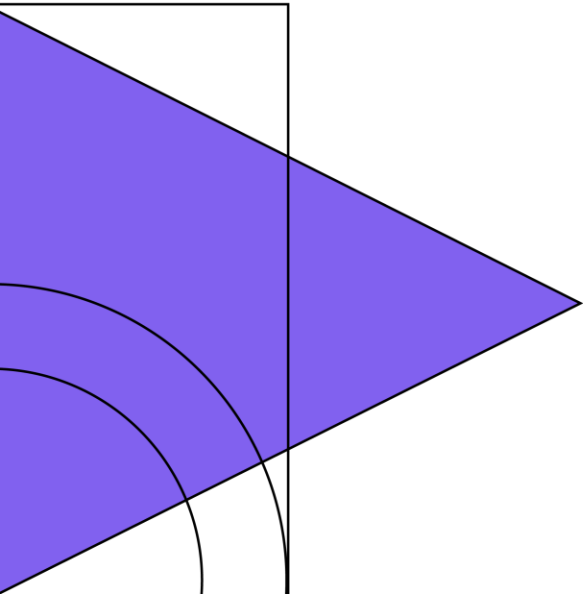
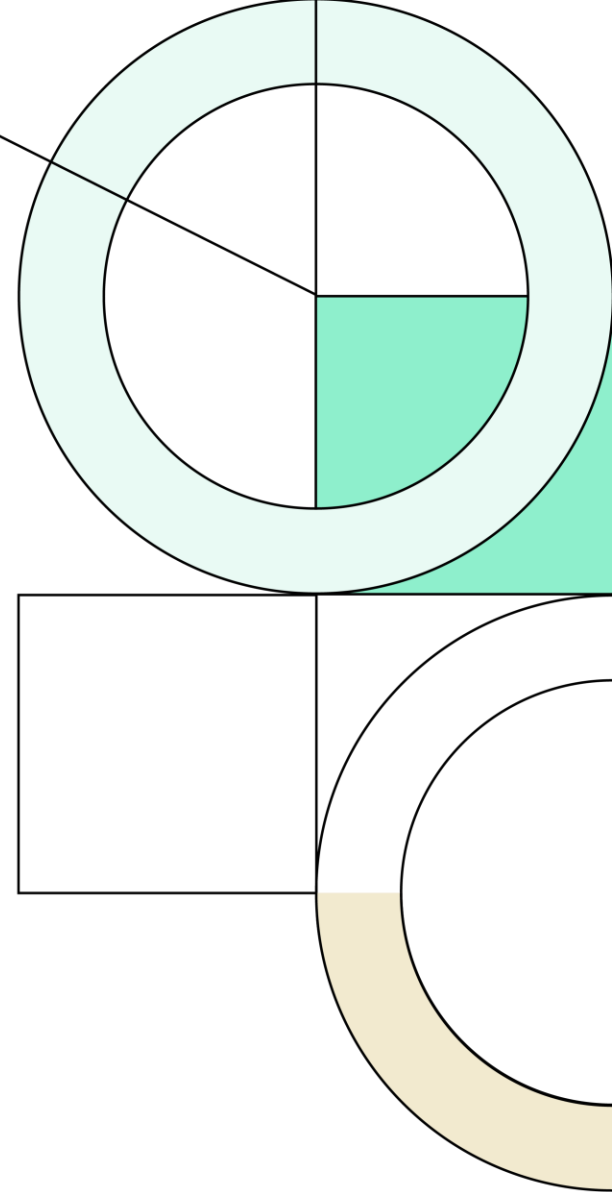




