


*Georgetown
Independent
School
District*



Quarterly
Report
3Q16

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

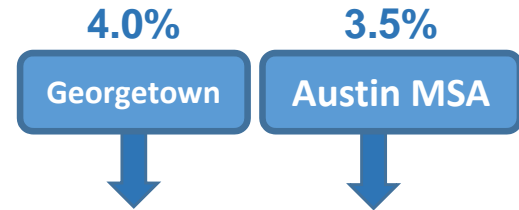
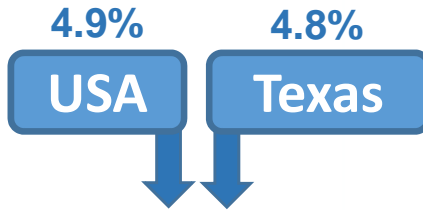

TEMPLETON
DEMOGRAPHICS



Economic Conditions- Austin-Round Rock MSA

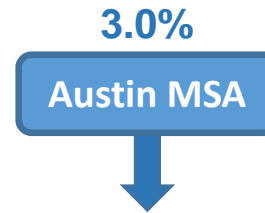
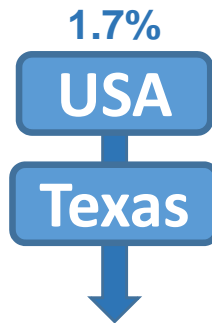
Unemployment Rate

SEPTEMBER 2016



Annual Job Growth Rate

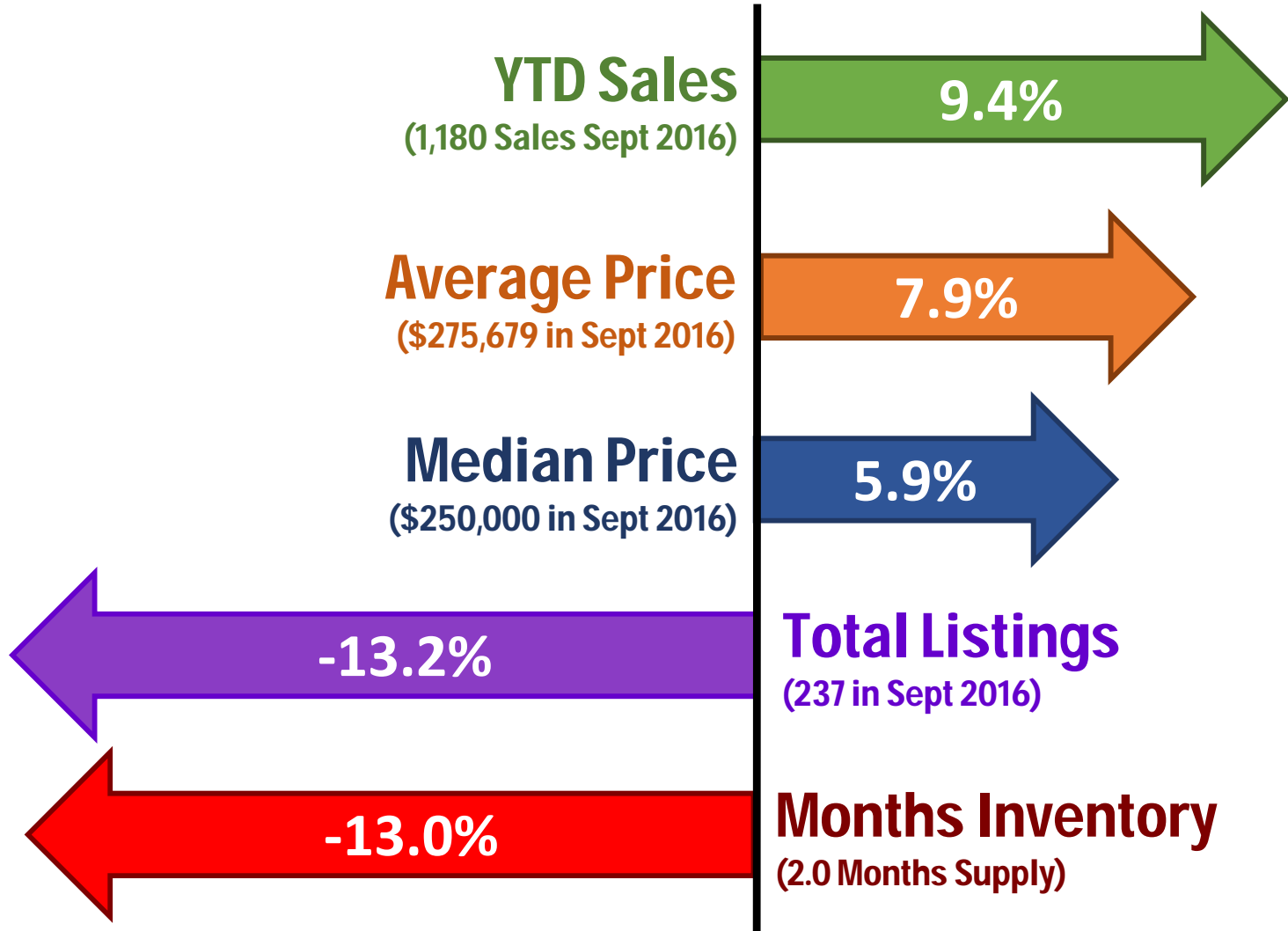
SEPTEMBER 2016





Georgetown Housing Market

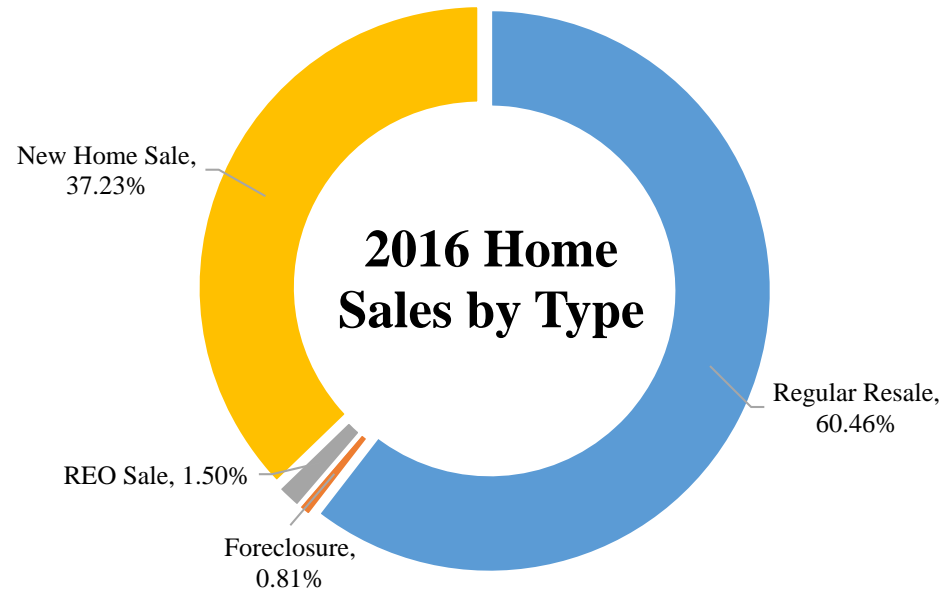
Year-Over-Year Comparisons





GISD Home Sales

January – September 2016 Home Sales by Type



- The district has had 2,337 home sales so far in 2016, and roughly 37% were of new homes
- The average sale price in 2016 for a new home is \$291,008
- The average sale price in 2016 for an existing home is \$280,885





