

Georgetown Independent School District



Quarterly Report 1Q16

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



TEMPLETON
DEMOGRAPHICS

Economic Conditions – Austin Area (April 2016)

3.9%

37,800 new jobs
National rate 1.9%



Job Growth

**Unemployment
Rate**



U.S. 4.7%
Texas 4.2%
Austin MSA 2.9%
Georgetown 3.2%

-0.4%

12,639

1,220 more
than 1Q15



**Annualized
Home Starts**

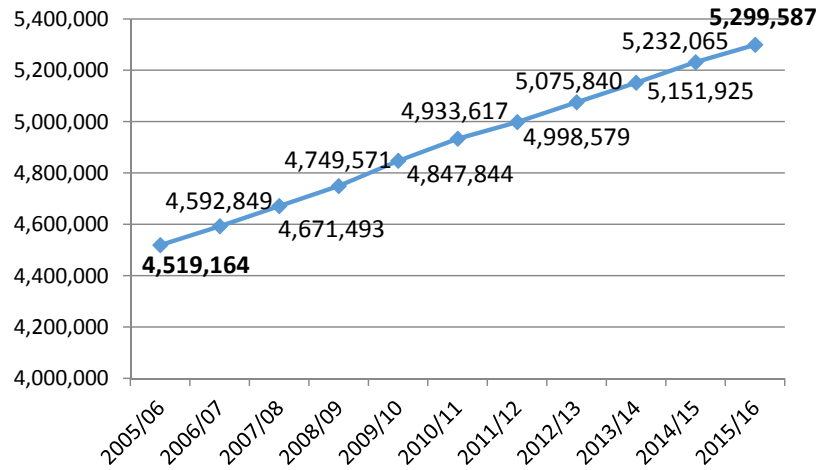


Texas Enrollment Trends

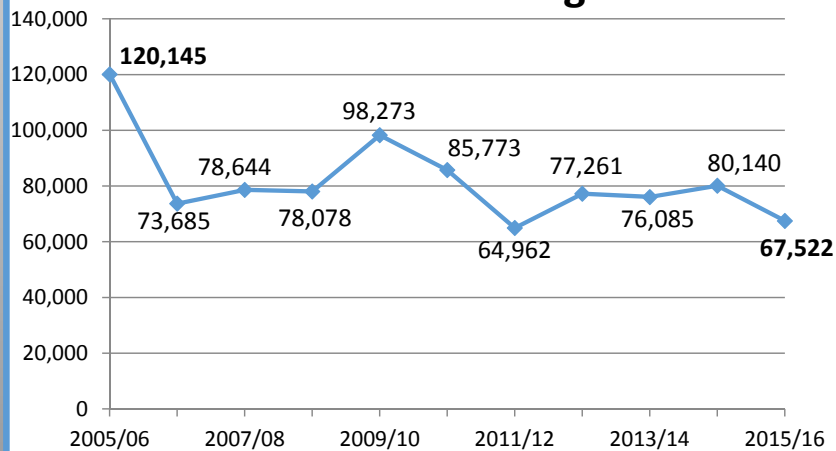
2015/16 State Enrollment

Total Enrollment	5,299,587
Total Growth	67,522

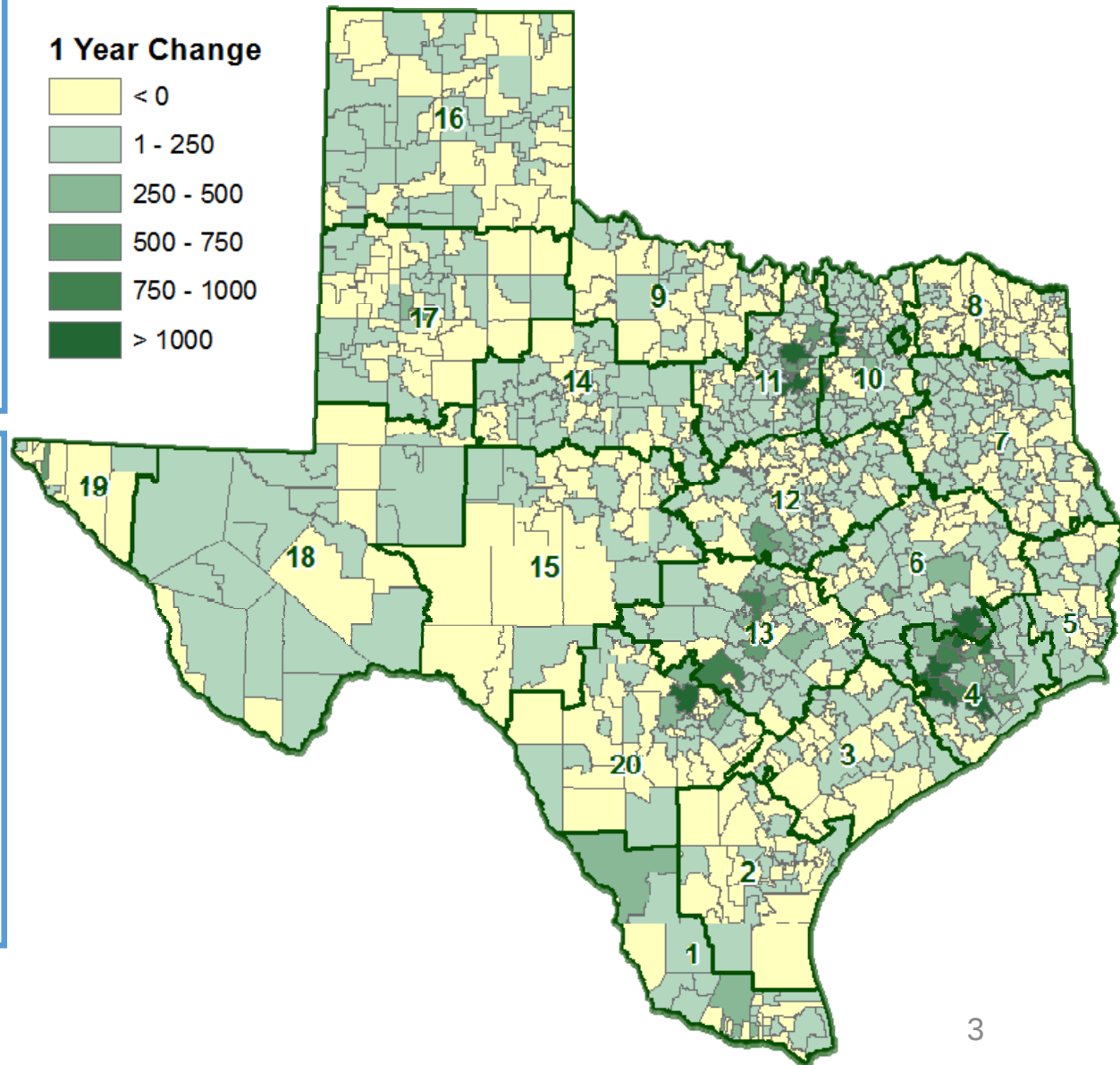
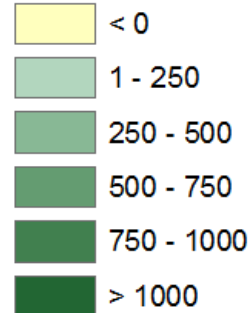
Total State Enrollment