# Georgetown Independent School District

3Q21

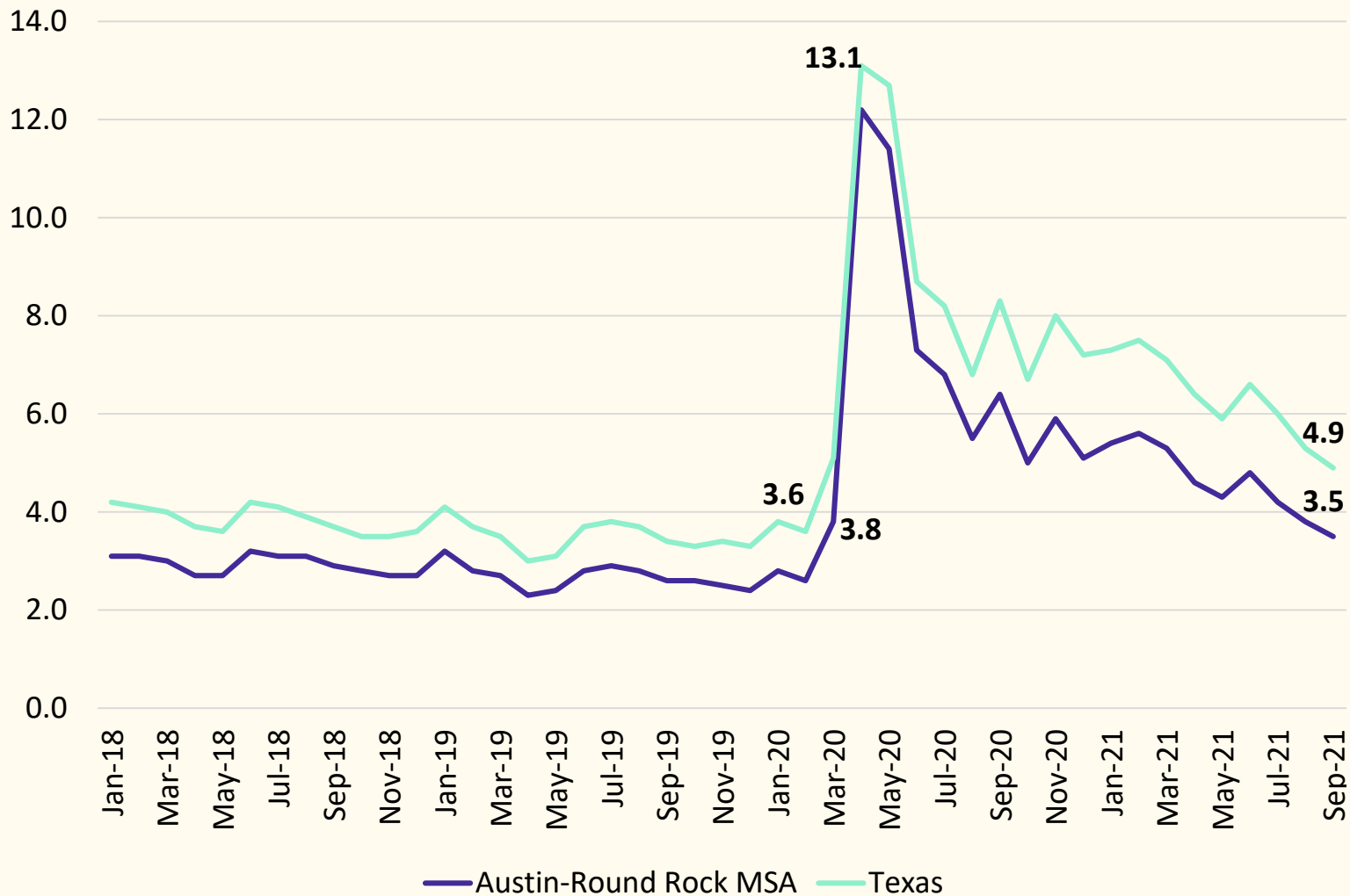
Demographic Report



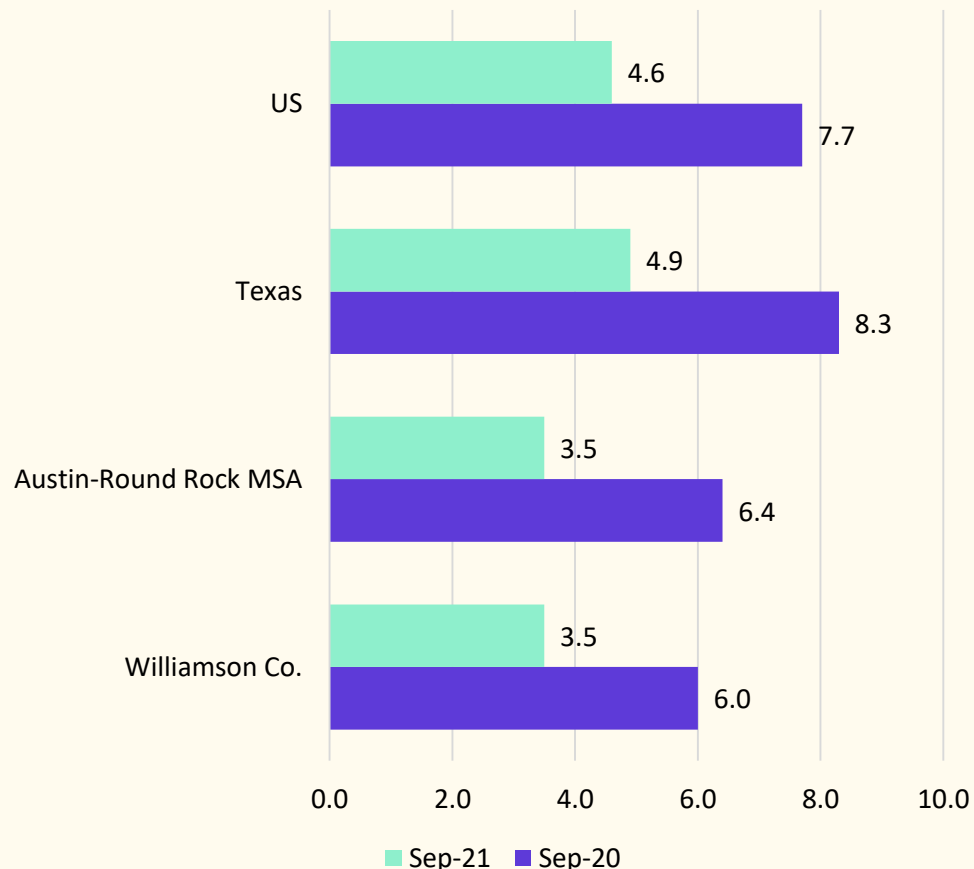


# Local Economic Conditions

## Unemployment Rates, Jan 2018 - Sep 2021



## Unemployment Rates, Year Over Year





# Annual Enrollment Change

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	56	324	829	899	889	872	876	918	880	957	991	1,123	1,012	980	1,049	12,655	789	6.6%

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	Elem	Middle	High
3-Year Avg	0.992	1.013	1.024	1.077	1.028	1.037	1.038	1.043	1.050	1.047	1.037	1.116	0.987	0.999	1.019	1.041	1.045	1.030
2018/19	1.130	0.971	1.060	1.052	1.059	0.994	1.054	1.009	1.023	1.023	1.049	1.084	1.031	0.989	1.009	1.038	1.032	1.028
2019/20	0.918	1.021	1.065	1.084	1.059	1.030	1.059	1.058	1.061	1.064	1.052	1.110	0.991	0.989	0.995	1.059	1.059	1.021
2020/21	0.786	0.777	0.954	1.005	0.954	0.994	0.973	0.978	0.999	0.982	1.003	1.059	0.963	1.005	1.014	0.976	0.995	1.010
2021/22	1.273	1.241	1.053	1.142	1.072	1.089	1.083	1.094	1.090	1.095	1.054	1.180	1.007	1.004	1.047	1.089	1.080	1.059

- Georgetown ISD increased by 789 students this fall for a 6.6% growth rate
- The district had a historically large increase in EE, PK, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, and 12<sup>th</sup> enrollment



# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 3Q21

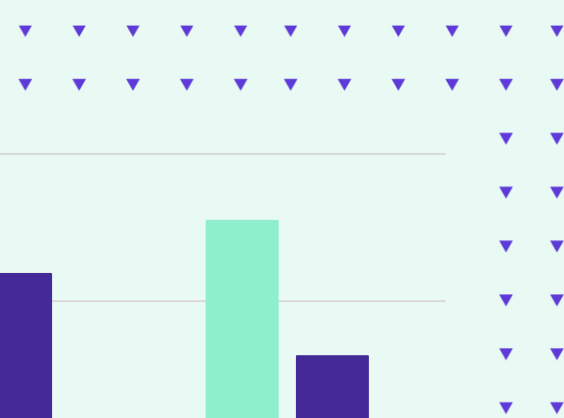
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	3,172	2,682	1,784	3,033	7,521
<b>2</b>	<b>Georgetown ISD*</b>	<b>2,964</b>	<b>2,423</b>	<b>1,699</b>	<b>2,895</b>	<b>20,888</b>
3	Liberty Hill ISD	2,626	2,092	1,322	1,926	10,792
4	Hays CISD	3,095	1,988	2,013	2,990	42,231
5	Pflugerville ISD	2,011	1,662	1,256	1,003	8,427
6	Austin ISD	1,382	1,517	1,496	1,217	11,160
7	Hutto ISD	1,738	1,346	1,006	1,373	7,410
8	Del Valle ISD	1,452	1,341	717	980	23,481
9	Manor ISD	1,243	1,333	532	1,385	15,353
10	Jarrell ISD	1,191	1,078	440	1,251	11,968
11	Dripping Springs ISD	1,199	965	720	1,060	7,441
12	Round Rock ISD	743	738	591	1,092	5,227
13	Lake Travis ISD	1,004	710	795	1,056	4,102
14	Bastrop ISD	1,124	684	634	2,388	16,867
15	Elgin ISD	432	436	158	381	8,769
16	San Marcos CISD	692	431	540	1,150	6,048
17	Lago Vista ISD	257	169	170	564	3,943
18	Taylor ISD	261	160	169	94	1,153
19	Lockhart ISD	75	54	42	1	16,396
20	Eanes ISD	22	12	20	91	49

