

# *Georgetown Independent School District*



## Quarterly Report 3Q18

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – Austin Area (October 2018)

0.3%

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



Unemployment  
Rate

Annual  
Home Starts



316 fewer home  
starts than 3Q17

16,378

3.7%

43,123 new jobs  
National rate 1.4%



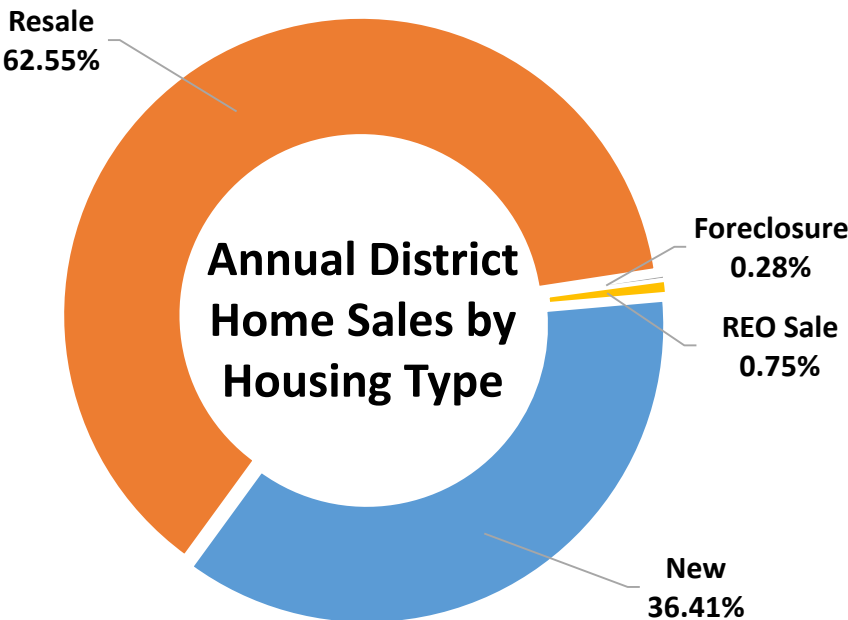
Job Growth





# Georgetown ISD Housing Activity

October 2017- October 2018 Home Sales by Type

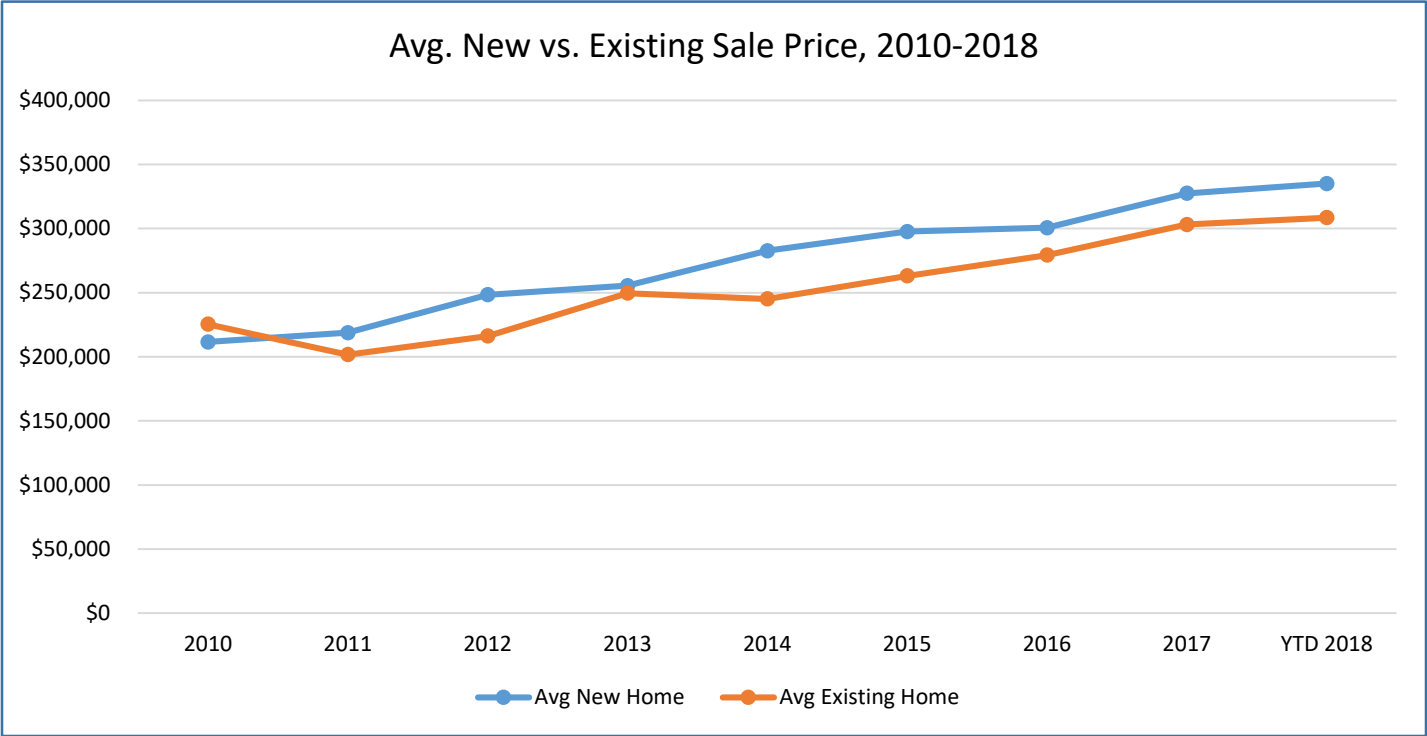


- Georgetown ISD had 3,194 home sales from in the last 12 months, and roughly 36% were new homes
- Within Georgetown ISD, the average new home sale price in the last 12 months was \$335,855
- Within Georgetown ISD, the average existing home sale price in the last 12 months was \$307,034





# 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	\$335,156	\$308,551

- The average new home price has risen more than 58% since 2010, a price difference of \$123,654
- The average existing home price within GISD has risen 37% since 2010, a price change of \$83,179





