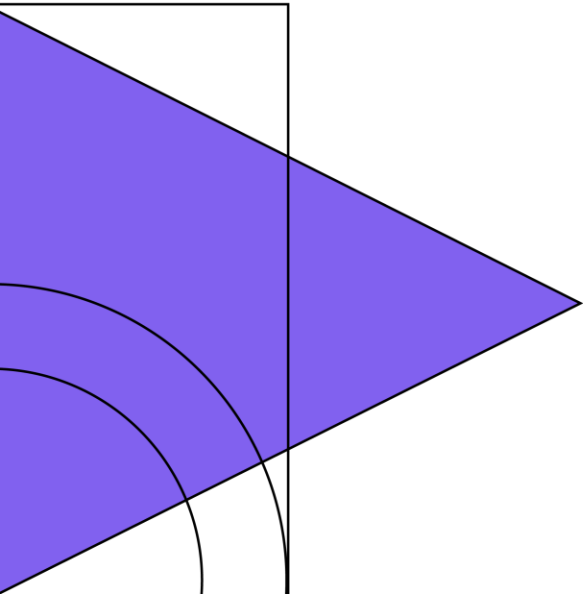
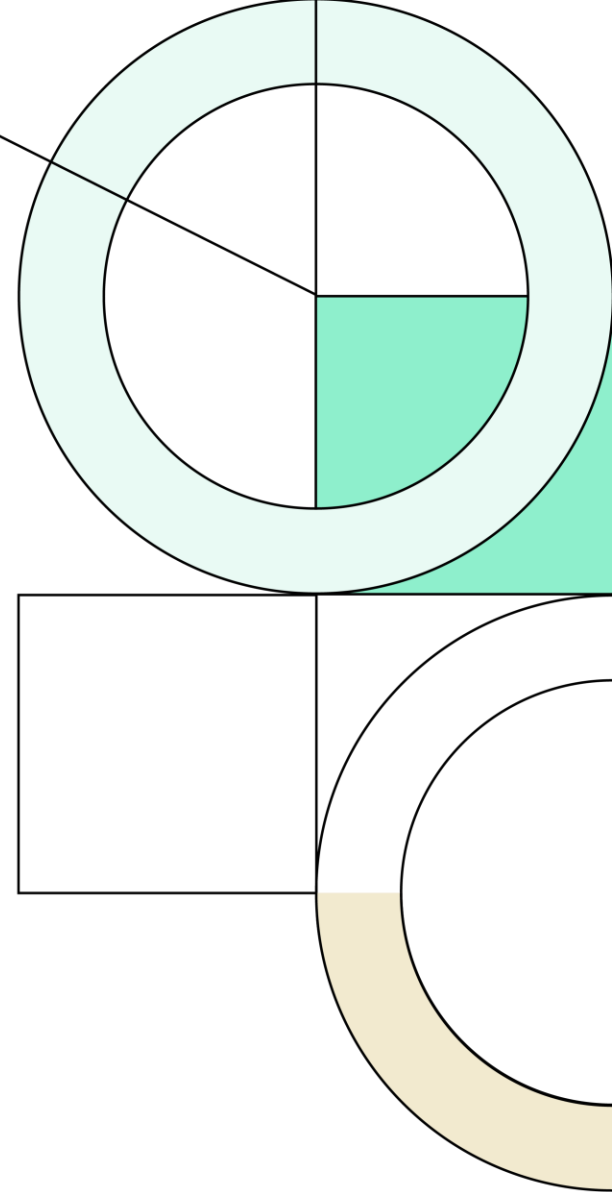




