

*Georgetown
Independent
School
District*



Quarterly
Report
4Q17

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – Austin Area (December 2017)

3.2%

34,950 new jobs
National rate 1.2%



Job Growth

Unemployment Rate



U.S. 3.9%
Texas 3.7%
Austin MSA 2.7%
Georgetown 3.2%

-0.7%

16,037

636 more starts than 4Q16



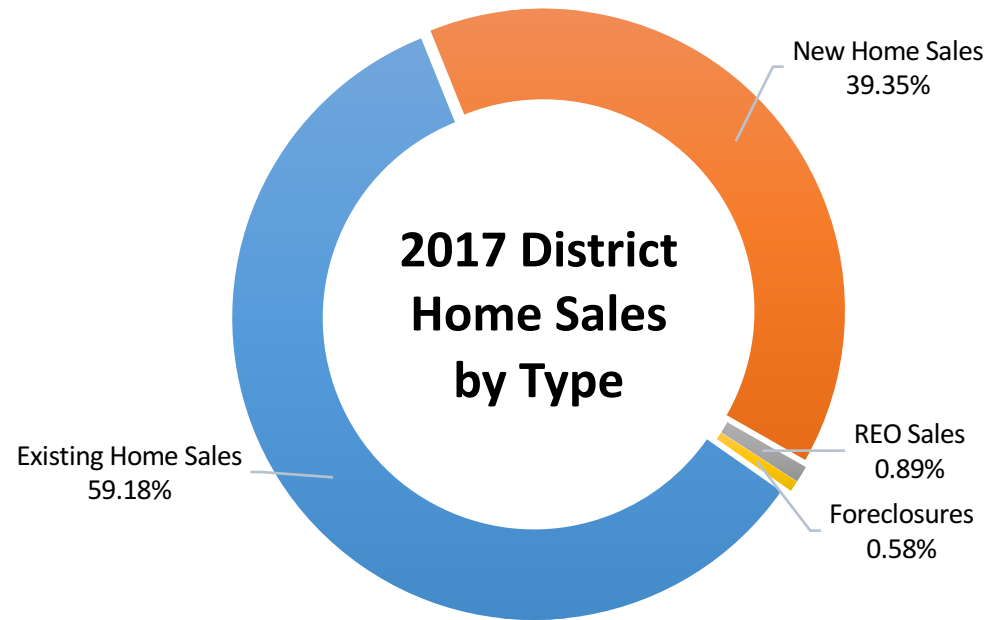
Annual Home Starts





Georgetown ISD Housing Activity

2017 District Home Sales by Transaction Type



- Georgetown ISD had roughly 2,925 home sales in 2017 and about 40% were new homes
- The average new home sale price within GISD in 2017 was \$329,826
- The average existing home sale price within GISD in 2017 was \$305,307





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,425	2,397	3,808	12,088
2	Hays CISD	1,484	1,506	2,273	19,186
3	Austin ISD	1,756	1,473	1,472	11,291
4	Pflugerville ISD	1,620	1,397	1,707	10,934
5	Round Rock ISD	1,530	1,280	1,826	6,029
6	Georgetown ISD**	1,364	1,179	2,491	16,305*
7	Hutto ISD	954	949	1,085	5,012
8	Manor ISD	1,104	888	1,435	15,716
9	Lake Travis ISD	723	877	1,899	5,487
10	Del Valle ISD	818	695	1,031	26,670
11	Liberty Hill ISD	752	655	1,657	11,391
12	Dripping Springs ISD	589	499	1,237	6,671
13	Jarrell ISD	331	345	350	6,993
14	San Marcos CISD	276	195	313	8,490
15	Bastrop ISD	125	115	1,436	19,041
16	Taylor ISD	59	62	89	655
17	Lockhart ISD	7	46	14	1,654
18	Lago Vista ISD	44	38	129	154
19	Eanes ISD	55	34	129	154
20	Elgin ISD	20	14	235	5,893

*Based on additional TD research.

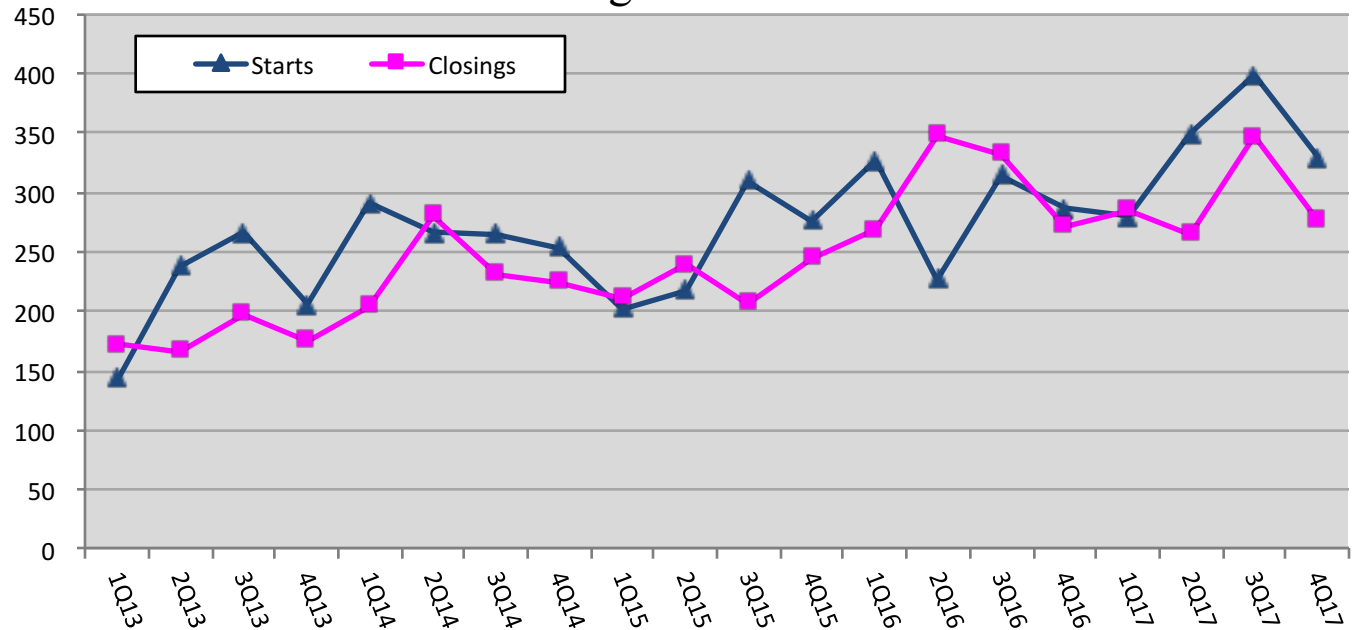
Numbers **include age restricted communities like Sun City and Somerset Hills





