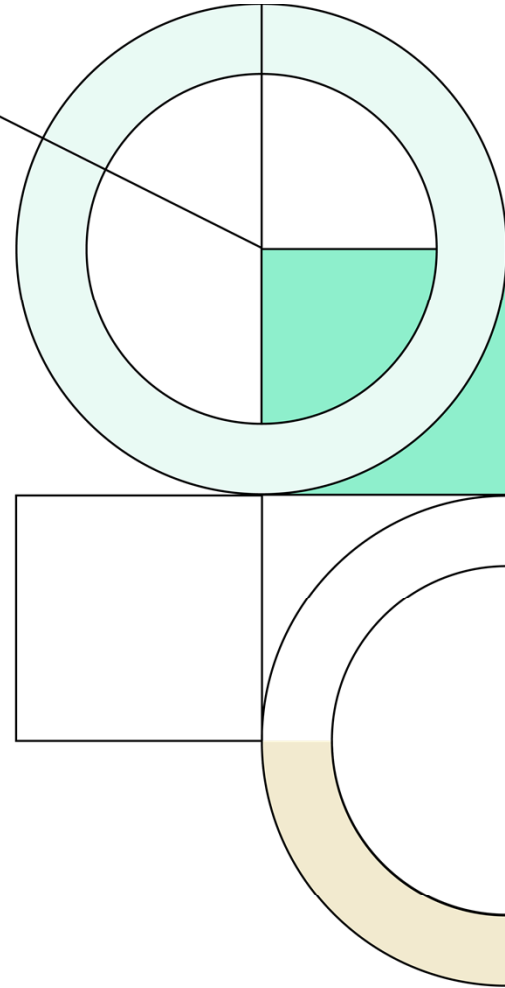




# Georgetown Independent School District

3Q22

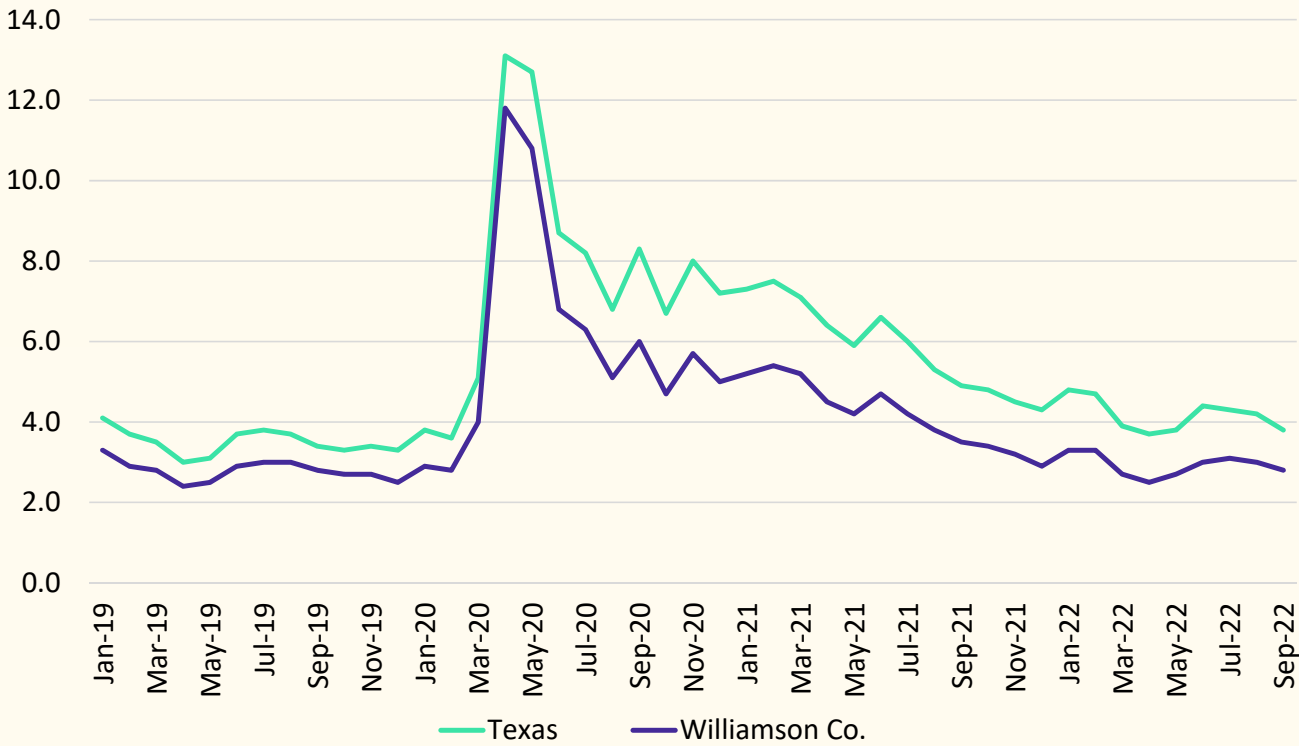
## Demographic Report



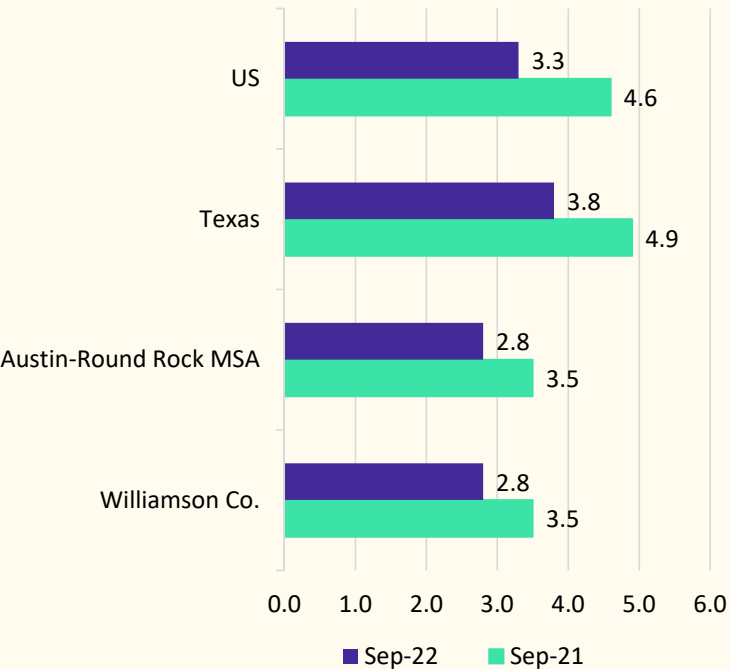


# Local Economic Conditions

Unemployment Rates, Jan. 2019 - Sep. 2022



Unemployment Rate, Year-Over-Year

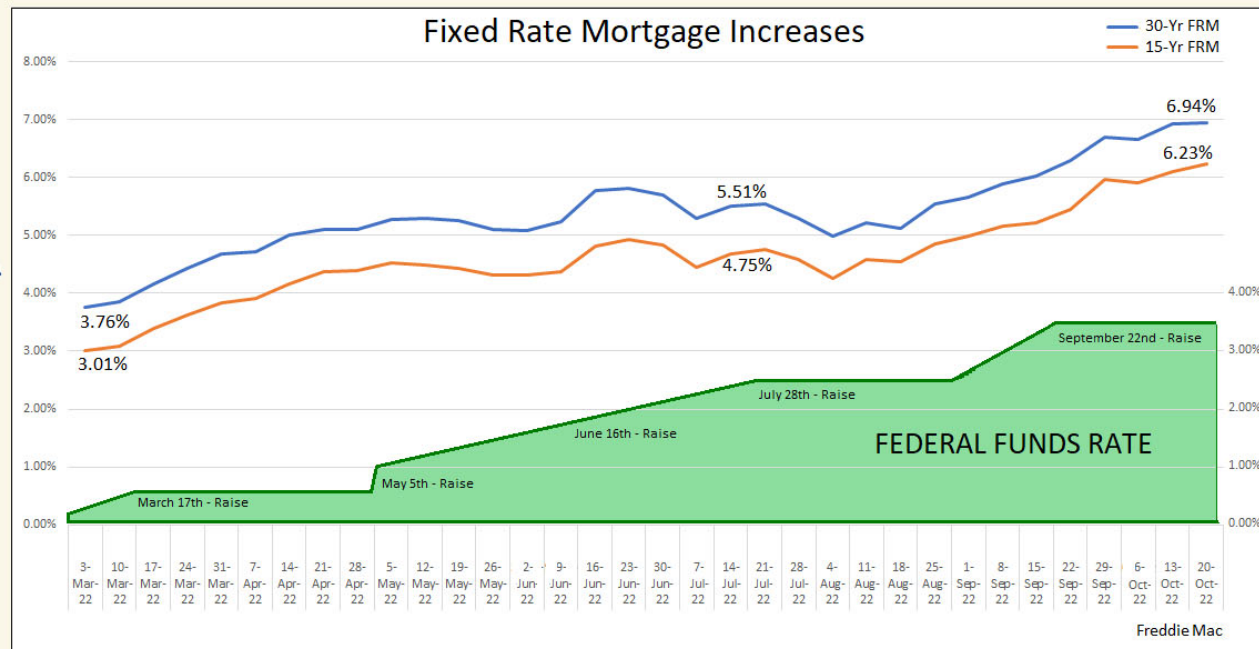




