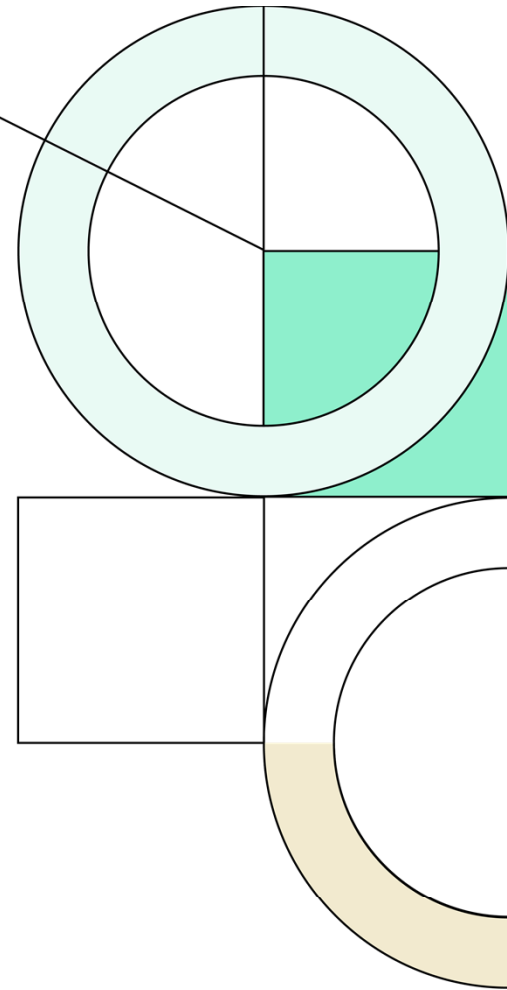




Georgetown Independent School District

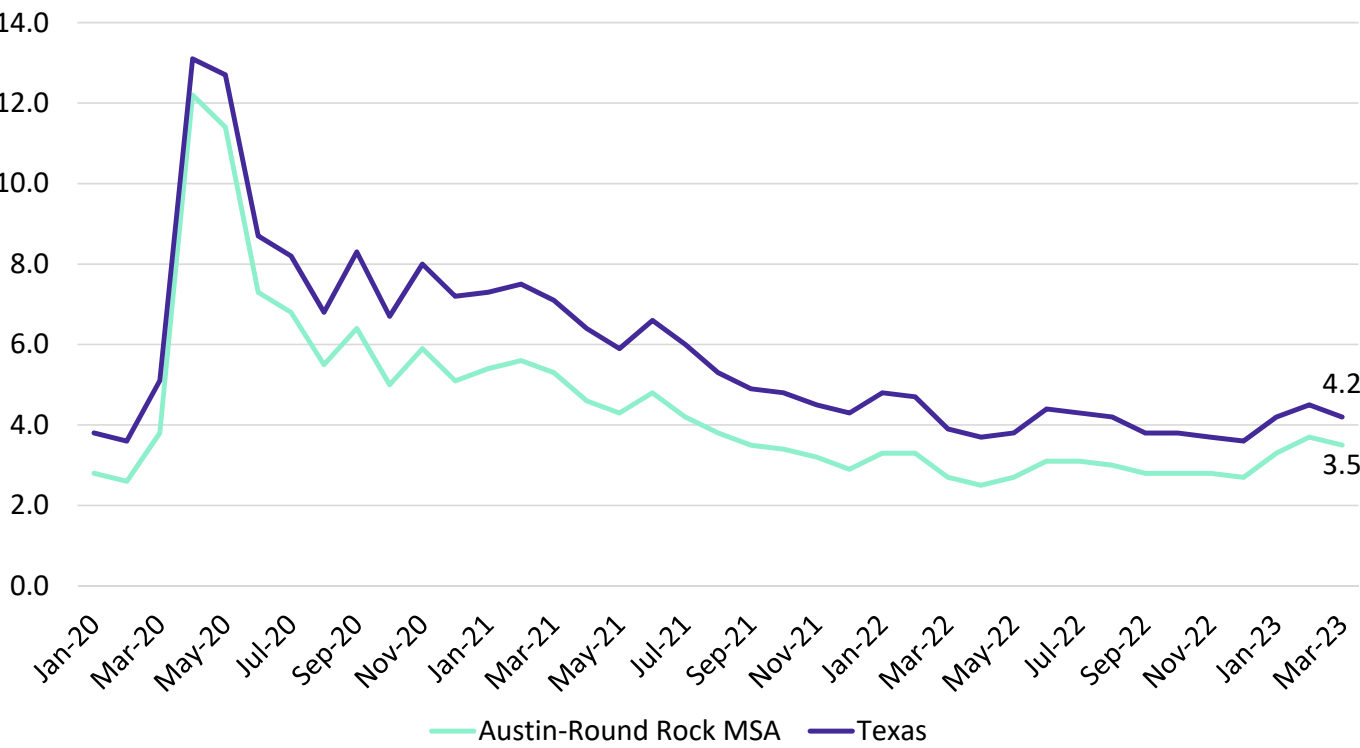
1Q23

Demographic Report

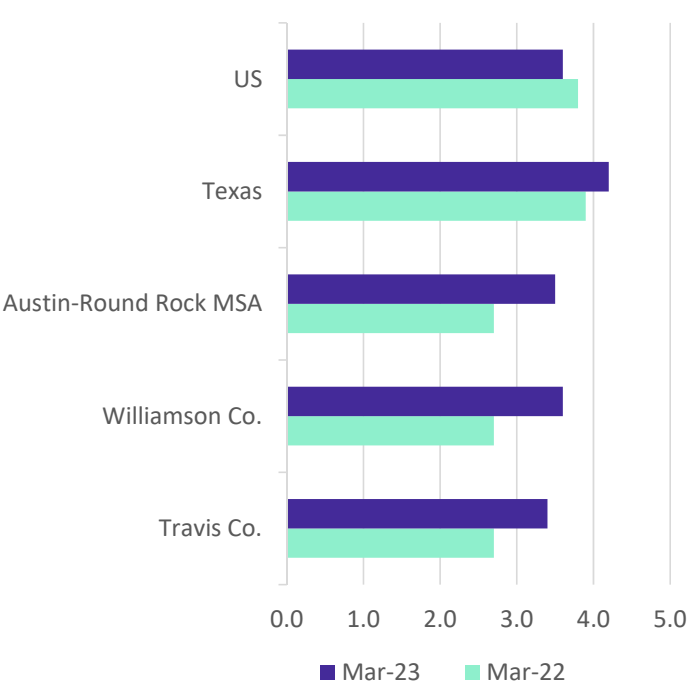


