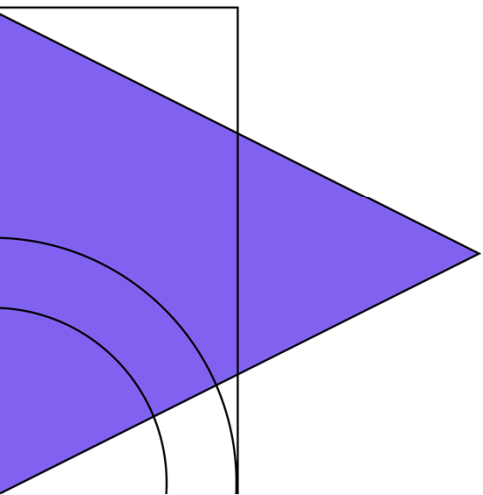
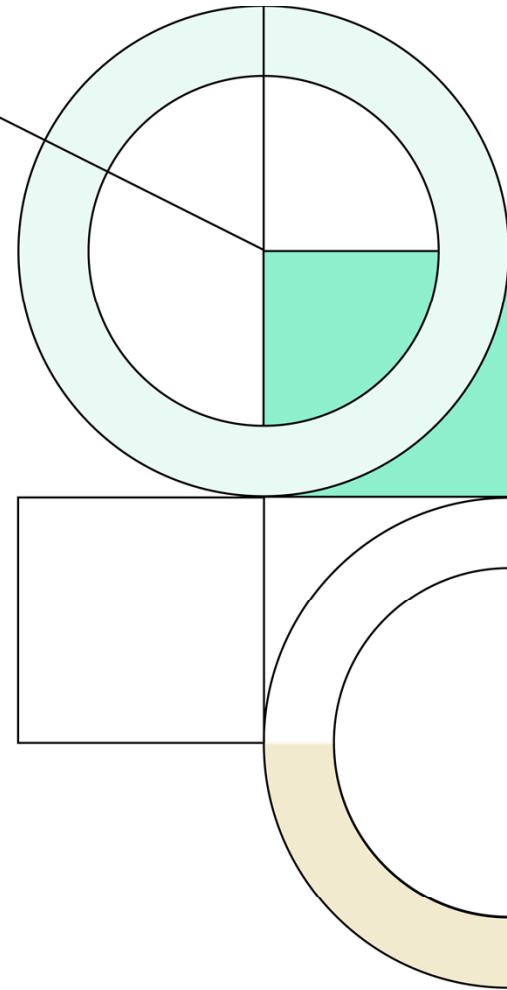




Pflugerville
Independent
School District

4Q21

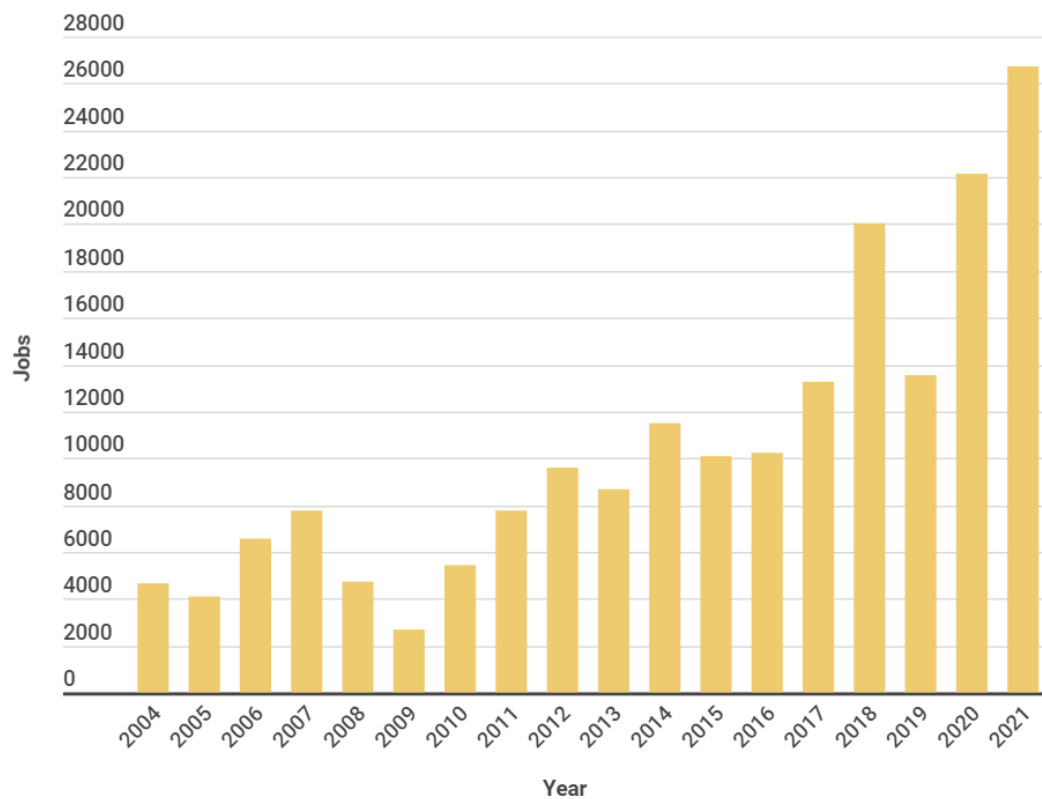
Demographic Update





Local Economic Update- Austin MSA

Jobs announced in Austin metro from company relocations, expansions



Source: Dallas Business Journal
& Dallas Morning News

Source: Opportunity Austin
Chart by Kathryn Hardison



Local Economic Update- Austin MSA

Samsung

Samsung Electronics Co. Ltd. has officially pledged to invest at least \$17 billion into a chipmaking plant in Taylor. The company promises to create at least 2,000 direct jobs, at least 6,500 construction jobs and a 6-million-square-foot factory on roughly 1,200 acres between Taylor and Hutto. The factory will produce the South Korea-based company's most advanced computer chips yet.



Tesla

Tesla Inc. also relocated its headquarters to the Austin area, where its \$1.1 billion electric vehicle manufacturing facility has developed at breakneck speed. Musk's hiring goals also continue to swell from the originally promised 5,000 positions. He recently said that the Austin-area factory will grow to a \$10 billion-plus investment "over time" that will create at least 20,000 direct jobs and 100,000 indirect jobs.



Local Economic Update- Austin MSA

Shop LC

Shop LC announced the relocation of its national headquarters to Cedar Park. The television network and online retailer plans to create more than 1,000 new jobs and \$50 million in capital investment with the move.



Green Dot



Green Dot is a fintech company that was formerly based in California. The company recently announced that they are moving their headquarters to Austin.