## Economic Conditions

Combination of Price Escalation & Interest Rate Increases Impact on Monthly Payments

**SPRING 2022**  
3.5% Interest Rate  
**HOME PRICE**  
\$343,221  
Average Monthly  
House Payment  
**\$1,905**



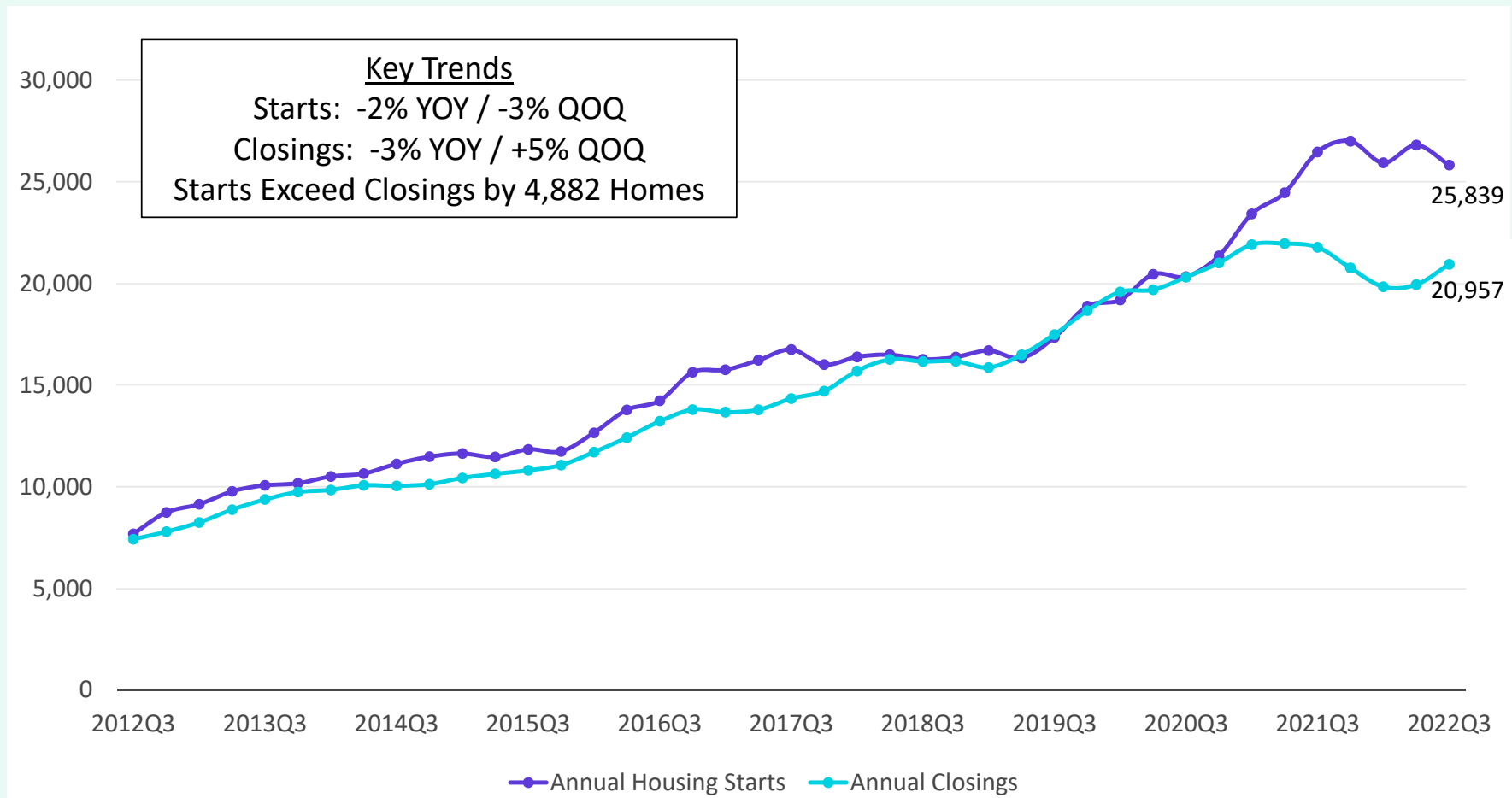
**FALL 2022**  
7.0% Interest Rate  
**HOME PRICE**  
\$365,700  
Average Monthly  
House Payment  
**\$2,765**