Local Economic Conditions

Unemployment Rates, Jan. 2020 - Mar. 2023



Unemployment Rate, Year-Over-Year



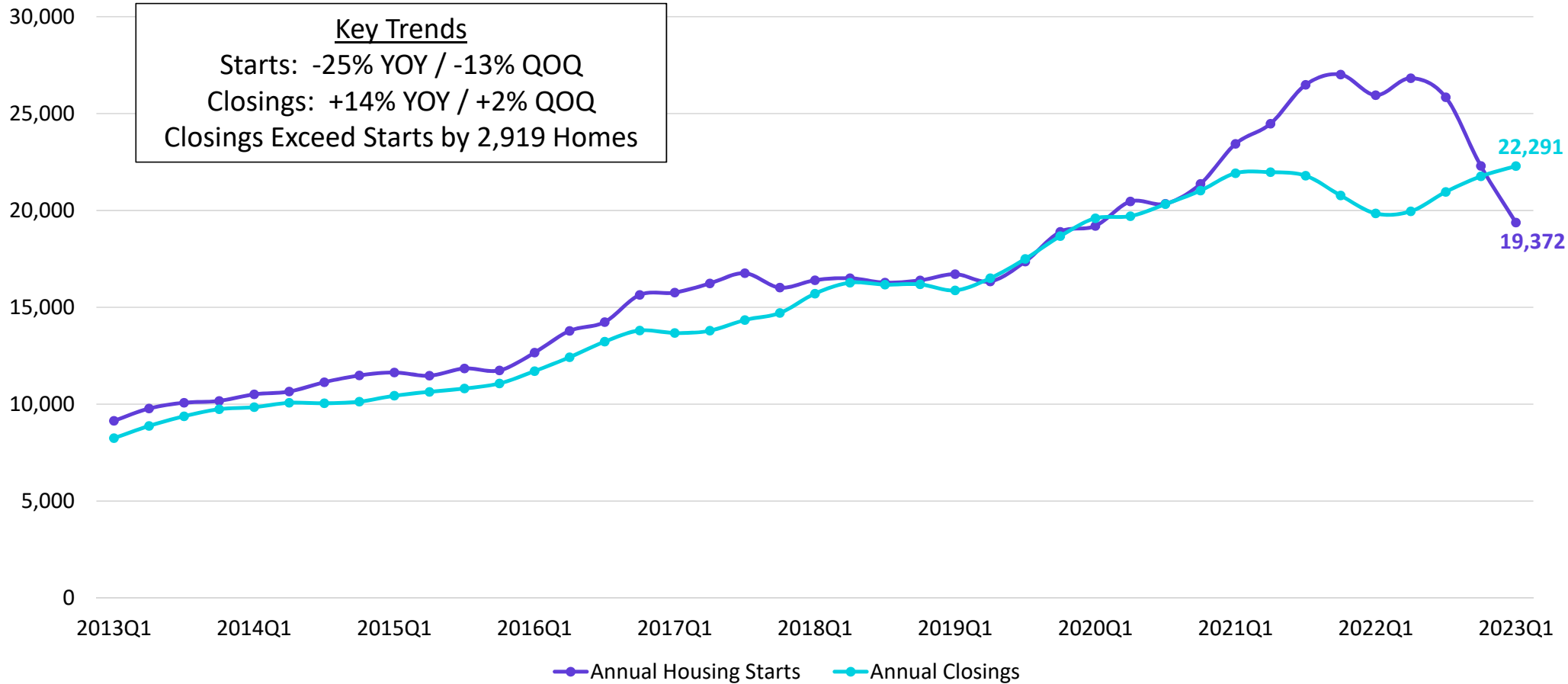
■ Mar-23 ■ Mar-22



Austin New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
Starts: -25% YOY / -13% QOQ
Closings: +14% YOY / +2% QOQ
Closings Exceed Starts by 2,919 Homes