GovOS

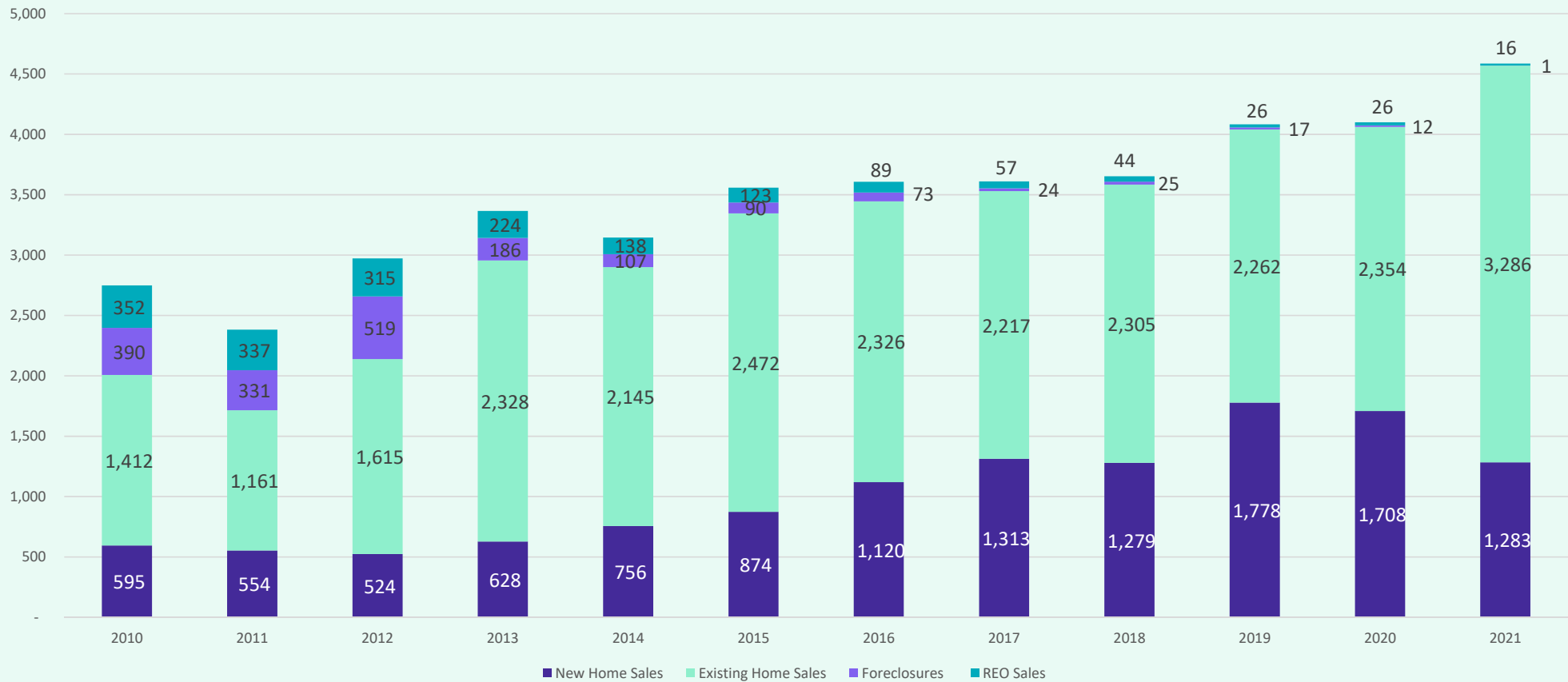


Digital document management company, GovOS Inc, moved their headquarters to Austin. The company plans to build a team of 100 new employees by the end of the year.



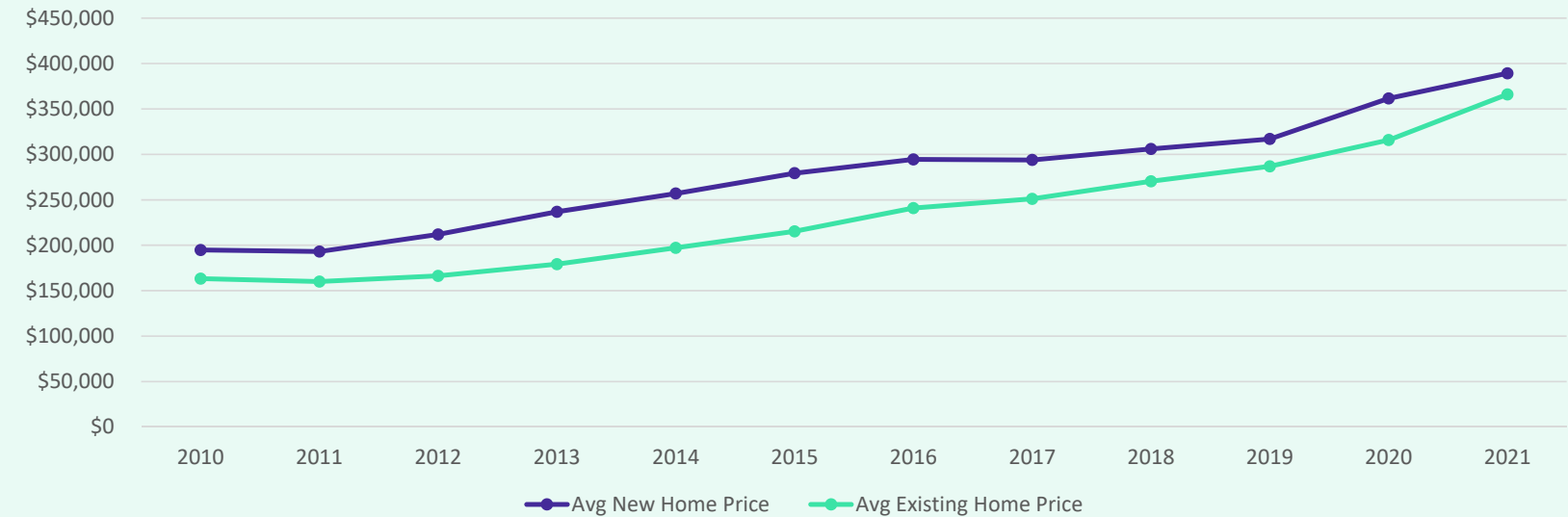
Home Sales by Transaction Type, 2010 – 2021

Annual District Home Sales by Type, 2010 - 2021





Average New vs. Existing Home Sale Price, 2010 – 2021



	Avg New Home Price	Avg Existing Home Price
2010	\$194,870	\$163,339
2011	\$193,048	\$160,083
2012	\$211,915	\$166,308
2013	\$236,821	\$179,160
2014	\$256,958	\$197,191
2015	\$279,352	\$215,384
2016	\$294,464	\$240,913
2017	\$293,923	\$251,186
2018	\$306,052	\$270,493
2019	\$316,984	\$286,883
2020	\$361,609	\$315,789
2021	\$389,268	\$366,109

- Since 2010, the average new home price in Pflugerville ISD has nearly doubled increased by \$194,400
- The average existing home price within the district has more than doubled or roughly \$202,770 since 2010

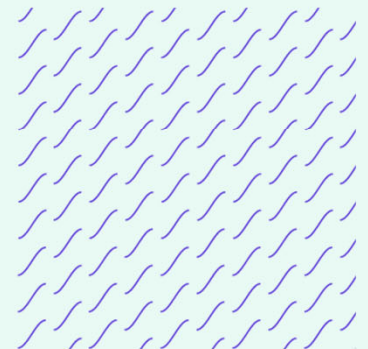
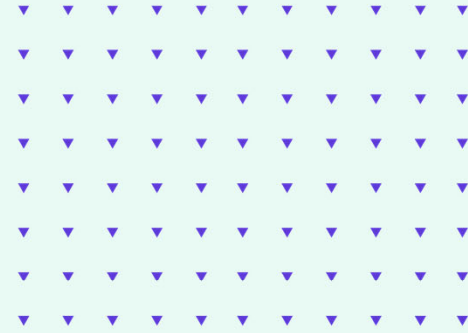


