


*Georgetown
Independent
School
District*

Quarterly
Report
3Q15



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


TEMPLETON
DEMOGRAPHICS

Economic Conditions – Austin MSA (October 2015)

Georgetown
Unemployment Rate

-0.5%

- U.S. 4.8%
- Texas 4.5%
- Austin-Round Rock-San Marcos 3.3%
- Georgetown 3.8%

3.4%

Job Growth
Austin MSA

- 31,900 new jobs created in last 12 months
- 50% more than the national rate of 2.0%

27,524

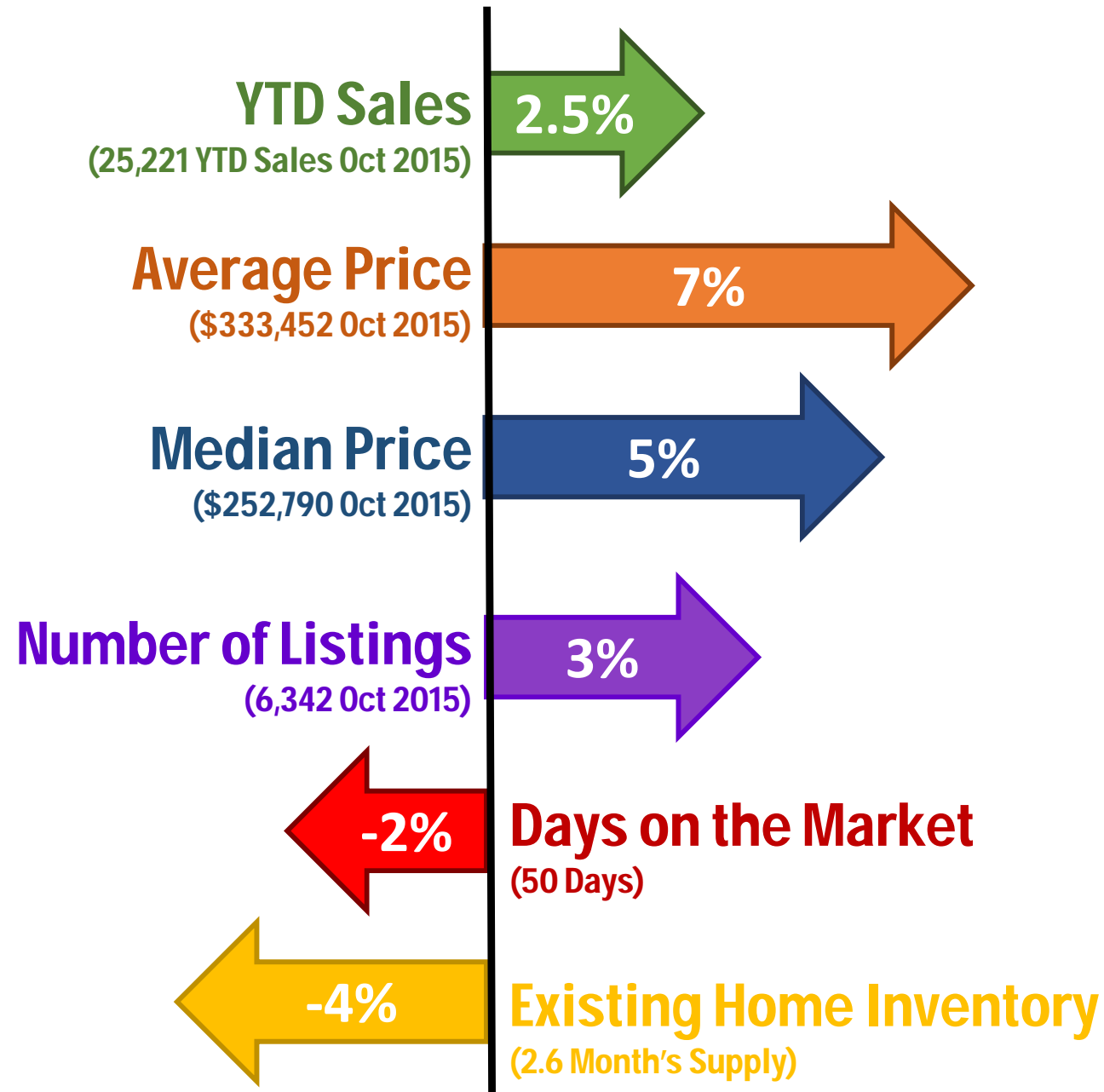
YTD Home Sales
Austin MSA

- 1,114 more than previous year over year



Austin Area Housing Market

Year Over Year Comparisons





Austin New Home Ranking Report

ISD Ranked by Annual Closings –3Q15

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,026	1,895	3,152	10,558
2	Hays CISD	1,257	1,188	1,578	13,112
3	Austin ISD	1,315	1,152	1,731	12,066
4	Round Rock ISD	1,204	1,107	1,525	3,267
5	Pflugerville ISD	1,155	1,007	1,297	16,393
6	Georgetown ISD	1,072*	955*	1,987*	13,865*
7	Lake Travis ISD	609	686	2,139	3,265
8	Hutto ISD	707	678	1,042	4,551
9	Manor ISD	603	589	890	16,430
10	Dripping Springs ISD	369	386	884	4,013
11	Liberty Hill ISD	405	255	1,272	6,629
12	Del Valle ISD	360	241	672	35,700
13	Jarrell ISD	203	239	158	7,534
14	Lockhart ISD	94	113	31	673
15	San Marcos ISD	104	112	113	6,776
16	Bastrop ISD	68	101	305	12,490
17	Elgin ISD	126	81	164	4,507
18	Eanes ISD	22	21	138	347
19	Taylor ISD	22	20	133	486
20	Lago Vista ISD	30	18	575	3,065