# Georgetown Independent School District

1Q22

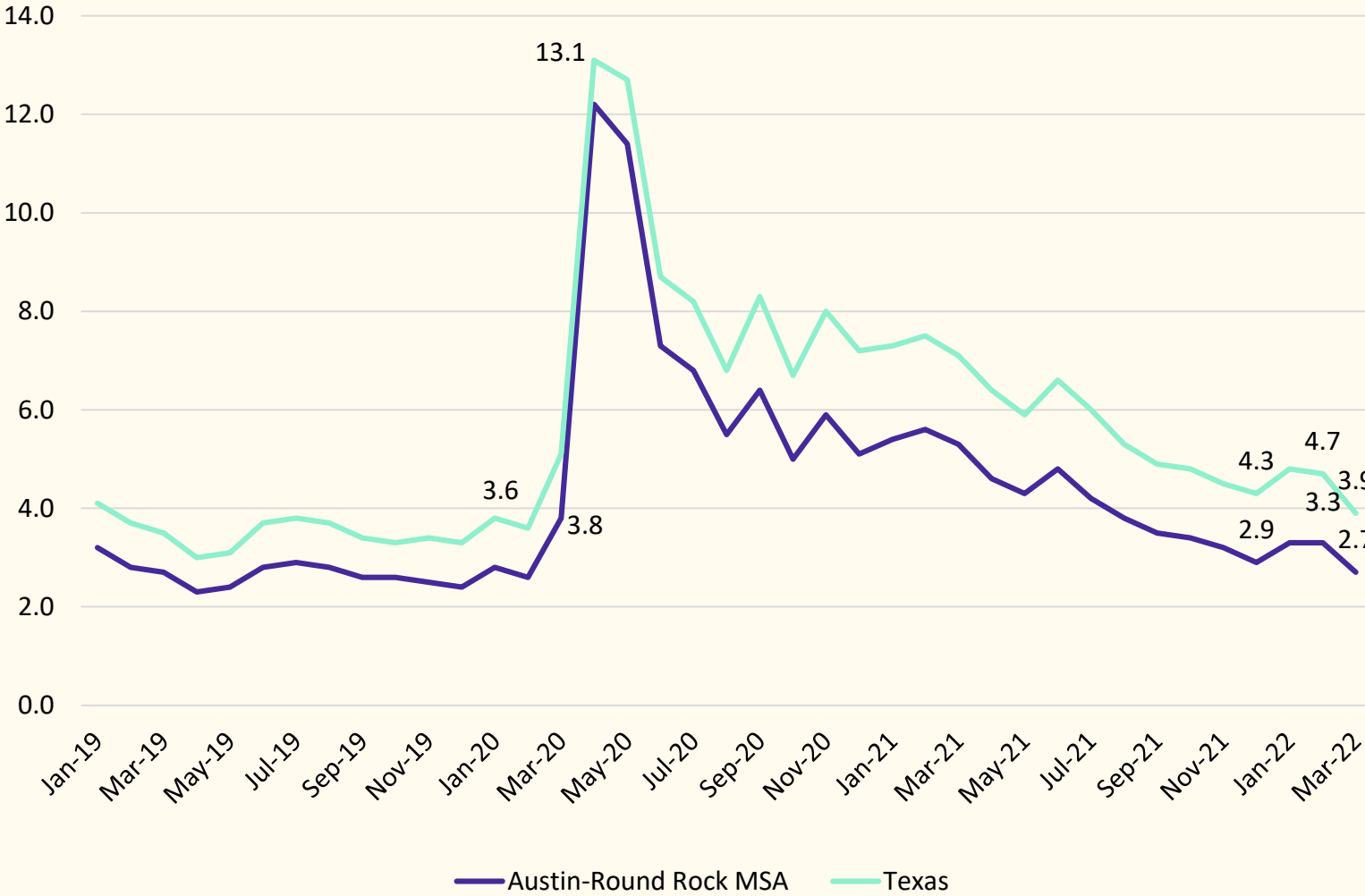
## Demographic Report



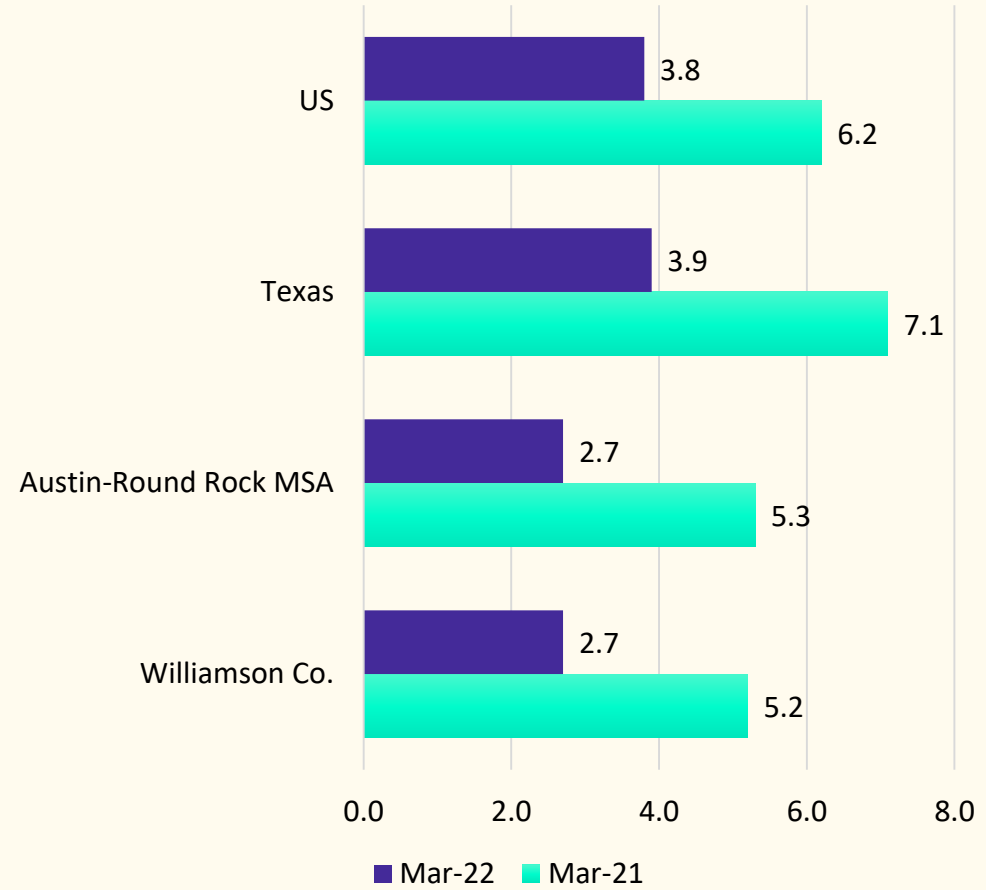


# Local Economic Conditions

### Unemployment Rates, Jan. 2019 - March 2022

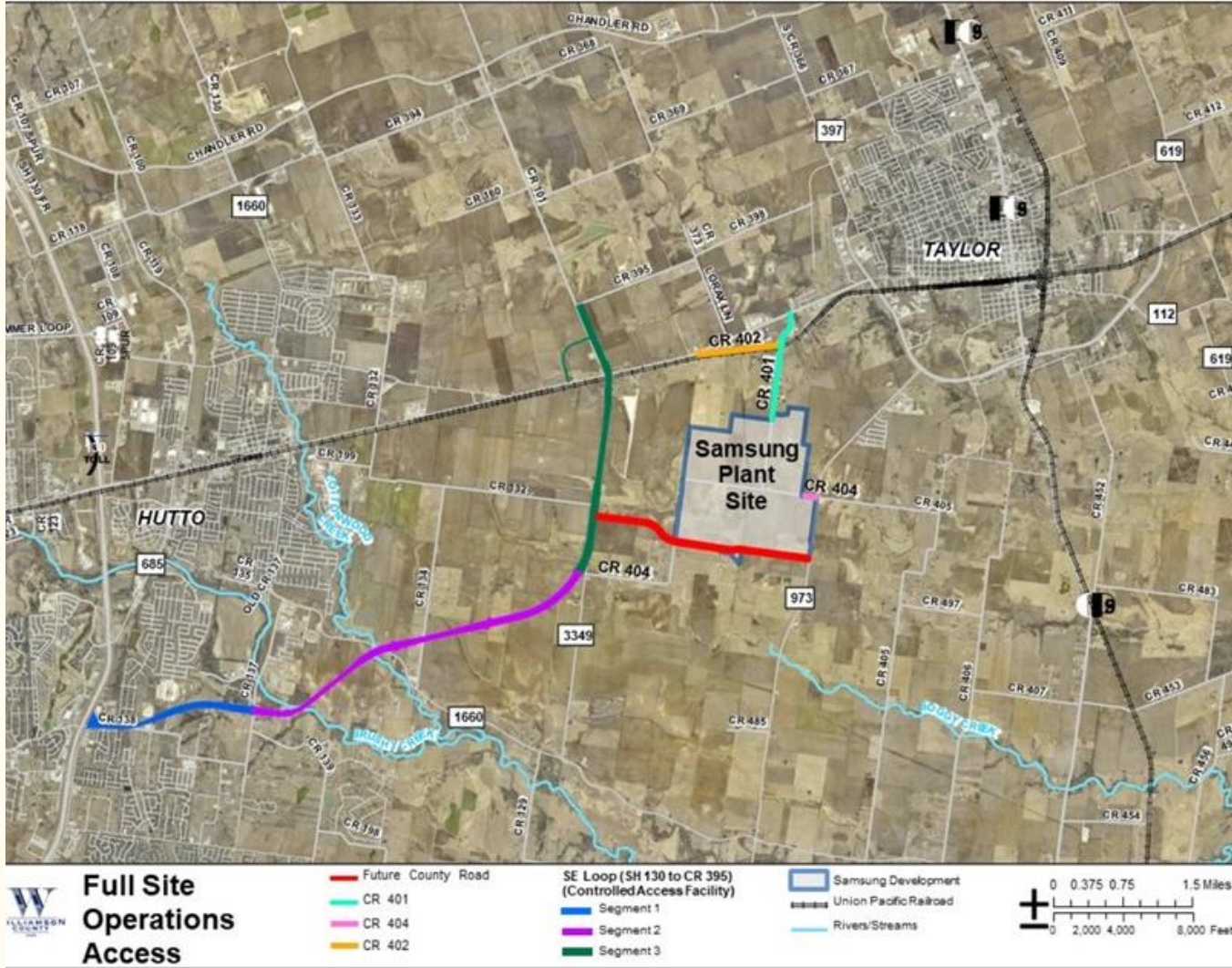


### Unemployment Rates, Year Over Year





# Local Economic Conditions



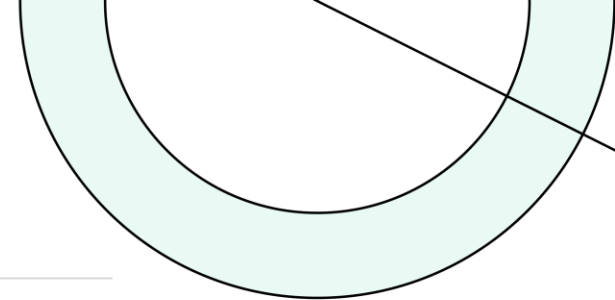
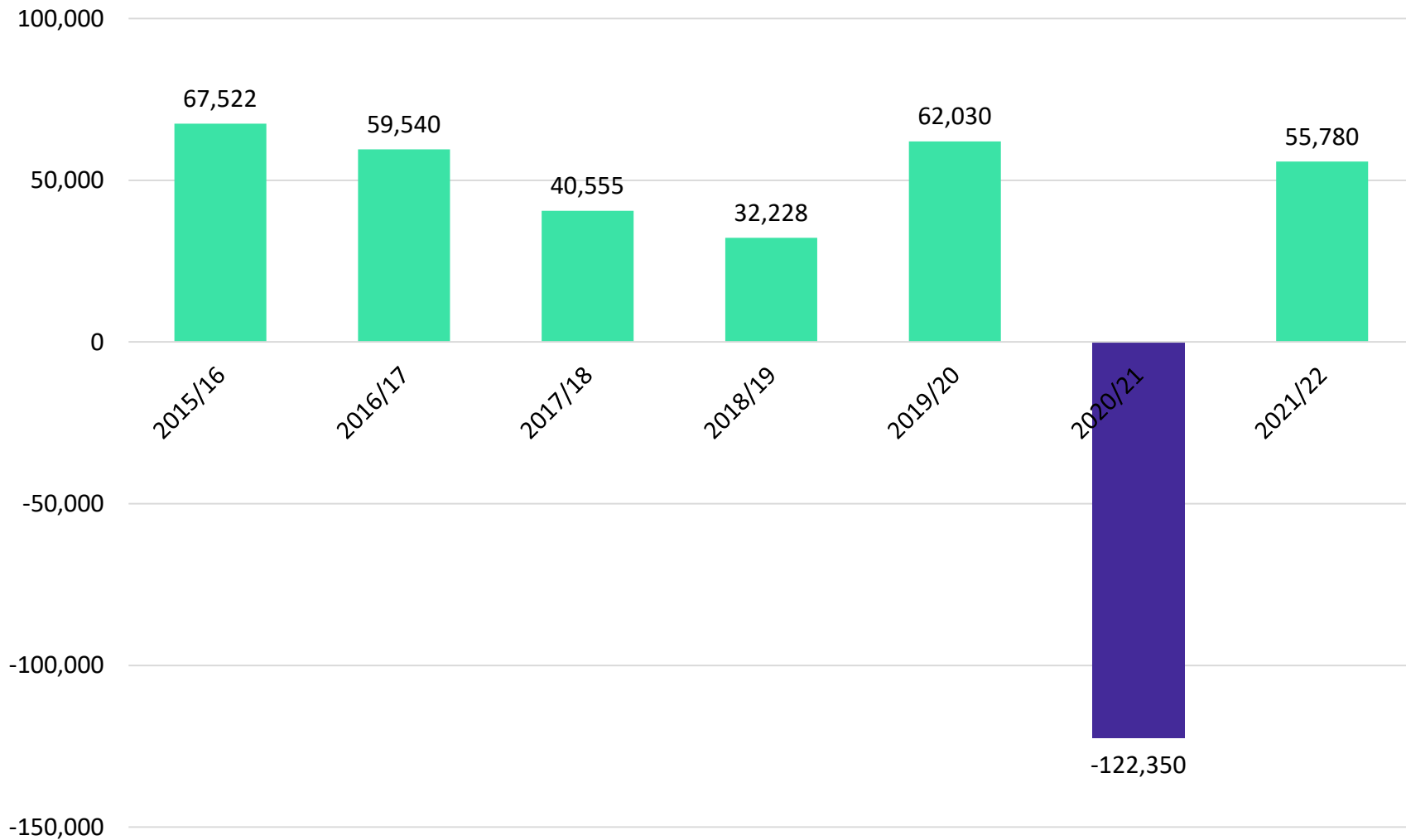
## Samsung Semiconductor Chip-making Plant

- Samsung has finalized plans to locate a \$17 billion dollar semiconductor chip-making facility in Taylor, TX
- The aim is to kick off construction in 2022, with a target of production start in the second half of 2024
- The project will create over 2,000 high-tech jobs, thousands of indirect jobs, and a minimum of 6,500 construction jobs
- The project will be among the largest single economic investments in Texas history and the largest single investment in the Austin area



# State Enrollment Trends

## Texas ISD Enrollment Change

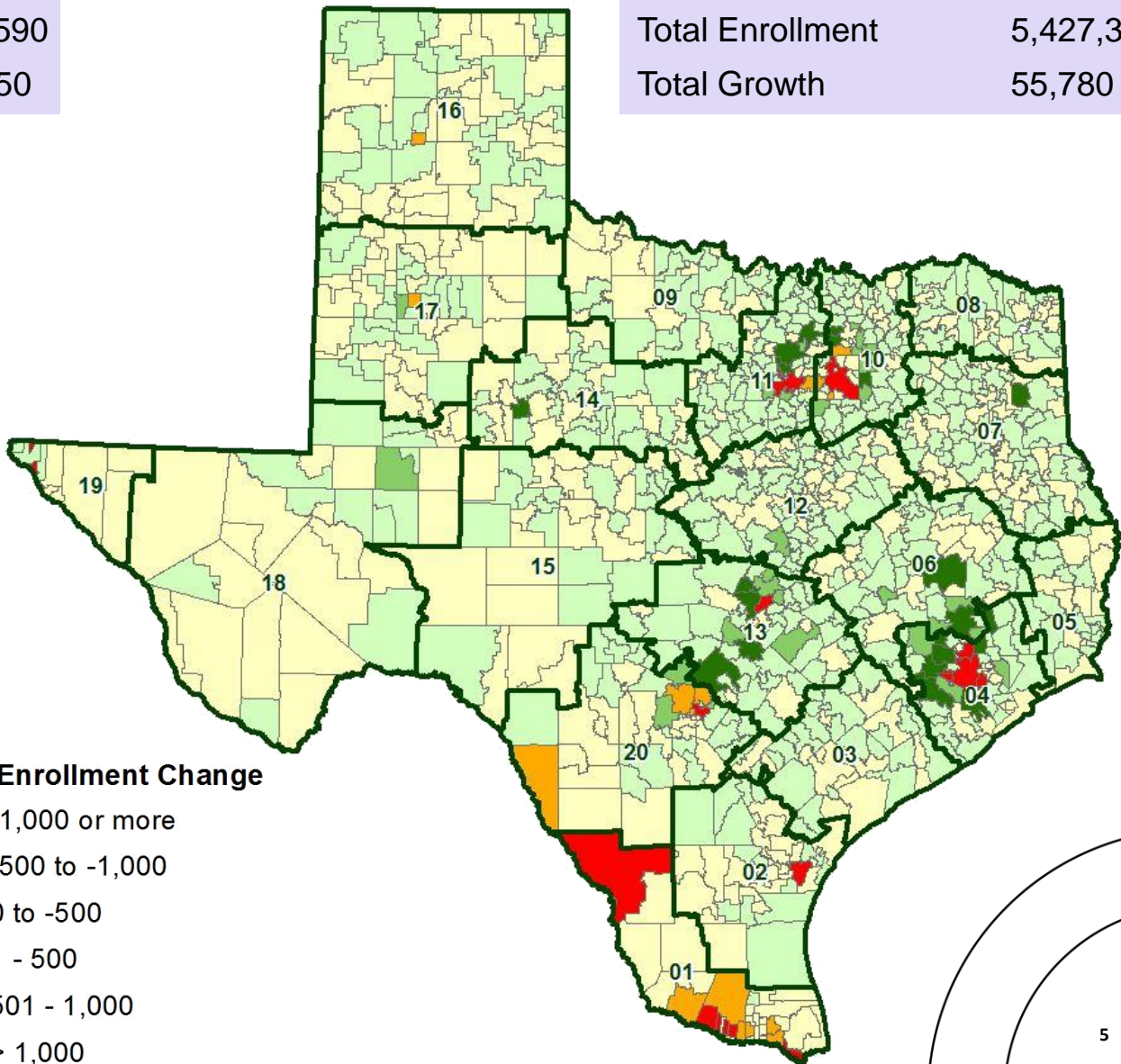
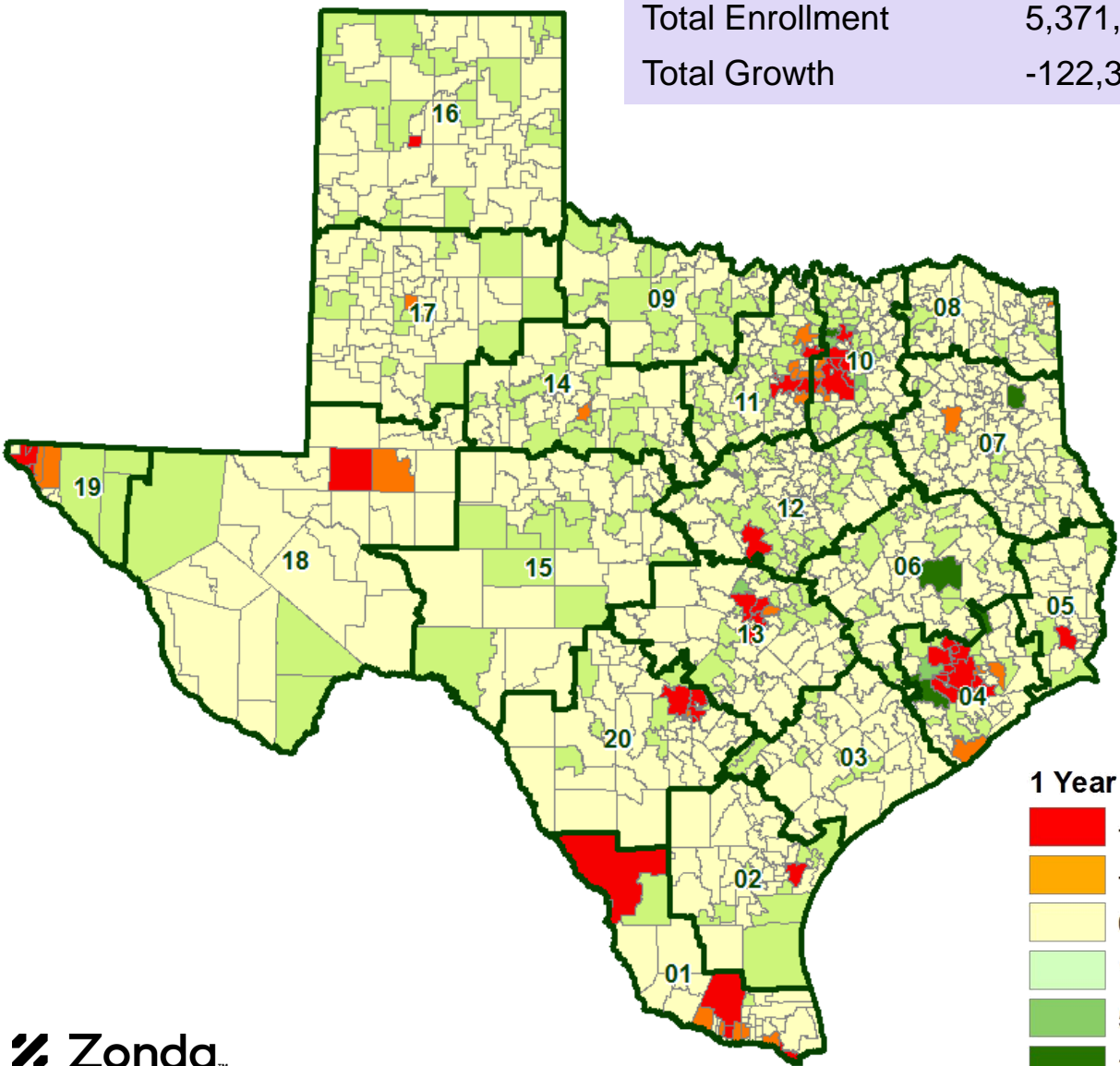