# Austin New Home Ranking Report

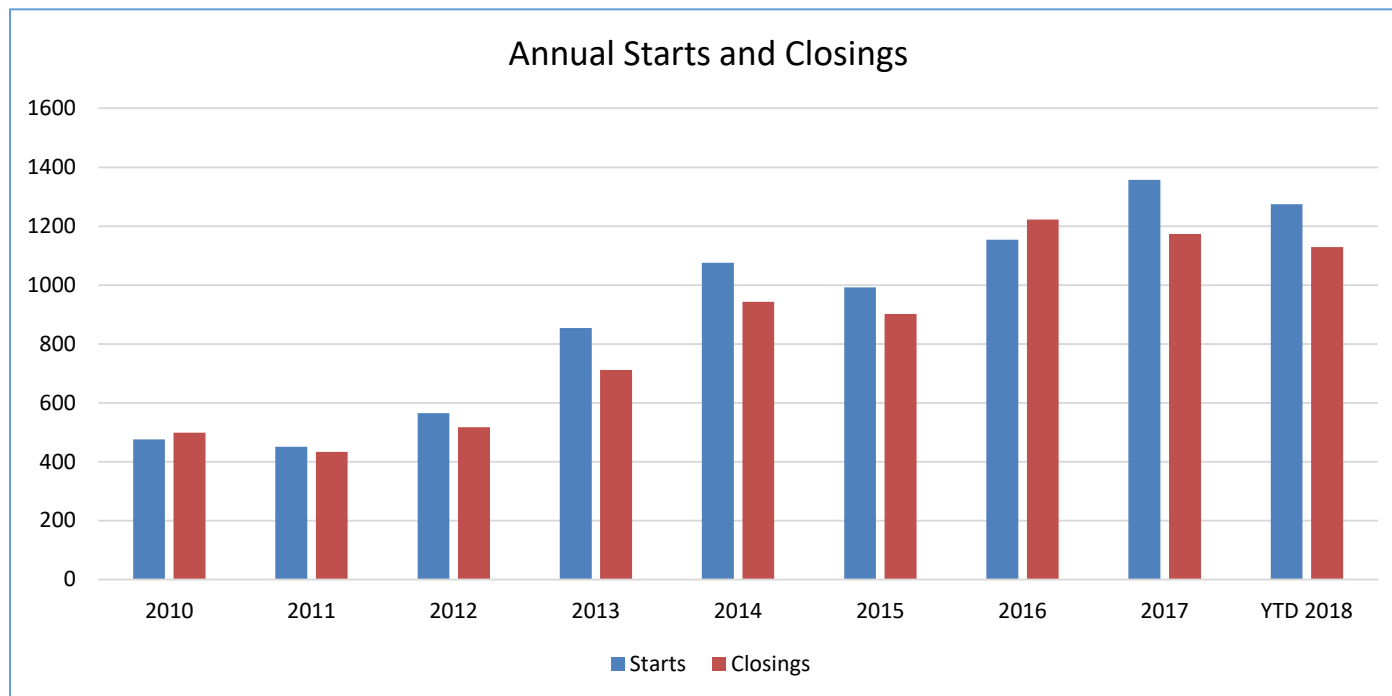
ISD Ranked by Annual Closings-3Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,241	2,345	3,030	14,003
2	Austin ISD	1,572	1,748	1,551	10,733
3	Pflugerville ISD	1,663	1,650	1,969	10,616
4	Round Rock ISD	1,451	1,596	1,358	5,877
<b>5</b>	<b>Georgetown ISD*</b>	<b>1,602</b>	<b>1,400</b>	<b>2,669</b>	<b>17,037</b>
6	Hays CISD	1,398	1,302	1,862	22,496
7	Manor ISD	1,202	1,193	1,510	14,986
8	Del Valle ISD	891	889	578	26,644
9	Hutto ISD	984	884	1,075	4,669
10	Lake Travis ISD	767	782	1,581	5,148
11	Liberty Hill ISD	856	726	2,135	11,162
12	Dripping Springs ISD	634	646	1,528	5,635
13	Bastrop ISD	193	310	1,086	18,956
14	Jarrell ISD	325	301	197	8,454
15	San Marcos CISD	265	221	670	8,007
16	Eanes ISD	112	85	133	154
17	Taylor ISD	62	61	65	1,044
18	Lago Vista ISD	61	44	642	3,585
19	Elgin ISD	79	43	231	5,859
20	Smithville ISD	2	3	103	412

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



# New Housing Activity



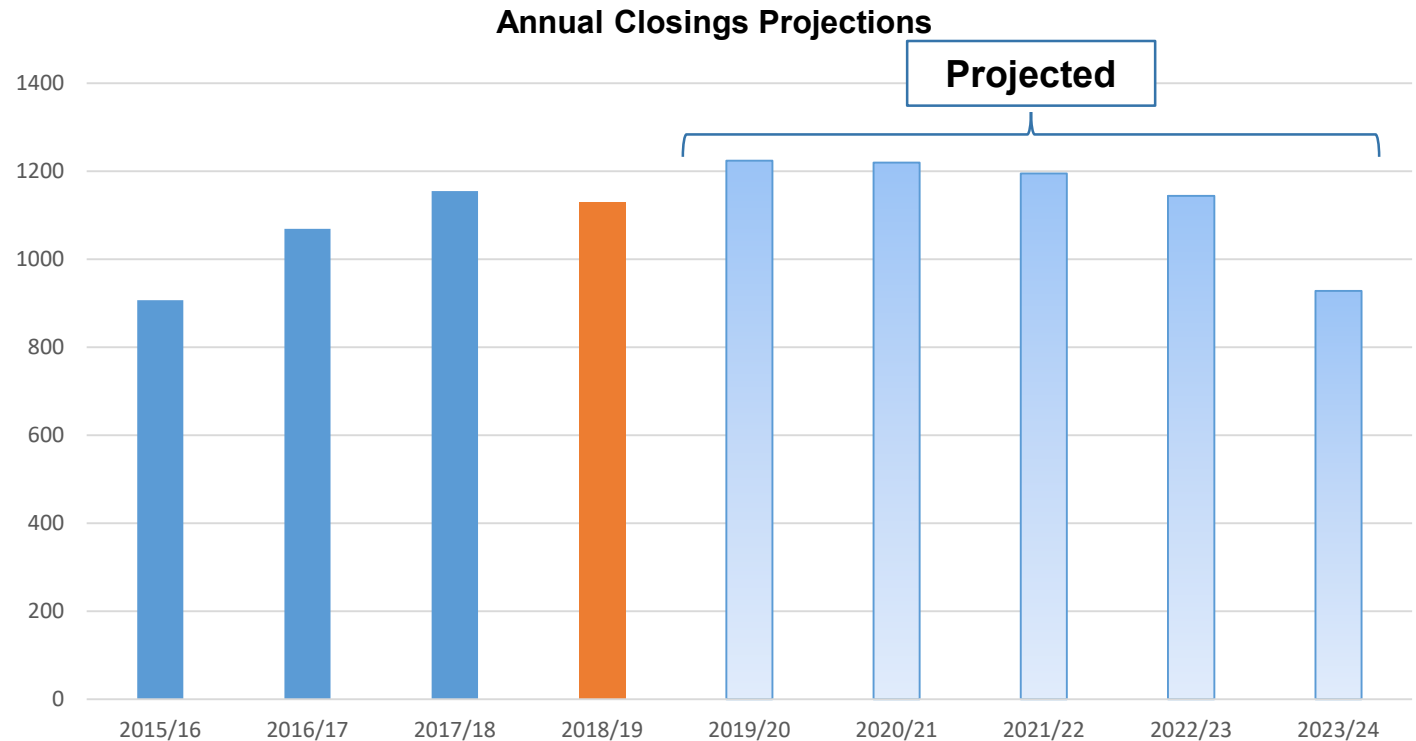
Starts	2013	2014	2015	2016	2017	2018
1Q	144	291	202	327	280	382
2Q	238	266	218	227	349	468
3Q	266	265	308	314	399	425
4Q	206	254	264	286	329	
Total	854	1,076	992	1,154	1,357	1,275

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	392
4Q	175	225	245	272	276	
Total	712	943	902	1,222	1,173	1,129

- GISD started 425 new homes in 3Q18, a rise of roughly 25 homes over 3Q17
- Third quarter new home starts were up nearly 13% from 3Q17
- The district is on track to start approximately 1,600 homes and close just over 1,400 homes in 2018



# Georgetown ISD Housing Forecast



- Annual home closings within Georgetown ISD have climbed steadily over the last three years
- GISD is forecasted to close over 1,200 homes by the fall of 2019 in non-age restricted communities
- The district is projected to close between 900 and 1,200 homes annually for the next 5 years in subdivisions that will impact the district