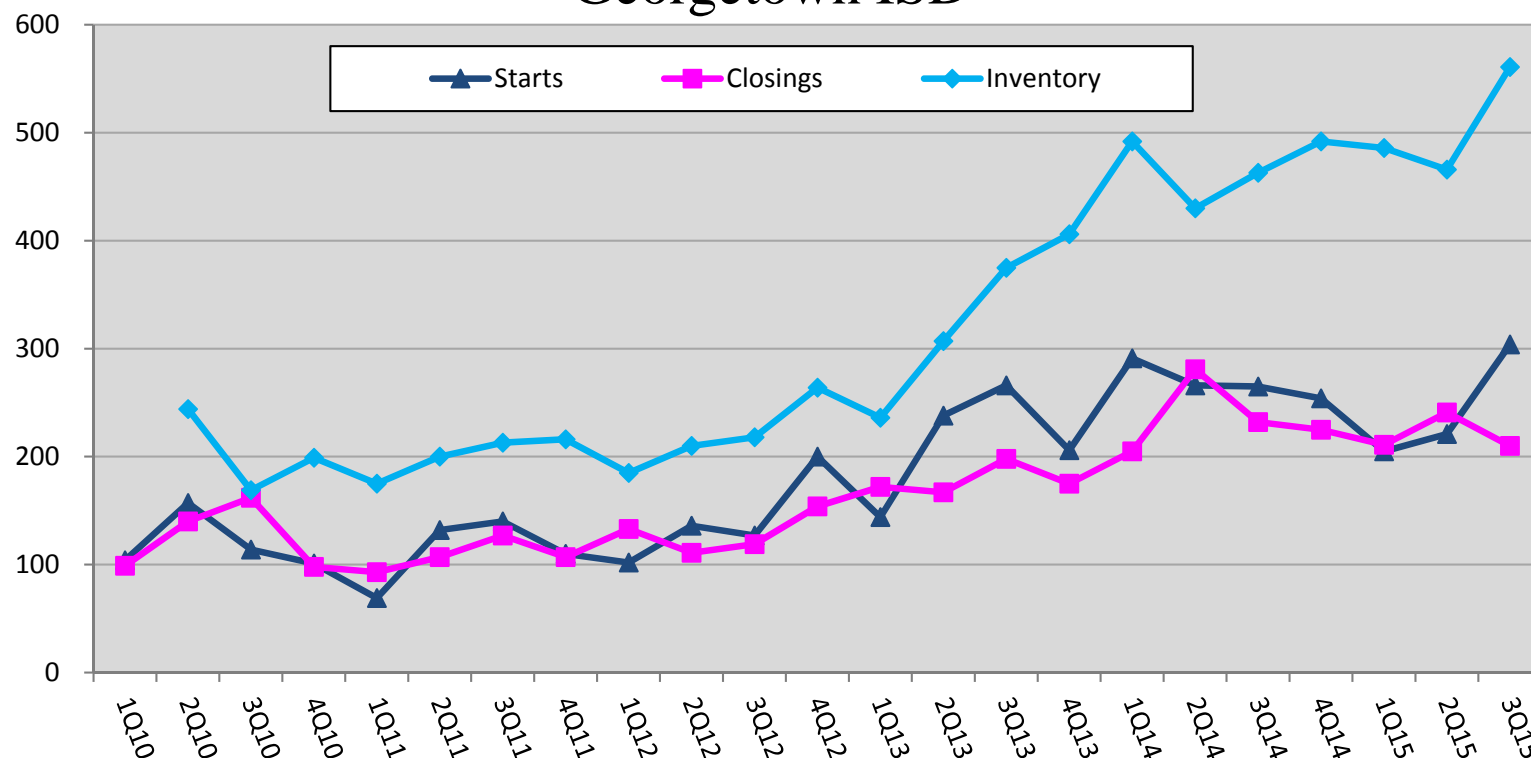
*Numbers include age restricted communities like Sun City and Somerset Hills





