Pflugerville Independent School District

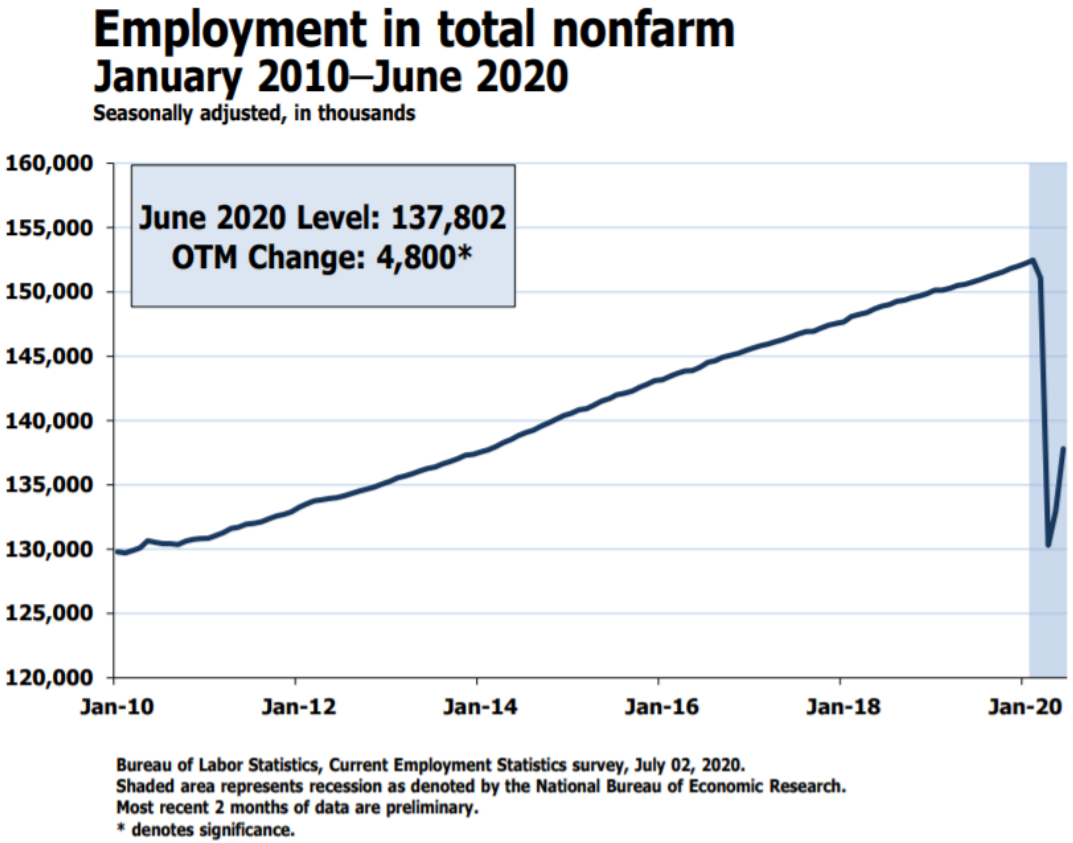
Quarterly Report
2Q20

TEMPLETON DEMOGRAPHICS

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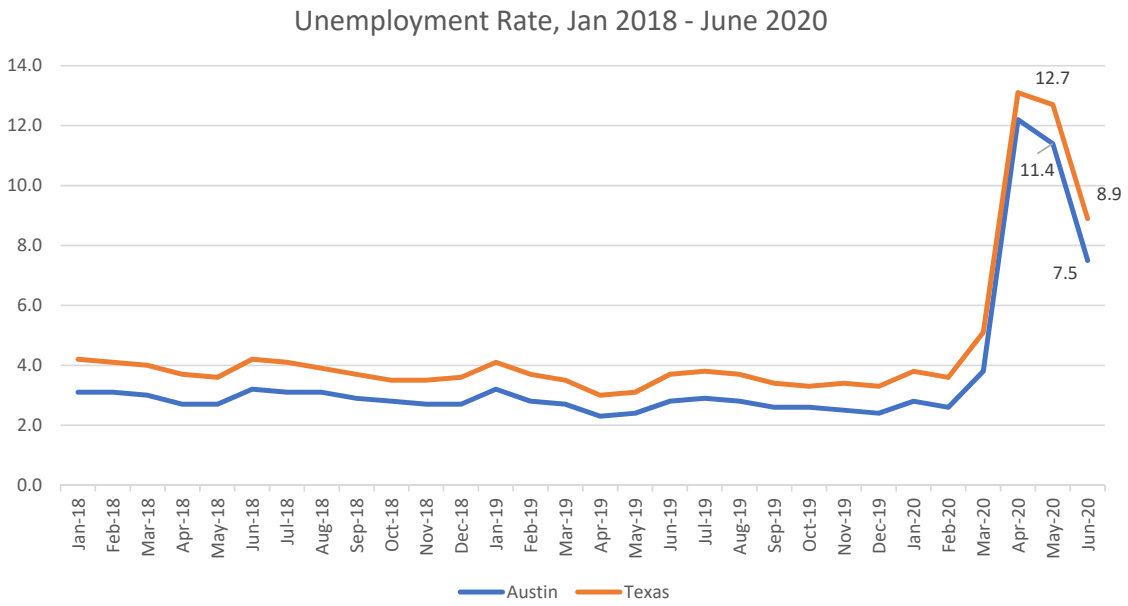
Impacts of COVID-19 …