# State Enrollment Trends

**2020/21 State Enrollment**  
 Total Enrollment 5,371,590  
 Total Growth -122,350

**2021/22 State Enrollment**  
 Total Enrollment 5,427,370  
 Total Growth 55,780



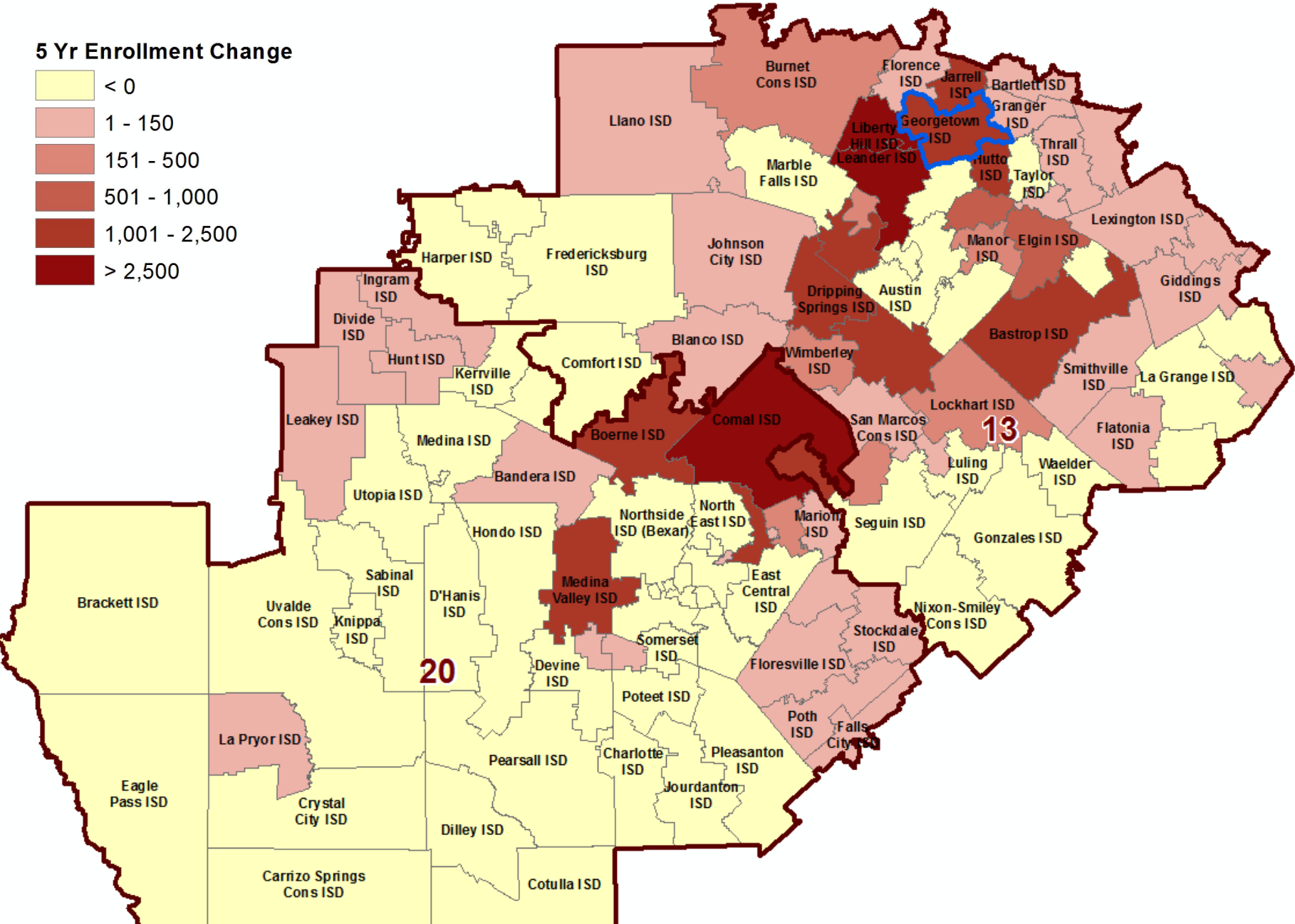
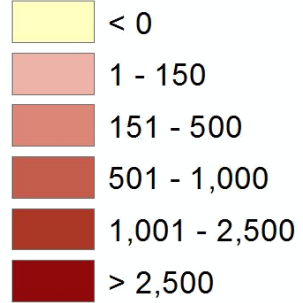
### 1 Year Enrollment Change

- -1,000 or more
- -500 to -1,000
- 0 to -500
- 1 - 500
- 501 - 1,000
- > 1,000



# Region 13 & 20 Enrollment Trends

## 5 Yr Enrollment Change

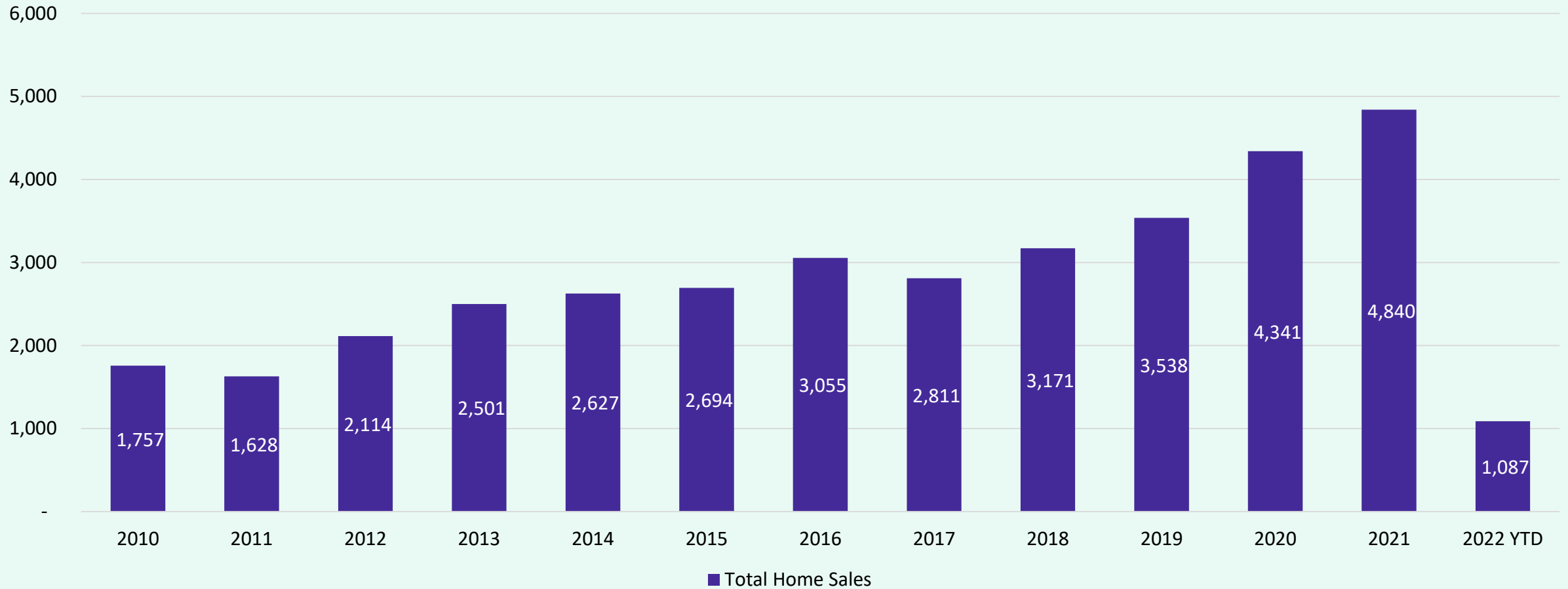


- Georgetown ISD enrollment increased by 1,193 students between 2016/17 and 2021/22, an increase of 10.4%
- 2021/22 GISD enrollment is up 752 students from 2020/21, an **increase of 6.3%**
- Region 13 has seen an overall enrollment increase of 8,406 students from 2020/21, a increase of 2.3%
- Region 20 enrollment has decreased -0.01% from 2020/21, a decrease of 40 students



# Home Sales by Transaction Type, 2010 – April 2022

Annual District Home Sales by Type, 2010-April 2022

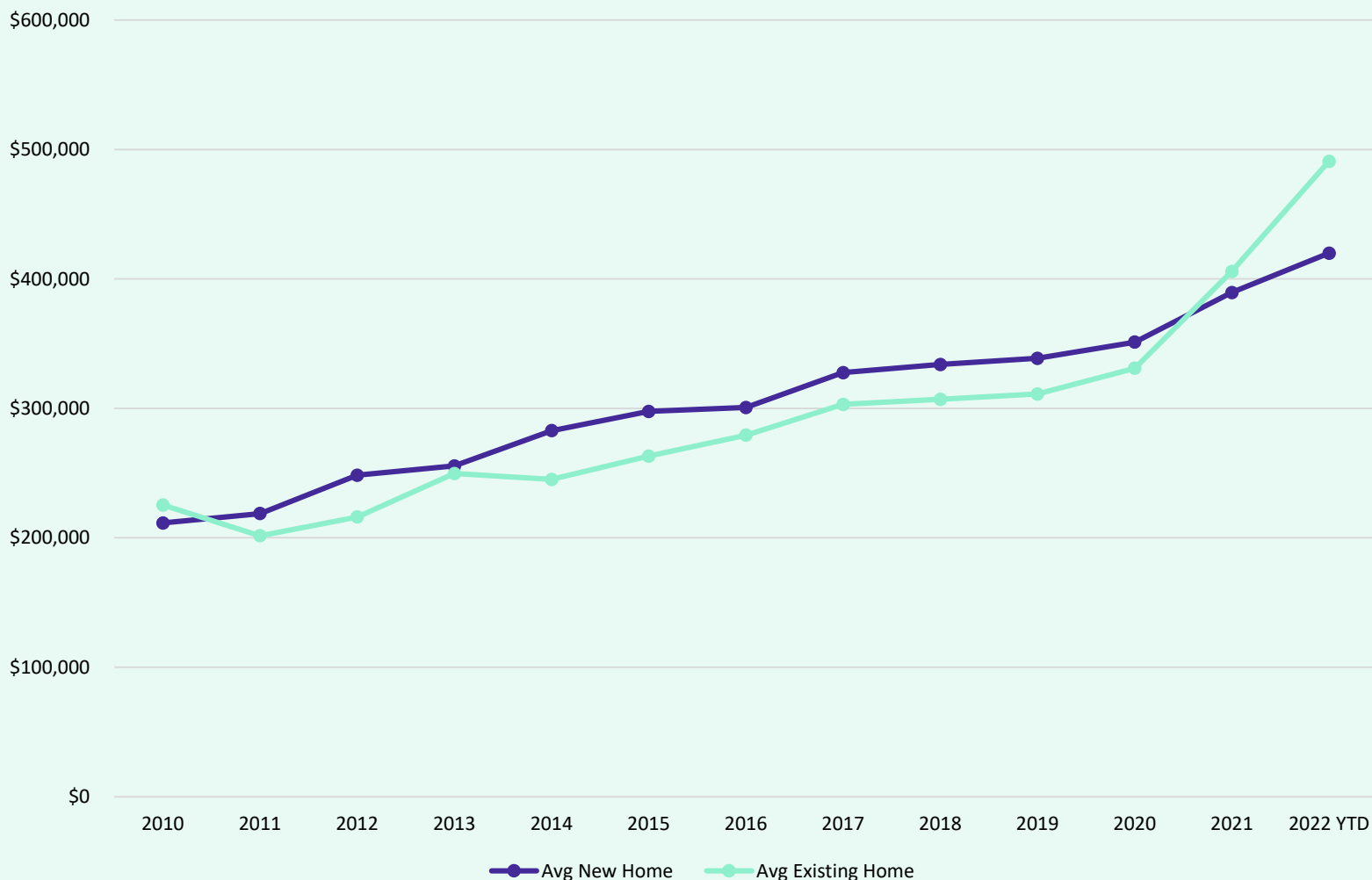


- So far in 2022, there have been more than 1,000 total home sales in Georgetown ISD
- The number of new home sales has increased dramatically over the last 10 years