Austin New Home Ranking Report

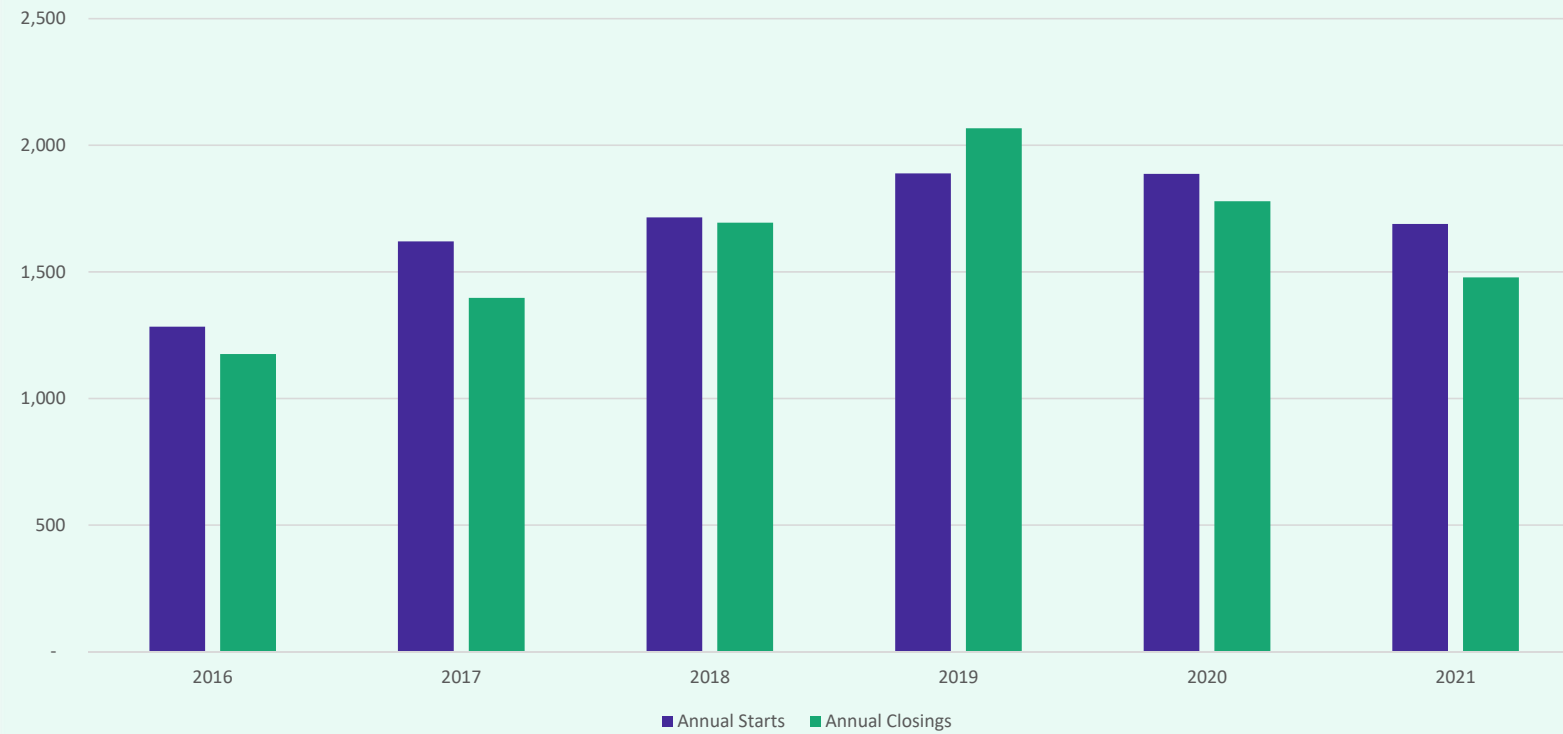
ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	3,054	2,500	1,973	2,753	7,650
2	Georgetown ISD	2,937	2,383	1,788	4,133	17,164
3	Hays CISD	3,296	2,153	2,275	2,929	41,319
4	Liberty Hill ISD	2,575	2,058	1,347	1,829	10,595
5	Pflugerville ISD*	1,689	1,478	1,154	794	10,827
6	Austin ISD	1,625	1,371	1,654	1,522	10,427
7	Del Valle ISD	1,213	1,351	622	1,092	23,204
8	Hutto ISD	1,908	1,276	1,138	1,281	8,484
9	Manor ISD	1,296	1,139	807	1,274	14,878
10	Jarrell ISD	1,336	1,029	664	1,008	11,807
11	Dripping Springs ISD	1,130	886	760	969	6,984
12	Lake Travis ISD	968	646	787	917	4,106
13	Bastrop ISD	931	625	641	2,672	16,294
14	Round Rock ISD	778	558	666	910	5,533
15	San Marcos CISD	878	430	717	840	6,025
16	Elgin ISD	377	413	98	381	8,778
17	Taylor ISD	228	205	121	333	877
18	Lago Vista ISD	260	179	186	506	4,025
19	Lockhart ISD	52	60	26	80	16,345
20	Wimberley ISD	24	10	19	59	0

* Based on additional Zonda Education housing research



District New Home Starts and Closings by Quarter



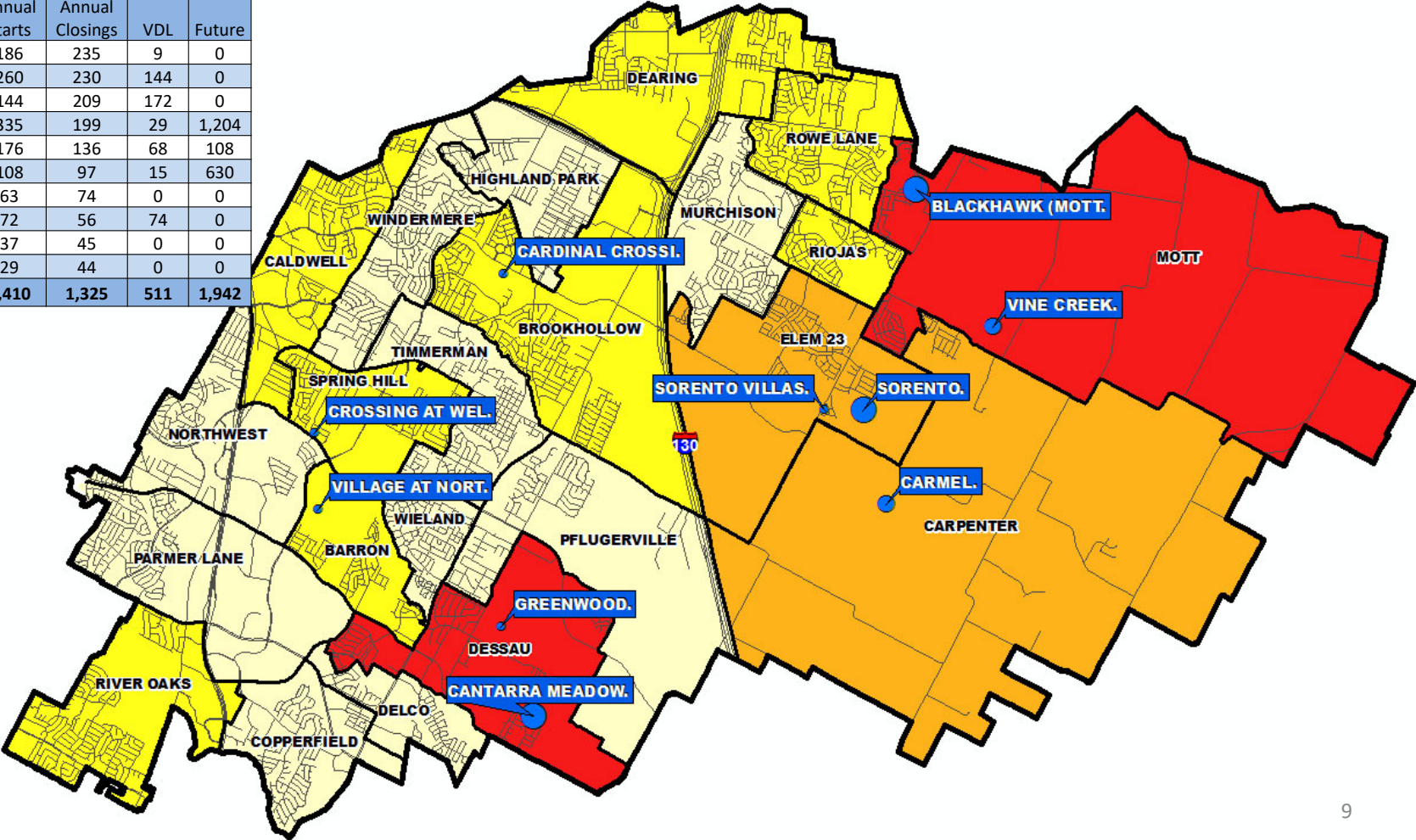
Starts	2016	2017	2018	2019	2020	2021
1Q	243	364	348	465	395	582
2Q	278	362	422	393	478	325
3Q	345	492	499	581	499	552
4Q	418	402	446	450	515	230
Total	1,284	1,620	1,715	1,889	1,887	1,689

Closings	2016	2017	2018	2019	2020	2021
1Q	229	314	446	376	414	484
2Q	375	435	446	579	462	307
3Q	286	313	422	578	474	406
4Q	286	335	380	534	429	281
Total	1,176	1,397	1,694	2,067	1,779	1,478



Annual Closing Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Starts	Annual Closings	VDL	Future
1	CANTARRA MEADOW	186	235	9	0
2	BLACKHAWK (MOTT)	260	230	144	0
3	SORENTO	144	209	172	0
4	CARMEL	335	199	29	1,204
5	VINE CREEK	176	136	68	108
6	GREENWOOD	108	97	15	630
7	CARDINAL CROSSING (TH)	63	74	0	0
8	SORENTO VILLAS	72	56	74	0
9	CROSSING AT WELLS BRANCH	37	45	0	0
10	VILLAGE AT NORTHTOWN/SF	29	44	0	0
TOTALS		1,410	1,325	511	1,942