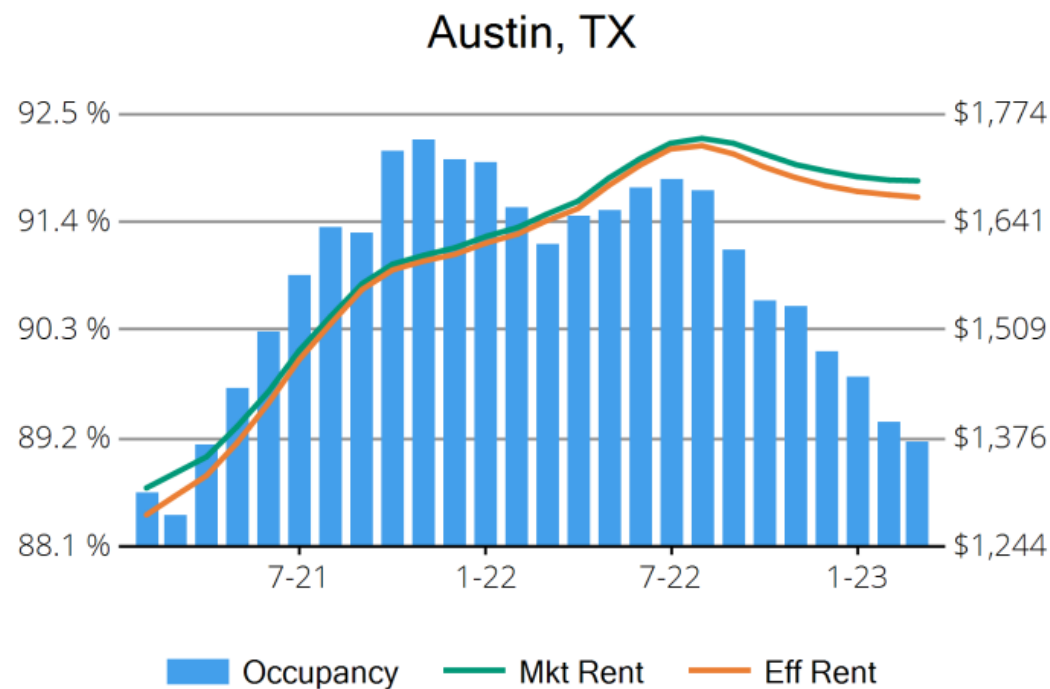




Housing Market Trends: Multi-family Market- March 2023

Stabilized and Lease-up Properties*

Conventional Properties	Mar 2023	Annual Change
Occupancy	89.2	-2.7%
Unit Change	8,882	
Units Absorbed (Annual)	2,005	
Average Size (SF)	865	+0.3%
Asking Rent	\$1,691	+2.4%
Asking Rent per SF	\$1.95	+2.0%
Effective Rent	\$1,671	+1.7%
Effective Rent per SF	\$1.93	+1.3%
% Offering Concessions	18%	+122.6%
Avg. Concession Package	5.6%	+32.3%





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	2,495	2,860	2,073	5,683	41,408
2	GEORGETOWN ISD	2,266	2,600	1,505	3,866	16,551
3	LEANDER ISD	1,748	2,457	1,251	2,593	5,729
4	LIBERTY HILL ISD	1,800	1,863	1,308	2,946	9,027
5	HUTTO ISD	1,425	1,795	760	1,700	10,831
6	AUSTIN ISD	2,087	1,552	2,799	1,322	9,848
7	MANOR ISD	1,235	1,235	973	1,672	15,021
8	JARRELL ISD	905	1,178	418	1,871	8,273
9	PFLUGERVILLE ISD	742	1,078	633	741	6,268
10	DEL VALLE ISD	822	865	727	1,868	21,097
11	DRIPPING SPRINGS ISD	578	862	461	1,408	7,073
12	SAN MARCOS CISD	535	828	594	1,102	6,388
13	BASTROP ISD	685	753	560	2,536	15,821
14	ROUND ROCK ISD	491	585	408	629	5,584
15	LAKE TRAVIS ISD	371	579	534	1,223	4,061
16	ELGIN ISD	561	479	296	849	8,796
17	LAGO VISTA ISD	166	219	151	384	3,101
18	TAYLOR ISD	169	192	86	270	1,067
19	LOCKHART ISD	162	60	144	829	21,401
20	SMITHVILLE ISD	3	50	1	49	471

* Based on additional Zonda Education housing research



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	280	385	412	482	886	727	334
2Q	349	448	413	529	665	1,153	
3Q	399	433	483	660	722	511	
4Q	329	264	484	690	687	291	
Total	1,357	1,530	1,792	2,361	2,960	2,682	334

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	285	323	344	465	663	573	675
2Q	265	409	391	436	571	626	
3Q	347	394	418	580	579	658	
4Q	276	390	453	612	577	706	
Total	1,173	1,516	1,606	2,093	2,390	2,563	675