\* Based on additional Templeton Demographics housing research

\*\*Includes Age-Restricted subdivisions



# District New Home Starts and Closings



Starts	2015	2016	2017	2018	2019	2020	2021
1Q	202	327	280	385	412	482	886
2Q	218	227	349	448	413	529	665
3Q	308	314	399	433	483	660	722
4Q	264	286	329	264	484	690	-
<b>Total</b>	<b>992</b>	<b>1,154</b>	<b>1,357</b>	<b>1,530</b>	<b>1,792</b>	<b>2,361</b>	<b>2,273</b>

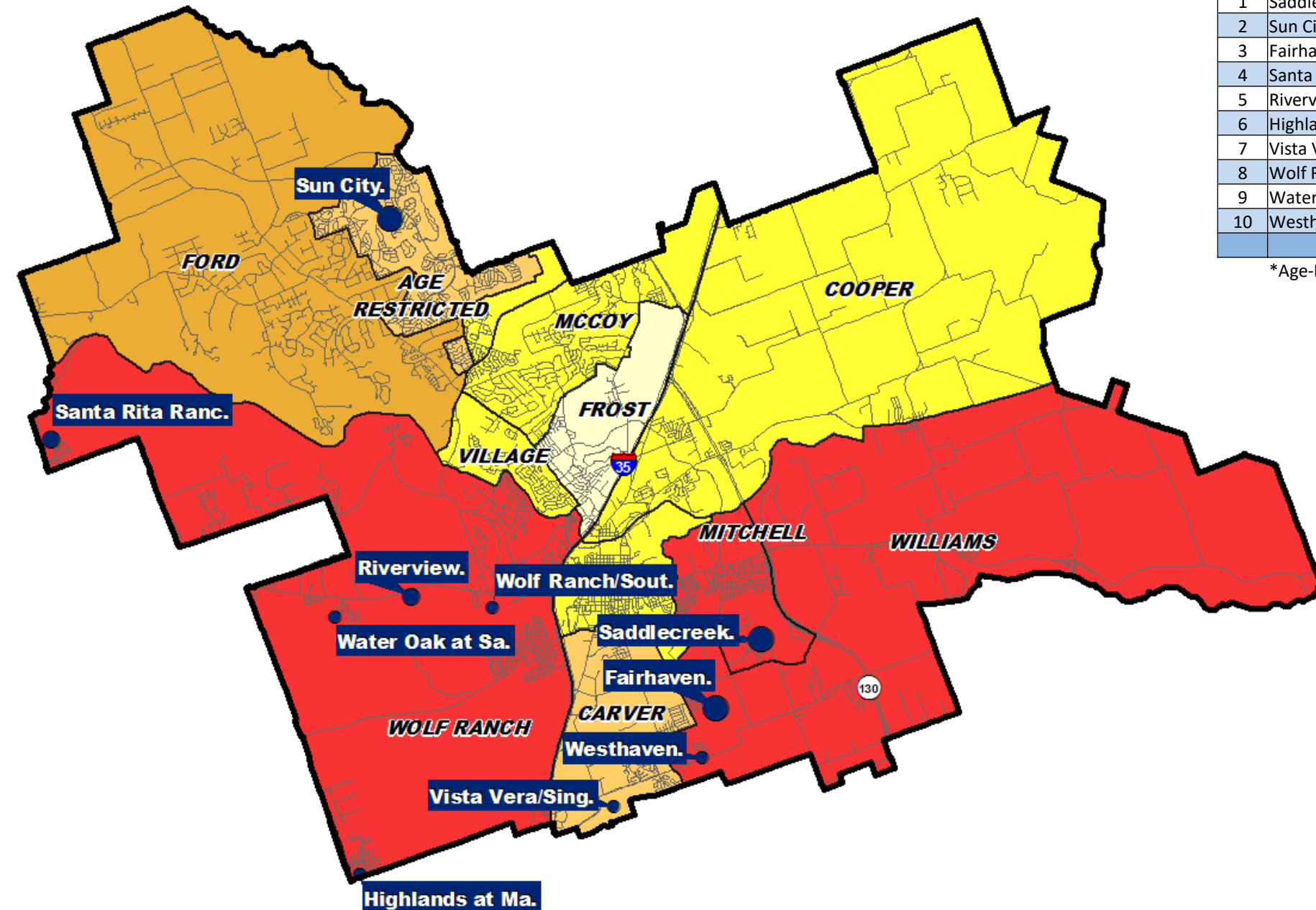
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	211	269	285	323	344	465	663
2Q	239	348	265	409	391	436	571
3Q	207	333	347	394	418	580	579
4Q	245	272	276	390	453	612	-
<b>Total</b>	<b>902</b>	<b>1,222</b>	<b>1,173</b>	<b>1,516</b>	<b>1,606</b>	<b>2,093</b>	<b>1,813</b>



# Annual Closing Distribution

Top 10 Subdivisions -3Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Saddlecreek	305	60	306	324
2	Sun City*	267	63	309	966
3	Fairhaven	254	68	2	0
4	Santa Rita Ranch (GISD)	203	45	66	461
5	Riverview	161	47	120	217
6	Highlands at Mayfield Ranch	149	24	29	0
7	Vista Vera/Single Family	131	14	0	0
8	Wolf Ranch/South Fork	106	32	336	1,283
9	Water Oak at San Gabriel	84	25	9	87
10	Westhaven	79	0	8	50
Totals		1,739	378	1,185	3,388

