



Georgetown Independent School District

Quarterly Report 3Q19



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

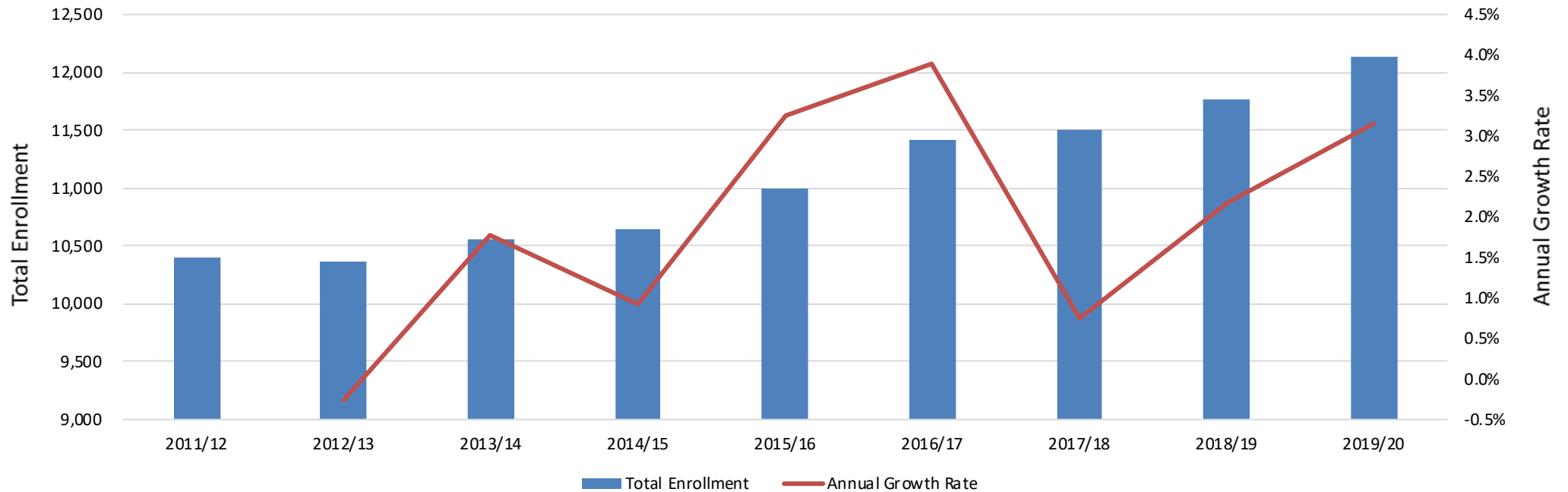


Enrollment History

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997		
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	35	323	829	843	815	866	824	871	950	941	947	1,010	990	949	942	12,135	372	3.2%

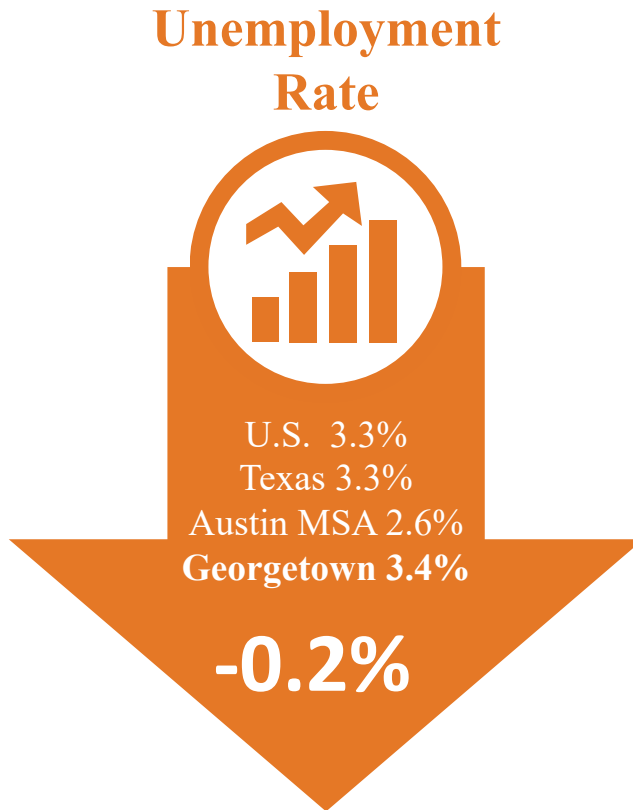
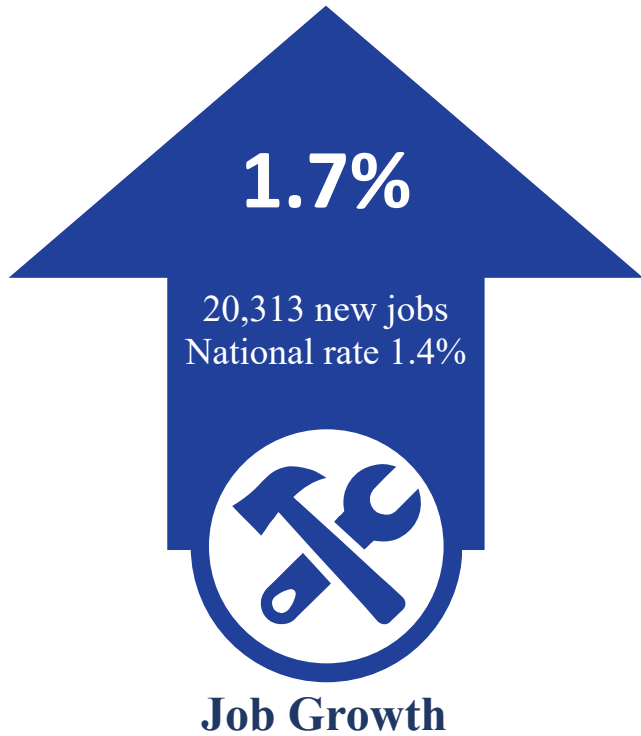
Yellow Box = largest grade per year
Green Box = second largest grade per year

Georgetown ISD Historical Enrollment





Economic Conditions – Austin Area (September 2019)





Annual Enrollment Change

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
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Yellow Box = largest grade per year
Green Box = second largest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	% Difference
Enrollment Forecast	63	331	820	841	821	898	836	889	920	927	938	997	1,013	925	934	12,153	
	-28	-8	9	2	-6	-32	-12	-18	30	14	9	13	-23	24	8	-18	-0.1%

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Middle	High
3-Year Avg	0.984	1.003	1.034	1.063	1.048	1.011	1.057	1.028	1.036	1.026	1.033	1.093	1.002	0.999	1.008	1.040	1.032	1.026
2016/17	0.830	1.134	1.071	1.096	1.094	1.071	1.061	1.061	1.030	1.075	1.034	1.113	1.012	0.974	0.980	1.076	1.046	1.020
2017/18	1.136	1.081	0.973	1.051	1.022	1.005	1.058	1.019	1.029	0.999	0.998	1.087	0.986	0.984	1.012	1.021	1.009	1.017
2018/19	1.260	0.951	1.060	1.052	1.061	0.992	1.056	1.013	1.026	1.024	1.051	1.086	1.037	0.999	1.011	1.039	1.034	1.033
2019/20	0.556	0.976	1.070	1.088	1.060	1.035	1.058	1.053	1.053	1.055	1.050	1.106	0.984	1.013	1.002	1.060	1.053	1.026