Enrollment Change



1 Year Change





Texas Regional Comparison

REGION	Total Enrollment				1-YEAR		5-YEAR	
	2005/06	2010/11	2014/15	2015/16	CHANGE	PERCENT	CHANGE	PERCENT
1	363,256	409,469	423,921	427,637	3,716	0.9%	18,168	4.7%
2	106,787	105,008	105,597	101,749	-3,848	-3.6%	-3,259	-3.1%
3	53,909	52,620	54,371	54,486	115	0.2%	1,866	3.5%
4	1,003,970	1,092,548	1,174,942	1,194,113	19,171	1.7%	101,565	9.7%
5	80,636	80,438	81,806	82,045	239	0.3%	1,607	2.0%
6	154,402	171,733	185,402	190,136	4,734	2.7%	18,403	11.2%
7	163,958	169,455	171,512	172,647	1,135	0.7%	3,192	1.9%
8	56,986	56,866	56,442	61,360	4,918	8.7%	4,494	7.9%
9	39,846	38,485	37,910	37,642	-268	-0.7%	-843	-2.2%
10	683,009	749,836	812,655	823,929	11,274	1.5%	74,093	10.2%
11	486,879	541,969	571,114	578,886	7,772	1.4%	36,917	7.1%
12	143,243	156,571	170,011	171,152	1,141	0.7%	14,581	9.7%
13	311,529	377,724	396,228	403,796	7,568	2.0%	26,072	7.3%
14	44,676	52,376	59,997	58,714	-1,283	-2.3%	6,338	13.1%
15	48,909	48,163	49,969	50,344	375	0.8%	2,181	4.6%
16	78,968	84,670	86,346	86,468	122	0.1%	1,798	2.2%
17	78,501	81,354	84,299	84,986	687	0.8%	3,632	4.6%
18	74,635	78,038	87,906	88,297	391	0.5%	10,259	13.3%
19	171,587	182,133	179,755	179,449	-306	-0.2%	-2,684	-1.5%
20	373,478	404,161	441,882	451,751	9,869	2.3%	47,590	12.3%
STATE	4,519,164	4,933,617	5,232,065	5,299,587	67,522	1.3%	365,970	7.7%

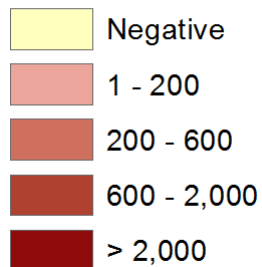
*Greenville ISD with 5,222 students moved from Region 10 to Region 8 in 2015/16