**\$860** Increased  
More Per By  
Month 45.15%

\* Since January 2022 – Base Prices have been up by 8% and Mortgage Rates up by approximately 79%



## Austin New Home Starts & Closings are Flattening Out





# Austin New Home Ranking Report

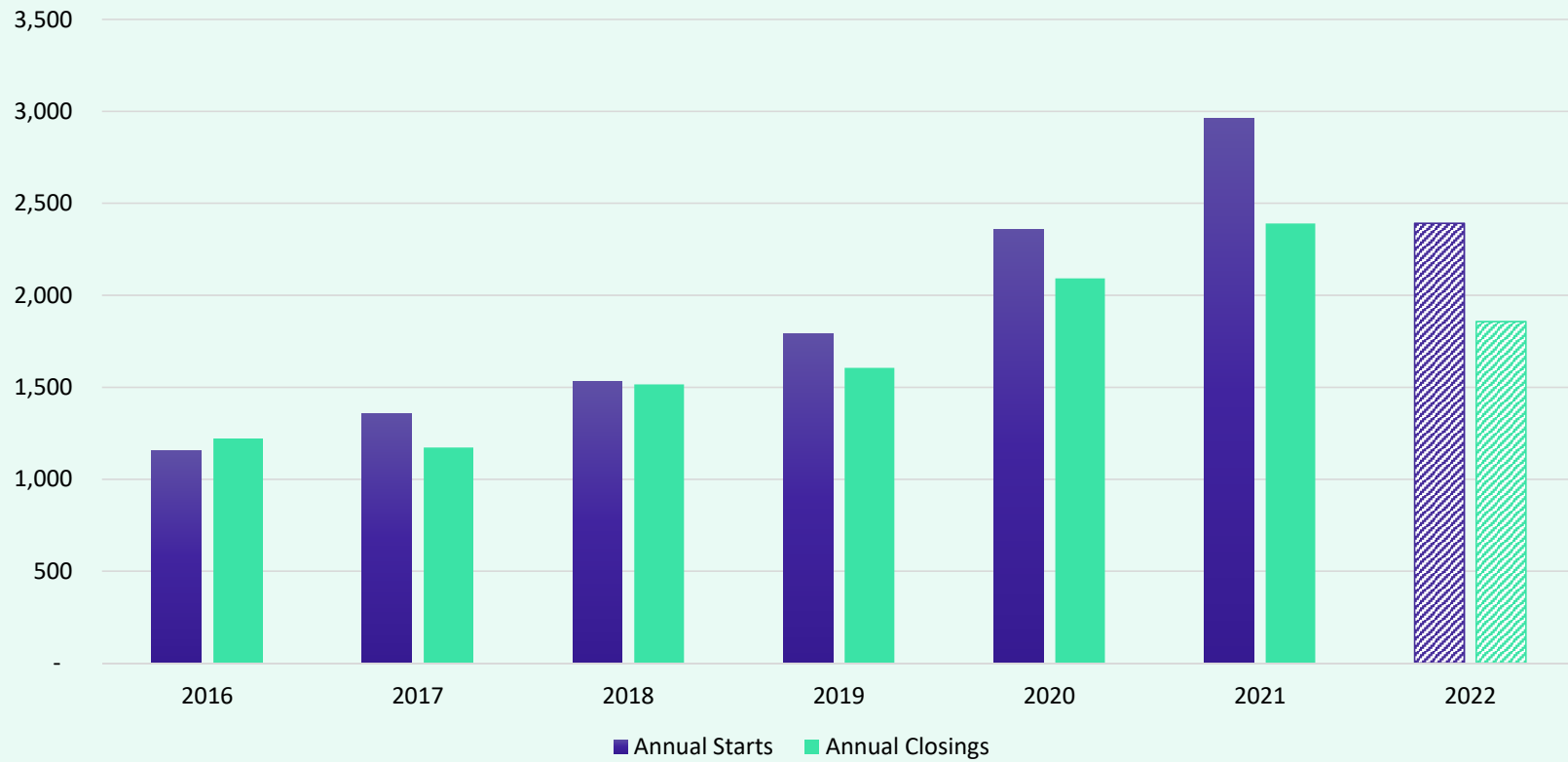
ISD Ranked by Annual Closings – 3Q22

| Rank | District Name           | Annual Starts | Annual Closings | Inventory    | VDL          | Future         |
|------|-------------------------|---------------|-----------------|--------------|--------------|----------------|
| 1    | HAYS CISD               | 3,512         | 2,718           | 2,706        | 3,824        | 41,946         |
| 2    | LEANDER ISD             | 2,489         | 2,404           | 1,854        | 2,301        | 6,441          |
| 3    | <b>GEORGETOWN ISD**</b> | <b>2,543</b>  | <b>2,035</b>    | <b>2,015</b> | <b>3,324</b> | <b>18,700*</b> |
| 4    | LIBERTY HILL ISD        | 2,325         | 1,700           | 1,940        | 2,372        | 9,669          |
| 5    | HUTTO ISD               | 1,781         | 1,675           | 1,130        | 1,435        | 11,235         |
| 6    | PFLUGERVILLE ISD        | 789           | 1,441           | 601          | 1,082        | 9,161          |
| 7    | AUSTIN ISD              | 2,852         | 1,196           | 3,153        | 1,296        | 9,588          |
| 8    | JARRELL ISD             | 1,476         | 1,086           | 828          | 1,990        | 9,046          |
| 9    | MANOR ISD               | 1,642         | 1,037           | 1,136        | 1,777        | 15,346         |
| 10   | DEL VALLE ISD           | 1,058         | 878             | 899          | 1,214        | 23,170         |
| 11   | DRIPPING SPRINGS ISD    | 857           | 851             | 719          | 1,113        | 7,955          |
| 12   | BASTROP ISD             | 860           | 810             | 627          | 2,495        | 16,372         |
| 13   | SAN MARCOS CISD         | 988           | 650             | 870          | 682          | 6,975          |
| 14   | LAKE TRAVIS ISD         | 490           | 608             | 648          | 889          | 4,453          |
| 15   | ROUND ROCK ISD          | 725           | 542             | 773          | 593          | 5,623          |
| 16   | ELGIN ISD               | 682           | 421             | 419          | 257          | 9,069          |
| 17   | TAYLOR ISD              | 197           | 246             | 115          | 283          | 1,067          |
| 18   | LAGO VISTA ISD          | 266           | 198             | 236          | 346          | 3,729          |
| 19   | LOCKHART ISD            | 79            | 69              | 52           | 229          | 20,982         |
| 20   | SMITHVILLE ISD          | 45            | 39              | 10           | 52           | 471            |

Based on additional Zonda Education housing research

