

*Georgetown  
Independent  
School  
District*



Quarterly  
Report  
2Q19

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



TEMPLETON  
DEMOGRAPHICS



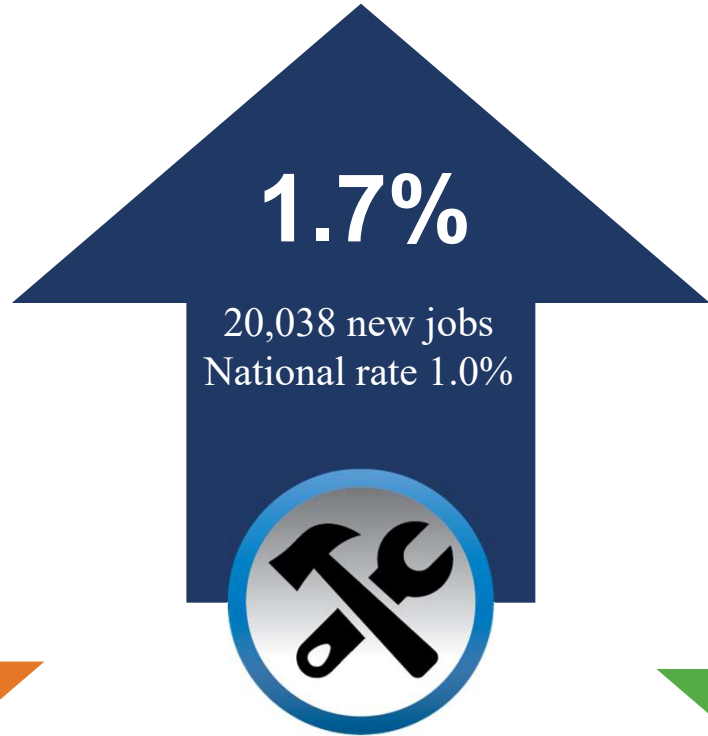
# Economic Conditions – Austin Area (June 2019)