- Georgetown ISD added 372 students this fall, for a growth rate of 3.2%
- GISD had a historically high cohort growth in 6th and 11th grade and the overall middle school cohort
- The district had a historically low 10th grade cohort





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,381	2,360	3,050	13,133
2	Austin ISD	1,773	2,205	1,695	9,878
3	Pflugerville ISD	1,886	1,893	1,895	8,928
4	Hays CISD	1,585	1,587	2,532	34,531
5	Georgetown ISD*	1,611	1,543	3,063	17,840
6	Round Rock ISD	1,089	1,353	957	6,203
7	Manor ISD	1,268	1,153	1,606	16,303
8	Hutto ISD	1,169	1,090	1,269	8,318
9	Liberty Hill ISD	1,248	1,004	2,430	11,735
10	Del Valle ISD	851	841	1,470	33,149
11	Lake Travis ISD	631	656	1,728	5,045
12	Dripping Springs ISD	624	609	1,115	6,418
13	San Marcos CISD	396	399	508	8,669
14	Jarrell ISD	513	377	728	10,413
15	Bastrop ISD	167	110	1,676	18,678
16	Eanes ISD	55	93	85	176
17	Elgin ISD	59	67	254	5,283
18	Lago Vista ISD	70	59	661	3,960
19	Lockhart ISD	51	51	35	1,660
20	Taylor ISD	96	30	112	871


*Totals INCLUDE Age restricted communities





New Housing Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	360	114	449	112	200	719	1,048
COOPER	38	30	0	0	38	55	273
FORD	86	18	91	27	61	192	3,097
FROST	0	0	3	1	1	60	1,095
MCCOY	20	9	34	6	14	103	382
MITCHELL	495	157	362	112	297	738	2,114
PICKETT	326	92	336	91	153	504	8,755
PURL	2	2	0	0	2	16	16
VILLAGE	13	5	22	5	9	37	688
GRAND TOTAL	1,340	427	1,297	354	775	2,424	17,468

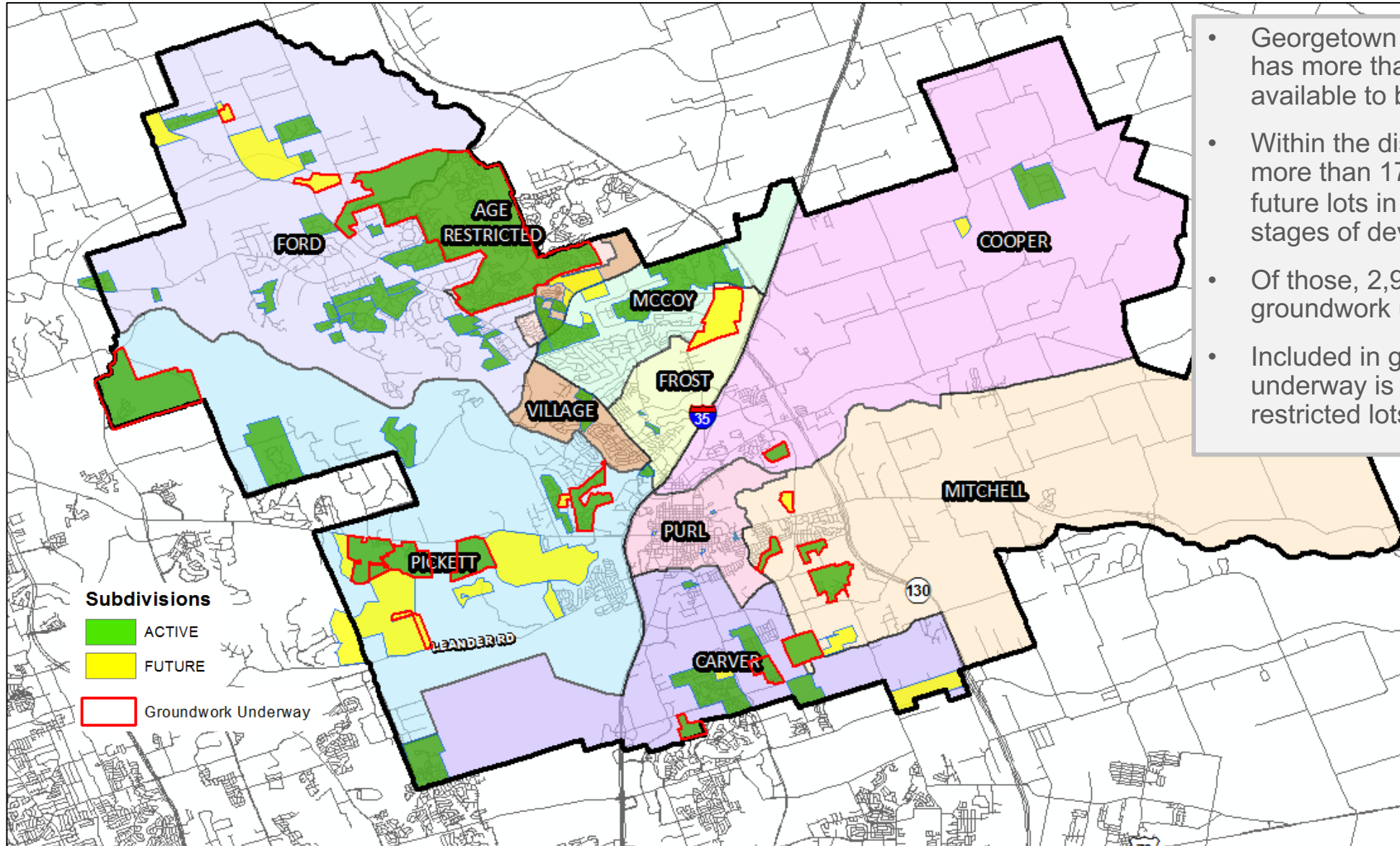
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