\*\* DOES NOT include Age-Restricted communities

# District New Home Starts and Closings by Quarter



| Starts | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  |
|--------|-------|-------|-------|-------|-------|-------|-------|
| 1Q     | 327   | 280   | 385   | 412   | 482   | 886   | 727   |
| 2Q     | 227   | 349   | 448   | 413   | 529   | 665   | 1,153 |
| 3Q     | 314   | 399   | 433   | 483   | 660   | 722   | 511   |
| 4Q     | 286   | 329   | 264   | 484   | 690   | 687   |       |
| Total  | 1,154 | 1,357 | 1,530 | 1,792 | 2,361 | 2,960 | 2,391 |

| Closings | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  |
|----------|-------|-------|-------|-------|-------|-------|-------|
| 1Q       | 269   | 285   | 323   | 344   | 465   | 663   | 573   |
| 2Q       | 348   | 265   | 409   | 391   | 436   | 571   | 626   |
| 3Q       | 333   | 347   | 394   | 418   | 580   | 579   | 658   |
| 4Q       | 272   | 276   | 390   | 453   | 612   | 577   |       |
| Total    | 1,222 | 1,173 | 1,516 | 1,606 | 2,093 | 2,390 | 1,857 |



## District Housing Overview by Elementary Zone

| Elementary  | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Const. | Inventory | Vacant Dev. Lots | Future |
|-------------|---------------|----------------|-----------------|------------------|--------------|-----------|------------------|--------|
| CARVER      | 99            | 5              | 110             | 23               | 77           | 88        | 35               | 1      |
| COOPER      | 120           | 23             | 58              | 31               | 104          | 127       | 111              | 268    |
| FORD        | 348           | 102            | 155             | 40               | 272          | 317       | 462              | 3,020  |
| FROST       | 0             | 0              | 0               | 0                | 0            | 0         | 10               | 1,158  |
| MCCOY       | 33            | 0              | 23              | 9                | 34           | 37        | 18               | 357    |
| MITCHELL    | 313           | 55             | 371             | 56               | 165          | 188       | 194              | 795    |
| PURL        | 14            | 4              | 9               | 0                | 13           | 13        | 7                | 0      |
| VILLAGE     | 13            | 2              | 47              | 3                | 5            | 5         | 11               | 466    |
| WILLIAMS    | 564           | 53             | 337             | 144              | 271          | 348       | 367              | 3,863  |
| WOLF RANCH  | 1,039         | 196            | 925             | 231              | 725          | 892       | 2,109            | 8,772  |
| GRAND TOTAL | 2,543         | 440            | 2,035           | 537              | 1,666        | 2,015     | 3,324            | 18,700 |