## Unemployment Rate



U.S. 3.7%  
 Texas 3.4%  
 Austin MSA 2.7%  
 Georgetown 3.5%

### -0.5%



## Job Growth

## Annual Home Starts



302 fewer home starts than 2Q18

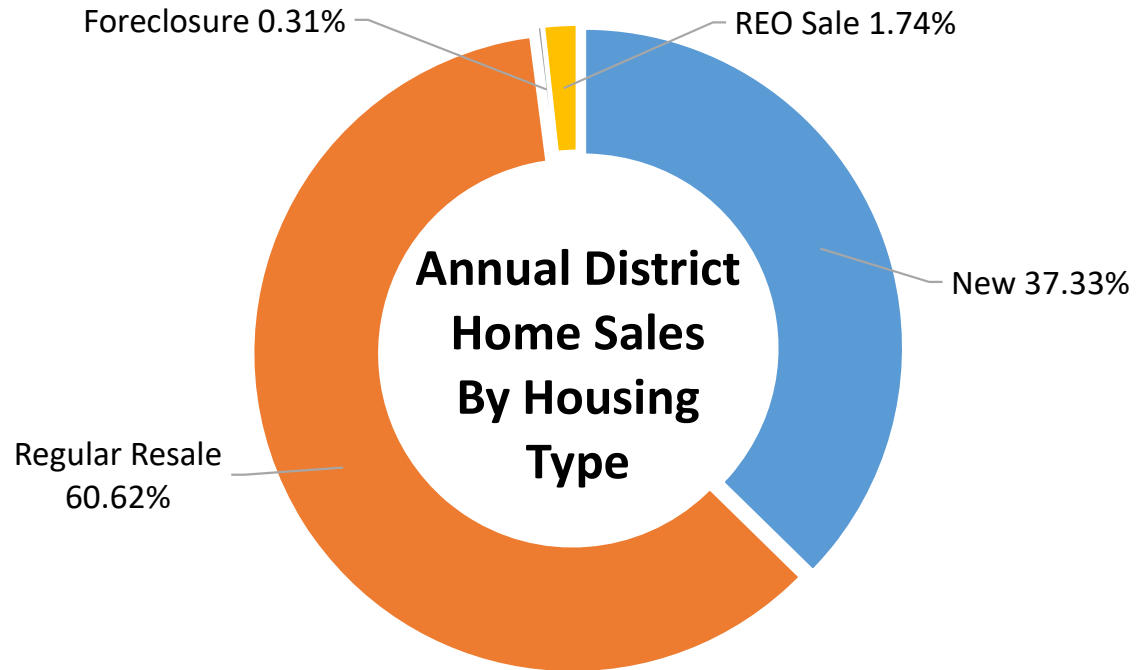
### 16,390





# Georgetown ISD Housing Activity

June 2018 - June 2019 Home Sales by Type

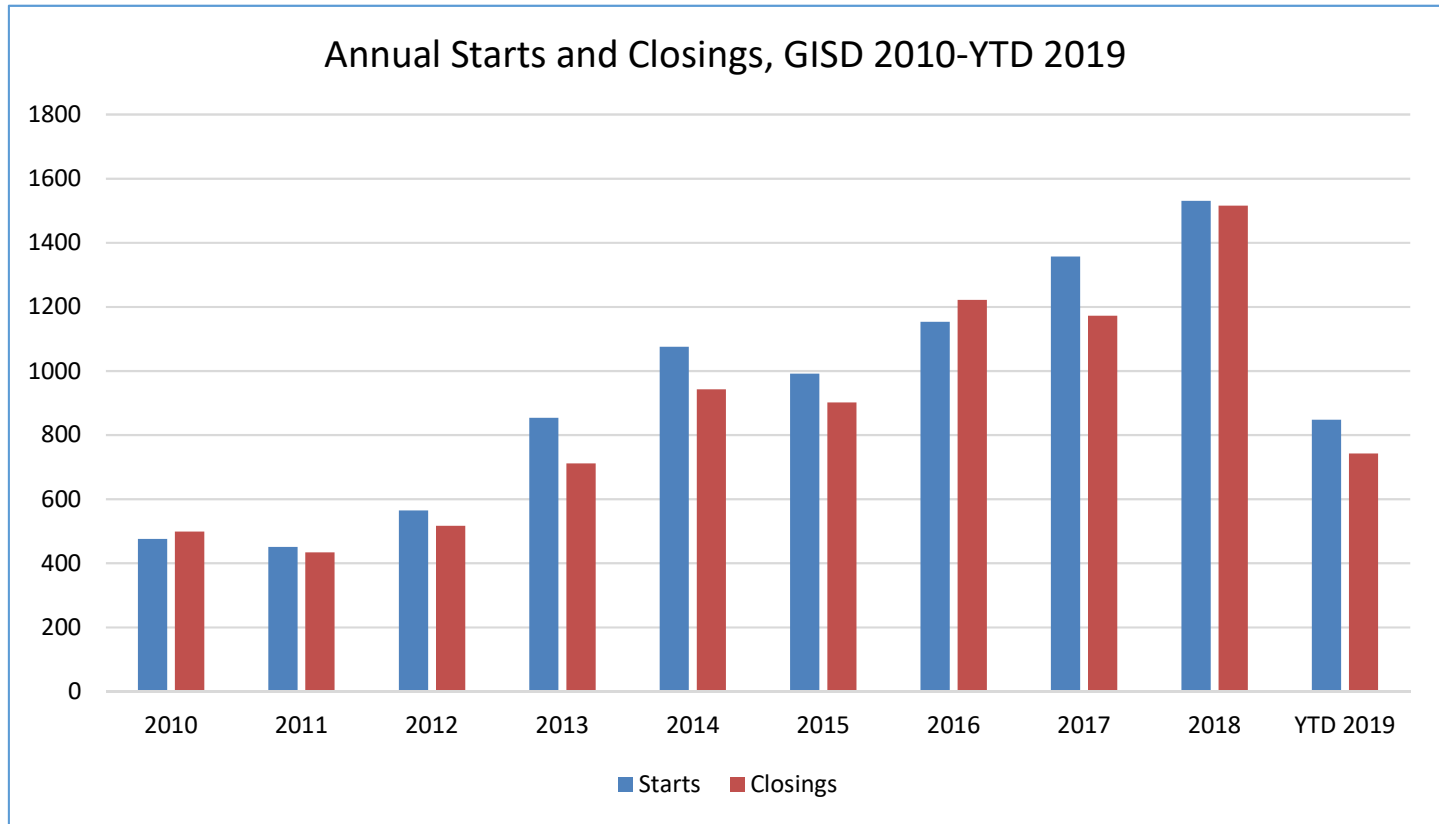


- Georgetown ISD had 2,580 home sales from in the last 12 months, and roughly 37% were new homes
- Within Georgetown ISD, the average new home sale price has reached \$334,400
- Within GISD, the average existing home sale price in the last 12 months was \$302,600





# New Housing Activity



Starts	2014	2015	2016	2017	2018	2019
1Q	291	202	327	280	385	413
2Q	266	218	227	349	448	435
3Q	265	308	314	399	433	
4Q	254	264	286	329	265	
Total	1,076	992	1,154	1,357	1,531	848

Closings	2014	2015	2016	2017	2018	2019
1Q	205	211	269	285	323	344
2Q	281	239	348	265	409	399
3Q	232	207	333	347	394	
4Q	225	245	272	276	390	
Total	943	902	1,222	1,173	1,516	743

- GISD started 435 new homes in 2Q19, and nearly 850 in total for the first half of the year
- The district closed roughly 400 homes in 2Q19, which is a slight increase from the first quarter of the year
- At the current pace, the district could start 1,700 homes in 2019, and close nearly 1,500



# Austin New Home Ranking Report

ISD Ranked by Annual Closings- 2Q19

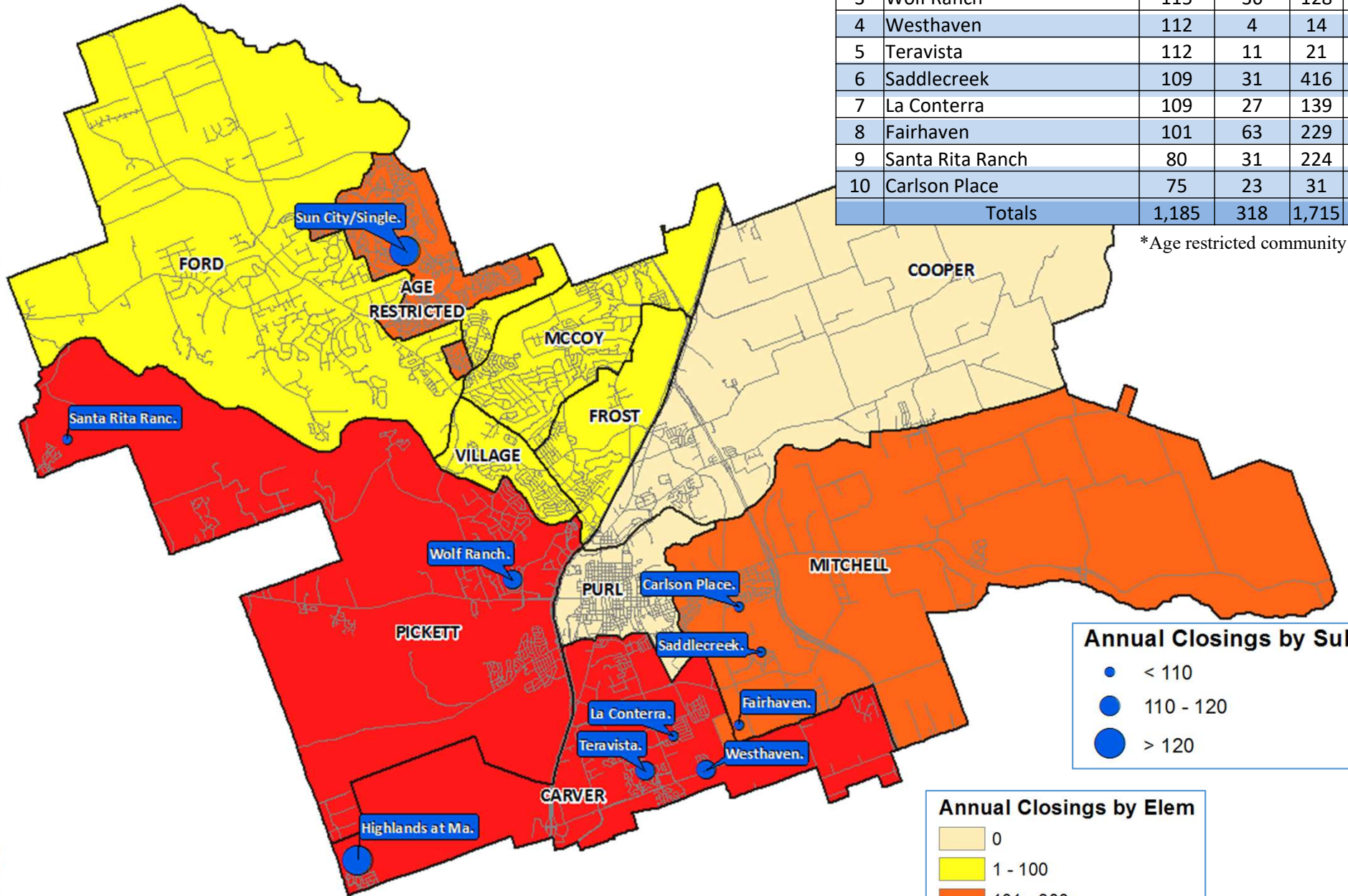
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,320	2,152	3,123	13,212
2	Pflugerville ISD	1,801	1,734	1,783	10,222
3	Austin ISD	1,454	1,651	1,583	10,301
4	Hays CISD	1,552	1,572	2,376	35,399
<b>5</b>	<b>Georgetown ISD*</b>	<b>1,589</b>	<b>1,538</b>	<b>2,888</b>	<b>17,269</b>
6	Round Rock ISD	1,114	1,428	835	5,922
7	Manor ISD	1,181	1,183	1,789	15,058
8	Hutto ISD	1,012	1,007	1,090	7,812
9	Liberty Hill ISD	1,151	874	2,324	11,178
10	Del Valle ISD	745	807	1,273	33,193
11	Lake Travis ISD	599	701	1,741	5,302
12	Dripping Springs ISD	590	588	1,215	6,524
13	Jarrell ISD	365	369	499	7,587
14	San Marcos CISD	422	340	240	8,962
15	Bastrop ISD	217	172	1,592	19,025
16	Eanes ISD	80	101	91	154
17	Elgin ISD	84	75	275	5,976
18	Lago Vista ISD	63	56	699	3,496
19	Taylor ISD	43	33	185	871
20	Lockhart ISD	52	18	43	1,660