New Housing Activity

Georgetown ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	102	144	291	202	327	281
2Q	136	238	266	218	227	352
3Q	127	266	265	308	314	400
4Q	200	206	254	264	286	331
Total	565	854	1,076	992	1,154	1,364

Closings	2012	2013	2014	2015	2016	2017
1Q	133	172	205	211	269	286
2Q	111	167	281	239	348	267
3Q	119	198	232	207	333	349
4Q	154	175	225	245	272	277
Total	517	712	943	902	1,222	1,179

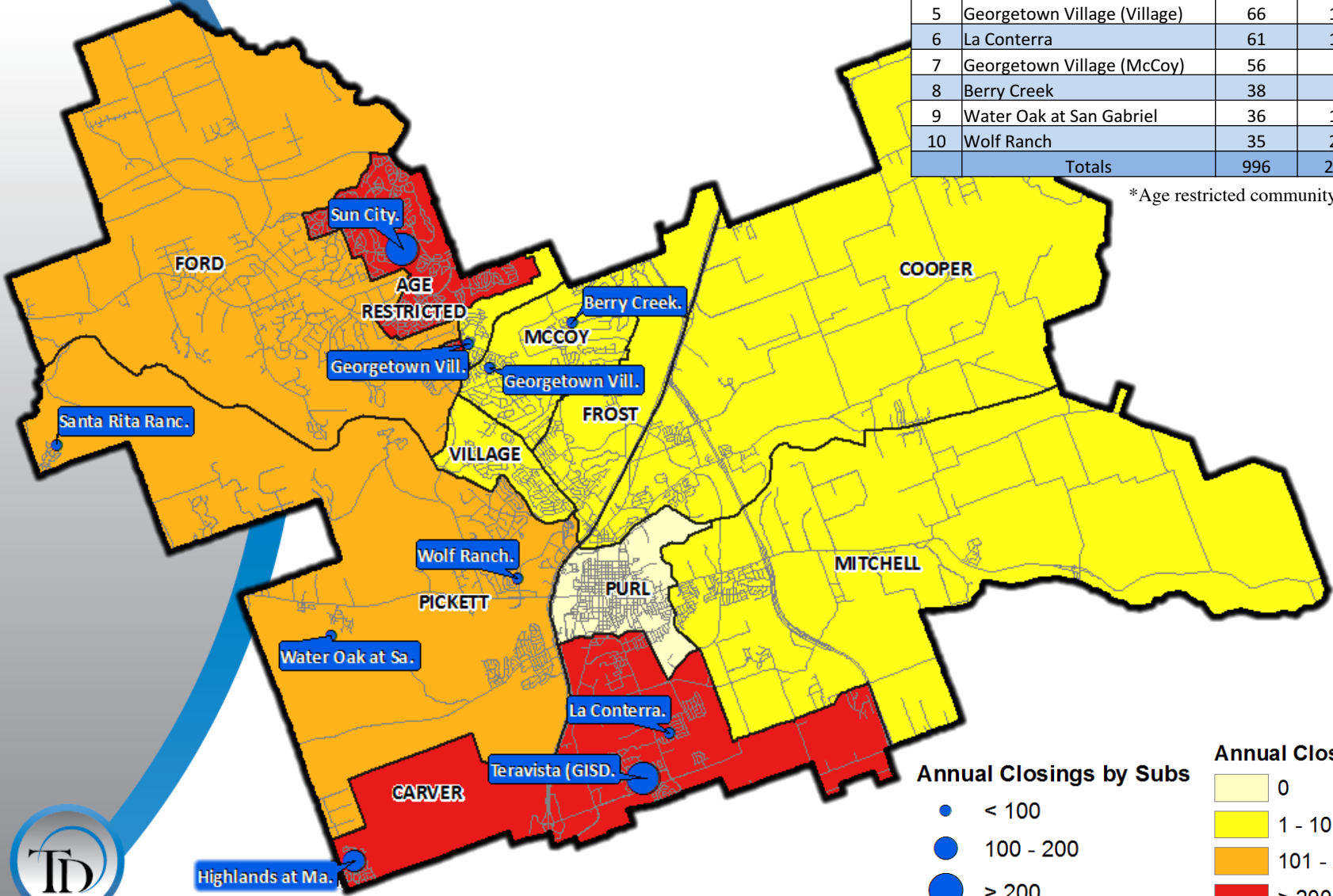
- Georgetown ISD started more than 1,300 new homes in 2017, more than double the annual starts just 5 years ago
- The district had more than 1,100 annual new home closings for the second straight year
- New home inventory is slightly high due to a large number of homes under construction



Annual Closing Distribution

Top 10 Subdivisions - 4Q17 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sun City*	286	73	331	2,968
2	Teravista (GISD)	224	43	150	8
3	Highlands at Mayfield Ranch	126	30	205	400
4	Santa Rita Ranch (GISD)	68	17	115	2,241
5	Georgetown Village (Village)	66	17	33	0
6	La Conterra	61	16	195	109
7	Georgetown Village (McCoy)	56	9	22	103
8	Berry Creek	38	3	11	0
9	Water Oak at San Gabriel	36	11	66	1,344
10	Wolf Ranch	35	22	119	1,250
Totals		996	241	1,247	8,423