 Highest activity in the category

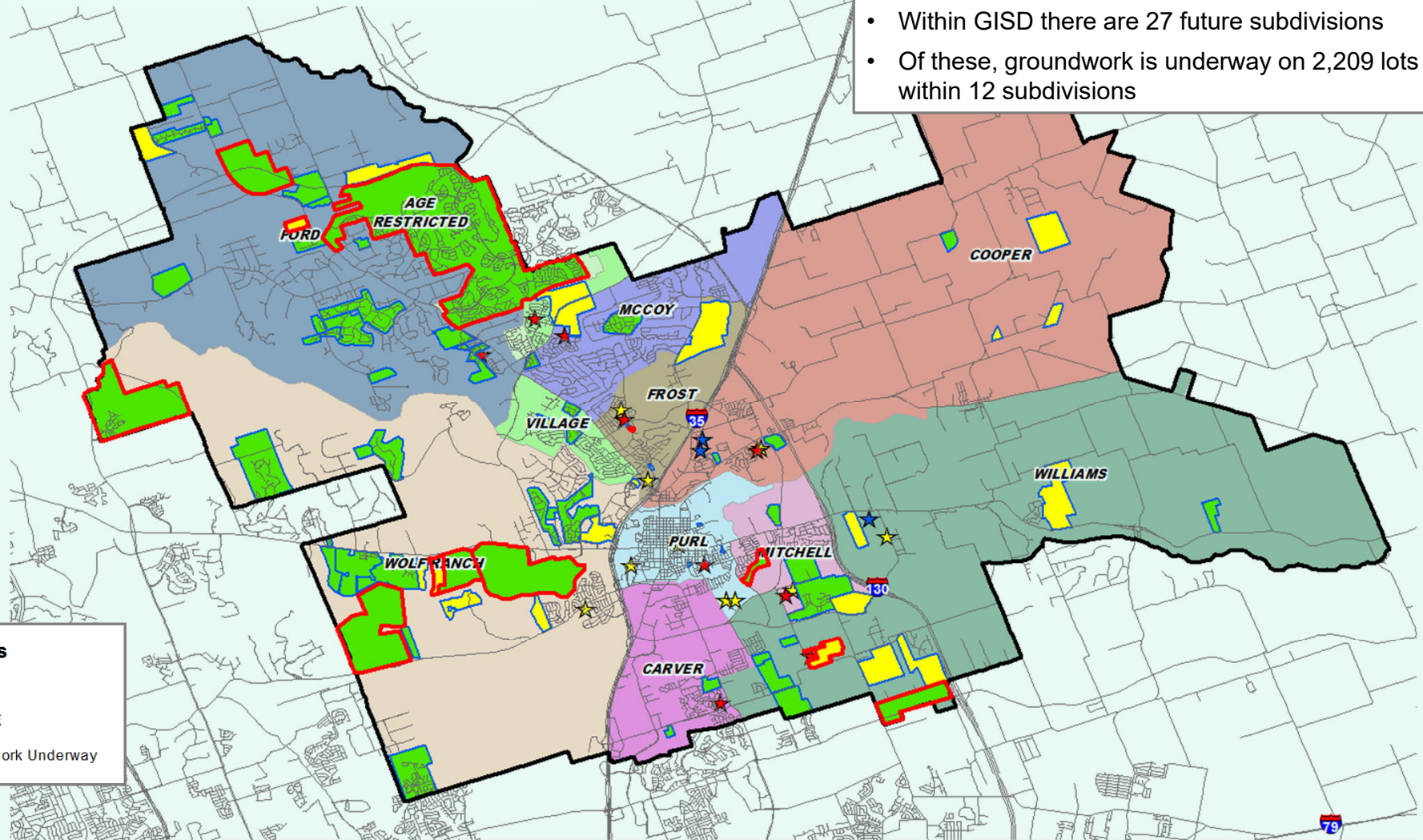
 Second highest activity in the category

 Third highest activity in the category



## District Housing Overview

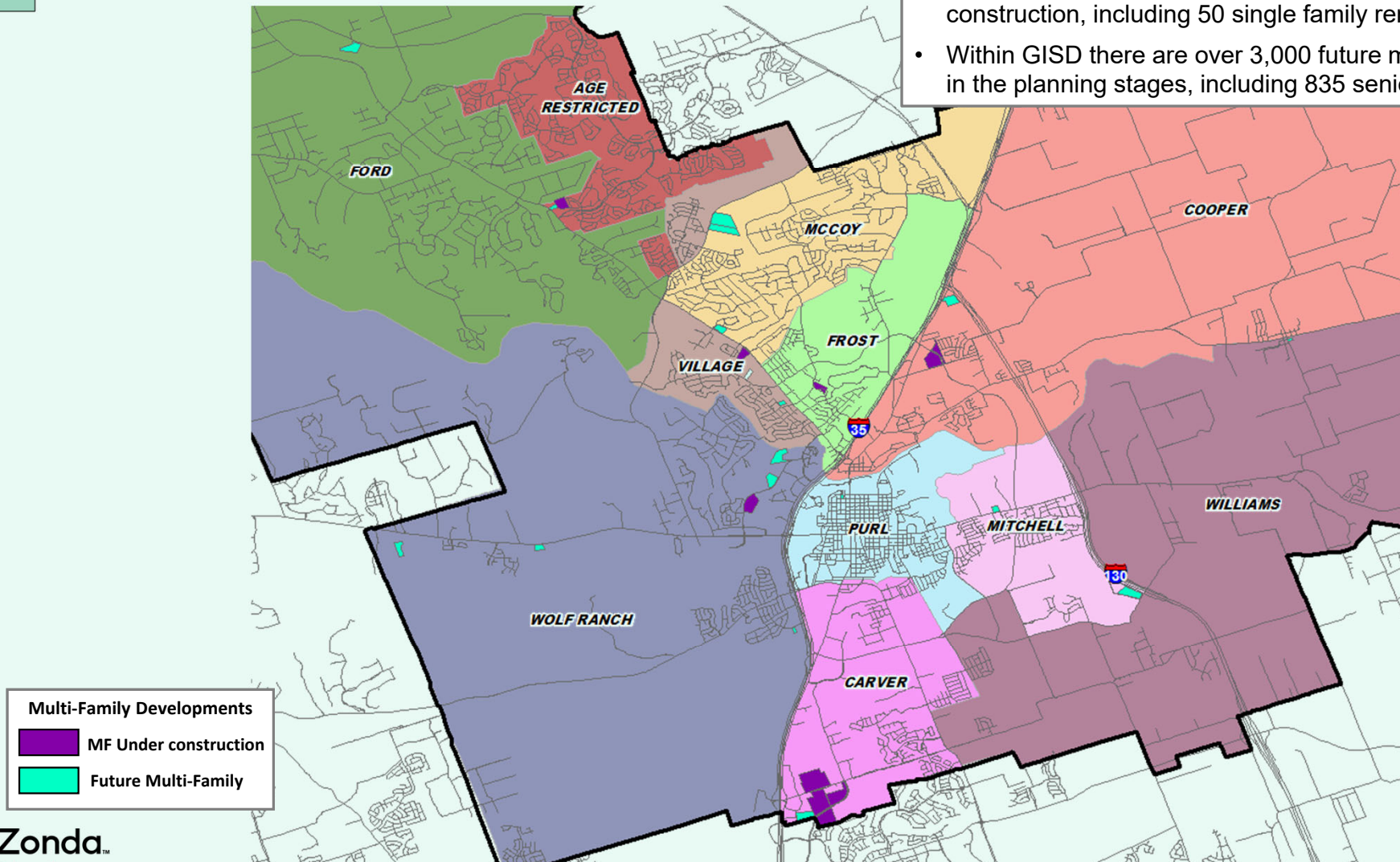
- The district has 60 actively building subdivisions
- Within GISD there are 27 future subdivisions
- Of these, groundwork is underway on 2,209 lots within 12 subdivisions