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



# Annual Closing Distribution

Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sun City*	248	57	307	2,605
2	Highlands at Mayfield Ranch	124	35	206	217
3	Wolf Ranch	115	36	128	2,103
4	Westhaven	112	4	14	192
5	Teravista	112	11	21	0
6	Saddlecreek	109	31	416	292
7	La Conterra	109	27	139	0
8	Fairhaven	101	63	229	303
9	Santa Rita Ranch	80	31	224	1,961
10	Carlson Place	75	23	31	125
Totals		1,185	318	1,715	7,798



\*Age restricted community

**Annual Closings by Sub**

- < 110
- 110 - 120
- > 120

**Annual Closings by Elem**

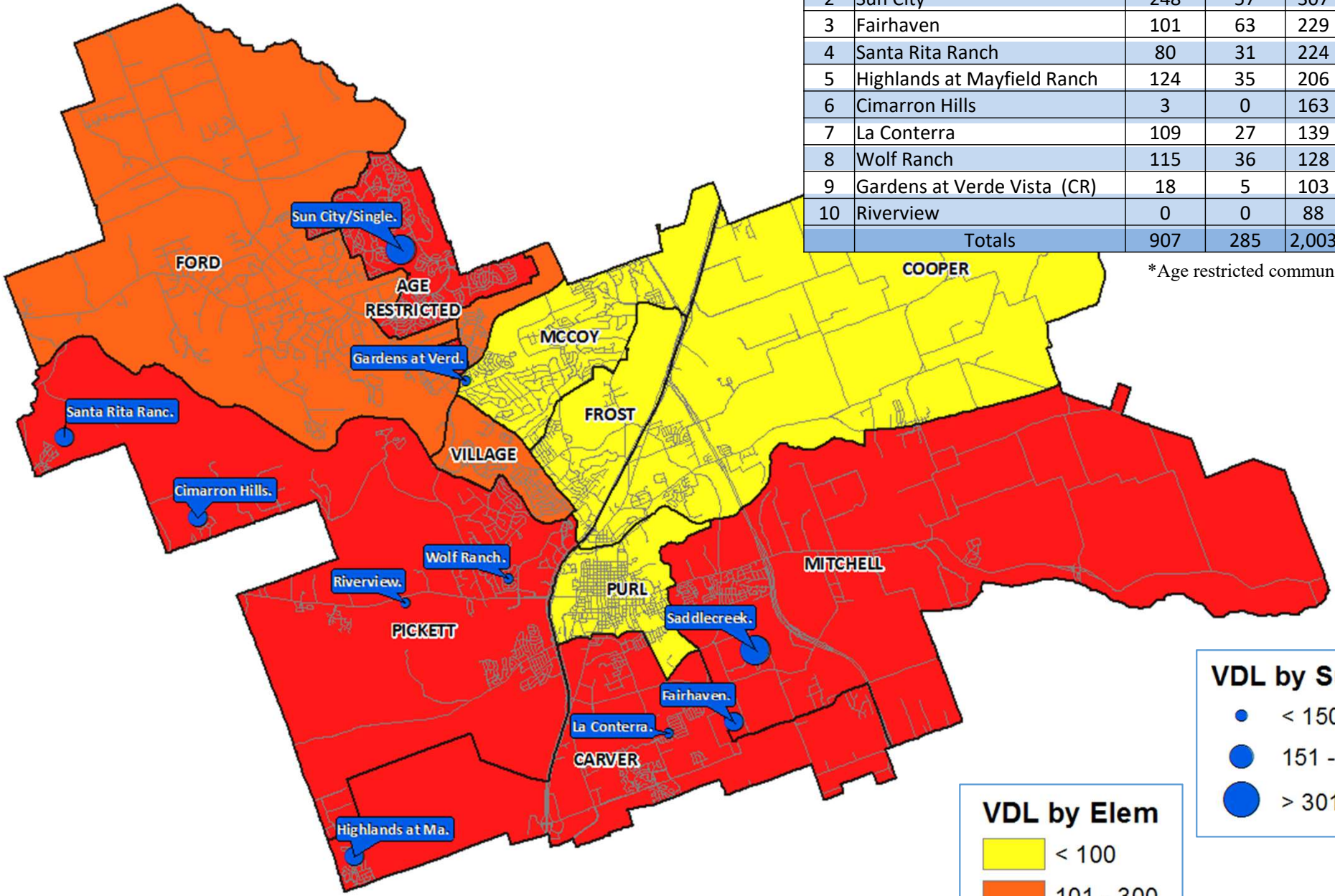
- 0
- 1 - 100
- 101 - 300
- > 301



# Vacant Developed Lots

Top 10 Subdivisions - 2Q19 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Saddlecreek	109	31	416	292
2	Sun City*	248	57	307	2,605
3	Fairhaven	101	63	229	303
4	Santa Rita Ranch	80	31	224	1,961
5	Highlands at Mayfield Ranch	124	35	206	217
6	Cimarron Hills	3	0	163	235
7	La Conterra	109	27	139	0
8	Wolf Ranch	115	36	128	2,103
9	Gardens at Verde Vista (CR)	18	5	103	0
10	Riverview	0	0	88	512
Totals		907	285	2,003	8,228