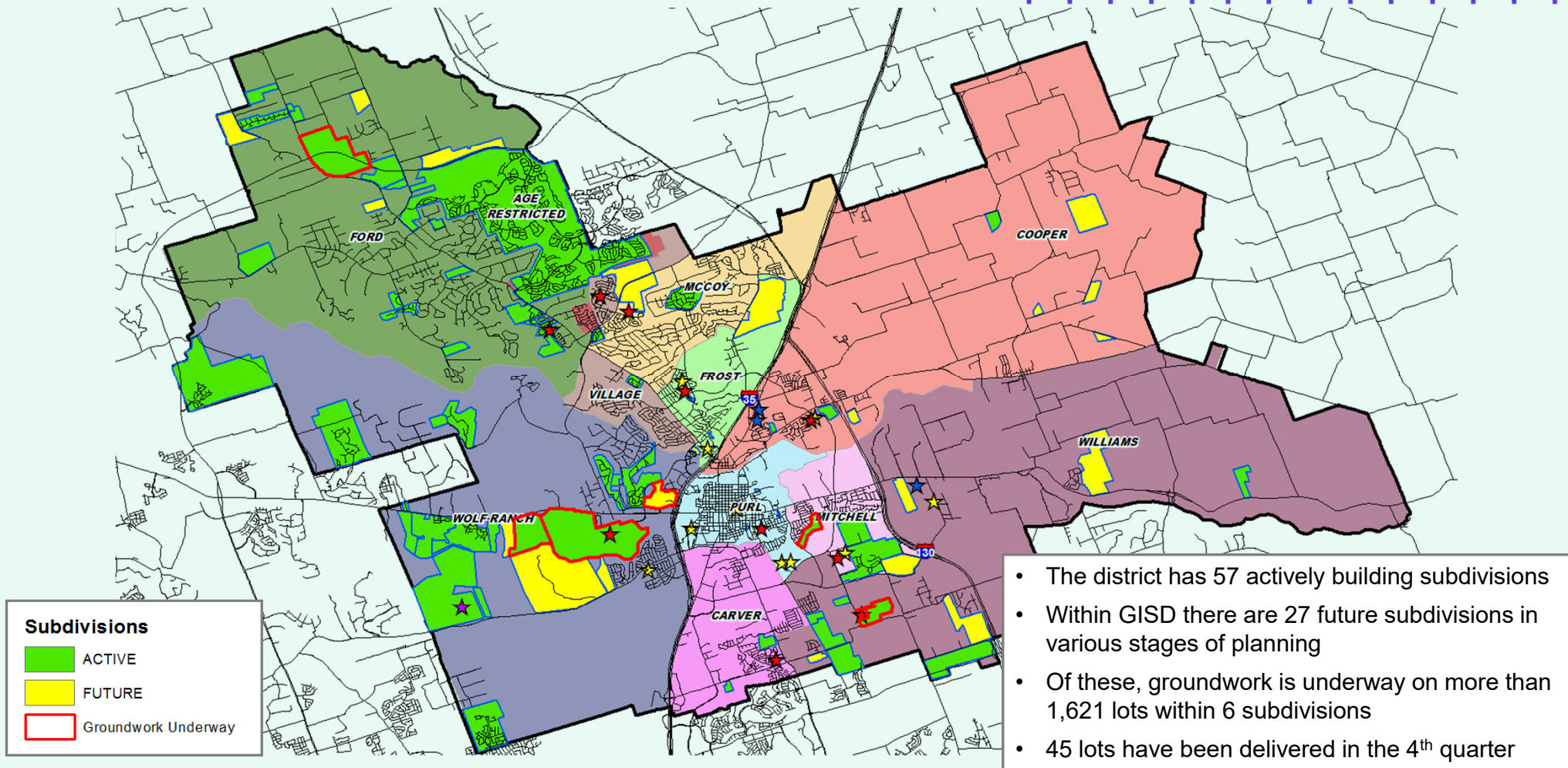
District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vaccant Dev. Lots	Futures
CARVER	68	4	91	19	14	53	28	1
COOPER	105	11	136	40	50	80	73	669
FORD	309	30	231	73	157	252	584	1,524
FROST	0	0	0	0	0	0	10	1,158
MCCOY	12	0	30	7	20	26	13	466
MITCHELL	181	22	304	62	67	113	254	696
PURL	12	1	12	4	4	7	5	0
VILLAGE	3	0	10	1	2	2	7	546
WILLIAMS	404	45	491	119	133	203	451	2,440
WOLF RANCH	895	170	979	280	362	605	2,305	8,354
Grand Total	2,266	334	2,600	675	922	1,505	3,866	16,551

