Zonda Education

DRAFT

Pflugerville
Independent
School District

3Q21

Demographic Update

Annual Enrollment Change

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%

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

cohort	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Mid	High
3-year Avg	1.112	1.031	1.011	1.017	1.001	1.023	1.020	0.994	0.958	1.002	1.011	1.039	1.000	0.976	0.996	1.011	0.990	1.003
2018/19	1.024	1.043	1.044	1.004	0.973	1.027	1.033	1.041	0.969	1.021	1.006	1.051	0.998	0.939	0.930	1.020	0.999	0.980
2019/20	1.437	1.075	1.060	1.033	1.032	1.083	1.069	1.041	0.994	1.041	1.030	1.077	0.998	0.993	0.974	1.053	1.022	1.011
2020/21	0.833	0.736	0.918	0.968	0.947	0.988	0.972	0.959	0.929	0.978	0.992	1.024	1.001	0.968	1.005	0.959	0.966	1.000
2021/22	1.067	1.281	1.056	1.050	1.024	0.997	1.019	0.983	0.950	0.988	1.011	1.017	1.002	0.967	1.008	1.021	0.983	0.998

- Pflugerville ISD added 92 students this year as some students returned from the covid pandemic
- The district had a record 1st grade cohort due a return from last year's KG
- PISD had a historically high 12th grade cohort

Zonda Education

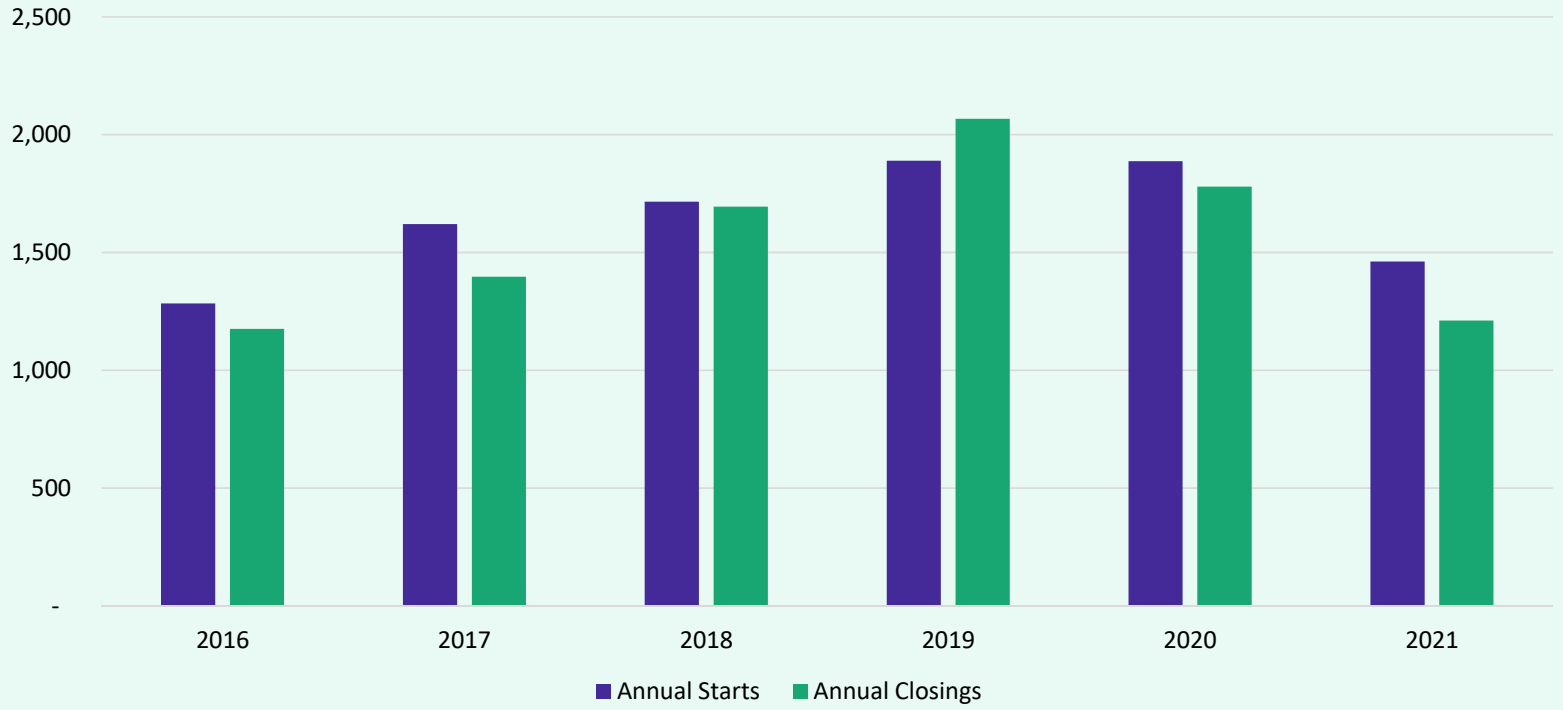
Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	3,172	2,682	1,784	3,033	7,521
2	Georgetown ISD	2,964	2,423	1,699	2,895	17,869
3	Liberty Hill ISD	2,626	2,092	4th	1,926	10,792
4	Hays CISD	3,112	2,021	2,026	2,989	60,034
5	**Pflugerville ISD***	**1,969**	**1,649**	**1,227**	**1,033**	**11,026**
6	Austin ISD	1,382	1,517	1,496	1,217	11,160
7	Hutto ISD	1,738	1,346	1,006	1,373	7,410
8	Del Valle ISD	1,452	1,341	717	980	23,481
9	Manor ISD	1,243	1,333	532	1,385	15,353
10	Jarrell ISD	1,191	1,078	440	1,251	11,968
11	Dripping Springs ISD	1,199	965	720	1,060	7,441
12	Round Rock ISD	743	738	591	1,092	5,227
13	Lake Travis ISD	1,004	710	795	1,056	4,102
14	Bastrop ISD	1,124	684	634	2,388	16,867
15	Elgin ISD	432	436	158	381	8,769
16	San Marcos CISD	692	431	540	1,150	6,048
17	Lago Vista ISD	257	169	170	564	3,943
18	Taylor ISD	261	160	169	94	1,153
19	Lockhart ISD	75	54	42	1	16,396
20	Eanes ISD	22	12	20	91	49

