

*Georgetown
Independent
School
District*



Quarterly
Report
2Q18

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

TD
TEMPLETON
DEMOGRAPHICS



Economic Conditions – Austin MSA (June 2018)

3.5%

38,606 new jobs
National rate 1.5%



Job Growth

Unemployment Rate



U.S. 4.2%
Texas 4.2%
Austin MSA 3.2%
Georgetown 4.0%

-0.1%

16,692

257 more home starts than 2Q17

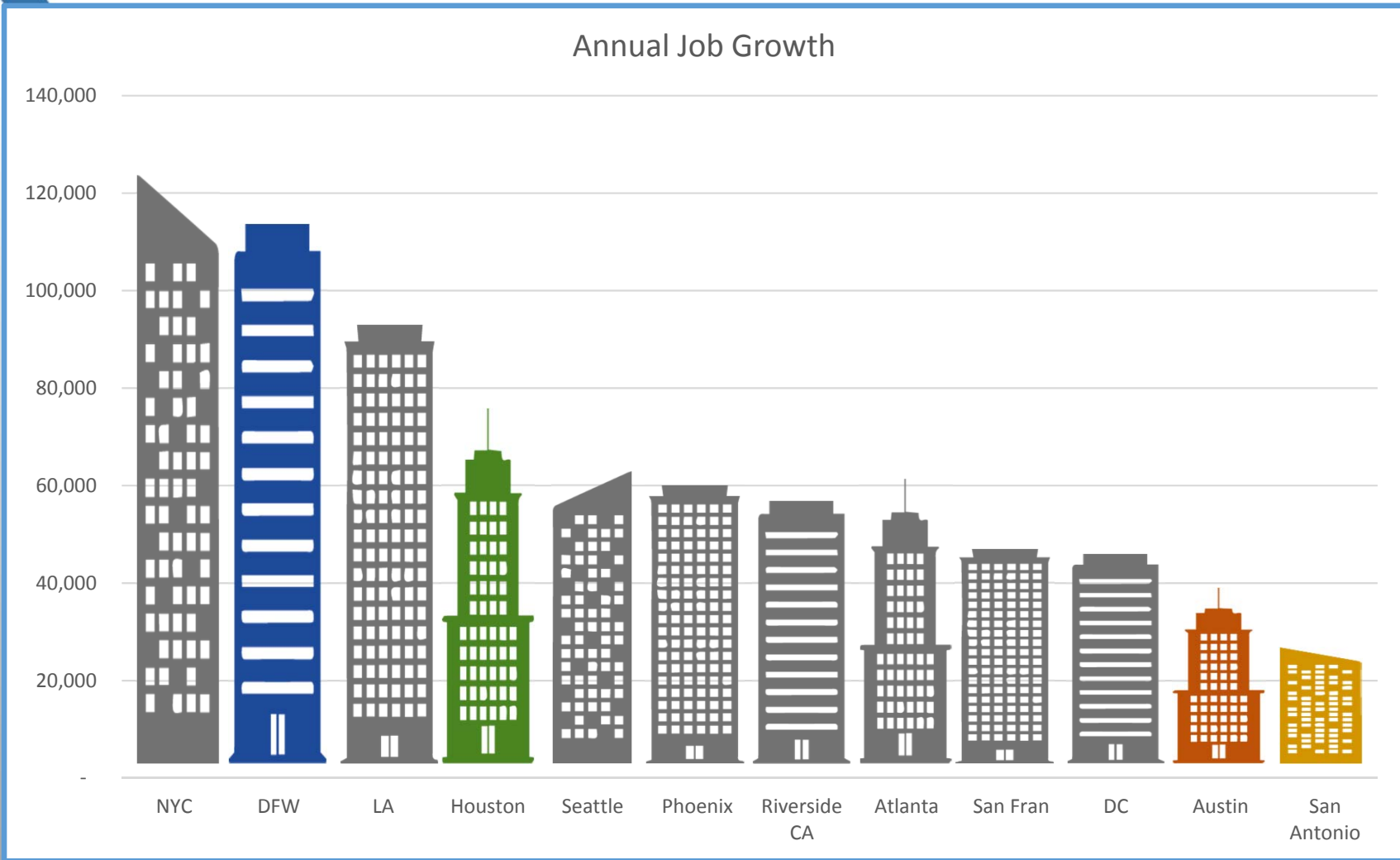


Annual Home Starts





Economic Conditions – Job Growth



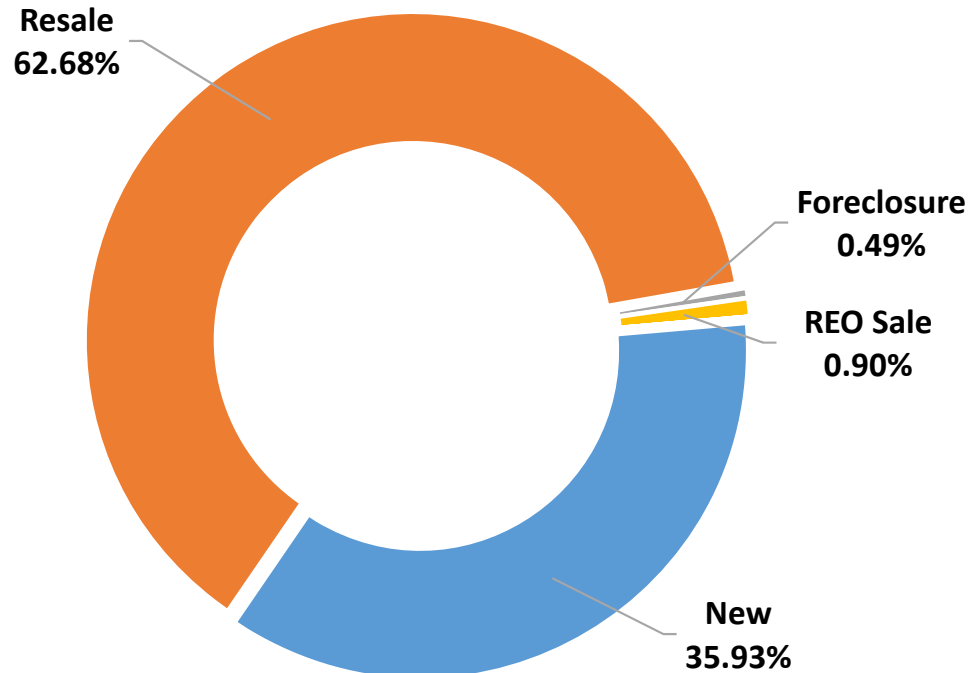
- Texas has 4 of the top 25 job growth cities in the U.S.
- The Austin-Georgetown MSA added more than 38,600 jobs in the last 12 months