\*Age-Restricted Community



## Annual Closings by Sub

- < 150
- 150 - 250
- > 250

## Annual Closings by Elem

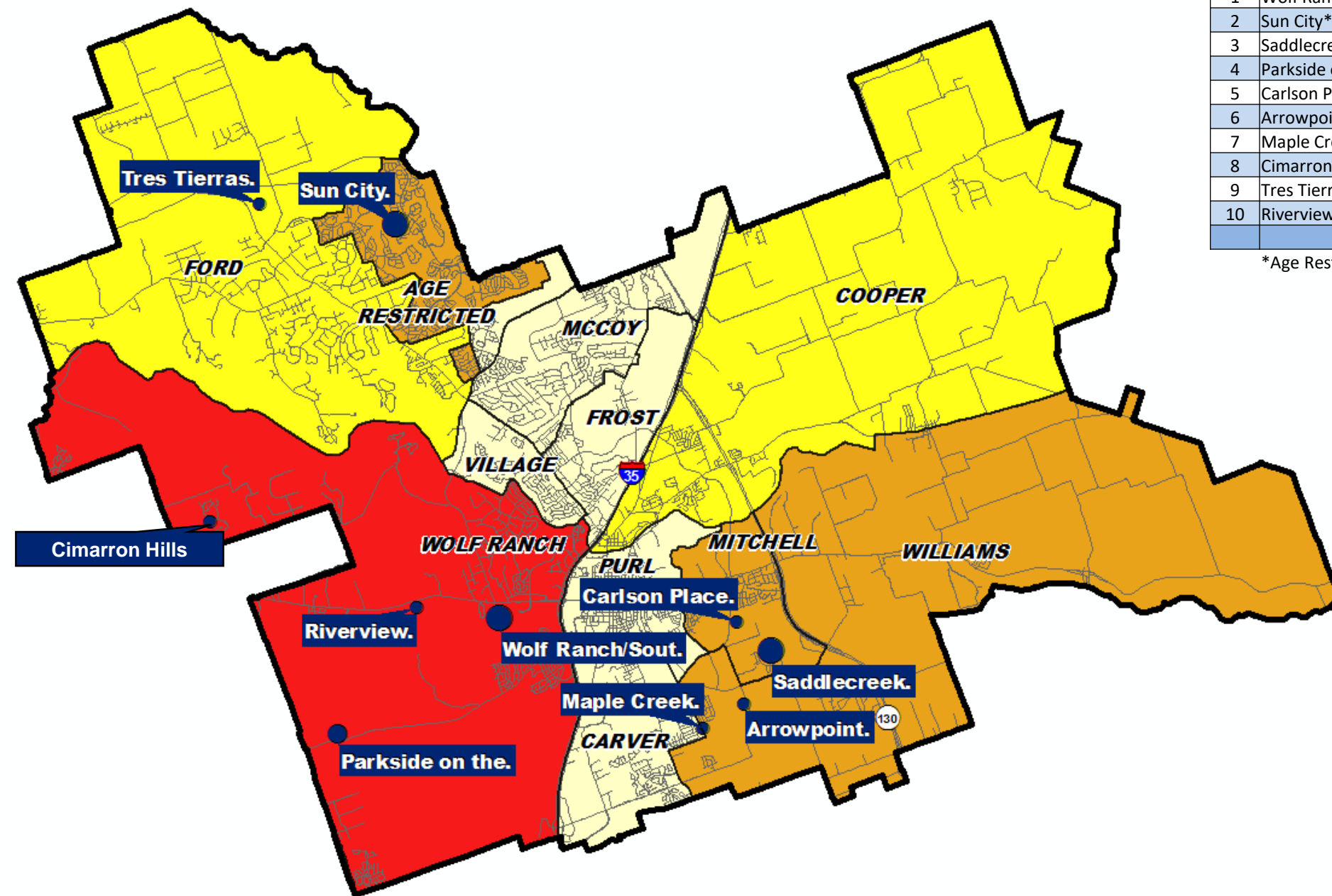
- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



# VDL Distribution

Top 10 Subdivisions -3Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Wolf Ranch South Fork	106	32	336	1,283
2	Sun City*	267	63	309	966
3	Saddlecreek	305	60	306	324
4	Parkside on the River	0	0	271	2,268
5	Carlson Place	77	22	153	73
6	Arrowpoint	0	0	132	0
7	Maple Creek	0	0	128	0
8	Cimarron Hills Country Club	10	0	127	235
9	Tres Tierras	0	0	121	0
10	Riverview	161	47	120	217
TOTALS		926	224	2,003	5,366

