Austin MSA 3.3%
Georgetown 3.8%

-0.4%

13,407

2,066 more
than 2Q15

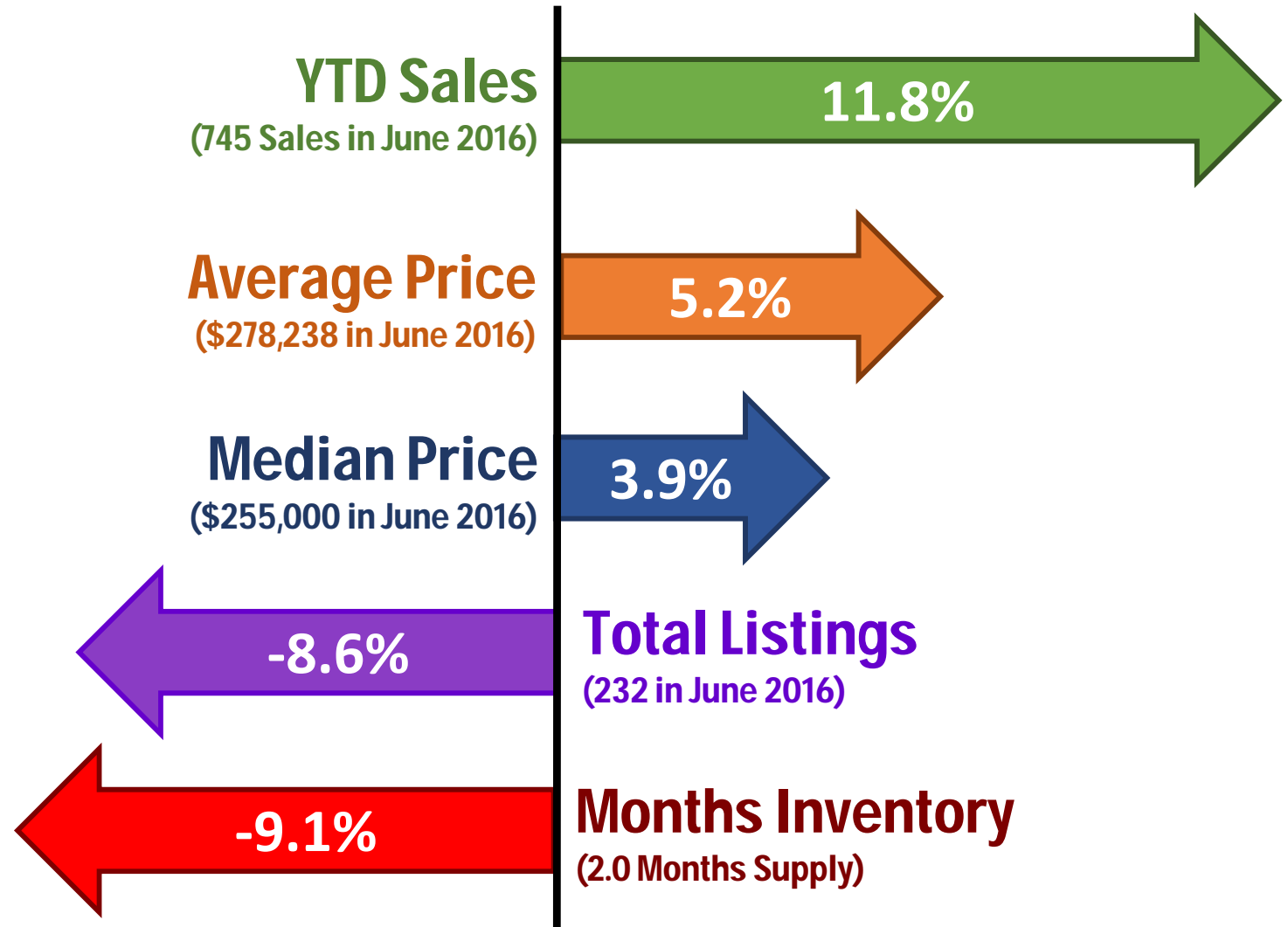


**Annualized
Home Starts**



Georgetown Housing Market

Year-Over-Year Comparisons

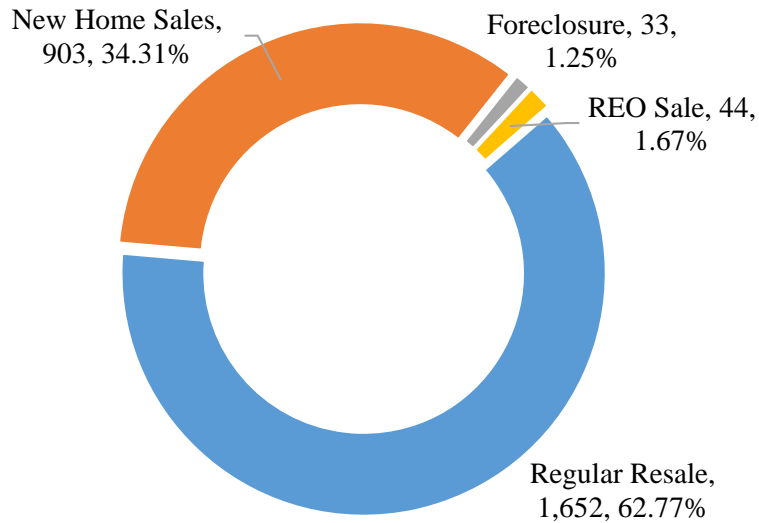




GISD Home Sales

2015 Home Sales by Type

Georgetown ISD 2015 Home Sales by Type



- The district had 2,632 home sales in 2015, and roughly 34% were of new homes
- The average sale price in 2015 for a new home was \$297,823, a rise of 5.6% over 2014
- The average sale price in 2015 for an existing home was \$262,421



Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,092	2,024	3,674	10,918
2	Hays CISD	1,673	1,471	1,463	19,849
3	Round Rock ISD	1,274	1,298	1,644	3,999
4	Austin ISD	1,831	1,279	1,505	11,341
5	Pflugerville ISD	1,123	1,013	1,954	12,068
6	Georgetown ISD	941	885	1,531	20,605*
7	Hutto ISD	728	733	1,168	3,331
8	Lake Travis ISD	659	636	2,210	2,722
9	Manor ISD	761	636	745	16,355
10	Del Valle ISD	735	542	802	32,431
11	Liberty Hill ISD	385	370	1,550	5,280
12	Dripping Springs ISD	323	321	1,114	3,712
13	Jarrell ISD	173	196	222	7,395
14	Elgin ISD	77	118	110	5,957
15	San Marcos ISD	150	112	95	8,595
16	Lockhart ISD	68	82	58	1,394
17	Bastrop ISD	73	75	1,439	17,789
18	Lago Vista ISD	52	57	539	3,273
19	Luling ISD	57	41	3	0
20	Taylor ISD	52	40	83	486