\*Age restricted community



### VDL by Sub

- < 150
- 151 - 300
- > 301

### VDL by Elem

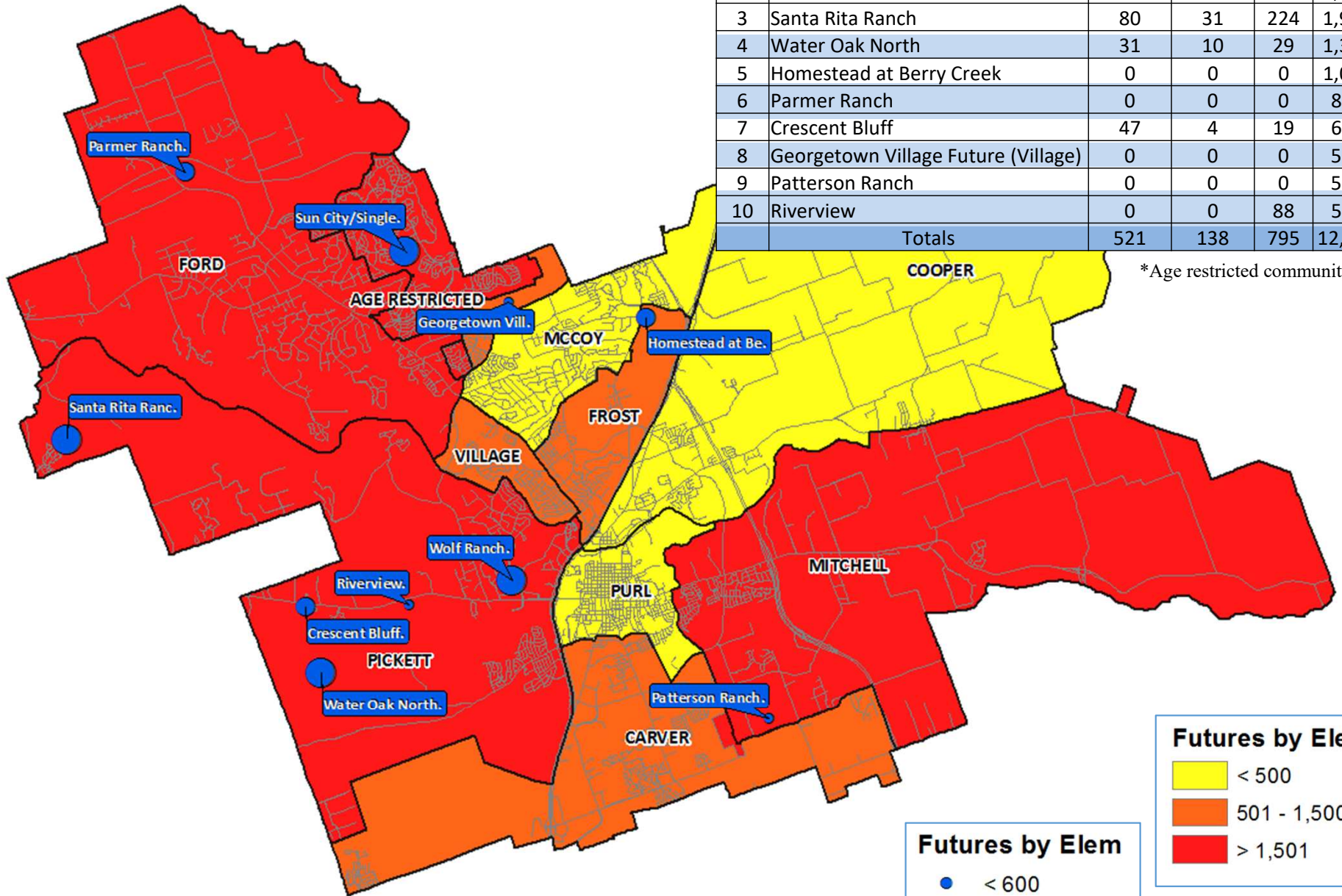
- < 100
- 101 - 300
- > 301



# Future Lots

Top 10 Subdivisions - 2Q19 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sun City*	248	57	307	2,605
2	Wolf Ranch	115	36	128	2,103
3	Santa Rita Ranch	80	31	224	1,961
4	Water Oak North	31	10	29	1,344
5	Homestead at Berry Creek	0	0	0	1,095
6	Parmer Ranch	0	0	0	843
7	Crescent Bluff	47	4	19	628
8	Georgetown Village Future (Village)	0	0	0	551
9	Patterson Ranch	0	0	0	514
10	Riverview	0	0	88	512
Totals		521	138	795	12,156

\*Age restricted community



**Futures by Elem**

- < 500
- 501 - 1,500
- > 1,501

**Futures by Elem**

- < 600
- 601 - 1,200
- > 1,201







# Overall Housing Data

## By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	415	106	534	107	205	549	1,322
COOPER	41	18	0	0	41	51	138
FORD	86	22	87	19	73	220	1,976
FROST	0	0	3	1	2	60	1,095
MCCOY	8	1	21	2	4	9	395
MITCHELL	443	153	285	117	252	676	1,568
PICKETT	340	78	317	87	234	720	7,308
PURL	0	0	0	0	0	18	16
VILLAGE	24	6	25	4	16	106	688
<b>GRAND TOTAL*</b>	<b>1,357</b>	<b>384</b>	<b>1,272</b>	<b>337</b>	<b>827</b>	<b>2,409</b>	<b>14,506</b>

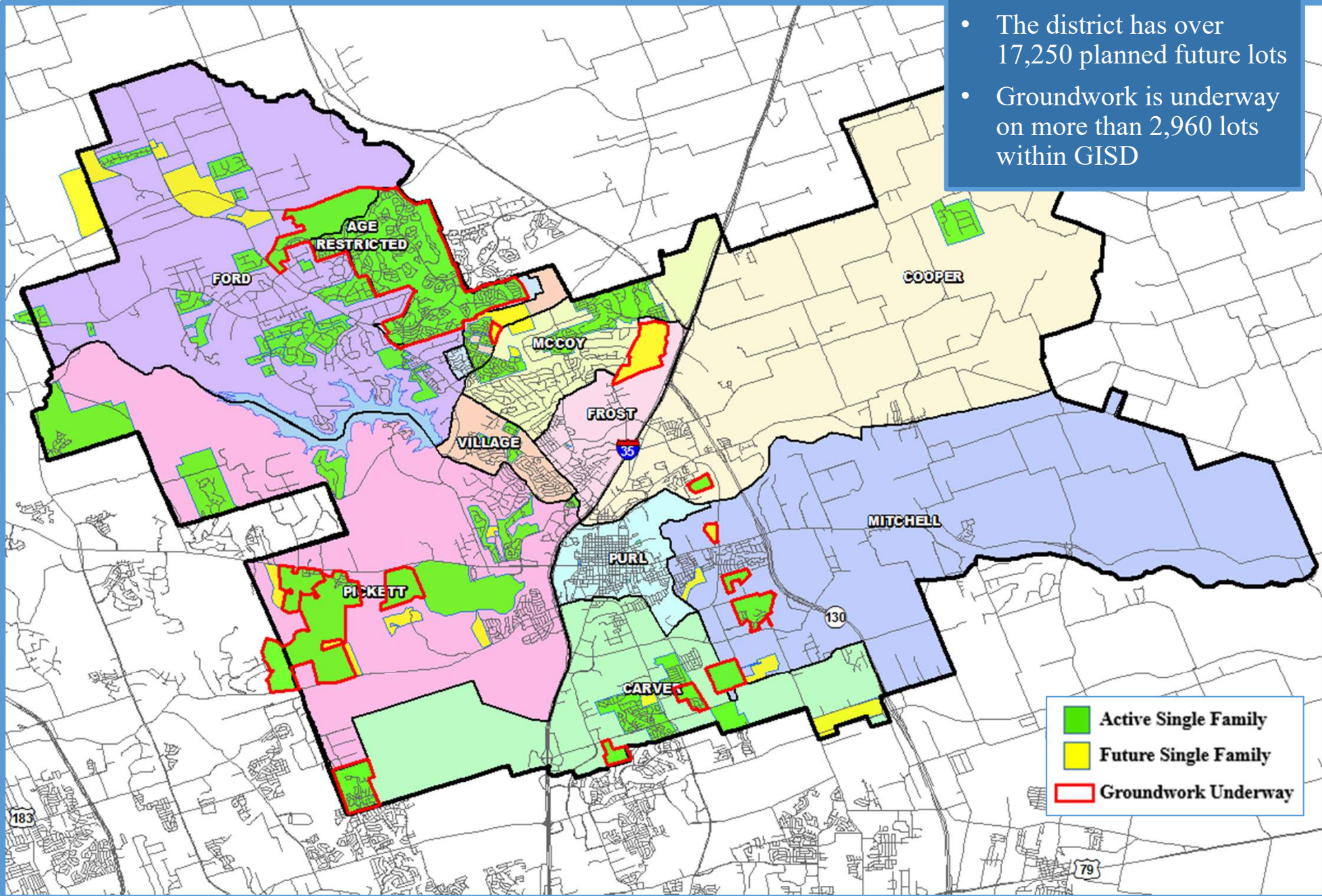
\*Table does NOT include Age Restricted communities or zones