\*Age Restricted Community



## VDL by Sub

- < 200
- 200 - 300
- > 300

## VDL by Elem

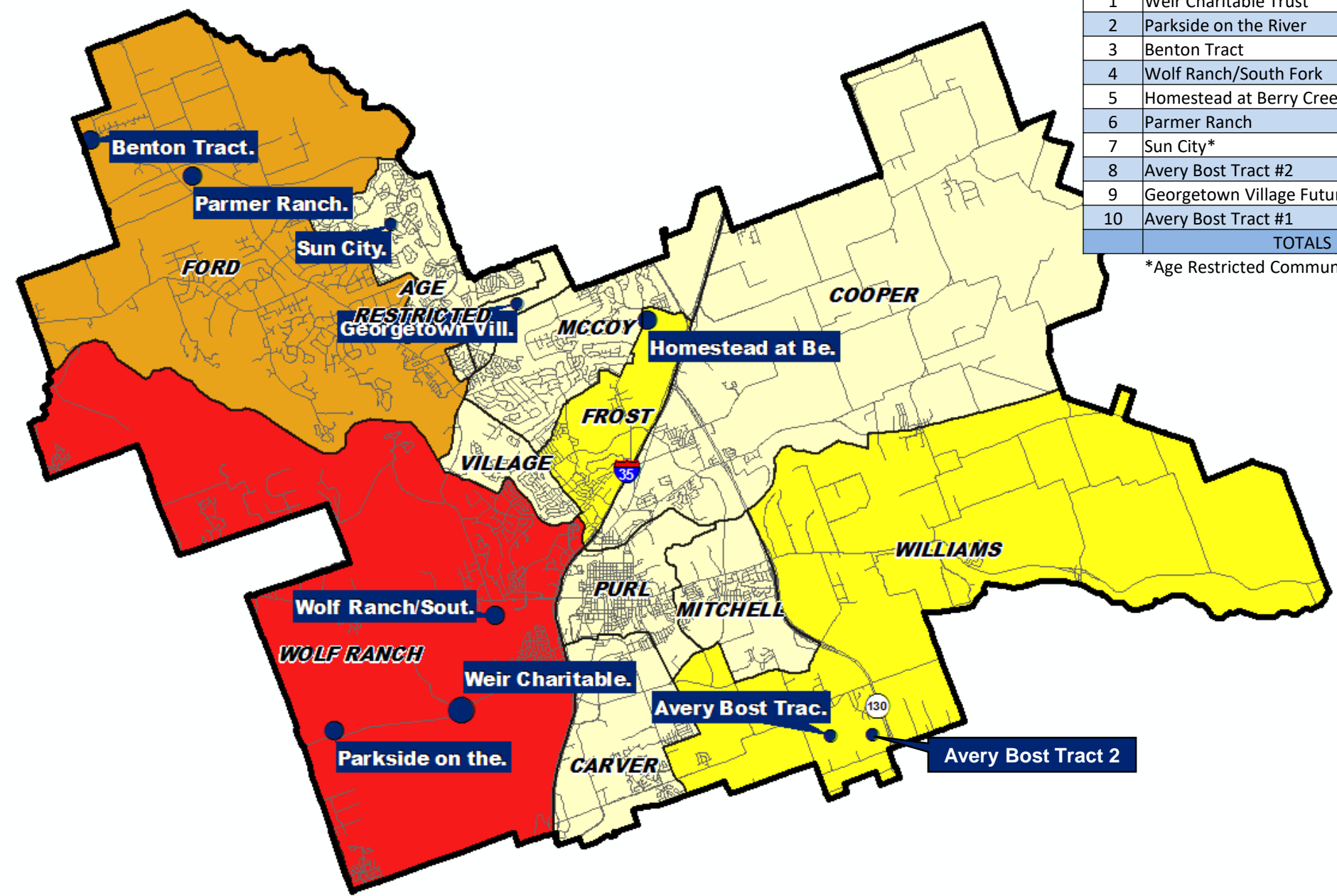
- < 100
- 101 - 300
- 301 - 500
- > 500



# Futures Distribution

Top 10 Subdivisions -3Q21 (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	271	2,268
3	Benton Tract	0	0	0	1,340
4	Wolf Ranch/South Fork	106	32	336	1,283
5	Homestead at Berry Creek	0	0	0	1,095
6	Parmer Ranch	0	0	0	1,047
7	Sun City*	267	63	309	966
8	Avery Bost Tract #2	0	0	0	854
9	Georgetown Village Futures (VILLAGE EL)	0	0	0	551
10	Avery Bost Tract #1	0	0	0	550
TOTALS		373	95	916	13,994

\*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








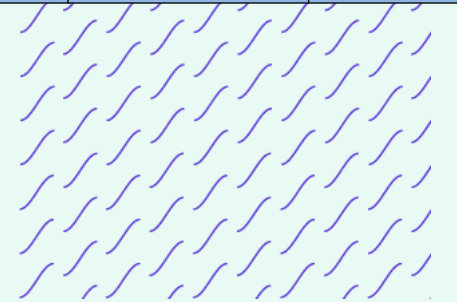
# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	275	54	298	63	89	99	84	170
COOPER	69	12	4	4	58	65	103	366
FORD	197	56	126	44	112	127	298	3,480
FROST	6	6	0	0	6	6	54	1,124
MCCOY	33	14	18	5	26	27	51	389
MITCHELL	527	124	476	110	216	246	498	601
PURL	8	5	9	3	8	8	21	0
VILLAGE	11	2	16	4	4	5	17	688
WILLIAMS	229	52	333	68	81	121	370	2,630
WOLF RANCH	1,235	265	861	208	602	783	1,081	10,474
<b>Grand Total</b>	<b>2,590</b>	<b>590</b>	<b>2,141</b>	<b>509</b>	<b>1,202</b>	<b>1,487</b>	<b>2,577</b>	<b>19,922</b>

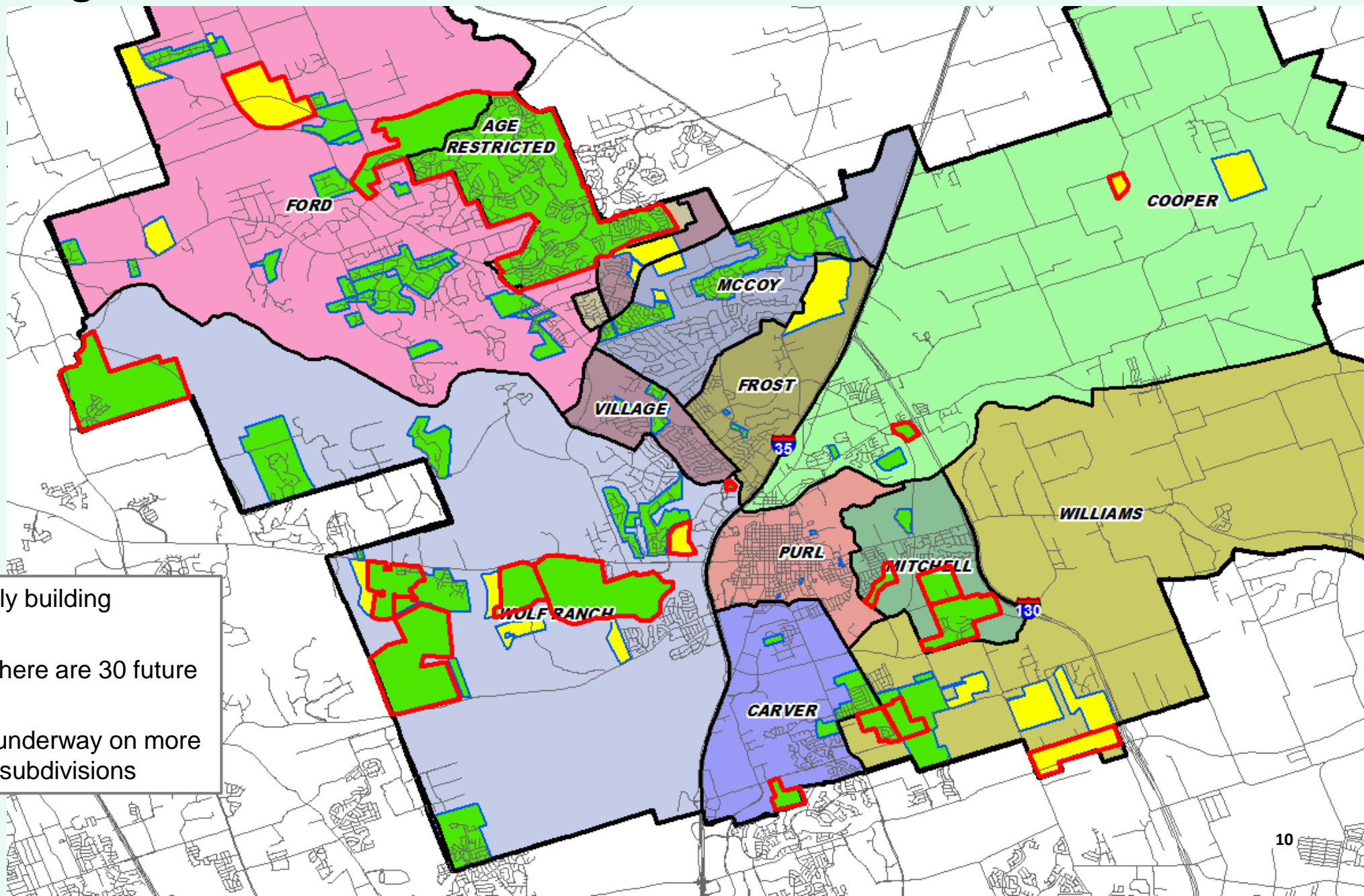
\* Does NOT include Age-Restricted subdivisions