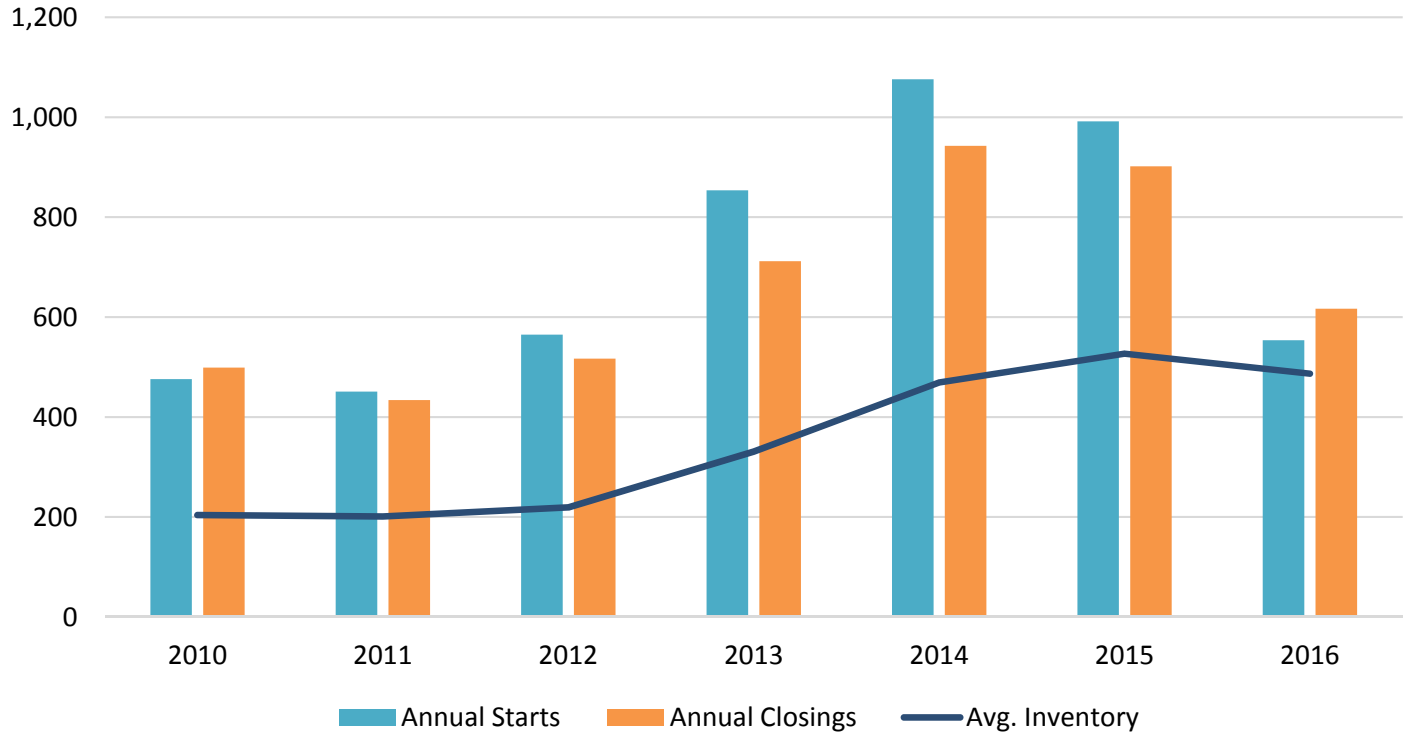
*Based on additional TD research.

*Numbers do not include age restricted communities like Sun City and Somerset Hills



New Housing Activity 2Q16

Georgetown ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	104	69	102	144	291	202	327
2Q	157	132	136	238	266	218	227
3Q	114	140	127	266	265	308	
4Q	101	110	200	206	254	264	
Total	476	451	565	854	1,076	992	554

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	99	93	133	172	205	211	269
2Q	140	107	111	167	281	239	348
3Q	162	127	119	198	232	207	
4Q	98	107	154	175	225	245	
Total	499	434	517	712	943	902	617

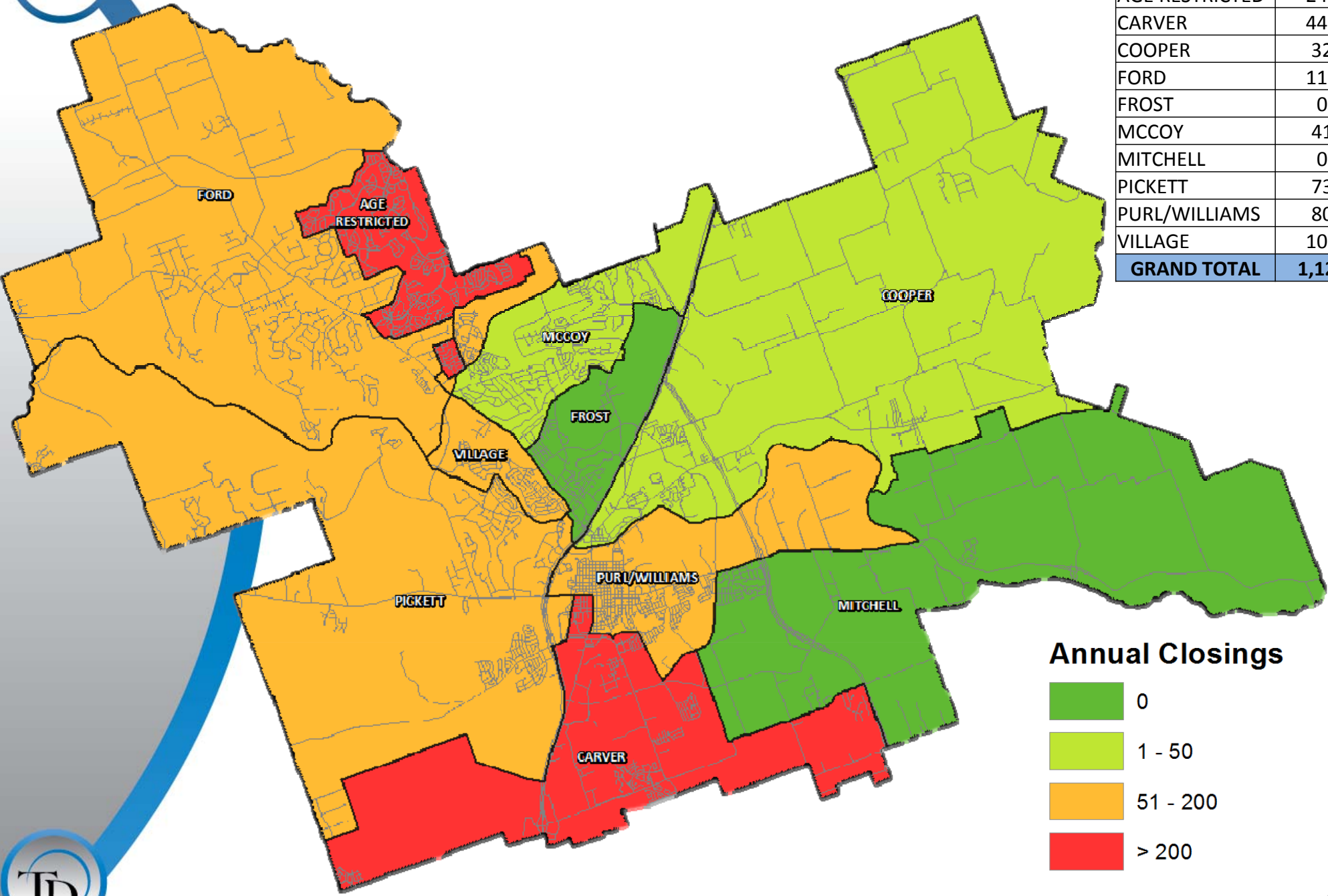
- Georgetown ISD had the most second quarter closings in more than 6 years
- The district is on pace to close more than 1,000 homes in 2016
- The district has 5.9 month's inventory with 487 units