New Housing Activity 3Q15

Georgetown ISD



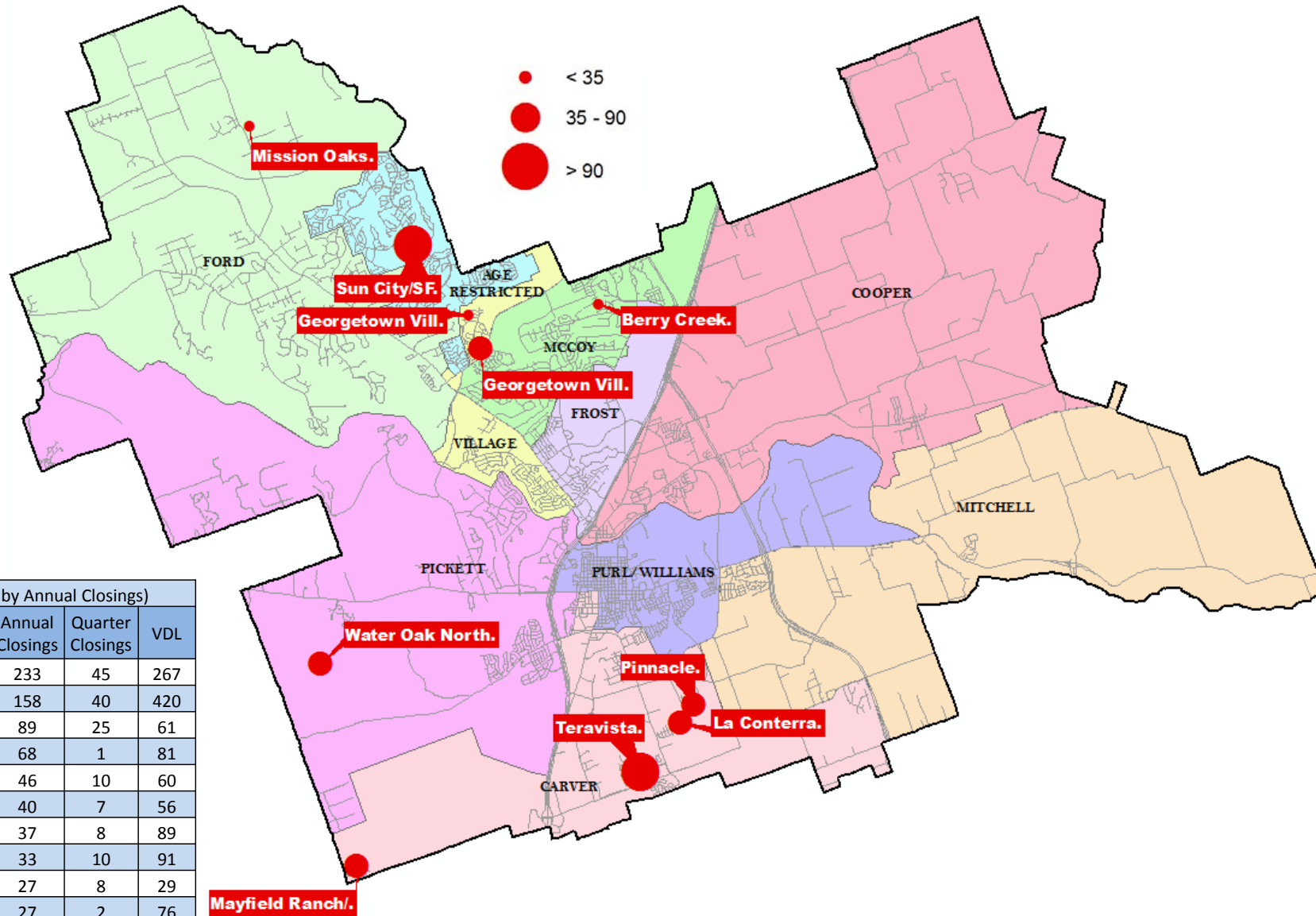
Starts	2010	2011	2012	2013	2014	2015
1Q	104	69	102	144	291	205
2Q	157	132	136	238	266	221
3Q	114	140	127	266	265	304
4Q	101	110	200	206	254	
Total	476	451	565	854	1,076	730

Closings	2010	2011	2012	2013	2014	2015
1Q	99	93	133	172	205	211
2Q	140	107	111	167	281	241
3Q	162	127	119	198	232	210
4Q	98	107	154	175	225	
Total	499	434	517	712	943	662

- 3Q starts are over 300 units, the highest single quarter in more than 5 years
- New home closings are on pace to top 800 for the second straight year
- Inventory is currently high, expect starts to slow slightly to allow for closings to catch up