## District Multi-Family Overview

- The district has over 2,900 multi-family units under construction, including 50 single family rental units
- Within GISD there are over 3,000 future multi-family units in the planning stages, including 835 senior living units





## Residential Activity



### Woodfield Reserve

- 818 total future lots
- Split between Village Elem and McCoy Elem
- 357 total future lots in McCoy Elementary
- 461 total future lots in Village Elementary
- Preliminary plat approved Aug 2022
- Groundwork has not yet started



## Residential Activity

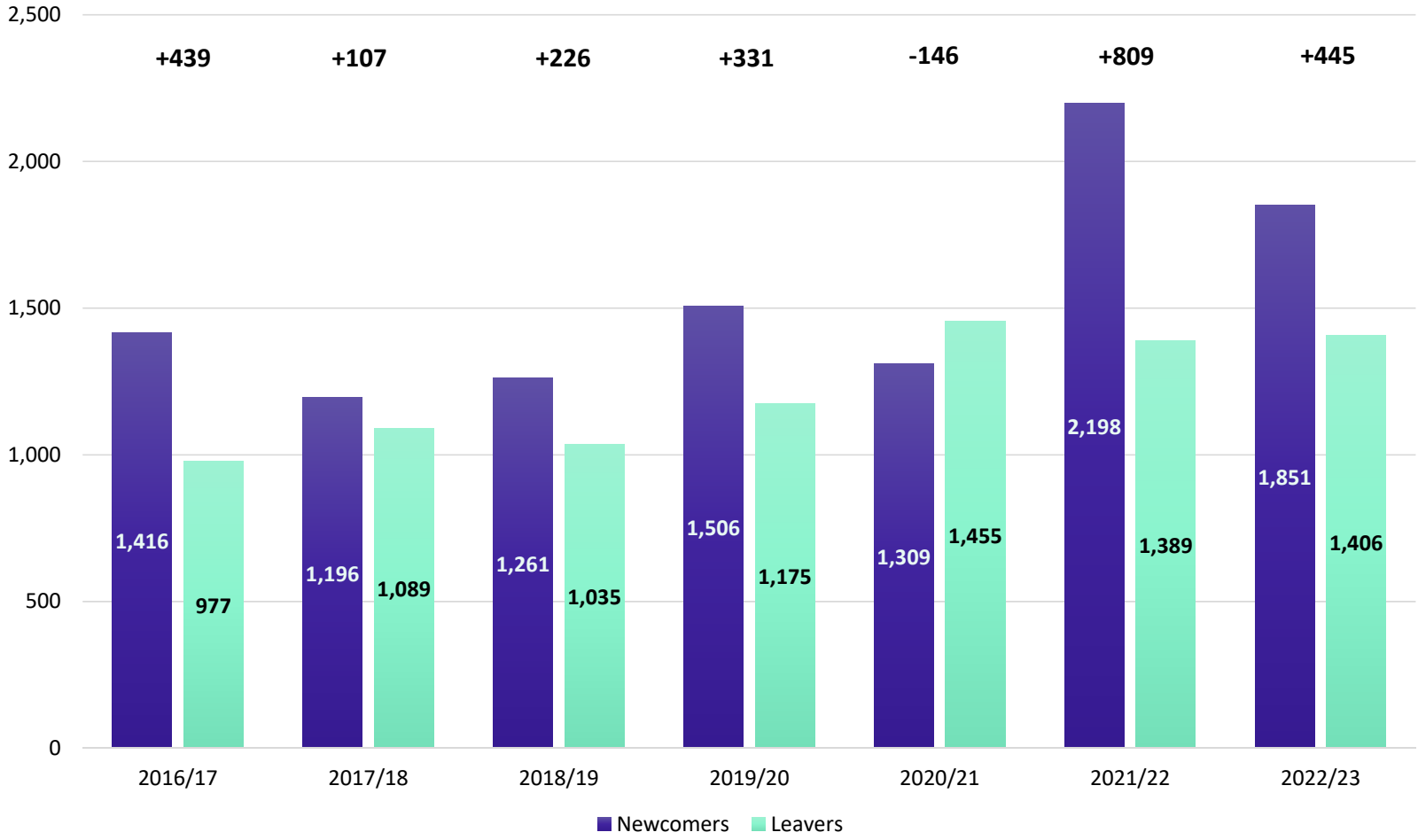


### Rancho San Gabriel

- 1,465 total future lots
- Preliminary plat submitted Aug 2022
- Plans under review
- WBW Development