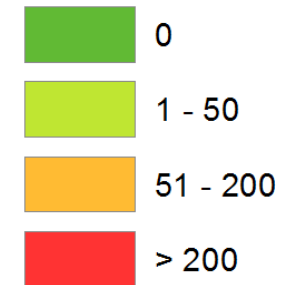


Annual Closing Distribution 2Q16

Elementary	Annual Closings
AGE RESTRICTED	242
CARVER	440
COOPER	32
FORD	118
FROST	0
MCCOY	41
MITCHELL	0
PICKETT	73
PURL/WILLIAMS	80
VILLAGE	101
GRAND TOTAL	1,127



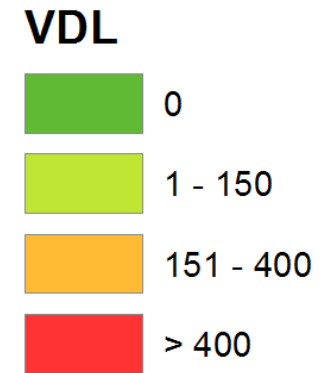
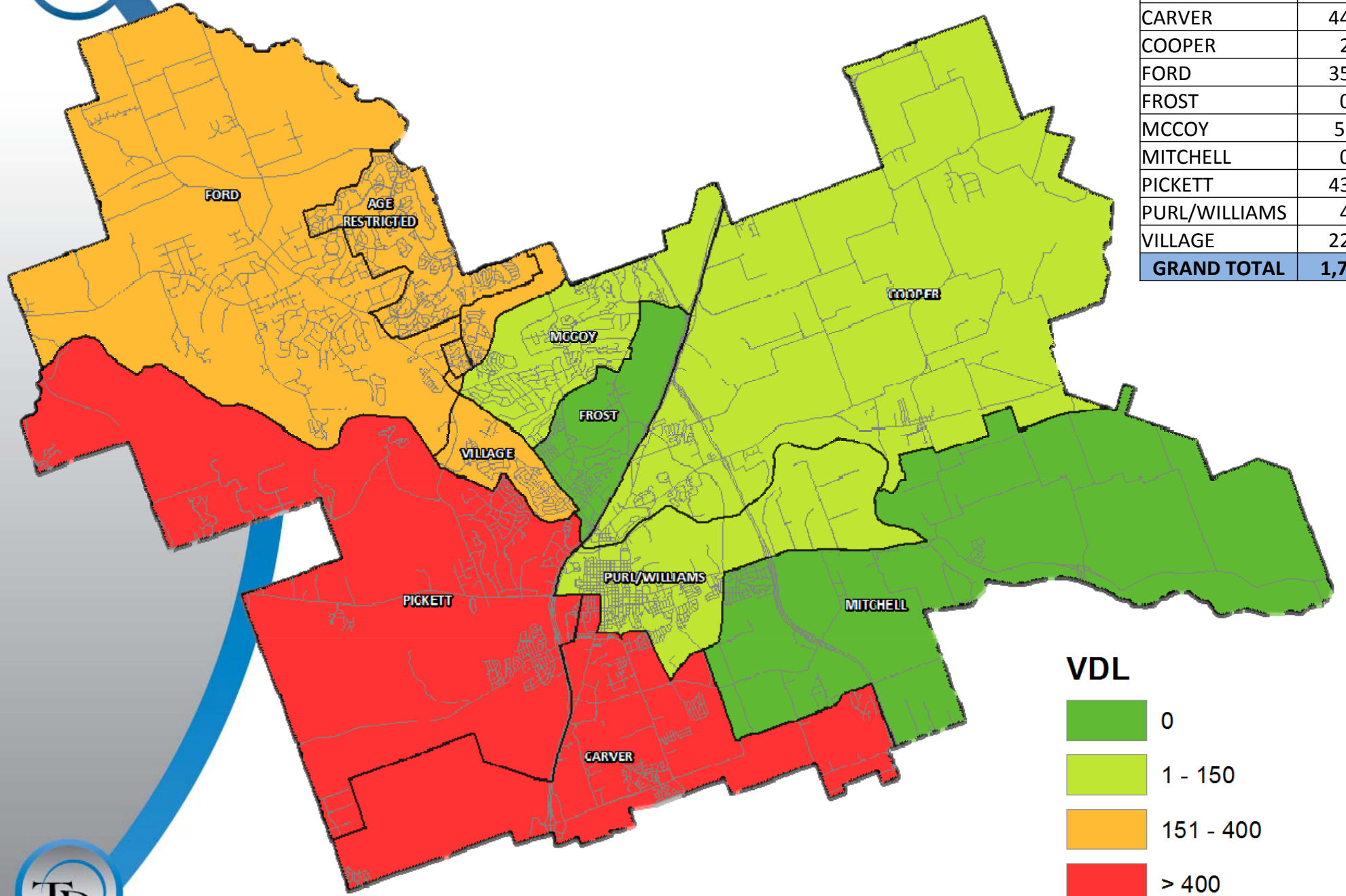
Annual Closings





Vacant Developed Lots 2Q16

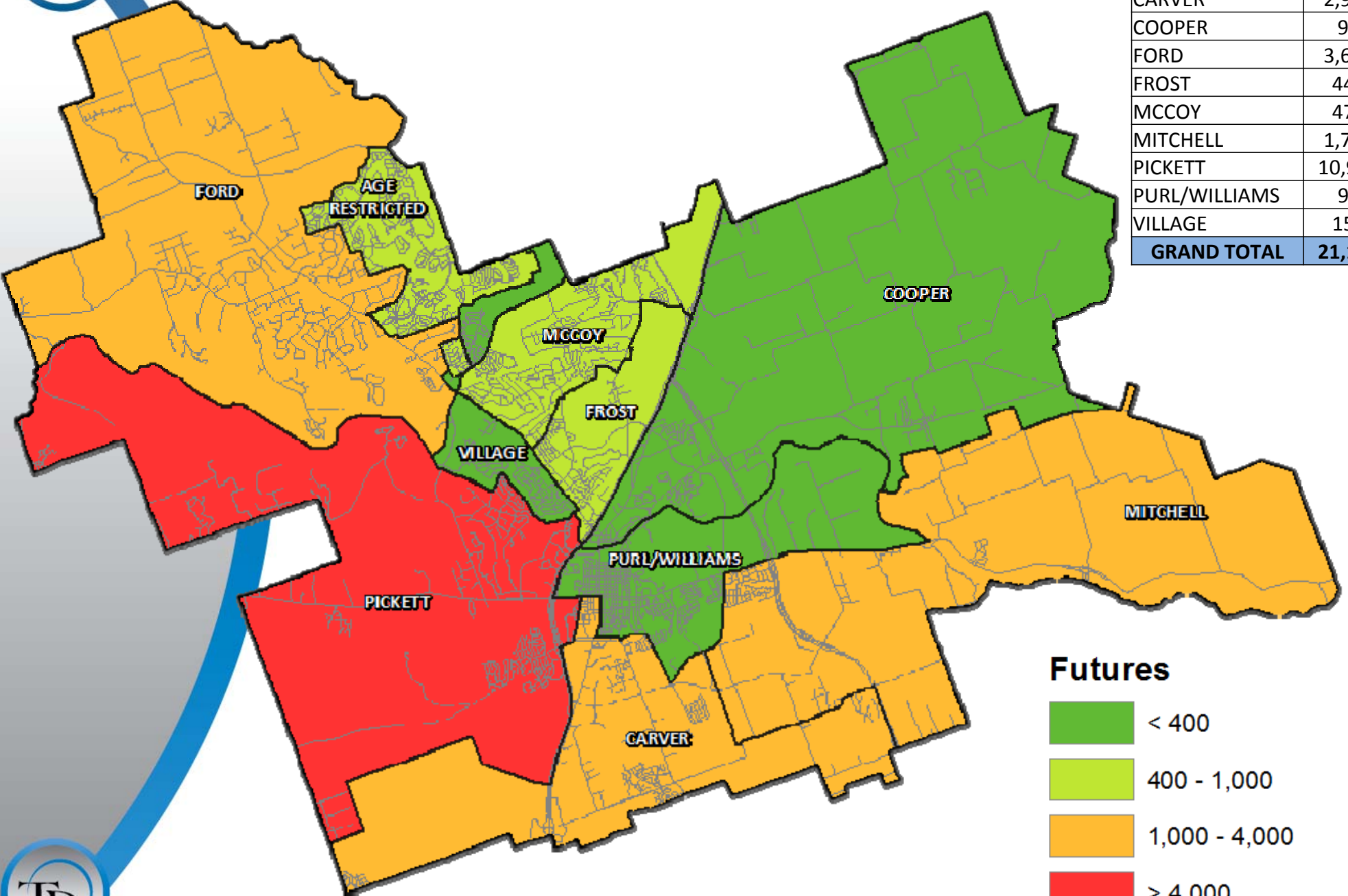
Elementary	Vacant Dev. Lots
AGE RESTRICTED	248
CARVER	444
COOPER	2
FORD	358
FROST	0
MCCOY	56
MITCHELL	0
PICKETT	439
PURL/WILLIAMS	4
VILLAGE	228
GRAND TOTAL	1,779