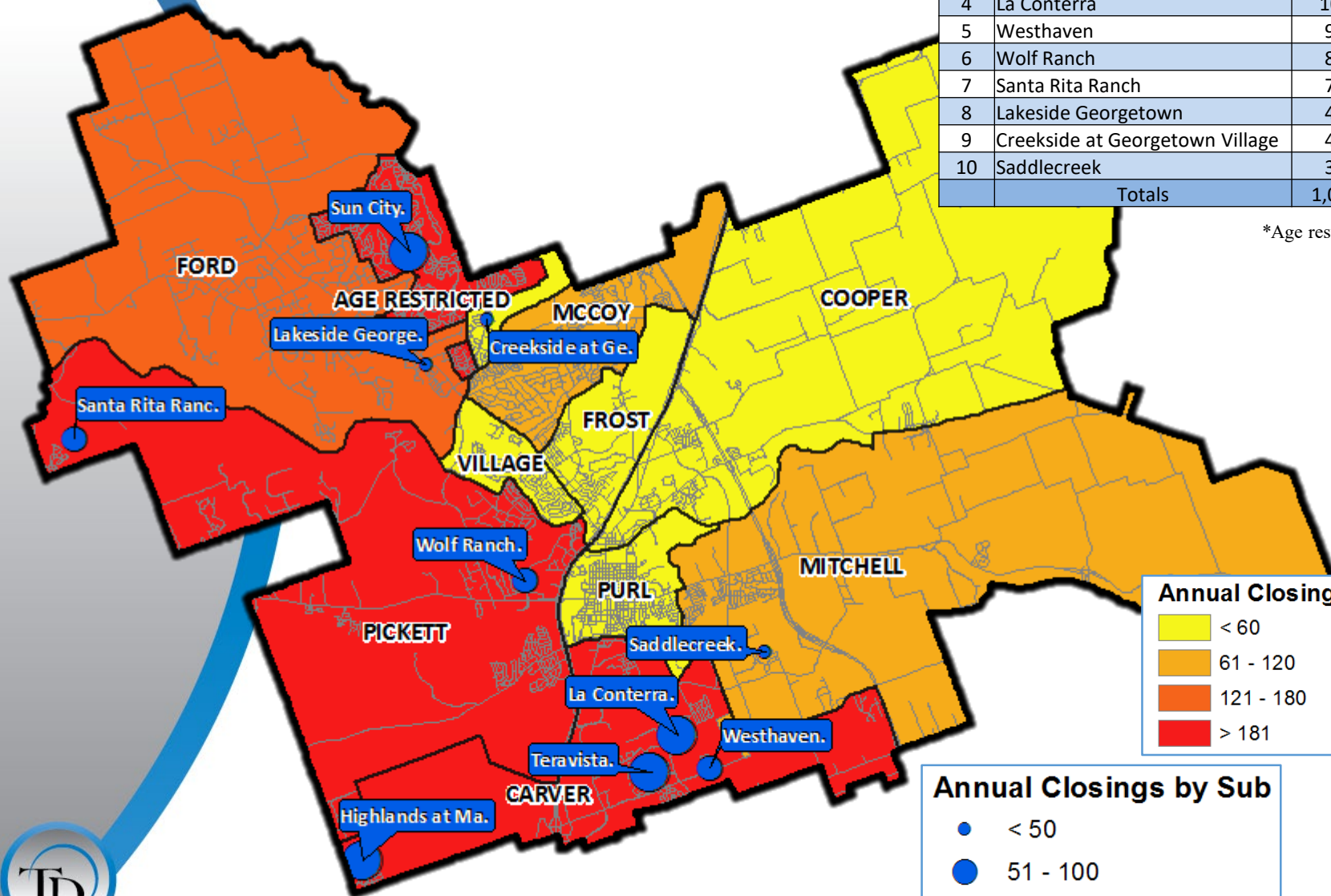




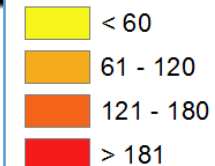
# Annual Closing Distribution

Top 10 Subdivisions - 3Q18 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	271	250	2,829
2	Teravista	187	48	0
3	Highlands at Mayfield Ranch	134	182	294
4	La Conterra	109	95	109
5	Westhaven	96	16	192
6	Wolf Ranch	88	223	2,103
7	Santa Rita Ranch	70	160	2,119
8	Lakeside Georgetown	46	115	98
9	Creekside at Georgetown Village	42	0	0
10	Saddlecreek	39	262	451
Totals		1,082	1,351	8,195

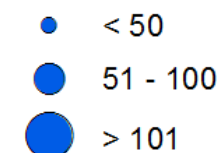
\*Age restricted community



## Annual Closings by Elem



## Annual Closings by Sub



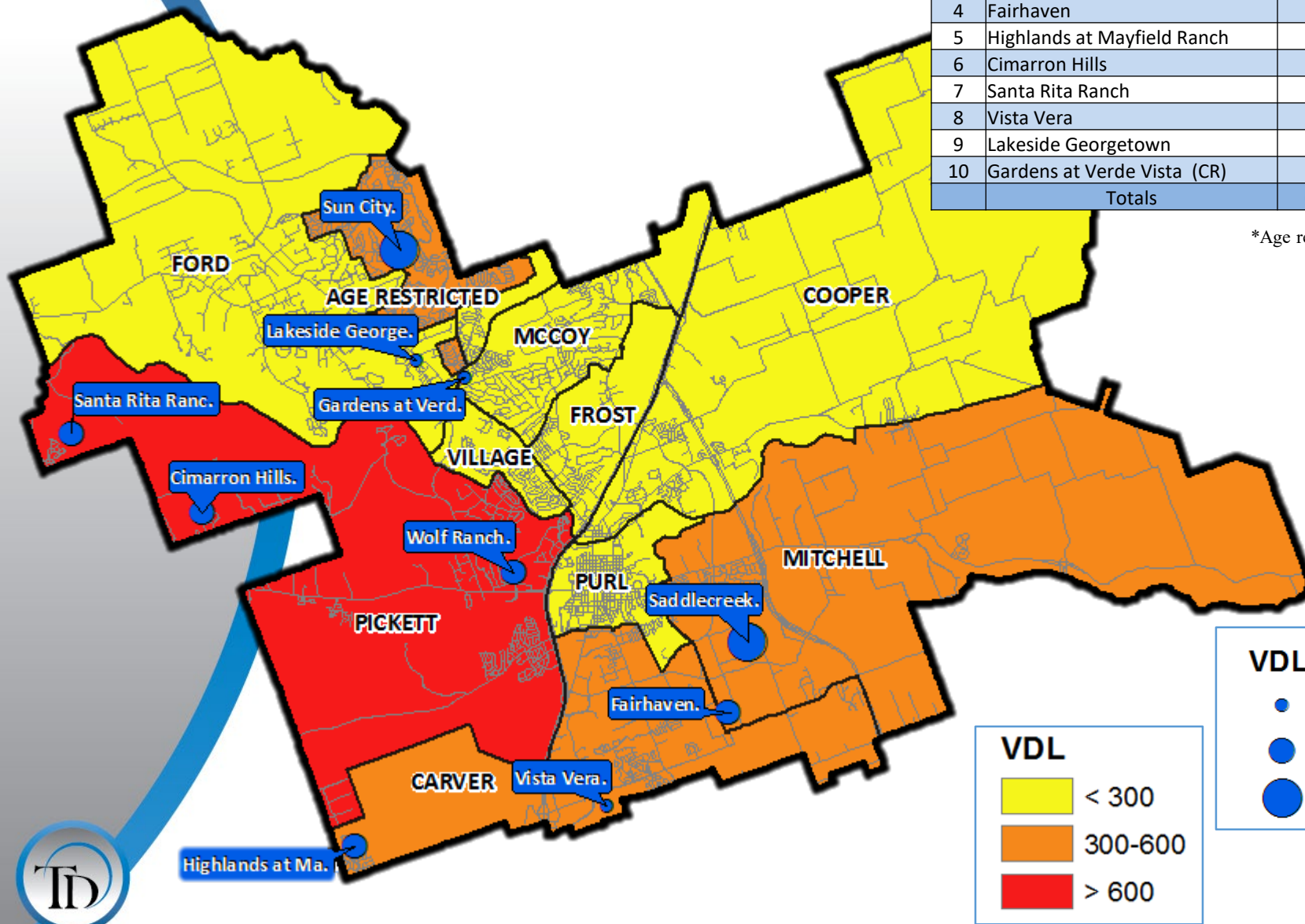


# Vacant Developed Lots



Top 10 Subdivisions - 3Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Saddlecreek	39	262	451
2	Sun City*	271	250	2,829
3	Wolf Ranch	88	223	2,103
4	Fairhaven	0	188	488
5	Highlands at Mayfield Ranch	134	182	294
6	Cimarron Hills	9	168	235
7	Santa Rita Ranch	70	160	2,119
8	Vista Vera	0	119	225
9	Lakeside Georgetown	46	115	98
10	Gardens at Verde Vista (CR)	21	111	0
Totals		678	1,778	8,842