* Based on additional Zonda Education housing research

District New Home Starts and Closings by Quarter

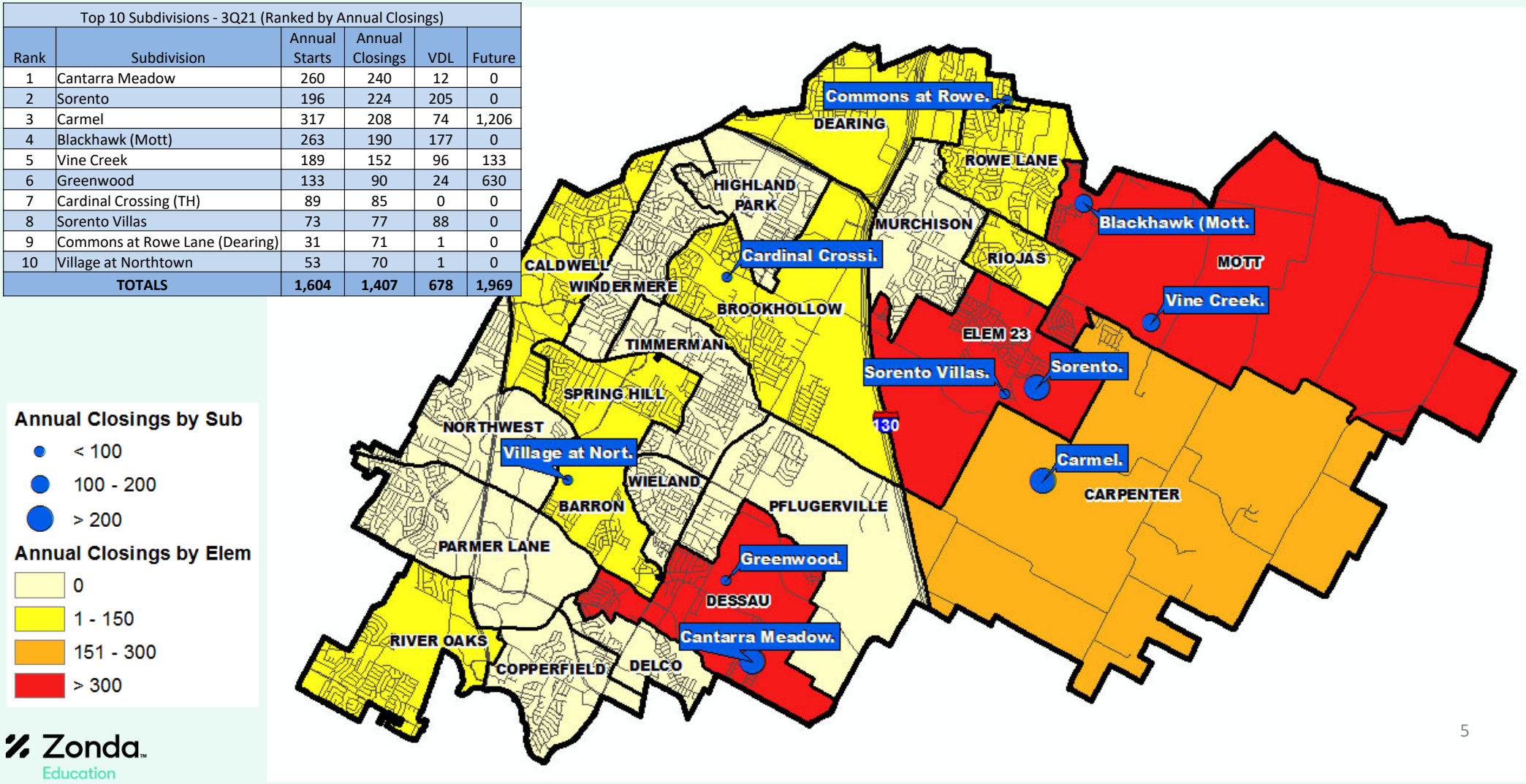


Starts	2016	2017	2018	2019	2020	2021
1Q	243	364	348	465	395	582
2Q	278	362	422	393	478	326
3Q	345	492	499	581	499	553
4Q	418	402	446	450	515	
Total	1,284	1,620	1,715	1,889	1,887	1,461