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

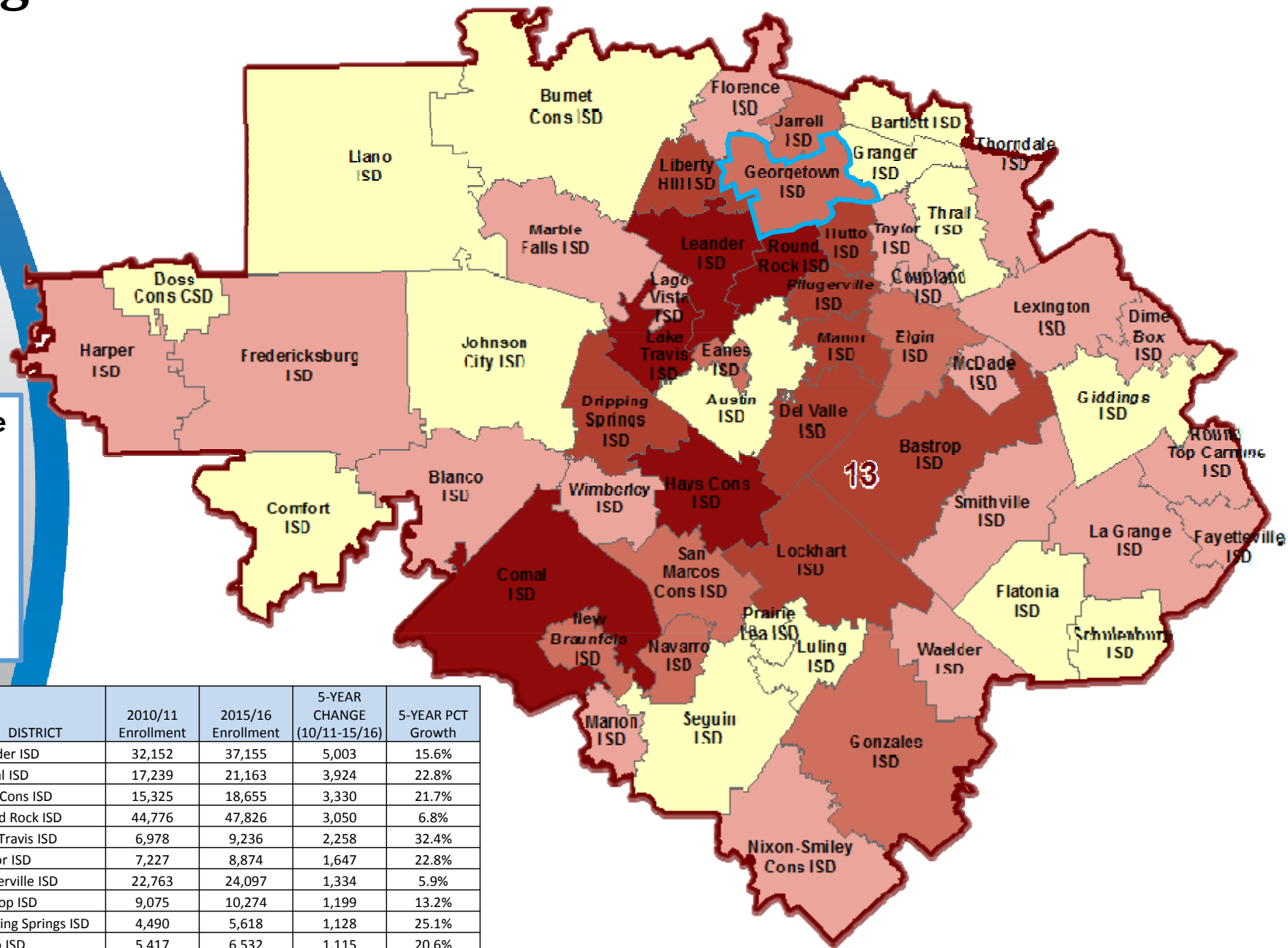


Region 13 Enrollment Trends

5 Year Change



Rank	DISTRICT	2010/11 Enrollment	2015/16 Enrollment	5-YEAR CHANGE (10/11-15/16)	5-YEAR PCT Growth
1	Leander ISD	32,152	37,155	5,003	15.6%
2	Comal ISD	17,239	21,163	3,924	22.8%
3	Hays Cons ISD	15,325	18,655	3,330	21.7%
4	Round Rock ISD	44,776	47,826	3,050	6.8%
5	Lake Travis ISD	6,978	9,236	2,258	32.4%
6	Manor ISD	7,227	8,874	1,647	22.8%
7	Pflugerville ISD	22,763	24,097	1,334	5.9%
8	Bastrop ISD	9,075	10,274	1,199	13.2%
9	Dripping Springs ISD	4,490	5,618	1,128	25.1%
10	Hutto ISD	5,417	6,532	1,115	20.6%
11	Liberty Hill ISD	2,709	3,485	776	28.6%
12	Del Valle ISD	10,787	11,554	767	7.1%
13	Lockhart ISD	4,709	5,397	688	14.6%
14	Georgetown ISD	10,470	10,991	521	5.0%
15	New Braunfels ISD	7,958	8,463	505	6.3%





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 1Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	1,935	1,940	3,582	12,313
2	Hays CISD	1,645	1,381	1,508	20,246
3	Round Rock ISD	1,236	1,247	1,812	3,143
4	Austin ISD	1,384	1,162	1,619	12,232
5	Pflugerville ISD	1,111	977	1,388	13,567
6	Georgetown ISD	924	779	1,488*	14,006*
7	Hutto ISD	746	738	1,203	3,900
8	Lake Travis ISD	599	656	2,167	2,536
9	Manor ISD	740	583	934	16,348
10	Del Valle ISD	620	392	833	32,273
11	Liberty Hill ISD	418	361	1,344	5,654
12	Dripping Springs ISD	362	336	1,106	3,693
13	Jarrell ISD	184	216	260	7,395
14	Elgin ISD	96	127	120	5,957
15	Bastrop ISD	73	111	1,374	17,924
16	San Marcos ISD	111	106	104	8,481
17	Lockhart ISD	74	95	17	1,441
18	Lago Vista ISD	47	57	547	3,273
19	Taylor ISD	39	30	102	486
20	Luling ISD	48	28	12	0

*Based on additional TD research.