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,117	1,958	3,460	10,759
2	Austin ISD	1,886	1,748	1,329	11,131
3	Hays CISD	1,641	1,585	1,319	17,712
4	Round Rock ISD	1,199	1,278	1,600	3,504
5	Georgetown ISD	1,168	1,224	2,052	20,667*
6	Pflugerville ISD	1,117	1,070	1,983	11,927
7	Hutto ISD	874	772	1,239	3,248
8	Manor ISD	742	724	662	15,933
9	Lake Travis ISD	754	686	2,237	2,944
10	Del Valle ISD	970	655	858	32,109
11	Liberty Hill ISD	415	407	1,443	6,300
12	Dripping Springs ISD	336	321	1,080	3,624
13	Jarrell ISD	262	190	238	7,325
14	San Marcos ISD	184	153	221	8,255
15	Elgin ISD	55	86	63	5,957
16	Bastrop ISD	92	70	1,388	17,955
17	Lago Vista ISD	49	70	531	3,271
18	Lockhart ISD	78	69	41	1,394
19	Luling ISD	57	57	3	0
20	Taylor ISD	76	50	57	486

*Based on additional TD research.

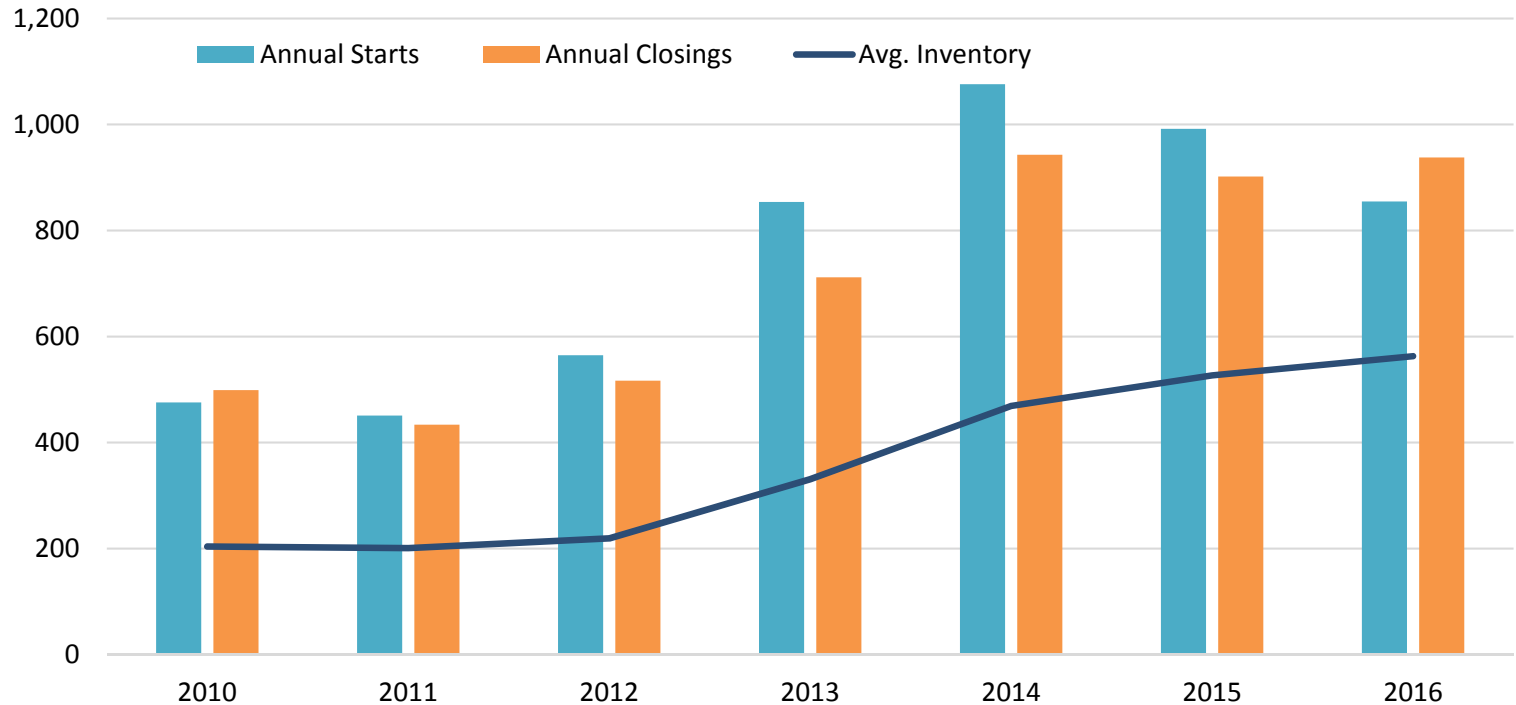
*Numbers **include** age restricted communities like Sun City and Somerset Hills





New Housing Activity 3Q16

Georgetown ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	104	69	102	144	291	202	327
2Q	157	132	136	238	266	218	227
3Q	114	140	127	266	265	308	301
4Q	101	110	200	206	254	264	
Total	476	451	565	854	1,076	992	855

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	99	93	133	172	205	211	269
2Q	140	107	111	167	281	239	348
3Q	162	127	119	198	232	207	321
4Q	98	107	154	175	225	245	
Total	499	434	517	712	943	902	938