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



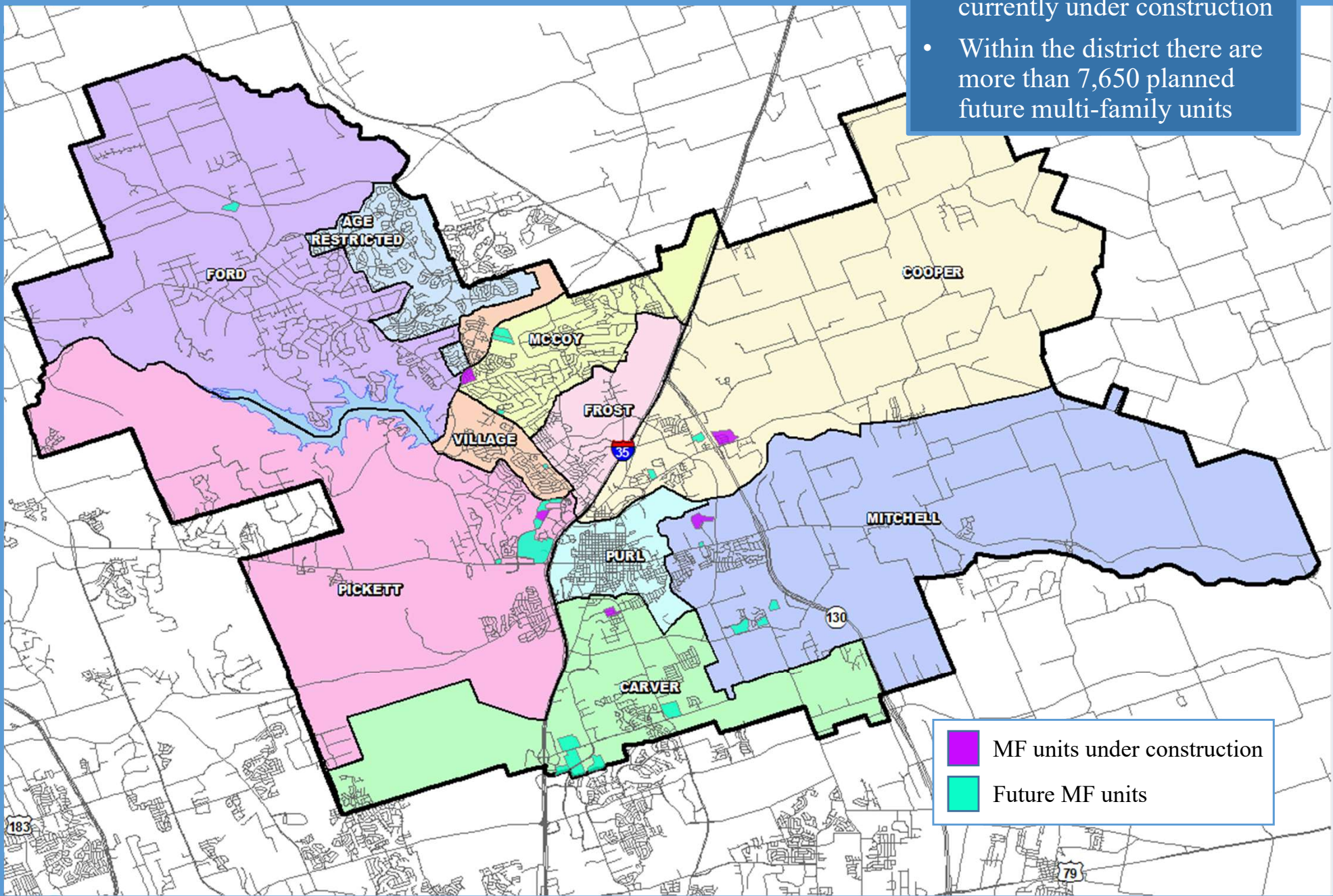
# District Housing Overview

- GISD has approximately 600 homes currently under construction
- The district has over 17,250 planned future lots
- Groundwork is underway on more than 2,960 lots within GISD





# Multi-Family Housing Overview

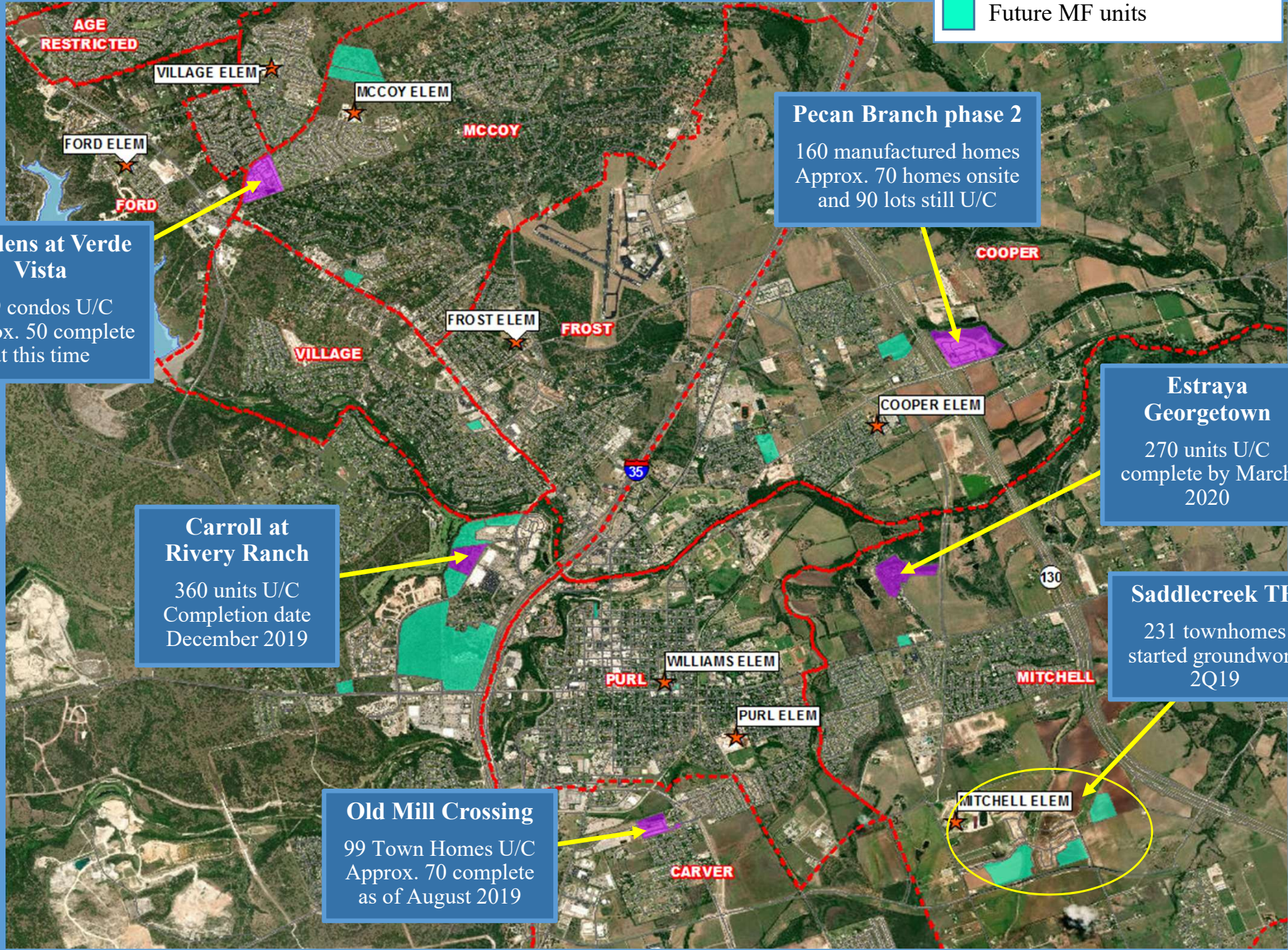
- GISD has approximately 1,038 multi-family units currently under construction
- Within the district there are more than 7,650 planned future multi-family units