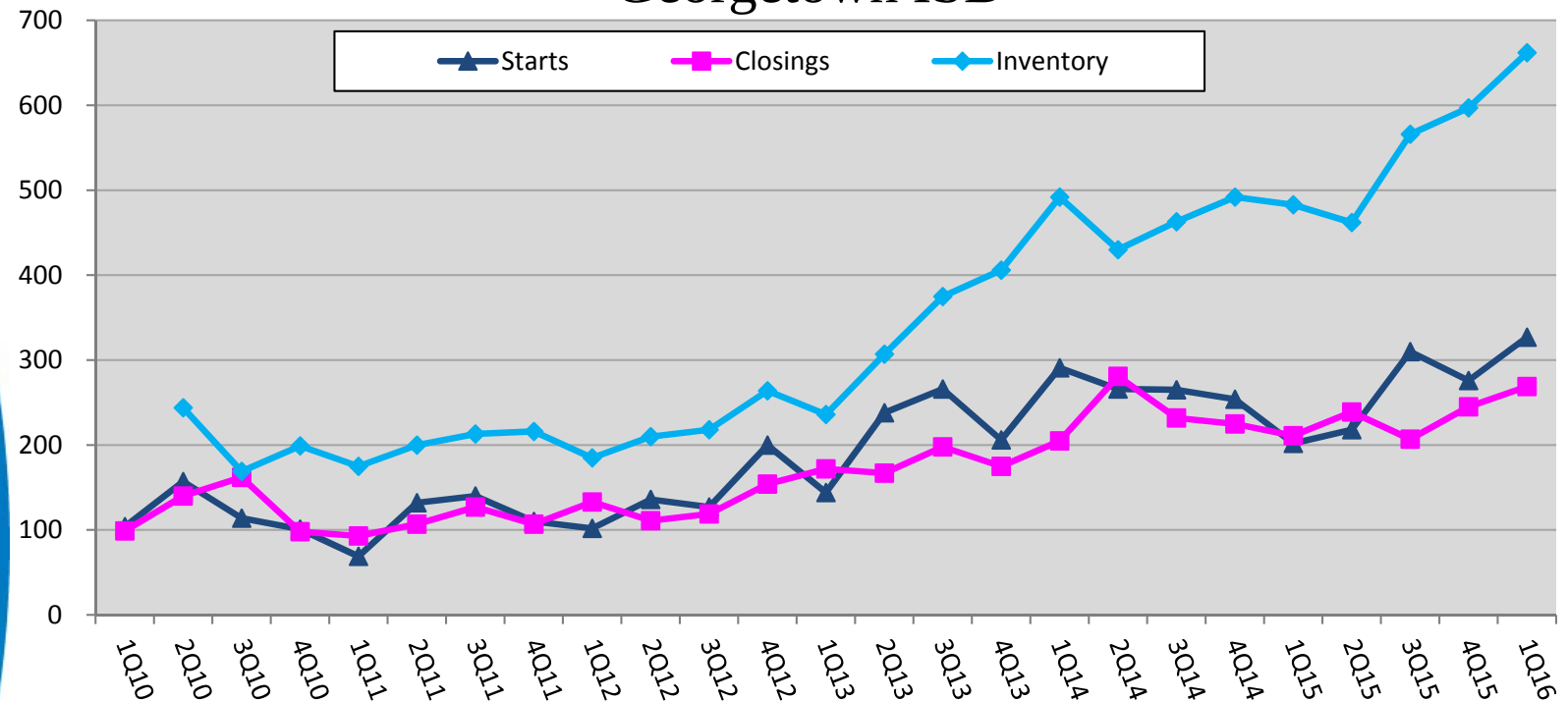
**Numbers do not include age restricted communities like Sun City and Somerset Hills





New Housing Activity 1Q16

Georgetown ISD



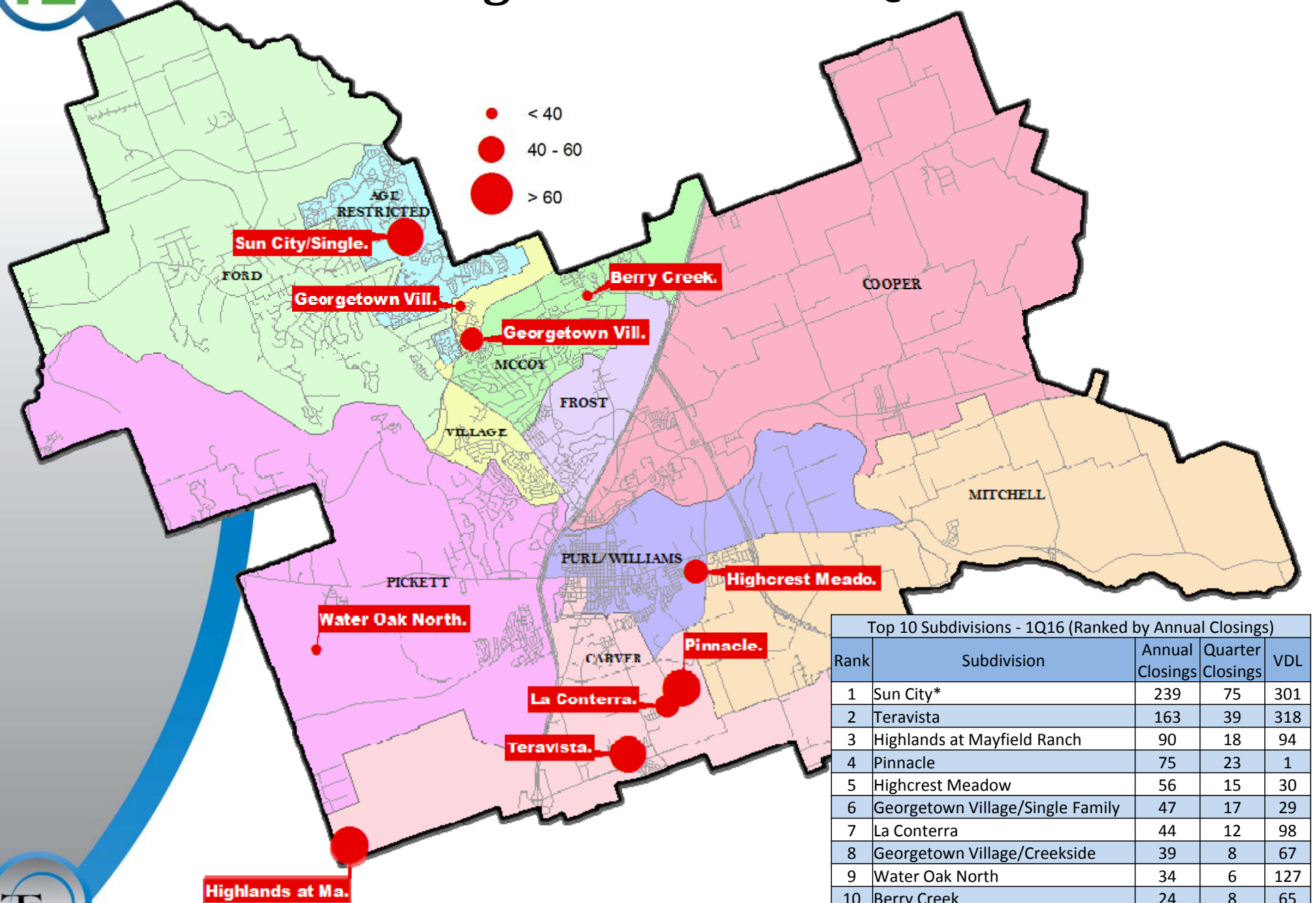
Starts	2011	2012	2013	2014	2015	2016
1Q	69	102	144	291	202	327
2Q	132	136	238	266	218	
3Q	140	127	266	265	308	
4Q	110	200	206	254	264	
Total	451	565	854	1,076	992	327

