



Georgetown Independent School District

Quarterly Report 3Q20



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	44	322	751	768	779	841	853	856	870	928	832	954	894	856	877	11,425		
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	53	334	825	840	814	862	825	875	957	946	947	1,012	994	926	935	12,145	382	3.2%
2020/21	41	225	778	830	806	806	836	814	876	946	949	1,009	988	1,001	931	11,836	-309	-2.5%

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

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Middle	High
3-Year Avg	0.958	0.878	1.023	1.047	1.026	1.004	1.028	1.019	1.030	1.024	1.035	1.087	1.000	0.998	1.004	1.025	1.029	1.022
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	0.841	1.009	1.065	1.084	1.059	1.030	1.059	1.058	1.061	1.061	1.050	1.108	0.988	0.988	0.995	1.059	1.057	1.020
2020/21	0.774	0.674	0.943	1.006	0.960	0.990	0.970	0.987	1.001	0.989	1.003	1.065	0.976	1.007	1.005	0.976	0.998	1.014

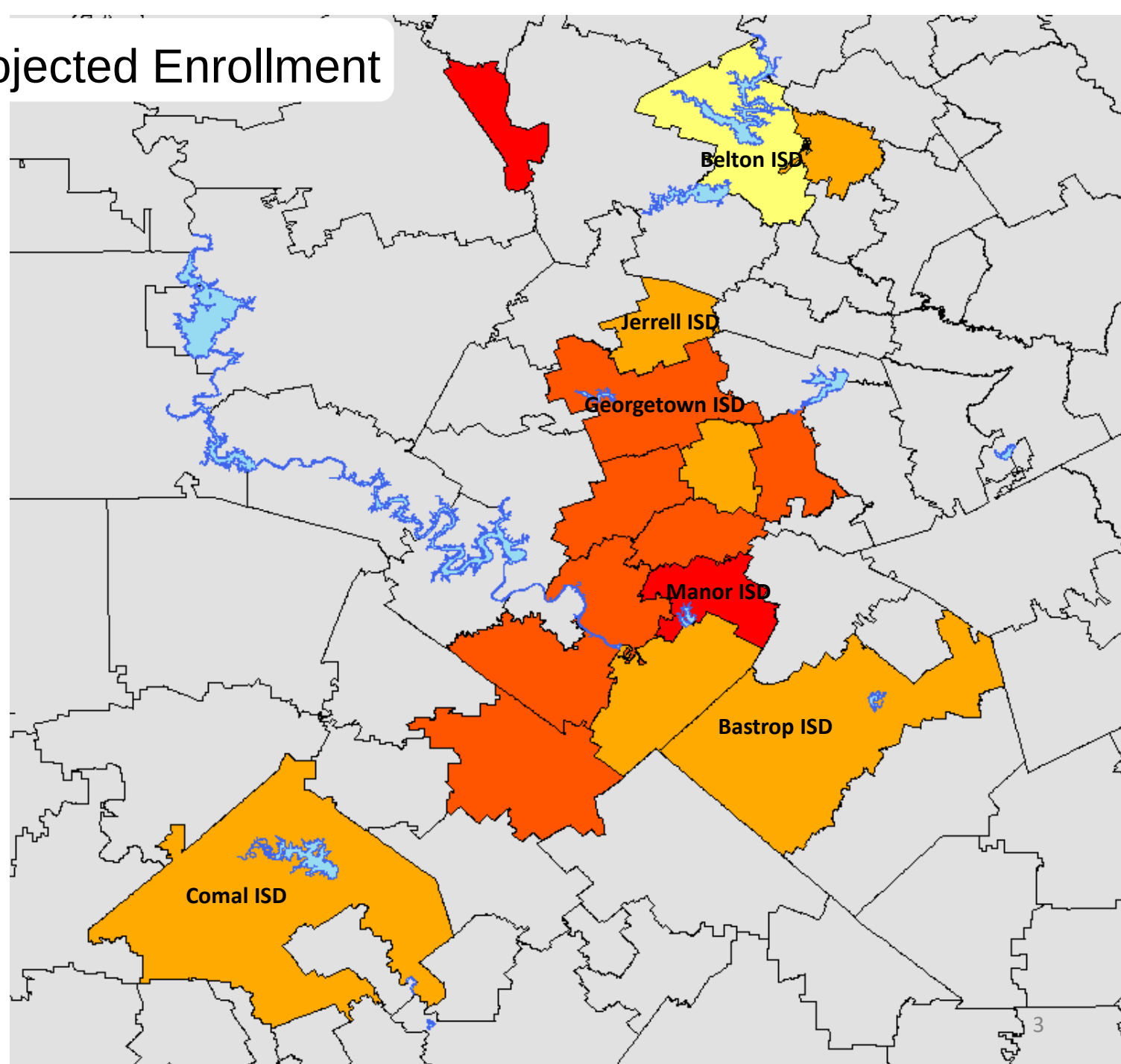
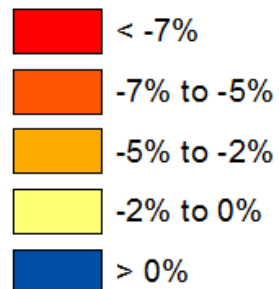
- Georgetown ISD lost 309 students this fall, for a growth rate of -2.5%
- GISD had a historically large decline in PK and KG enrollment due to Covid 19 impact
- Most districts in Austin have seen a 5%-6% student enrollment decline



Percent Difference from Projected Enrollment

- Only 1 district in central Texas has closely matched their forecasted student enrollment in 2020/21
- The average district is down 4.5% from projected enrollment, and year over year enrollment is down roughly 2%