Georgetown ISD Housing Activity

June 2017-June 2018 Home Sales by Type

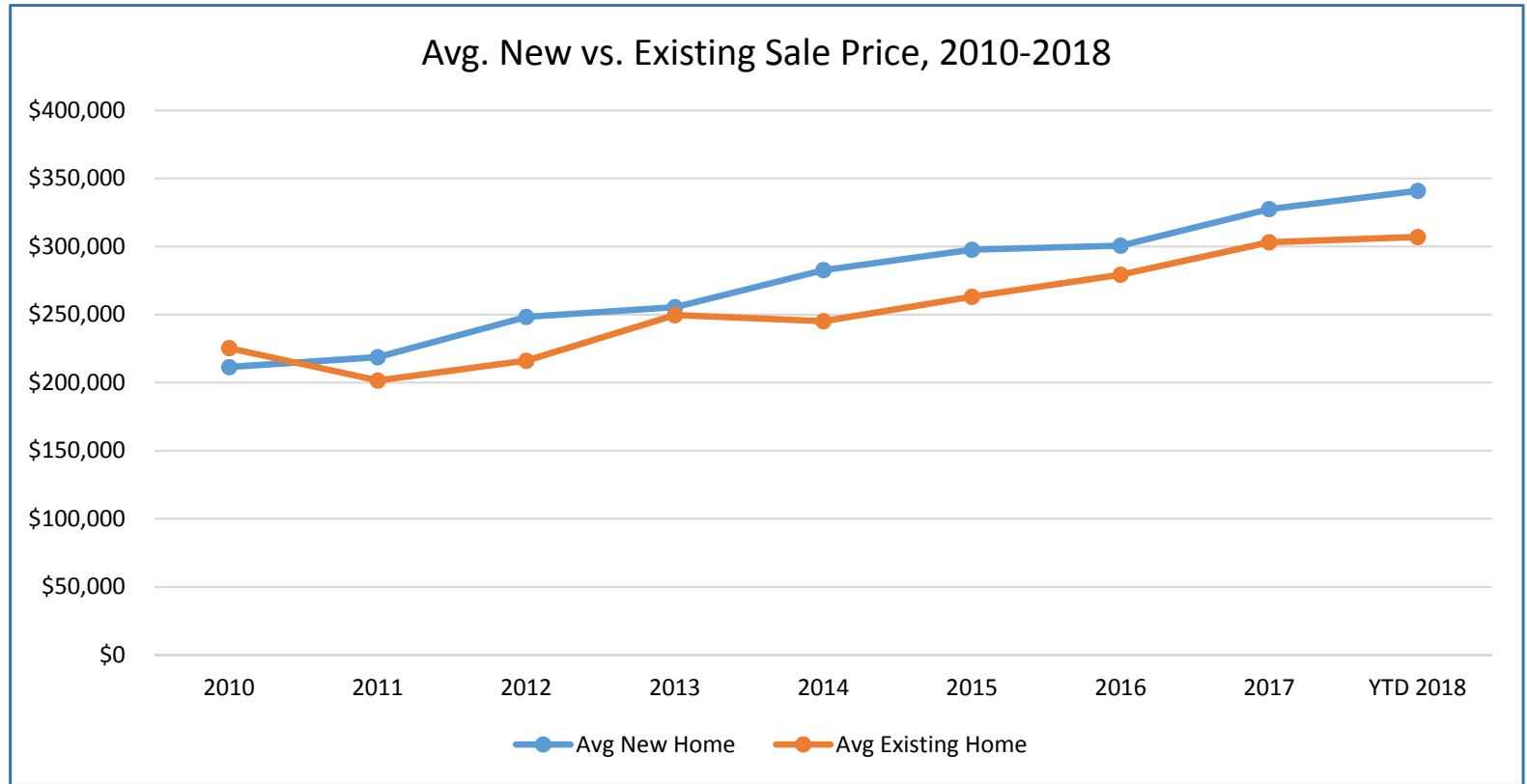


- Georgetown ISD had 2,920 home sales from in the last 12 months, and roughly 36% were new homes
- Within Georgetown ISD, the average new home sale price in the last 12 months was \$337,800
- Within Georgetown ISD, the average existing home sale price in the last 12 months was \$308,000





Georgetown ISD Historical Home Price Analysis



Year	Avg New Home	Avg Existing Home
2010	\$211,502	\$225,372
2011	\$218,741	\$201,611
2012	\$248,328	\$216,144
2013	\$255,480	\$249,634
2014	\$282,716	\$245,153
2015	\$297,666	\$263,120
2016	\$300,661	\$279,271
2017	\$327,560	\$303,117
YTD 2018	\$340,964	\$307,054

- The average new home price has risen more than 61% since 2010, a price difference of \$129,462
- The average existing home price within GISD has risen 36% since 2010, a price change of \$81,682





Austin New Home Ranking Report

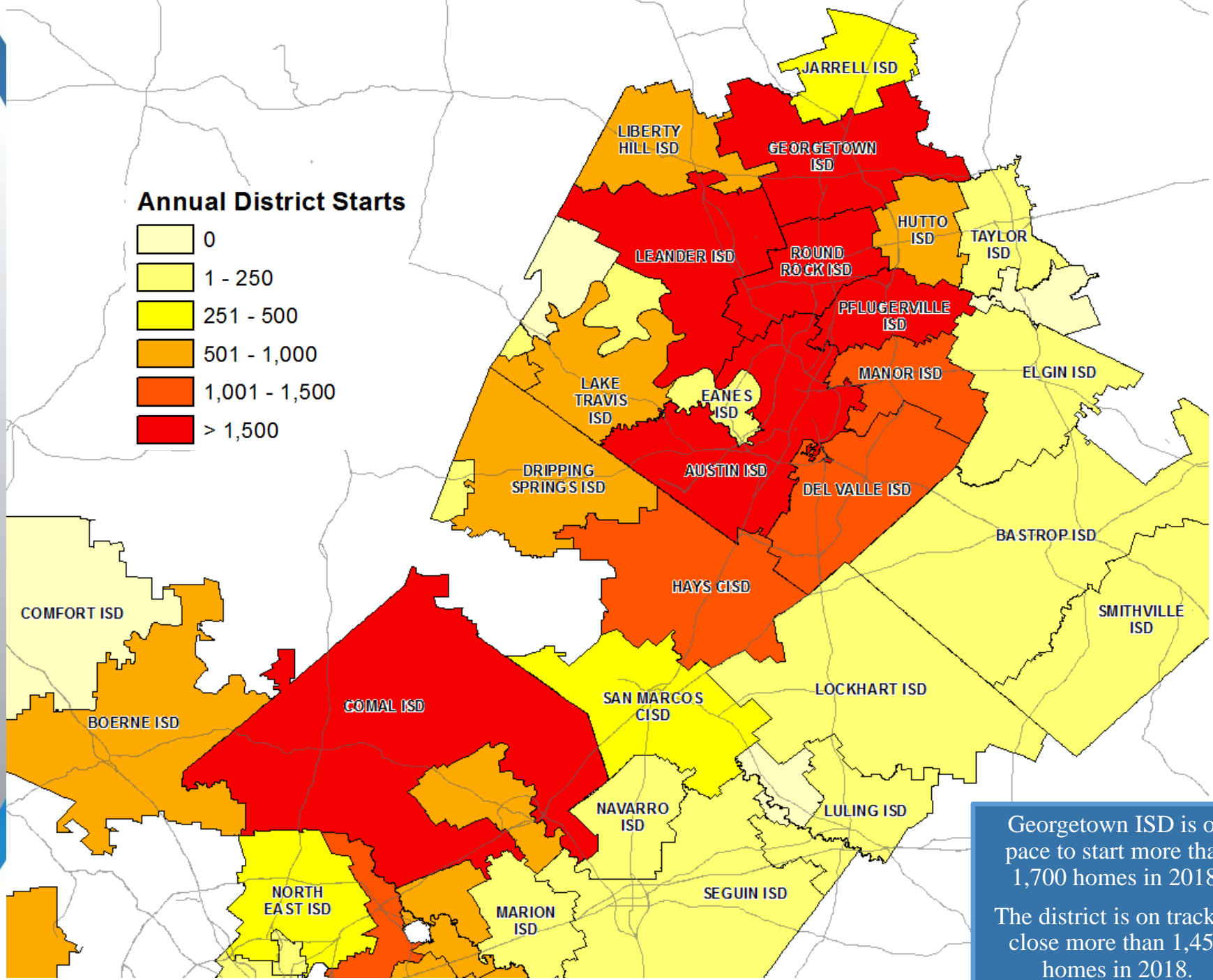
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,253	2,469	3,291	14,235
2	Austin ISD	1,648	1,830	1,671	10,302
3	Pflugerville ISD	1,656	1,541	1,959	10,764
4	Round Rock ISD	1,542	1,526	1,478	6,086
5	Hays CISD	1,473	1,407	1,958	22,626
6	Georgetown ISD*	1,576	1,356	2,762	17,408
7	Manor ISD	1,232	1,132	1,420	15,383
8	Hutto ISD	952	962	1,332	4,143
9	Del Valle ISD	1,112	856	634	26,705
10	Lake Travis ISD	863	848	1,628	5,228
11	Liberty Hill ISD	758	739	1,982	11,551
12	Dripping Springs ISD	642	632	1,300	6,042
13	Bastrop ISD	211	363	1,141	18,993
14	Jarrell ISD	316	311	259	8,238
15	San Marcos CISD	263	215	584	8,109
16	Taylor ISD	66	67	55	692
17	Eanes ISD	29	56	116	154
18	Lago Vista ISD	54	39	671	3,688
19	Elgin ISD	38	22	134	5,913
20	Wimberly ISD	1	9	38	0