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

- Georgetown ISD had the most 1st quarter starts and closings in more than 6 years
- The district closed nearly 270 units in the first quarter of 2016, a rise of 58 units over the first quarter of 2017
- The district has 7.4 month's inventory with 662 units



Annual Closing Distribution 1Q16



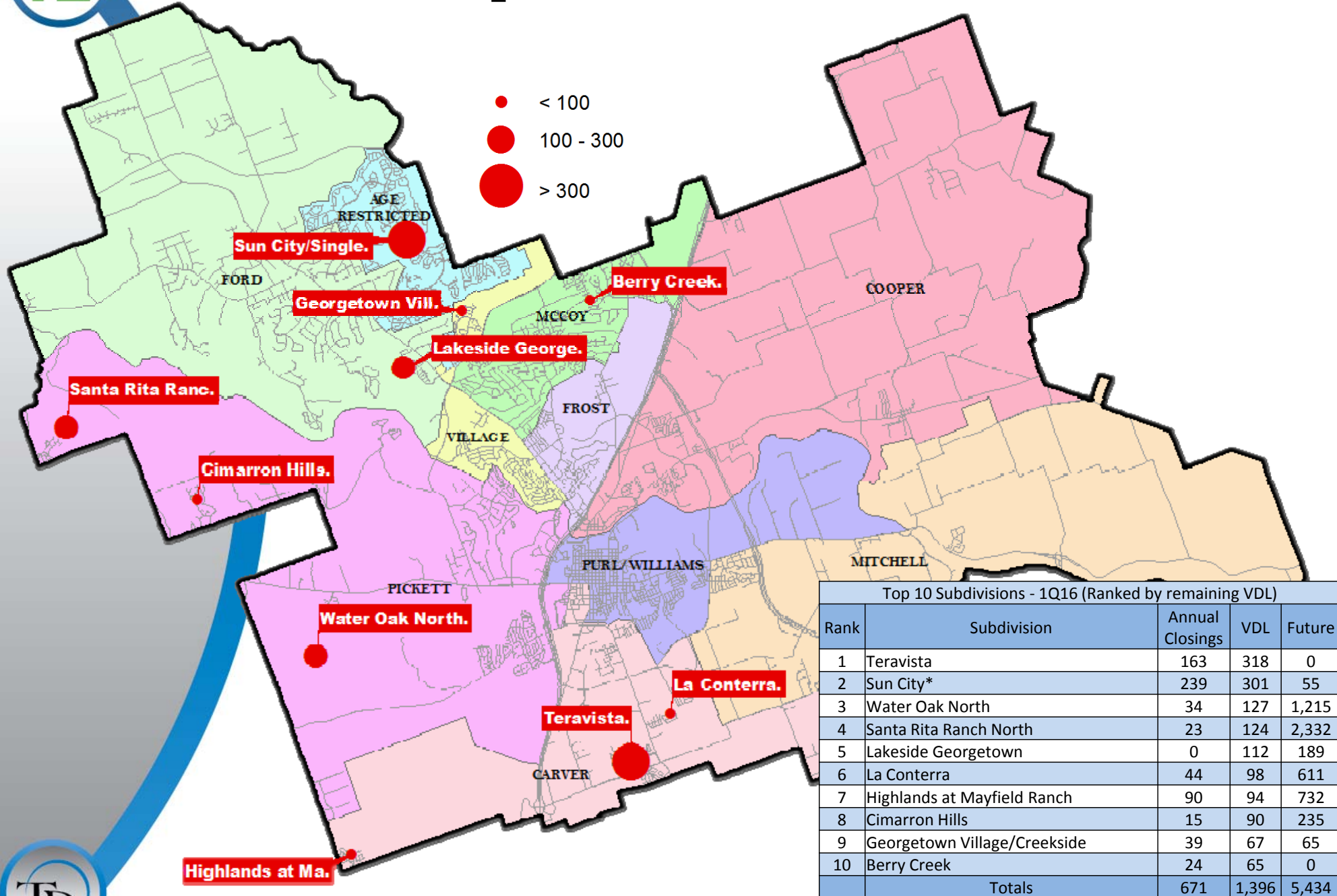
Top 10 Subdivisions - 1Q16 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Sun City*	239	75	301
2	Teravista	163	39	318
3	Highlands at Mayfield Ranch	90	18	94
4	Pinnacle	75	23	1
5	Highcrest Meadow	56	15	30
6	Georgetown Village/Single Family	47	17	29
7	La Conterra	44	12	98
8	Georgetown Village/Creekside	39	8	67
9	Water Oak North	34	6	127
10	Berry Creek	24	8	65
Totals		811	221	1,130