# Average New vs. Existing Home Sale Price, 2010 – April 2022

Avg. New vs. Existing Sale Price, 2010-April 2022



	Avg New Home Price	Avg Existing Home Price
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
2018	\$333,844	\$306,934
2019	\$338,682	\$311,111
2020	\$351,183	\$330,932
2021	\$389,418	\$405,772
2022	\$419,852	\$490,816

- Since 2010, the average new home price in Georgetown ISD has increased by \$208,350, or 98.5%
- The average existing home price within the district has increased by 118%, or roughly \$265,444 since 2010





# Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q22

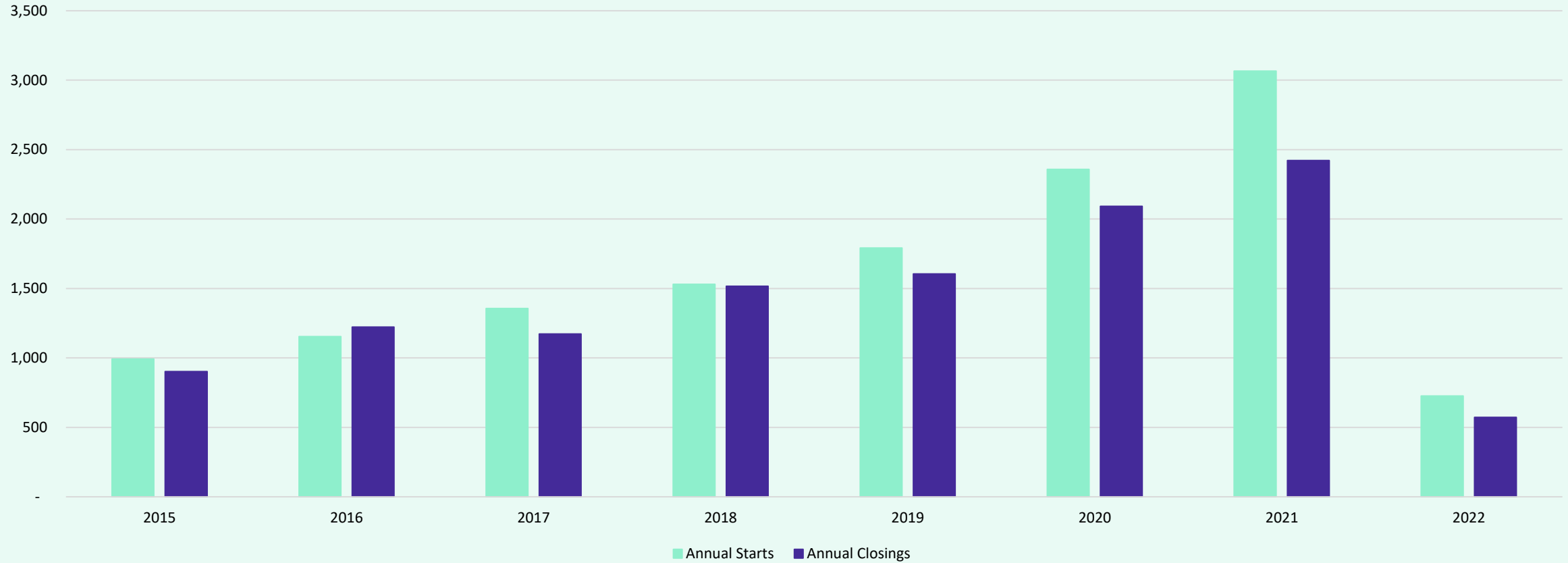
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	LEANDER ISD	2,859	2,400	1,993	2,547	8,064
<b>2</b>	<b>GEORGETOWN ISD*</b>	<b>2,875</b>	<b>2,318</b>	<b>2,052</b>	<b>3,894</b>	<b>19,134</b>
3	HAYS CISD	3,422	2,192	2,443	3,607	43,216
4	LIBERTY HILL ISD	2,284	1,991	1,433	2,460	11,086
5	PFLUGERVILLE ISD	1,312	1,406	988	838	9,458
6	HUTTO ISD	2,028	1,359	1,216	1,274	8,851
7	AUSTIN ISD	2,145	1,159	2,418	1,420	9,772
8	DEL VALLE ISD	1,164	1,087	771	1,051	24,443
9	JARRELL ISD	1,340	998	761	1,024	12,017
10	MANOR ISD	1,230	923	986	1,406	14,843
11	DRIPPING SPRINGS ISD	1,005	844	780	776	7,901
12	BASTROP ISD	984	716	599	2,721	16,039
13	LAKE TRAVIS ISD	853	661	748	804	4,133
14	ROUND ROCK ISD	779	529	667	1,136	5,186
15	SAN MARCOS CISD	1,121	466	896	926	5,577
16	ELGIN ISD	419	342	214	498	9,410
17	TAYLOR ISD	271	230	109	263	976
18	LAGO VISTA ISD	274	194	208	435	4,048
19	LOCKHART ISD	77	69	42	38	18,717
20	WIMBERLEY ISD	23	19	13	55	0

\* Based on additional Zonda Education housing research

\*\*Includes Age-Restricted subdivisions



# District New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	327	280	385	412	482	889	727
2Q	227	349	448	413	529	665	
3Q	314	399	433	483	660	722	
4Q	286	329	264	484	690	687	
<b>Total</b>	<b>1,154</b>	<b>1,357</b>	<b>1,530</b>	<b>1,792</b>	<b>2,361</b>	<b>3,066</b>	<b>727</b>

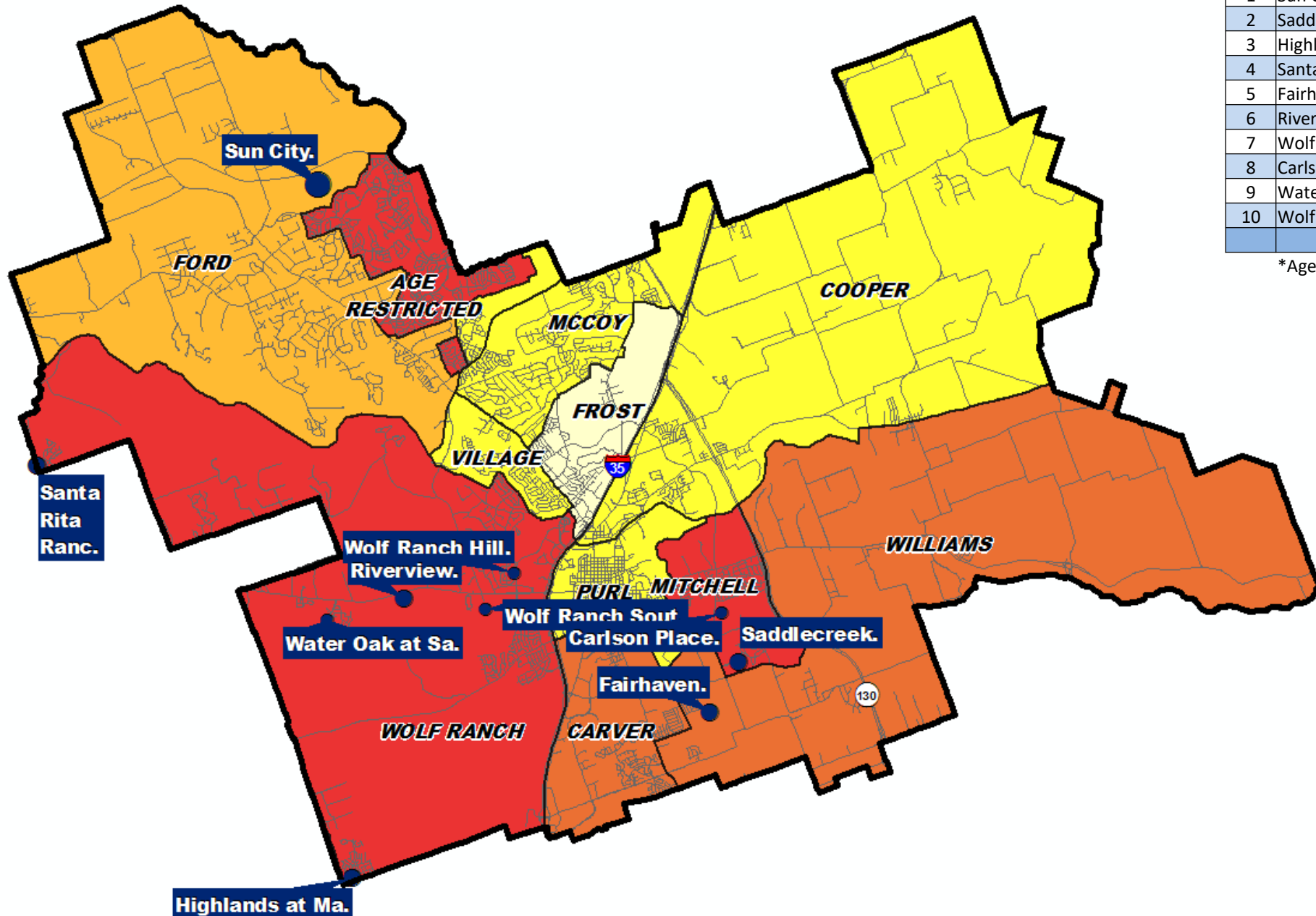
Closings	2016	2017	2018	2019	2020	2021	2022
1Q	269	285	323	344	465	666	573
2Q	348	265	409	391	436	600	
3Q	333	347	394	418	580	579	
4Q	272	276	390	453	612	577	
<b>Total</b>	<b>1,222</b>	<b>1,173</b>	<b>1,516</b>	<b>1,606</b>	<b>2,093</b>	<b>2,422</b>	<b>573</b>



# Annual Closing Distribution

Top 10 Subdivisions -4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sun City*	252	69	283	852
2	Saddlecreek	209	28	239	324
3	Highlands at Mayfield Ranch	183	60	1	0
4	Santa Rita Ranch Tierra Rosa	180	42	314	59
5	Fairhaven	163	18	0	0
6	Riverview	153	12	172	200
7	Wolf Ranch South Fork	125	53	349	1,183
8	Carlson Place	112	45	124	0
9	Water Oak at San Gabriel	94	23	87	0
10	Wolf Ranch Hilltop	78	23	27	165
Totals		1,549	373	1,596	2,783

\*Age-Restricted Community



## Annual Closings by Sub

- < 150
- 150 - 250
- > 250

## Annual Closings by Elem

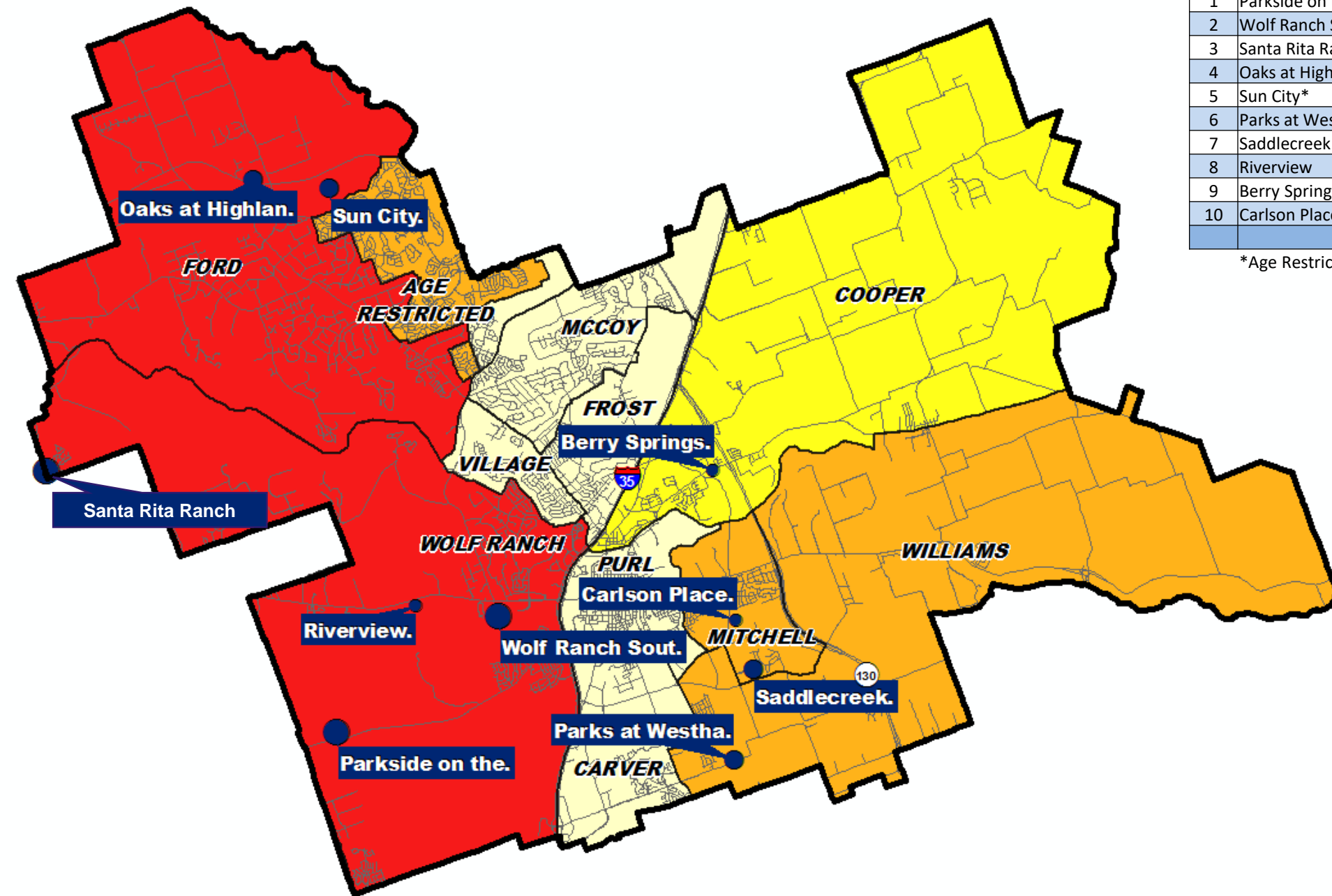
- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