*Age restricted community



Annual Closings by Subs

- < 100
- 100 - 200
- > 200

Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- > 200

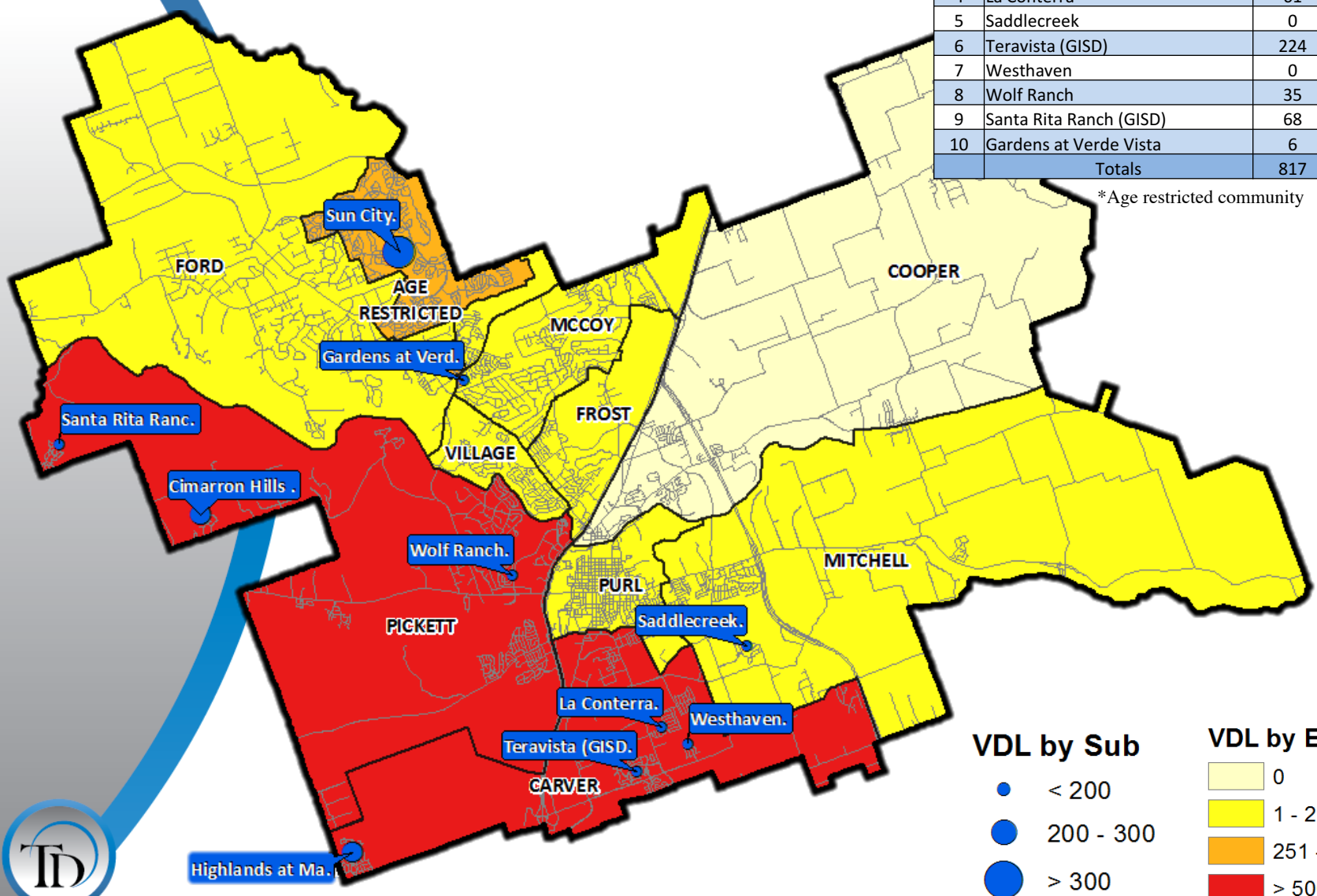




Vacant Developed Lots

Top 10 Subdivisions - 4Q17 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	286	331	2,968
2	Highlands at Mayfield Ranch	126	205	400
3	Cimarron Hills (GISD)	11	205	235
4	La Conterra	61	195	109
5	Saddlecreek	0	156	634
6	Teravista (GISD)	224	150	8
7	Westhaven	0	145	192
8	Wolf Ranch	35	119	1,250
9	Santa Rita Ranch (GISD)	68	115	2,241
10	Gardens at Verde Vista	6	83	41
Totals		817	1,704	8,078