# Newcomers and Leavers





## 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 |
|------------|----|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------------|----------|
| 2018/19    | 61 | 329 | 775   | 769   | 837   | 779   | 827   | 902   | 892   | 902   | 913   | 1,006 | 937   | 940   | 890   | 11,759 |              |          |
| 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    | 49 | 321 | 822   | 894   | 883   | 871   | 873   | 918   | 881   | 949   | 992   | 1,124 | 1,013 | 982   | 1,046 | 12,618 | 752          | 6.3%     |
| 2022/23    | 67 | 363 | 882   | 904   | 961   | 948   | 927   | 934   | 978   | 946   | 981   | 1,142 | 1,072 | 1,038 | 1,021 | 13,164 | 546          | 4.3%     |
| 2023/24    | 67 | 363 | 943   | 968   | 967   | 1,008 | 995   | 996   | 1,002 | 1,047 | 1,003 | 1,135 | 1,072 | 1,083 | 1,054 | 13,703 | 539          | 4.1%     |
| 2024/25    | 67 | 363 | 997   | 1,036 | 1,032 | 1,012 | 1,060 | 1,057 | 1,073 | 1,072 | 1,112 | 1,149 | 1,069 | 1,083 | 1,099 | 14,281 | 578          | 4.2%     |
| 2025/26    | 67 | 363 | 1,044 | 1,091 | 1,101 | 1,088 | 1,059 | 1,123 | 1,156 | 1,137 | 1,137 | 1,270 | 1,096 | 1,079 | 1,099 | 14,910 | 629          | 4.4%     |
| 2026/27    | 67 | 363 | 1,083 | 1,134 | 1,153 | 1,156 | 1,138 | 1,108 | 1,219 | 1,225 | 1,195 | 1,298 | 1,216 | 1,105 | 1,095 | 15,555 | 645          | 4.3%     |
| 2027/28    | 67 | 363 | 1,114 | 1,180 | 1,211 | 1,218 | 1,222 | 1,211 | 1,186 | 1,290 | 1,287 | 1,363 | 1,241 | 1,222 | 1,121 | 16,296 | 741          | 4.8%     |
| 2028/29    | 67 | 363 | 1,154 | 1,215 | 1,249 | 1,274 | 1,282 | 1,295 | 1,295 | 1,258 | 1,355 | 1,464 | 1,302 | 1,247 | 1,238 | 17,058 | 762          | 4.7%     |
| 2029/30    | 67 | 363 | 1,193 | 1,256 | 1,285 | 1,312 | 1,337 | 1,348 | 1,401 | 1,375 | 1,322 | 1,539 | 1,405 | 1,307 | 1,263 | 17,773 | 715          | 4.2%     |
| 2030/31    | 67 | 363 | 1,260 | 1,303 | 1,328 | 1,354 | 1,367 | 1,408 | 1,460 | 1,485 | 1,444 | 1,503 | 1,479 | 1,407 | 1,323 | 18,551 | 778          | 4.4%     |
| 2031/32    | 67 | 363 | 1,317 | 1,368 | 1,383 | 1,388 | 1,405 | 1,432 | 1,523 | 1,548 | 1,559 | 1,637 | 1,444 | 1,479 | 1,423 | 19,336 | 785          | 4.2%     |
| 2032/33    | 67 | 363 | 1,366 | 1,422 | 1,440 | 1,448 | 1,441 | 1,474 | 1,549 | 1,613 | 1,625 | 1,765 | 1,578 | 1,444 | 1,495 | 20,090 | 754          | 3.9%     |

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



# Ten Year Forecast by Elementary Campus

| Campus                          | Capacity     | Fall         | ENROLLMENT HISTORY |              |              |              |              |              |              |              |              |              |
|---------------------------------|--------------|--------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                                 |              | 2022/23      | 2023/24            | 2024/25      | 2025/26      | 2026/27      | 2027/28      | 2028/29      | 2029/30      | 2030/31      | 2031/32      | 2032/33      |
| Annie Purl Elementary           | 869          | 559          | 541                | 530          | 522          | 495          | 487          | 490          | 489          | 489          | 486          | 483          |
| Carver Elementary               | 890          | 728          | 736                | 746          | 760          | 769          | 767          | 772          | 778          | 786          | 795          | 808          |
| Frost Elementary                | 552          | 320          | 319                | 326          | 342          | 366          | 386          | 398          | 406          | 418          | 426          | 440          |
| Mitchell Elementary             | 792          | 715          | 749                | 814          | 836          | 860          | 928          | 942          | 938          | 942          | 939          | 945          |
| Ford Elementary                 | 836          | 527          | 555                | 586          | 601          | 620          | 655          | 695          | 720          | 748          | 778          | 814          |
| Cooper Elementary               | 693          | 652          | 685                | 670          | 657          | 639          | 634          | 643          | 655          | 658          | 656          | 654          |
| Mccoy Elementary                | 808          | 523          | 504                | 491          | 508          | 517          | 534          | 543          | 531          | 527          | 523          | 519          |
| Village Elementary              | 633          | 457          | 447                | 450          | 462          | 463          | 464          | 460          | 460          | 466          | 475          | 484          |
| Williams Elementary             | 850          | 658          | 754                | 832          | 904          | 964          | 1,062        | 1,166        | 1,272        | 1,393        | 1,526        | 1,672        |
| Wolf Ranch Elementary           | 850          | 847          | 1,017              | 1,179        | 1,344        | 1,509        | 1,669        | 1,790        | 1,912        | 2,023        | 2,119        | 2,202        |
| <b>ELEMENTARY SCHOOL TOTALS</b> | <b>7,773</b> | <b>5,986</b> | <b>6,307</b>       | <b>6,624</b> | <b>6,936</b> | <b>7,202</b> | <b>7,586</b> | <b>7,899</b> | <b>8,161</b> | <b>8,450</b> | <b>8,723</b> | <b>9,021</b> |
| Elementary Absolute Change      |              | 355          | 321                | 317          | 312          | 266          | 384          | 313          | 262          | 289          | 273          | 298          |
| Elementary Percent Change       |              | 6.30%        | 5.36%              | 5.03%        | 4.71%        | 3.84%        | 5.33%        | 4.13%        | 3.32%        | 3.54%        | 3.23%        | 3.42%        |