Closings	2016	2017	2018	2019	2020	2021
1Q	229	314	446	376	414	489
2Q	375	435	446	579	462	312
3Q	286	313	422	578	474	410
4Q	286	335	380	534	429	
Total	1,176	1,397	1,694	2,067	1,779	1,211

Annual Closing Distribution

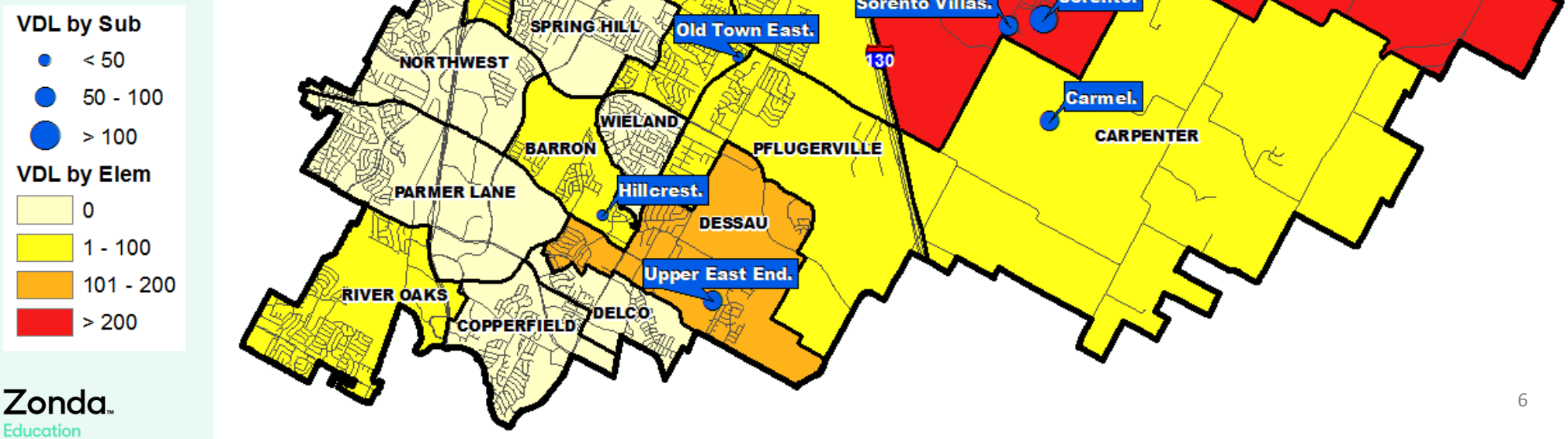
Top 10 Subdivisions - 3Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Starts	Annual Closings	VDL	Future
1	Cantarra Meadow	260	240	12	0
2	Sorento	196	224	205	0
3	Carmel	317	208	74	1,206
4	Blackhawk (Mott)	263	190	177	0
5	Vine Creek	189	152	96	133
6	Greenwood	133	90	24	630
7	Cardinal Crossing (TH)	89	85	0	0
8	Sorento Villas	73	77	88	0
9	Commons at Rowe Lane (Dearing)	31	71	1	0
10	Village at Northtown	53	70	1	0
TOTALS		**1,604**	**1,407**	**678**	**1,969**