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





# District Housing Overview



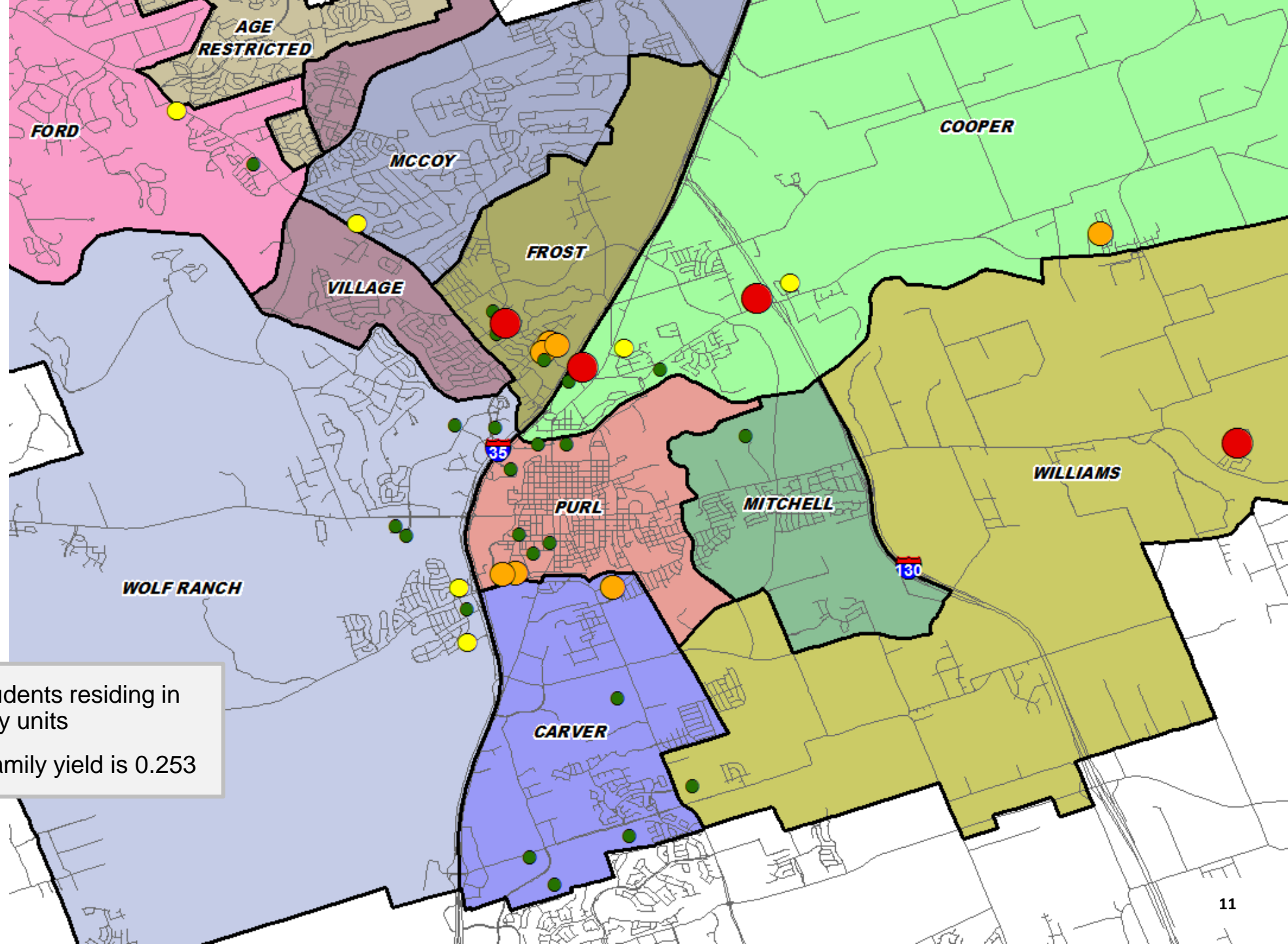
**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 65 actively building subdivisions
- Within Georgetown ISD there are 30 future subdivisions
- Of these, groundwork is underway on more than 3,690 lots within 23 subdivisions