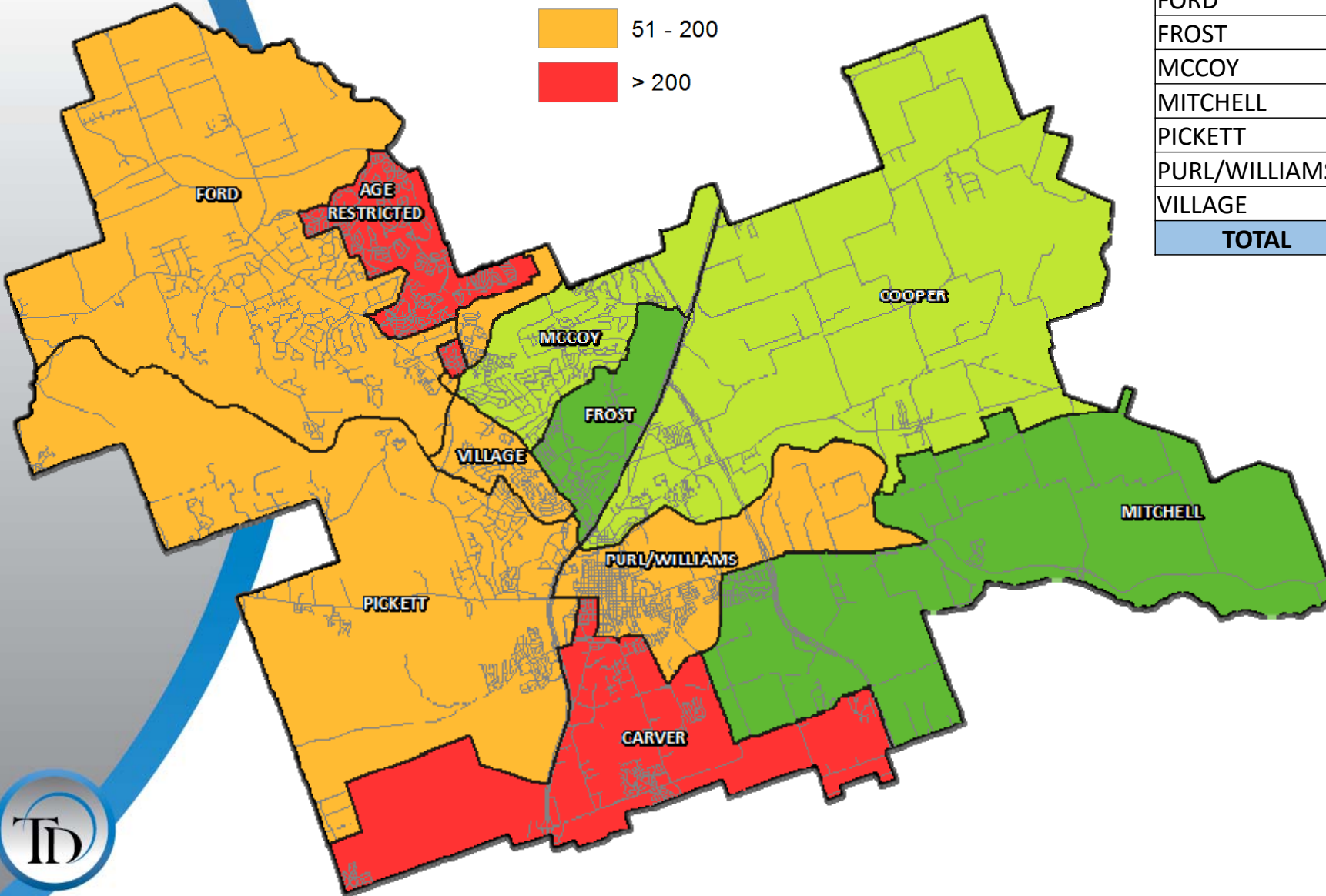
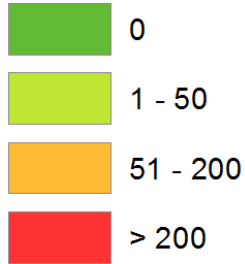
- The district had more than 300 3rd quarter home starts for the second straight year
- The district is on pace to close more than 1,100 new homes in 2016, the most annual closings in more than 6 years
- The district has 5.4 month's new home inventory with 538 units





Annual Closing Distribution 3Q16

Annual Closings

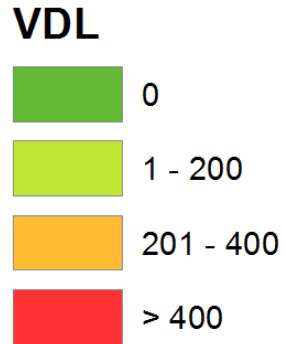


Elementary	Annual Closings
AGE RESTRICTED	272
CARVER	498
COOPER	40
FORD	131
FROST	0
MCCOY	39
MITCHELL	0
PICKETT	54
PURL/WILLIAMS	92
VILLAGE	98
TOTAL	1,224