Annual Closing Distribution 3Q15



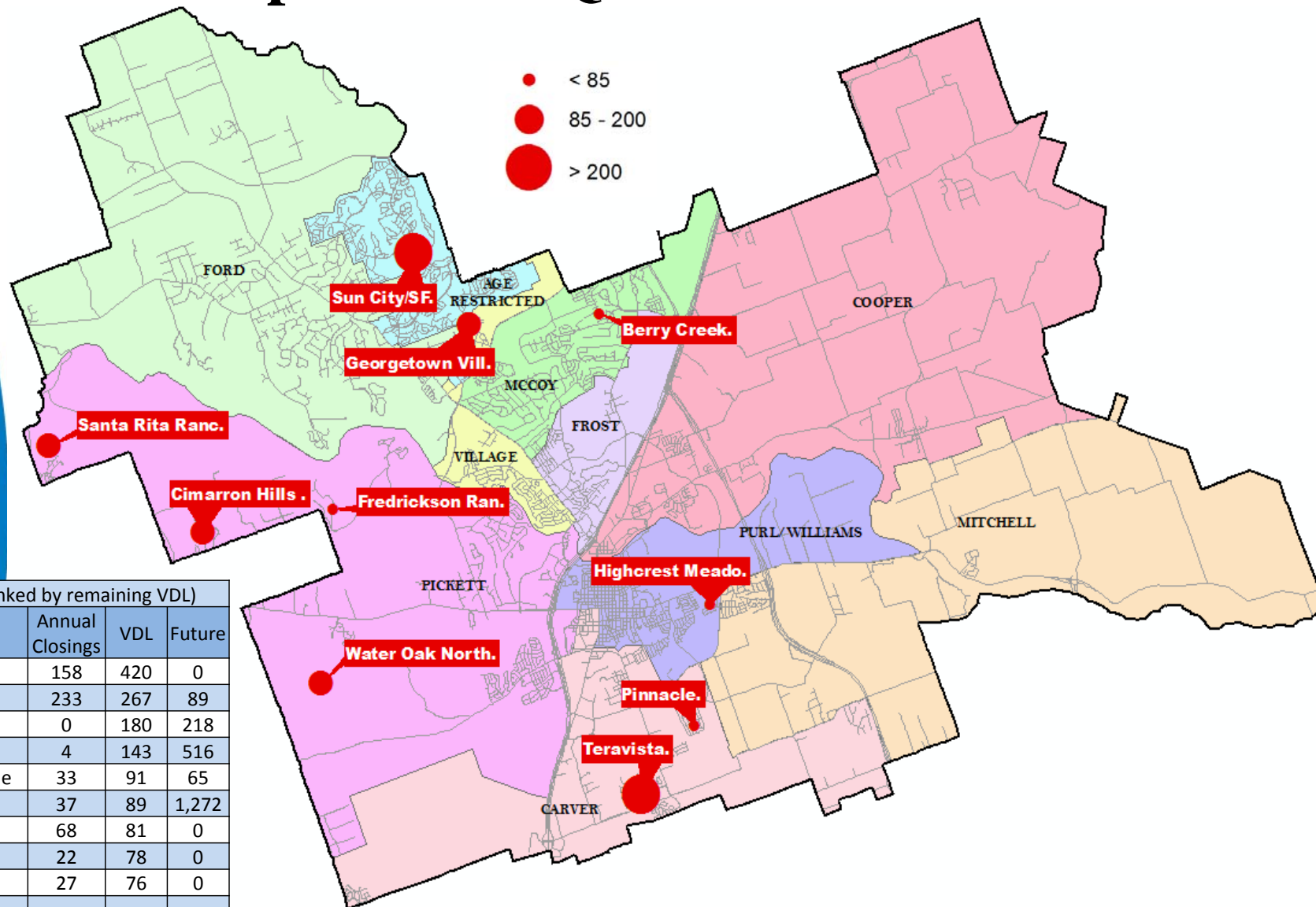
Top 10 Subdivisions - 3Q15 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	*Sun City/SF	233	45	267
2	Teravista	158	40	420
3	Mayfield Ranch/Highlands	89	25	61
4	Pinnacle	68	1	81
5	La Conterra	46	10	60
6	Georgetown Village/SF	40	7	56
7	Water Oak North	37	8	89
8	Georgetown Village/Creekside	33	10	91
9	Mission Oaks	27	8	29
10	Berry Creek	27	2	76
Totals		758	156	1,230

*Age Restricted Community





Vacant Developed Lots 3Q15



Top 10 Subdivisions - 3Q15 (Ranked by remaining VDL)

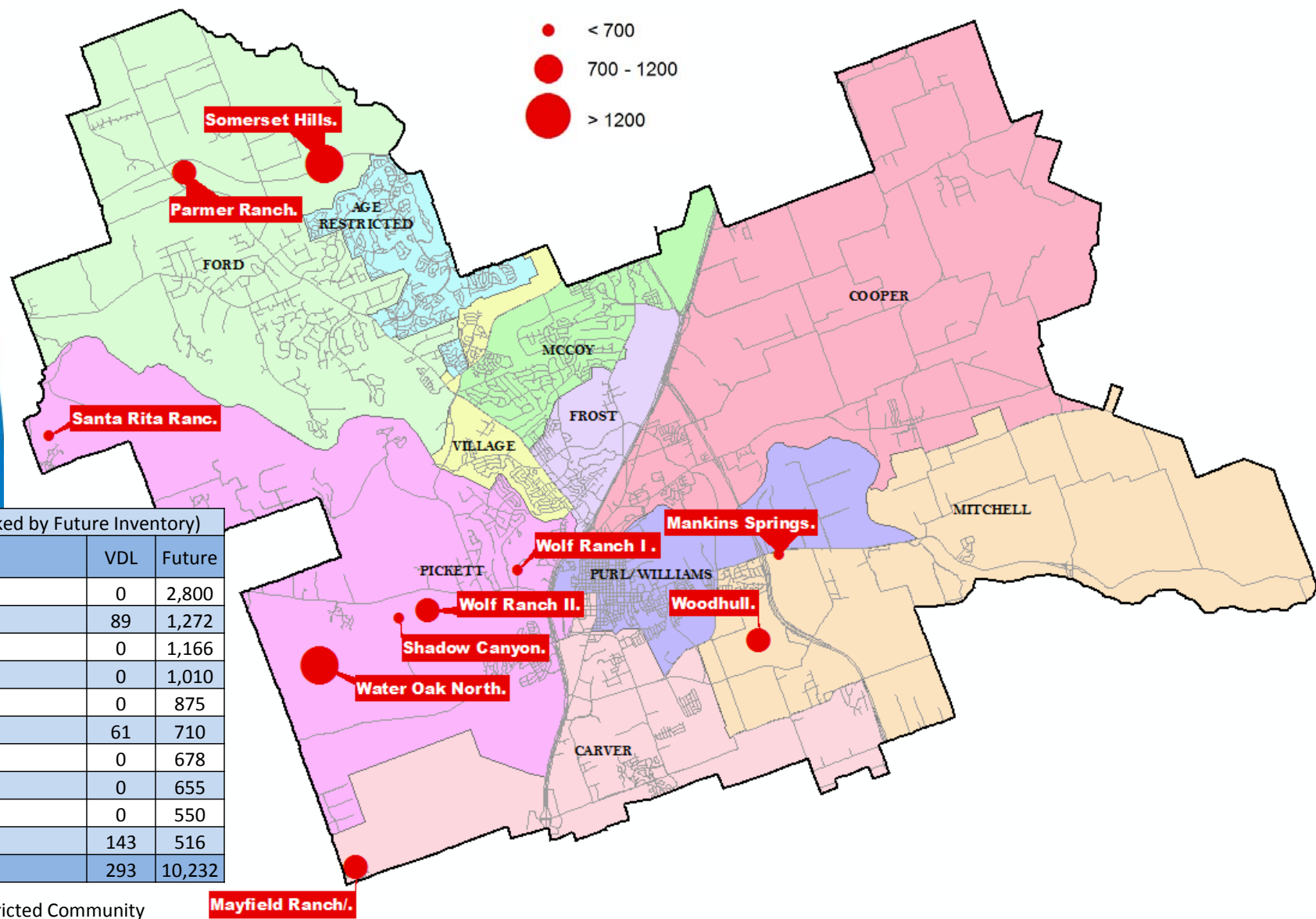
Rank	Subdivision	Annual Closings	VDL	Future
1	Teravista	158	420	0
2	*Sun City/SF	233	267	89
3	Cimarron Hills	0	180	218
4	Santa Rita Ranch North	4	143	516
5	Georgetown Village/Creeside	33	91	65
6	Water Oak North	37	89	1,272
7	Pinnacle	68	81	0
8	Highcrest Meadow	22	78	0
9	Berry Creek	27	76	0
10	Fredrickson Ranch on Lake Georgetown	5	62	0
Totals		587	1,487	2,160