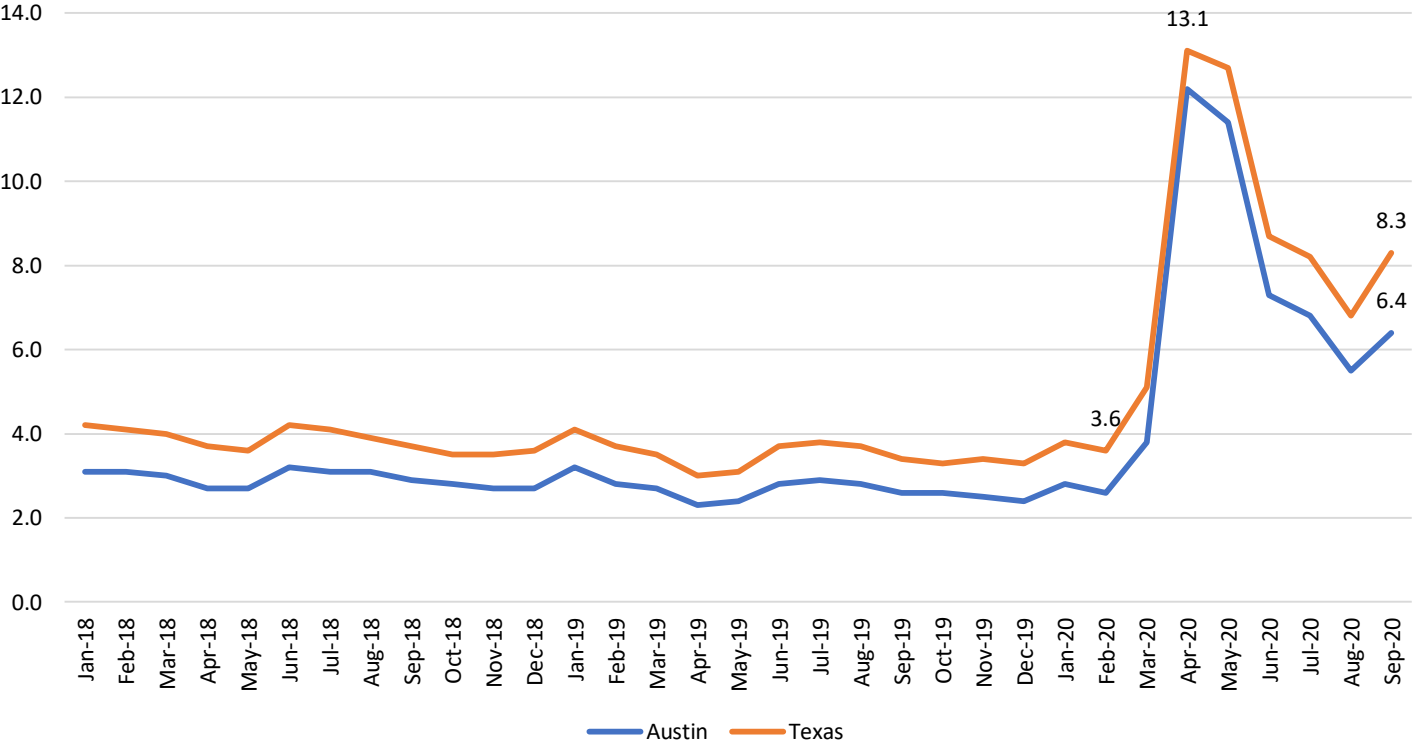
Difference from Forecasted Enrollment



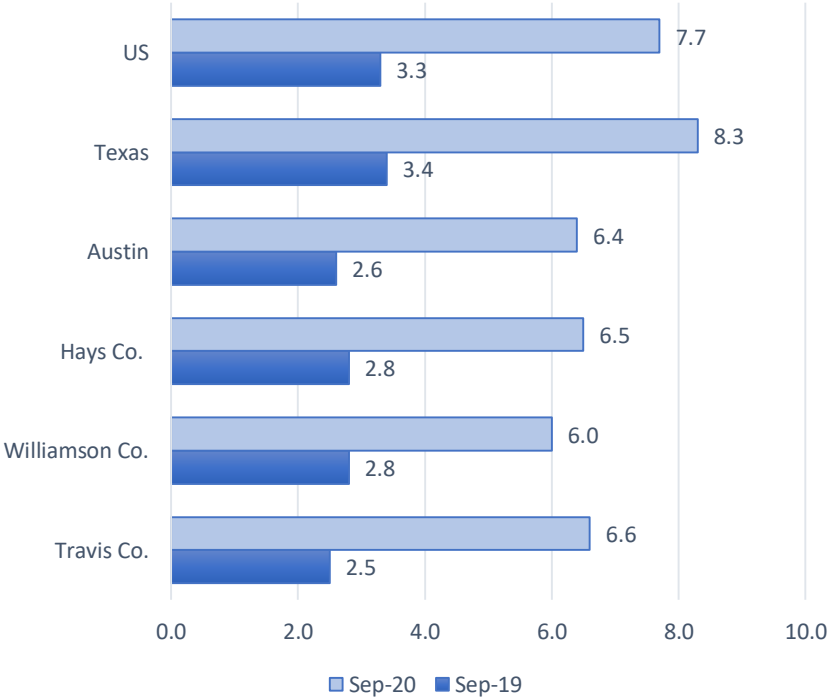


Austin MSA Economic Update

Unemployment Rates, Jan 2018 - Sept 2020



Unemployment Rates, Year Over Year





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q20

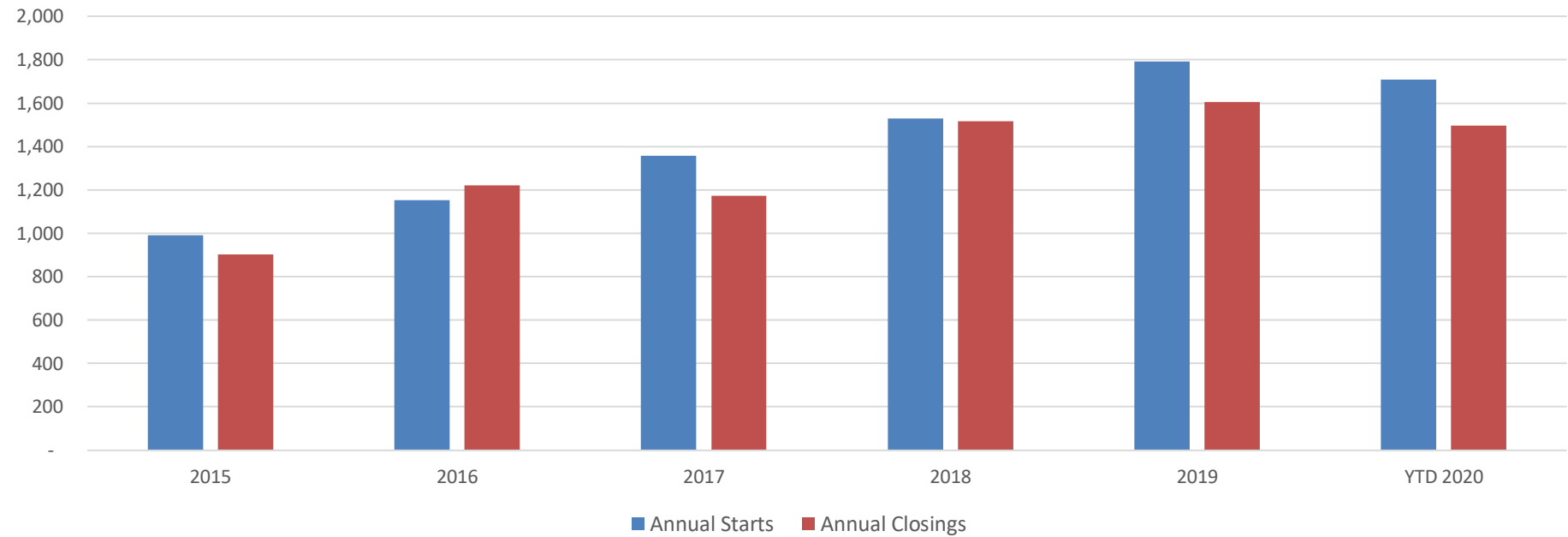
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,510	2,648	1,290	3,600	10,775
2	Georgetown ISD**	2,222	2,037	1,231	3,745	22,623
3	Austin ISD	1,637	1,951	1,543	1,267	10,937
4	Pflugerville ISD	1,821	1,883	906	1,750	8,776
5	Hays CISD	1,943	1,832	939	2,441	39,526
6	Manor ISD	1,550	1,629	622	1,269	15,384
7	Liberty Hill ISD	1,622	1,619	789	3,061	11,408
8	Hutto ISD	1,330	1,312	614	1,019	8,766
9	Round Rock ISD	1,022	1,205	580	666	5,925
10	Del Valle ISD	1,323	1,194	608	1,781	31,588
11	Dripping Springs ISD	882	786	489	1,372	6,596