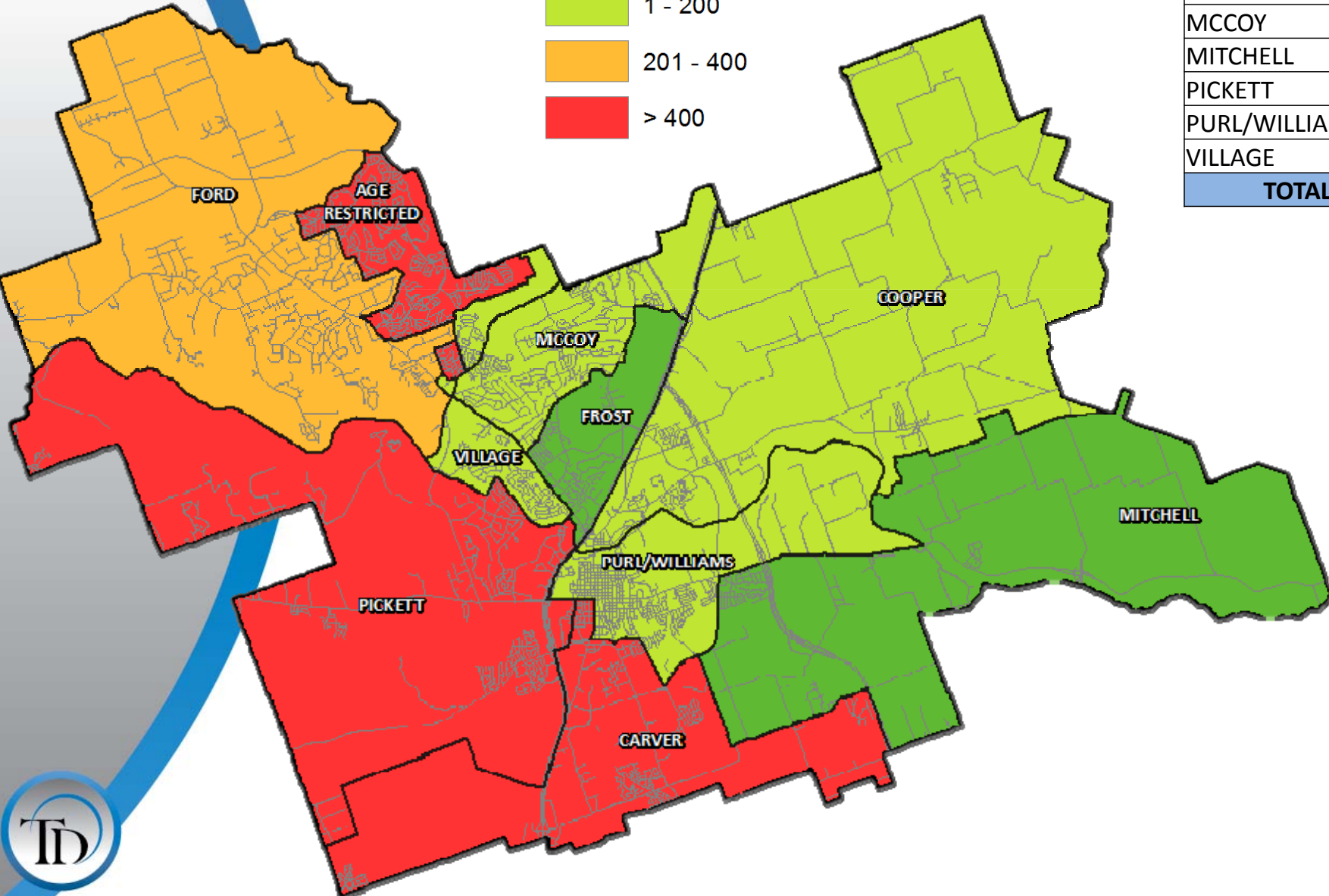




Vacant Developed Lots 3Q16



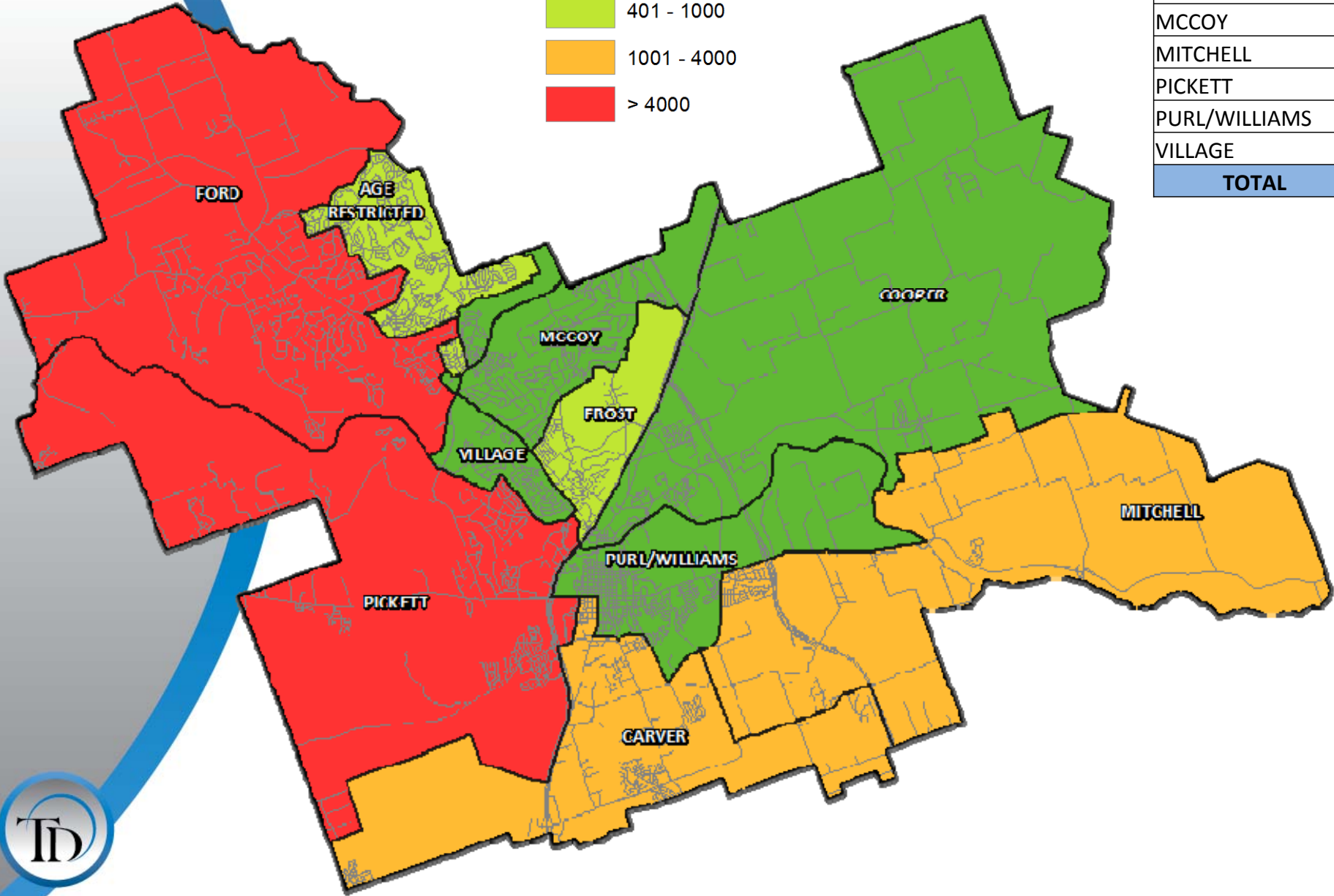
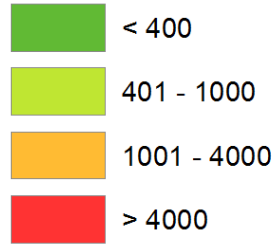
Elementary	VDL
AGE RESTRICTED	425
CARVER	458
COOPER	2
FORD	252
FROST	0
MCCOY	37
MITCHELL	0
PICKETT	578
PURL/WILLIAMS	106
VILLAGE	194
TOTAL	2,052





Future Lots 3Q16

FUTURE

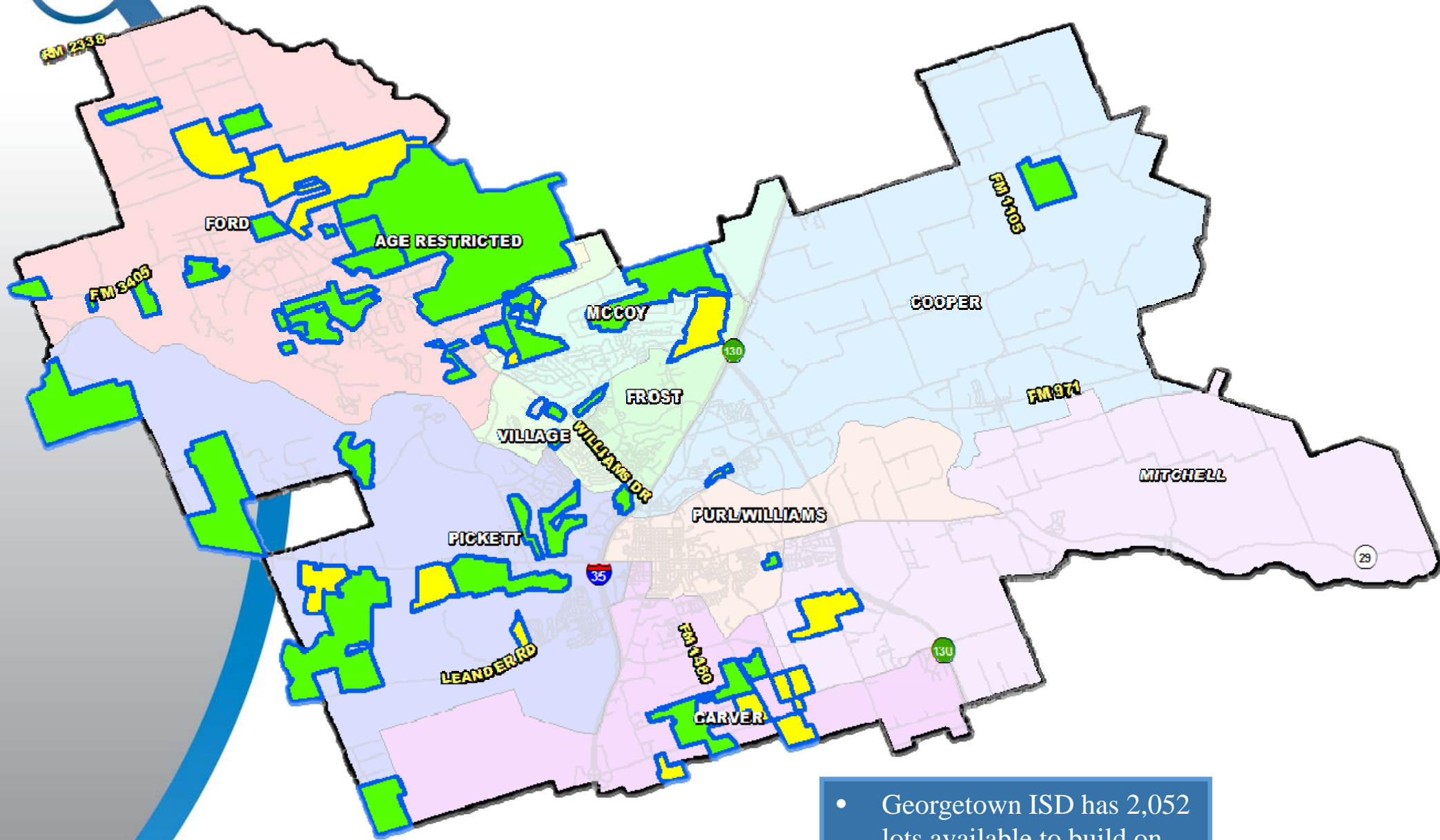


Elementary	Future
AGE RESTRICTED	563
CARVER	2,879
COOPER	280
FORD	4,324
FROST	484
MCCOY	252
MITCHELL	2,333
PICKETT	9,123
PURL/WILLIAMS	279
VILLAGE	150
TOTAL	20,667