VDL Distribution

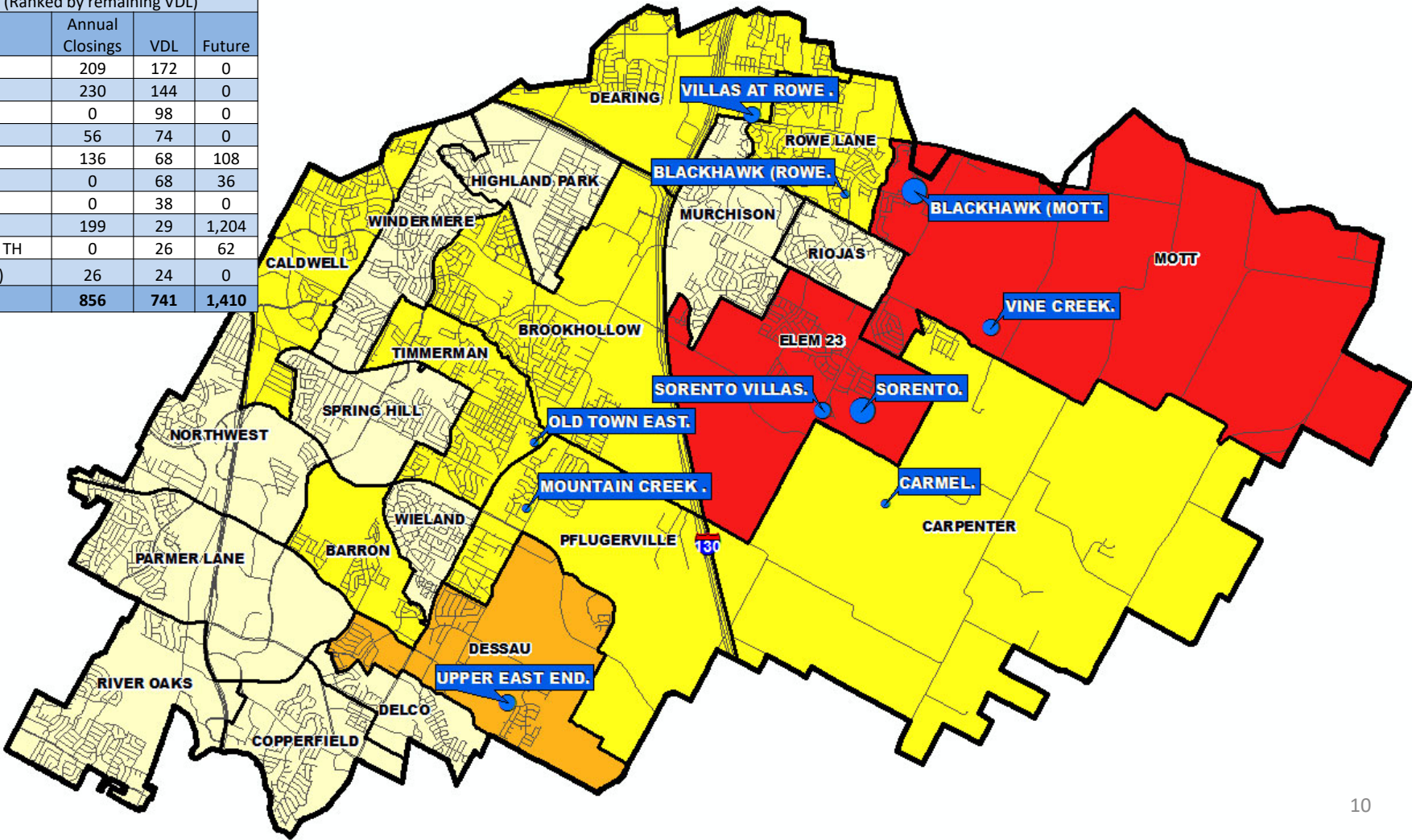
Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	SORENTO	209	172	0
2	BLACKHAWK (MOTT)	230	144	0
3	UPPER EAST END	0	98	0
4	SORENTO VILLAS	56	74	0
5	VINE CREEK	136	68	108
6	VILLAS AT ROWE (ATT)	0	68	36
7	OLD TOWN EAST	0	38	0
8	CARMEL	199	29	1,204
9	MOUNTAIN CREEK RANCH TH	0	26	62
10	BLACKHAWK (ROWE LANE)	26	24	0
TOTALS		856	741	1,410

VDL by Sub

- < 50
- 50 - 100
- > 100

VDL by Elem

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





Futures Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)

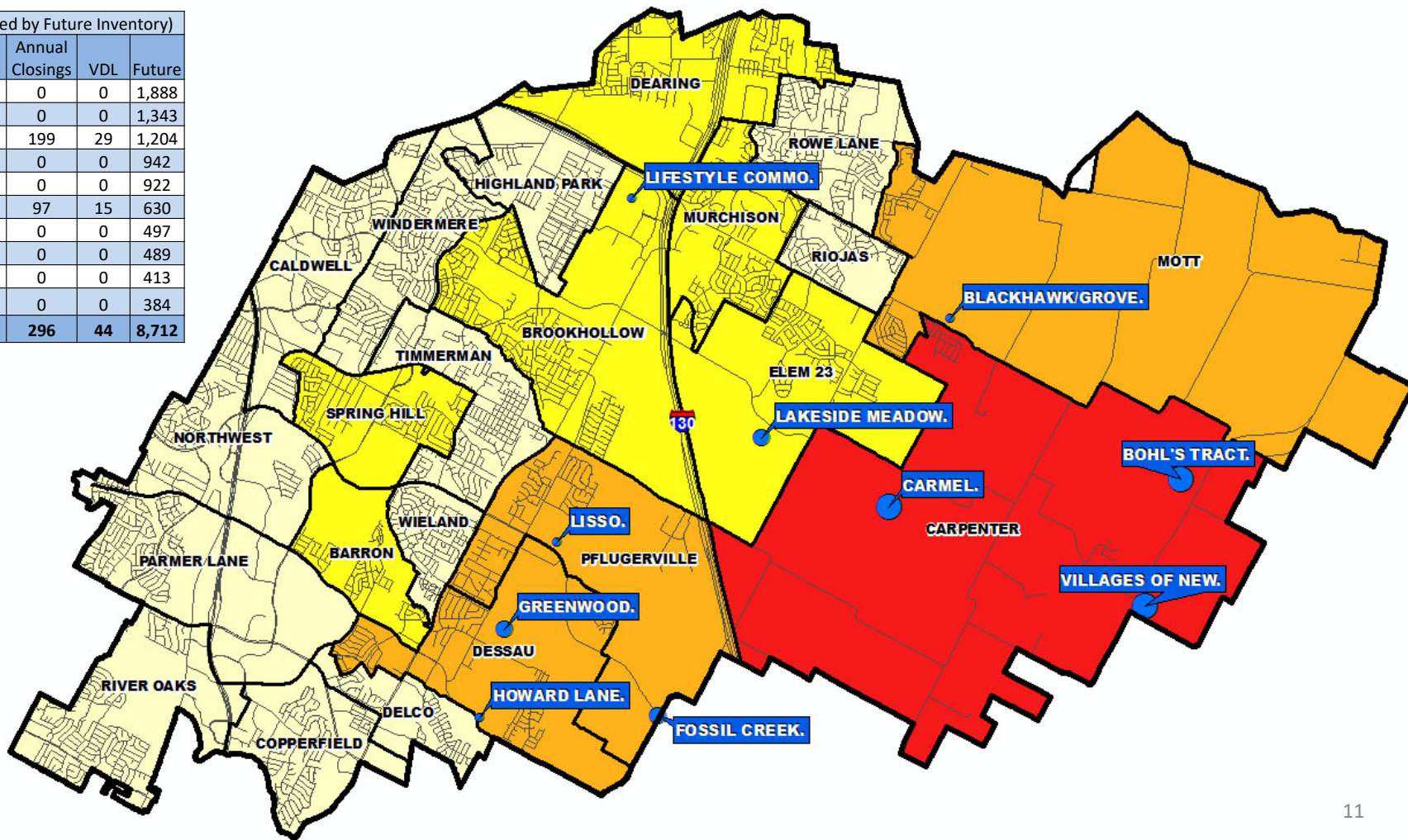
Rank	Subdivision	Annual Closings	VDL	Future
1	BOHL'S TRACT	0	0	1,888
2	VILLAGES OF NEW SWEDEN	0	0	1,343
3	CARMEL	199	29	1,204
4	LAKESIDE MEADOWS	0	0	942
5	FOSSIL CREEK	0	0	922
6	GREENWOOD	97	15	630
7	HOWARD LANE	0	0	497
8	LISSE	0	0	489
9	LIFESTYLE COMMONS	0	0	413
10	BLACKHAWK/GROVE	0	0	384
TOTALS		296	44	8,712