12	Lake Travis ISD	615	665	519	1,936	4,244
13	Jarrell ISD	690	664	327	887	12,652
14	San Marcos CISD	464	380	280	802	6,890
15	Bastrop ISD	278	216	197	1,535	19,206
16	Taylor ISD	103	119	68	131	986
17	Lago Vista ISD	135	119	82	625	4,111
18	Elgin ISD	204	83	162	389	9,199
19	Eanes ISD	15	48	10	64	114
20	Lockhart ISD	47	35	21	94	15,834

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



Georgetown ISD New Housing Activity



Starts	2015	2016	2017	2018	2019	2020
1Q	202	327	280	385	412	484
2Q	218	227	349	448	413	540
3Q	308	314	399	433	483	684
4Q	264	286	329	264	484	
Total	992	1,154	1,357	1,530	1,792	1,708

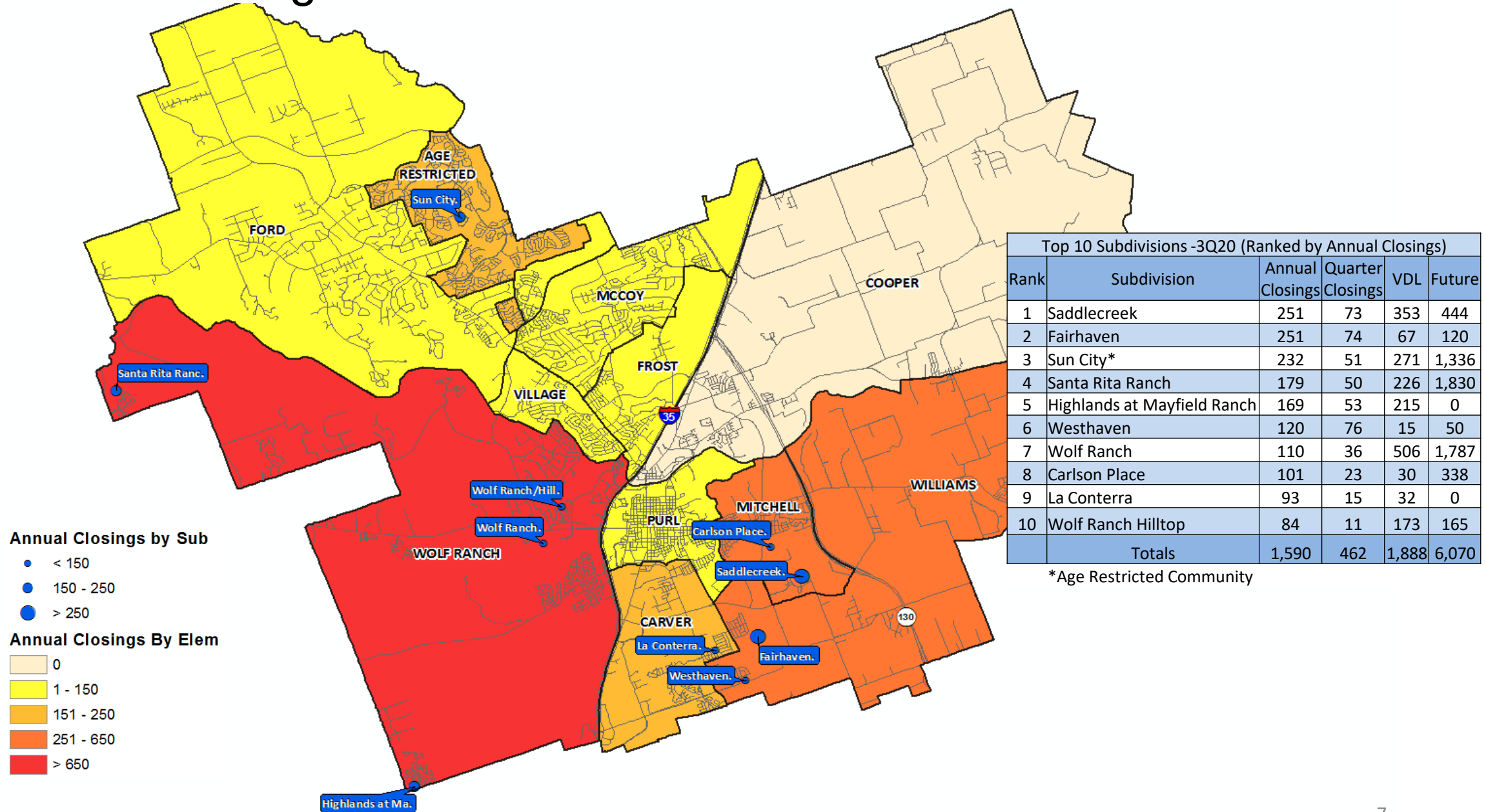
Closings	2015	2016	2017	2018	2019	2020
1Q	211	269	285	323	344	465
2Q	239	348	265	409	391	436
3Q	207	333	347	394	418	596
4Q	245	272	276	390	453	
Total	902	1,222	1,173	1,516	1,606	1,497