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





Annual New Home Starts Density Map

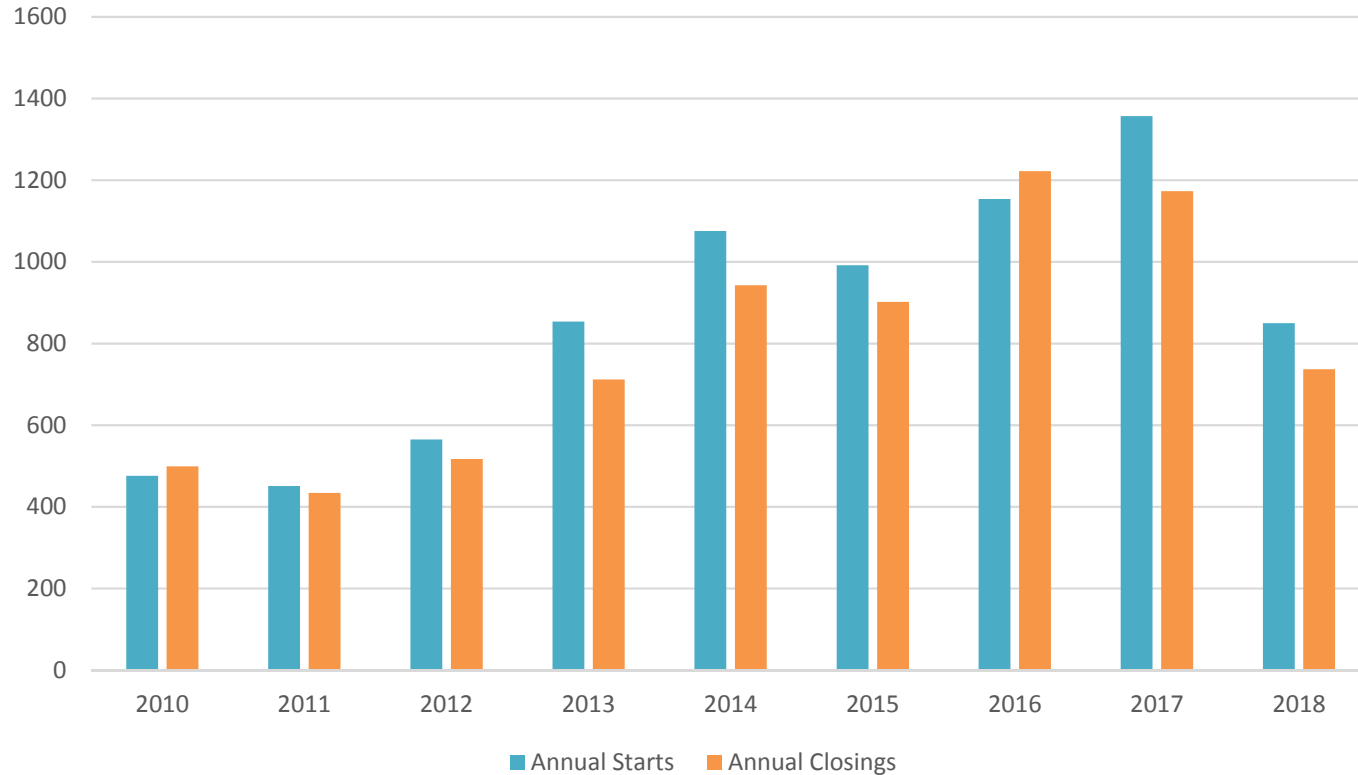


Georgetown ISD is on pace to start more than 1,700 homes in 2018. The district is on track to close more than 1,450 homes in 2018.





New Housing Activity



Starts	2013	2014	2015	2016	2017	2018
1Q	144	291	202	327	280	382
2Q	238	266	218	227	349	468
3Q	266	265	308	314	399	
4Q	206	254	264	286	329	
Total	854	1,076	992	1,154	1,357	850

Closings	2013	2014	2015	2016	2017	2018
1Q	172	205	211	269	285	327
2Q	167	281	239	348	265	410
3Q	198	232	207	333	347	
4Q	175	225	245	272	276	
Total	712	943	902	1,222	1,173	737

- GISD started 468 new homes in 2Q18, a rise of about 34% over 2Q17
- Second quarter new home closings are up 55% over 2Q17

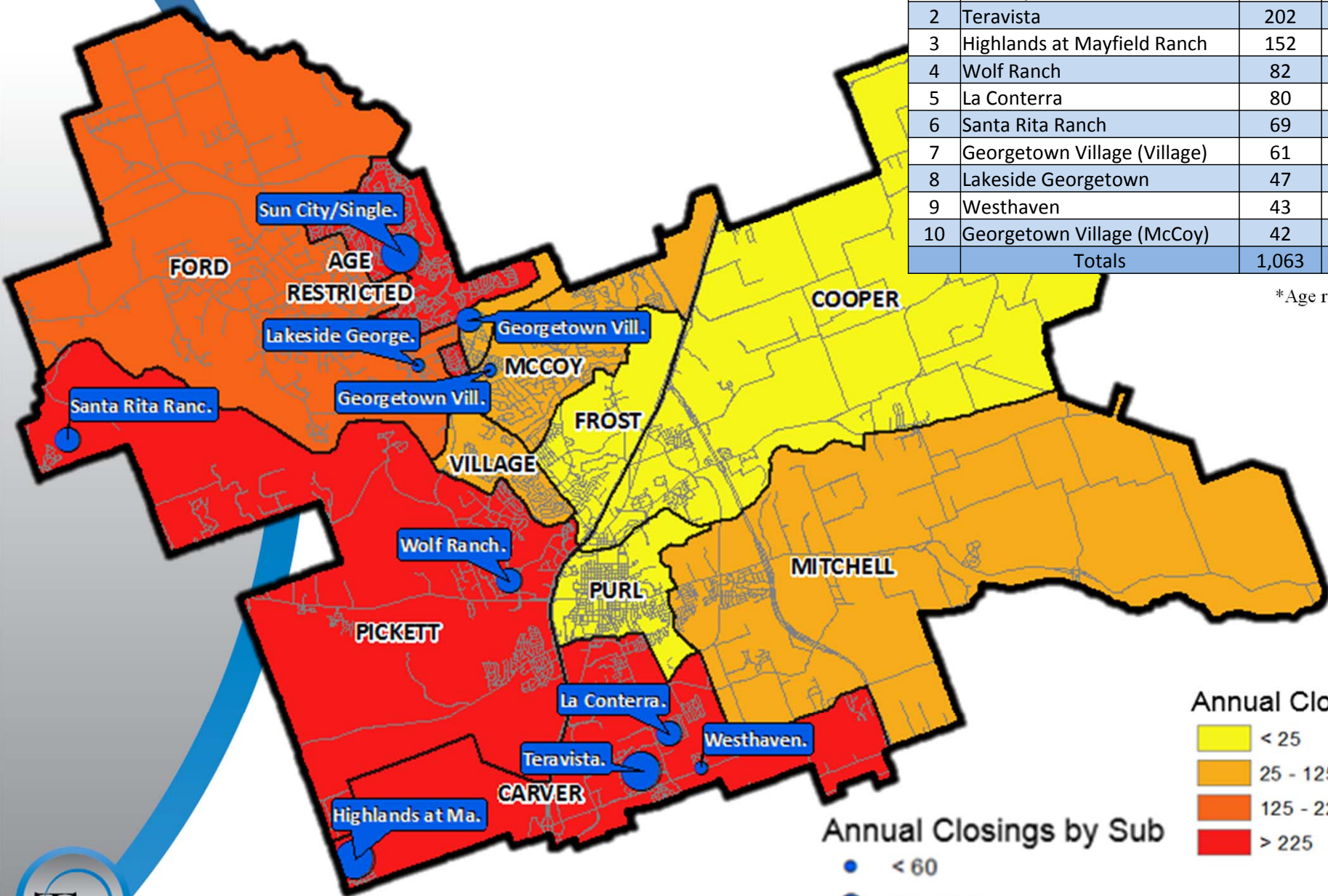




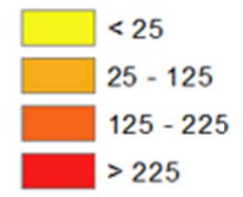
Annual Closing Distribution

Top 10 Subdivisions - 1Q18 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	VDL	Future	Total
1	Sun City*	285	276	2,860	10,341
2	Teravista	202	81	0	1,202
3	Highlands at Mayfield Ranch	152	224	294	1,050
4	Wolf Ranch	82	245	2,103	2,488
5	La Conterra	80	118	109	687
6	Santa Rita Ranch	69	147	1,703	2,520
7	Georgetown Village (Village)	61	8	85	278
8	Lakeside Georgetown	47	118	216	301
9	Westhaven	43	21	192	352
10	Georgetown Village (McCoy)	42	8	0	955
Totals		1,063	1,246	7,562	20,174