Futures by Sub

- < 500
- 500 - 1,000
- > 1,000

Futures by Elem

- 0
- 1 - 1,000
- 1,001 - 2,000
- > 2,000





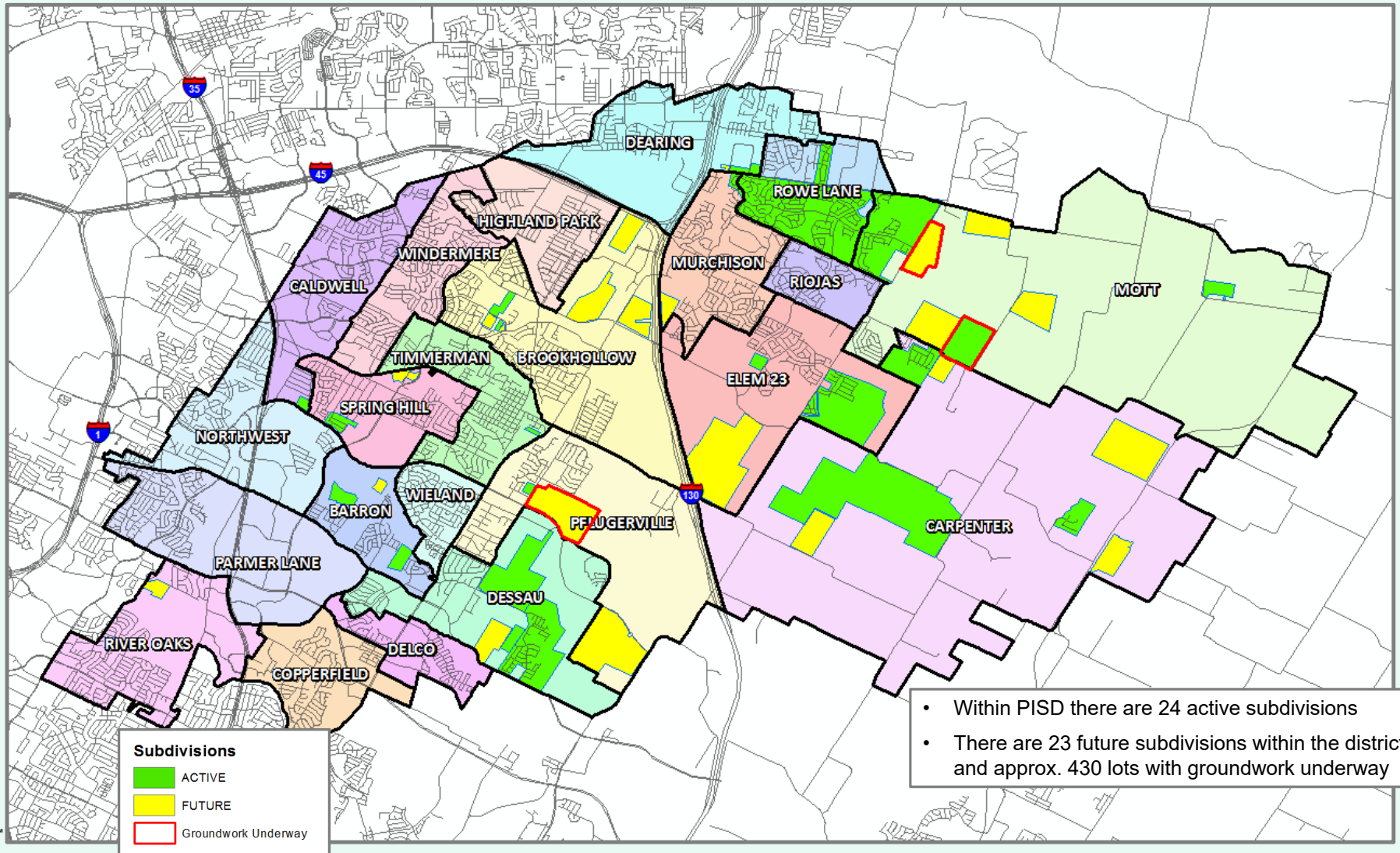
District Housing Overview by Elementary Zone

ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BARRON	166	27	46	4	116	142	6	76
BROOKHOLLOW	63	0	74	8	42	59	16	674
CALDWELL	44	5	54	4	21	34	2	0
CARPENTER	340	49	208	30	179	191	34	4,941
COPPERFIELD	0	0	0	0	0	0	0	0
DEARING	40	2	28	4	12	14	68	154
DELCO	0	0	0	0	0	0	0	0
DESSAU	294	12	336	88	76	152	122	1,127
ELEM 23	218	47	283	21	164	199	246	942
HIGHLAND PARK	0	0	0	0	0	0	0	0
MOTT	436	80	366	88	229	300	212	1,039
MURCHISON	0	0	0	0	0	0	0	114
NORTHWEST	0	0	0	0	0	0	0	0
PARMER LANE	0	0	0	0	0	0	0	0
PFLUGERVILLE	0	0	0	0	0	0	26	1,473
RIOJAS	0	0	1	0	0	0	0	0
RIVER OAKS	9	2	11	7	5	14	0	0
ROWE LANE	42	6	26	18	21	22	24	0
SPRING HILL	37	0	45	9	13	27	0	287
TIMMERMAN	0	0	0	0	0	0	38	0
WIELAND	0	0	0	0	0	0	0	0
WINDERMERE	0	0	0	0	0	0	0	0
GRAND TOTAL	1,689	230	1,478	281	878	1154	794	10,827

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



District Housing Overview





Residential Activity

13 Feb 2022 16:50:16

Blackhawk Ridge

- 199 total future lots
- Groundwork underway on all lots
- Anticipate homebuilding begin mid 2022

Vine Creek

- 502 total lots
- 108 future lots
- 200 occupied homes
- 75 homes under construction
- 68 vacant developed lots
- Started 53 homes in 4Q21
- Equipment on site for remaining lots
- \$350K+