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VDL Distribution

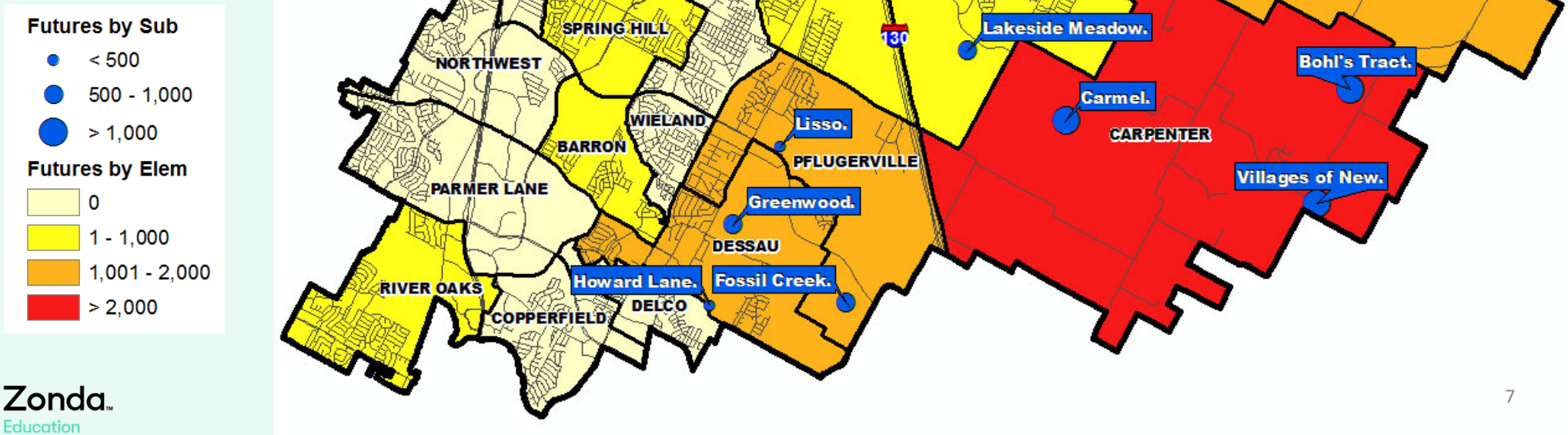
Top 10 Subdivisions - 3Q21 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sorento	224	205	0
2	Blackhawk (Mott)	190	177	0
3	Upper East End	0	98	0
4	Vine Creek	152	96	133
5	Sorento Villas	77	88	0
6	Carmel	208	74	1,206
7	Villas at Rowe (att)	0	70	36
8	Old Town East	0	38	0
9	Windermere Parke Garden	0	37	45
10	Hillcrest - Pflugerville	0	32	0
TOTALS		**851**	**915**	**1,420**



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Futures Distribution

Top 10 Subdivisions - 3Q21 (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	208	74	1,206
4	Lakeside Meadows	0	0	942
5	Fossil Creek	0	0	922
6	Greenwood	90	24	630
7	Howard Lane	0	0	497
8	Lisso	0	0	489
9	Lifestyle Communities	0	0	413
10	Blackhawk/Grove	0	0	386
TOTALS		**298**	**98**	**8,716**



Zonda Education

District Housing Overview by Elementary Zone

ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BARRON	164	72	70	16	111	119	33	76
BROOKHOLLOW	89	4	85	9	48	67	16	674
CALDWELL	63	13	68	12	25	33	7	0
CARPENTER	326	130	212	105	160	174	79	4,943
COPPERFIELD	0	0	0	0	0	0	0	0
DEARING	43	18	74	7	18	26	71	154
DELCO	0	0	0	0	0	0	0	0
DESSAU	393	73	341	88	127	228	134	1,127
ELEM 23	281	112	330	62	139	173	293	942
HIGHLAND PARK	0	0	0	0	0	0	0	0
MOTT	452	113	342	79	208	283	273	1,066
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	2	0	13	0	0	0	0	0
RIVER OAKS	19	2	4	3	9	19	2	125
ROWE LANE	83	3	66	16	51	60	24	0
SPRING HILL	45	4	44	13	23	36	0	287
TIMMERMAN	0	0	0	0	0	0	38	0
WIELAND	0	0	0	0	0	0	0	0
WINDERMERE	9	9	0	0	9	9	37	45
GRAND TOTAL	**1,969**	**553**	**1,649**	**410**	**928**	**1,227**	**1,033**	**11,026**