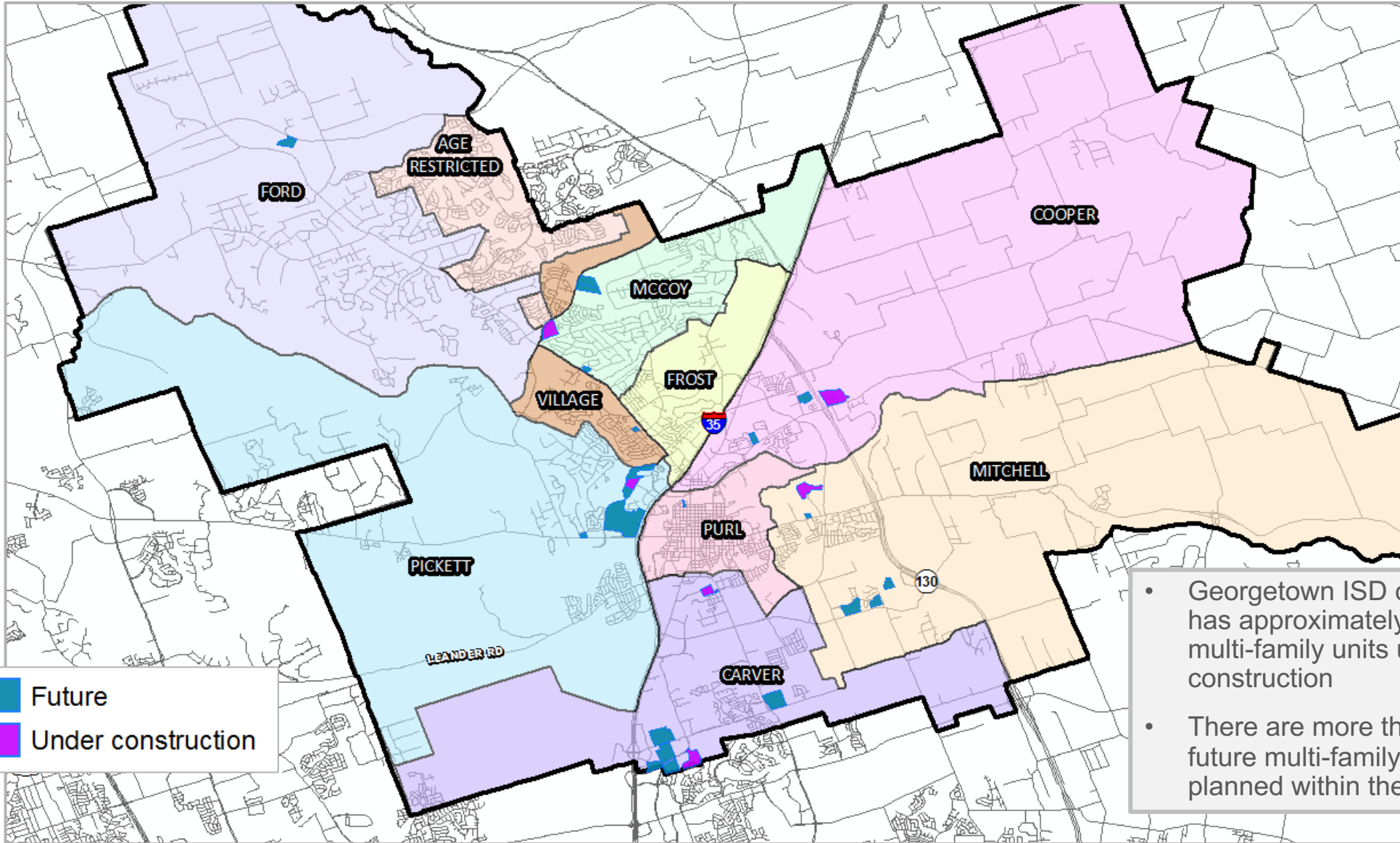
District Housing Overview



- Georgetown ISD currently has more than 2,400 lots available to build on
- Within the district there are more than 17,000 planned future lots in various stages of development
- Of those, 2,950 have groundwork underway.
- Included in groundwork underway is 360 age restricted lots.



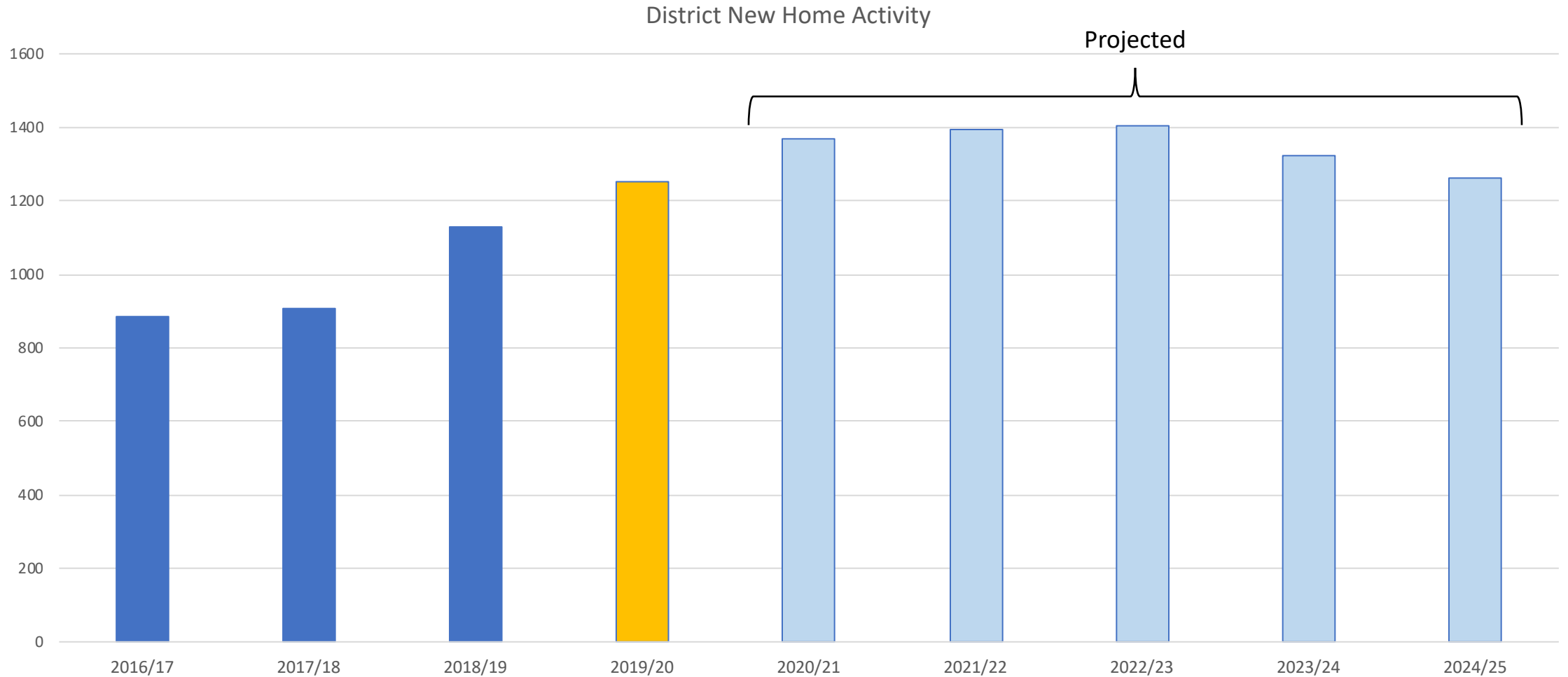
Multi-Family Housing Overview



- Georgetown ISD currently has approximately 1,450 multi-family units under construction
- There are more than 7,300 future multi-family units planned within the district