MOTT ELEM

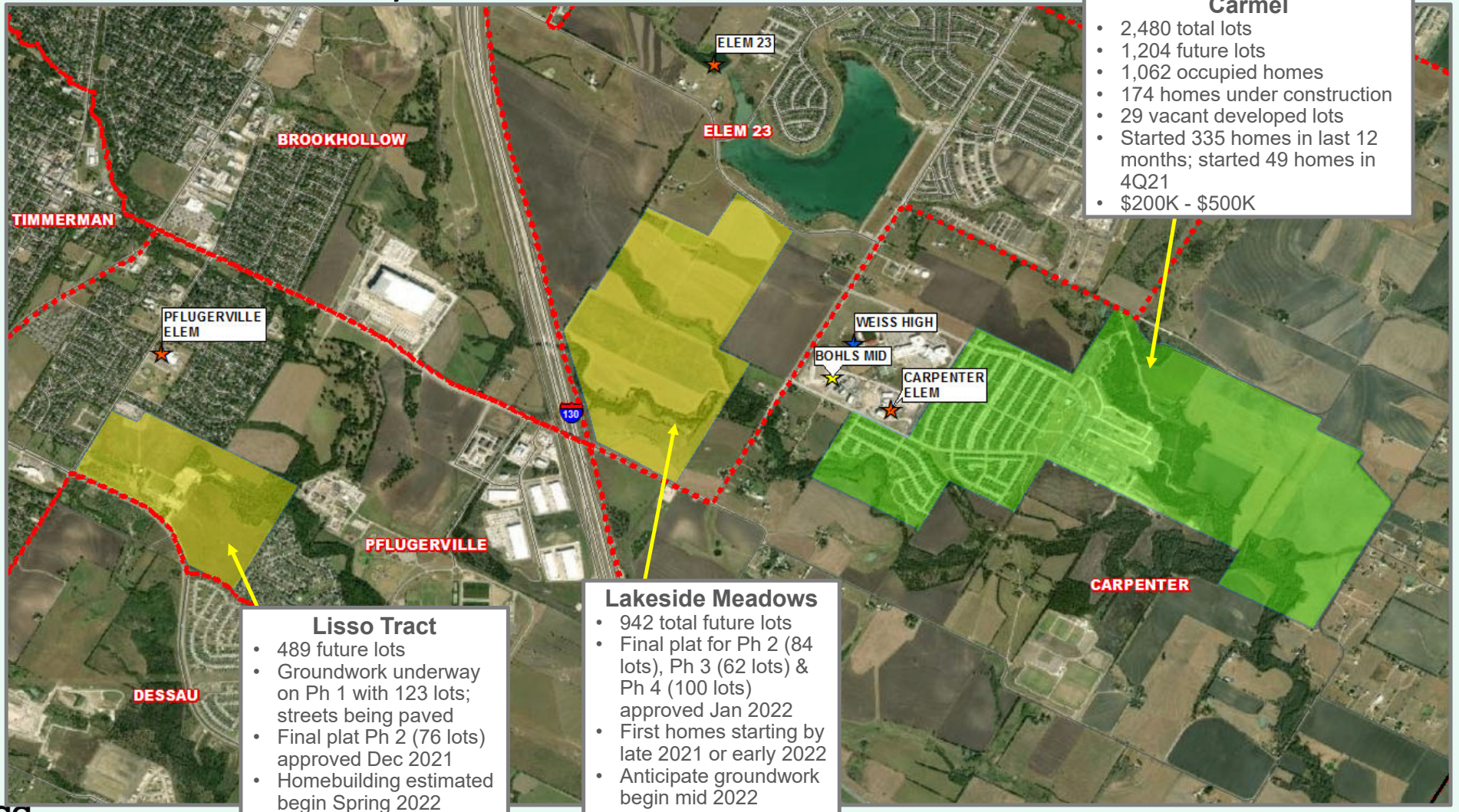
CELE MID

MOTT

CARPENTER

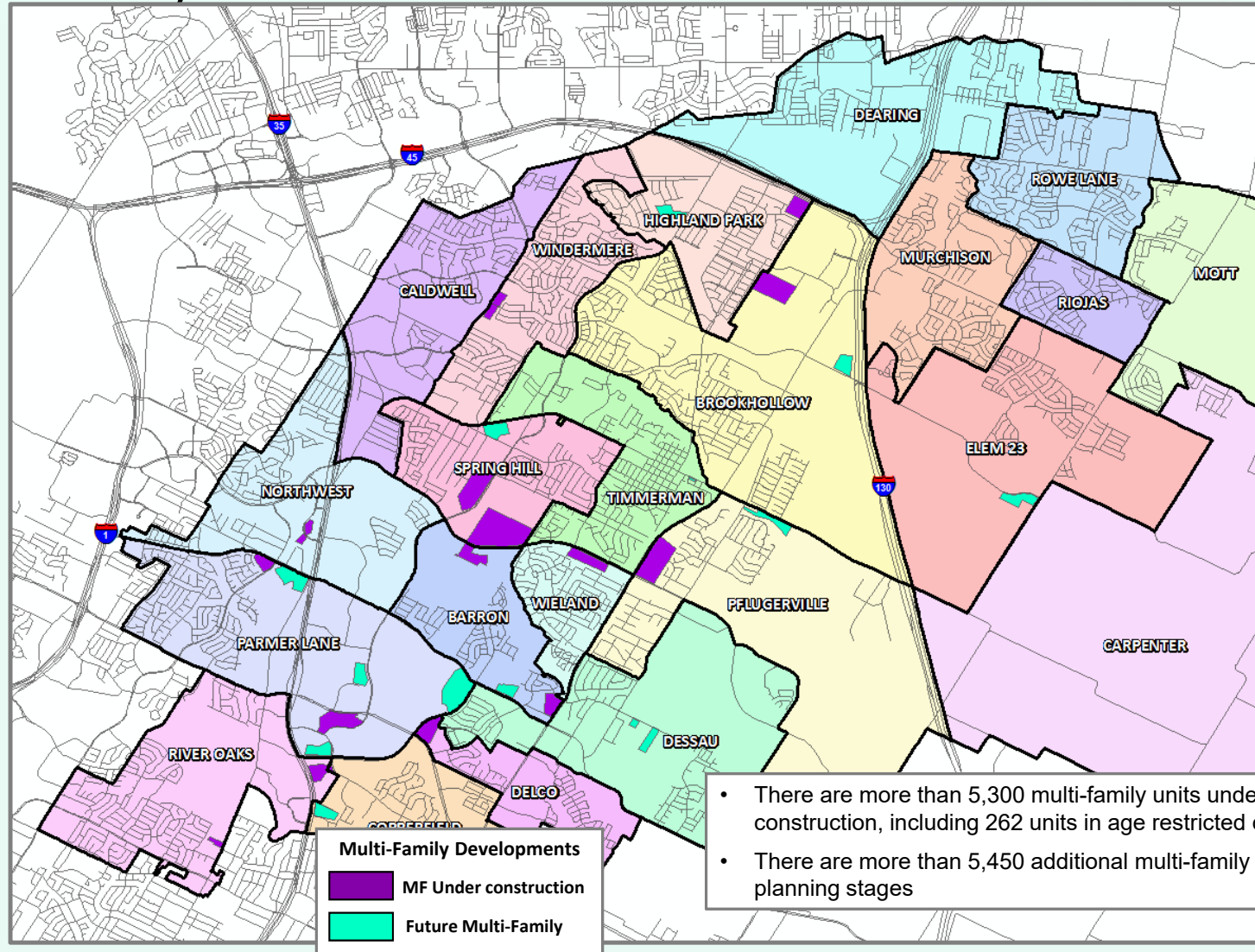


Residential Activity



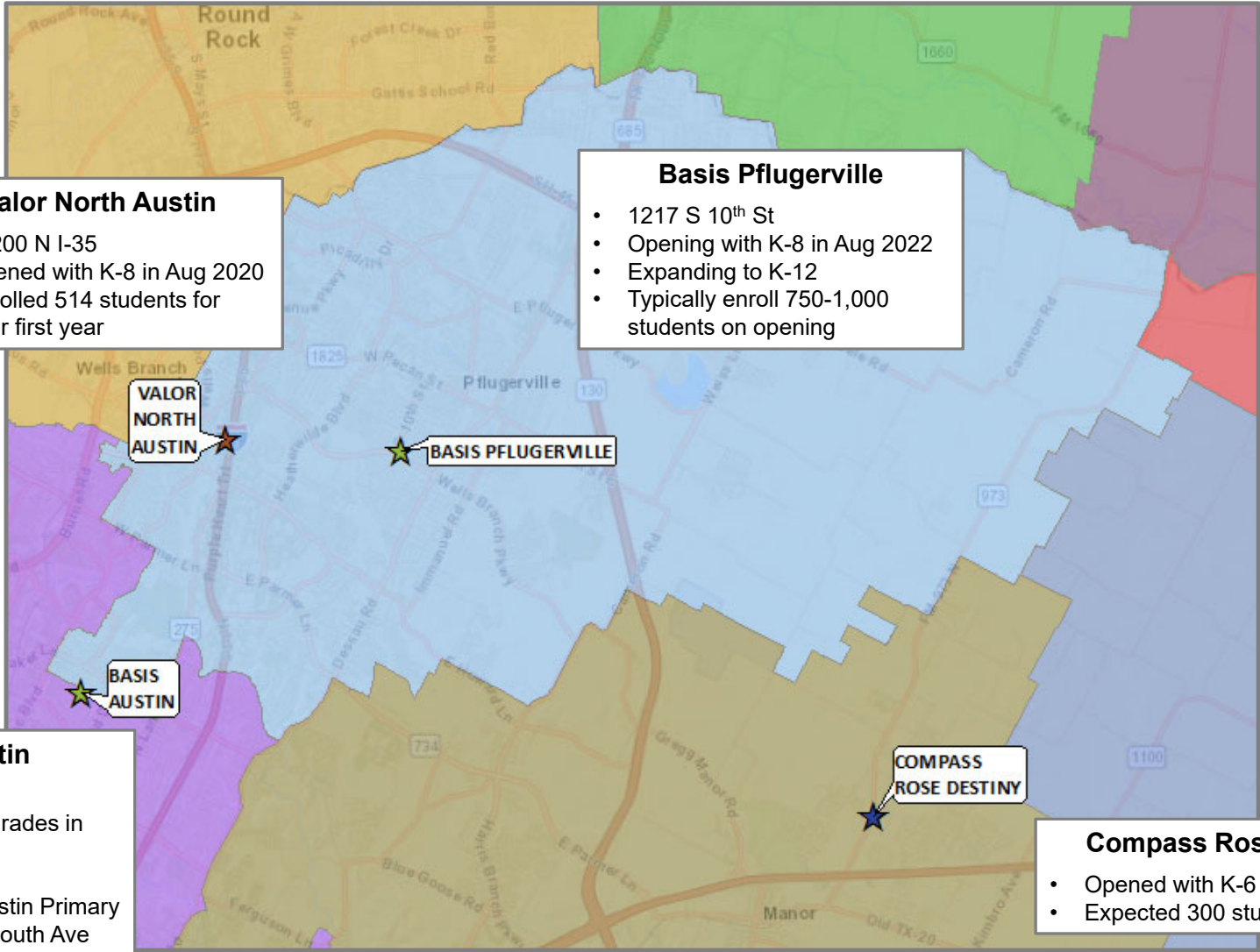


Multi-Family Overview





Charter Impact



Valor North Austin

- 14200 N I-35
- Opened with K-8 in Aug 2020
- Enrolled 514 students for their first year

Basis Pflugerville

- 1217 S 10th St
- Opening with K-8 in Aug 2022
- Expanding to K-12
- Typically enroll 750-1,000 students on opening

Basis Austin

- 1605 Kramer Ln
- Opened with 3-7 grades in Aug 2021
- Expanding to 3-12
- Fed by the K-2 Austin Primary Campus on Dartmouth Ave

Compass Rose Destiny

- Opened with K-6 in Aug 2021
- Expected 300 student enrollment



Ten Year Forecast by Grade Level - (Mid)

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	208	856	1,688	1,795	1,868	1,872	1,875	1,976	1,936	1,895	1,918	1,951	1,979	1,889	1,608	25,314		
2018/19	213	893	1,763	1,694	1,746	1,919	1,934	1,951	1,914	1,976	1,907	2,016	1,948	1,858	1,757	25,489	175	0.69%
2019/20	306	960	1,869	1,821	1,749	1,891	2,052	2,014	1,940	1,993	2,036	2,054	2,012	1,935	1,810	26,442	953	3.74%
2020/21	255	707	1,715	1,809	1,725	1,728	1,838	1,968	1,871	1,897	1,977	2,085	2,057	1,948	1,944	25,524	-918	-3.47%
2021/22	272	906	1,811	1,800	1,853	1,719	1,761	1,806	1,870	1,848	1,918	2,011	2,089	1,989	1,963	25,616	92	0.36%
2022/23	287	899	1,811	1,895	1,804	1,882	1,741	1,804	1,842	1,875	1,856	2,093	2,007	2,029	1,955	25,778	162	0.63%
2023/24	287	890	1,878	1,875	1,944	1,860	1,945	1,798	1,849	1,916	1,903	1,929	2,093	1,964	2,003	26,134	355	1.38%
2024/25	287	895	2,002	1,959	1,922	2,014	1,916	1,998	1,820	1,929	1,960	2,009	1,941	2,032	1,949	26,633	500	1.91%
2025/26	287	895	2,128	2,078	2,008	1,982	2,079	1,967	2,082	1,881	1,961	2,027	1,992	1,890	2,014	27,271	638	2.39%
2026/27	287	895	2,169	2,221	2,132	2,076	2,046	2,138	2,077	2,080	1,917	2,162	1,977	1,912	1,853	27,942	671	2.46%
2027/28	287	900	2,139	2,198	2,273	2,201	2,140	2,108	2,153	2,129	2,117	2,270	2,100	1,883	1,872	28,770	828	2.96%
2028/29	287	907	2,126	2,206	2,245	2,346	2,263	2,201	2,267	2,203	2,154	2,379	2,174	1,986	1,821	29,565	795	2.76%
2029/30	287	917	2,069	2,213	2,259	2,321	2,421	2,325	2,378	2,290	2,192	2,421	2,296	2,065	1,937	30,391	826	2.79%
2030/31	287	917	2,212	2,173	2,261	2,330	2,390	2,484	2,322	2,426	2,274	2,345	2,372	2,227	2,041	31,061	670	2.20%