# Multi-Family Housing Overview

-  MF units under construction
-  Future MF units



**Gardens at Verde Vista**  
 149 condos U/C  
 Approx. 50 complete at this time

**Pecan Branch phase 2**  
 160 manufactured homes  
 Approx. 70 homes onsite and 90 lots still U/C

**Carroll at Rivery Ranch**  
 360 units U/C  
 Completion date December 2019

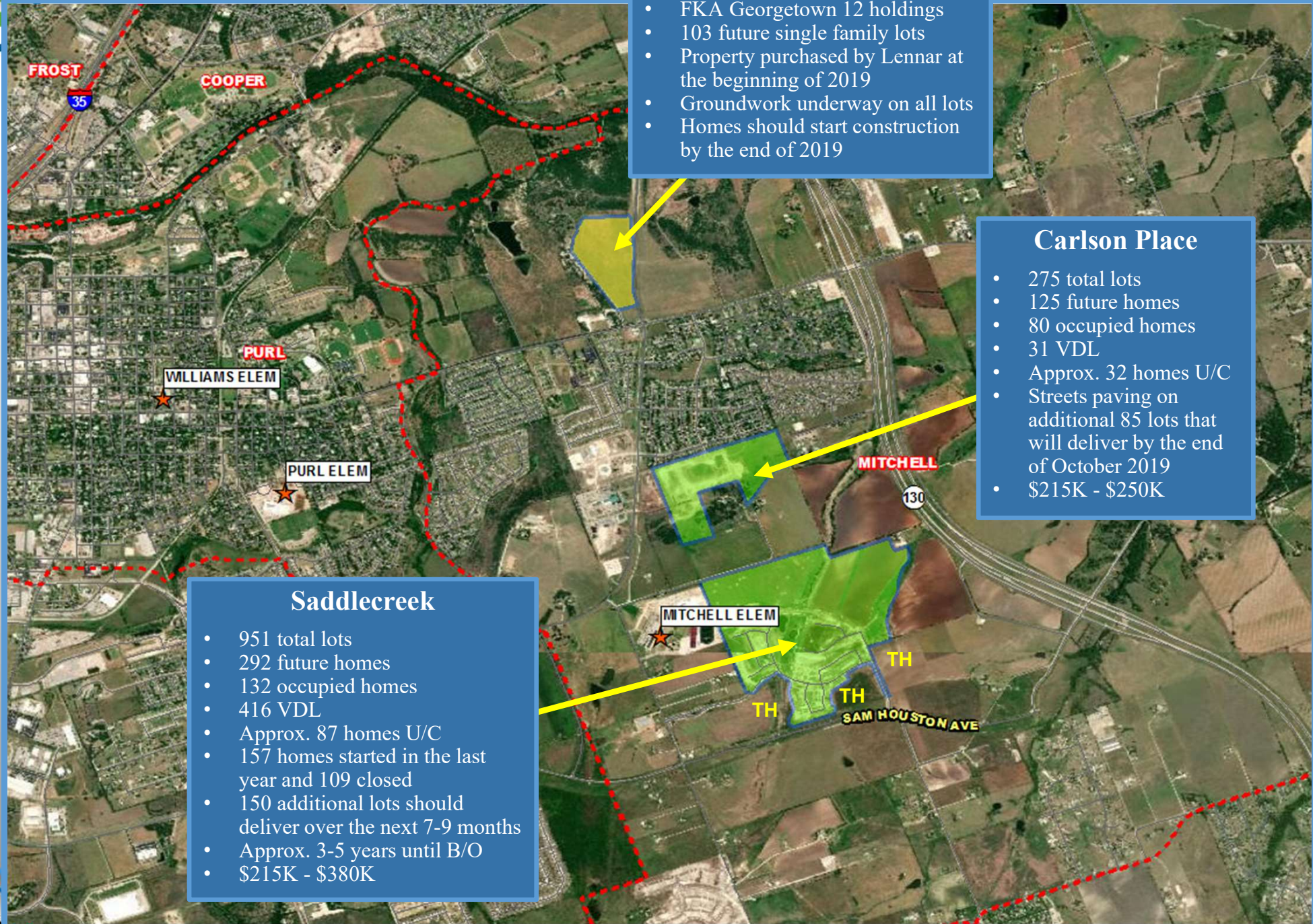
**Estraya Georgetown**  
 270 units U/C  
 complete by March 2020

**Saddlecreek TH**  
 231 townhomes started groundwork 2Q19

**Old Mill Crossing**  
 99 Town Homes U/C  
 Approx. 70 complete as of August 2019



# Residential Activity



**Riverhill**

- FKA Georgetown 12 holdings
- 103 future single family lots
- Property purchased by Lennar at the beginning of 2019
- Groundwork underway on all lots
- Homes should start construction by the end of 2019

**Carlson Place**

- 275 total lots
- 125 future homes
- 80 occupied homes
- 31 VDL
- Approx. 32 homes U/C
- Streets paving on additional 85 lots that will deliver by the end of October 2019
- \$215K - \$250K