District Housing Overview



	Active Development
	Future Development

- Georgetown ISD has 2,052 lots available to build on
- The district has more than 20,600 future lots planned



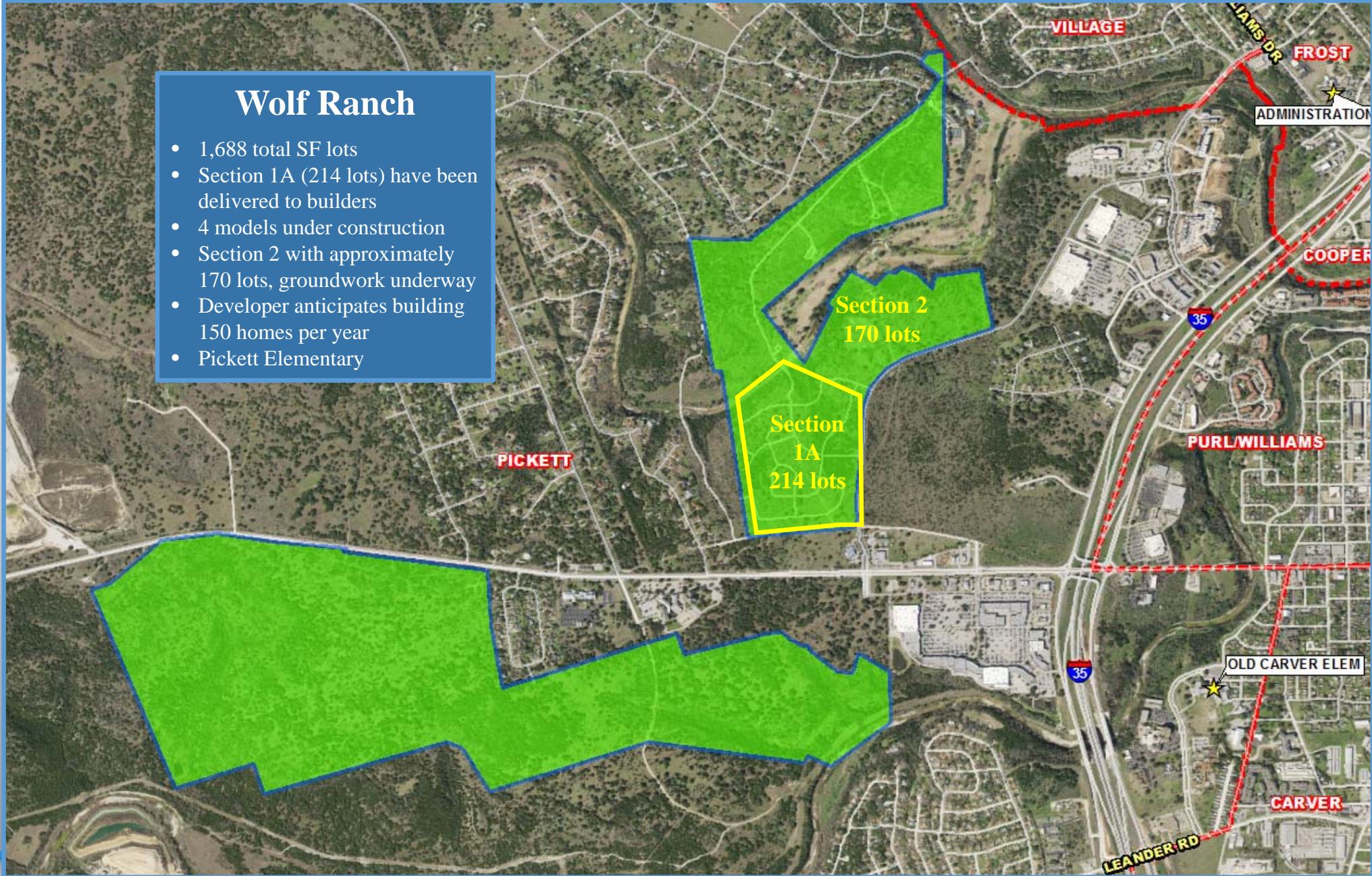


Residential Activity

Wolf Ranch

Wolf Ranch

- 1,688 total SF lots
- Section 1A (214 lots) have been delivered to builders
- 4 models under construction
- Section 2 with approximately 170 lots, groundwork underway
- Developer anticipates building 150 homes per year
- Pickett Elementary





Residential Activity

Santa Rita Ranch



Santa Rita Ranch

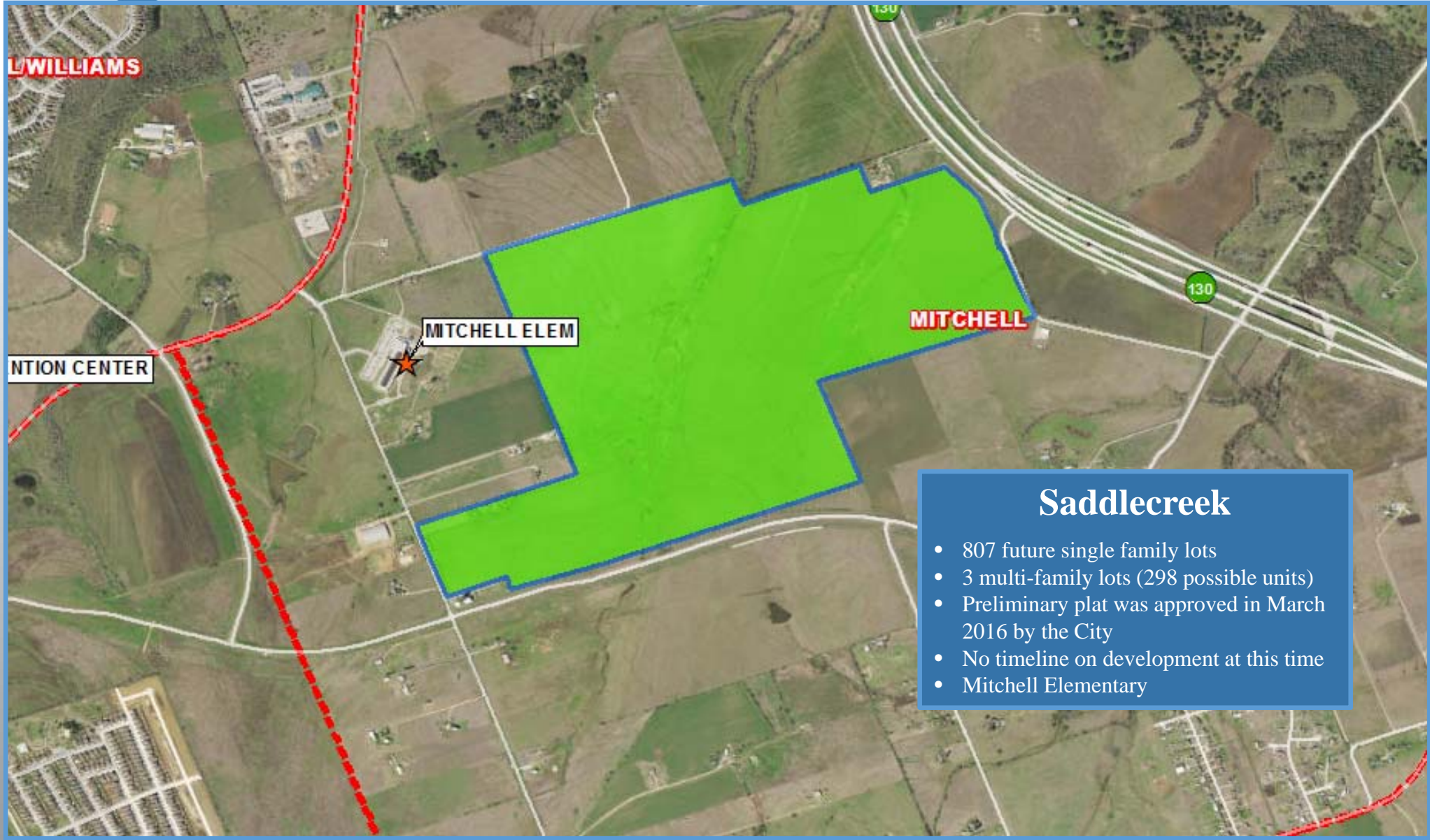
- 6,300 total lots
- 2,520 total lots are in GISD
- 2,332 future lots
- 23 occupied
- 14 U/C
- 182 VDL
- Anticipates a new section planned and approved every 3 months
- Developer hopes to have 300 homes before August 2017
- Groundwork will begin in January 2017 in Sections 6B & 8 (69 lots)
- Building approximately 200 homes per year in GISD
- Current student yield: 0.26
- Pickett Elementary