*Age restricted community



Annual Closings by Elem



Annual Closings by Sub

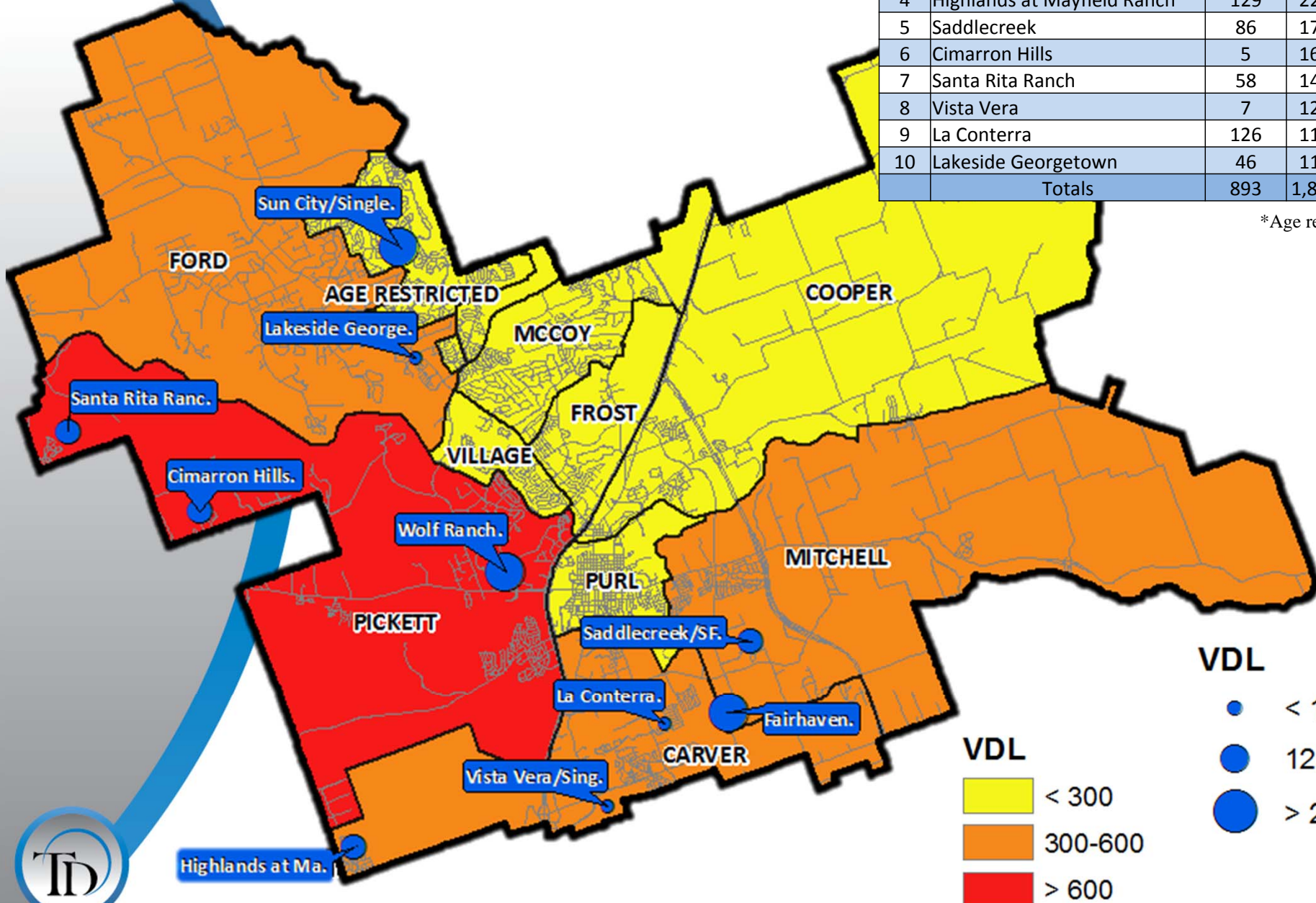




Vacant Developed Lots

Top 10 Subdivisions - 1Q18 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	VDL	Future	Total
1	Sun City*	296	276	2,860	10,341
2	Wolf Ranch	100	245	2,103	2,488
3	Fairhaven	40	240	83	363
4	Highlands at Mayfield Ranch	129	224	294	1,050
5	Saddlecreek	86	170	574	830
6	Cimarron Hills	5	168	235	424
7	Santa Rita Ranch	58	147	1,703	2,520
8	Vista Vera	7	122	110	246
9	La Conterra	126	118	109	687
10	Lakeside Georgetown	46	118	216	301
Totals		893	1,828	8,287	19,250

*Age restricted community



VDL

- < 300
- 300-600
- > 600

VDL

- < 125
- 125 - 225
- > 225

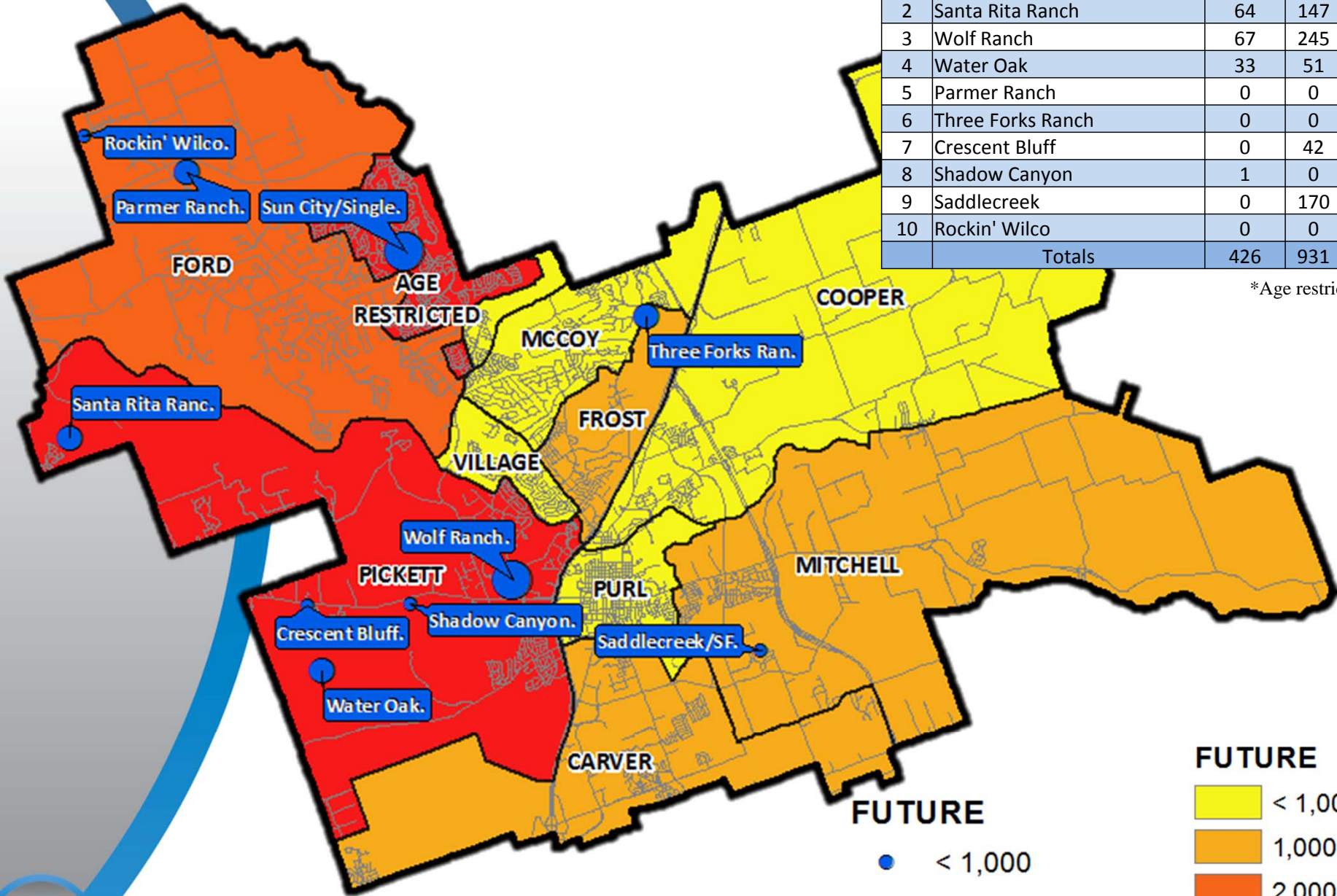




Future Lots

Top 10 Subdivisions - 1Q18 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	VDL	Future	Total
1	Sun City*	261	276	2,860	10,341
2	Santa Rita Ranch	64	147	2,173	2,520
3	Wolf Ranch	67	245	2,103	2,488
4	Water Oak	33	51	1,344	1,562
5	Parmer Ranch	0	0	1,200	1,200
6	Three Forks Ranch	0	0	1,080	1,080
7	Crescent Bluff	0	42	628	730
8	Shadow Canyon	1	0	600	600
9	Saddlecreek	0	170	574	830
10	Rockin' Wilco	0	0	500	500
Totals		426	931	13,062	21,851

*Age restricted community



FUTURE

- < 1,000
- 1,000 - 2,000
- > 2,000

FUTURE

- < 1,000
- 1,000 - 2,000
- 2,000 - 3,000
- > 3,000





Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	616	163	497	143	342	574	1,072
COOPER	0	0	2	0	0	0	300
FORD	141	33	157	52	81	417	2,587
FROST	6	0	6	4	5	60	1,080
MCCOY	57	14	89	24	30	91	41
MITCHELL	160	93	28	27	132	452	1,695
PICKETT	283	99	226	66	215	756	7,763
PURL	0	0	0	0	0	6	13
VILLAGE	57	12	76	11	17	130	85
GRAND TOTAL*	1,320	414	1,081	327	822	2,486	14,636