- GISD started roughly 1,708 homes in the first half of 2020, 400 more than the number of starts through the same period in 2019
- The district is on pace to see a record number of closings in 2020
- GISD saw record numbers of starts and closings in the 3rd Quarter of 2020



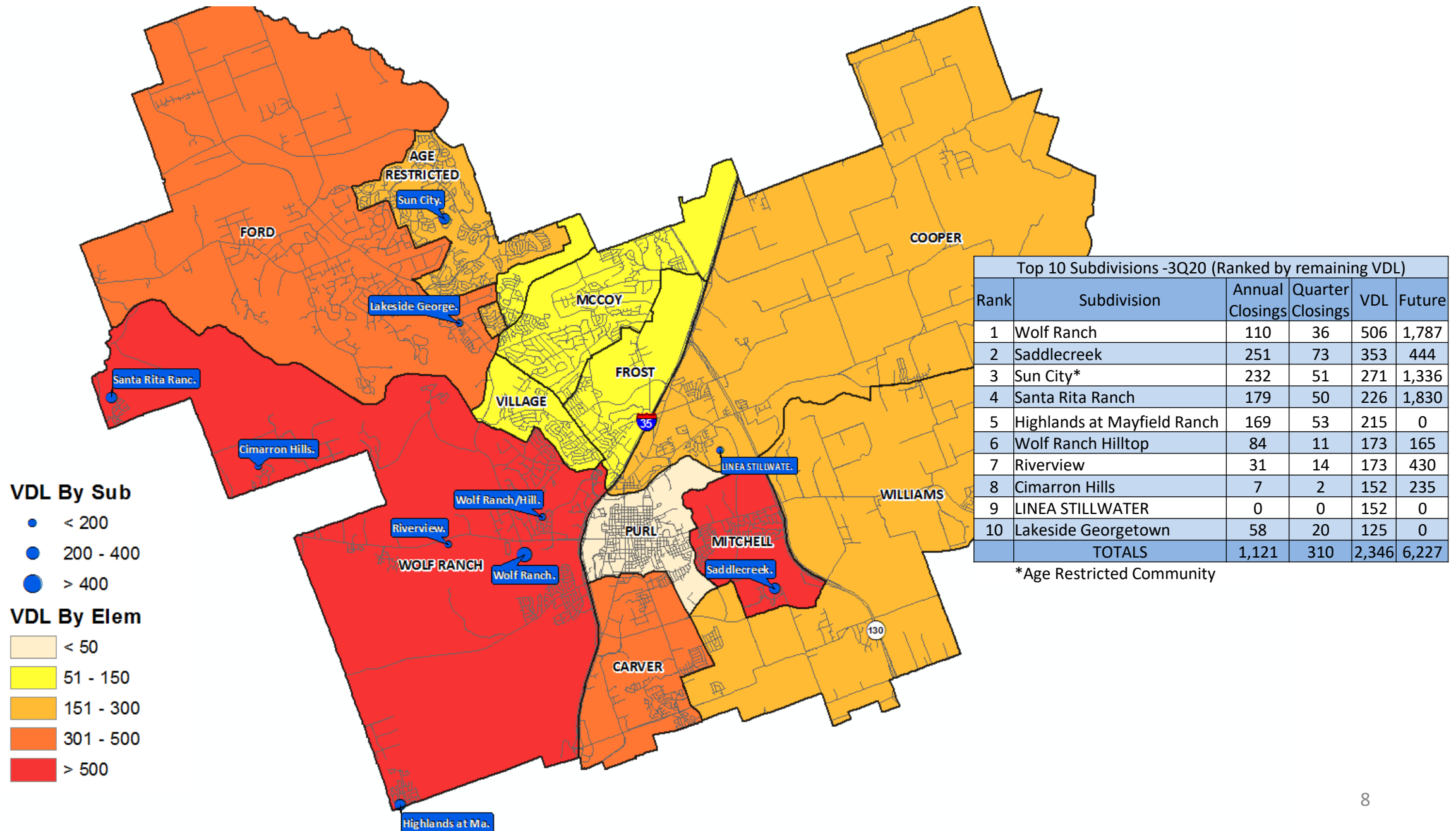


Annual Closing Distribution



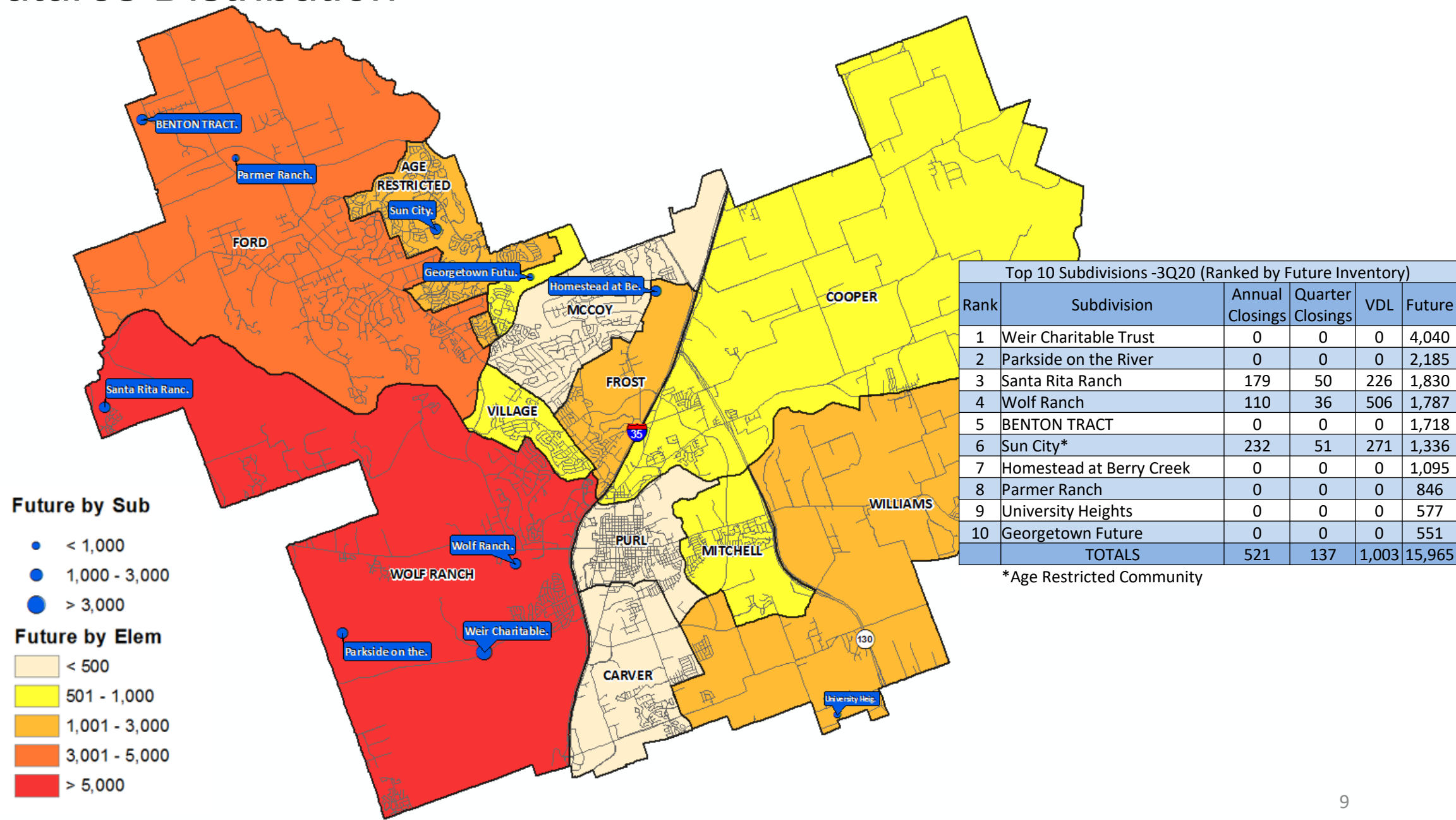


VDL Distribution





Futures Distribution





New Housing Activity by Elementary Zone