*Age Restricted Community





Vacant Developed Lots 1Q16



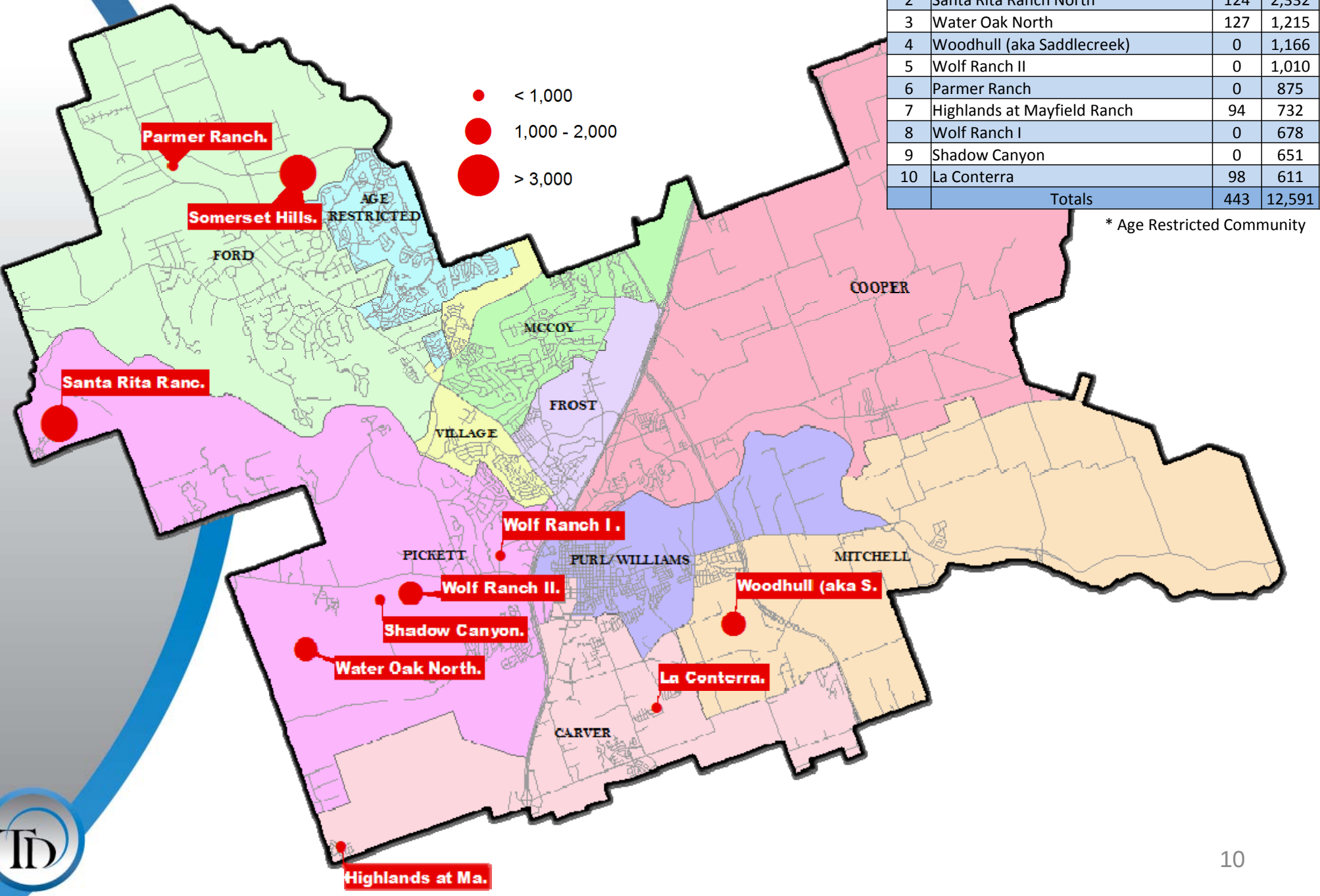
Top 10 Subdivisions - 1Q16 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Teravista	163	318	0
2	Sun City*	239	301	55
3	Water Oak North	34	127	1,215
4	Santa Rita Ranch North	23	124	2,332
5	Lakeside Georgetown	0	112	189
6	La Conterra	44	98	611
7	Highlands at Mayfield Ranch	90	94	732
8	Cimarron Hills	15	90	235
9	Georgetown Village/Creekside	39	67	65
10	Berry Creek	24	65	0
Totals		671	1,396	5,434

*Age Restricted Community





Future Lots 1Q16



Top 10 Subdivisions - 1Q16 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Somerset Hills*	0	3,321
2	Santa Rita Ranch North	124	2,332
3	Water Oak North	127	1,215
4	Woodhull (aka Saddlecreek)	0	1,166
5	Wolf Ranch II	0	1,010
6	Parmer Ranch	0	875
7	Highlands at Mayfield Ranch	94	732
8	Wolf Ranch I	0	678
9	Shadow Canyon	0	651
10	La Conterra	98	611
Totals		443	12,591

* Age Restricted Community





Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Vacant Dev. Lots	Future
CARVER	464	135	372	92	511	2,961
COOPER	36	9	22	8	4	153
FORD	111	27	96	21	366	1,170
FROST	0	0	0	0	0	434
MCCOY	37	6	50	14	68	479
MITCHELL	0	0	0	0	0	2,079
PICKETT	102	26	92	27	408	6,419
PURL/WILLIAMS	67	33	56	15	30	90
VILLAGE	107	34	91	26	101	221
GRAND TOTAL	924	270	779	203	1,488	14,006