*Table does NOT include Age Restricted communities or zones

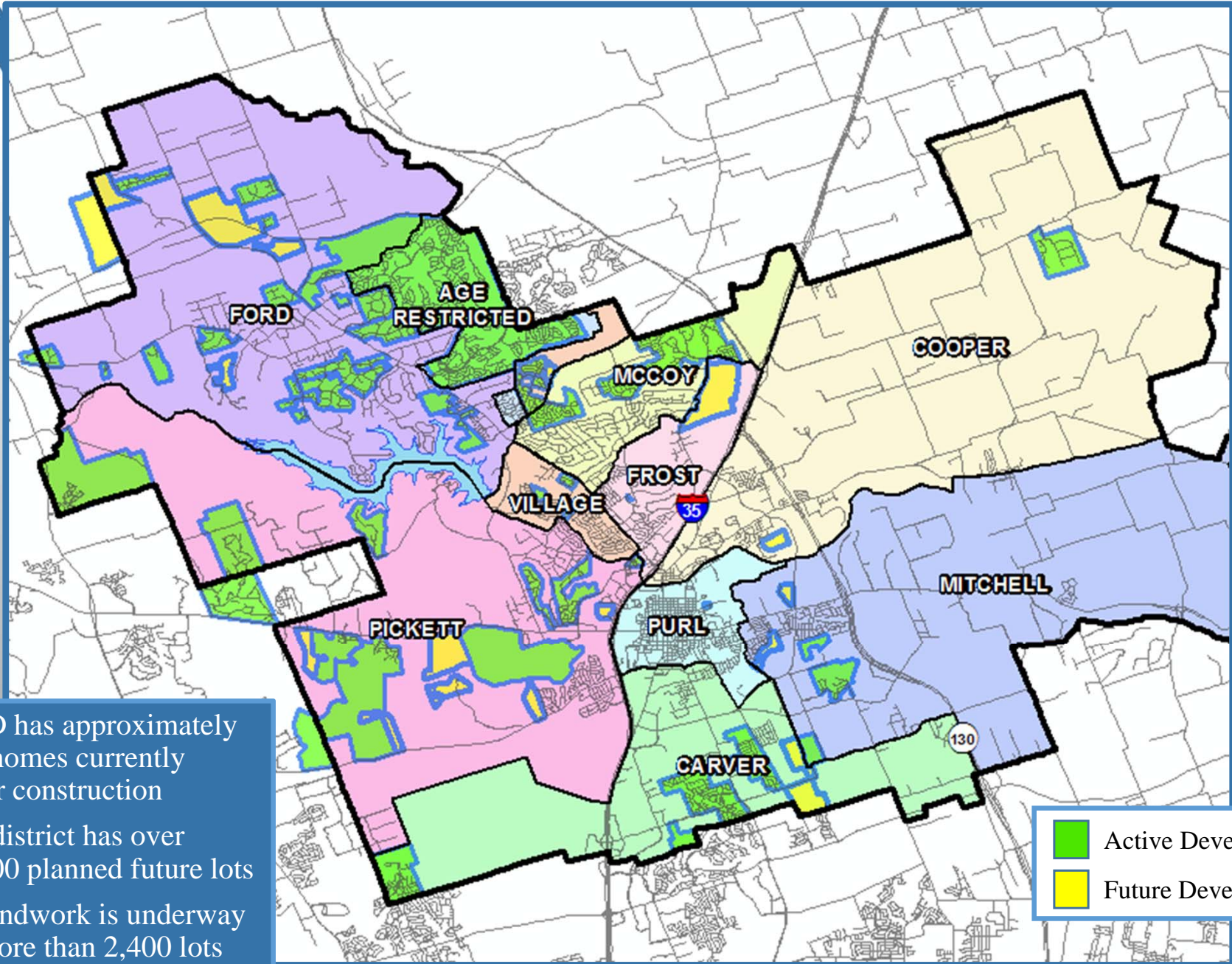
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

- GISD has nearly 2,500 lots available to build on
- The district has 14,636 planned future lots which excludes age restricted developments
- GISD has approximately 600 lots with groundwork currently underway





District Housing Overview

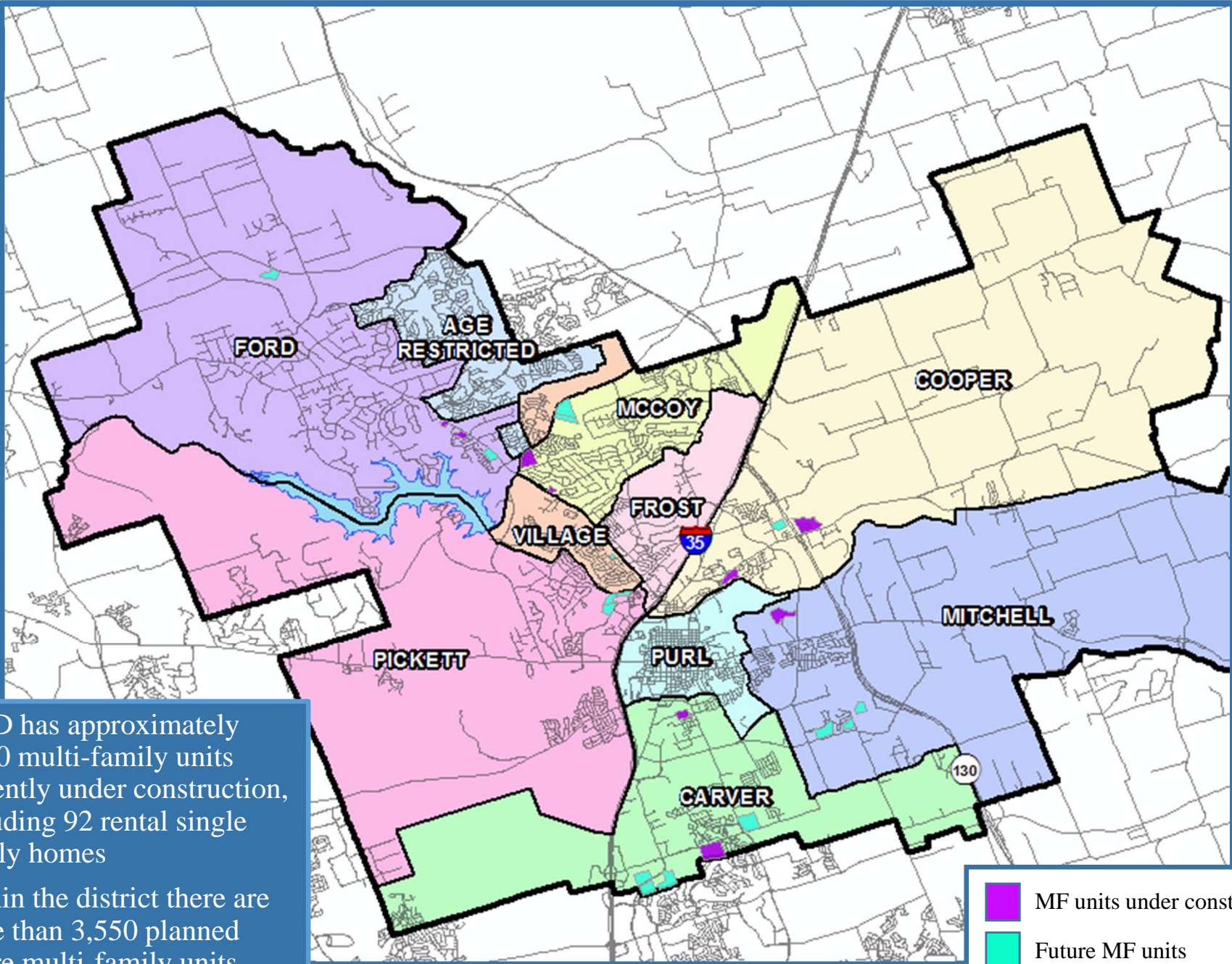


- GISD has approximately 600 homes currently under construction
- The district has over 17,400 planned future lots
- Groundwork is underway on more than 2,400 lots within GISD

Active Development
Future Development



Multi-Family Housing Overview



- GISD has approximately 1,400 multi-family units currently under construction, including 92 rental single family homes
- Within the district there are more than 3,550 planned future multi-family units