\*Age restricted community

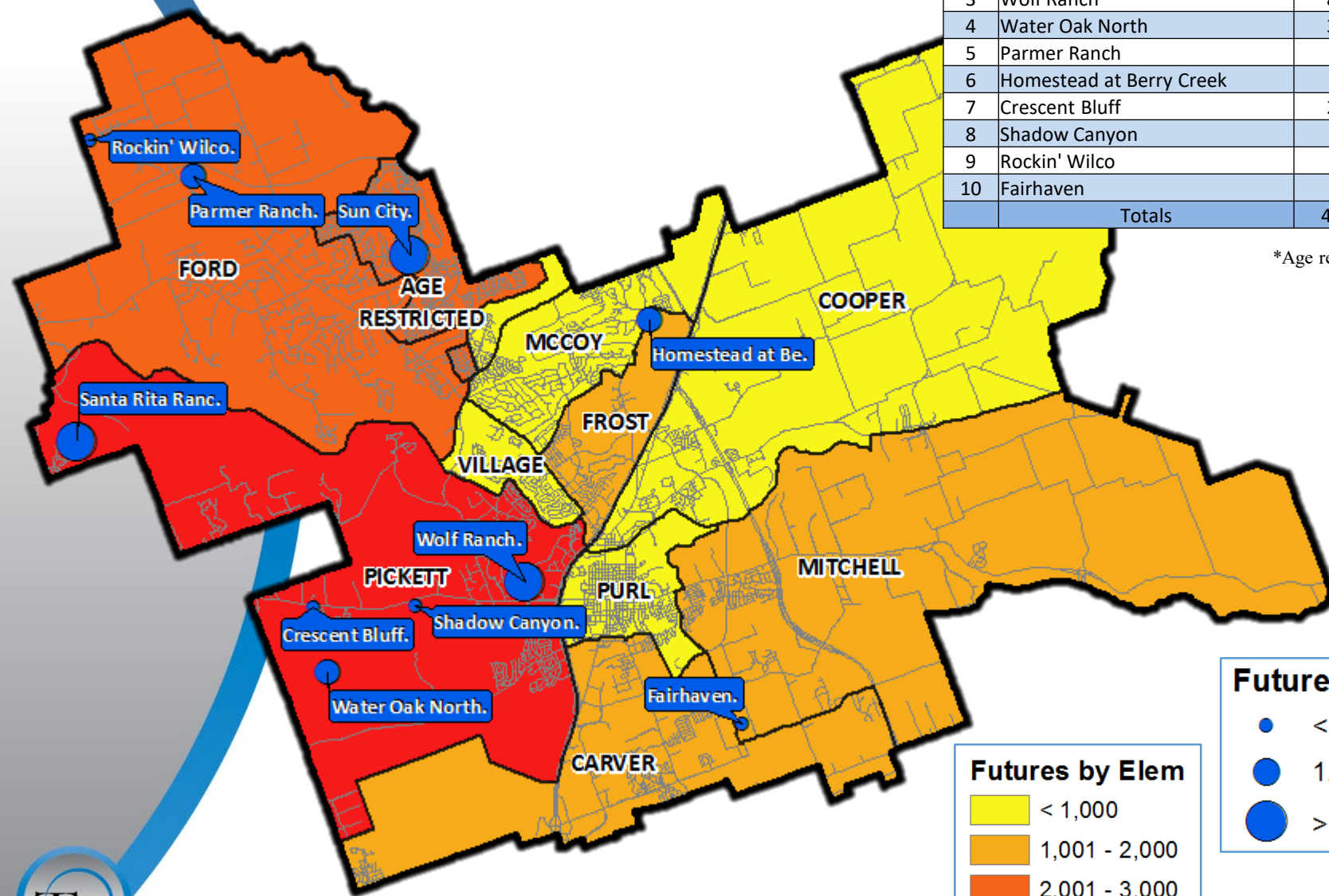


# Future Lots

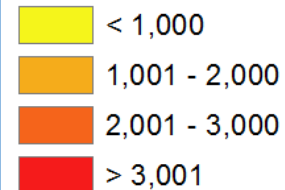
Top 10 Subdivisions - 3Q18 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	271	250	2,829
2	Santa Rita Ranch	70	160	2,119
3	Wolf Ranch	88	223	2,103
4	Water Oak North	31	49	1,344
5	Parmer Ranch	0	0	1,200
6	Homestead at Berry Creek	0	0	1,080
7	Crescent Bluff	28	29	628
8	Shadow Canyon	0	0	600
9	Rockin' Wilco	0	0	500
10	Fairhaven	0	188	488
Totals		488	899	12,891

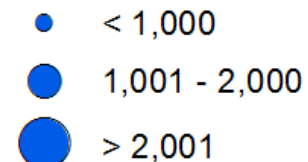
\*Age restricted community



## Futures by Elem



## Futures by Sub





# Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	615	135	556	176	301	499	1,305
COOPER	0	0	1	0	0	0	231
FORD	108	16	134	21	68	286	2,303
FROST	0	0	6	1	4	60	1,080
MCCOY	44	9	64	11	26	123	103
MITCHELL	222	105	63	35	164	544	1,405
PICKETT	295	90	249	68	232	703	7,535
PURL	0	0	0	0	0	18	1
VILLAGE	47	13	56	7	23	117	87
GRAND TOTAL*	1,331	368	1,129	319	818	2,350	14,050

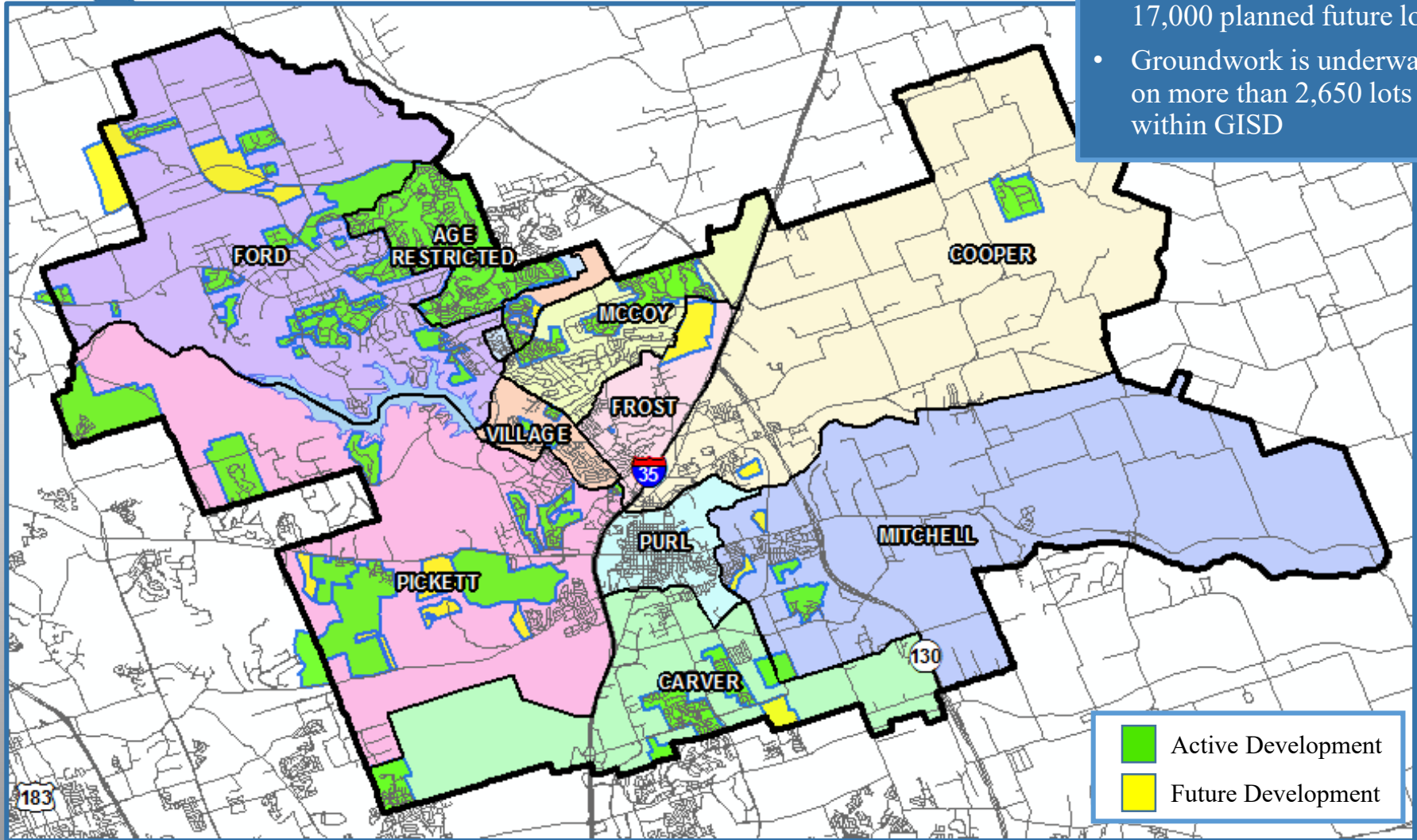
\*Table does NOT include Age Restricted communities or zones