*Age Restricted Community





Future Lots 3Q15



Top 10 Subdivisions - 3Q15 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Somerset Hills*	0	2,800
2	Water Oak North	89	1,272
3	Woodhull	0	1,166
4	Wolf Ranch II	0	1,010
5	Parmer Ranch	0	875
6	Mayfield Ranch/Highlands	61	710
7	Wolf Ranch I	0	678
8	Shadow Canyon	0	655
9	Mankins Springs	0	550
10	Santa Rita Ranch North	143	516
Totals		293	10,232

*Age Restricted Community





Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Vacant Dev. Lots	Future
CARVER	383	128	364	76	622	1,865
COOPER	22	5	15	2	25	188
FORD	101	25	97	34	252	1,310
FROST	0	0	0	0	0	434
MCCOY	51	16	53	10	83	415
MITCHELL	0	0	0	0	0	1,716
PICKETT	93	37	62	19	486	4,737
PURL/WILLIAMS	57	6	22	16	78	90
VILLAGE	90	38	83	18	157	221
Grand Totals	797	255	696	175	1,703	10,976*

	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

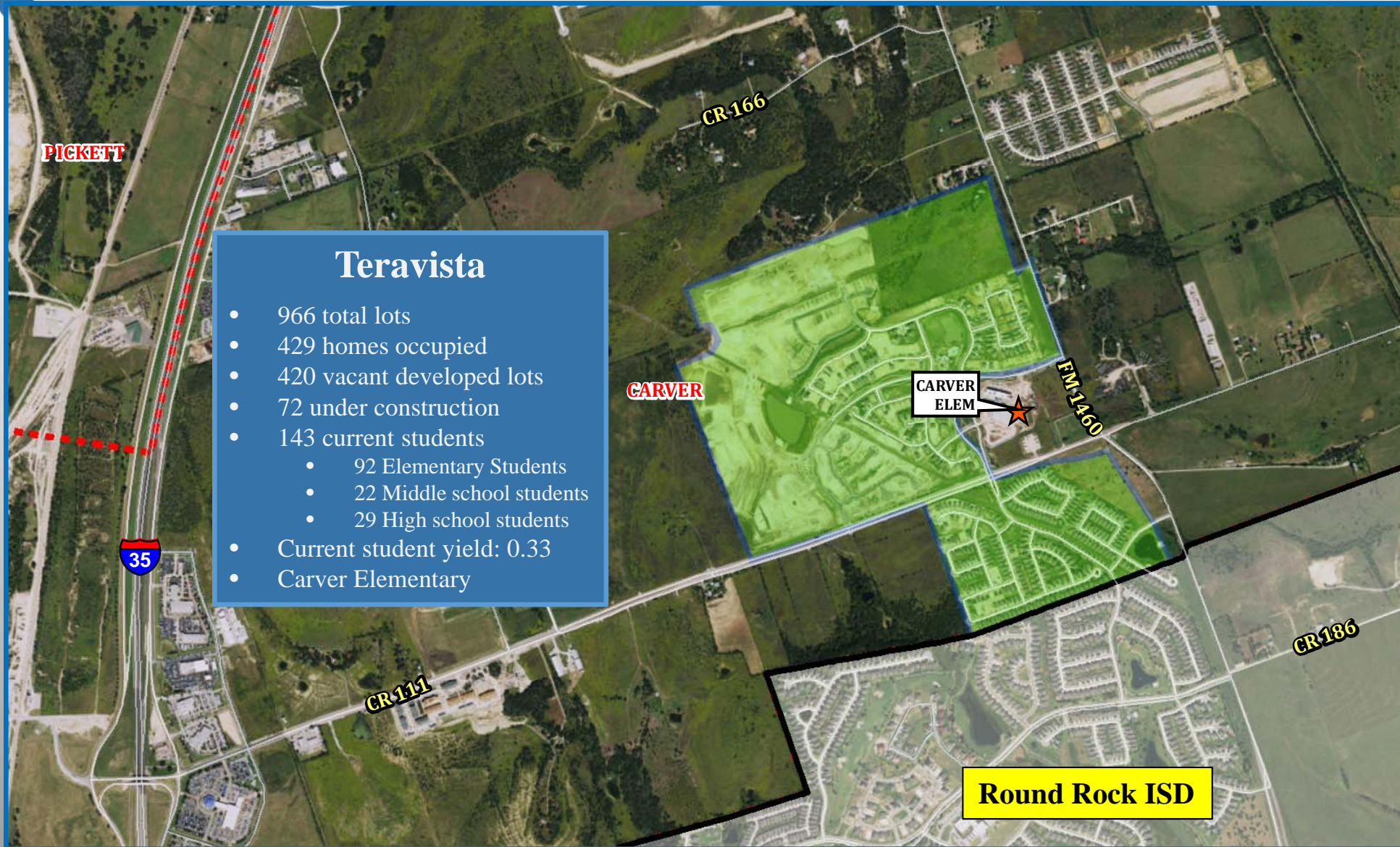
**Table represents 2015/16 Elementary boundaries