Forecasted GISD New Home Activity

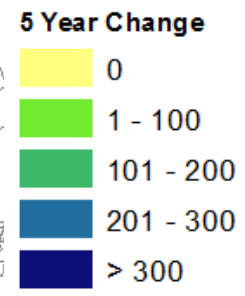
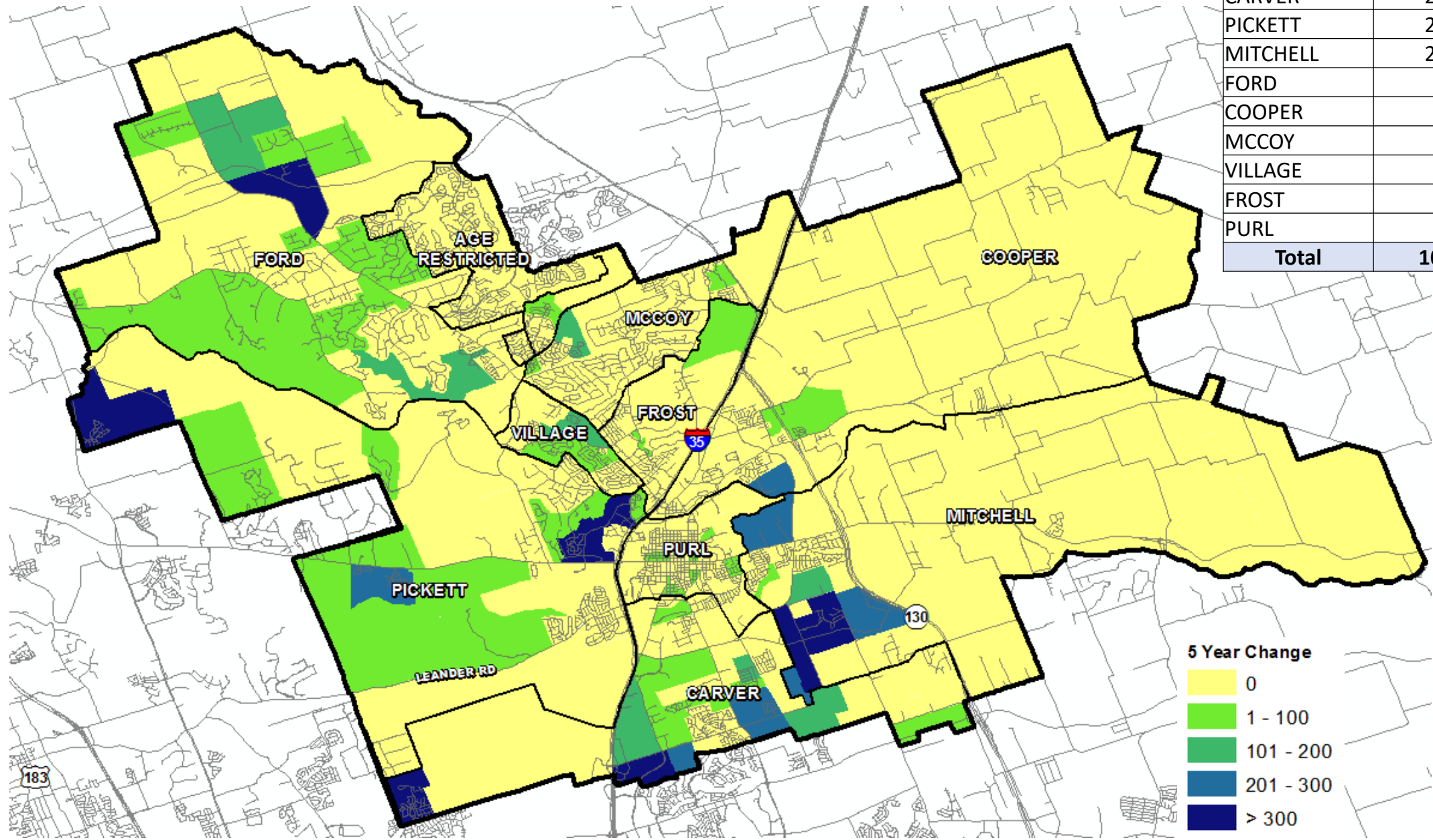


Georgetown ISD is expected to add 1,300 to 1,400 new homes a year for the next 3-5 years



5 Year Forecasted Change in Residential Units by Planning Area

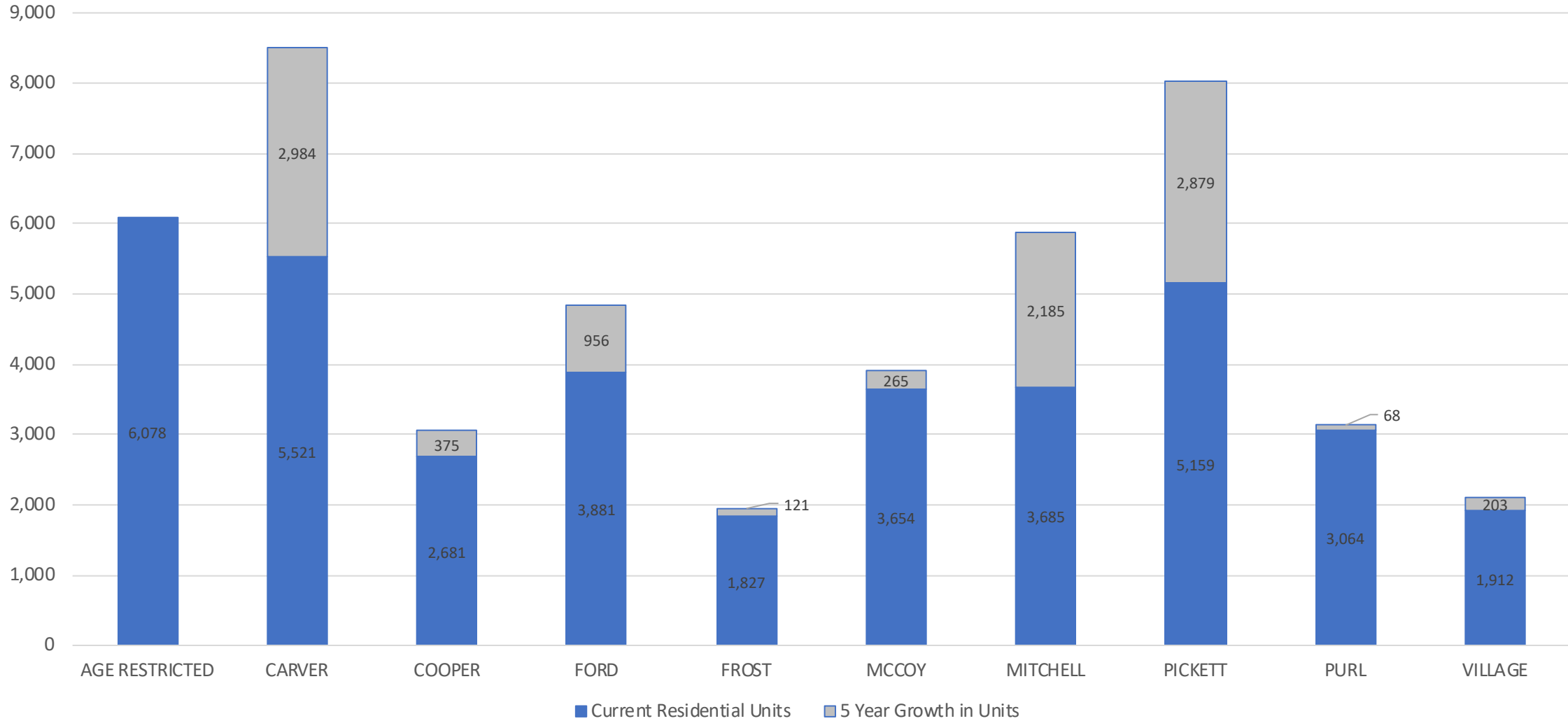
Elementary Zone	5 Year Growth in Units
CARVER	2,984
PICKETT	2,879
MITCHELL	2,185
FORD	956
COOPER	375
MCCOY	265
VILLAGE	203
FROST	121
PURL	68
Total	10,036