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



# District Housing Overview

- GISD has approximately 580 homes currently under construction
- The district has over 17,000 planned future lots
- Groundwork is underway on more than 2,650 lots within GISD

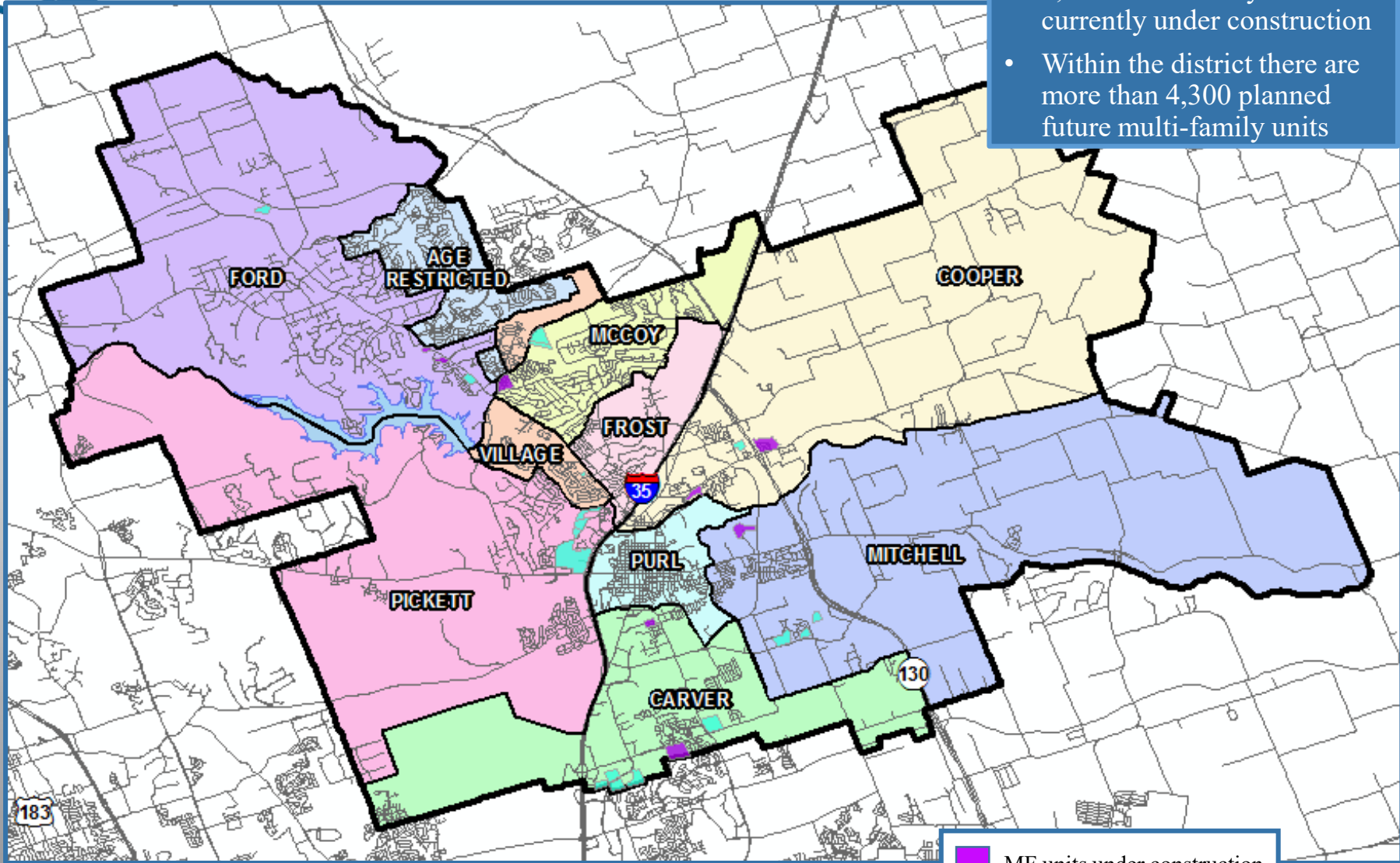








# Multi-Family Housing Overview

- GISD has approximately 1,380 multi-family units currently under construction
- Within the district there are more than 4,300 planned future multi-family units



-  MF units under construction
-  Future MF units



# Residential Activity

## Teravista

- 1,202 total SF lots
- 1,087 occupied homes
- 48 VDL
- 37 homes U/C
- 187 annual closings
- 46 homes closed in 3Q18
- Student Yield = .344

## La Contrerra

- 687 total SF lots
- 109 futures
- 439 occupied homes
- 95 VDL
- 28 homes U/C
- 108 annual starts
- 41 homes closed 3Q18
- \$250K-\$295K
- Student Yield = .617

## Vista Vera

- 354 total lots
- Approx. 55 duplex homes planned and 244 SF
- 10 homes U/C
- 119 VDL
- Subdivision opened June 2018
- First occupants expected by the end of 2018
- Building 60 homes a year
- \$260K-\$38K
- Meritage and Ashton Woods

## Westhaven

- 365 total SF lots
- 192 future homes
- 96 occupied homes
- 16 VDL
- 29 homes U/C
- 157 annual starts
- 53 homes closed in 3Q18
- \$235K-\$295K
- DR Horton
- Student Yield = .427

Round Rock ISD





# Residential Activity

## Carlson Place

- 275 total single family lots
- 125 future lots
- 24 occupied homes
- 94 VDL
- 28 homes U/C
- 19 homes closed in 3Q18
- 56 annual starts
- \$200K-\$245K
- Student Yield = .333