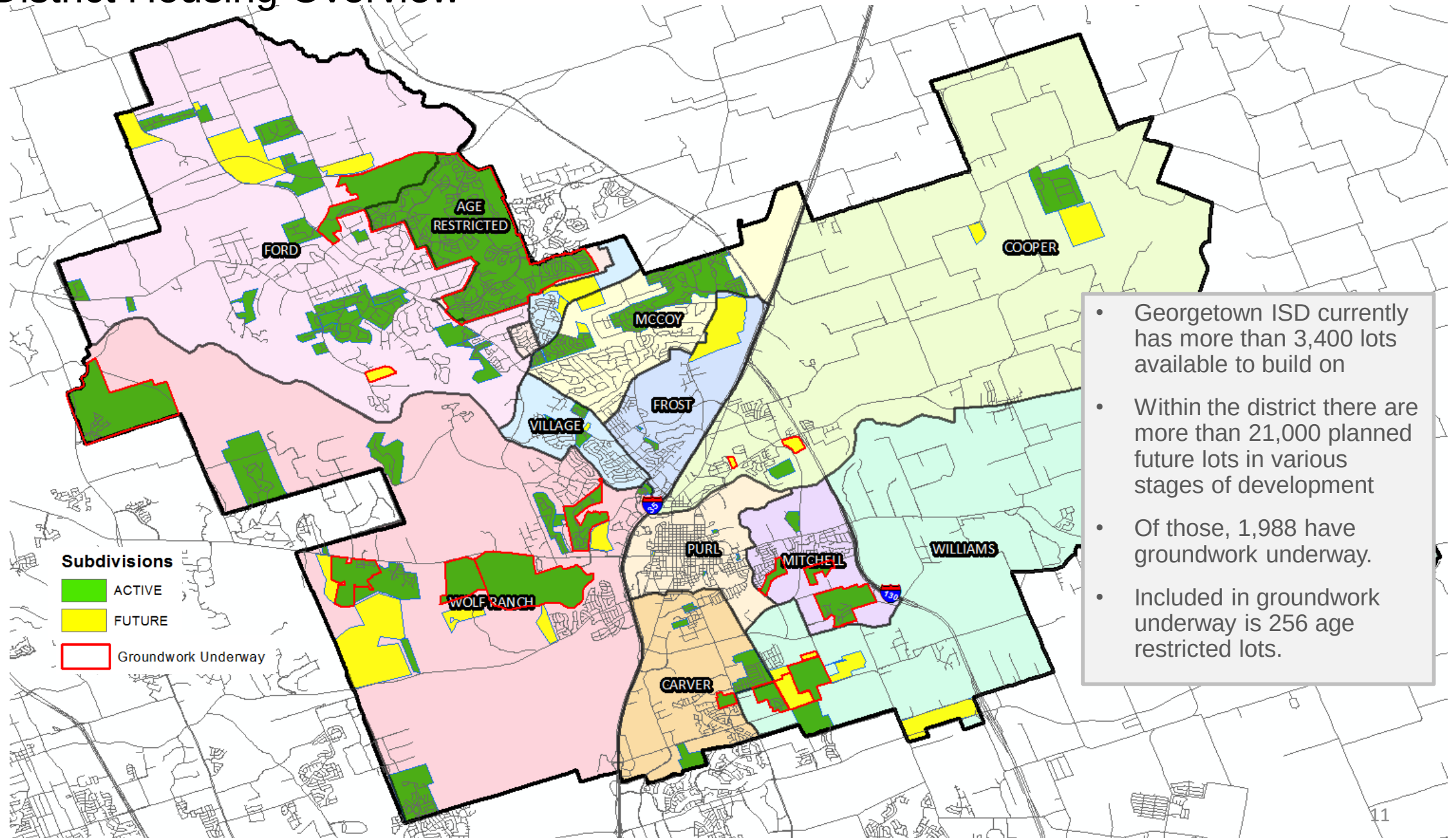
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	241	61	227	52	79	122	329	80
COOPER	0	0	0	0	37	0	162	538
FORD	102	29	122	48	38	54	326	3,253
FROST	0	0	1	0	0	0	60	1,095
MCCOY	16	3	18	4	9	11	86	389
MITCHELL	365	137	352	96	154	195	514	986
PURL	1	1	1	1	1	2	31	8
VILLAGE	25	6	21	8	7	17	76	688
WILLIAMS	498	163	390	155	182	241	166	1,788
WOLF RANCH	716	232	673	181	342	473	1,724	12,462
GRAND TOTAL	1,964	632	1,805	545	849	1,115	3,474	21,287