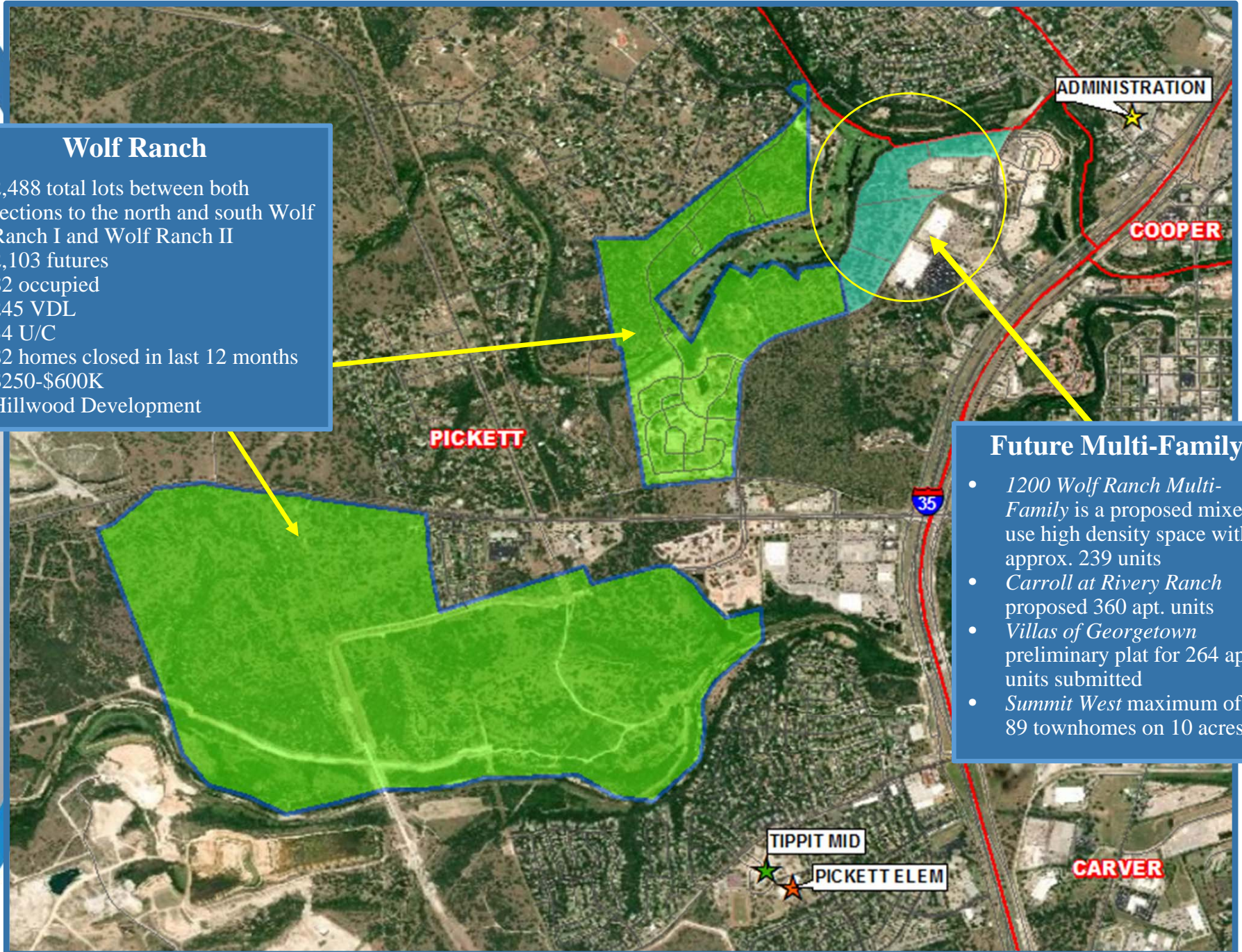
	MF units under construction
	Future MF units



Residential Activity

Wolf Ranch

- 2,488 total lots between both sections to the north and south Wolf Ranch I and Wolf Ranch II
- 2,103 futures
- 82 occupied
- 245 VDL
- 34 U/C
- 82 homes closed in last 12 months
- \$250-\$600K
- Hillwood Development



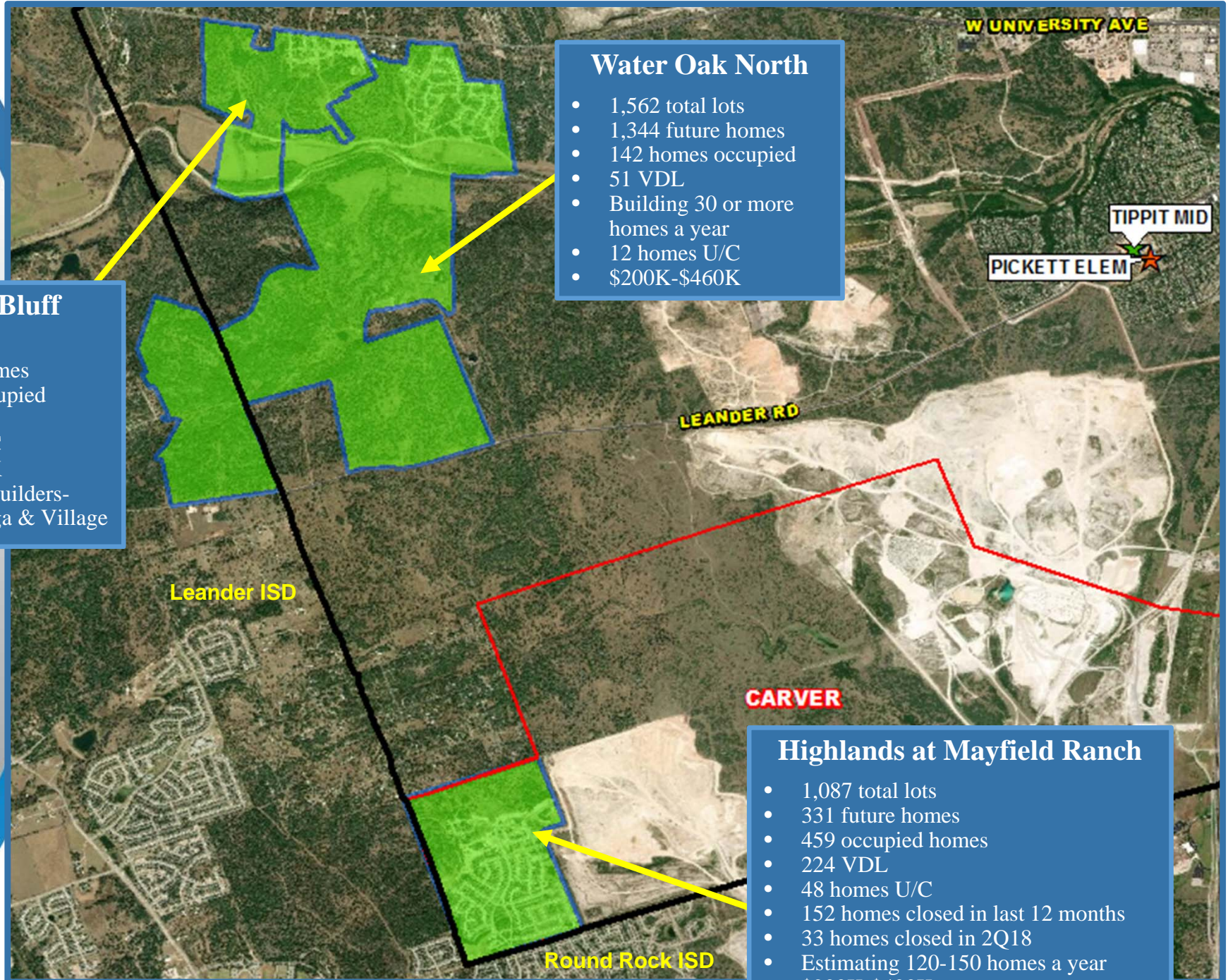
Future Multi-Family

- 1200 Wolf Ranch Multi-Family is a proposed mixed use high density space with approx. 239 units
- Carroll at Rivery Ranch proposed 360 apt. units
- Villas of Georgetown preliminary plat for 264 apt. units submitted
- Summit West maximum of 89 townhomes on 10 acres





Residential Activity



Water Oak North

- 1,562 total lots
- 1,344 future homes
- 142 homes occupied
- 51 VDL
- Building 30 or more homes a year
- 12 homes U/C
- \$200K-\$460K

Crescent Bluff

- 730 total lots
- 628 future homes
- 13 homes occupied
- 42 VDL
- 22 homes U/C
- \$265K-\$365K
- Three active builders- Lennar, Omega & Village

Highlands at Mayfield Ranch

- 1,087 total lots
- 331 future homes
- 459 occupied homes
- 224 VDL
- 48 homes U/C
- 152 homes closed in last 12 months
- 33 homes closed in 2Q18
- Estimating 120-150 homes a year
- \$200K-\$400K