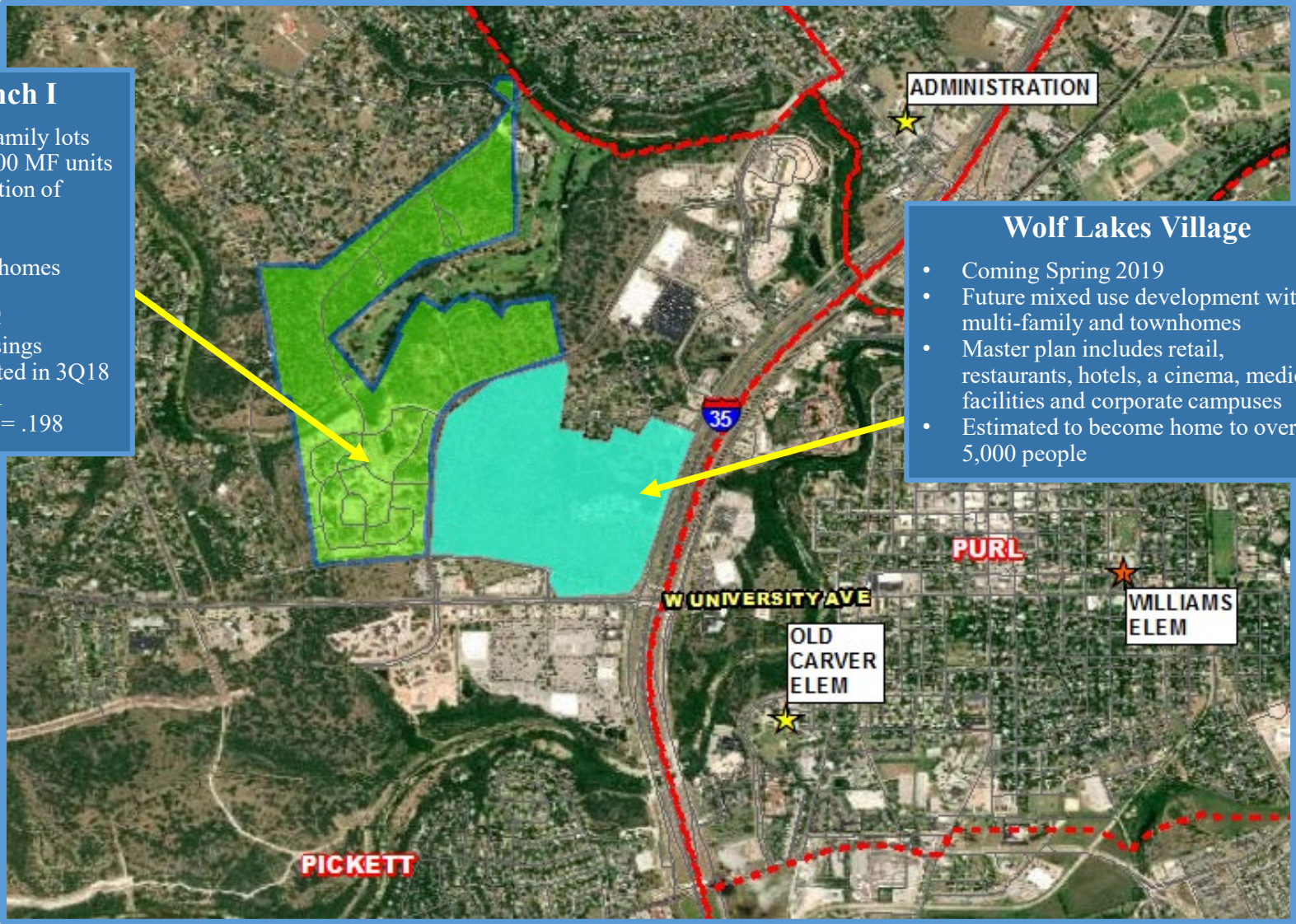
## Saddlecreek

- 830 total single family lots
- 451 future homes
- 39 occupied homes
- 262 VDL
- 41 homes U/C
- 39 annual closings
- 112 annual starts
- \$220K-\$300K
- Student Yield = .231





# Residential Activity



**Wolf Ranch I**

- 1,688 single family lots and approx. 600 MF units in the first section of Wolf Ranch
- 2,103 futures
- 101 occupied homes
- 223 VDL
- 34 homes U/C
- 88 annual closings
- 22 homes started in 3Q18
- \$250K-\$600K
- Student Yield = .198

**Wolf Lakes Village**

- Coming Spring 2019
- Future mixed use development with multi-family and townhomes
- Master plan includes retail, restaurants, hotels, a cinema, medical facilities and corporate campuses
- Estimated to become home to over 5,000 people



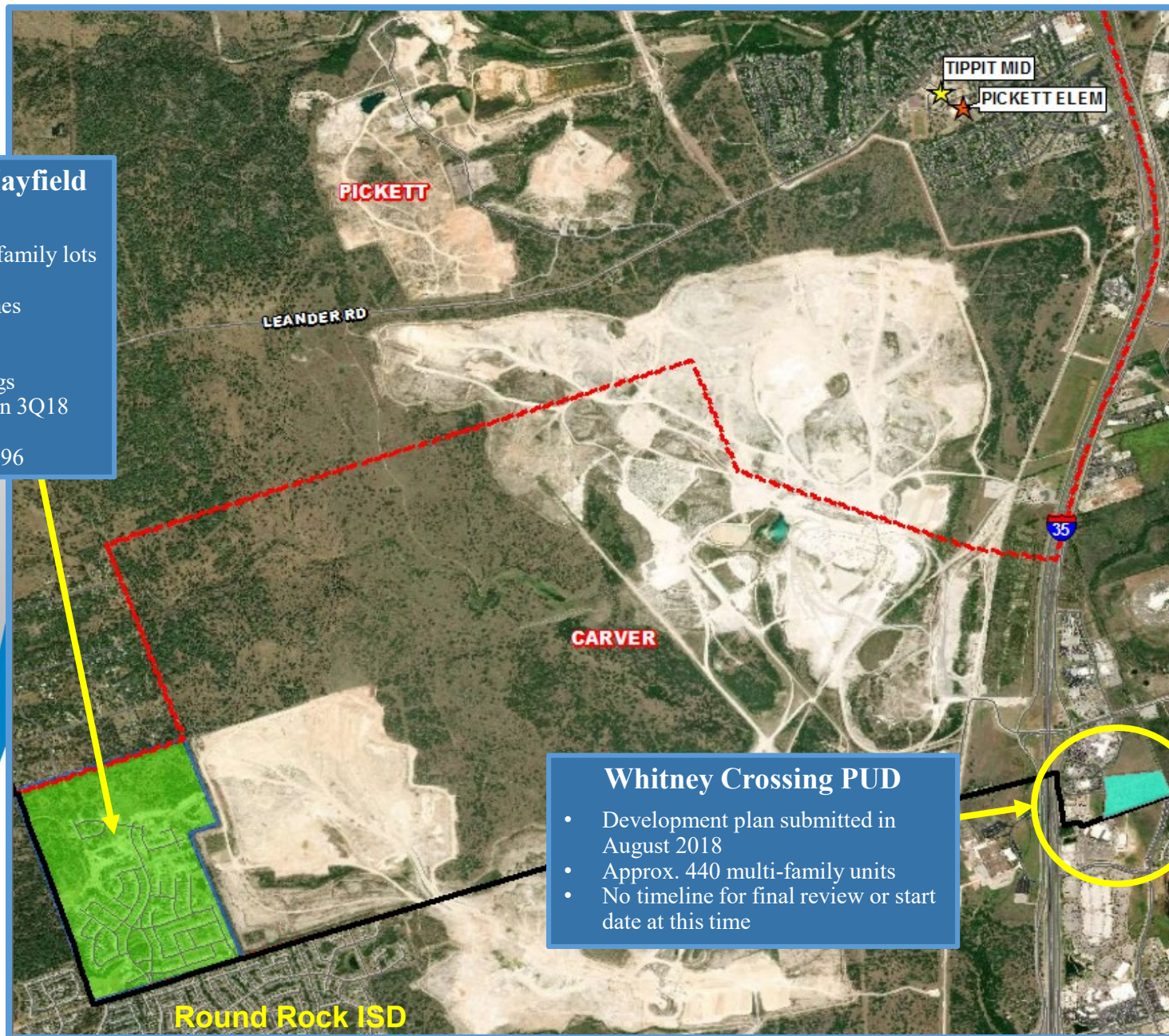




# Residential Activity

## Highlands at Mayfield Ranch

- 1,050 total single family lots
- 294 future homes
- 485 occupied homes
- 182 VDL
- 55 homes U/C
- 134 annual closings
- 42 homes started in 3Q18
- \$240K-\$500K
- Student Yield = .196