Total Residential Units by Elementary Zone, 2019/20 – 2024/25

Current and Forecasted Residential Units, 2019/20 – 2024/25





District Yields

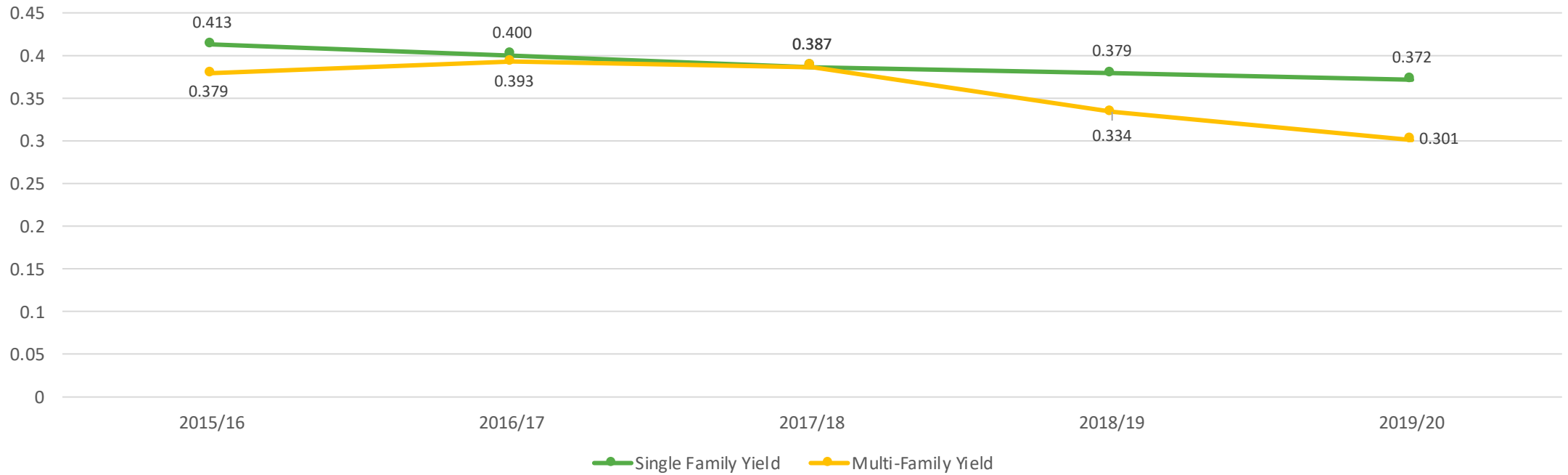


Single Family Yield
0.372



Multi-Family Yield
0.301

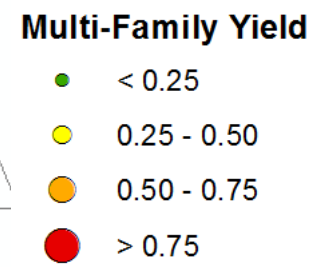
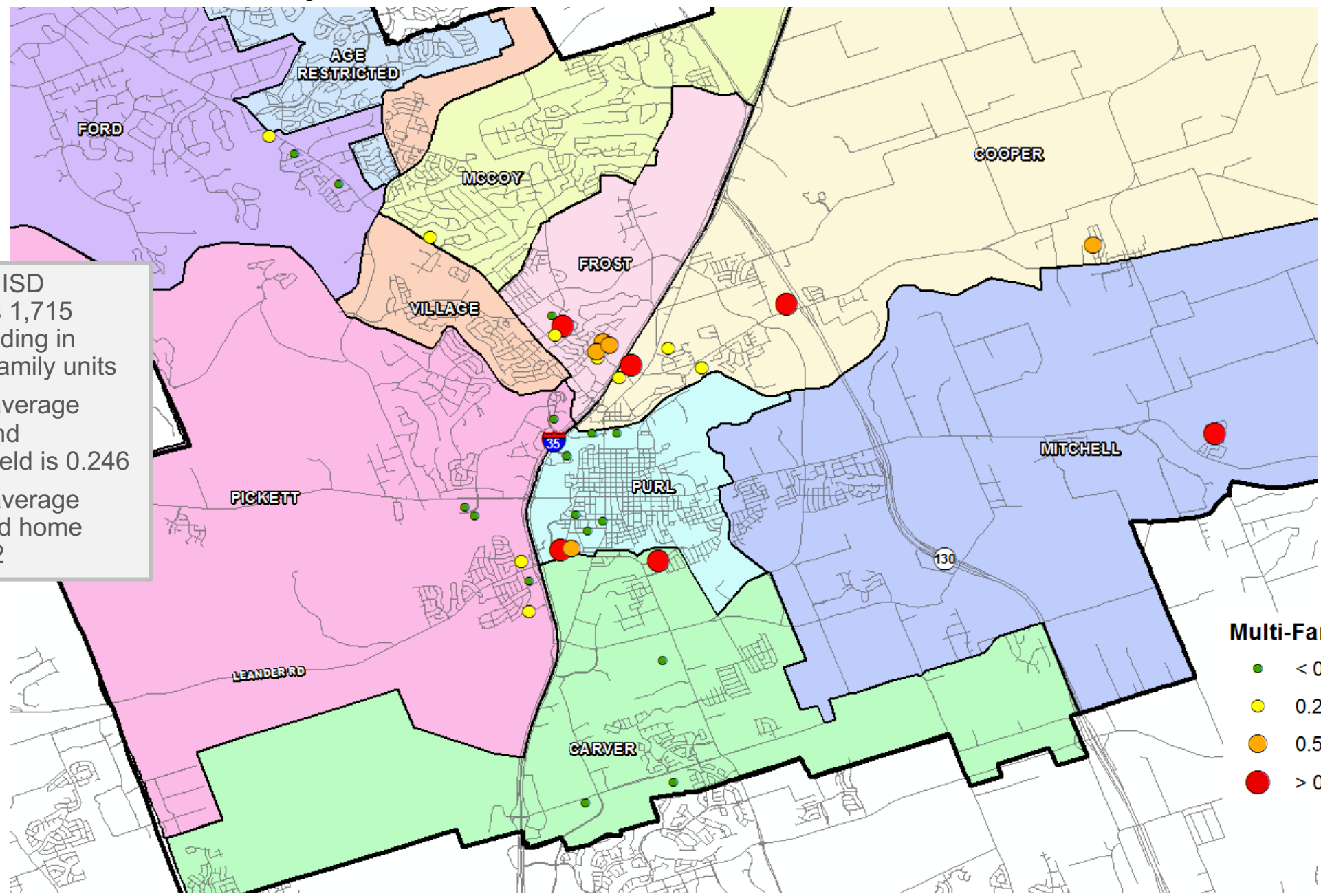
Student Yield by Housing Type