# VDL Distribution

Top 10 Subdivisions -4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Parkside on the River	0	0	608	1,831
2	Wolf Ranch South Fork	125	53	349	1,183
3	Santa Rita Ranch Tierra Rosa	180	42	314	59
4	Oaks at Highland Village	32	13	297	3
5	Sun City*	252	69	283	852
6	Parks at Westhaven	0	0	245	0
7	Saddlecreek	209	28	239	324
8	Riverview	153	12	172	200
9	Berry Springs	0	0	126	0
10	Carlson Place	112	45	124	0
TOTALS		1,063	262	2,757	4,452

\*Age Restricted Community



## VDL by Sub

- < 200
- 200 - 300
- > 300

## VDL by Elem

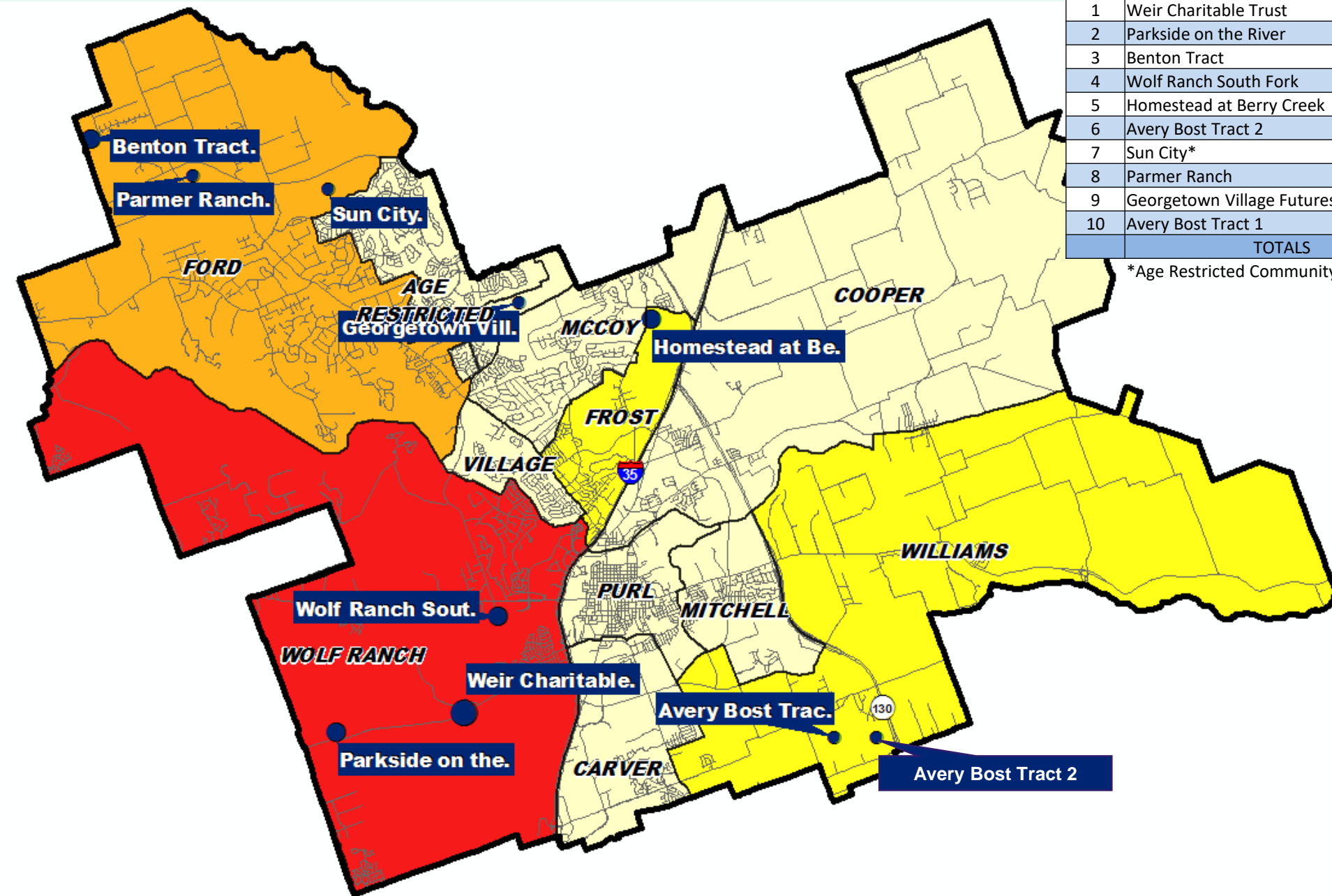
- < 100
- 101 - 300
- 301 - 500
- > 500



# Futures Distribution

Top 10 Subdivisions -4Q21 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Weir Charitable Trust	0	0	0	4,040
2	Parkside on the River	0	0	608	1,831
3	Benton Tract	0	0	0	1,340
4	Wolf Ranch South Fork	125	53	349	1,183
5	Homestead at Berry Creek	0	0	0	1,095
6	Avery Bost Tract 2	0	0	0	854
7	Sun City*	252	69	283	852
8	Parmer Ranch	0	0	87	851
9	Georgetown Village Futures (VILLAGE)	0	0	0	551
10	Avery Bost Tract 1	0	0	0	550
TOTALS		377	122	1,327	13,147

\*Age Restricted Community



## Futures by Sub

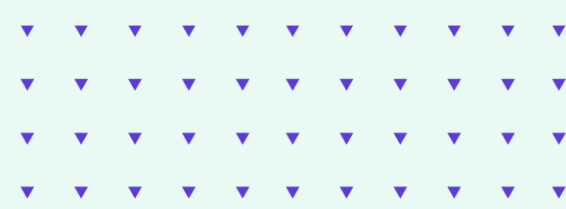
- < 1,000
- 1,000 - 3,000
- > 3,000

## Futures by Elem

- < 1,000
- 1,000 - 3,000
- 3,000 - 5,000
- > 5,000






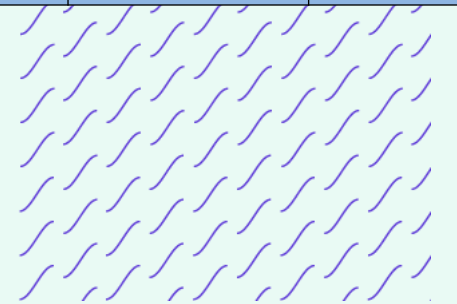
# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	142	25	209	29	54	76	96	0
COOPER	88	31	11	3	88	111	149	267
FORD	229	92	154	43	161	177	679	3,050
FROST	0	0	0	0	0	0	10	1,124
MCCOY	51	12	19	7	41	44	25	389
MITCHELL	474	113	420	91	243	303	370	720
PURL	12	2	9	5	4	7	17	0
VILLAGE	9	2	9	1	3	5	12	688
WILLIAMS	359	137	202	51	263	293	460	2,583
WOLF RANCH	984	220	943	239	585	691	1,687	9,461
<b>Grand Total</b>	<b>2,348</b>	<b>634</b>	<b>1,976</b>	<b>469</b>	<b>1,442</b>	<b>1,707</b>	<b>3,505</b>	<b>18,282</b>

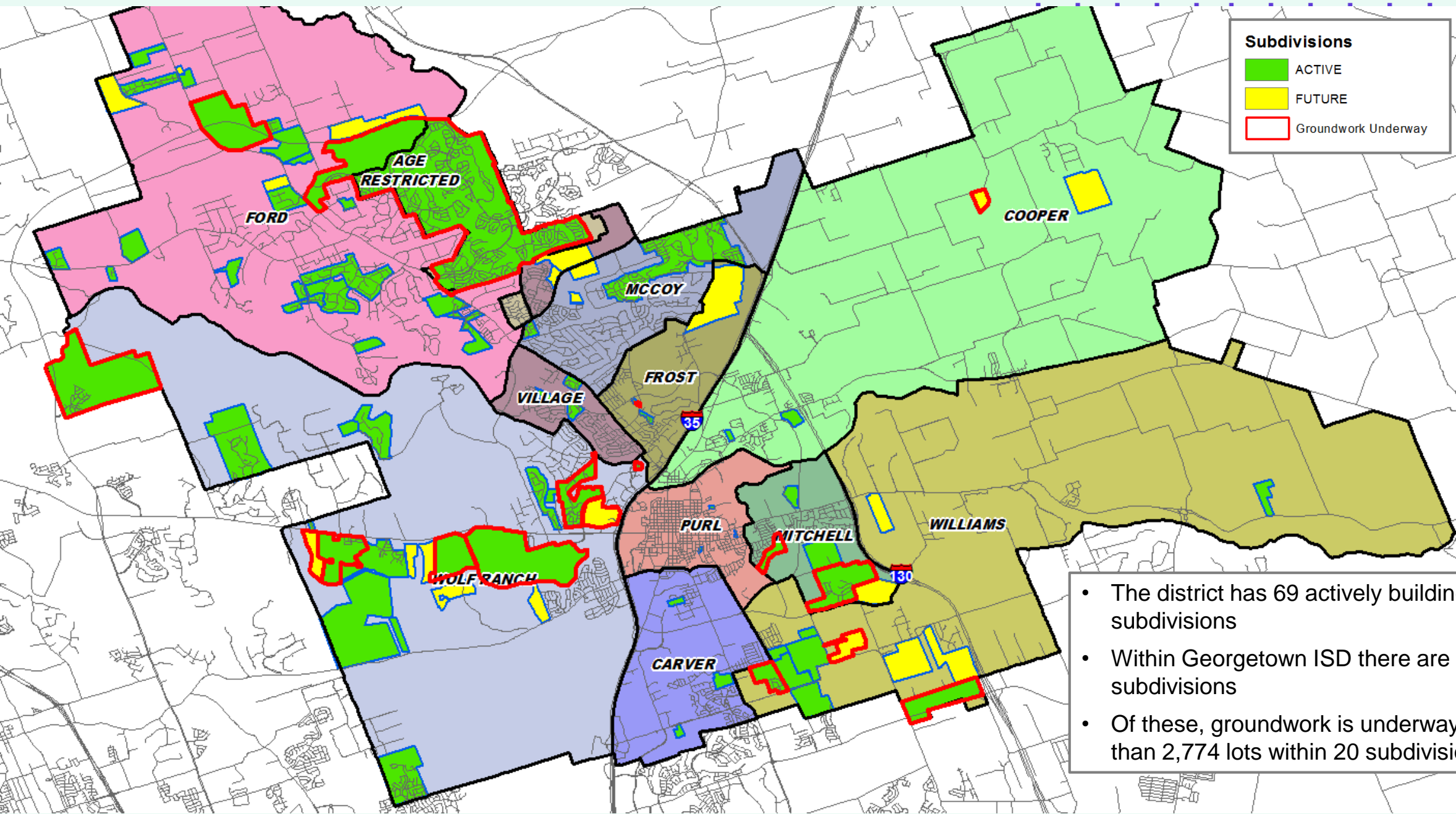
\* Does NOT include Age-Restricted subdivisions

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





# District Housing Overview



**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 69 actively building subdivisions
- Within Georgetown ISD there are 32 future subdivisions
- Of these, groundwork is underway on more than 2,774 lots within 20 subdivisions