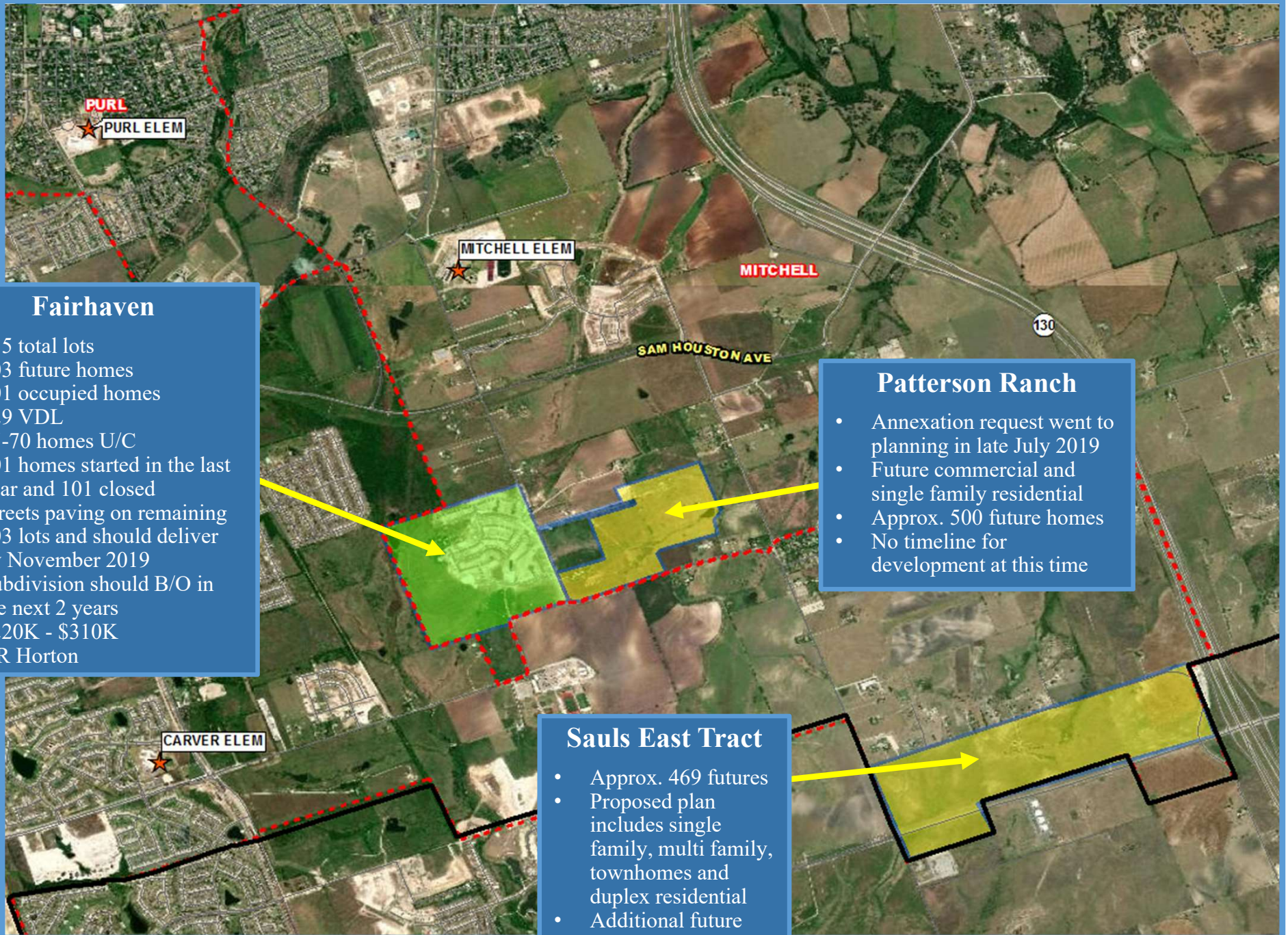
**Saddlecreek**

- 951 total lots
- 292 future homes
- 132 occupied homes
- 416 VDL
- Approx. 87 homes U/C
- 157 homes started in the last year and 109 closed
- 150 additional lots should deliver over the next 7-9 months
- Approx. 3-5 years until B/O
- \$215K - \$380K





# Residential Activity



## Fairhaven

- 735 total lots
- 303 future homes
- 101 occupied homes
- 229 VDL
- 65-70 homes U/C
- 201 homes started in the last year and 101 closed
- Streets paving on remaining 303 lots and should deliver by November 2019
- Subdivision should B/O in the next 2 years
- \$220K - \$310K
- DR Horton

## Patterson Ranch

- Annexation request went to planning in late July 2019
- Future commercial and single family residential
- Approx. 500 future homes
- No timeline for development at this time

## Sauls East Tract

- Approx. 469 futures
- Proposed plan includes single family, multi family, townhomes and duplex residential
- Additional future commercial sections





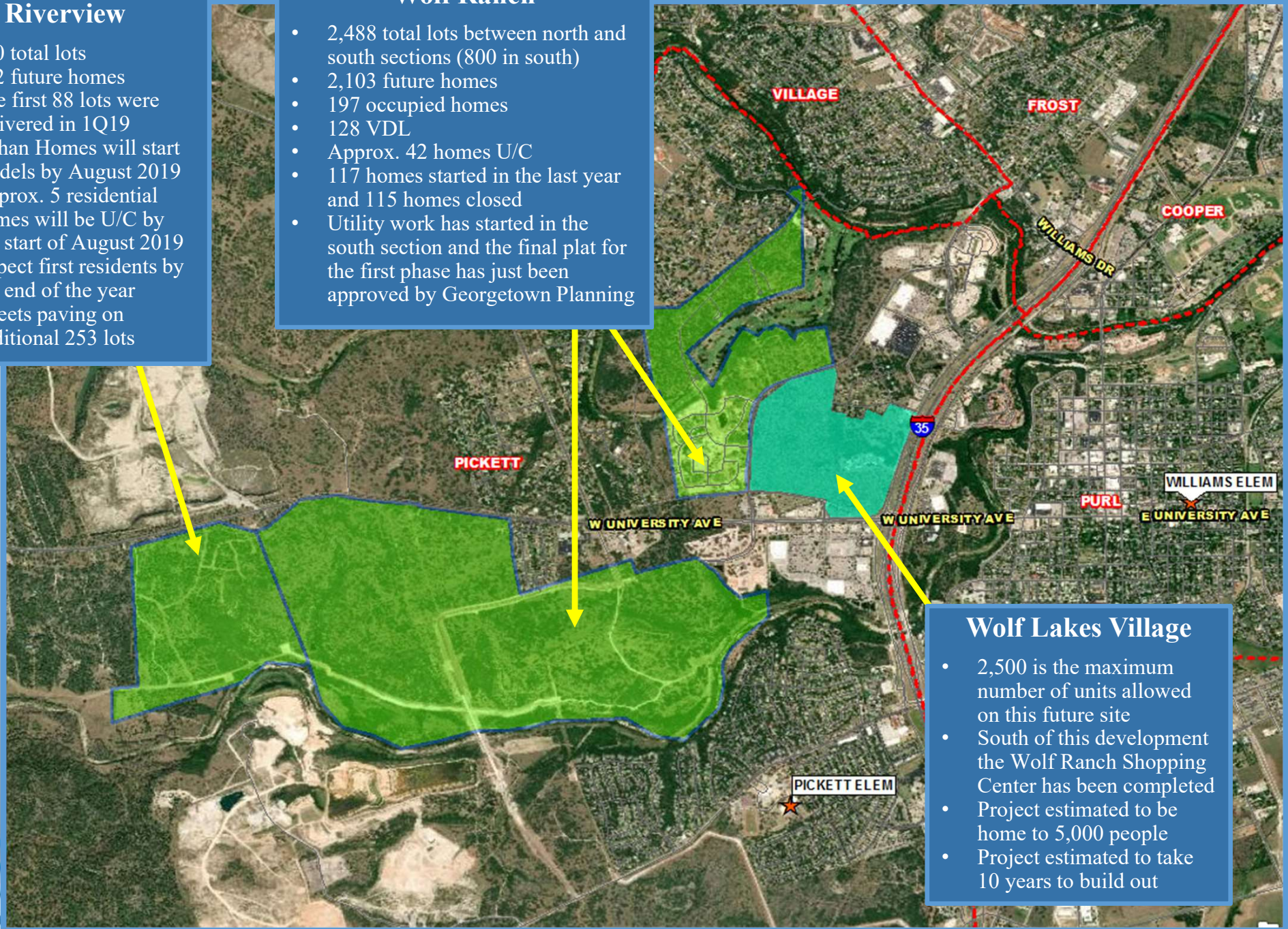
# Residential Activity

## Riverview

- 600 total lots
- 512 future homes
- The first 88 lots were delivered in 1Q19
- Gehan Homes will start models by August 2019
- Approx. 5 residential homes will be U/C by the start of August 2019
- Expect first residents by the end of the year
- Streets paving on additional 253 lots