District Multi-Family Yield

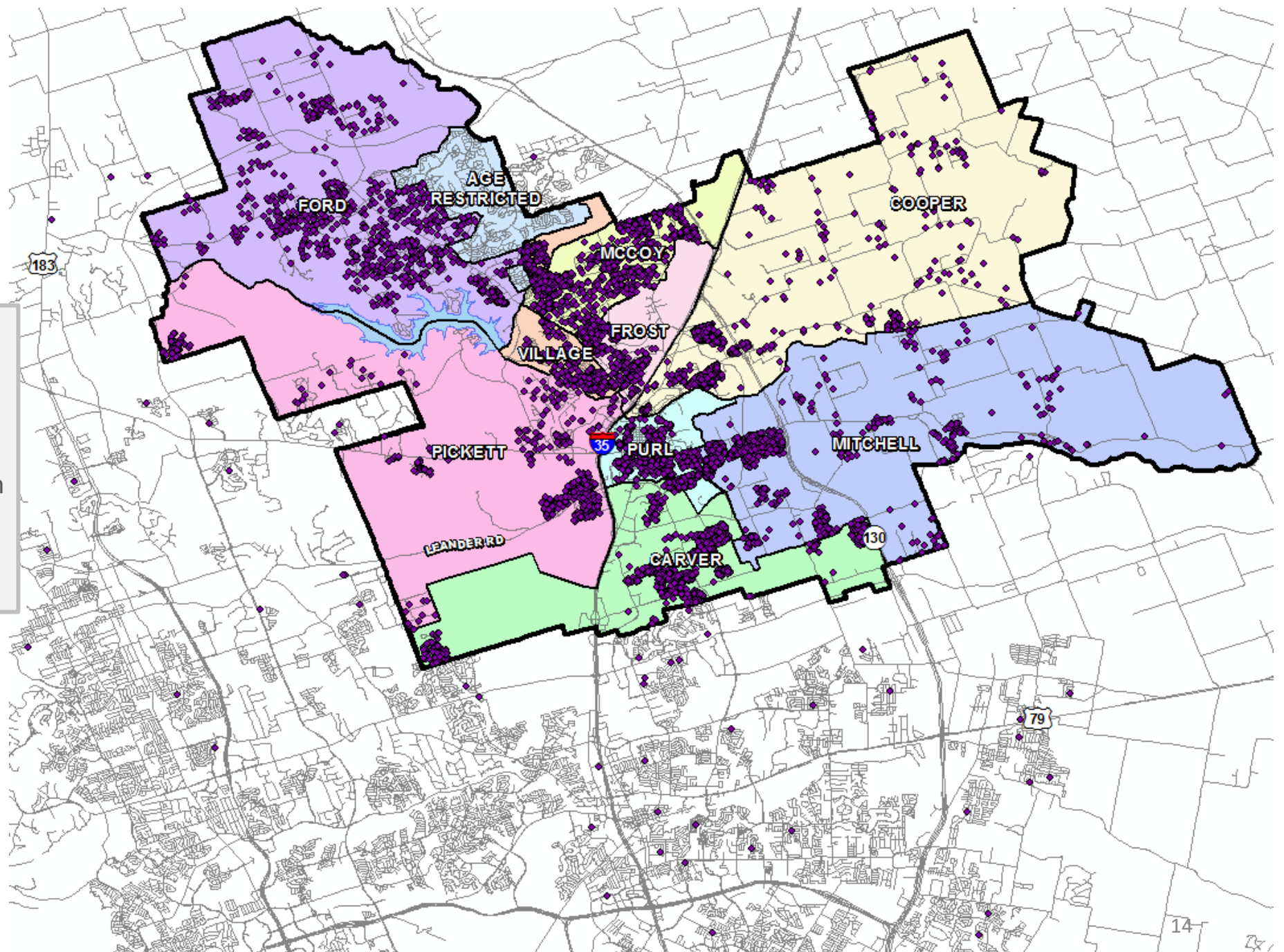
- Georgetown ISD currently has 1,715 students residing in 5,705 multi-family units
- The district average apartment and townhome yield is 0.246
- The district average manufactured home yield is 1.152





Student Density

- Georgetown ISD currently has 142 students that reside outside of the district boundary
- This represents 1.2% of the total student population
- Roughly 49%, or 5,930 students reside within the Georgetown city limits

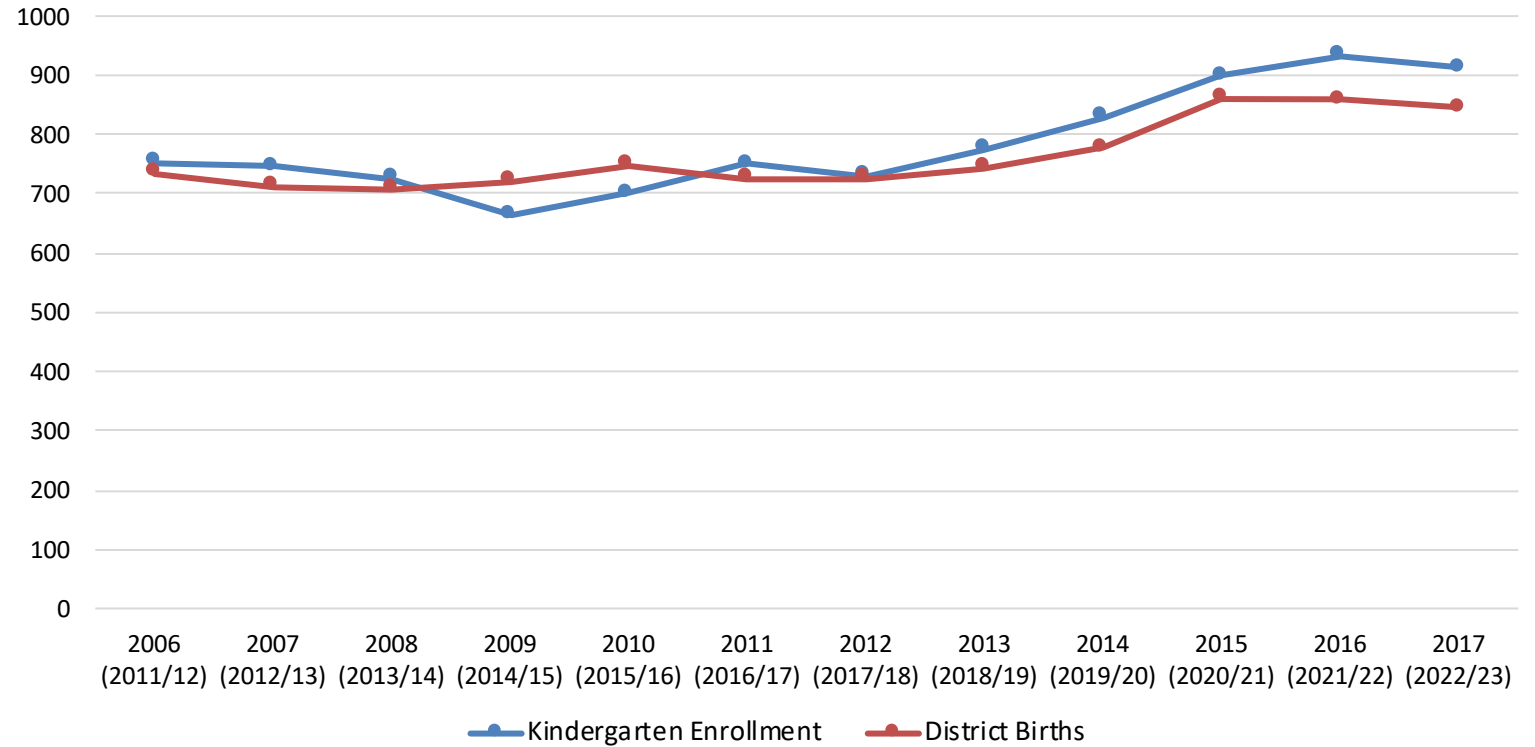




District Birth Rate Analysis

	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	753	735	1.02
2007 (2012/13)	746	713	1.05
2008 (2013/14)	726	707	1.03
2009 (2014/15)	664	720	0.92
2010 (2015/16)	701	749	0.94
2011 (2016/17)	751	725	1.04
2012 (2017/18)	731	725	1.01
2013 (2018/19)	775	744	1.04
2014 (2019/20)	829	777	1.07
2015 (2020/21)	899	860	1.05
2016 (2021/22)	932	859	1.08
2017 (2022/23)	912	844	1.08