*Age restricted community



VDL by Sub

- < 200
- 200 - 300
- > 300

VDL by Elem Zone

- 0
- 1 - 250
- 251 - 500
- > 500

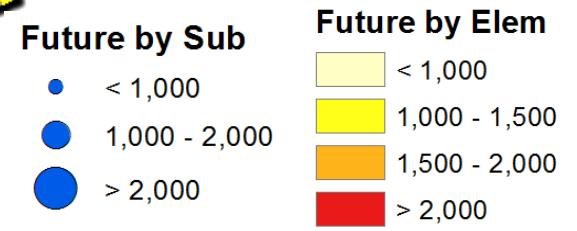
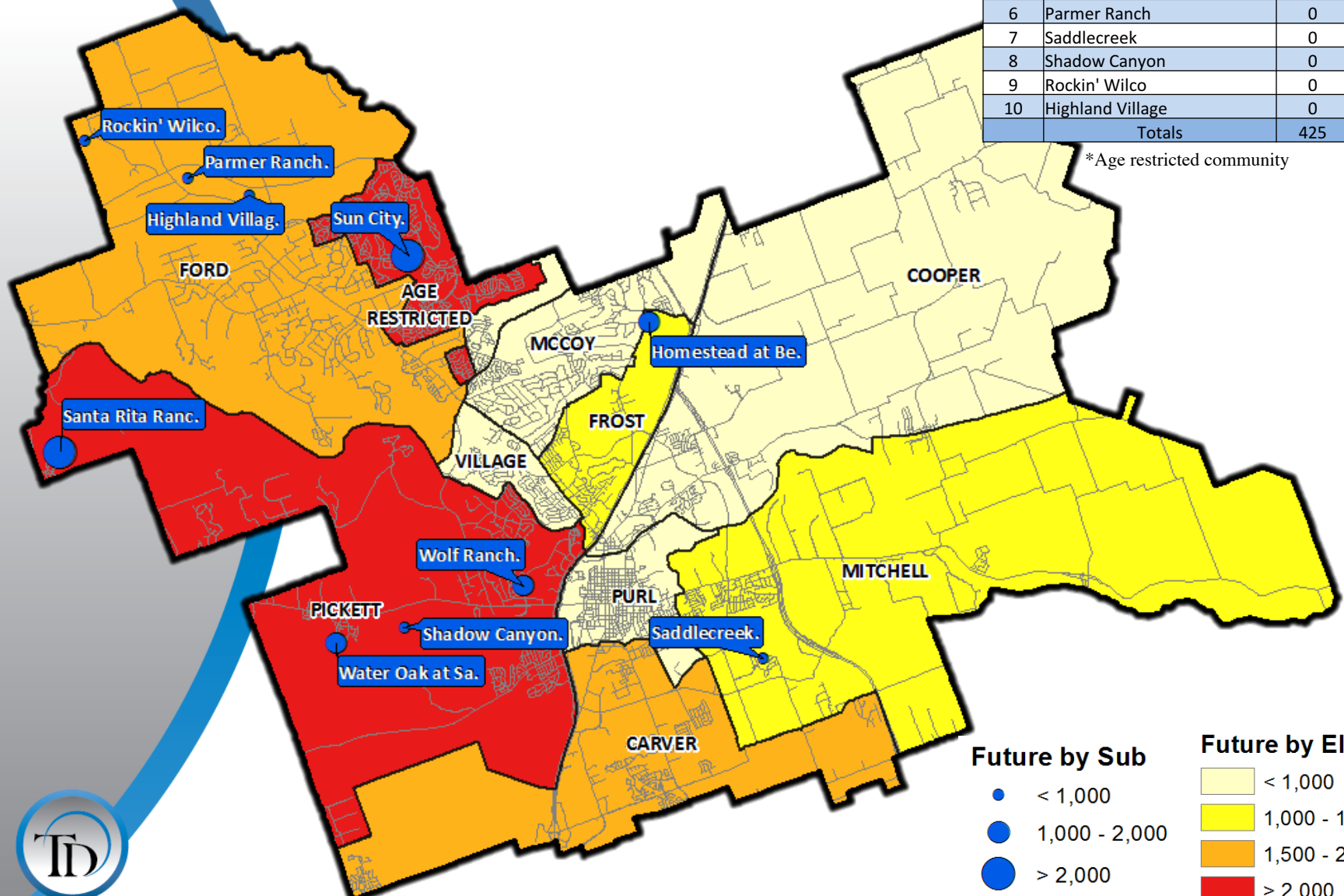




Future Lots

Top 10 Subdivisions - 4Q17 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	286	331	2,968
2	Santa Rita Ranch (GISD)	68	115	2,241
3	Water Oak at San Gabriel	36	66	1,344
4	Wolf Ranch	35	119	1,250
5	Homestead at Berry Creek	0	0	1,095
6	Parmer Ranch	0	0	875
7	Saddlecreek	0	156	634
8	Shadow Canyon	0	0	600
9	Rockin' Wilco	0	0	500
10	Highland Village	0	0	483
Totals		425	787	11,990

*Age restricted community





Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	507	146	411	89	308	717	1,702
COOPER	1	0	2	1	0	0	230
FORD	148	27	124	23	98	232	1,928
FROST	11	0	2	1	9	10	1,145
MCCOY	75	10	100	12	46	116	144
MITCHELL	42	37	4	0	42	230	1,495
PICKETT	236	43	172	57	182	688	6,366
PURL	0	0	0	0	0	6	12
VILLAGE	76	16	75	21	27	90	157
GRAND TOTAL*	1,096	279	890	204	712	2,089	13,179