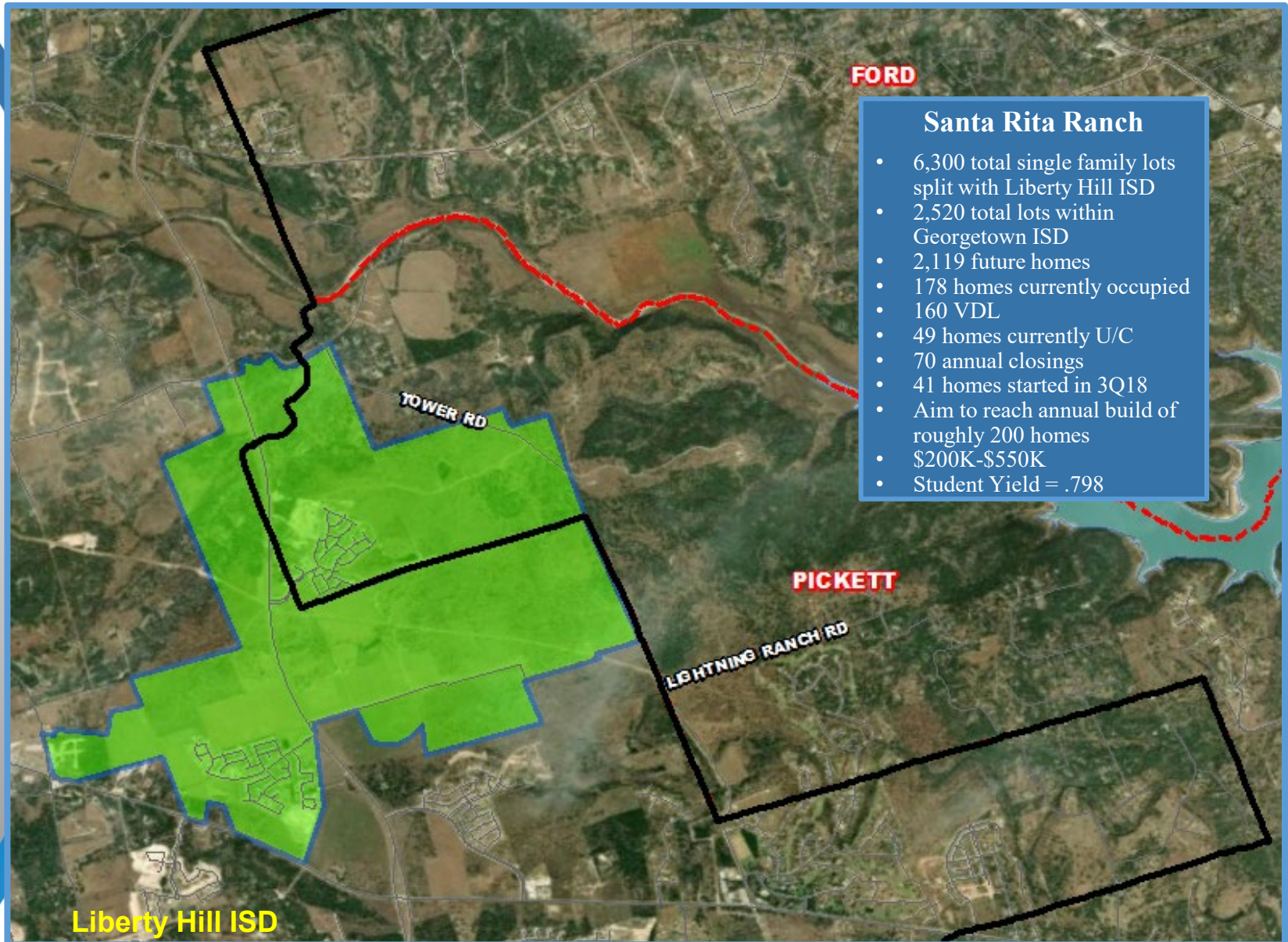
## Whitney Crossing PUD

- Development plan submitted in August 2018
- Approx. 440 multi-family units
- No timeline for final review or start date at this time