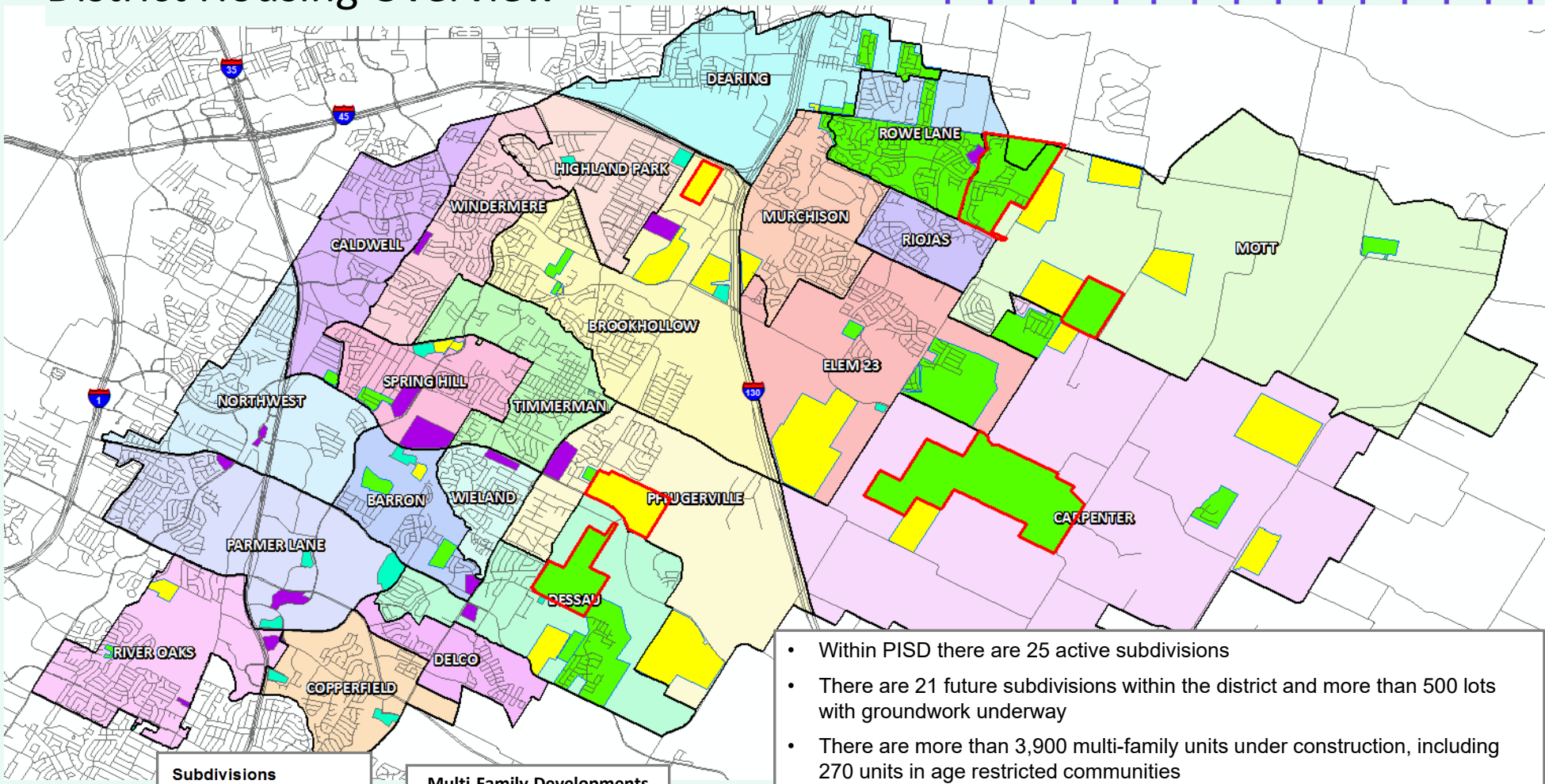
Highest activity in the category

Second highest activity in the category

Third highest activity in the category

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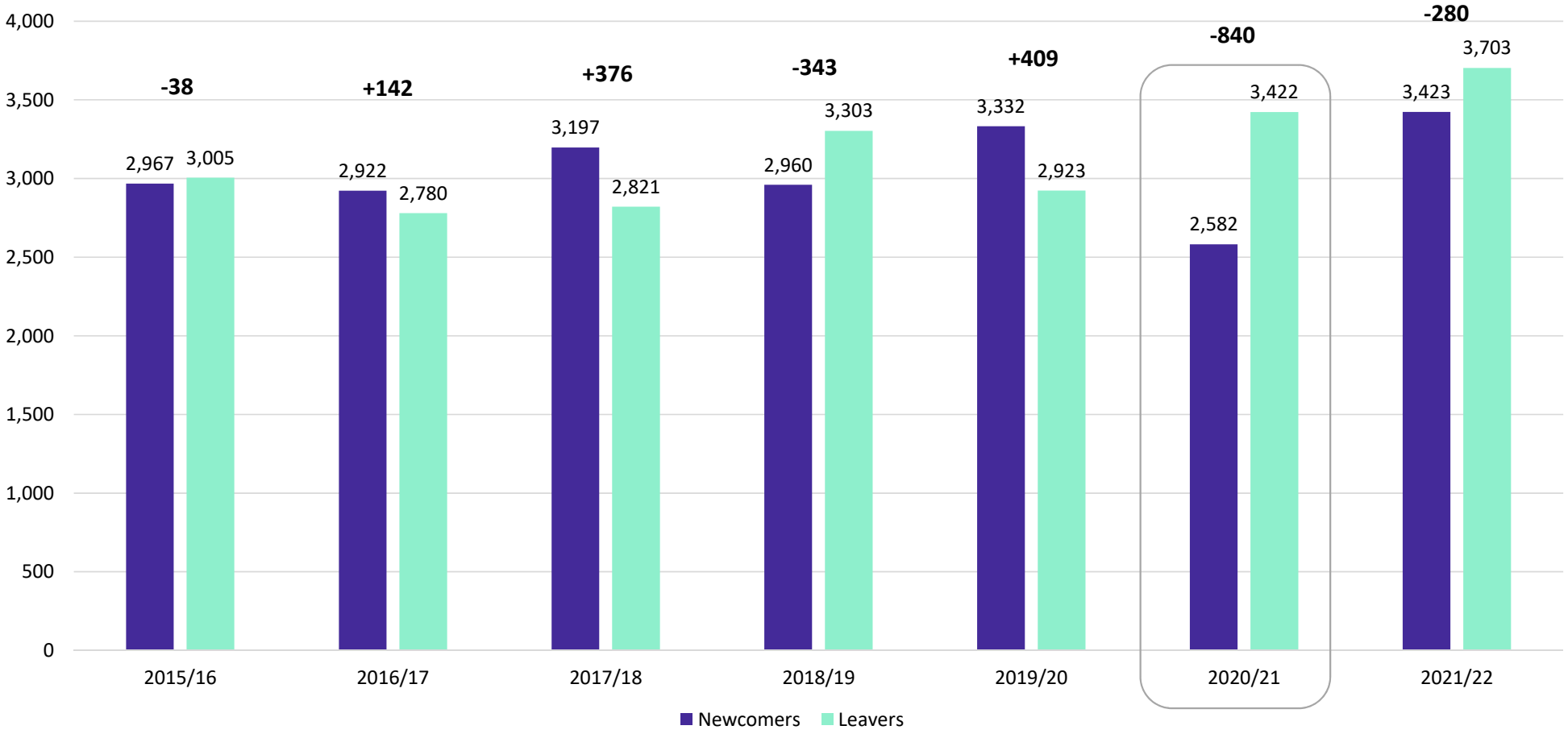
District Housing Overview