# Residential Activity

## Riverview

- 654 total lots
- 200 future lots
- 247 occupied homes
- 172 VDL and 27 homes under construction
- Started 43 homes and closed 153 homes in the last 12 months
- Groundwork is underway on all remaining lots
- Wolf Ranch Elementary Zone

## Wolf Ranch South Fork

- 2,033 total lots
- 1,350 future lots
- 210 occupied homes
- 349 VDL and 106 homes under construction
- Started 189 homes and closed 125 homes in the last 12 months
- Groundwork is underway on ~300 lots
- Developer: Hillwood Communities
- Wolf Ranch Elementary Zone







# Residential Activity

## Patterson Ranch

- 357 total future lots
- Groundwork underway on all lots
- Annexed into the city of Georgetown in 2019
- Perry Homes
- Williams Elementary Zone

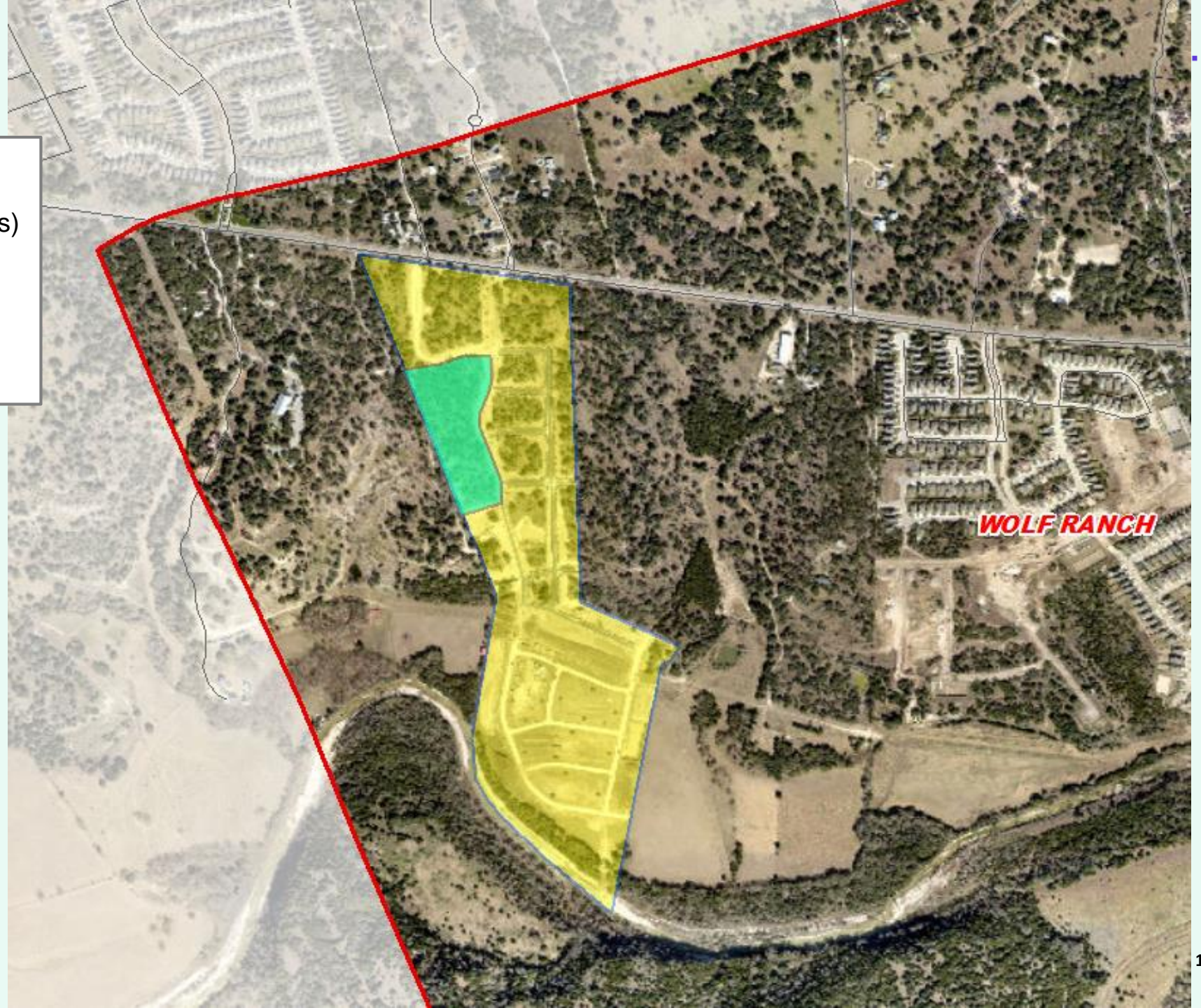




# Residential Activity

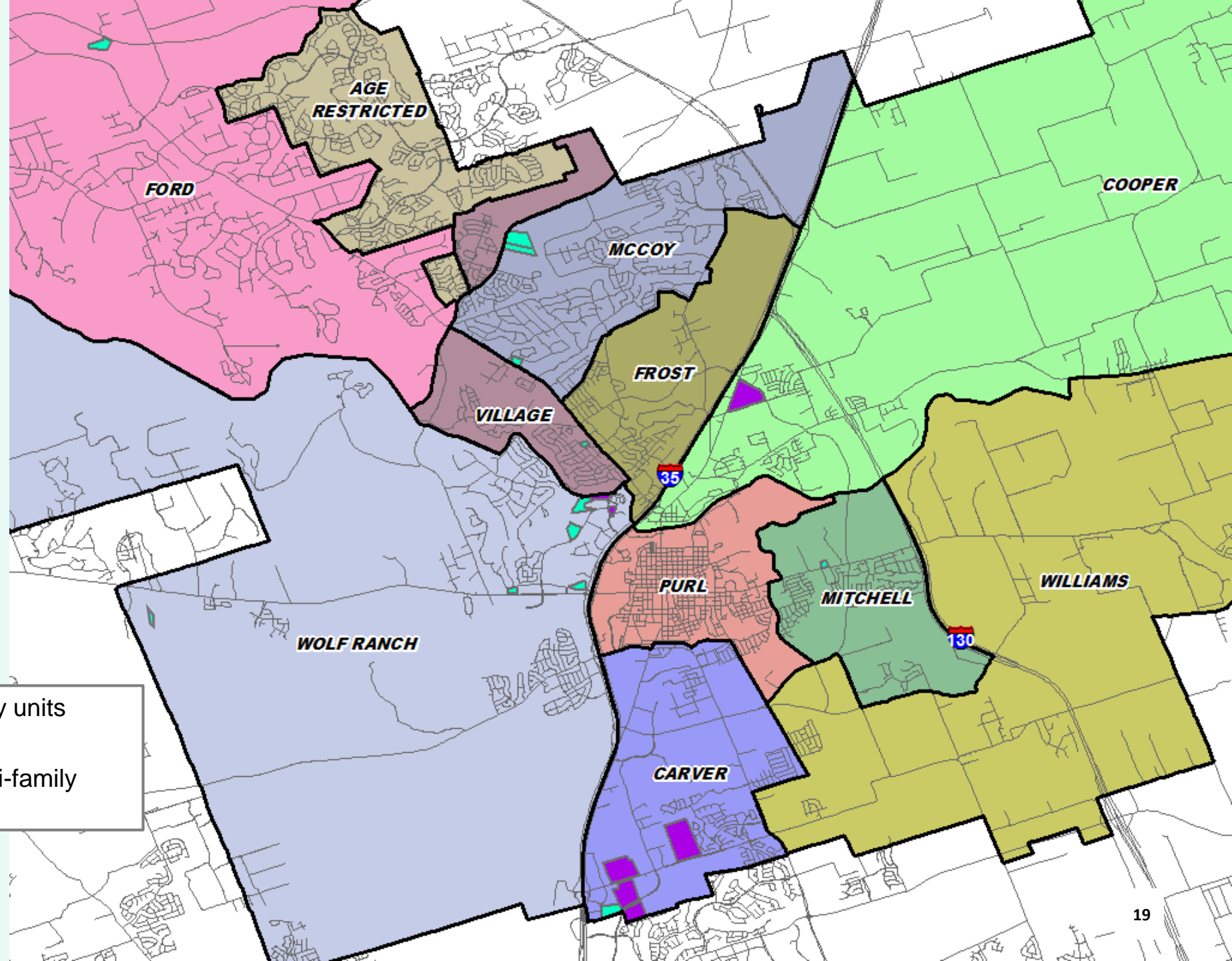
## Cole Estates

- 248 total future lots
- Streets being paved for Phase 1 (97 lots)
- Plans include single-family residential, low-density multi-family, and some commercial acreage
- Approx. 154 units in the MF portion
- Wolf Ranch Elementary Zone





# District Multi-Family Housing Overview



- There are approx. 2,200 multi-family units under construction in the district
- There are approx. 2,450 future multi-family units in the planning stages



# TEA Transfer Report

Transfers In From	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Change
Florence ISD	19	16	16	3	11	3	-16
Hutto ISD	6	10	4	10	3	10	+4
Jarrell ISD	14	20	19	16	29	38	+24
Round Rock ISD	34	34	31	25	27	33	-1
<b>Total Transfers In</b>	<b>105</b>	<b>123</b>	<b>120</b>	<b>96</b>	<b>117</b>	<b>140</b>	<b>+35</b>

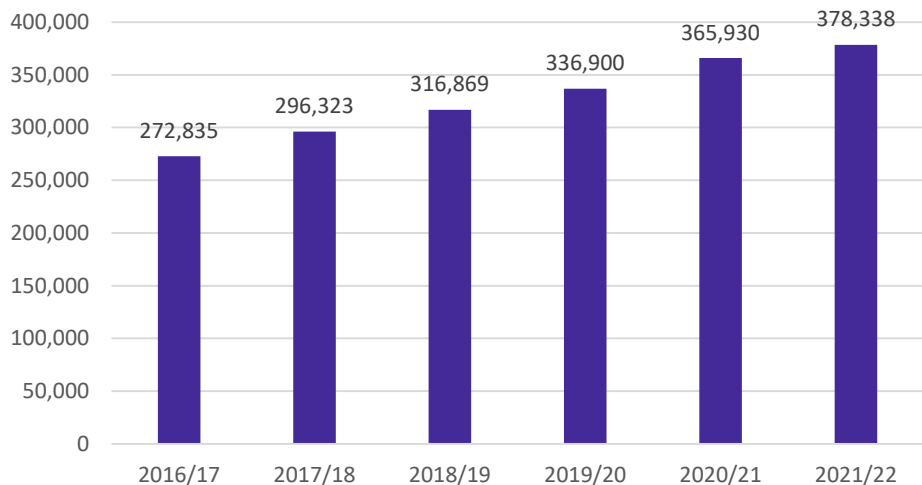
Transfers Out To	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Change
Florence ISD	7	14	17	16	11	10	+3
Goodwater Montessori School	0	141	158	174	166	173	+173
Granger ISD	6	11	12	3	13	10	+4
Harmony Science Academy	17	11	3	3	17	14	-3
Hutto ISD	13	14	23	21	25	23	+10
Jarrell ISD	11	21	21	24	16	22	+11
Leander ISD	14	23	29	36	37	29	+15
Liberty Hill ISD	62	53	43	44	42	37	-25
Meridian World School LLC	236	235	224	208	188	192	-44
Orenda Charter School	312	376	404	460	499	529	+217
Priority Charter Schools	70	61	55	67	94	87	+17
Round Rock ISD	46	59	66	90	99	96	+50
Texas College Preparatory Academie	20	24	32	32	41	41	+21
<b>Total Transfers Out</b>	<b>874</b>	<b>1,104</b>	<b>1,188</b>	<b>1,302</b>	<b>1,404</b>	<b>1,463</b>	<b>+589</b>