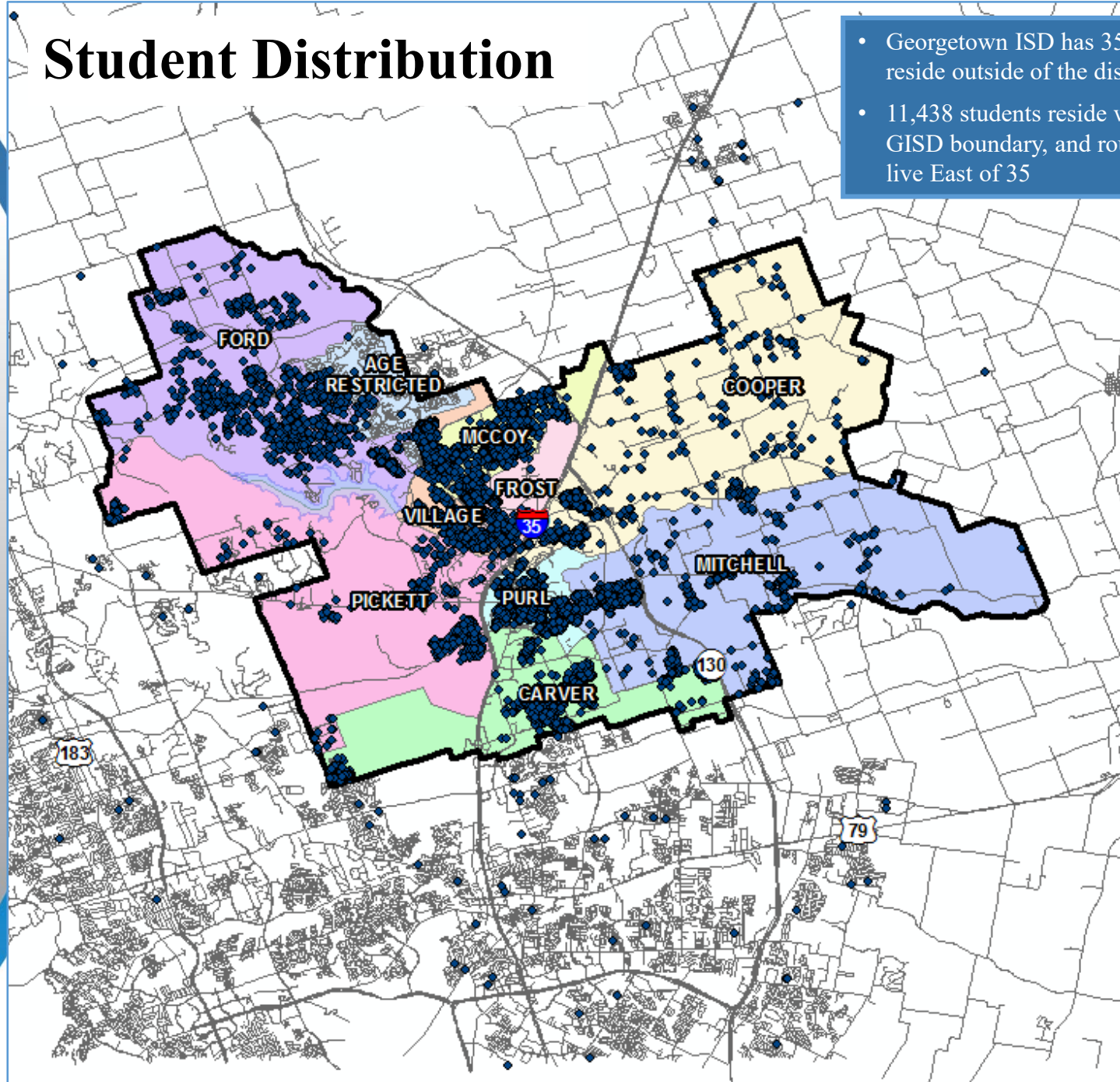
# Residential Activity





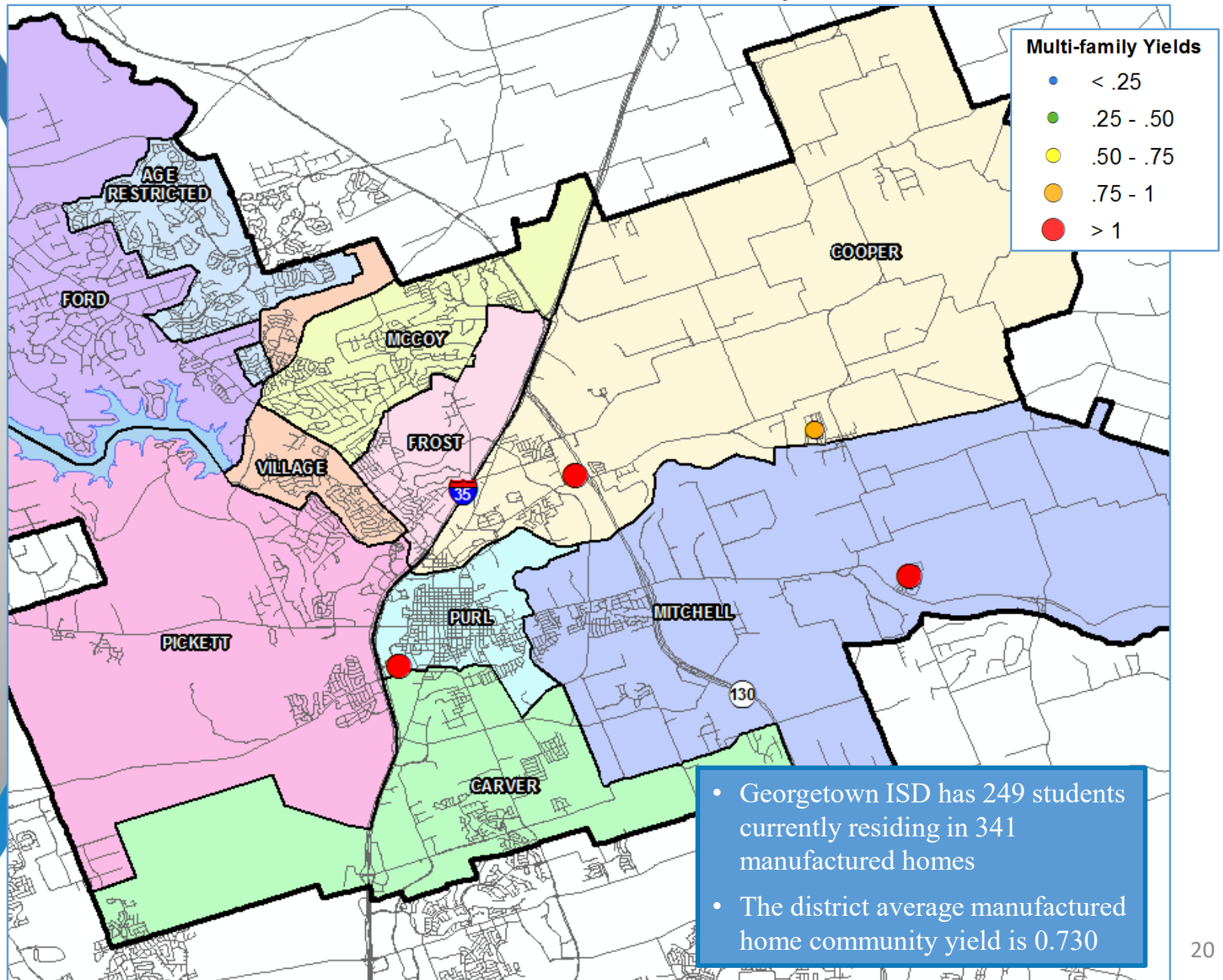
# Student Distribution

- Georgetown ISD has 350 students that reside outside of the district boundary
- 11,438 students reside within the GISD boundary, and roughly 5,800 live East of 35

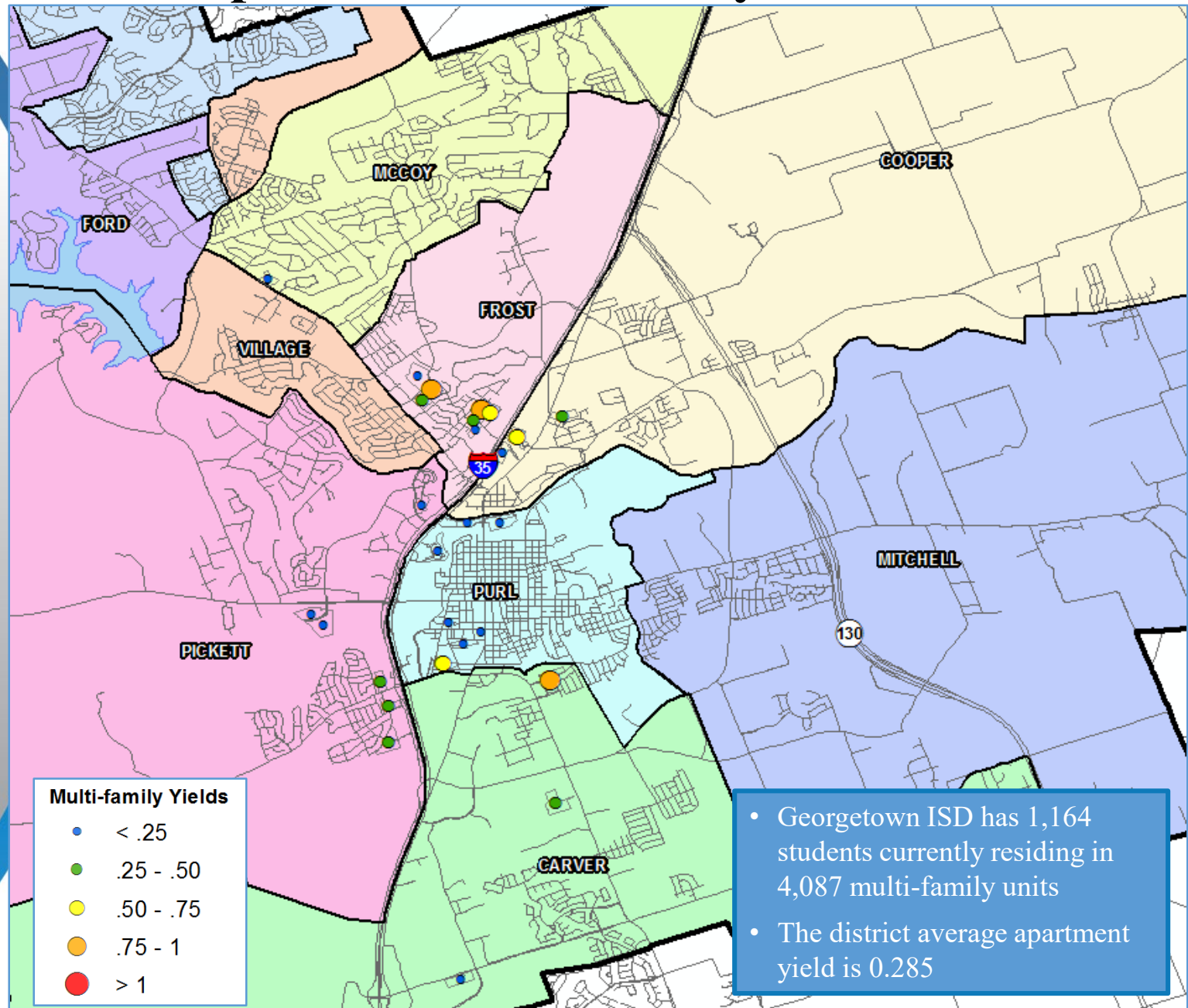




# 2018/19 Mobile Home Yield Analysis



# 2018/19 Apartment Yield Analysis





# Multi-Family and Single Family Analysis

	2015-16	2016-17	2017-18	2018-19	3 Year Change
Out of District	128	147	120	350	222
Unmatched	61	152	120	31	-30
<b>Total Students (Geocoded Inside District)</b>	<b>11,072</b>	<b>11,444</b>	<b>11,506</b>	<b>11,407</b>	<b>335</b>
<b>Apartments</b>					
Students in MF	1,531	1,586	1,562	1,478	-53
MF Units	4,033	4,033	4,033	4,428	395
% Students in MF	14.1%	14.2%	13.9%	13.0%	-1.1%
MF Yield	0.379	0.393	0.387	0.334	-0.045
<b>Single Family</b>					
Students in SF	9,352	9,559	9,704	9,929	577
SF Parcels	22,658	23,882	25,056	26,185	3,527
% Students in SF	85.9%	85.8%	86.1%	87.0%	1.1%
SF Yield	0.413	0.400	0.387	0.379	-0.034

Multi-Family Yield represents Apartments and Mobile Home communities combined







# 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>	<b>3,706</b>	<b>2,675</b>	<b>2,700</b>	<b>2,778</b>	<b>2,854</b>	<b>2,869</b>	<b>3,013</b>	<b>3,149</b>	<b>3,387</b>	<b>3,536</b>	<b>3,758</b>	<b>3,960</b>	<b>4,148</b>
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>	<b>4,500</b>	<b>3,582</b>	<b>3,748</b>	<b>3,844</b>	<b>3,922</b>	<b>4,041</b>	<b>4,126</b>	<b>4,234</b>	<b>4,283</b>	<b>4,475</b>	<b>4,635</b>	<b>4,890</b>	<b>5,239</b>
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>		<b>10</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>
<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 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 1,600 home starts in the last 12 months.
- Groundwork is currently underway on over 2,650 lots within GISD.
- 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 17,312 students for the 2028/29 school year.