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



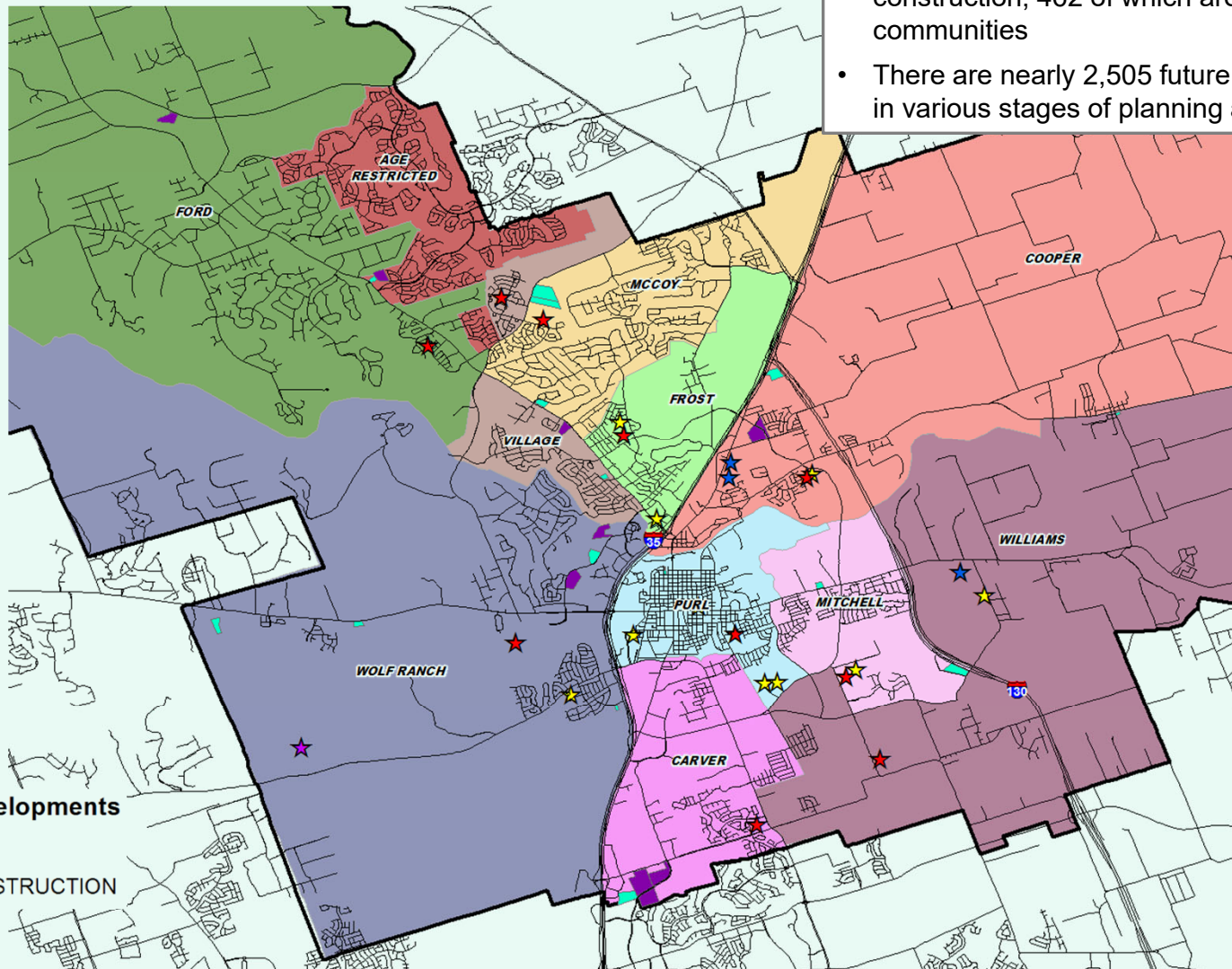
District Housing Overview



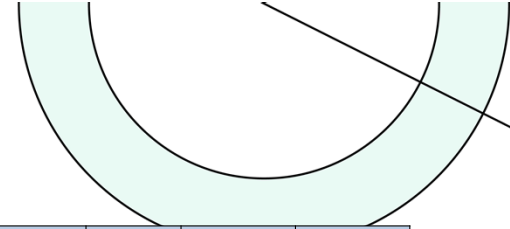


District Multi-Family Overview

- There are nearly 3,112 multi-family units under construction, 462 of which are in senior living communities
- There are nearly 2,505 future multi-family units in various stages of planning across the district