2031/32	287	917	2,368	2,322	2,219	2,332	2,400	2,452	2,395	2,368	2,410	2,436	2,297	2,295	2,197	31,695	634	2.04%

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



Ten Year Forecast by Elementary Campus

CAMPUS	Capacity	Architectural Capacity	Fall	ENROLLMENT PROJECTIONS									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BARRON ELEMENTARY	813	850	578	543	559	578	579	606	604	610	615	611	608
BROOKHOLLOW ELEMENTARY	597	750	405	415	438	438	448	484	505	526	542	552	564
CALDWELL ELEMENTARY	764	800	569	590	602	610	622	652	634	626	615	607	605
CARPENTER ELEMENTARY		850	474	539	618	704	785	858	925	988	1,053	1,123	1,177
COPPERFIELD ELEMENTARY	759	850	486	476	479	483	488	508	506	499	486	481	476
DELCO ELEMENTARY	784	800	507	529	535	558	568	575	570	570	568	566	563
DESSAU ELEMENTARY	578	650	587	662	709	804	833	916	963	1,034	1,084	1,144	1,199
HIGHLAND PARK ELEMENTARY	777	800	697	711	719	728	733	735	726	723	715	712	714
MOTT ELEMENTARY	854	900	832	598	668	754	865	965	1,038	1,097	1,160	1,212	1,275
MURCHISON ELEMENTARY	777	850	794	778	763	763	766	757	751	758	758	764	770
NORTHWEST ELEMENTARY	503	600	423	427	422	436	446	451	457	460	459	461	465
PARMER LANE ELEMENTARY	581	650	455	454	467	477	494	510	504	509	517	524	524
PFLUGERVILLE ELEMENTARY	586	600	413	328	327	342	354	375	403	425	441	457	474
RIOJAS ELEMENTARY	786	850	888	736	735	747	746	757	757	756	753	753	751
RIVER OAKS ELEMENTARY	656	750	380	384	396	395	391	392	397	406	410	414	416
ROWE LANE ELEMENTARY	756	850	834	833	819	793	776	757	756	756	754	758	762
SPRING HILL ELEMENTARY	681	750	496	464	478	506	535	566	567	579	581	587	593
TIMMERMAN ELEMENTARY	788	800	445	359	345	348	339	347	354	361	366	371	376
WIELAND ELEMENTARY	549	750	380	318	326	336	352	356	358	358	354	350	352
WINDEREMERE ELEMENTARY	1,000	1,000	678	698	724	753	769	777	770	778	783	786	796
DEARING ELEMENTARY	775	850	607	624	641	659	688	683	696	699	692	688	687
HIDDEN LAKE ELEMENTARY		850		656	707	781	847	937	1,005	1,063	1,106	1,133	1,150
ELEMENTARY SCHOOL TOTALS	14,364	17,400	11,928	12,122	12,477	12,993	13,424	13,964	14,246	14,581	14,812	15,054	15,297
Elementary Absolute Growth			183	194	355	516	431	540	282	335	231	242	243
Elementary Percent Growth			1.56%	1.63%	2.93%	4.14%	3.32%	4.02%	2.02%	2.35%	1.58%	1.63%	1.61%

Yellow Box = enrollment exceeds Architectural capacity
Green Box = enrollment exceeds Capacity