Georgetown ISD KG Enrollment v. District Births





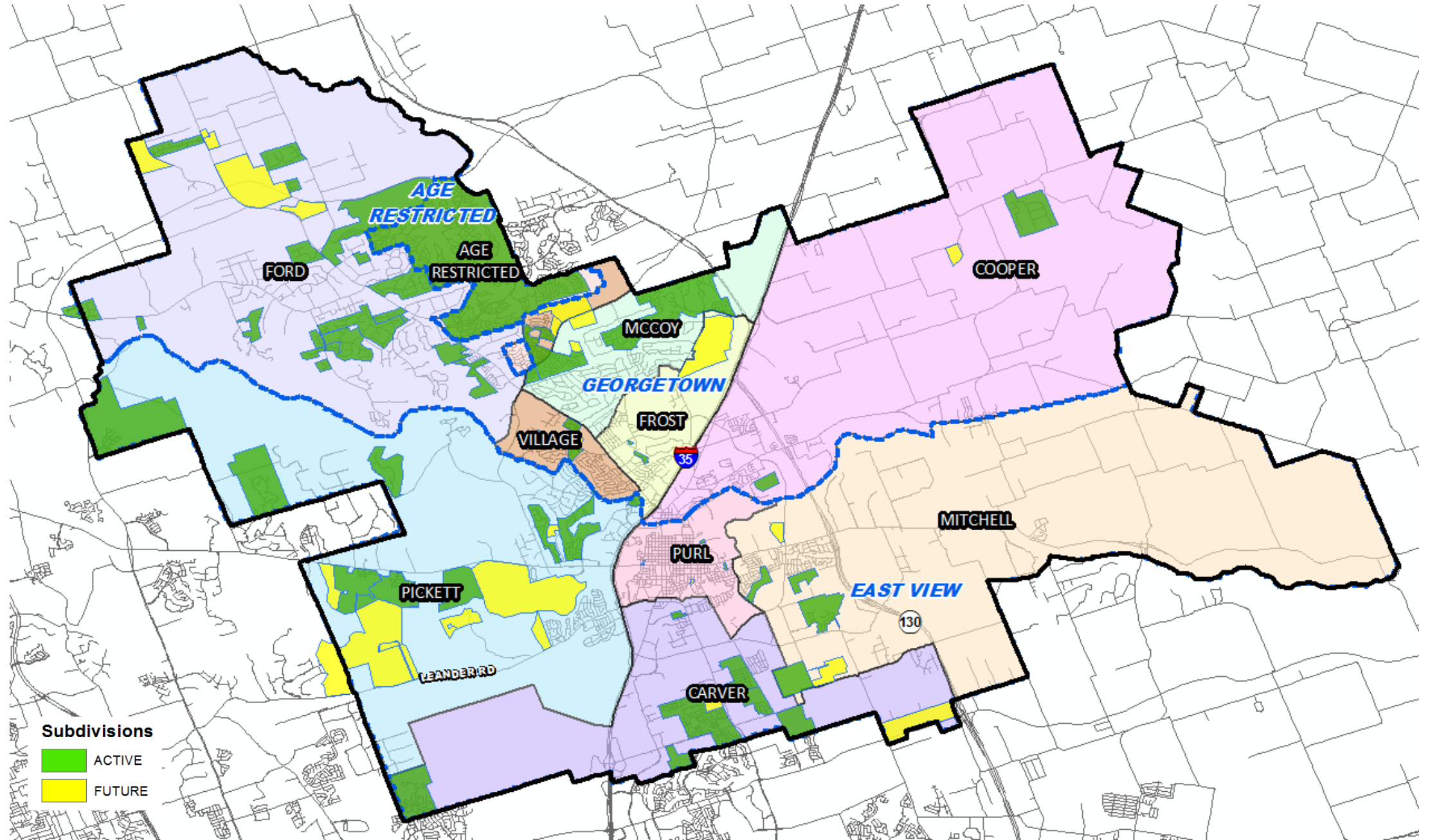
Ten Year Forecast by Grade Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997		
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%
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2019/20	35	323	829	843	815	866	824	871	950	941	947	1,010	990	949	942	12,135	372	3.2%
2020/21	35	323	899	882	898	845	899	863	905	993	979	1,051	989	997	934	12,492	357	2.9%
2021/22	35	323	932	984	943	934	904	968	906	963	1,041	1,074	1,013	999	969	12,988	496	4.0%
2022/23	35	323	912	1,038	1,060	981	995	974	1,020	964	1,010	1,143	1,043	1,003	952	13,453	465	3.6%
2023/24	35	323	958	993	1,104	1,117	1,039	1,061	1,021	1,086	1,011	1,109	1,111	1,033	960	13,961	508	3.8%
2024/25	35	323	986	1,049	1,057	1,162	1,177	1,104	1,086	1,086	1,138	1,109	1,075	1,097	986	14,470	509	3.6%
2025/26	35	323	1,019	1,088	1,116	1,120	1,228	1,255	1,126	1,157	1,134	1,249	1,077	1,063	1,047	15,037	567	3.9%
2026/27	35	323	1,045	1,123	1,159	1,182	1,186	1,307	1,278	1,201	1,211	1,244	1,212	1,065	1,015	15,586	549	3.7%
2027/28	35	323	1,062	1,132	1,201	1,229	1,252	1,265	1,332	1,362	1,264	1,295	1,207	1,194	1,016	16,169	583	3.7%
2028/29	35	323	1,088	1,169	1,210	1,278	1,306	1,339	1,289	1,427	1,428	1,351	1,256	1,189	1,139	16,827	658	4.1%
2029/30	35	323	1,116	1,203	1,251	1,288	1,360	1,397	1,363	1,379	1,501	1,525	1,310	1,235	1,135	17,421	594	3.5%

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



District Overview by High School Zone





Ten Year Forecast by Georgetown HS Feeder Pattern

Campus	Capacity	2018/19	Fall 2019/20	ENROLLMENT PROJECTIONS									
				2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Cooper Elementary	693	589	600	607	620	634	630	620	612	605	598	600	604
Ford Elementary	653	547	558	564	593	621	652	685	725	756	778	811	837
Frost Elementary	552	362	378	390	421	430	438	457	465	464	470	483	501
McCoy Elementary	808	611	573	574	588	575	580	579	595	590	586	592	599
Village Elementary	633	535	523	516	507	499	494	496	508	507	499	499	501
ELEMENTARY SCHOOL TOTALS	3,339	2,644	2,632	2,651	2,729	2,759	2,794	2,837	2,905	2,922	2,931	2,985	3,042
Elementary Absolute Growth		6	-12	19	78	30	35	43	68	17	9	54	57
Elementary Percent Growth		0.23%	-0.45%	0.72%	2.94%	1.10%	1.27%	1.54%	2.40%	0.59%	0.31%	1.84%	1.91%
Benold Middle School	974	827	796	803	823	861	895	897	891	922	995	1,042	1,056
Forbes Middle School	974	604	646	644	620	623	626	657	647	666	675	685	673
MIDDLE SCHOOL TOTALS	1,948	1,431	1,442	1,447	1,443	1,484	1,521	1,554	1,538	1,588	1,670	1,727	1,729
Middle School Absolute Growth		-133	11	5	-4	41	37	33	-16	50	82	57	2
Middle School Percent Growth		-8.50%	0.77%	0.35%	-0.28%	2.84%	2.49%	2.17%	-1.03%	3.25%	5.16%	3.41%	0.12%
Georgetown High School	2,250	1,979	2,025	2,017	2,044	2,039	2,045	2,053	2,092	2,133	2,156	2,186	2,247
HIGH SCHOOL TOTALS	2,250	1,979	2,025	2,017	2,044	2,039	2,045	2,053	2,092	2,133	2,156	2,186	2,247
High School Absolute Growth		29	46	-8	27	-5	6	8	39	41	23	30	61
High School Percent Growth		1.49%	2.32%	-0.40%	1.34%	-0.24%	0.29%	0.39%	1.90%	1.96%	1.08%	1.39%	2.79%
GEORGETOWN HS FEEDER TOTALS	7,537	6,054	6,099	6,115	6,216	6,282	6,360	6,444	6,535	6,643	6,757	6,898	7,018
Georgetown HS Feeder Growth		-98	45	16	101	66	78	84	91	108	114	141	120
Georgetown HS Feeder Percent Growth		-1.6%	0.7%	0.3%	1.7%	1.1%	1.2%	1.3%	1.4%	1.7%	1.7%	2.1%	1.7%