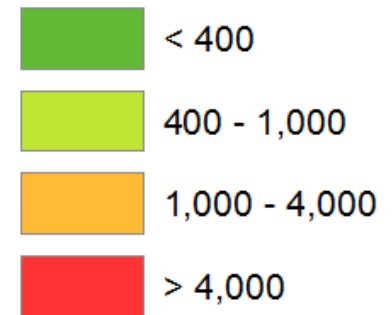


Future Lots 2Q16

Elementary	Future
AGE RESTRICTED	563
CARVER	2,969
COOPER	92
FORD	3,683
FROST	448
MCCOY	479
MITCHELL	1,716
PICKETT	10,978
PURL/WILLIAMS	90
VILLAGE	150
GRAND TOTAL	21,168

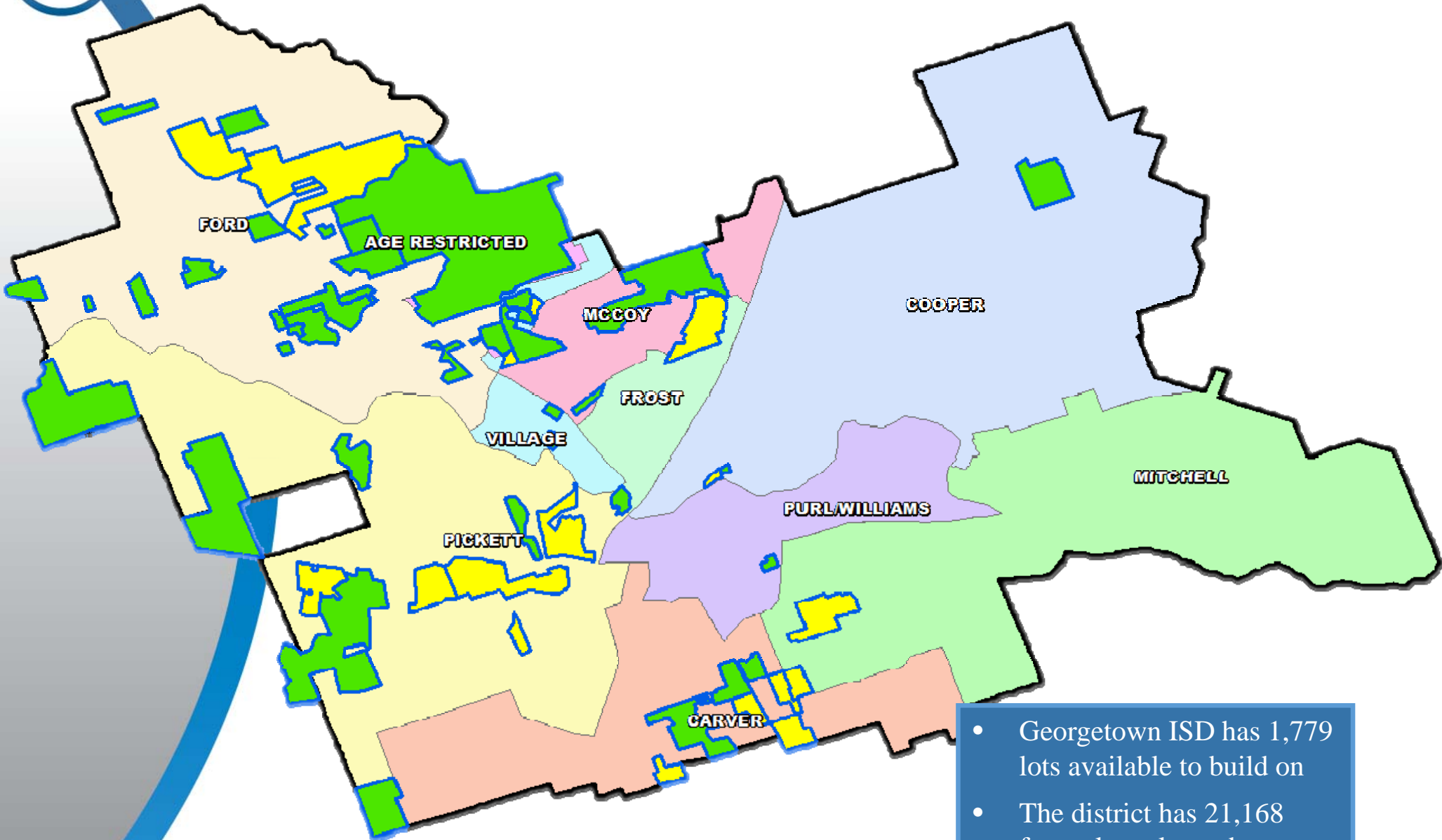


Futures





District Housing Overview



- Georgetown ISD has 1,779 lots available to build on
- The district has 21,168 future lots planned