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

*Age Restricted Communities are not reflected in this table



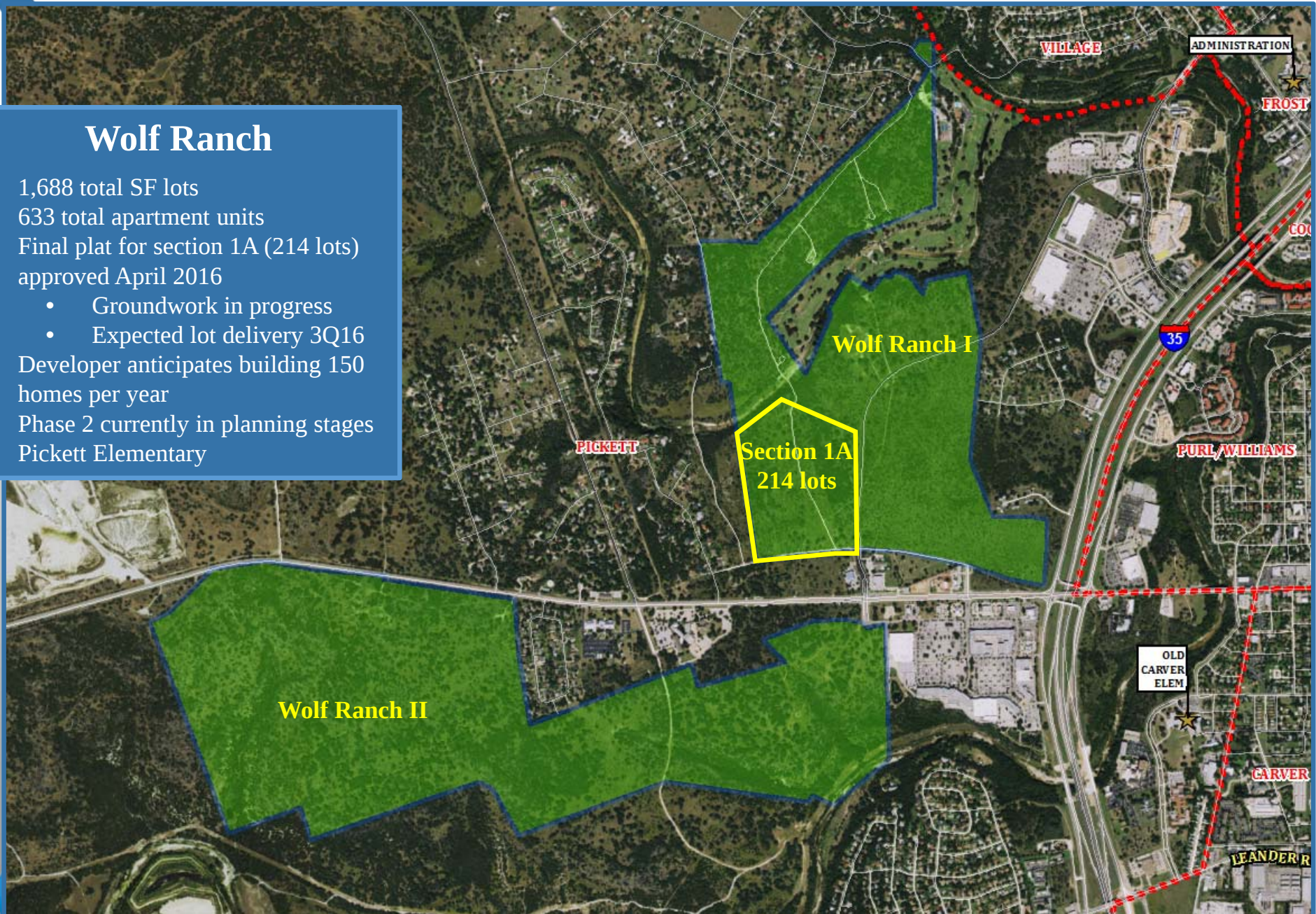


Residential Activity

Wolf Ranch I and II

Wolf Ranch

- 1,688 total SF lots
- 633 total apartment units
- Final plat for section 1A (214 lots) approved April 2016
 - Groundwork in progress
 - Expected lot delivery 3Q16
- Developer anticipates building 150 homes per year
- Phase 2 currently in planning stages
- Pickett Elementary





Residential Activity

Lakeside



Lakeside

- 301 total lots
- 189 future lots
- 112 vacant developed lots
- Approximately 5 homes under construction
- First residents expected late fall 2016
- Phase 2 in planning stages
- Ford Elementary





Residential Activity

Shadow Canyon

Shadow Canyon

- 656 total single family lots
- Single family concept plan still in design stages
- 430 multi-family units
 - Plat is recorded
 - Construction to begin by fall 2016
- 278 acres
- PUD approved by city May 2016
- Pickett Elementary



Enrollment History

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2011/12	53	394	753	695	763	711	809	763	769	815	809	810	821	734	698	10,397		
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370	-27	-0.3%
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%

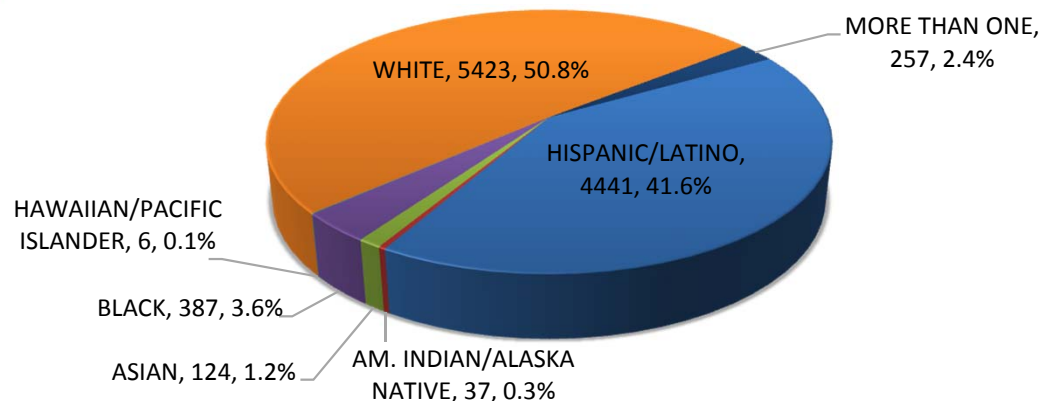
*Yellow box = largest grade per year

*Green box = second largest grade per year

2015-16 Student Race/Ethnicity Totals and Economically Disadvantaged

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%
2011/12	10,397	356	3.4%	4,094	39.4%	45	0.4%	99	1.0%	5,582	53.7%	213	2.0%	8	0.1%
2012/13	10,370	327	3.2%	4,177	40.3%	37	0.4%	103	1.0%	5,507	53.1%	211	2.0%	8	0.1%
2013/14	10,554	375	3.6%	4,301	40.8%	28	0.3%	113	1.1%	5,498	52.1%	232	2.2%	7	0.1%
2014/15	10,651	387	3.6%	4,454	41.8%	32	0.3%	122	1.1%	5,397	50.7%	253	2.4%	6	0.1%
2015/16	10,997	428	3.9%	4,670	42.5%	35	0.3%	137	1.2%	5,425	49.3%	293	2.7%	9	0.1%

2015/16 STUDENT RACE/ETHNICITY TOTALS



Year (Oct.)	Economically Disadvantaged	% ED
2011/12	5,008	48.2%
2012/13	4,788	46.2%
2013/14	4,880	46.2%
2014/15	4,703	44.2%
2015/16	4,838	44.0%