## Wolf Ranch

- 2,488 total lots between north and south sections (800 in south)
- 2,103 future homes
- 197 occupied homes
- 128 VDL
- Approx. 42 homes U/C
- 117 homes started in the last year and 115 homes closed
- Utility work has started in the south section and the final plat for the first phase has just been approved by Georgetown Planning

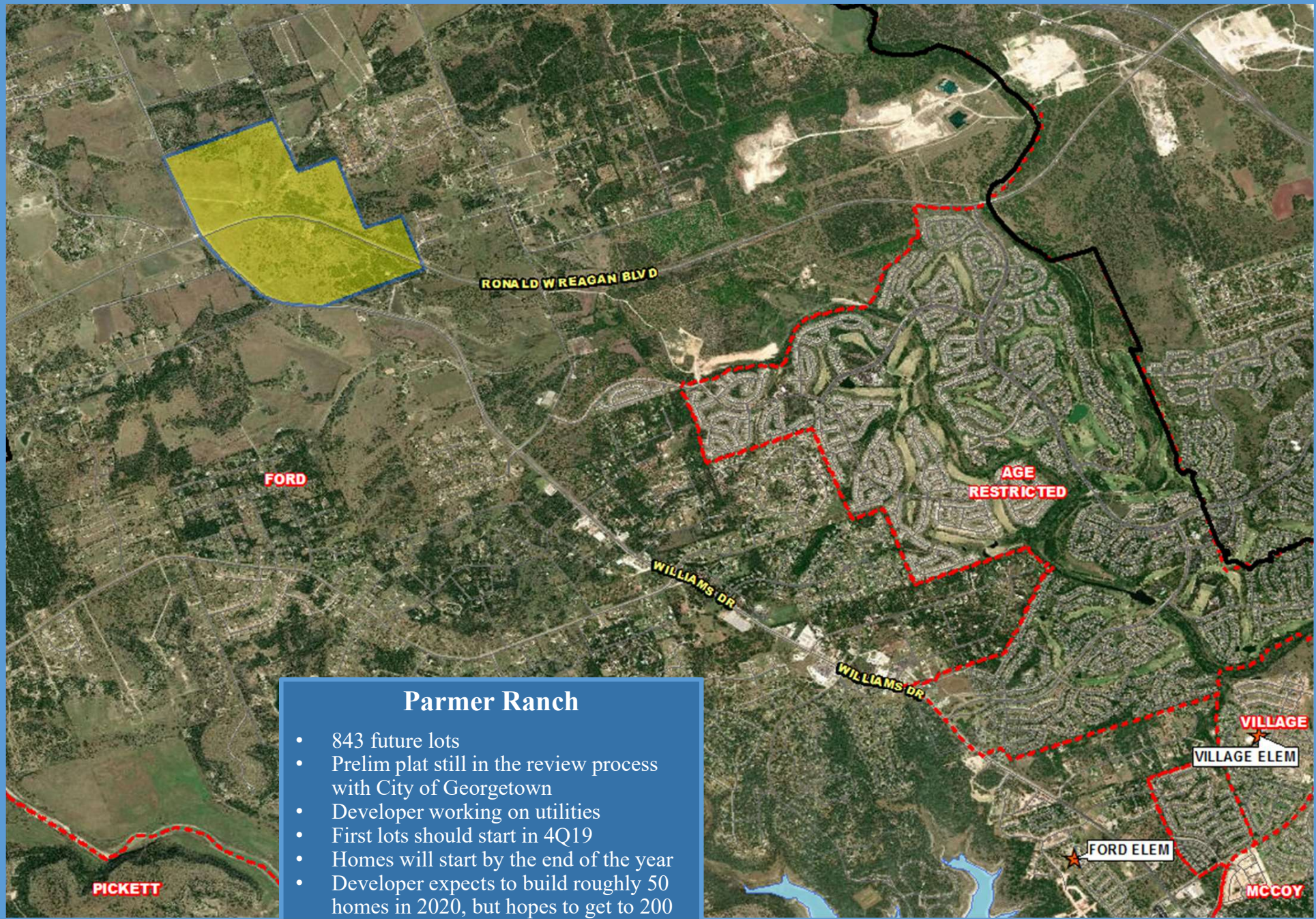


## Wolf Lakes Village

- 2,500 is the maximum number of units allowed on this future site
- South of this development the Wolf Ranch Shopping Center has been completed
- Project estimated to be home to 5,000 people
- Project estimated to take 10 years to build out



# Residential Activity



**Parmer Ranch**

- 843 future lots
- Prelim plat still in the review process with City of Georgetown
- Developer working on utilities
- First lots should start in 4Q19
- Homes will start by the end of the year
- Developer expects to build roughly 50 homes in 2020, but hopes to get to 200 annually in the next 2-3 years





# Residential Activity



**Homestead at Berry Creek**

- FKA Three Forks
- 1,080 future homes
- Groundwork started on section with 112 lots in Summer 2019
- New owner is working on permitting
- First homes starting by spring 2020





# 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
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>6,897</b>	<b>5,245</b>	<b>5,283</b>	<b>5,537</b>	<b>5,827</b>	<b>6,192</b>	<b>6,462</b>	<b>6,799</b>	<b>7,080</b>	<b>7,342</b>	<b>7,566</b>	<b>7,732</b>	<b>7,893</b>
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
<b>MIDDLE SCHOOL TOTALS</b>	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
<b>HIGH SCHOOL TOTALS</b>	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
<b>ALTERNATIVE CAMPUS TOTALS</b>		10	32	32	32	32	32	32	32	32	32	32	32
<b>DISTRICT TOTALS</b>		<b>11,512</b>	<b>11,763</b>	<b>12,191</b>	<b>12,635</b>	<b>13,134</b>	<b>13,633</b>	<b>14,214</b>	<b>14,782</b>	<b>15,385</b>	<b>15,991</b>	<b>16,614</b>	<b>17,312</b>
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 enroll more than 2,000 students this fall





# Summary

- Georgetown's unemployment rate is at 3.5%.
- The district is on pace to start 1,700 homes and close 1,500 in 2019.
- Groundwork is currently underway on over 2,960 lots within GISD.
- The Pickett Elementary zone has the highest number of VDL and holds more than 50% of the districts future lots.
- The district has 1,038 multi-family units under construction and roughly 7,650 future units planned.
- 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.