	Active Development
	Future Development



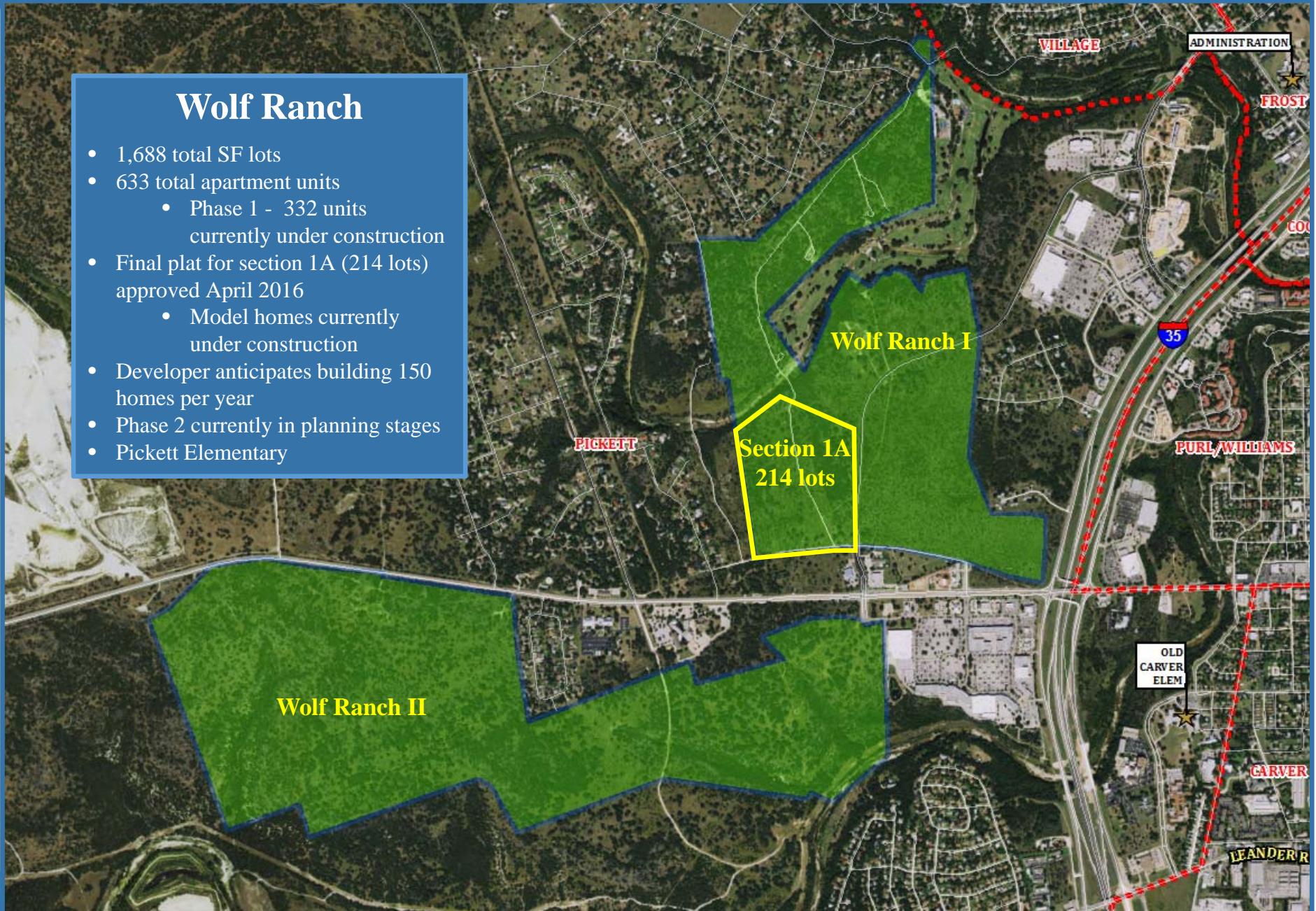


Residential Activity

Wolf Ranch I and II

Wolf Ranch

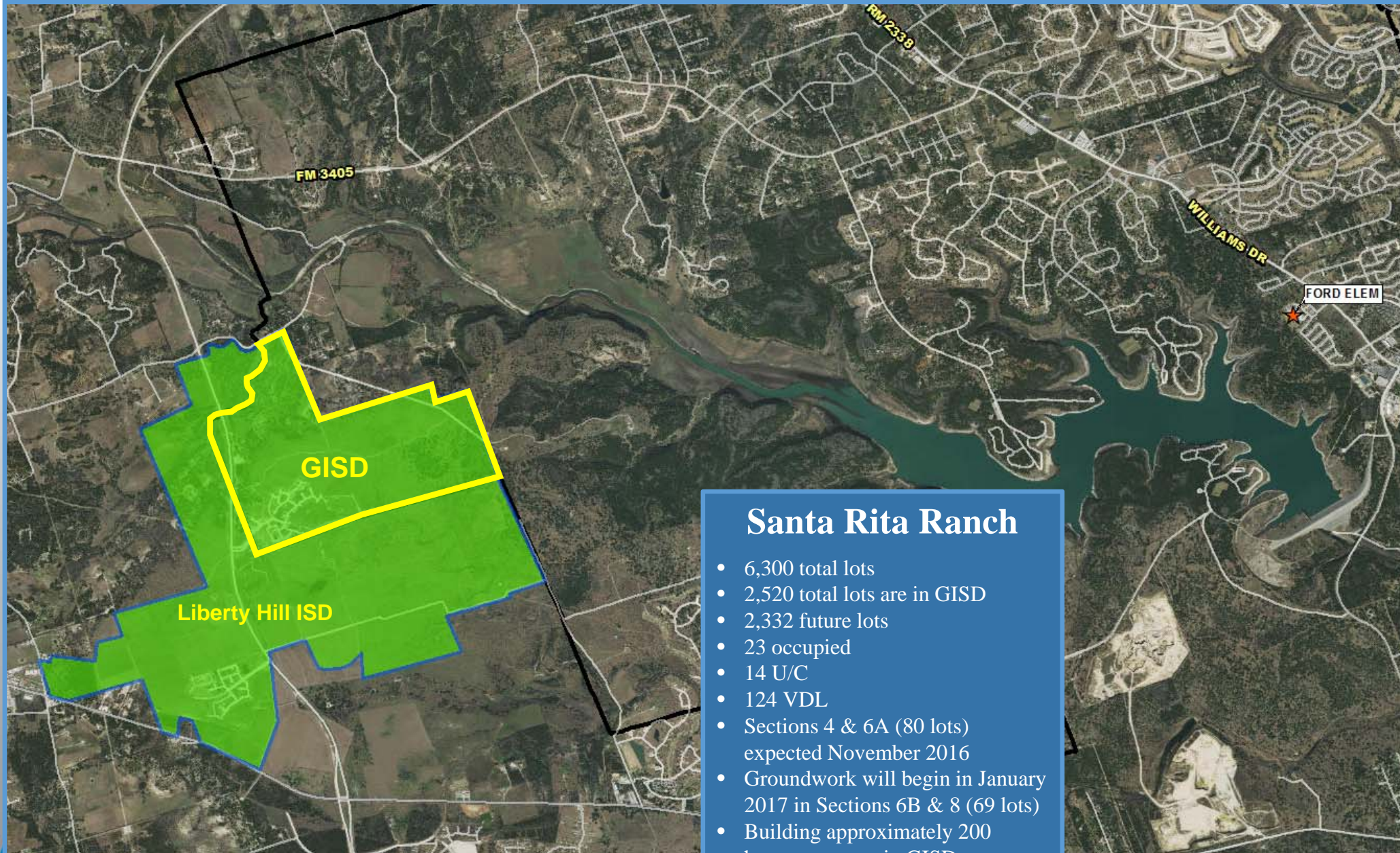
- 1,688 total SF lots
- 633 total apartment units
 - Phase 1 - 332 units currently under construction
- Final plat for section 1A (214 lots) approved April 2016
 - Model homes currently under construction
- Developer anticipates building 150 homes per year
- Phase 2 currently in planning stages
- Pickett Elementary





Residential Activity

Santa Rita Ranch



Santa Rita Ranch

- 6,300 total lots
- 2,520 total lots are in GISD
- 2,332 future lots
- 23 occupied
- 14 U/C
- 124 VDL
- Sections 4 & 6A (80 lots) expected November 2016
- Groundwork will begin in January 2017 in Sections 6B & 8 (69 lots)
- Building approximately 200 homes per year in GISD
- Pickett Elementary





Residential Activity

La Conterra



La Conterra

- 970 total lots
- 611 future lots
- 251 occupied
- 8 U/C
- 86 VDL
- 30 lots recently delivered, groundwork underway on additional 21 lots
- Carver Elementary