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
2011/12	53	394	753	695	763	711	809	763	769	815	809	810	821	734	698	10,397		
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370	-27	-0.3%
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	53	284	738	768	747	827	853	855	907	905	814	922	891	871	896	11,331	334	3.0%
2017/18	53	284	779	793	829	810	875	892	928	945	924	874	926	905	868	11,685	354	3.1%
2018/19	53	284	815	839	839	891	852	919	966	976	968	988	870	929	897	12,086	401	3.4%
2019/20	53	284	851	870	881	894	935	889	999	1,002	998	1,039	995	872	920	12,482	396	3.3%
2020/21	53	284	883	903	912	931	933	974	962	1,038	1,024	1,074	1,044	987	858	12,860	378	3.0%
2021/22	53	284	918	948	953	971	977	972	1,047	1,000	1,062	1,101	1,063	1,033	977	13,359	499	3.9%
2022/23	53	284	963	984	999	1,011	1,015	1,017	1,046	1,085	1,030	1,138	1,099	1,058	1,021	13,803	444	3.3%
2023/24	53	284	1,012	1,037	1,040	1,059	1,055	1,056	1,093	1,085	1,114	1,102	1,132	1,091	1,045	14,258	455	3.3%
2024/25	53	284	1,071	1,094	1,100	1,106	1,108	1,100	1,132	1,133	1,103	1,191	1,092	1,122	1,079	14,768	510	3.6%
2025/26	53	284	1,135	1,158	1,164	1,172	1,155	1,154	1,178	1,173	1,162	1,178	1,185	1,084	1,110	15,345	577	3.9%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may reach over 12,000 enrollment by the fall of 2018
- 5 year growth = 1,863 students
- 2020/21 enrollment = 12,860
- 10 year growth = 4,348 students
- 2025/26 enrollment = 15,345





Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Annie Purl Elementary	650	453	434	426	432	440	443	450	457	463	469	475
Carver Elementary	910	716	787	858	930	1,000	1,071	1,136	1,202	1,269	1,345	1,429
Dell Pickett Elementary	495	307	331	374	424	497	582	630	730	857	1,010	1,198
Frost Elementary	496	411	452	490	505	488	483	487	484	484	493	495
Mitchell Elementary	792	549	577	610	644	683	731	766	802	836	876	917
Ford Elementary	653	535	514	509	501	501	503	527	547	566	588	611
Cooper Elementary	693	531	505	493	487	468	460	468	477	486	496	503
Mccoy Elementary	792	606	611	623	646	651	673	677	679	679	675	674
Village Elementary	633	504	527	554	561	575	584	589	594	595	596	599
Williams Elementary	515	379	387	378	362	354	343	346	354	361	368	374
ELEMENTARY SCHOOL TOTALS		4,991	5,125	5,315	5,492	5,657	5,873	6,076	6,326	6,596	6,916	7,275
Elementary Absolute Change		89	134	190	177	165	216	203	250	270	320	359
Elementary Percent Change		1.82%	2.68%	3.71%	3.33%	3.00%	3.82%	3.46%	4.11%	4.27%	4.85%	5.19%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may have more than 850 students by 2017
- Frost Elementary may reach over 450 students by 2016
- Total elementary enrollment is anticipated to grow by 134 students next fall, and 190 students in 2017



Ten Year Forecast

By Middle School & High School Campus

		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Forbes Middle School	974	810	796	816	768	783	790	793	773	779	797	818
Benold Middle School	974	870	939	1,012	1,107	1,136	1,131	1,108	1,090	1,102	1,123	1,138
Tippit Middle School	808	838	884	962	1,028	1,073	1,096	1,201	1,291	1,404	1,441	1,550
MIDDLE SCHOOL TOTALS		2,518	2,619	2,790	2,903	2,992	3,017	3,102	3,154	3,285	3,361	3,506
Middle School Absolute Change		118	101	171	113	89	25	85	52	131	76	145
Middle School Percent Change		4.92%	4.01%	6.53%	4.05%	3.07%	0.84%	2.82%	1.68%	4.15%	2.31%	4.31%
East View High School	2,000	1,507	1,540	1,531	1,595	1,640	1,741	1,860	1,926	1,972	2,101	2,179
Georgetown High School	2,000	1,862	1,928	1,930	1,977	2,074	2,110	2,202	2,278	2,286	2,271	2,266
Richarte High School	100	84	84	84	84	84	84	84	84	84	84	84
HIGH SCHOOL TOTALS		3,453	3,552	3,545	3,656	3,798	3,935	4,146	4,288	4,342	4,456	4,529
High School Absolute Change		130	99	-7	111	142	137	211	142	54	114	73
High School Percent Change		3.91%	2.87%	-0.20%	3.13%	3.88%	3.61%	5.36%	3.42%	1.26%	2.63%	1.64%
Georgetown Alternative Program	80	22	22	22	22	22	22	22	22	22	22	22
Williamson County Detention Ctr.		8	8	8	8	8	8	8	8	8	8	8
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS		35	35	35	35	35	35	35	35	35	35	35
DISTRICT TOTALS		10,997	11,331	11,685	12,086	12,482	12,860	13,359	13,803	14,258	14,768	15,345
District Absolute Change		346	334	354	401	396	378	499	444	455	510	577
District Percent Change		3.25%	3.04%	3.12%	3.43%	3.28%	3.03%	3.88%	3.32%	3.30%	3.58%	3.91%

*Yellow box = enrollment exceeds stated capacity

- Benold Middle School may have more than 1,000 students by 2017
- 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 2019



Summary

- The Austin MSA currently has the second lowest unemployment rate in the state, at 2.9%.
- Georgetown ISD had more than 300 new home starts and more than 250 closings in the first quarter of 2016.
- Age restricted communities accounted for 70 new home starts and 82 closings in the first quarter of 2016.
- Carver Elementary zone accounts for nearly half of all district new home starts, due to Teravista, Pinnacle and the Highlands at Mayfield Ranch.
- GISD can expect an increase of approximately 1,850 students during the next 5 years.
- 2020/21 enrollment projection= 12,860.
- Georgetown ISD is projected to have 15,345 students for the 2025/26 school year.

Long Range Planning