- Within PISD there are 25 active subdivisions
- There are 21 future subdivisions within the district and more than 500 lots with groundwork underway
- There are more than 3,900 multi-family units under construction, including 270 units in age restricted communities
- There are more than 5,650 additional multi-family units in the planning stages

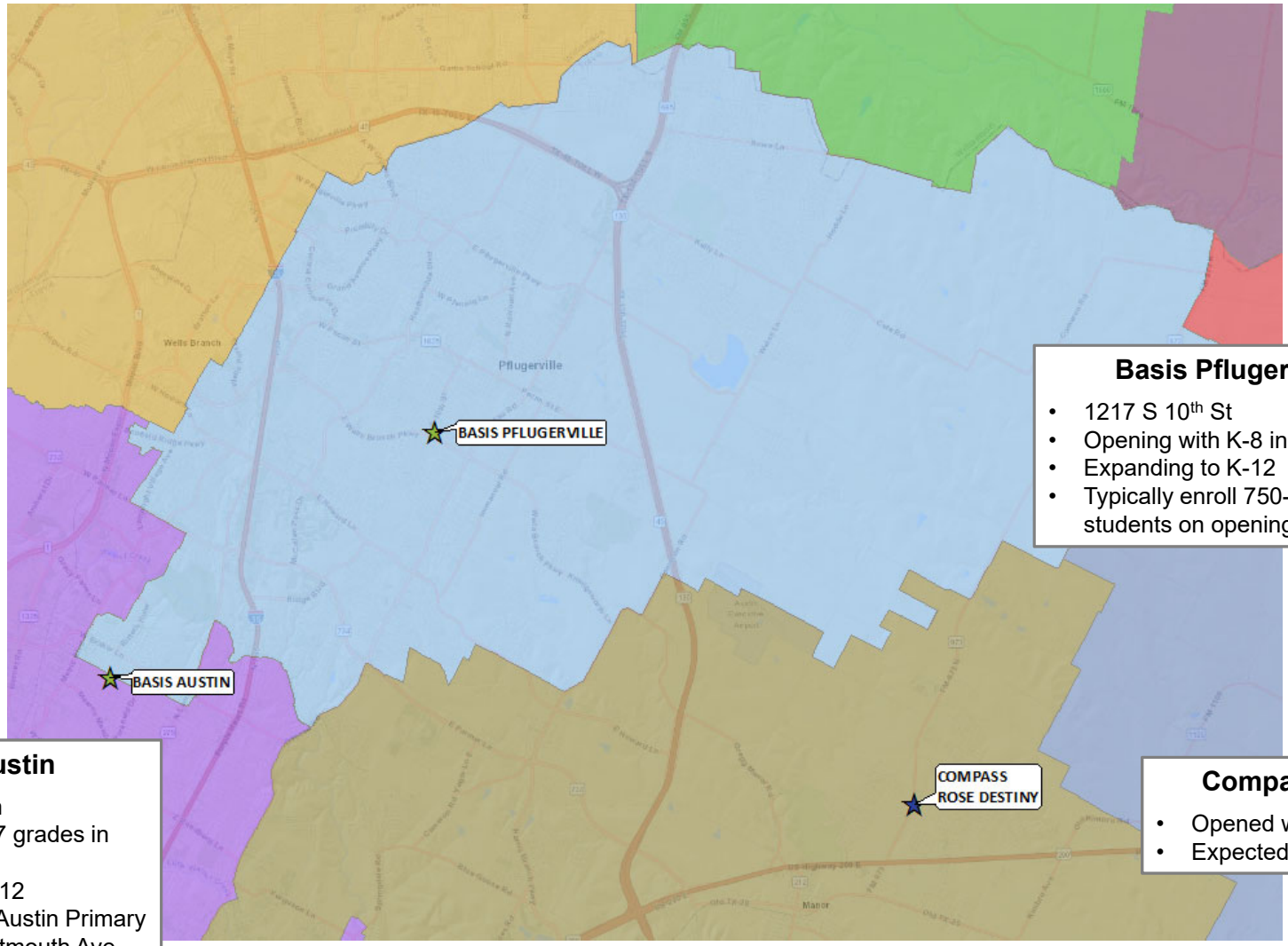
Zonda Education

Newcomers and Leavers



Zonda Education

Charter Impact



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	1,837	1,920	1,849	1,919	1,776	1,836	1,817	1,934	1,893	2,093	2,007	2,029	1,955	26,049	433	1.69%
2023/24	287	890	1,904	1,904	1,971	1,908	1,983	1,835	1,849	1,888	1,962	2,101	2,093	1,964	2,003	26,542	492	1.89%
2024/25	287	895	1,982	1,987	1,951	2,040	1,965	2,037	1,920	1,929	1,931	2,188	2,114	2,032	1,949	27,207	666	2.51%
2025/26	287	895	2,085	2,055	2,037	2,010	2,105	2,017	2,082	1,985	1,961	2,337	2,169	2,059	2,014	28,098	891	3.27%
2026/27	287	895	2,125	2,175	2,110	2,105	2,075	2,164	2,077	2,080	2,022	2,407	2,279	2,082	2,019	28,902	804	2.86%
2027/28	287	900	2,162	2,200	2,225	2,178	2,169	2,136	2,153	2,129	2,117	2,471	2,338	2,171	2,038	29,674	772	2.67%
2028/29	287	907	2,194	2,228	2,248	2,296	2,239	2,229	2,267	2,203	2,154	2,591	2,367	2,212	2,100	30,522	848	2.86%
2029/30	287	917	2,225	2,282	2,281	2,323	2,369	2,300	2,352	2,290	2,192	2,635	2,501	2,248	2,158	31,360	838	2.75%
2030/31	287	917	2,265	2,290	2,331	2,350	2,391	2,431	2,322	2,401	2,274	2,553	2,583	2,425	2,222	32,042	682	2.17%
2031/32	287	917	2,310	2,329	2,338	2,402	2,419	2,454	2,395	2,368	2,385	2,651	2,501	2,499	2,393	32,648	606	1.89%

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	562	590	618	626	661	664	671	681	678	673
BROOKHOLLOW ELEMENTARY	597	750	405	438	467	472	487	528	551	576	597	608	618