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
2018/19	61	329	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,759		
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	67	363	882	904	961	948	927	934	978	946	981	1,142	1,072	1,038	1,021	13,164	546	4.3%
2023/24	67	363	943	968	967	1,008	995	996	1,002	1,047	1,003	1,135	1,072	1,083	1,054	13,703	539	4.1%
2024/25	67	363	997	1,036	1,032	1,012	1,060	1,057	1,073	1,072	1,112	1,149	1,069	1,083	1,099	14,281	578	4.2%
2025/26	67	363	1,044	1,091	1,101	1,088	1,059	1,123	1,156	1,137	1,137	1,270	1,096	1,079	1,099	14,910	629	4.4%
2026/27	67	363	1,083	1,134	1,153	1,156	1,138	1,108	1,219	1,225	1,195	1,298	1,216	1,105	1,095	15,555	645	4.3%
2027/28	67	363	1,114	1,180	1,211	1,218	1,222	1,211	1,186	1,290	1,287	1,363	1,241	1,222	1,121	16,296	741	4.8%
2028/29	67	363	1,154	1,215	1,249	1,274	1,282	1,295	1,295	1,258	1,355	1,464	1,302	1,247	1,238	17,058	762	4.7%
2029/30	67	363	1,193	1,256	1,285	1,312	1,337	1,348	1,401	1,375	1,322	1,539	1,405	1,307	1,263	17,773	715	4.2%
2030/31	67	363	1,260	1,303	1,328	1,354	1,367	1,408	1,460	1,485	1,444	1,503	1,479	1,407	1,323	18,551	778	4.4%
2031/32	67	363	1,317	1,368	1,383	1,388	1,405	1,432	1,523	1,548	1,559	1,637	1,444	1,479	1,423	19,336	785	4.2%
2032/33	67	363	1,366	1,422	1,440	1,448	1,441	1,474	1,549	1,613	1,625	1,765	1,578	1,444	1,495	20,090	754	3.9%

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

Ten Year Forecast by Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Carver Elementary	890	728	736	746	760	769	767	772	778	786	795	808
Cooper Elementary	693	652	685	670	657	639	634	643	655	658	656	654
Ford Elementary	836	527	555	586	601	620	655	695	720	748	778	814
Frost Elementary	552	320	319	326	342	366	386	398	406	418	426	440
Mccoy Elementary	808	523	504	491	508	517	534	543	531	527	523	519
Mitchell Elementary	792	715	749	814	836	860	928	942	938	942	939	945
Purl Elementary	869	559	541	530	522	495	487	490	489	489	486	483
Village Elementary	633	457	447	450	462	463	464	460	460	466	475	484
Williams Elementary	850	658	754	832	904	964	1,062	1,166	1,272	1,393	1,526	1,672
Wolf Ranch Elementary	850	847	1,017	1,179	1,344	1,509	1,669	1,790	1,912	2,023	2,119	2,202
ELEMENTARY SCHOOL TOTALS	7,773	5,986	6,307	6,624	6,936	7,202	7,586	7,899	8,161	8,450	8,723	9,021
Elementary Absolute Change		355	321	317	312	266	384	313	262	289	273	298
Elementary Percent Change		6.30%	5.36%	5.03%	4.71%	3.84%	5.33%	4.13%	3.32%	3.54%	3.23%	3.42%