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



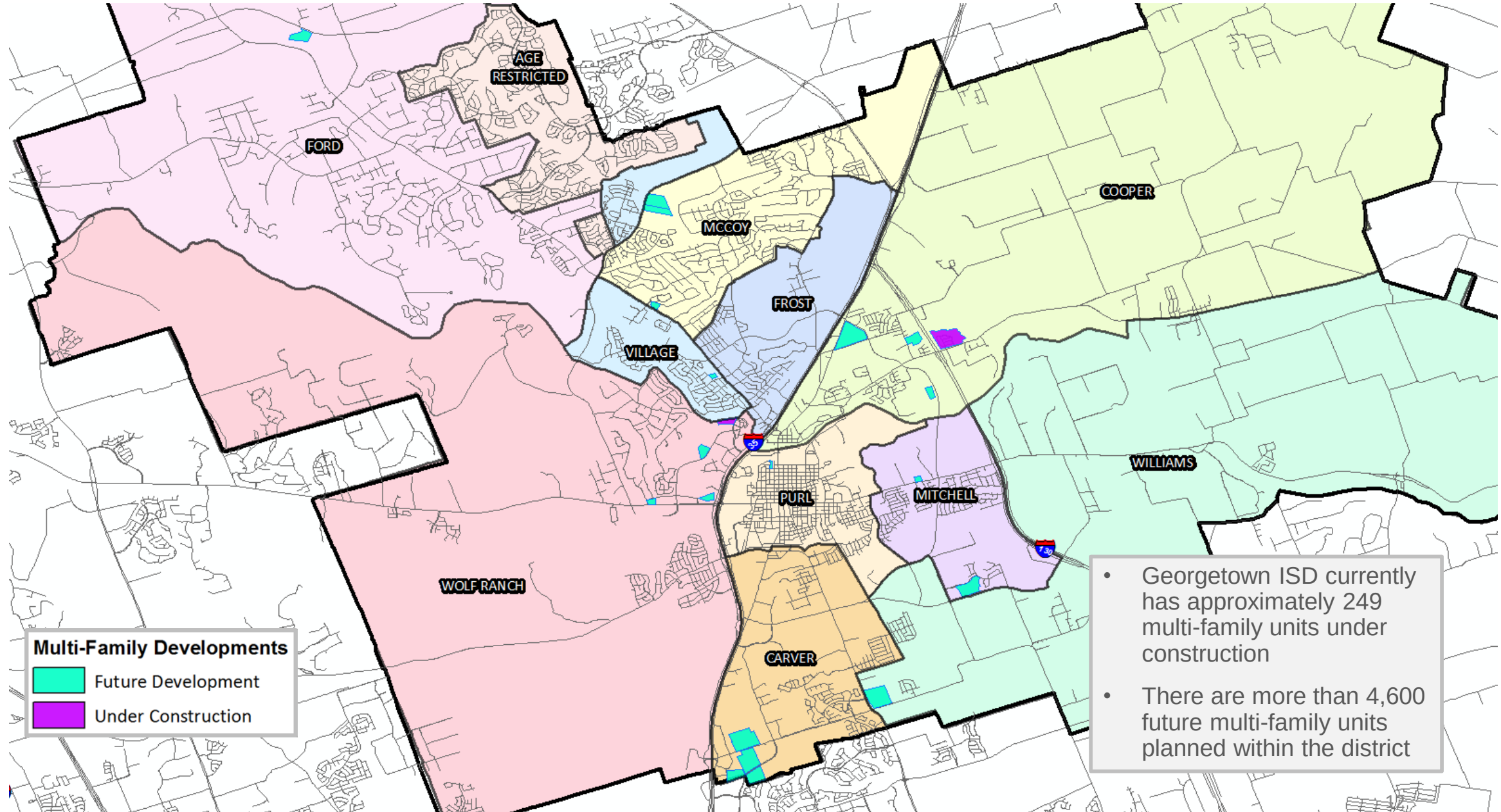


District Housing Overview



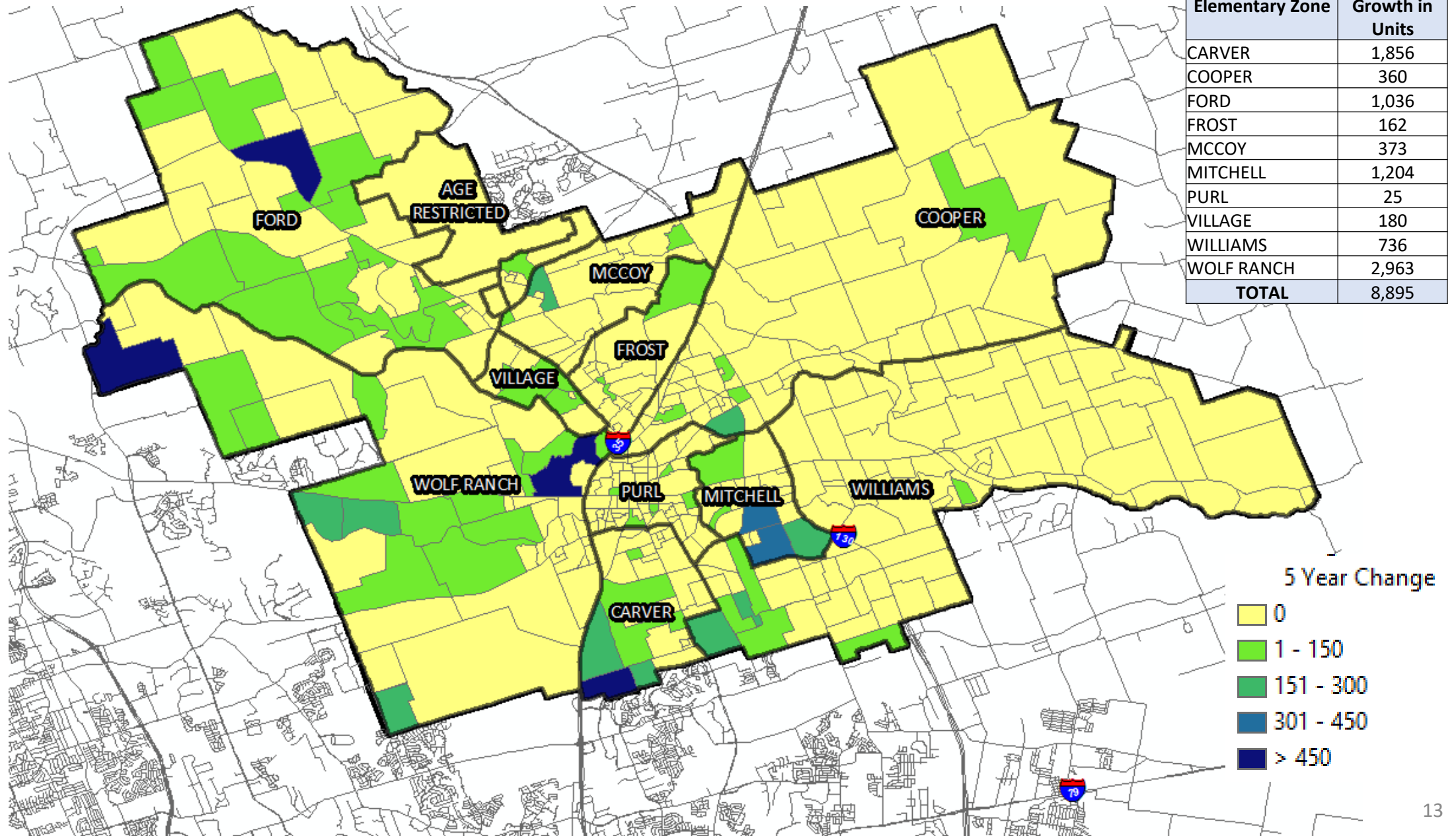


Multi-Family Housing Overview





5 Year Forecasted Change in Residential Units by Planning Area





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
2016/17	44	322	751	768	779	841	853	856	870	928	832	954	894	856	877	11,425		
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	53	334	825	840	814	862	825	875	957	946	947	1,012	994	926	935	12,145	382	3.2%
2020/21	41	225	778	830	806	806	836	814	876	946	949	1,009	988	1,001	931	11,836	-309	-2.5%
2021/22	54	367	924	962	914	856	867	901	866	933	996	1,037	971	985	1,027	12,660	824	7.0%
2022/23	54	367	941	1,024	1,042	959	917	939	973	920	983	1,090	1,006	949	1,016	13,180	520	4.1%
2023/24	54	367	965	1,028	1,097	1,107	1,017	983	1,001	1,039	969	1,076	1,058	983	980	13,724	544	4.1%
2024/25	54	367	997	1,057	1,104	1,165	1,173	1,089	1,026	1,066	1,095	1,060	1,041	1,032	1,014	14,340	616	4.5%
2025/26	54	367	1,042	1,099	1,130	1,182	1,233	1,257	1,130	1,093	1,119	1,200	1,028	1,016	1,063	15,013	673	4.7%
2026/27	54	367	1,085	1,150	1,181	1,208	1,258	1,328	1,298	1,206	1,148	1,225	1,163	1,003	1,047	15,721	708	4.7%
2027/28	54	367	1,087	1,178	1,232	1,257	1,276	1,345	1,374	1,385	1,276	1,224	1,187	1,132	1,034	16,408	687	4.4%
2028/29	54	367	1,121	1,189	1,262	1,314	1,334	1,363	1,394	1,473	1,458	1,359	1,186	1,155	1,163	17,192	784	4.8%