Yellow box = enrollment exceeds campus capacity



Ten Year Forecast by East View HS Feeder Pattern

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Annie Purl Elementary	869	729	708	702	717	708	715	725	723	710	702	699	697
Carver Elementary	890	850	934	1,037	1,168	1,302	1,395	1,446	1,513	1,535	1,545	1,584	1,609
Dell Pickett Elementary	492	328	362	407	484	569	669	756	870	971	1,073	1,189	1,306
Mitchell Elementary	792	732	770	847	925	980	1,057	1,129	1,173	1,222	1,248	1,291	1,319
ELEMENTARY SCHOOL TOTALS	3,043	2,639	2,774	2,993	3,294	3,559	3,836	4,056	4,279	4,438	4,568	4,763	4,931
Elementary Absolute Growth		32	135	219	301	265	277	220	223	159	130	195	168
Elementary Percent Growth		1.23%	5.12%	7.89%	10.06%	8.04%	7.78%	5.74%	5.50%	3.72%	2.93%	4.27%	3.53%
Tippit Middle School	808	531	539	573	581	620	635	715	773	889	982	1,062	1,116
Wagner Middle School	950	738	853	853	882	886	958	1,037	1,102	1,209	1,302	1,351	1,394
MIDDLE SCHOOL TOTALS	1,758	1,269	1,392	1,426	1,463	1,506	1,593	1,752	1,875	2,098	2,284	2,413	2,510
Middle School Absolute Growth		587	123	34	37	43	87	159	123	223	186	129	97
Middle School Percent Growth		86.07%	9.69%	2.44%	2.59%	2.94%	5.78%	9.98%	7.02%	11.89%	8.87%	5.65%	4.02%
East View High School	2,000	1,677	1,761	1,849	1,906	1,997	2,063	2,109	2,239	2,298	2,451	2,644	2,853
HIGH SCHOOL TOTALS	2,000	1,677	1,761	1,849	1,906	1,997	2,063	2,109	2,239	2,298	2,451	2,644	2,853
High School Absolute Growth		112	84	88	57	91	66	46	130	59	153	193	209
High School Percent Growth		7.16%	5.01%	5.00%	3.08%	4.77%	3.30%	2.23%	6.16%	2.64%	6.66%	7.87%	7.90%
EAST VIEW HS FEEDER TOTALS	6,801	5,585	5,927	6,268	6,663	7,062	7,492	7,917	8,393	8,834	9,303	9,820	10,294
East View HS Feeder Growth		731	342	341	395	399	430	425	476	441	469	517	474
East View HS Feeder Percent Growth		15.1%	6.1%	5.8%	6.3%	6.0%	6.1%	5.7%	6.0%	5.3%	5.3%	5.6%	4.8%

Yellow box = enrollment exceeds campus capacity

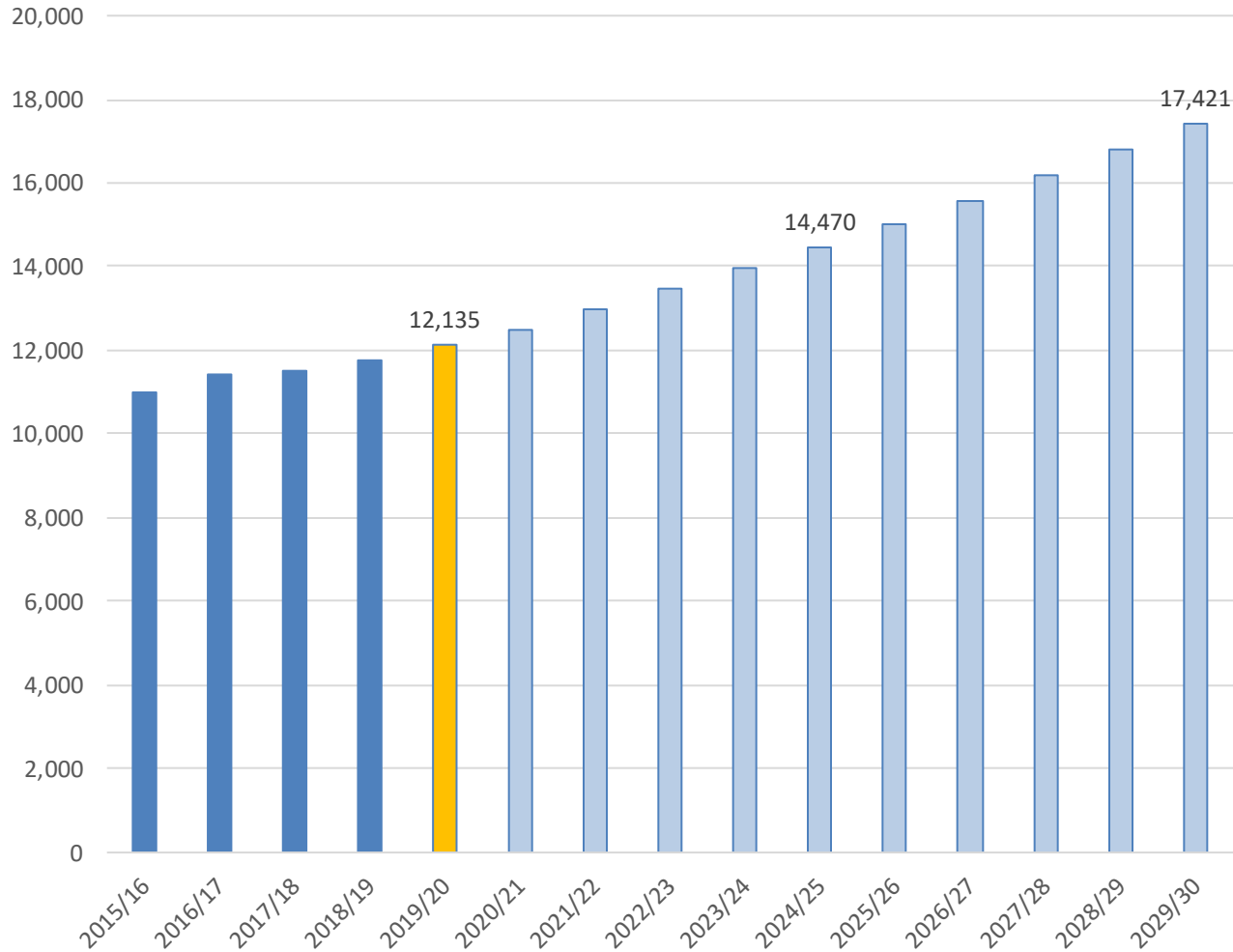




Key Takeaways



Enrollment Projections



- Georgetown ISD added more than 370 students this fall with strong growth in KG
- Newcomers increased by 245 students between 2018/19 and 2019/20
- Multi-family yields declined for the second straight year as new luxury complexes come online
- The district is expected to add 1,300 to 1,400 homes annually for the next 3-5 years
- 2024/25 Enrollment projection: 14,470
- 2029/30 Enrollment projection: 17,421