Active Development

Teravista



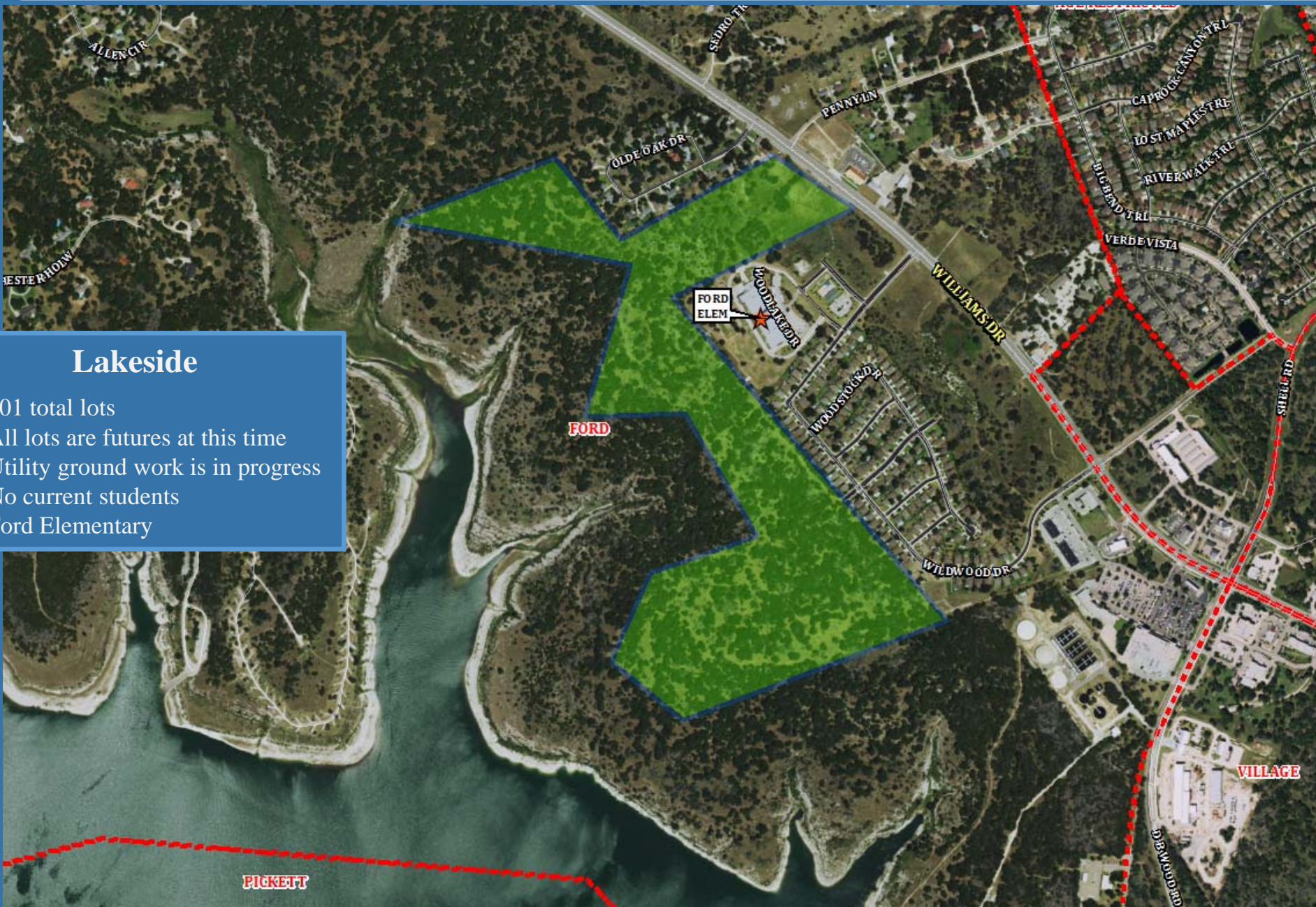


Active Development

Lakeside

Lakeside

- 301 total lots
- All lots are futures at this time
- Utility ground work is in progress
- No current students
- Ford Elementary