2029/30	54	367	1,156	1,223	1,267	1,340	1,389	1,424	1,412	1,491	1,556	1,551	1,317	1,155	1,186	17,888	696	4.0%
2030/31	54	367	1,195	1,262	1,304	1,352	1,416	1,481	1,473	1,511	1,576	1,656	1,502	1,279	1,186	18,614	726	4.1%

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



Ten Year Forecast by Campus

	HISTORY		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Annie Purl Elementary	869	724	596	690	701	720	729	731	720	708	701	697	693
Carver Elementary	890	939	681	777	830	888	938	967	991	988	1,004	1,011	1,024
Frost Elementary	552	371	304	366	388	408	429	459	466	474	485	502	514
Mitchell Elementary	792	772	623	747	810	853	925	962	1,035	1,051	1,096	1,116	1,129
Ford Elementary	836	560	511	549	586	623	654	686	717	733	757	781	809
Cooper Elementary	693	591	550	608	641	660	671	680	693	701	706	713	722
Mccoy Elementary	808	577	528	559	567	577	585	609	613	612	613	618	622
Village Elementary	633	527	473	503	513	511	518	533	535	529	525	526	527
Williams Elementary	850	0	387	451	489	530	575	629	654	685	693	708	725
Wolf Ranch Elementary	850	367	483	595	718	848	982	1,108	1,207	1,315	1,424	1,548	1,666
ELEMENTARY SCHOOL TOTALS	7,773	5,428	5,136	5,845	6,243	6,618	7,006	7,364	7,631	7,796	8,004	8,220	8,431
Elementary Absolute Change		145	-292	709	398	375	388	358	267	165	208	216	211
Elementary Percent Change		2.74%	-5.38%	13.80%	6.81%	6.01%	5.86%	5.11%	3.63%	2.16%	2.67%	2.70%	2.57%