Yellow box = over capacity
Green box = within 10% of capacity

Ten Year Forecast by Campus

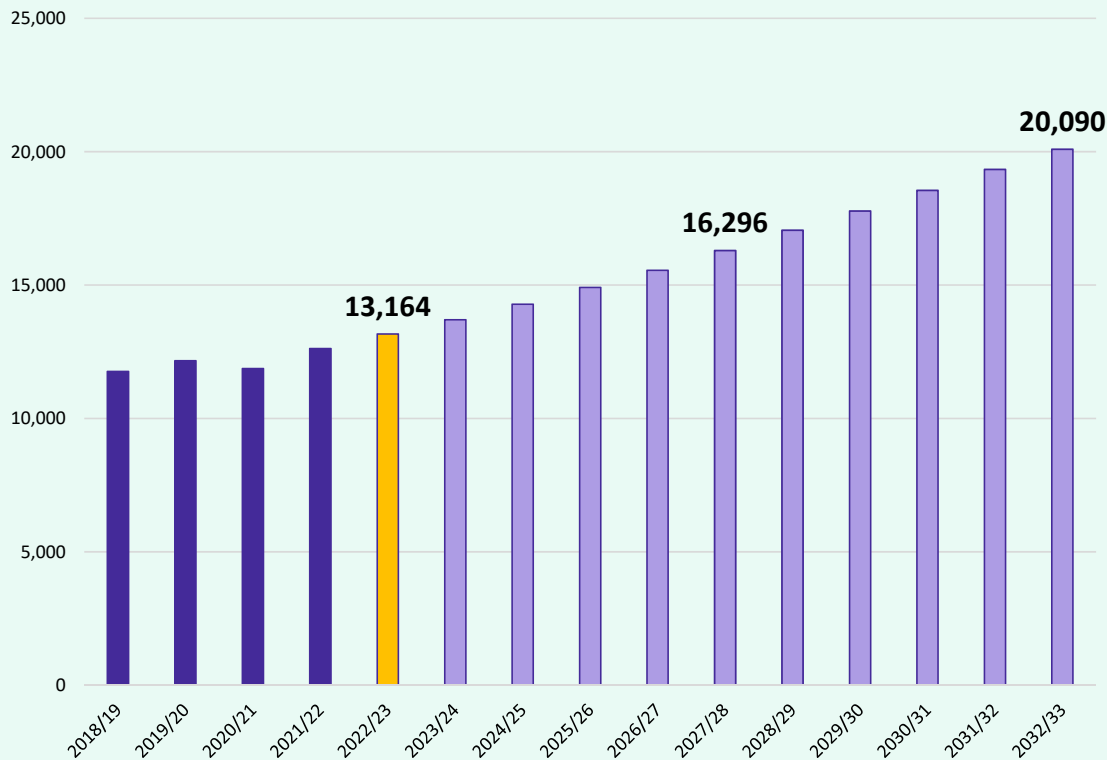
		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Benold Middle School	974	664	694	718	749	757	769	799	848	885	914	912
Forbes Middle School	974	671	674	717	727	742	710	687	663	668	691	712
Tippit Middle School	808	628	660	735	807	890	967	1,051	1,142	1,262	1,368	1,443
Wagner Middle School	950	936	1,018	1,081	1,141	1,244	1,311	1,365	1,439	1,568	1,651	1,714
MIDDLE SCHOOL TOTALS	3,706	2,899	3,046	3,251	3,424	3,633	3,757	3,902	4,092	4,383	4,624	4,781
Middle School Absolute Change		86	147	205	173	209	124	145	190	291	241	157
Middle School Percent Change		3.06%	5.07%	6.73%	5.32%	6.10%	3.41%	3.86%	4.87%	7.11%	5.50%	3.40%
East View High School	2,000	2,079	2,155	2,223	2,381	2,536	2,683	2,933	3,142	3,330	3,611	3,868
Georgetown High School	2,250	2,016	2,011	1,999	1,985	2,000	2,086	2,140	2,194	2,204	2,194	2,236
Richarte High School	250	113	113	113	113	113	113	113	113	113	113	113
HIGH SCHOOL TOTALS	4,500	4,208	4,279	4,335	4,479	4,649	4,882	5,186	5,449	5,647	5,918	6,217
High School Absolute Change		76	71	56	144	170	233	304	263	198	271	299
High School Percent Change		1.84%	1.69%	1.31%	3.32%	3.80%	5.01%	6.23%	5.07%	3.63%	4.80%	5.05%
Georgetown Alternative Program	80	38	38	38	38	38	38	38	38	38	38	38
Williamson County Detention Ctr.		6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		27	27	27	27	27	27	27	27	27	27	27
ALTERNATIVE CAMPUS TOTALS		71	71	71	71	71	71	71	71	71	71	71
DISTRICT TOTALS		13,164	13,703	14,281	14,910	15,555	16,296	17,058	17,773	18,551	19,336	20,090
District Absolute Change		546	539	578	629	645	741	762	715	778	785	754
District Percent Change		4.33%	4.09%	4.22%	4.40%	4.33%	4.76%	4.68%	4.19%	4.38%	4.23%	3.90%

Yellow box = over capacity
Green box = within 10% of capacity



Key Takeaways

Enrollment Projections



- Austin region continues to see strong job and population growth
- The district has 57 actively building subdivisions
- Within GISD there are 27 future subdivisions with over 16,500 lots in various stages of planning
- Groundwork is underway on more than 1,620 lots within 6 subdivisions
- Georgetown ISD is forecasted to enroll nearly 16,300 students by 2027/28 school year