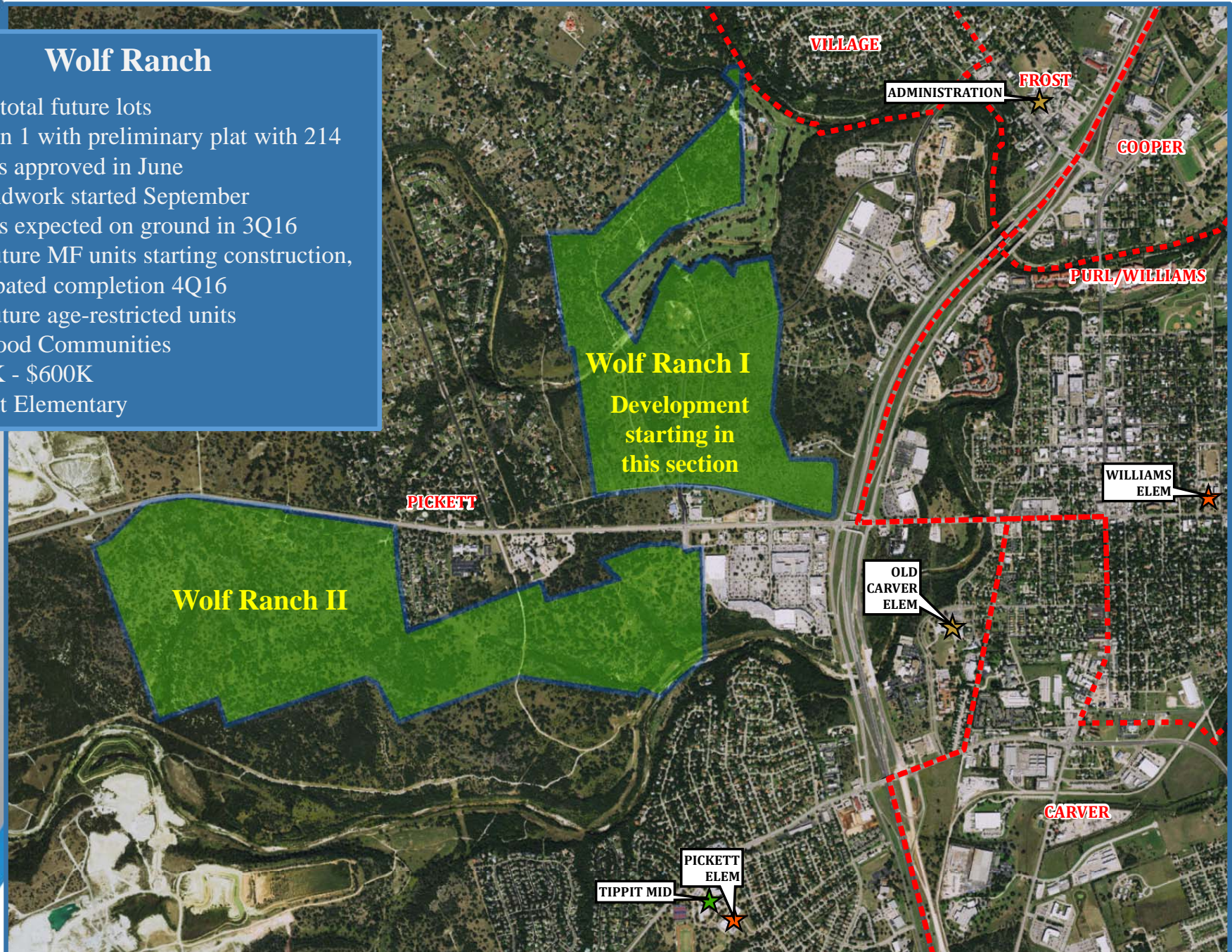


Future Development

Wolf Ranch

Wolf Ranch

- 1,688 total future lots
- Section 1 with preliminary plat with 214 SF lots approved in June
- Groundwork started September
- Homes expected on ground in 3Q16
- 330 future MF units starting construction, anticipated completion 4Q16
- 336 future age-restricted units
- Hillwood Communities
- \$250K - \$600K
- Pickett Elementary





Future Development

Woodhull



Woodhull

- AKA Saddlecreek
- 1,166 future lots
- 330 future MF units
- PUD rezoning approved by City in October
- Preliminary plat under review with the city
- Groundwork starting January 2016
- Mitchell Elementary