Residential Activity

Saddlecreek



Saddlecreek

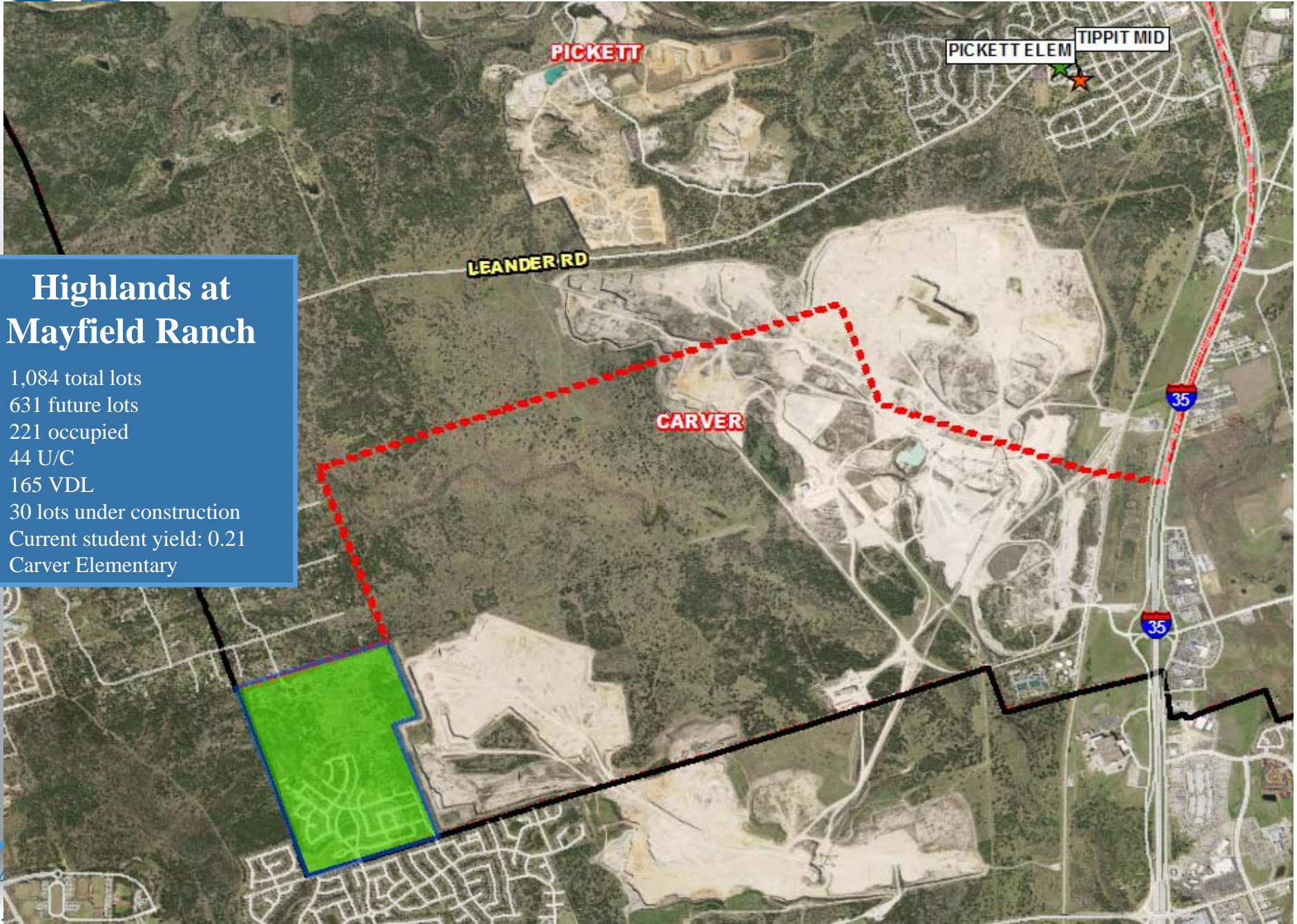
- 807 future single family lots
- 3 multi-family lots (298 possible units)
- Preliminary plat was approved in March 2016 by the City
- No timeline on development at this time
- Mitchell Elementary