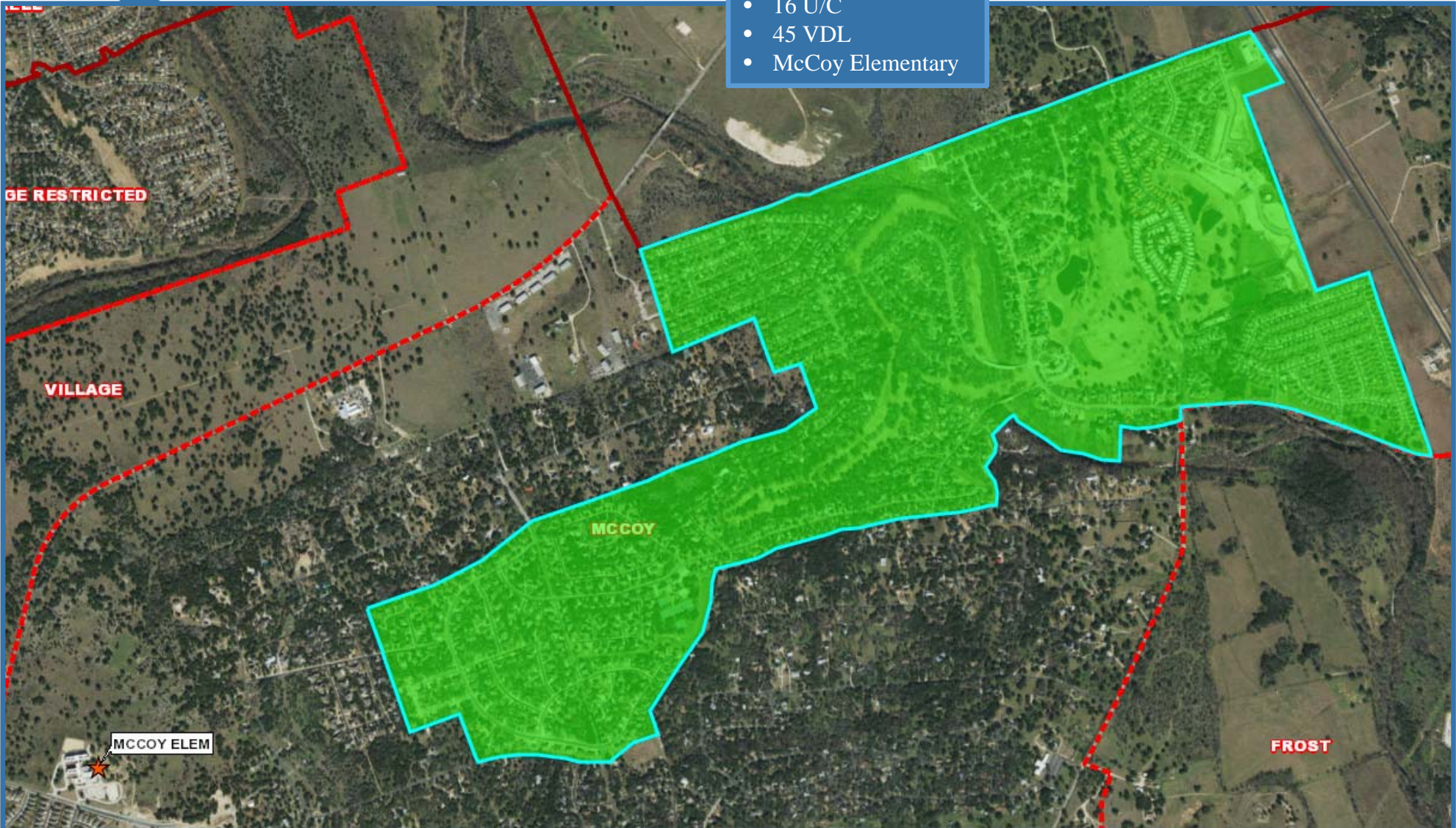


Residential Activity

Berry Creek

Berry Creek

- 1,473 total lots
- 1,399 occupied
- 16 U/C
- 45 VDL
- McCoy Elementary



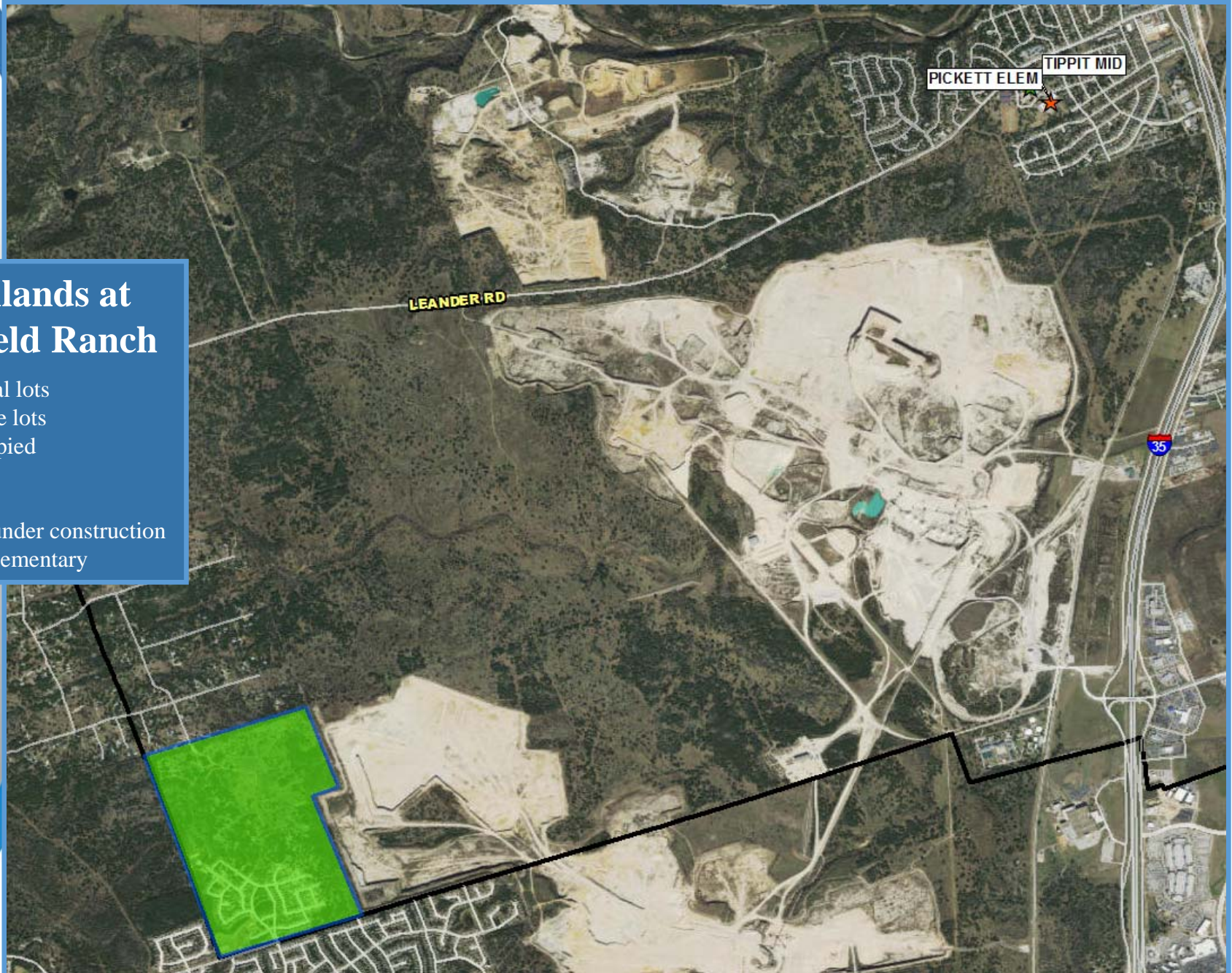


Residential Activity

Highlands at Mayfield Ranch

Highlands at Mayfield Ranch

- 1,050 total lots
- 721 future lots
- 190 occupied
- 29 U/C
- 94 VDL
- 170 lots under construction
- Carver Elementary