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	45	285	696	715	790	804	807	848	860	798	858	875	883	904	824	10,992	341	3.2%
2016/17	45	285	733	749	756	836	853	855	911	896	810	919	887	873	908	11,316	324	2.9%
2017/18	45	285	773	789	791	821	885	892	927	945	917	865	927	896	875	11,633	317	2.8%
2018/19	45	285	808	835	831	840	860	929	965	969	970	977	864	925	893	11,996	363	3.1%
2019/20	45	285	842	864	875	880	879	894	1,010	998	992	1,038	987	861	918	12,368	372	3.1%
2020/21	45	285	872	897	902	912	914	913	966	1,046	1,022	1,065	1,047	974	849	12,709	341	2.8%
2021/22	45	285	906	941	937	929	951	952	984	1,000	1,072	1,096	1,057	1,031	966	13,152	443	3.5%
2022/23	45	285	950	979	981	956	971	990	1,026	1,018	1,033	1,147	1,097	1,047	1,021	13,546	394	3.0%
2023/24	45	285	997	1,034	1,020	988	997	1,011	1,064	1,062	1,046	1,102	1,144	1,084	1,036	13,915	369	2.7%
2024/25	45	285	1,054	1,095	1,072	1,013	1,032	1,038	1,087	1,100	1,081	1,113	1,095	1,129	1,074	14,313	398	2.9%
2025/26	45	285	1,116	1,163	1,131	1,048	1,057	1,074	1,115	1,124	1,130	1,151	1,110	1,082	1,119	14,750	437	3.1%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may reach over 11,600 enrollment by the fall of 2017
- 5 year growth = 1,717 students
- 2020/21 enrollment = 12,709
- 10 year growth = 3,758 students
- 2025/26 enrollment = 14,750





Ten Year Forecast

By Elementary 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
Annie Purl Elementary	650	456	438	429	437	446	449	456	463	469	475	481
Carver Elementary	910	709	778	844	905	966	1,028	1,090	1,155	1,225	1,300	1,378
Dell Pickett Elementary	495	319	338	363	403	457	519	579	639	714	812	929
Frost Elementary	496	409	449	490	504	487	482	486	483	483	492	494
Mitchell Elementary	792	555	580	610	638	669	710	740	774	807	843	887
Ford Elementary	653	530	510	508	498	499	501	523	546	566	587	608
Cooper Elementary	693	530	504	493	489	471	466	475	485	494	502	511
Mccoy Elementary	792	605	610	622	645	650	671	675	677	677	673	672
Village Elementary	633	498	518	541	549	561	566	570	574	575	576	579
Williams Elementary	515	379	387	381	365	358	348	352	361	367	374	380
ELEMENTARY SCHOOL TOTALS		4,990	5,112	5,281	5,433	5,564	5,740	5,946	6,157	6,377	6,634	6,919
Elementary Absolute Change		88	122	169	152	131	176	206	211	220	257	285
Elementary Percent Change		1.80%	2.44%	3.31%	2.88%	2.41%	3.16%	3.59%	3.55%	3.57%	4.03%	4.30%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may have more than 800 students by 2017
- Frost Elementary may reach nearly 450 students by 2016
- Total elementary enrollment is anticipated to grow by 122 students next fall, and 169 students in 2017

Ten Year Forecast

By Middle School & High School 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
Forbes Middle School	974	808	794	814	766	782	788	790	770	778	800	818
Benold Middle School	974	867	935	1,003	1,095	1,124	1,129	1,105	1,082	1,090	1,111	1,130
Tippit Middle School	808	838	885	969	1,040	1,091	1,114	1,158	1,222	1,301	1,354	1,418
MIDDLE SCHOOL TOTALS		2,513	2,614	2,786	2,901	2,997	3,031	3,053	3,074	3,169	3,265	3,366
Middle School Absolute Change		113	101	172	115	96	34	22	21	95	96	101
Middle School Percent Change		4.71%	4.02%	6.58%	4.13%	3.31%	1.13%	0.73%	0.69%	3.09%	3.03%	3.09%
East View High School	2,000	1,512	1,550	1,536	1,594	1,644	1,747	1,868	1,951	1,998	2,051	2,110
Georgetown High School	2,000	1,877	1,940	1,930	1,968	2,063	2,091	2,185	2,264	2,271	2,263	2,255
Richarte High School	100	86	86	86	86	86	86	86	86	86	86	86
HIGH SCHOOL TOTALS		3,475	3,576	3,552	3,648	3,793	3,924	4,139	4,301	4,355	4,400	4,451
High School Absolute Change		152	101	-24	96	145	131	215	162	54	45	51
High School Percent Change		4.57%	2.91%	-0.67%	2.70%	3.97%	3.45%	5.48%	3.91%	1.26%	1.03%	1.16%
Georgetown Alternative Program	80	6	6	6	6	6	6	6	6	6	6	6
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		14	14	14	14	14	14	14	14	14	14	14
DISTRICT TOTALS		10,992	11,316	11,633	11,996	12,368	12,709	13,152	13,546	13,915	14,313	14,750
District Absolute Change		341	324	317	363	372	341	443	394	369	398	437
District Percent Change		3.20%	2.95%	2.80%	3.12%	3.10%	2.76%	3.49%	3.00%	2.72%	2.86%	3.05%

*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

- Austin remains one of the lowest unemployment rates in the state with a 3.4% annual job growth rate.
- Georgetown ISD third quarter new home starts were over 300 units for the first time in more than 5 years.
- Carver, Ford and Pickett attendance zones have the highest activity of housing activity representing more than 72% of new home starts for the district.
- GISD can expect an increase of approximately 1,700 students during the next 5 years.
- 2020/21 enrollment projection= 12,709.
- Georgetown ISD is projected to have 14,750 students for the 2025/26 school year.