*Table does NOT include Age Restricted communities or zones



Highest activity in the category



Second highest activity in the category



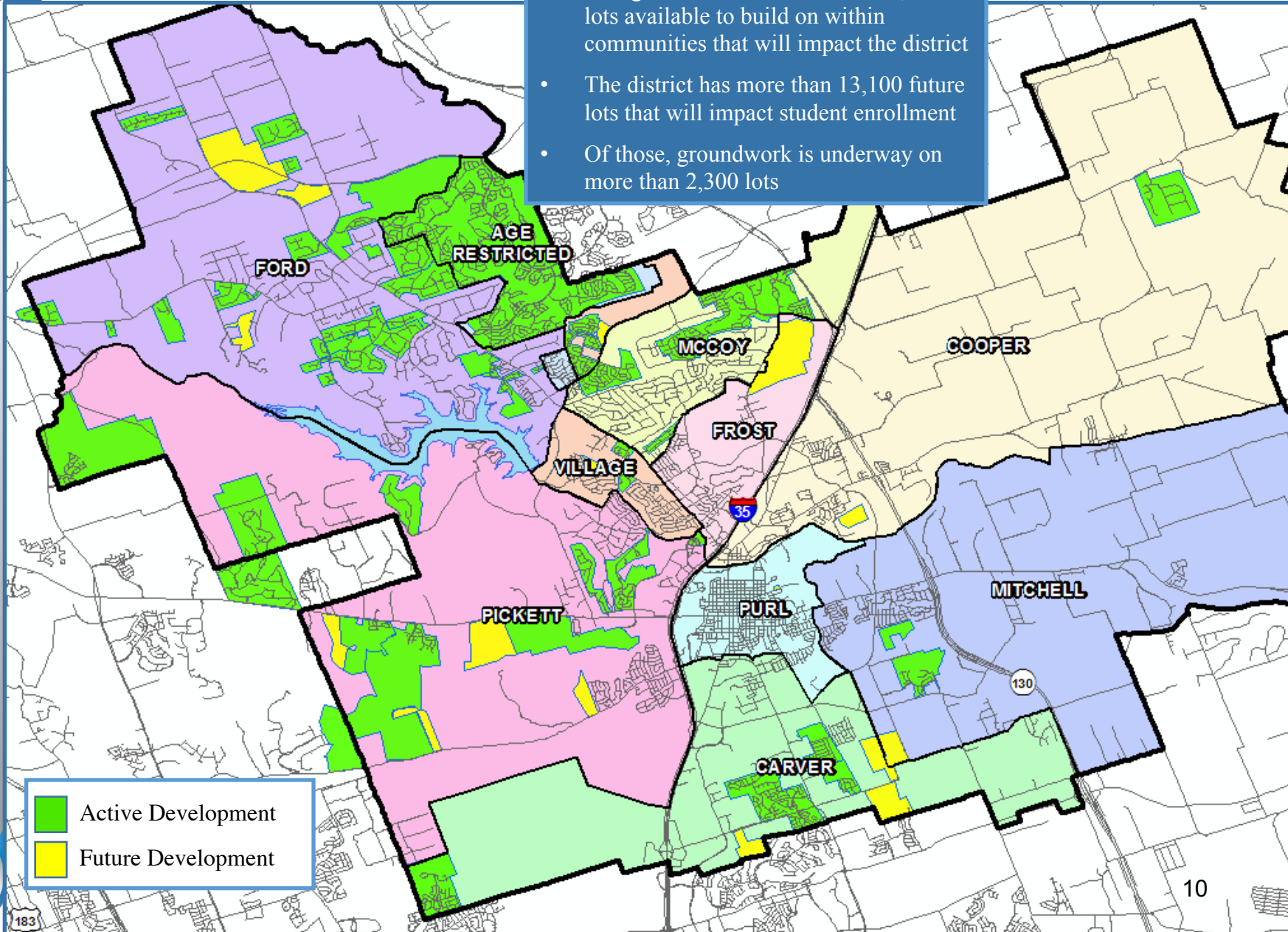
Third highest activity in the category



District Housing Overview



- Georgetown ISD has more than 2,080 lots available to build on within communities that will impact the district
- The district has more than 13,100 future lots that will impact student enrollment
- Of those, groundwork is underway on more than 2,300 lots



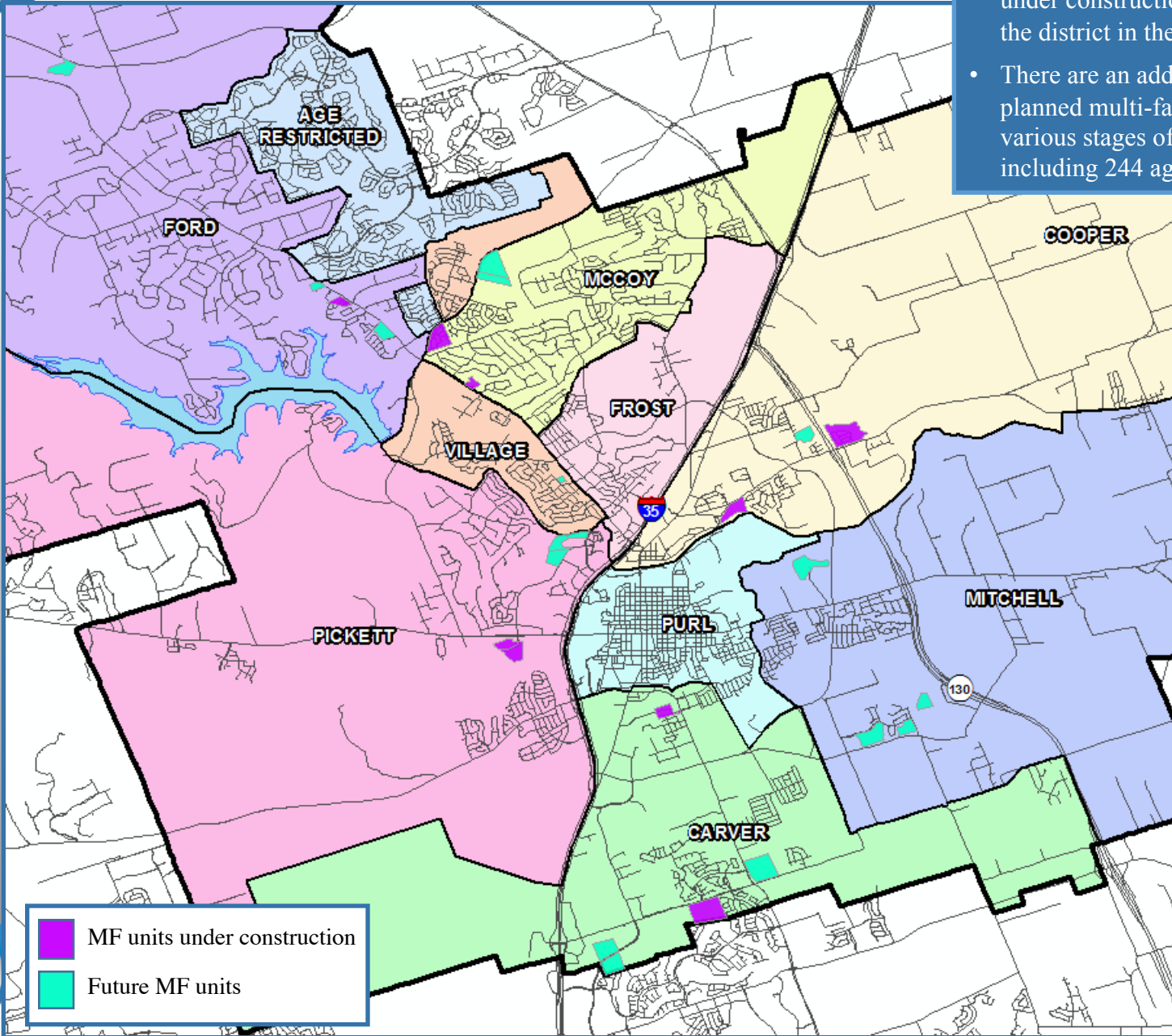
Active Development

Future Development



Multi-Family Housing Overview

- Within GISD there are more than 1,700 multi-family units currently under construction that will impact the district in the next 12-18 months
- There are an additional 3,500 planned multi-family units in various stages of development, including 244 age restricted units