# Multi-Family Yield



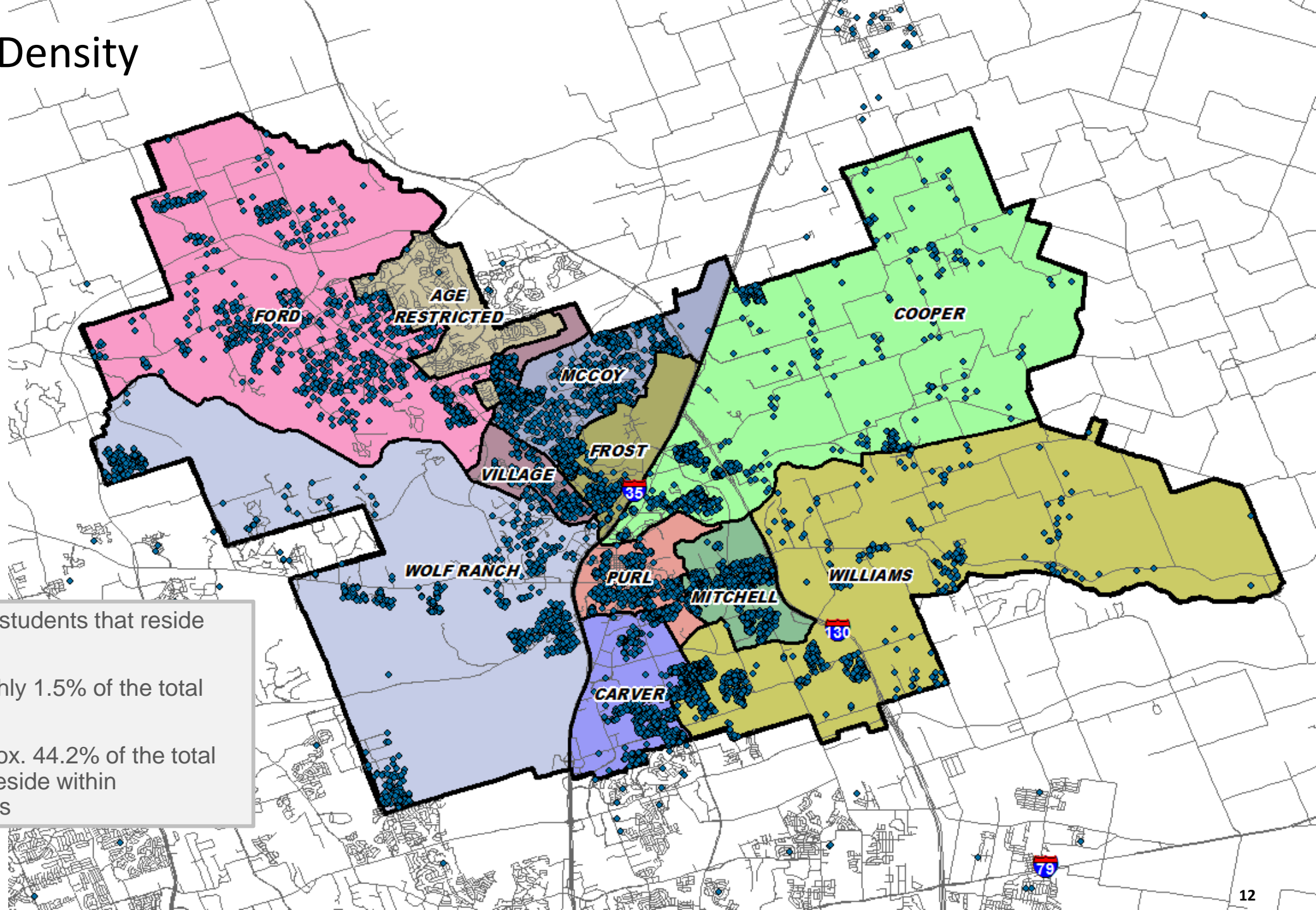
## Multi-Family Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

- There are approx. 1,780 students residing in more than 7,060 multi-family units
- The district average multi-family yield is 0.253



# Student Density



- There are 189 GISD students that reside out of the district
- This represents roughly 1.5% of the total student population
- 5,570 students, approx. 44.2% of the total student population, reside within Georgetown city limits



# 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	56	324	829	899	889	872	876	918	880	957	991	1,123	1,012	980	1,049	12,655	789	6.6%
2022/23	56	342	921	953	991	963	947	961	1,029	939	1,007	1,095	1,109	1,018	1,002	13,333	678	5.4%
2023/24	56	342	978	1,018	1,032	1,065	1,029	1,022	1,059	1,104	988	1,103	1,082	1,113	1,040	14,031	698	5.2%
2024/25	56	342	1,021	1,083	1,097	1,101	1,140	1,112	1,097	1,125	1,165	1,082	1,091	1,087	1,135	14,734	703	5.0%
2025/26	56	342	1,076	1,140	1,163	1,181	1,176	1,230	1,190	1,163	1,182	1,259	1,070	1,097	1,082	15,407	673	4.6%
2026/27	56	342	1,119	1,184	1,229	1,249	1,263	1,270	1,297	1,261	1,222	1,278	1,247	1,076	1,090	16,183	776	5.0%
2027/28	56	342	1,138	1,223	1,273	1,314	1,327	1,361	1,340	1,373	1,333	1,320	1,265	1,253	1,070	16,988	805	5.0%
2028/29	56	342	1,177	1,252	1,316	1,363	1,402	1,424	1,436	1,422	1,445	1,437	1,307	1,270	1,239	17,888	900	5.3%
2029/30	56	342	1,218	1,291	1,336	1,406	1,449	1,505	1,501	1,521	1,500	1,556	1,424	1,312	1,256	18,673	785	4.4%
2030/31	56	342	1,265	1,337	1,379	1,428	1,488	1,547	1,587	1,592	1,607	1,615	1,542	1,429	1,296	19,510	837	4.5%
2031/32	56	342	1,307	1,391	1,429	1,473	1,516	1,597	1,629	1,682	1,683	1,730	1,600	1,546	1,408	20,389	879	4.5%

*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	614	641	673	687	701	702	715	722	718	714	708
Carver Elementary	890	691	739	759	784	806	835	851	859	876	882	890	898
Frost Elementary	552	307	365	390	403	422	447	459	467	478	495	507	518
Mitchell Elementary	792	641	671	739	780	846	887	946	1,005	1,050	1,074	1,086	1,117
Ford Elementary	836	514	541	578	609	633	656	673	698	727	751	778	806
Cooper Elementary	693	541	593	622	649	658	671	697	705	710	717	727	730
Mccoey Elementary	808	528	483	486	482	485	496	505	521	531	538	540	546
Village Elementary	633	485	460	468	472	489	505	521	523	521	523	527	535
Williams Elementary	850	389	542	638	728	820	911	977	1,036	1,088	1,138	1,170	1,206
Wolf Ranch Elementary	850	491	655	813	962	1,106	1,255	1,381	1,505	1,629	1,767	1,903	2,047
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>7,773</b>	<b>5,177</b>	<b>5,663</b>	<b>6,134</b>	<b>6,542</b>	<b>6,952</b>	<b>7,364</b>	<b>7,712</b>	<b>8,034</b>	<b>8,332</b>	<b>8,603</b>	<b>8,842</b>	<b>9,111</b>
Elementary Absolute Change		-256	486	471	408	410	412	348	322	298	271	239	269
Elementary Percent Change		-4.71%	9.39%	8.32%	6.65%	6.27%	5.93%	4.73%	4.18%	3.71%	3.25%	2.78%	3.04%