\*Totals include additional districts per TEA rounding rules

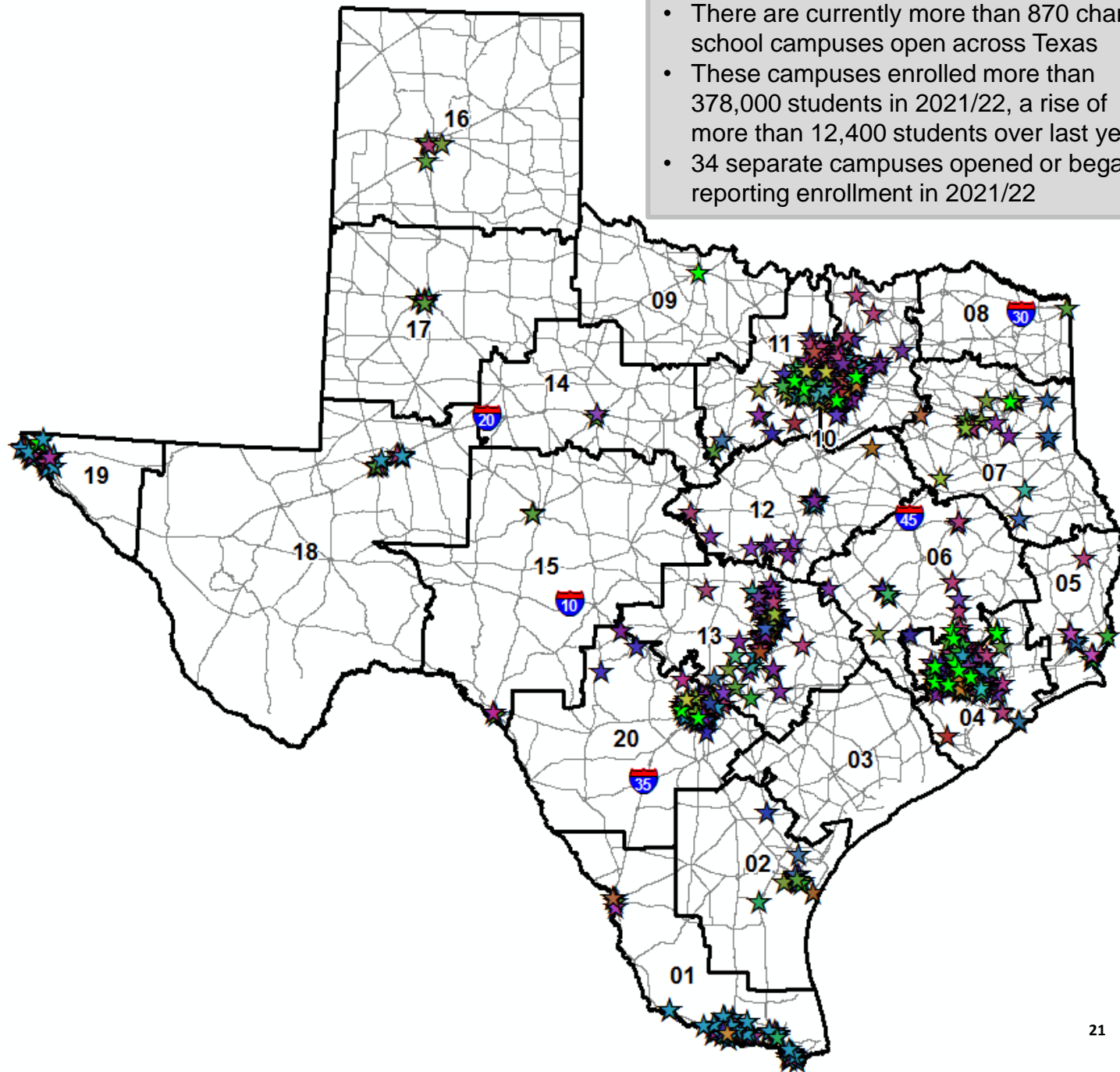
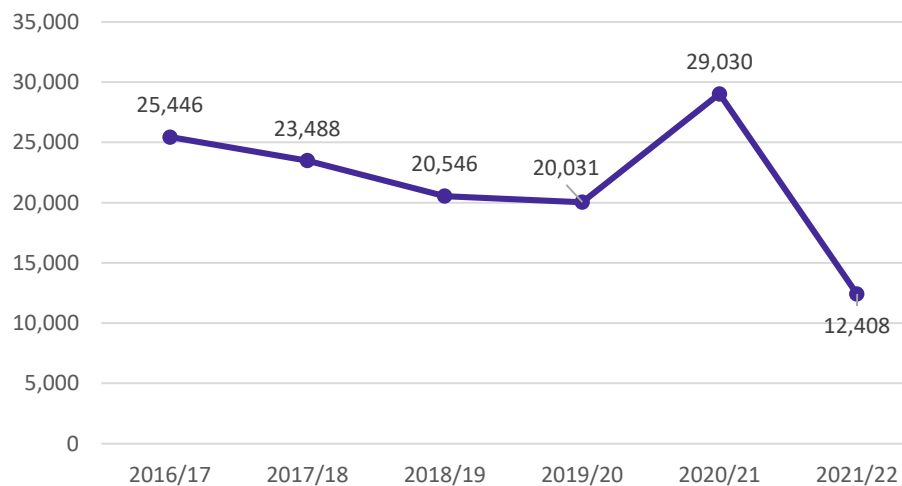


# Charter Schools in Texas

### Total Charter Enrollment

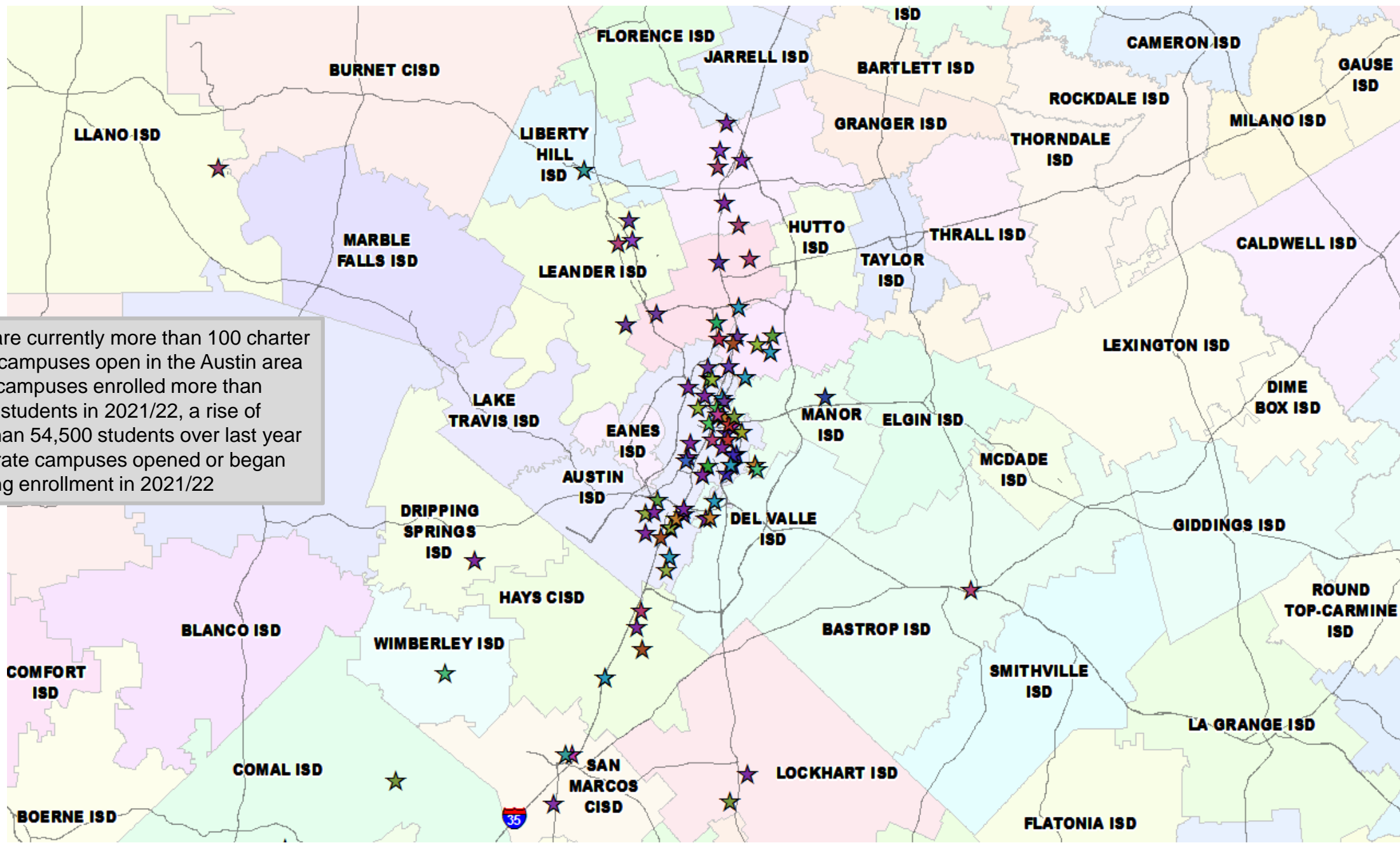


### Charter Enrollment Change





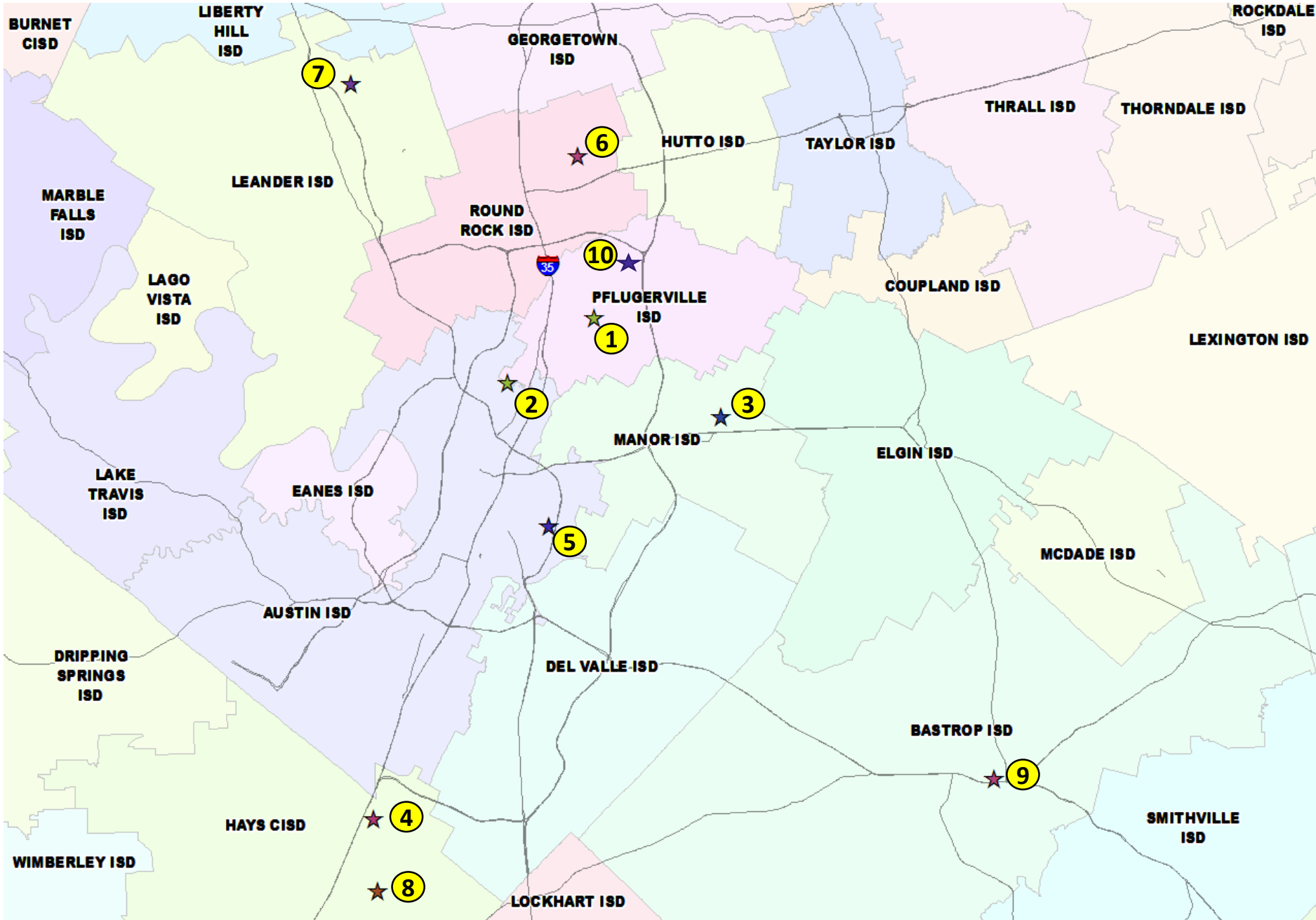
# Charter Schools in Austin



- There are currently more than 100 charter school campuses open in the Austin area
- These campuses enrolled more than 72,600 students in 2021/22, a rise of more than 54,500 students over last year
- 4 separate campuses opened or began reporting enrollment in 2021/22



# New Campuses Opening in Austin in 2022/23





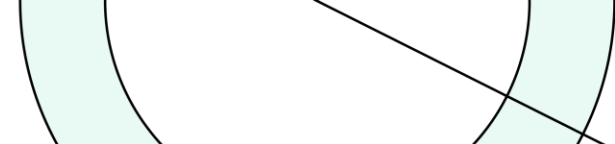
# New Campuses Opening in Austin in 2022/23