Residential Activity

Highlands at Mayfield Ranch



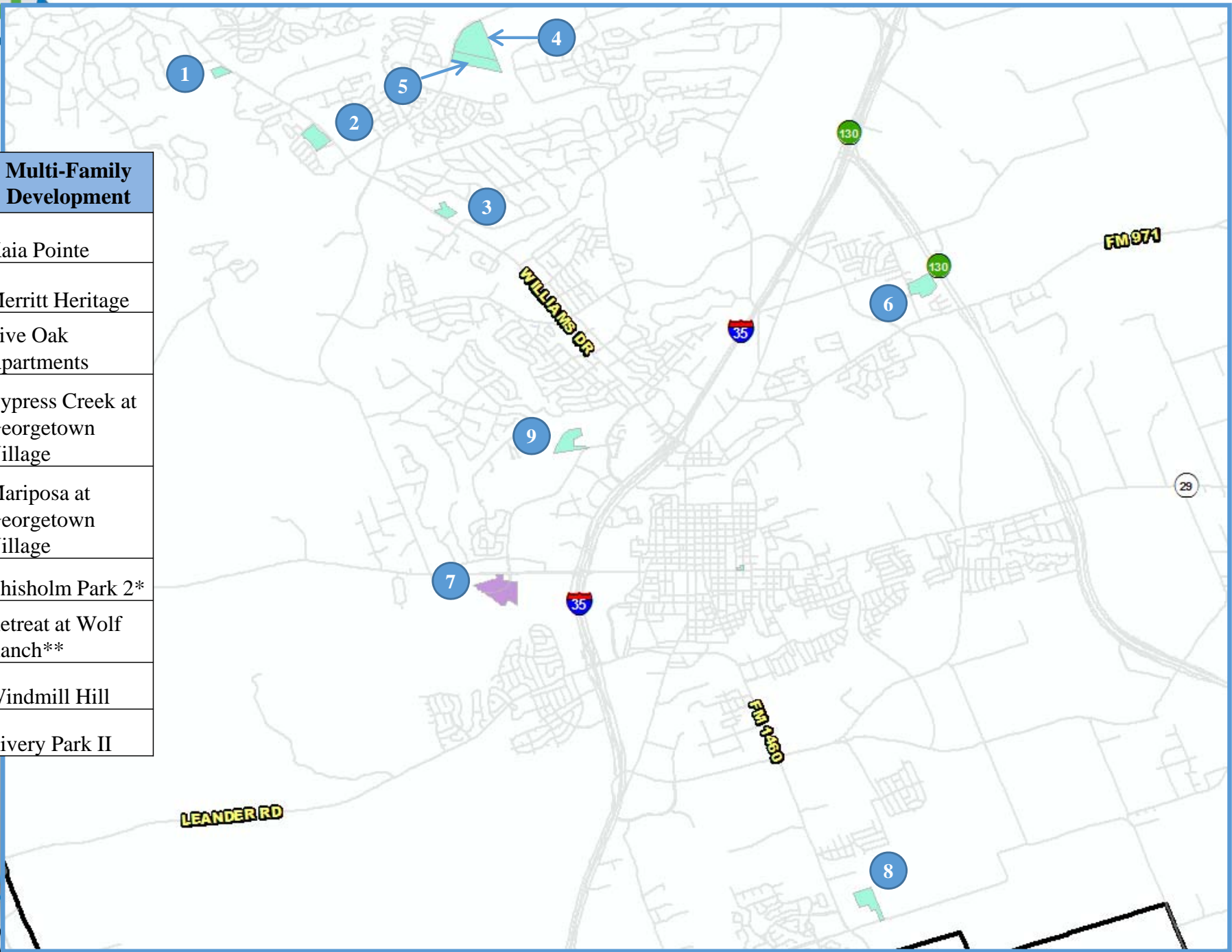
Highlands at Mayfield Ranch

- 1,084 total lots
- 631 future lots
- 221 occupied
- 44 U/C
- 165 VDL
- 30 lots under construction
- Current student yield: 0.21
- Carver Elementary

Multi-Family Development Update



#	Multi-Family Development
1	Kaia Pointe
2	Merritt Heritage
3	Live Oak Apartments
4	Cypress Creek at Georgetown Village
5	Mariposa at Georgetown Village
6	Chisholm Park 2*
7	Retreat at Wolf Ranch**
8	Windmill Hill
9	Rivory Park II





Multi-Family Development Update

Multi-Family Development	Status	Low-Income Units	Market Rate Units	Total Units	Impact	Elementary Zone
Kaia Pointe	Under Review	80	22	102	2017	FORD
Merritt Heritage	Under Review	122	122	244	No Impact	AGE RESTRICTED
Live Oak Apartments	Under Review	108	0	108	2017	MCCOY
Cypress Creek at Georgetown Village	Under Review	0	220	220	2017	MCCOY
Mariposa at Georgetown Village	Under Review	0	180	180	2017	MCCOY
Chisholm Park 2*	Under Review	TBD	TBD	TBD	2018	COOPER
Retreat at Wolf Ranch**	Under Construction	0	724	724	2017	PICKETT
Windmill Hill	Under Review	0	250	250	2018	CARVER
Rivery Park II	Under Review	0	256	256	2017	PICKETT

* Currently under going rezoning from Single Family to Multi-Family

** 336 units will be advertised as age specific

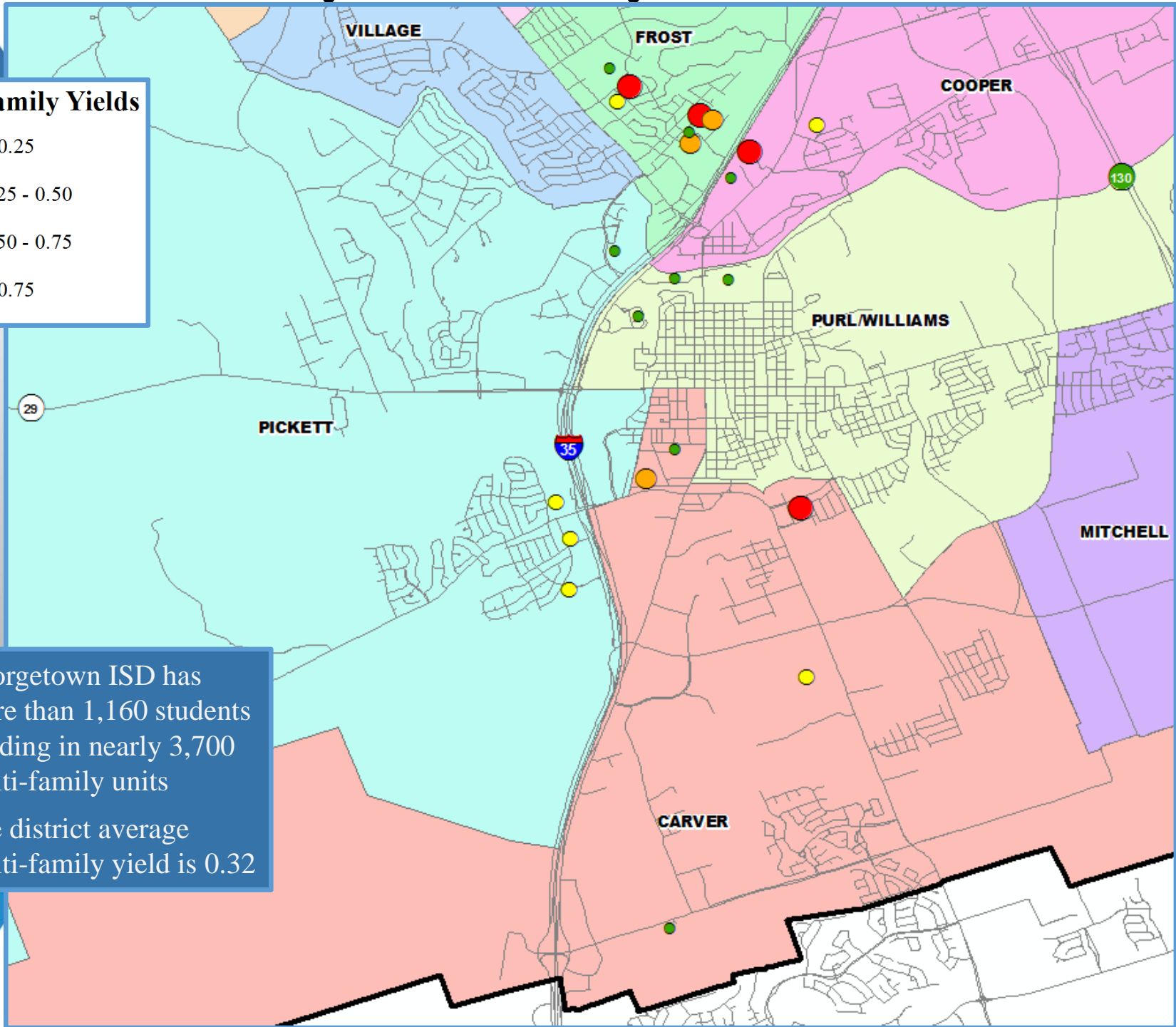




Multi-Family Yield Analysis

Multi-Family Yields

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



- Georgetown ISD has more than 1,160 students residing in nearly 3,700 multi-family units
- The district average multi-family yield is 0.32