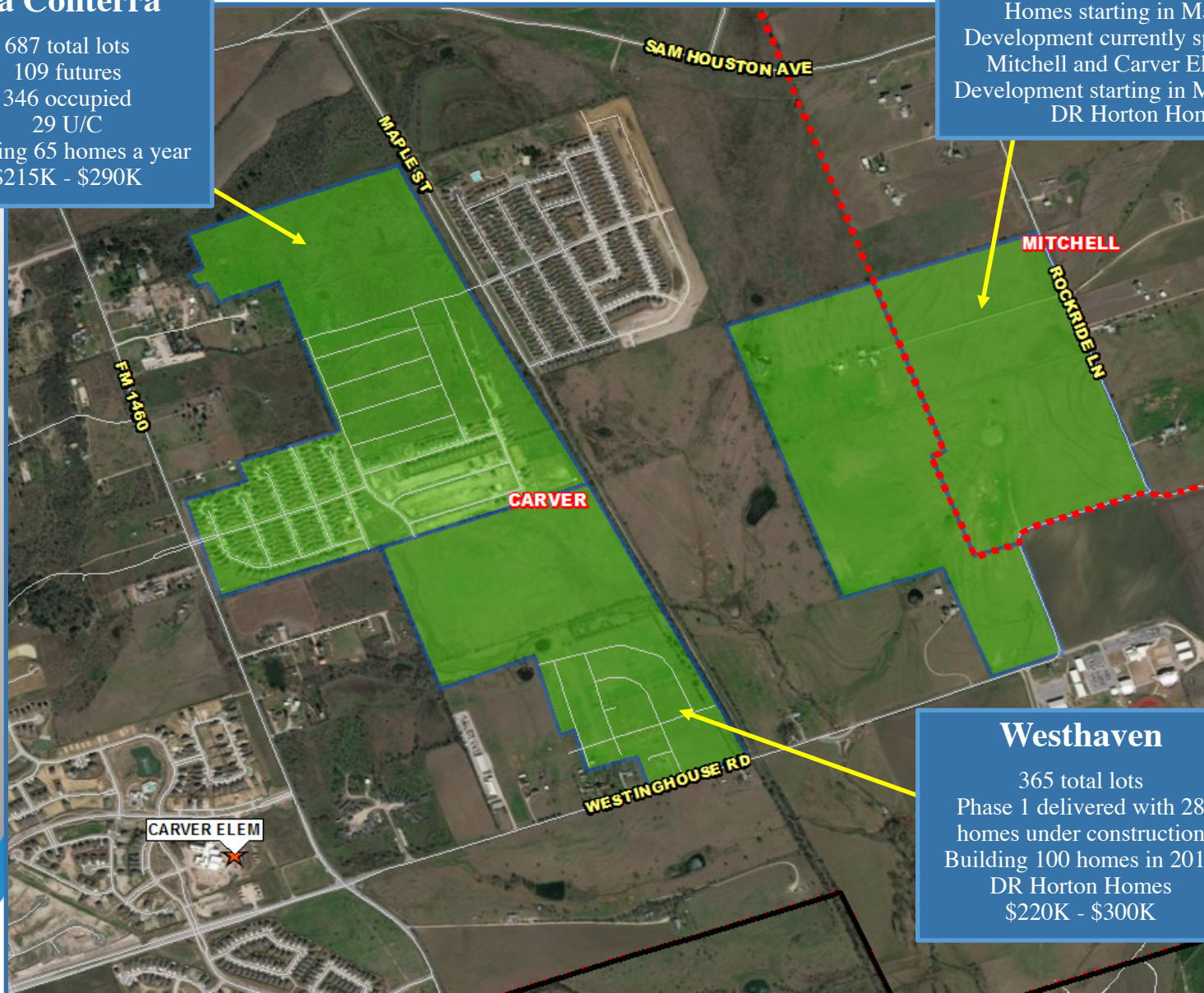
Residential Activity

La Conterra

687 total lots
 109 futures
 346 occupied
 29 U/C
 Building 65 homes a year
 \$215K - \$290K

Fairhaven

AKA Kasper
 730 total lots
 Streets paving on 315 lots
 Homes starting in May 2018
 Development currently split between
 Mitchell and Carver Elem zones
 Development starting in Mitchell Elem
 DR Horton Homes



Westhaven

365 total lots
 Phase 1 delivered with 28
 homes under construction
 Building 100 homes in 2018
 DR Horton Homes
 \$220K - \$300K





Residential Activity

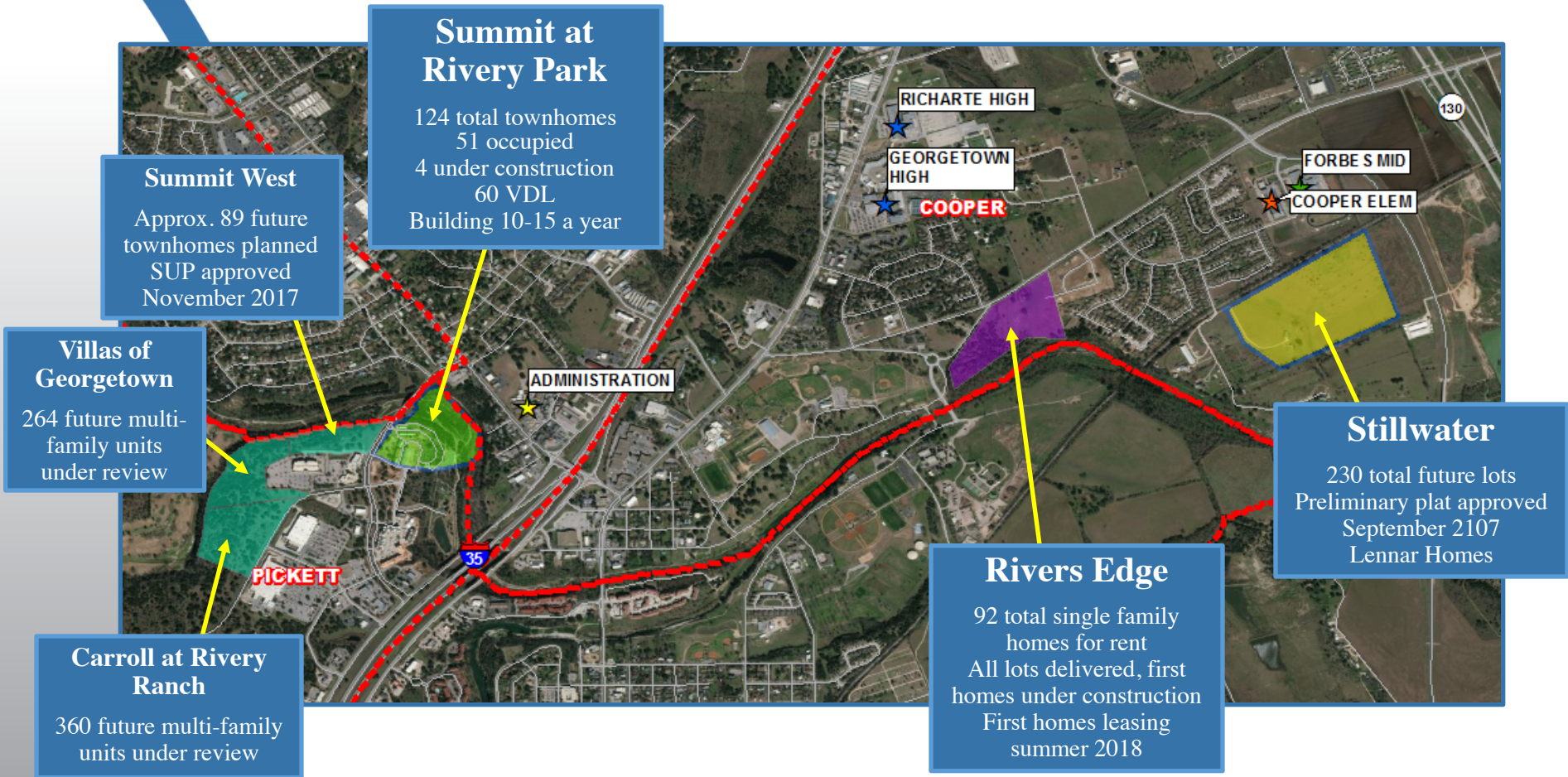
Carlson Place
 275 total lots
 Phase 1 delivered with 76 lots,
 first homes under construction
 Centex Homes
 \$200K - \$240K