#	Charter School	Location	Grades	Notes
1	Basis Pflugerville	1217 S 10 <sup>th</sup> St	K-8	Expanding to K-12 <sup>th</sup> adding one grade per year; ~600 students
2	Basis Austin	1605 Kramer Ln	K-8	K-12 <sup>th</sup> campus in Pflugerville, 2 <sup>nd</sup> campus opening in Cedar Park in 2023
3	Compass Rose Destiny	13700 N FM 973 Building D	K-7	Expanding to K-12 <sup>th</sup> campus, opening with ~300 students
4	Doral Academy	2610 Main St Suite 105	PK-6	Expecting 330 in the first year; 1,722 PK-8 <sup>th</sup> students at max capacity
5	East Austin College Prep	5800 E Martin Luther King Jr Blvd	PK-12	Offers bilingual program
6	Founders Classical Academy of Round Rock	2601 E Old Settlers Blvd	PK-12	Anticipate 400 – 500 students during first year
7	Harmony Science Academy - Leander	3250 Hero Way	PK-2, 6 <sup>th</sup>	Expanding to PK-12; max enrollment 1,200 students
8	Valor Kyle	2355 Windy Hill Rd	K-8	Expanding to K-12 <sup>th</sup> ; initial enrollment of 500 students
9	Founders Classical Academy of Bastrop	609 Pecan St	3 <sup>rd</sup> -8 <sup>th</sup>	Anticipate ~450 students during first year
10	Austin Achieve	1501 FM 685	PK-1st, 6 <sup>th</sup>	Expanding to PK-12





# Ten Year Forecast by Grade Level

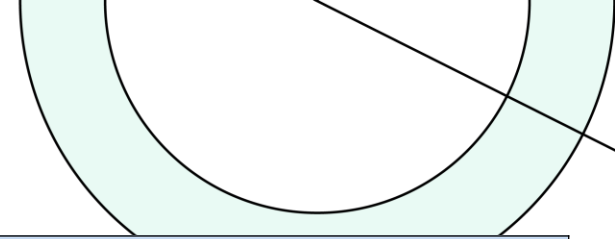


Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	54	339	731	790	784	785	894	872	882	870	928	909	950	882	867	11,537		
2018/19	61	329	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,759	222	1.9%
2019/20	56	336	825	840	814	862	825	875	957	949	949	1,013	997	927	935	12,160	401	3.4%
2020/21	44	261	787	829	801	809	839	807	874	940	952	1,005	976	1,002	940	11,866	-294	-2.4%
2021/22	49	321	822	894	883	871	873	918	881	949	992	1,124	1,013	982	1,046	12,618	752	6.3%
2022/23	49	339	956	979	1,015	978	955	967	1,039	969	1,033	1,179	1,125	1,034	1,002	13,619	1,001	7.9%
2023/24	49	339	1,027	1,068	1,065	1,095	1,050	1,033	1,072	1,115	1,030	1,161	1,182	1,133	1,054	14,473	854	6.3%
2024/25	49	339	1,076	1,141	1,153	1,137	1,173	1,135	1,115	1,149	1,189	1,201	1,166	1,190	1,153	15,366	893	6.2%
2025/26	49	339	1,135	1,203	1,228	1,245	1,214	1,265	1,223	1,183	1,221	1,293	1,184	1,175	1,210	16,167	801	5.2%
2026/27	49	339	1,181	1,251	1,301	1,323	1,335	1,312	1,352	1,296	1,243	1,357	1,276	1,193	1,195	17,003	836	5.2%
2027/28	49	339	1,201	1,294	1,349	1,395	1,411	1,443	1,385	1,432	1,370	1,381	1,340	1,285	1,213	17,887	884	5.2%
2028/29	49	339	1,244	1,324	1,397	1,448	1,493	1,519	1,521	1,469	1,508	1,487	1,363	1,349	1,305	18,815	928	5.2%
2029/30	49	339	1,288	1,369	1,417	1,497	1,544	1,606	1,600	1,611	1,551	1,634	1,469	1,371	1,369	19,714	899	4.8%
2030/31	49	339	1,338	1,417	1,466	1,520	1,589	1,653	1,691	1,695	1,702	1,681	1,615	1,477	1,391	20,623	909	4.6%
2031/32	49	339	1,384	1,476	1,521	1,570	1,619	1,710	1,738	1,791	1,791	1,842	1,661	1,623	1,497	21,611	988	4.8%

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



# Ten Year Forecast by Elementary Campus



Campus	Capacity	2020/21	Fall	ENROLLMENT HISTORY									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Annie Purl Elementary	869	590	613	642	673	686	699	694	707	714	710	706	700
Carver Elementary	890	691	737	789	816	838	868	878	884	901	908	918	928
Frost Elementary	552	307	363	391	404	423	448	459	467	478	495	507	518
Mitchell Elementary	792	641	668	758	821	902	948	1,012	1,063	1,114	1,135	1,147	1,179
Ford Elementary	836	514	535	587	642	677	712	744	785	820	849	878	907
Cooper Elementary	693	541	588	623	650	660	671	696	704	709	716	726	729
Mccoy Elementary	808	528	481	488	486	491	504	514	530	540	547	549	555
Village Elementary	633	485	458	471	478	498	516	534	536	535	535	539	547
Williams Elementary	850	389	533	630	724	817	910	974	1,034	1,086	1,136	1,168	1,204
Wolf Ranch Elementary	850	491	655	859	1,032	1,211	1,402	1,586	1,771	1,916	2,078	2,233	2,401
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>7,773</b>	<b>5,177</b>	<b>5,631</b>	<b>6,238</b>	<b>6,726</b>	<b>7,203</b>	<b>7,678</b>	<b>8,091</b>	<b>8,481</b>	<b>8,813</b>	<b>9,109</b>	<b>9,371</b>	<b>9,668</b>
Elementary Absolute Change		-256	454	607	488	477	475	413	390	332	296	262	297
Elementary Percent Change		-4.71%	8.77%	10.78%	7.82%	7.09%	6.59%	5.38%	4.82%	3.91%	3.36%	2.88%	3.17%



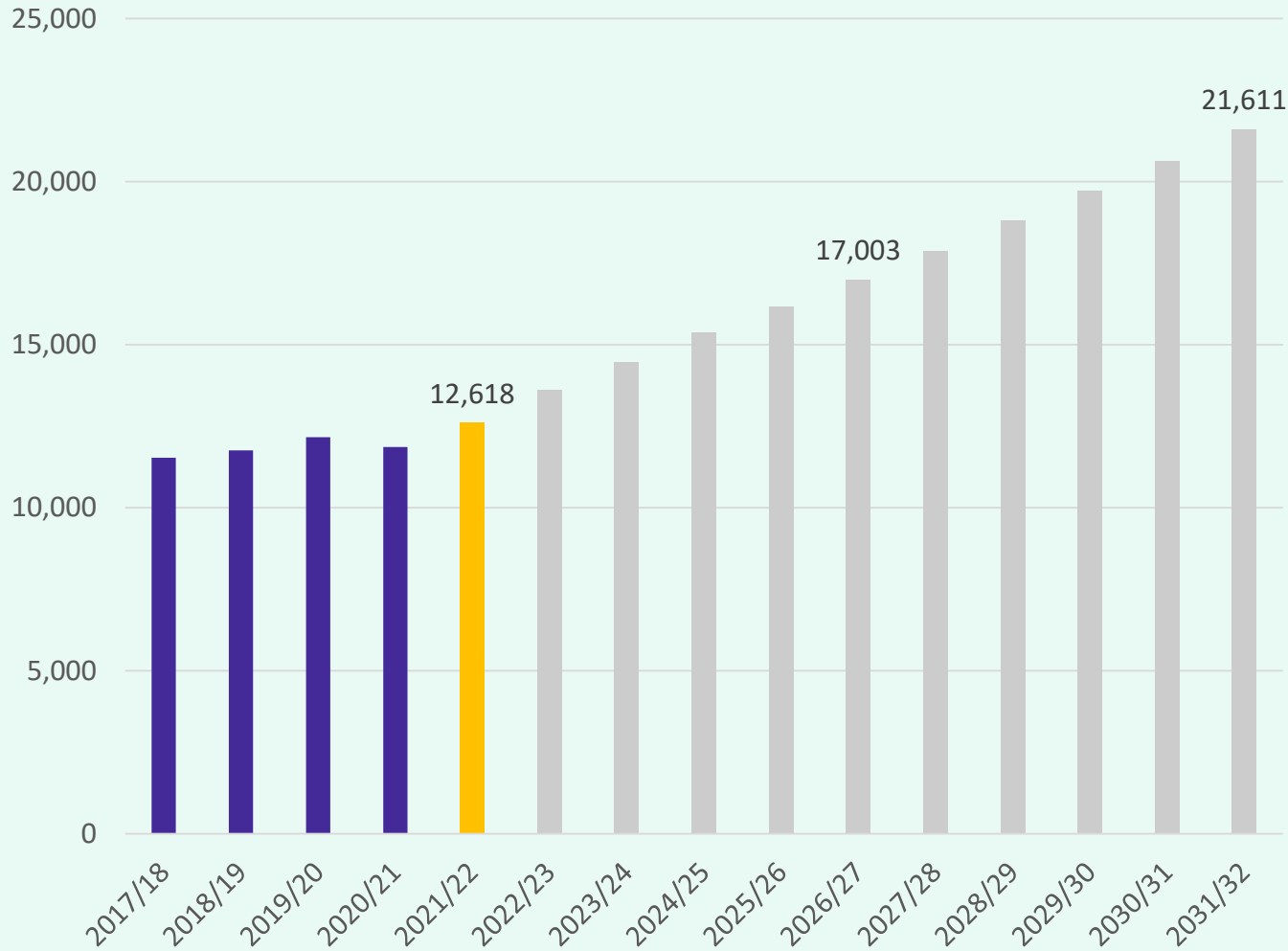
# Ten Year Forecast by Secondary Campus

Campus	Capacity	2020/21	Fall	ENROLLMENT HISTORY									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Forbes Middle School	974	645	653	645	615	631	634	638	635	649	673	691	707
Benold Middle School	974	723	723	725	779	800	834	871	930	994	1,043	1,091	1,122
Tippit Middle School	808	576	579	695	719	812	907	1,042	1,168	1,309	1,416	1,568	1,686
Wagner Middle School	950	822	858	967	1,095	1,201	1,243	1,331	1,445	1,537	1,621	1,729	1,796
<b>MIDDLE SCHOOL TOTALS</b>	3,706	2,766	2,813	3,032	3,208	3,444	3,618	3,882	4,178	4,489	4,753	5,079	5,311
Middle School Absolute Change		-81	47	219	176	236	174	264	296	311	264	326	232
Middle School Percent Change		-2.85%	1.70%	7.79%	5.80%	7.36%	5.05%	7.30%	7.62%	7.44%	5.88%	6.86%	4.57%
East View High School	2,000	1,887	2,043	2,161	2,319	2,465	2,671	2,858	3,016	3,255	3,519	3,763	4,124
Georgetown High School	2,250	1,956	1,984	2,041	2,073	2,107	2,053	2,025	2,065	2,111	2,186	2,263	2,361
Richarte High School	250	67	105	105	105	105	105	105	105	105	105	105	105
<b>HIGH SCHOOL TOTALS</b>	4,500	3,910	4,132	4,307	4,497	4,677	4,829	4,988	5,186	5,471	5,810	6,131	6,590
High School Absolute Change		70	222	175	190	180	152	159	198	285	339	321	459
High School Percent Change		1.82%	5.68%	4.24%	4.41%	4.00%	3.25%	3.29%	3.97%	5.50%	6.20%	5.52%	7.49%
Georgetown Alternative Program	80	5	31	31	31	31	31	31	31	31	31	31	31
Williamson County Detention Ctr.		3	6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5	5
<b>ALTERNATIVE CAMPUS TOTALS</b>		13	42	42	42	42	42	42	42	42	42	42	42
<b>DISTRICT TOTALS</b>		<b>11,866</b>	<b>12,618</b>	<b>13,619</b>	<b>14,473</b>	<b>15,366</b>	<b>16,167</b>	<b>17,003</b>	<b>17,887</b>	<b>18,815</b>	<b>19,714</b>	<b>20,623</b>	<b>21,611</b>
District Absolute Change		-295	752	1,001	854	893	801	836	884	928	899	909	988
District Percent Change		-2.43%	6.34%	7.93%	6.27%	6.17%	5.21%	5.17%	5.20%	5.19%	4.78%	4.61%	4.79%



# Key Takeaways

Enrollment Projection



- Georgetown ISD enrollment increased by 1,193 students between 2016/17 and 2021/22, an increase of 10.4%
- 2021/22 GISD enrollment is up 752 students from 2020/21, an increase of 6.3%
- So far in 2022, there have been more than 1,000 total home sales in Georgetown ISD
- The district has 69 actively building subdivisions and 32 future subdivisions
- Groundwork is underway on more than 2,774 lots within 20 subdivisions
- GISD may enroll over 17,000 students by 2026/27 and approx. 21,600 students by 2031/32