CALDWELL ELEMENTARY	764	800	569	596	605	610	618	644	628	622	617	610	607
CARPENTER ELEMENTARY		850	474	546	623	705	779	845	914	978	1,051	1,120	1,167
COPPERFIELD ELEMENTARY	759	850	486	482	483	484	485	500	499	494	485	482	477
DELCO ELEMENTARY	784	800	507	534	539	559	564	567	564	566	569	568	563
DESSAU ELEMENTARY	578	650	587	670	716	805	827	902	950	1,022	1,080	1,142	1,196
HIGHLAND PARK ELEMENTARY	777	800	697	719	725	730	730	727	720	719	717	715	714
MOTT ELEMENTARY	854	900	832	591	658	734	830	919	997	1,058	1,128	1,182	1,238
MURCHISON ELEMENTARY	777	850	794	789	771	766	763	747	743	751	757	763	765
NORTHWEST ELEMENTARY	503	600	423	432	425	436	443	445	453	458	462	466	468
PARMER LANE ELEMENTARY	581	650	455	450	457	464	476	485	480	487	502	510	508
PFLUGERVILLE ELEMENTARY	586	600	413	353	366	386	400	417	446	471	494	515	533
RIOJAS ELEMENTARY	786	850	888	736	735	744	738	743	745	745	748	750	747
RIVER OAKS ELEMENTARY	656	750	380	389	400	396	388	384	389	398	404	408	408
ROWE LANE ELEMENTARY	756	850	834	845	828	796	772	746	747	749	753	758	758
SPRING HILL ELEMENTARY	681	750	496	468	483	508	533	559	561	575	583	592	597
TIMMERMAN ELEMENTARY	788	800	445	398	387	392	386	396	406	415	426	434	440
WIELAND ELEMENTARY	549	750	380	334	340	347	361	362	364	365	364	361	362
WINDEREMERE ELEMENTARY	1,000	1,000	678	702	729	753	764	766	760	768	777	781	788
DEARING ELEMENTARY	775	850	607	632	648	661	683	671	685	689	687	685	681
ELEM #23		850		656	707	778	838	922	991	1,051	1,102	1,134	1,148
ELEMENTARY SCHOOL TOTALS	**14,364**	**17,400**	**11,928**	**12,322**	**12,682**	**13,144**	**13,491**	**13,936**	**14,257**	**14,628**	**14,984**	**15,262**	**15,456**
Elementary Absolute Growth			183	394	360	462	347	445	321	371	356	278	194
Elementary Percent Growth			1.56%	3.30%	2.92%	3.64%	2.64%	3.30%	2.30%	2.60%	2.43%	1.86%	1.27%