Residential Activity

La Contrera

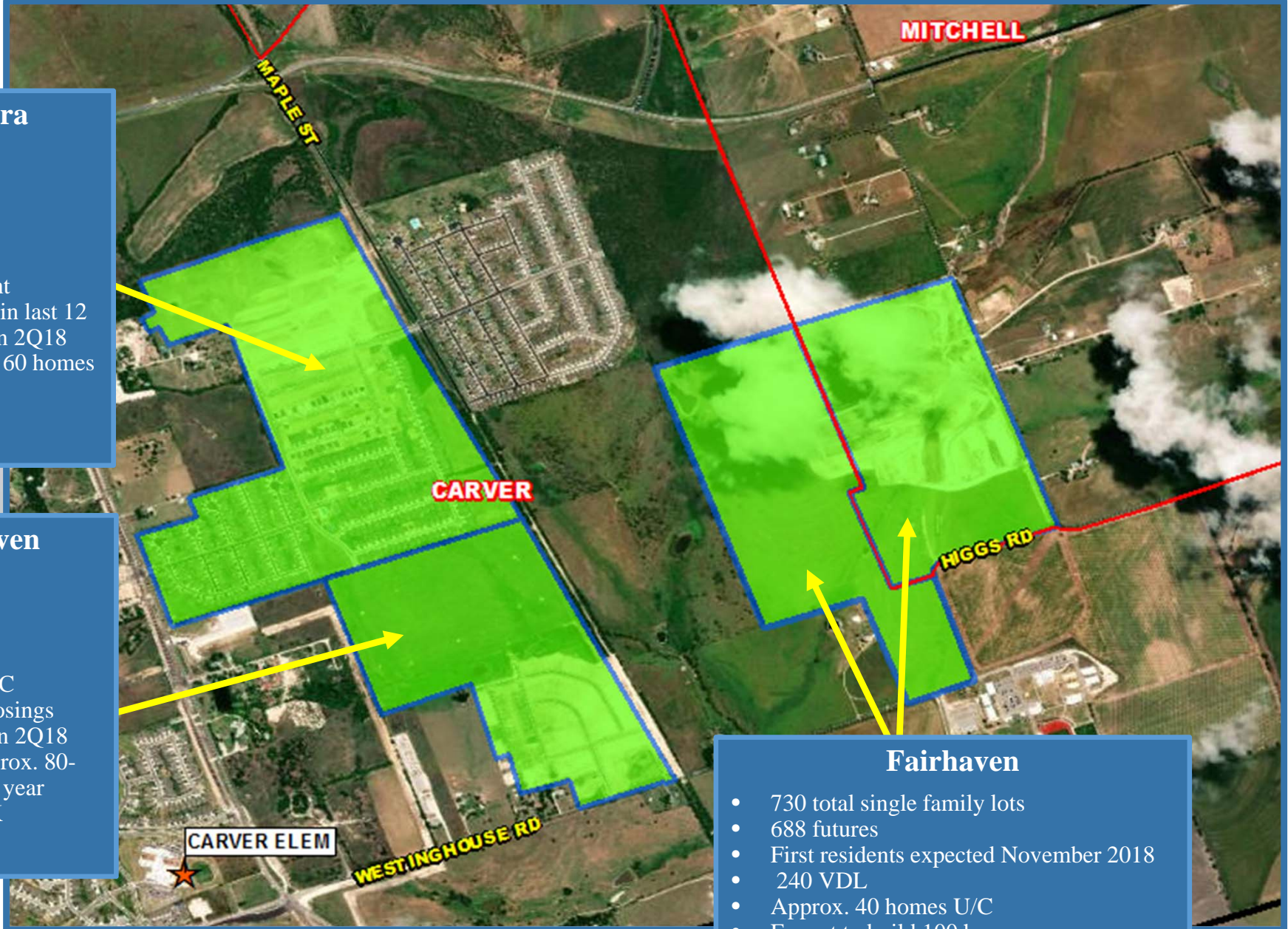
- 687 total lots
- 109 futures
- 398 occupied
- 118 VDL
- 43 homes U/C
- 14 finished vacant
- 80 homes closed in last 12 months with 20 in 2Q18
- Building approx. 60 homes a year
- \$250K-\$292K
- KB Homes

Westhaven

- 352 total lots
- 192 futures
- 43 occupied
- 21 VDL
- 66 homes U/C
- 43 annual closings
- 36 closings in 2Q18
- Building approx. 80-100 homes a year
- \$220K-300K
- DR Horton

Fairhaven

- 730 total single family lots
- 688 futures
- First residents expected November 2018
- 240 VDL
- Approx. 40 homes U/C
- Expect to build 100 homes a year
- DR Horton

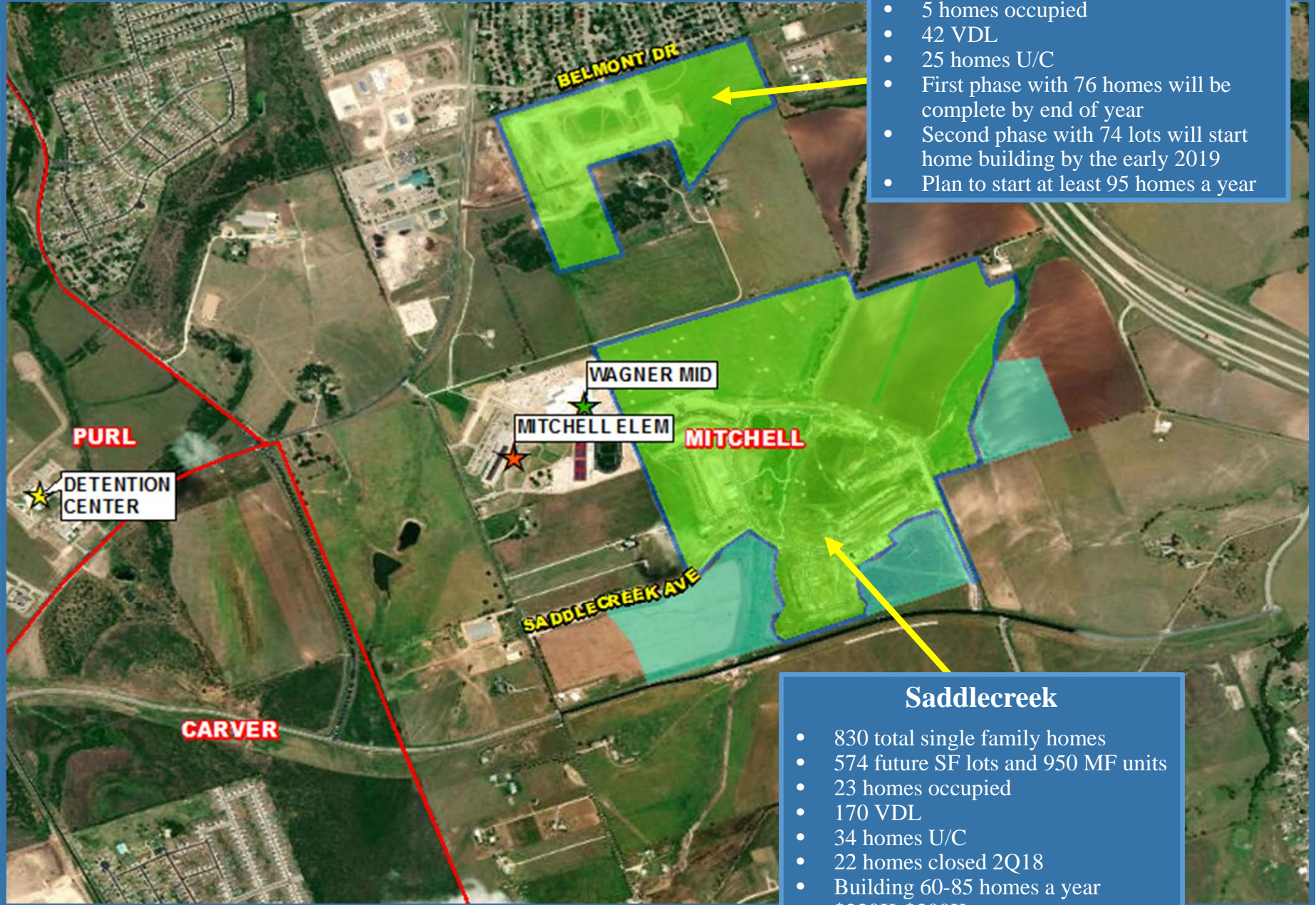




Residential Activity

Carlson Place

- 275 total lots
- 199 future homes
- 5 homes occupied
- 42 VDL
- 25 homes U/C
- First phase with 76 homes will be complete by end of year
- Second phase with 74 lots will start home building by the early 2019
- Plan to start at least 95 homes a year