Ten Year Forecast by Secondary Campus

CAMPUS	Capacity	Architectural Capacity	Fall	ENROLLMENT PROJECTIONS									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BOHLS MIDDLE SCHOOL			733	811	892	911	976	1,011	1,075	1,117	1,173	1,209	1,236
CELE MIDDLE SCHOOL	1,215	1,250	731	737	755	764	785	790	841	874	923	961	990
DESSAU MIDDLE SCHOOL	1,000	1,300	727	696	702	737	788	843	899	945	976	1,005	1,022
KELLY LANE MIDDLE SCHOOL	1,101	1,200	1,037	973	986	966	989	981	1,012	1,048	1,099	1,117	1,140
PARK CREST MIDDLE SCHOOL	1,004	1,300	880	829	786	776	792	807	841	862	884	907	936
PFLUGERVILLE MIDDLE SCHOOL	1,188	1,100	859	822	825	814	832	847	872	879	905	914	925
WESTVIEW MIDDLE SCHOOL	948	1,100	669	705	722	741	762	795	859	899	900	909	924
MIDDLE SCHOOL TOTALS	6,456	18,796	5,636	5,573	5,668	5,709	5,924	6,074	6,399	6,624	6,860	7,022	7,173
Middle School Absolute Growth			-109	-63	95	41	215	150	325	225	236	162	151
Middle School Percent Growth			-1.90%	-1.12%	1.70%	0.72%	3.77%	2.53%	5.35%	3.52%	3.56%	2.36%	2.15%
CONNALLY HIGH SCHOOL	2,201	2,280	1,794	1,737	1,686	1,652	1,643	1,664	1,747	1,848	1,948	1,994	2,035
HENDRICKSON HIGH SCHOOL	2,279	2,375	2,122	2,146	2,095	2,046	1,986	1,945	1,965	1,968	2,012	2,072	2,143
PFLUGERVILLE HIGH SCHOOL	2,216	2,400	1,846	1,890	1,835	1,816	1,812	1,759	1,766	1,736	1,781	1,822	1,862
WEISS HIGH SCHOOL	2,290	2,500	2,290	2,307	2,371	2,415	2,480	2,534	2,645	2,806	2,976	3,095	3,183
HIGH SCHOOL TOTALS	8,986	9,555	8,052	8,080	7,987	7,929	7,921	7,902	8,123	8,358	8,717	8,983	9,223
High School Absolute Growth			24	28	-93	-58	-8	-19	221	235	359	266	240
High School Percent Growth			0.30%	0.35%	-1.15%	-0.73%	-0.10%	-0.24%	2.80%	2.89%	4.30%	3.05%	2.67%
ALTERNATIVE TOTALS	0	0	0	3	2	2	2	2	2	2	2	2	2
DISTRICT TOTALS	29,806	45,751	25,616	25,778	26,134	26,633	27,271	27,942	28,770	29,565	30,391	31,061	31,695
District Absolute Growth			92	162	355	500	638	671	828	795	826	670	634
District Percent Growth			0.4%	0.6%	1.4%	1.9%	2.4%	2.5%	3.0%	2.8%	2.8%	2.2%	2.0%

Yellow Box = enrollment exceeds Architectural capacity
Green Box = enrollment exceeds Capacity



Ten Year Forecast by Elementary Campus

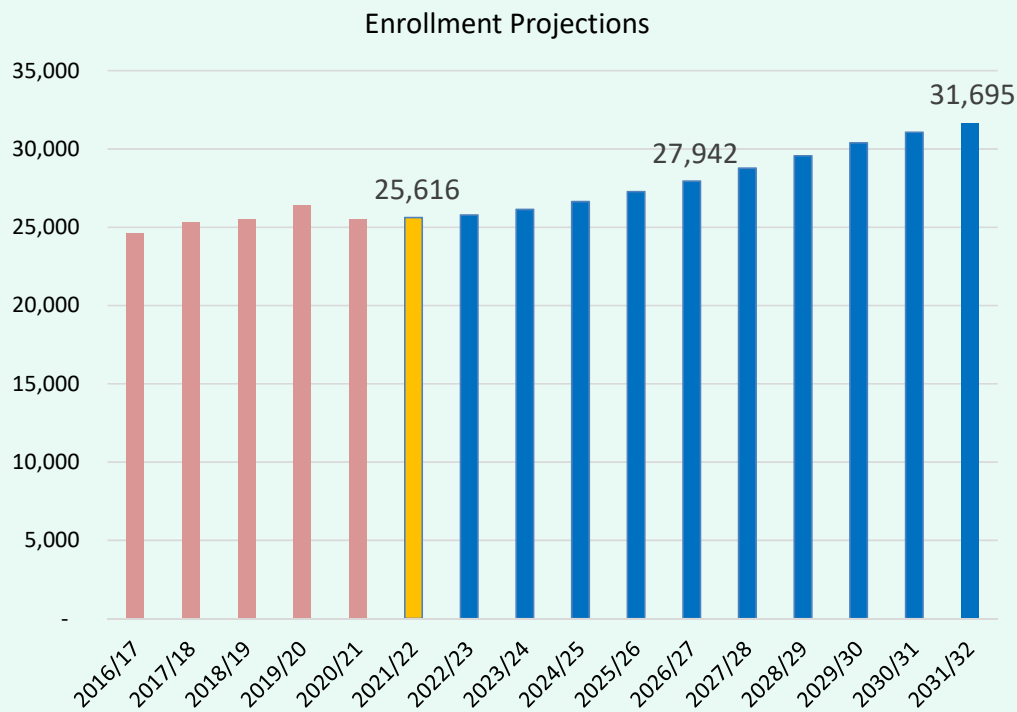
Hidden Lake opening Fall 2023 - Low

CAMPUS	Capacity	Architectural Capacity	Fall	ENROLLMENT PROJECTIONS									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
BARRON ELEMENTARY	813	850	578	522	529	535	518	525	516	516	518	512	507
BROOKHOLLOW ELEMENTARY	597	750	405	395	403	386	376	392	401	413	423	429	436
CALDWELL ELEMENTARY	764	800	569	590	600	602	603	622	598	584	574	564	560
CARPENTER ELEMENTARY		850	474	539	616	694	760	815	869	918	976	1,033	1,075
COPPERFIELD ELEMENTARY	759	850	486	476	478	477	474	486	479	468	455	450	446
DELCO ELEMENTARY	784	800	507	529	533	550	550	547	537	532	530	526	521
DESSAU ELEMENTARY	578	650	587	662	707	793	805	870	904	960	1,004	1,054	1,099
HIGHLAND PARK ELEMENTARY	777	800	697	711	717	719	712	702	686	677	669	664	664
MOTT ELEMENTARY	854	900	832	989	651	723	809	884	945	989	1,043	1,086	1,139
MURCHISON ELEMENTARY	777	850	794	816	761	754	744	722	709	708	707	709	711
NORTHWEST ELEMENTARY	503	600	423	427	421	431	434	432	436	437	438	439	441
PARMER LANE ELEMENTARY	581	650	455	445	451	455	461	465	453	452	461	466	465
PFLUGERVILLE ELEMENTARY	586	600	413	328	326	337	341	355	378	396	411	425	441
RIOJAS ELEMENTARY	786	850	888	951	733	737	722	718	710	701	696	694	691
RIVER OAKS ELEMENTARY	656	750	380	384	395	390	379	373	374	377	379	381	382
ROWE LANE ELEMENTARY	756	850	834	833	816	781	749	715	705	696	692	692	692
SPRING HILL ELEMENTARY	681	750	496	434	440	459	472	489	488	495	495	499	503
TIMMERMAN ELEMENTARY	788	800	445	359	344	343	328	330	334	338	345	350	356
WIELAND ELEMENTARY	549	750	380	318	325	332	343	342	342	340	336	331	331
WINDEREMERE ELEMENTARY	1,000	1,000	678	694	721	743	748	744	730	730	733	733	739
DEARING ELEMENTARY	775	850	607	624	639	650	666	649	656	653	646	641	639
HIDDEN LAKE ELEMENTARY		850		0	705	770	818	888	943	987	1,024	1,046	1,059
ELEMENTARY SCHOOL TOTALS	14,364	17,400	11,928	12,026	12,311	12,661	12,812	13,065	13,193	13,367	13,555	13,724	13,897
Elementary Absolute Growth			183	98	285	350	151	253	128	174	188	169	173
Elementary Percent Growth			1.56%	0.82%	2.37%	2.84%	1.19%	1.97%	0.98%	1.32%	1.41%	1.25%	1.26%

Yellow Box = enrollment exceeds Architectural capacity
Green Box = enrollment exceeds Capacity



Key Takeaways



- 2021 Enrollment down primarily due to continued “covid” pandemic impact on public health and charter school expansions
- New single family and multifamily housing continuing strong pace
- The Samsung plant will continue to drive growth in the eastern portion of the Austin region
- Basis charter to open campus on Wells Branch and S.10th Street impact impacting enrollment for the 2022/23 year
- District enrollment approaching 28,000 students in the 2026/27 school year