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

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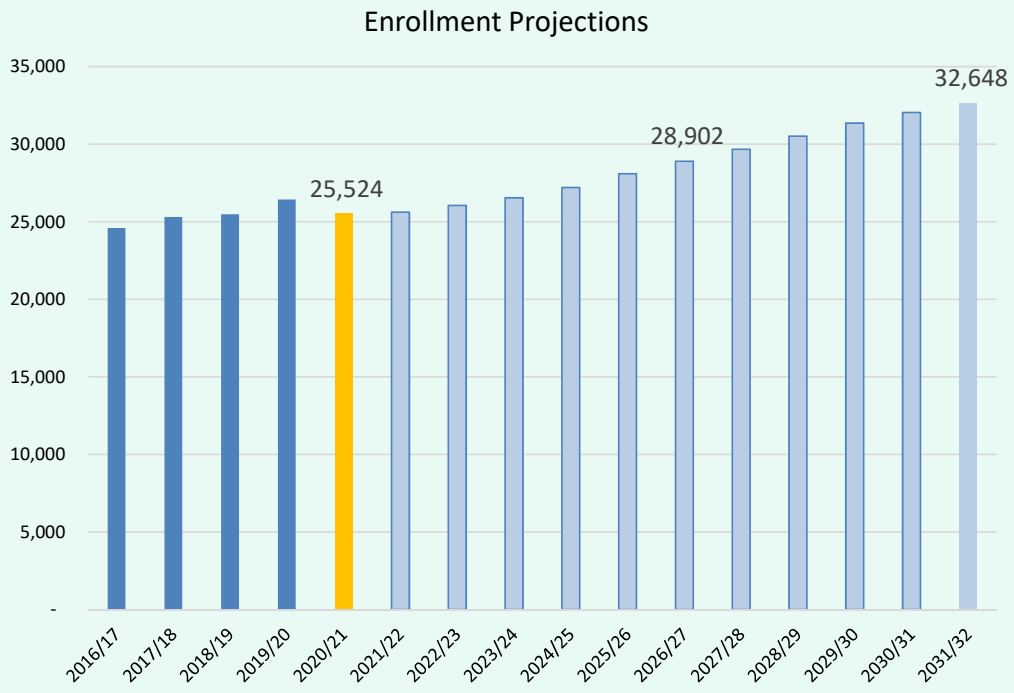
Ten Year Forecast by Secondary Campus

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	847	914	930	992	1,029	1,075	1,117	1,169	1,205	1,232
CELE MIDDLE SCHOOL	1,215	1,250	731	733	750	767	799	805	841	874	920	957	986
DESSAU MIDDLE SCHOOL	1,000	1,300	727	724	718	751	802	857	899	945	973	1,002	1,019
KELLY LANE MIDDLE SCHOOL	1,101	1,200	1,037	967	979	973	1,007	998	1,012	1,048	1,094	1,113	1,136
PARK CREST MIDDLE SCHOOL	1,004	1,300	880	825	781	781	806	821	841	862	881	904	933
PFLUGERVILLE MIDDLE SCHOOL	1,188	1,100	859	849	841	831	847	862	872	879	901	911	922
WESTVIEW MIDDLE SCHOOL	948	1,100	669	699	716	747	775	807	859	899	896	905	920
MIDDLE SCHOOL TOTALS	**6,456**	**18,796**	**5,636**	**5,644**	**5,699**	**5,780**	**6,028**	**6,179**	**6,399**	**6,624**	**6,834**	**6,997**	**7,148**
Middle School Absolute Growth			-109	8	55	81	248	151	220	225	210	163	151
Middle School Percent Growth			-1.90%	0.14%	0.97%	1.42%	4.29%	2.50%	3.56%	3.52%	3.17%	2.39%	2.16%
CONNALLY HIGH SCHOOL	2,201	2,280	1,794	1,737	1,723	1,727	1,782	1,851	1,940	2,048	2,132	2,173	2,217
HENDRICKSON HIGH SCHOOL	2,279	2,375	2,122	2,146	2,140	2,136	2,151	2,162	2,179	2,183	2,202	2,256	2,333
PFLUGERVILLE HIGH SCHOOL	2,216	2,400	1,846	1,890	1,874	1,897	1,963	1,956	1,960	1,923	1,947	1,983	2,027
WEISS HIGH SCHOOL	2,290	2,500	2,290	2,307	2,422	2,521	2,681	2,816	2,937	3,114	3,259	3,369	3,465
HIGH SCHOOL TOTALS	**8,986**	**9,555**	**8,052**	**8,080**	**8,159**	**8,281**	**8,577**	**8,785**	**9,016**	**9,268**	**9,540**	**9,781**	**10,042**
High School Absolute Growth			24	28	79	122	296	208	231	252	272	241	261
High School Percent Growth			0.30%	0.35%	0.98%	1.50%	3.57%	2.43%	2.63%	2.80%	2.93%	2.53%	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**	**26,049**	**26,542**	**27,207**	**28,098**	**28,902**	**29,674**	**30,522**	**31,360**	**32,042**	**32,648**
District Absolute Growth			92	433	492	666	891	804	772	848	838	682	606
District Percent Growth			0.4%	1.7%	1.9%	2.5%	3.3%	2.9%	2.7%	2.9%	2.7%	2.2%	1.9%

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

Zonda Education

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
- Housing prices continue to go up due to low supply of existing homes and overall population growth to the region
- 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 29,000 students in the 2026/27 school year