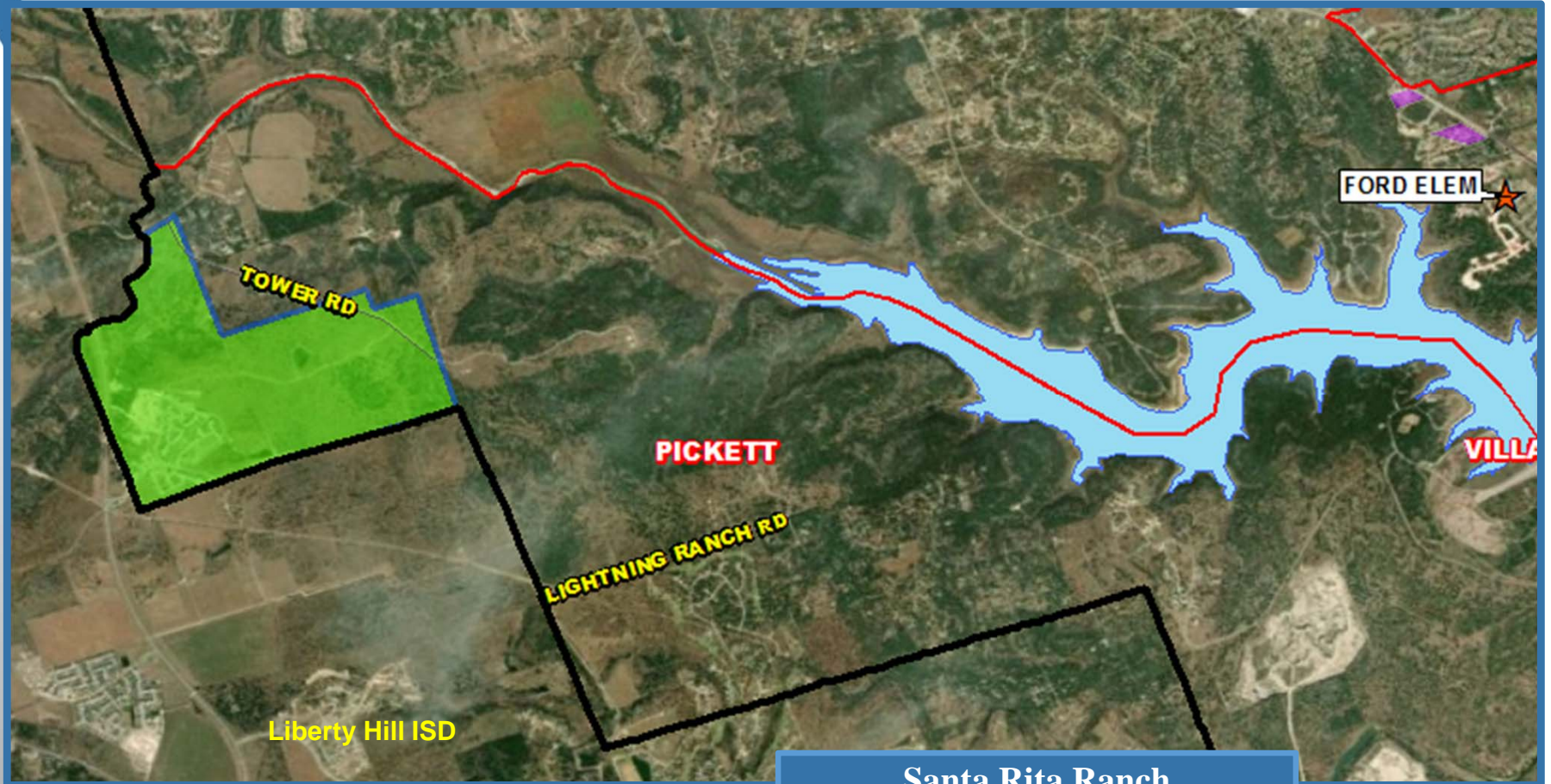
Saddlecreek

- 830 total single family homes
- 574 future SF lots and 950 MF units
- 23 homes occupied
- 170 VDL
- 34 homes U/C
- 22 homes closed 2Q18
- Building 60-85 homes a year
- \$220K-\$300K
- 3 active builders--Pacesetter, Century & Chesmar





Residential Activity



Santa Rita Ranch

- 2,520 total lots
- 1,703 futures
- 161 occupied homes
- 147 VDL
- 20 homes U/C
- 69 homes closed in the last 12 months
- Wanting to build 200 homes a year
- \$190K-\$590K



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
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554		
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	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	50	348	766	791	844	849	834	961	903	915	895	1,013	914	909	864	11,856	344	3.0%
2019/20	50	348	805	831	867	921	919	906	1,000	930	942	982	1,024	890	892	12,307	451	3.8%
2020/21	50	348	856	885	895	933	978	987	941	1,030	958	1,028	991	1,002	868	12,750	443	3.6%
2021/22	50	348	903	939	953	966	1,000	1,059	1,029	971	1,075	1,048	1,019	975	979	13,314	564	4.4%
2022/23	50	348	944	996	1,010	1,019	1,031	1,081	1,107	1,061	993	1,180	1,037	1,002	953	13,812	498	3.7%
2023/24	50	348	989	1,024	1,073	1,076	1,089	1,116	1,126	1,141	1,096	1,087	1,164	1,031	989	14,399	587	4.2%
2024/25	50	348	1,028	1,078	1,103	1,142	1,153	1,178	1,163	1,159	1,177	1,202	1,075	1,149	1,011	15,016	617	4.3%
2025/26	50	348	1,060	1,121	1,152	1,172	1,214	1,240	1,227	1,198	1,192	1,293	1,185	1,063	1,129	15,644	628	4.2%
2026/27	50	348	1,091	1,160	1,203	1,226	1,248	1,307	1,292	1,264	1,234	1,310	1,272	1,173	1,045	16,223	579	3.7%
2027/28	50	348	1,109	1,184	1,246	1,279	1,305	1,345	1,362	1,331	1,302	1,352	1,286	1,256	1,152	16,907	684	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 = 2,300 students
- 2022/23 enrollment = 13,812
- 10 year growth = 5,395 students
- 2026/27 enrollment = 16,907



Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	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	2027/28
Annie Purl Elementary	869	449	808	797	806	822	819	798	803	809	812	819	820
Carver Elementary	890	848	787	878	939	1,003	1,057	1,124	1,182	1,248	1,316	1,381	1,432
Dell Pickett Elementary	492	331	285	315	374	439	531	616	693	778	856	930	1,010
Frost Elementary	552	424	356	368	379	396	421	444	461	468	477	486	492
Mitchell Elementary	792	537	727	736	752	791	835	878	942	1,026	1,079	1,145	1,189
Ford Elementary	653	550	565	593	612	660	698	739	781	826	874	918	954
Cooper Elementary	693	530	553	559	570	575	598	623	622	628	632	636	641
Mccoy Elementary	808	601	609	621	620	635	641	648	664	677	688	697	702
Village Elementary	633	555	555	576	595	611	618	609	617	620	623	621	626
ELEMENTARY SCHOOL TOTALS	6,897	5,214	5,245	5,443	5,647	5,932	6,218	6,479	6,765	7,080	7,357	7,633	7,866
Elementary Absolute Change		223	31	198	204	285	286	261	286	315	277	276	233
Elementary Percent Change		4.47%	0.59%	3.78%	3.75%	5.05%	4.82%	4.20%	4.41%	4.66%	3.91%	3.75%	3.05%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2020
- Purl Elementary will enroll roughly 820 students by 2020/21
- Mitchell Elementary will enroll about 750 students by 2019/20
- 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

Campus	Capacity	History	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	2027/28
Forbes Middle School	974	800	673	625	654	651	648	621	631	655	669	678	692
Benold Middle School	974	925	891	874	843	850	900	930	972	995	1,024	1,085	1,130
Tippit Middle School	808	898	682	567	661	717	744	814	902	978	1,019	1,076	1,147
Wagner Middle School	950	0	429	646	713	710	782	795	857	870	904	950	1,025
MIDDLE SCHOOL TOTALS	3,706	2,623	2,675	2,712	2,871	2,928	3,074	3,160	3,362	3,498	3,616	3,789	3,994
Middle School Absolute Change		105	52	37	159	57	146	86	202	136	118	173	205
Middle School Percent Change		4.17%	1.98%	1.38%	5.86%	1.99%	4.99%	2.80%	6.39%	4.05%	3.37%	4.78%	5.41%
East View High School	2,000	1,552	1,565	1,641	1,671	1,755	1,851	1,954	2,045	2,184	2,366	2,475	2,648
Georgetown High School	2,000	1,927	1,950	1,983	2,041	2,058	2,094	2,142	2,150	2,177	2,228	2,249	2,330
Richarte High School	100	74	67	67	67	67	67	67	67	67	67	67	67
HIGH SCHOOL TOTALS	4,100	3,553	3,582	3,691	3,779	3,880	4,012	4,163	4,262	4,428	4,661	4,791	5,045
High School Absolute Change		100	29	109	88	101	132	151	99	166	233	130	254
High School Percent Change		2.90%	0.82%	3.04%	2.38%	2.67%	3.40%	3.76%	2.38%	3.89%	5.26%	2.79%	5.30%
DISTRICT TOTALS		11,425	11,512	11,856	12,307	12,750	13,314	13,812	14,399	15,016	15,644	16,223	16,907
District Absolute Change		428	87	344	451	443	564	498	587	617	628	579	684
District Percent Change		3.89%	0.76%	2.99%	3.80%	3.60%	4.42%	3.74%	4.25%	4.29%	4.18%	3.70%	4.22%

*Yellow box = enrollment exceeds stated capacity

- Wagner Middle School may enroll over 700 students by 2019/20
- Georgetown High School is expected to be over capacity by 2019





Summary

- Georgetown's unemployment rate is below 5%.
- The average price for a new home in Georgetown is over \$335,000.
- The district had more than 1,576 home starts in the last 12 months.
- Carver Elementary zone had the most residential growth in early 2018 with the continued development of Teravista and Highlands of Mayfield Ranch subdivisions.
- Groundwork is currently underway on over 2,400 lots within GISD.
- GISD can expect an increase of approximately 2,300 students during the next 5 years.
- 2022/23 enrollment projection is 13,812 students.
- GISD is projected to enroll more than 16,907 students for the 2027/28 school year.