*Yellow box = over 105% capacity  
Green box = within 5% capacity*



# Ten Year Forecast by Secondary Campus

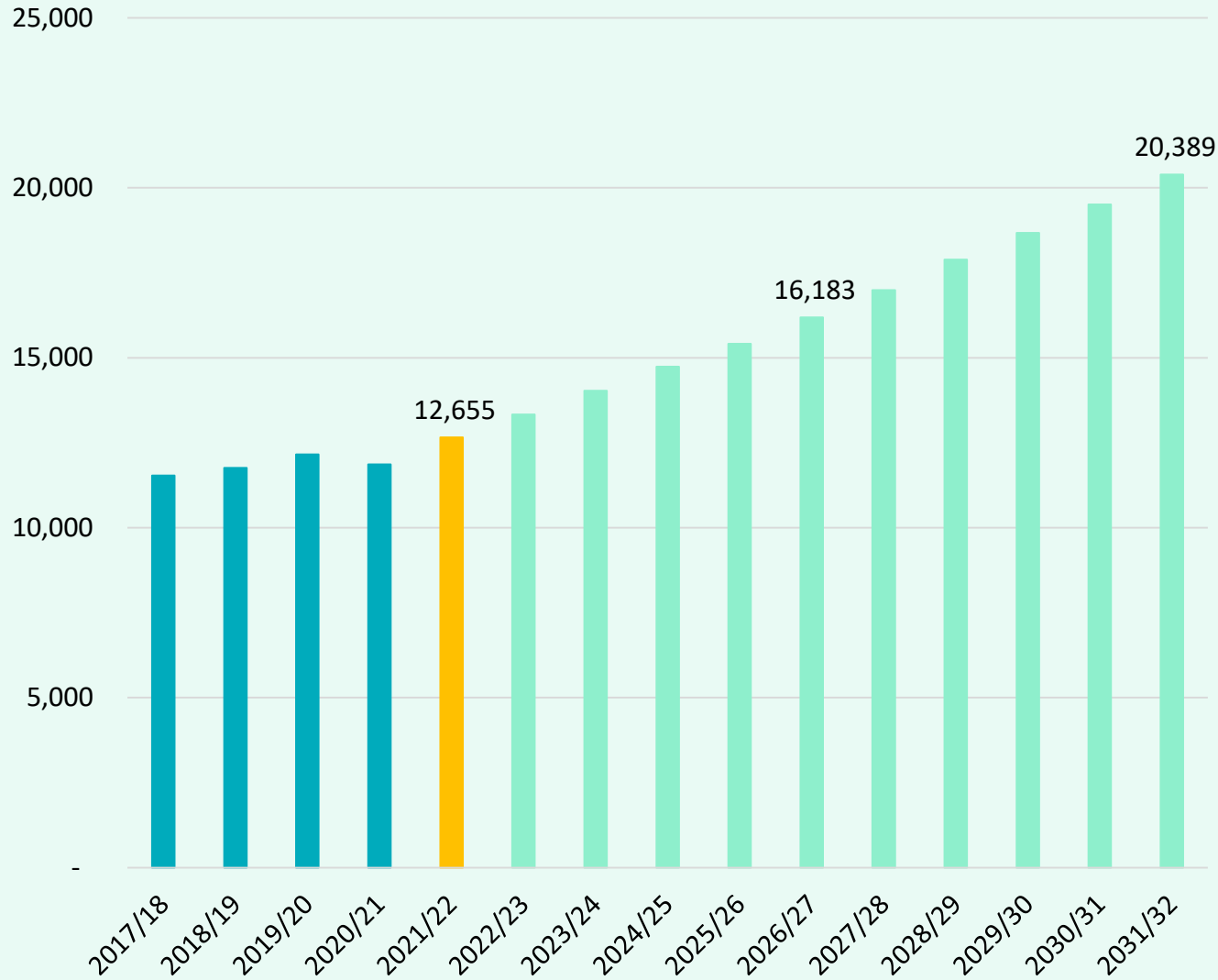
Campus	Capacity	2020/21	Fall	ENROLLMENT HISTORY									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Forbes Middle School	974	645	659	641	612	633	633	635	629	643	667	685	701
Benold Middle School	974	723	726	722	778	800	827	857	914	966	999	1,029	1,054
Tippit Middle School	808	576	578	651	668	749	837	984	1,112	1,215	1,293	1,388	1,493
Wagner Middle School	950	822	857	953	1,085	1,197	1,230	1,296	1,383	1,471	1,555	1,676	1,738
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,706</b>	<b>2,766</b>	<b>2,820</b>	<b>2,967</b>	<b>3,143</b>	<b>3,379</b>	<b>3,527</b>	<b>3,772</b>	<b>4,038</b>	<b>4,295</b>	<b>4,514</b>	<b>4,778</b>	<b>4,986</b>
Middle School Absolute Change		-81	54	147	176	236	148	245	266	257	219	264	208
Middle School Percent Change		-2.85%	1.95%	5.21%	5.93%	7.51%	4.38%	6.95%	7.05%	6.36%	5.10%	5.85%	4.35%
East View High School	2,000	1,887	2,034	2,075	2,166	2,203	2,375	2,559	2,742	3,042	3,275	3,544	3,869
Georgetown High School	2,250	1,956	1,978	1,997	2,020	2,040	1,981	1,980	2,014	2,059	2,121	2,186	2,263
Richarte High School	250	67	107	107	107	107	107	107	107	107	107	107	107
<b>HIGH SCHOOL TOTALS</b>	<b>4,500</b>	<b>3,910</b>	<b>4,119</b>	<b>4,179</b>	<b>4,293</b>	<b>4,350</b>	<b>4,463</b>	<b>4,646</b>	<b>4,863</b>	<b>5,208</b>	<b>5,503</b>	<b>5,837</b>	<b>6,239</b>
High School Absolute Change		70	209	60	114	57	113	183	217	345	295	334	402
High School Percent Change		1.82%	5.35%	1.46%	2.73%	1.33%	2.60%	4.10%	4.67%	7.09%	5.66%	6.07%	6.89%
Georgetown Alternative Program	80	5	43	43	43	43	43	43	43	43	43	43	43
Williamson County Detention Ctr.		3	6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		5	4	4	4	4	4	4	4	4	4	4	4
<b>ALTERNATIVE CAMPUS TOTALS</b>		<b>13</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>
<b>DISTRICT TOTALS</b>		<b>11,866</b>	<b>12,655</b>	<b>13,333</b>	<b>14,031</b>	<b>14,734</b>	<b>15,407</b>	<b>16,183</b>	<b>16,988</b>	<b>17,888</b>	<b>18,673</b>	<b>19,510</b>	<b>20,389</b>
District Absolute Change		-295	789	678	698	703	673	776	805	900	785	837	879
District Percent Change		-2.43%	6.65%	5.36%	5.24%	5.01%	4.57%	5.04%	4.97%	5.30%	4.39%	4.48%	4.51%

Yellow box = over 105% capacity  
 Green box = within 5% capacity



# Key Takeaways

Enrollment Forecast



- Georgetown ISD increased by 789 students this fall for a 6.6% growth rate
- The district had a historically large increase in EE, PK, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, and 12th enrollment
- The district has 65 actively building subdivisions and 30 future subdivisions
- Groundwork is underway on more than 3,690 lots throughout the district
- Roughly 1.5% of the total student population resides outside of the district
- Georgetown ISD can expect to enroll more than 16,100 students by 2026/27 and more than 20,380 by 2031/32