Saddlecreek
 Revised Preliminary plat for 830
 total single family lots and 4 multi-
 family sites with mixed density
 634 futures
 38 homes under construction
 156 VDL
 Groundwork underway on 509 lots
 Started 35 homes in 4Q17
 Building 120-140 homes in 2018
 \$215K - \$350K



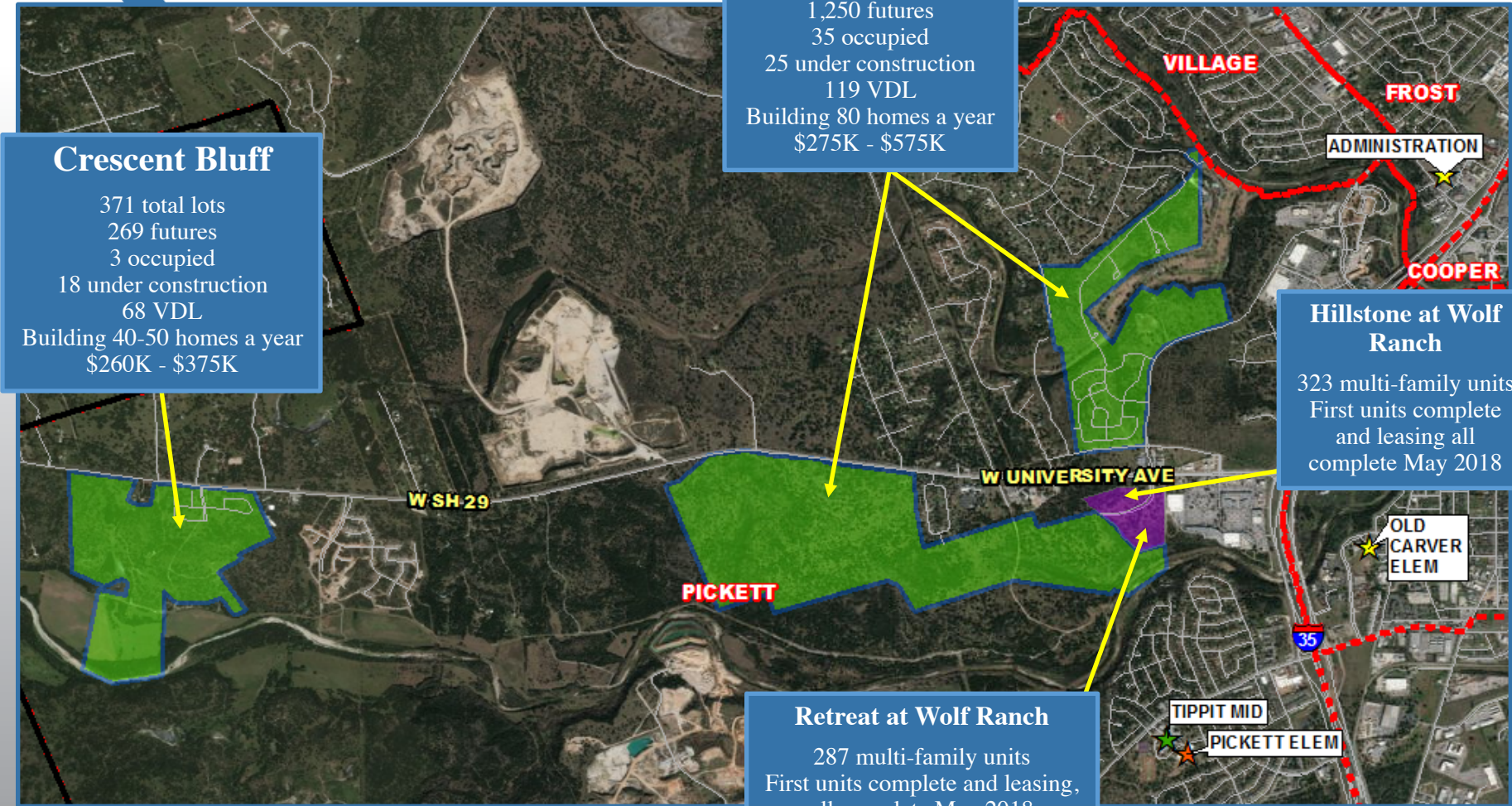


Residential Activity





Residential Activity



Crescent Bluff

371 total lots
 269 futures
 3 occupied
 18 under construction
 68 VDL
 Building 40-50 homes a year
 \$260K - \$375K

Wolf Ranch

1,462 total lots
 1,250 futures
 35 occupied
 25 under construction
 119 VDL
 Building 80 homes a year
 \$275K - \$575K