\*Green within 5% capacity  
 \*Yellow exceeds 5% capacity



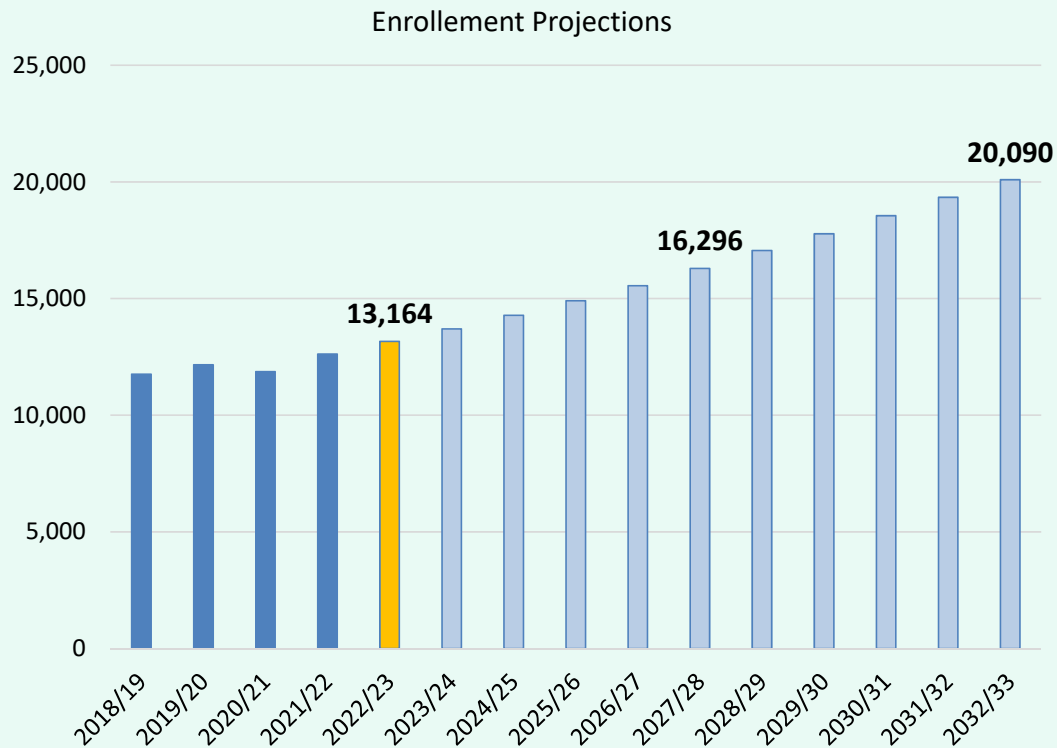
## Ten Year Forecast by Secondary Campus

| Campus                           | Capacity | Fall          | ENROLLMENT HISTORY |               |               |               |               |               |               |               |               |               |
|----------------------------------|----------|---------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                  |          | 2022/23       | 2023/24            | 2024/25       | 2025/26       | 2026/27       | 2027/28       | 2028/29       | 2029/30       | 2030/31       | 2031/32       | 2032/33       |
| Forbes Middle School             | 974      | 671           | 674                | 717           | 727           | 742           | 710           | 687           | 663           | 668           | 691           | 712           |
| Benold Middle School             | 974      | 664           | 694                | 718           | 749           | 757           | 769           | 799           | 848           | 885           | 914           | 912           |
| Tippit Middle School             | 808      | 628           | 660                | 735           | 807           | 890           | 967           | 1,051         | 1,142         | 1,262         | 1,368         | 1,443         |
| Wagner Middle School             | 950      | 936           | 1,018              | 1,081         | 1,141         | 1,244         | 1,311         | 1,365         | 1,439         | 1,568         | 1,651         | 1,714         |
| <b>MIDDLE SCHOOL TOTALS</b>      | 3,706    | 2,899         | 3,046              | 3,251         | 3,424         | 3,633         | 3,757         | 3,902         | 4,092         | 4,383         | 4,624         | 4,781         |
| Middle School Absolute Change    |          | 86            | 147                | 205           | 173           | 209           | 124           | 145           | 190           | 291           | 241           | 157           |
| Middle School Percent Change     |          | 3.06%         | 5.07%              | 6.73%         | 5.32%         | 6.10%         | 3.41%         | 3.86%         | 4.87%         | 7.11%         | 5.50%         | 3.40%         |
| East View High School            | 2,000    | 2,079         | 2,155              | 2,223         | 2,381         | 2,536         | 2,683         | 2,933         | 3,142         | 3,330         | 3,611         | 3,868         |
| Georgetown High School           | 2,250    | 2,016         | 2,011              | 1,999         | 1,985         | 2,000         | 2,086         | 2,140         | 2,194         | 2,204         | 2,194         | 2,236         |
| Richarte High School             | 250      | 113           | 113                | 113           | 113           | 113           | 113           | 113           | 113           | 113           | 113           | 113           |
| <b>HIGH SCHOOL TOTALS</b>        | 4,500    | 4,208         | 4,279              | 4,335         | 4,479         | 4,649         | 4,882         | 5,186         | 5,449         | 5,647         | 5,918         | 6,217         |
| High School Absolute Change      |          | 76            | 71                 | 56            | 144           | 170           | 233           | 304           | 263           | 198           | 271           | 299           |
| High School Percent Change       |          | 1.84%         | 1.69%              | 1.31%         | 3.32%         | 3.80%         | 5.01%         | 6.23%         | 5.07%         | 3.63%         | 4.80%         | 5.05%         |
| Georgetown Alternative Program   | 80       | 38            | 38                 | 38            | 38            | 38            | 38            | 38            | 38            | 38            | 38            | 38            |
| Williamson County Detention Ctr. |          | 6             | 6                  | 6             | 6             | 6             | 6             | 6             | 6             | 6             | 6             | 6             |
| Williamson County JJAEP          |          | 27            | 27                 | 27            | 27            | 27            | 27            | 27            | 27            | 27            | 27            | 27            |
| <b>ALTERNATIVE CAMPUS TOTALS</b> |          | 71            | 71                 | 71            | 71            | 71            | 71            | 71            | 71            | 71            | 71            | 71            |
| <b>DISTRICT TOTALS</b>           |          | <b>13,164</b> | <b>13,703</b>      | <b>14,281</b> | <b>14,910</b> | <b>15,555</b> | <b>16,296</b> | <b>17,058</b> | <b>17,773</b> | <b>18,551</b> | <b>19,336</b> | <b>20,090</b> |
| District Absolute Change         |          | 546           | 539                | 578           | 629           | 645           | 741           | 762           | 715           | 778           | 785           | 754           |
| District Percent Change          |          | 4.33%         | 4.09%              | 4.22%         | 4.40%         | 4.33%         | 4.76%         | 4.68%         | 4.19%         | 4.38%         | 4.23%         | 3.90%         |

\*Green within 5% capacity  
\*Yellow exceeds 5% capacity



## Key Takeaways



- Georgetown ISD enrollment this fall at 13,164 growth of 546 students
- Single family construction continues to be impacted by increased construction times leading to over 1,600 homes under construction
- New single family start rates starting to drop due to interest rate hikes
- New single family rate will likely remain over 2,000 new homes per year
- Multi family construction on the rise with over 2,900 units under construction
- Even with a slow down in single family construction district enrollment will continue consistent enrollment growth adding over 3,100 students over the next five years (16,296 total enrollment)