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



Ten Year Forecast by Campus

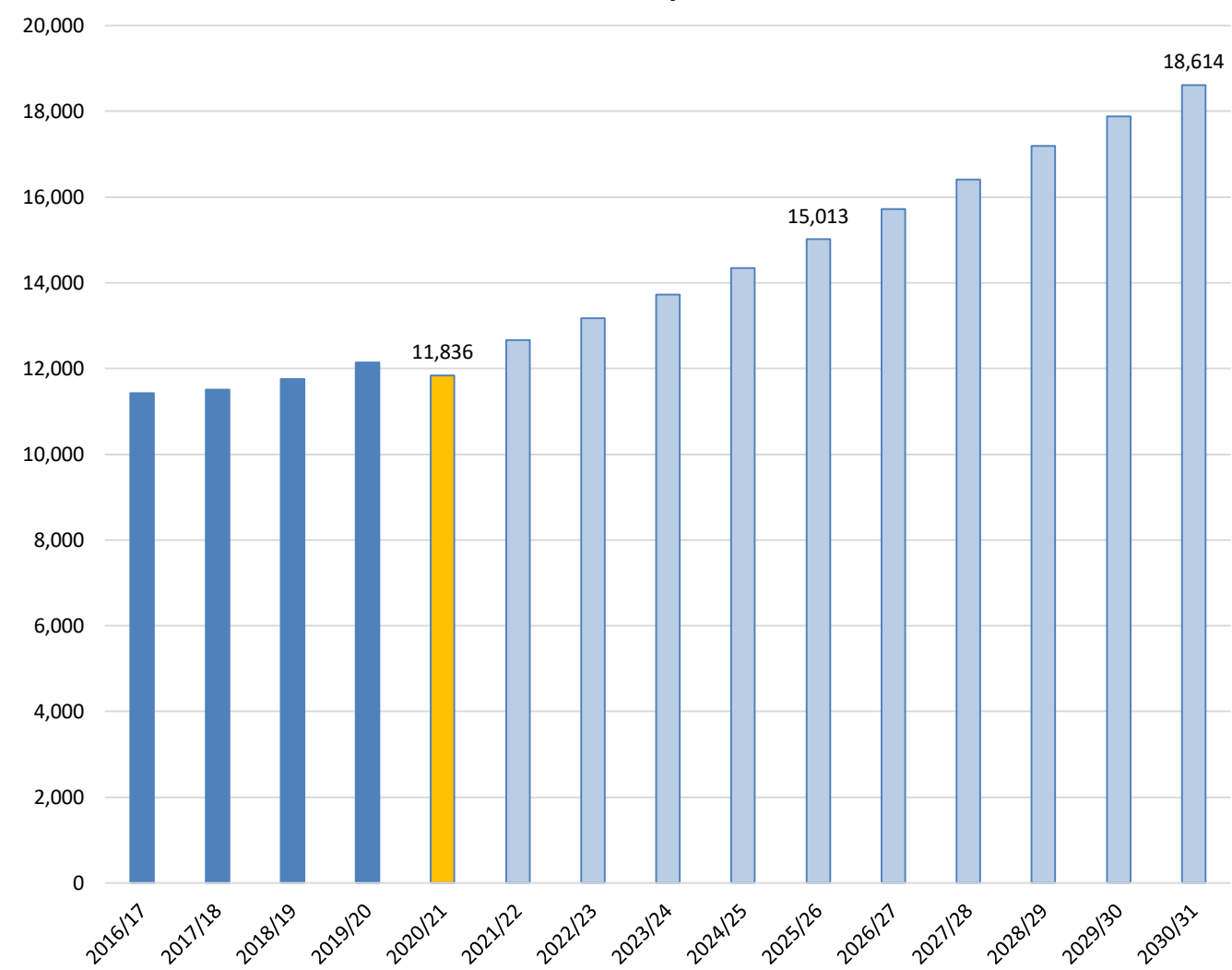
		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Forbes Middle School	974	644	641	610	596	625	636	660	682	719	733	733
Benold Middle School	974	731	741	753	800	816	827	867	942	1,020	1,044	1,051
Tippit Middle School	808	563	552	604	599	653	729	883	1,037	1,138	1,183	1,239
Wagner Middle School	950	824	861	909	1,014	1,093	1,150	1,242	1,374	1,448	1,499	1,537
MIDDLE SCHOOL TOTALS	3,706	2,762	2,795	2,876	3,009	3,187	3,342	3,652	4,035	4,325	4,459	4,560
Middle School Absolute Change		-85	33	81	133	178	155	310	383	290	134	101
Middle School Percent Change		-2.99%	1.19%	2.90%	4.62%	5.92%	4.86%	9.28%	10.49%	7.19%	3.10%	2.27%
East View High School	2,000	1,879	1,935	1,981	2,024	2,080	2,246	2,365	2,465	2,718	2,955	3,248
Georgetown High School	2,250	1,970	2,005	2,000	1,993	1,987	1,981	1,993	2,032	2,065	2,174	2,295
Richarte High School	250	67	67	67	67	67	67	67	67	67	67	67
HIGH SCHOOL TOTALS	4,500	3,916	4,007	4,048	4,084	4,134	4,294	4,425	4,564	4,850	5,196	5,610
High School Absolute Change		78	91	41	36	50	160	131	139	286	346	414
High School Percent Change		2.03%	2.32%	1.02%	0.89%	1.22%	3.87%	3.05%	3.14%	6.27%	7.13%	7.97%
Georgetown Alternative Program	80	5	5	5	5	5	5	5	5	5	5	5
Williamson County Detention Ctr.		3	3	3	3	3	3	3	3	3	3	3
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS		13	13	13	13	13	13	13	13	13	13	13
DISTRICT TOTALS		11,827	12,660	13,180	13,724	14,340	15,013	15,721	16,408	17,192	17,888	18,614
District Absolute Change		-319	833	520	544	616	673	708	687	784	696	726
District Percent Change		-2.63%	7.04%	4.11%	4.13%	4.49%	4.69%	4.72%	4.37%	4.78%	4.05%	4.06%

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



Key Takeaways

Enrollement Projections



- Covid-19 impact caused declines in elementary grades, especially PK and KG
- GISD had a record number of new home starts in the 3rd quarter
- Multi-family yields declined for the third straight year as new luxury complexes come online
- The district is expected to add 1,700 to 2,000 homes annually for the next 3-5 years
- 2025/26 Enrollment projection: 15,013
- 2030/31 Enrollment projection: 18,614