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
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370		
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554	184	1.8%
2014/15	39	298	664	750	781	762	804	804	754	856	797	852	881	829	780	10,651	97	0.9%
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997	346	3.2%
2016/17	40	311	744	766	778	843	850	860	865	922	830	960	916	879	880	11,444	447	4.1%
2017/18	40	307	779	805	831	849	898	914	880	906	950	940	982	897	876	11,854	410	3.6%
2018/19	40	307	818	855	866	904	910	960	950	926	940	1,057	946	947	891	12,317	463	3.9%
2019/20	40	307	873	898	925	938	980	982	1,005	980	956	1,044	1,059	913	940	12,840	523	4.2%
2020/21	40	307	915	952	961	1,000	996	1,048	1,029	1,029	1,008	1,062	1,044	1,027	901	13,319	479	3.7%
2021/22	40	307	954	1,002	1,022	1,035	1,066	1,069	1,089	1,064	1,064	1,105	1,045	1,010	1,014	13,886	567	4.3%
2022/23	40	307	997	1,045	1,074	1,096	1,108	1,145	1,119	1,120	1,098	1,169	1,085	1,013	999	14,415	529	3.8%
2023/24	40	307	1,041	1,087	1,123	1,154	1,157	1,177	1,191	1,152	1,157	1,209	1,147	1,052	1,001	14,995	580	4.0%
2024/25	40	307	1,082	1,127	1,171	1,202	1,219	1,227	1,224	1,227	1,179	1,274	1,186	1,112	1,039	15,616	621	4.1%
2025/26	40	307	1,123	1,170	1,209	1,258	1,267	1,291	1,276	1,259	1,266	1,298	1,247	1,152	1,099	16,262	646	4.1%
2026/27	40	308	1,160	1,217	1,253	1,299	1,323	1,338	1,342	1,312	1,299	1,395	1,271	1,212	1,137	16,906	644	4.0%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may enroll more than 12,000 students by 2018
- 5 year growth = 2,442 students
- 2021/22 enrollment = 13,886
- 10 year growth = 5,462 students
- 2026/27 enrollment = 16,906



Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT HISTORY									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Annie Purl Elementary	650	442	463	500	509	511	513	511	513	517	522	527
Carver Elementary	910	861	951	1,035	1,103	1,185	1,224	1,300	1,355	1,411	1,477	1,530
Dell Pickett Elementary	495	329	379	440	517	583	654	745	836	930	1,024	1,120
Frost Elementary	496	418	430	443	447	456	462	470	481	492	498	504
Mitchell Elementary	792	531	541	552	582	618	651	705	754	808	860	912
Ford Elementary	653	543	566	590	627	667	723	772	813	863	913	949
Cooper Elementary	693	520	512	496	485	460	466	481	488	496	502	508
Mccoy Elementary	792	594	606	616	614	627	636	648	659	669	680	691
Village Elementary	633	559	593	634	653	680	694	696	702	704	708	715
Williams Elementary	515	395	382	354	406	432	472	484	485	485	481	482
ELEMENTARY SCHOOL TOTALS	6,629	5,192	5,423	5,660	5,943	6,219	6,495	6,812	7,086	7,375	7,665	7,938
Elementary Absolute Change		201	231	237	283	276	276	317	274	289	290	273
Elementary Percent Change		4.03%	4.45%	4.37%	5.00%	4.64%	4.44%	4.88%	4.02%	4.08%	3.93%	3.56%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2018
- Total elementary enrollment is anticipated to grow by more than 4% annually for the next several years



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	Current	ENROLLMENT HISTORY									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Forbes Middle School	974	803	817	786	791	808	811	815	814	843	864	879
Benold Middle School	974	918	965	1,009	1,044	1,077	1,107	1,125	1,161	1,199	1,238	1,295
Tippit Middle School	808	892	950	1,017	1,102	1,177	1,295	1,393	1,521	1,584	1,695	1,775
MIDDLE SCHOOL TOTALS	2,756	2,613	2,732	2,812	2,937	3,062	3,213	3,333	3,496	3,626	3,797	3,949
Middle School Absolute Change		95	119	80	125	125	151	120	163	130	171	152
Middle School Percent Change		3.77%	4.55%	2.93%	4.45%	4.26%	4.93%	3.73%	4.89%	3.72%	4.72%	4.00%
East View High School	2,000	1,566	1,607	1,681	1,710	1,775	1,858	1,913	2,017	2,187	2,311	2,488
Georgetown High School	2,000	1,940	1,959	2,031	2,117	2,130	2,187	2,224	2,263	2,295	2,356	2,398
Richarte High School	100	68	68	68	68	68	68	68	68	68	68	68
HIGH SCHOOL TOTALS	4,100	3,574	3,634	3,780	3,895	3,973	4,113	4,205	4,348	4,550	4,735	4,954
High School Absolute Change		121	60	146	115	78	140	92	143	202	185	219
High School Percent Change		3.50%	1.68%	4.02%	3.04%	2.00%	3.52%	2.24%	3.40%	4.65%	4.07%	4.63%
Georgetown Alternative Program	80	3	3	3	3	3	3	3	3	3	3	3
Williamson County Detention Ctr.		28	28	28	28	28	28	28	28	28	28	28
Williamson County JJAEP		34	34	34	34	34	34	34	34	34	34	34
ALTERNATIVE CAMPUS TOTALS		65	65	65	65	65	65	65	65	65	65	65
DISTRICT TOTALS		11,444	11,854	12,317	12,840	13,319	13,886	14,415	14,995	15,616	16,262	16,906
District Absolute Change		447	410	463	523	479	567	529	580	621	646	644
District Percent Change		4.06%	3.58%	3.91%	4.25%	3.73%	4.26%	3.81%	4.02%	4.14%	4.14%	3.96%

*Yellow box = enrollment exceeds stated capacity

- Benold Middle School may have more than 1,000 students by 2018
- Tippit Middle School is currently over stated capacity, and is expected to have more than 1,000 students by 2018
- Georgetown High School may reach 2,000 students by 2018





Summary

- Georgetown's unemployment rate is currently 4%.
- More than a third of this year's district home sales were of new homes.
- Age restricted communities accounted for 270 annual closings within Georgetown ISD.
- The district is on pace to close more than 1,100 new homes in 2016, the most annual closings in more than 6 years.
- GISD can expect an increase of approximately 2,400 students during the next 5 years.
- 2021/22 enrollment projection= 13,866.
- Georgetown ISD is projected to enroll more than 16,900 students for the 2026/27 school year.