Hillstone at Wolf Ranch

323 multi-family units
 First units complete and leasing all complete May 2018

Retreat at Wolf Ranch

287 multi-family units
 First units complete and leasing, all complete May 2018





Residential Activity

Pecan Branch Phase 2

160 manufactured home sites in Phase 2 of Pecan Branch
Working on final approval and permits with City of Georgetown
First homes possible by May 2018

Pecan Branch Phase 1

69 existing manufactured home sites
Current student yield = 1.08



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
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554		
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	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	50	348	766	791	844	849	834	961	903	915	895	1,013	914	909	864	11,856	344	3.0%
2019/20	50	348	805	831	867	921	919	906	1,000	930	942	982	1,024	890	892	12,307	451	3.8%
2020/21	50	348	856	885	895	933	978	987	941	1,030	958	1,028	991	1,002	868	12,750	443	3.6%
2021/22	50	348	903	939	953	966	1,000	1,059	1,029	971	1,075	1,048	1,019	975	979	13,314	564	4.4%
2022/23	50	348	944	996	1,010	1,019	1,031	1,081	1,107	1,061	993	1,180	1,037	1,002	953	13,812	498	3.7%
2023/24	50	348	989	1,024	1,073	1,076	1,089	1,116	1,126	1,141	1,096	1,087	1,164	1,031	989	14,399	587	4.2%
2024/25	50	348	1,028	1,078	1,103	1,142	1,153	1,178	1,163	1,159	1,177	1,202	1,075	1,149	1,011	15,016	617	4.3%
2025/26	50	348	1,060	1,121	1,152	1,172	1,214	1,240	1,227	1,198	1,192	1,293	1,185	1,063	1,129	15,644	628	4.2%
2026/27	50	348	1,091	1,160	1,203	1,226	1,248	1,307	1,292	1,264	1,234	1,310	1,272	1,173	1,045	16,223	579	3.7%
2027/28	50	348	1,109	1,184	1,246	1,279	1,305	1,345	1,362	1,331	1,302	1,352	1,286	1,256	1,152	16,907	684	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 = 2,300 students
- 2022/23 enrollment = 13,812
- 10 year growth = 5,395 students
- 2026/27 enrollment = 16,907

Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	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	2027/28
Annie Purl Elementary	869	449	808	797	806	822	819	798	803	809	812	819	820
Carver Elementary	890	848	787	878	939	1,003	1,057	1,124	1,182	1,248	1,316	1,381	1,432
Dell Pickett Elementary	492	331	285	315	374	439	531	616	693	778	856	930	1,010
Frost Elementary	552	424	356	368	379	396	421	444	461	468	477	486	492
Mitchell Elementary	792	537	727	736	752	791	835	878	942	1,026	1,079	1,145	1,189
Ford Elementary	653	550	565	593	612	660	698	739	781	826	874	918	954
Cooper Elementary	693	530	553	559	570	575	598	623	622	628	632	636	641
Mccoy Elementary	808	601	609	621	620	635	641	648	664	677	688	697	702
Village Elementary	633	555	555	576	595	611	618	609	617	620	623	621	626
ELEMENTARY SCHOOL TOTALS	6,897	5,214	5,245	5,443	5,647	5,932	6,218	6,479	6,765	7,080	7,357	7,633	7,866
Elementary Absolute Change		223	31	198	204	285	286	261	286	315	277	276	233
Elementary Percent Change		4.47%	0.59%	3.78%	3.75%	5.05%	4.82%	4.20%	4.41%	4.66%	3.91%	3.75%	3.05%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2020
- Purl Elementary will enroll roughly 820 students by 2020/21
- Mitchell Elementary will enroll about 750 students by 2019/20
- 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	History	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	2027/28
Forbes Middle School	974	800	673	625	654	651	648	621	631	655	669	678	692
Benold Middle School	974	925	891	874	843	850	900	930	972	995	1,024	1,085	1,130
Tippit Middle School	808	898	682	567	661	717	744	814	902	978	1,019	1,076	1,147
Wagner Middle School	950	0	429	646	713	710	782	795	857	870	904	950	1,025
MIDDLE SCHOOL TOTALS	3,706	2,623	2,675	2,712	2,871	2,928	3,074	3,160	3,362	3,498	3,616	3,789	3,994
Middle School Absolute Change		105	52	37	159	57	146	86	202	136	118	173	205
Middle School Percent Change		4.17%	1.98%	1.38%	5.86%	1.99%	4.99%	2.80%	6.39%	4.05%	3.37%	4.78%	5.41%
East View High School	2,000	1,552	1,565	1,641	1,671	1,755	1,851	1,954	2,045	2,184	2,366	2,475	2,648
Georgetown High School	2,250	1,927	1,950	1,983	2,041	2,058	2,094	2,142	2,150	2,177	2,228	2,249	2,330
Richarte High School	250	74	67	67	67	67	67	67	67	67	67	67	67
HIGH SCHOOL TOTALS	4,500	3,553	3,582	3,691	3,779	3,880	4,012	4,163	4,262	4,428	4,661	4,791	5,045
High School Absolute Change		100	29	109	88	101	132	151	99	166	233	130	254
High School Percent Change		2.90%	0.82%	3.04%	2.38%	2.67%	3.40%	3.76%	2.38%	3.89%	5.26%	2.79%	5.30%
DISTRICT TOTALS		11,425	11,512	11,856	12,307	12,750	13,314	13,812	14,399	15,016	15,644	16,223	16,907
District Absolute Change		428	87	344	451	443	564	498	587	617	628	579	684
District Percent Change		3.89%	0.76%	2.99%	3.80%	3.60%	4.42%	3.74%	4.25%	4.29%	4.18%	3.70%	4.22%

*Yellow box = enrollment exceeds stated capacity

- Wagner Middle School may enroll over 700 students by 2019/20
- Georgetown High School is expected to be over capacity by 2019



Summary

- Georgetown's unemployment rate is currently below 3.5%.
- Roughly 40% of home sales within GISD are new homes.
- Nearly half of all district annual closings fall within the Carver Elementary zone.
- Within GISD there are more than 1,500 multi-family units currently under construction.
- GISD can expect an increase of approximately 2,300 students during the next 5 years.
- 2022/23 enrollment projection= 13,812.
- Georgetown ISD is projected to enroll more than 16,900 students for the 2027/28 school year.