Residential Activity

Lakeside



Lakeside

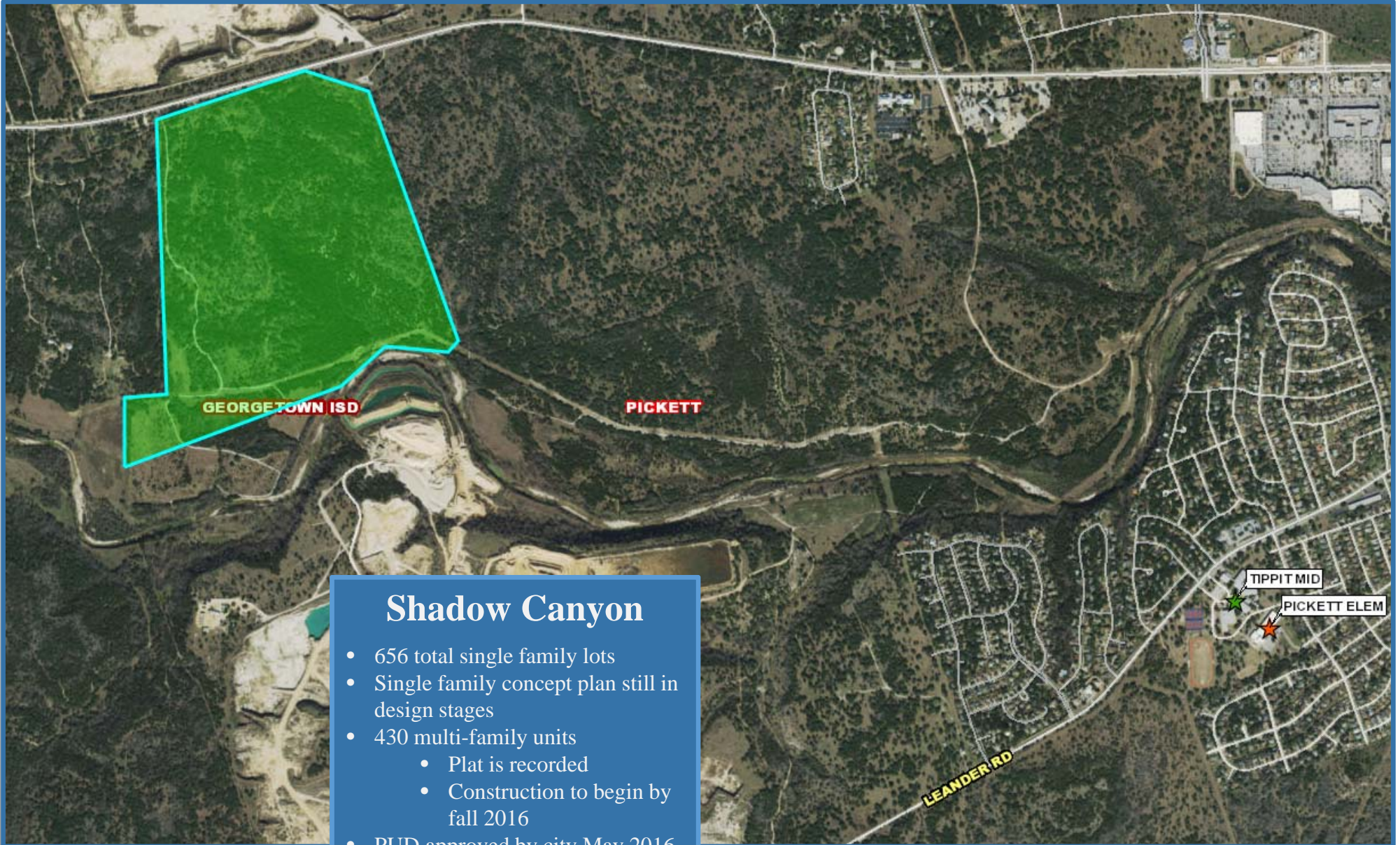
- 301 total lots
- 189 future lots
- 5 U/C
- 107 VDL
- First residents expected late fall 2016
- Phase 2 in planning stages
- Ford Elementary





Residential Activity

Shadow Canyon



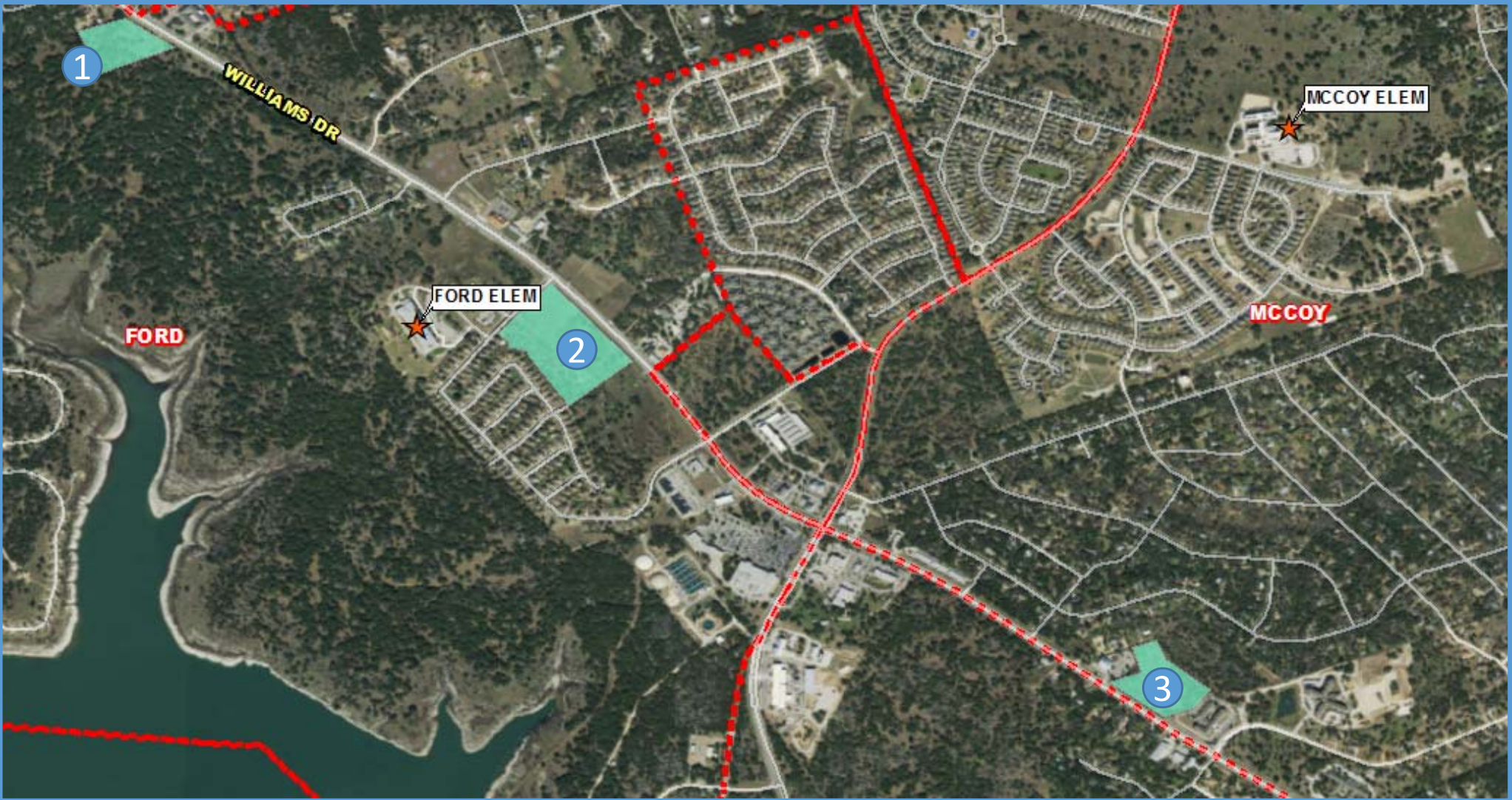
Shadow Canyon

- 656 total single family lots
- Single family concept plan still in design stages
- 430 multi-family units
 - Plat is recorded
 - Construction to begin by fall 2016
- PUD approved by city May 2016
- Pickett Elementary





Multi-Family Development Update



APT #	Multi-Family Development	Status	Low-Income Units	Market Rate Units	Total Units	Impact	Elementary Zone
1	Kaia Pointe	Under Review	80	22	102	2017	Ford
2	Merritt Heritage	Under Review	122	122	244	No impact	Age Restricted
3	Live Oak Apartments	Under Review	108	0	108	2017	McCoy





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
2011/12	53	394	753	695	763	711	809	763	769	815	809	810	821	734	698	10,397		
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370	-27	-0.3%
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	53	284	738	768	747	827	853	855	907	905	814	922	891	871	896	11,331	334	3.0%
2017/18	53	284	779	793	829	810	875	892	928	945	924	874	926	905	868	11,685	354	3.1%
2018/19	53	284	815	839	839	891	852	919	966	976	968	988	870	929	897	12,086	401	3.4%
2019/20	53	284	851	870	881	894	935	889	999	1,002	998	1,039	995	872	920	12,482	396	3.3%
2020/21	53	284	883	903	912	931	933	974	962	1,038	1,024	1,074	1,044	987	858	12,860	378	3.0%
2021/22	53	284	918	948	953	971	977	972	1,047	1,000	1,062	1,101	1,063	1,033	977	13,359	499	3.9%
2022/23	53	284	963	984	999	1,011	1,015	1,017	1,046	1,085	1,030	1,138	1,099	1,058	1,021	13,803	444	3.3%
2023/24	53	284	1,012	1,037	1,040	1,059	1,055	1,056	1,093	1,085	1,114	1,102	1,132	1,091	1,045	14,258	455	3.3%
2024/25	53	284	1,071	1,094	1,100	1,106	1,108	1,100	1,132	1,133	1,103	1,191	1,092	1,122	1,079	14,768	510	3.6%
2025/26	53	284	1,135	1,158	1,164	1,172	1,155	1,154	1,178	1,173	1,162	1,178	1,185	1,084	1,110	15,345	577	3.9%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may reach over 12,000 enrollment by the fall of 2018
- 5 year growth = 1,863 students
- 2020/21 enrollment = 12,860
- 10 year growth = 4,348 students
- 2025/26 enrollment = 15,345



Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Annie Purl Elementary	650	453	434	426	432	440	443	450	457	463	469	475
Carver Elementary	910	716	787	858	930	1,000	1,071	1,136	1,202	1,269	1,345	1,429
Dell Pickett Elementary	495	307	331	374	424	497	582	630	730	857	1,010	1,198
Frost Elementary	496	411	452	490	505	488	483	487	484	484	493	495
Mitchell Elementary	792	549	577	610	644	683	731	766	802	836	876	917
Ford Elementary	653	535	514	509	501	501	503	527	547	566	588	611
Cooper Elementary	693	531	505	493	487	468	460	468	477	486	496	503
Mccoey Elementary	792	606	611	623	646	651	673	677	679	679	675	674
Village Elementary	633	504	527	554	561	575	584	589	594	595	596	599
Williams Elementary	515	379	387	378	362	354	343	346	354	361	368	374
ELEMENTARY SCHOOL TOTALS		4,991	5,125	5,315	5,492	5,657	5,873	6,076	6,326	6,596	6,916	7,275
Elementary Absolute Change		89	134	190	177	165	216	203	250	270	320	359
Elementary Percent Change		1.82%	2.68%	3.71%	3.33%	3.00%	3.82%	3.46%	4.11%	4.27%	4.85%	5.19%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may have more than 850 students by 2017
- Frost Elementary may reach over 450 students this fall
- Total elementary enrollment is anticipated to grow by 134 students this fall, and 190 students in 2017



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Forbes Middle School	974	810	796	816	768	783	790	793	773	779	797	818
Benold Middle School	974	870	939	1,012	1,107	1,136	1,131	1,108	1,090	1,102	1,123	1,138
Tippit Middle School	808	838	884	962	1,028	1,073	1,096	1,201	1,291	1,404	1,441	1,550
MIDDLE SCHOOL TOTALS		2,518	2,619	2,790	2,903	2,992	3,017	3,102	3,154	3,285	3,361	3,506
Middle School Absolute Change		118	101	171	113	89	25	85	52	131	76	145
Middle School Percent Change		4.92%	4.01%	6.53%	4.05%	3.07%	0.84%	2.82%	1.68%	4.15%	2.31%	4.31%
East View High School	2,000	1,507	1,540	1,531	1,595	1,640	1,741	1,860	1,926	1,972	2,101	2,179
Georgetown High School	2,000	1,862	1,928	1,930	1,977	2,074	2,110	2,202	2,278	2,286	2,271	2,266
Richarte High School	100	84	84	84	84	84	84	84	84	84	84	84
HIGH SCHOOL TOTALS		3,453	3,552	3,545	3,656	3,798	3,935	4,146	4,288	4,342	4,456	4,529
High School Absolute Change		130	99	-7	111	142	137	211	142	54	114	73
High School Percent Change		3.91%	2.87%	-0.20%	3.13%	3.88%	3.61%	5.36%	3.42%	1.26%	2.63%	1.64%
Georgetown Alternative Program	80	22	22	22	22	22	22	22	22	22	22	22
Williamson County Detention Ctr.		8	8	8	8	8	8	8	8	8	8	8
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS		35	35	35	35	35	35	35	35	35	35	35
DISTRICT TOTALS		10,997	11,331	11,685	12,086	12,482	12,860	13,359	13,803	14,258	14,768	15,345
District Absolute Change		346	334	354	401	396	378	499	444	455	510	577
District Percent Change		3.25%	3.04%	3.12%	3.43%	3.28%	3.03%	3.88%	3.32%	3.30%	3.58%	3.91%

*Yellow box = enrollment exceeds stated capacity

- Benold Middle School may have more than 1,000 students by 2017
- Tippit Middle School is currently over stated capacity, and is expected to have more than 1,000 students by 2018
- Georgetown High School may reach 2,000 students by 2019





Summary

- Georgetown year to date sales are up 11% over the same period in 2015.
- More than 34% of district home sales in 2015 were of new homes.
- Age restricted communities accounted for 240 annual closings within Georgetown ISD.
- Carver Elementary zone is responsible for 40% of annual district closings, due to Teravista, Pinnacle and the Highlands at Mayfield Ranch.
- GISD can expect an increase of approximately 1,850 students during the next 5 years.
- 2020/21 enrollment projection= 12,860.
- Georgetown ISD is projected to have 15,345 students for the 2025/26 school year.