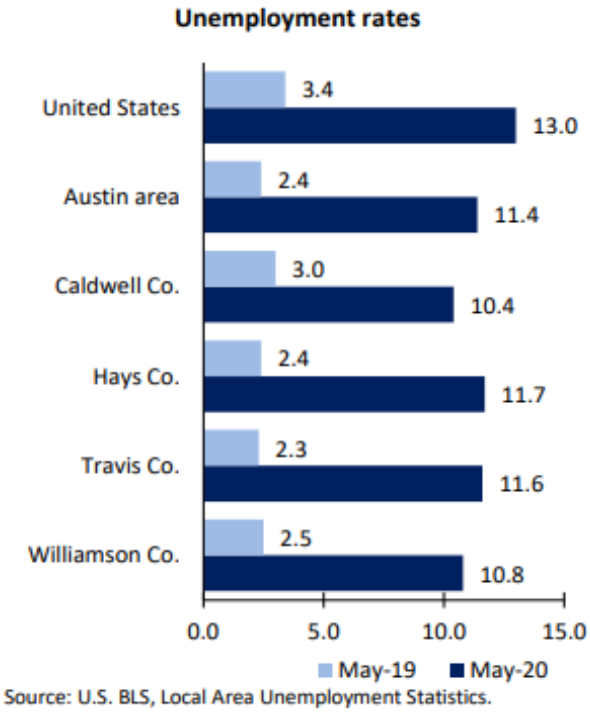
- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3rd of the job losses have returned
- US Unemployment Rate: 13.3%



Source: Bureau of Labor Statistics

Austin MSA Economic Conditions

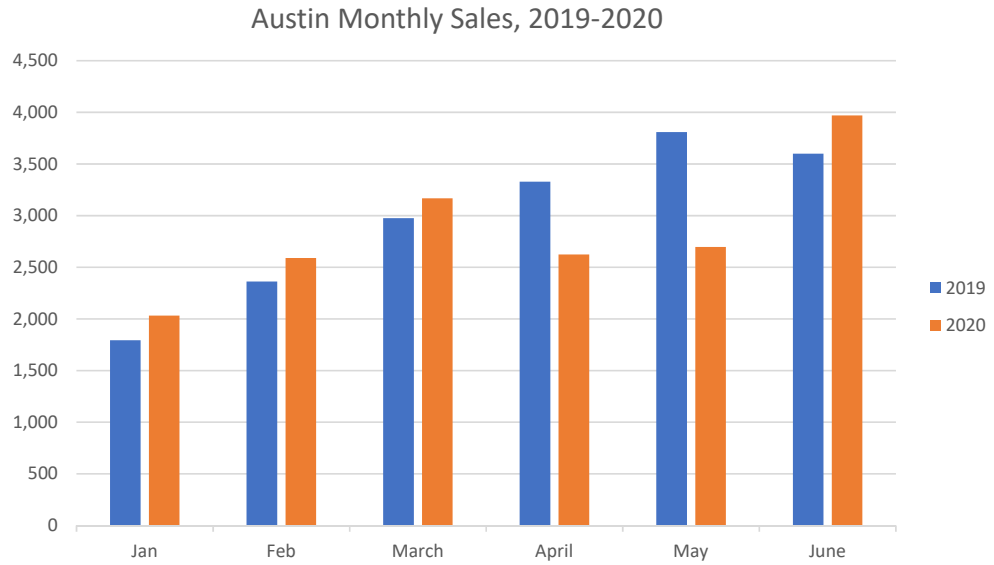


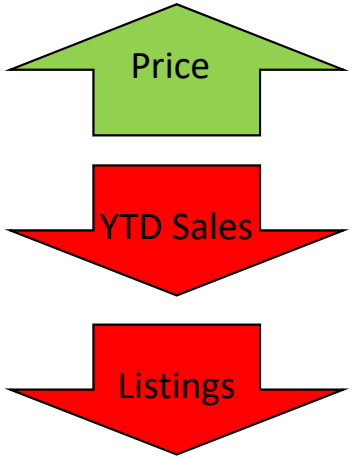


Source: U.S. BLS, Local Area Unemployment Statistics.

- Texas and Austin's unemployment rates peaked in May and began dropping in June
- Largest employment sector declines were in Leisure and hospitality and education and health services
- States that are pausing or reversing reopening plans as cases rise in July represent 50% of the US GDP, proving the economy is not yet in the clear as some rebounds occurred in June

Covid and the Housing Market: What Impact?

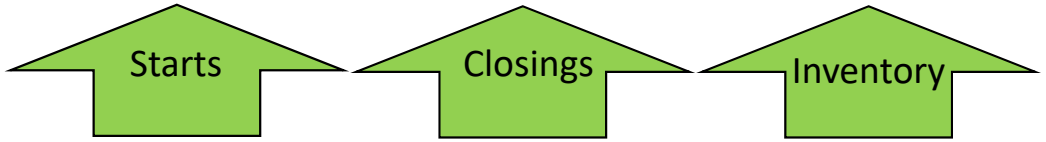




Date	Sales	Avg Price	Median Price	Total Listings	Months Inventory
Jan-June 2019	17,873	$ 387,374	$ 308,583	41,745	2.38
Jan- June 2020	17,081	$ 402,368	$ 325,461	33,900	1.85

- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

Covid and the New Home Market

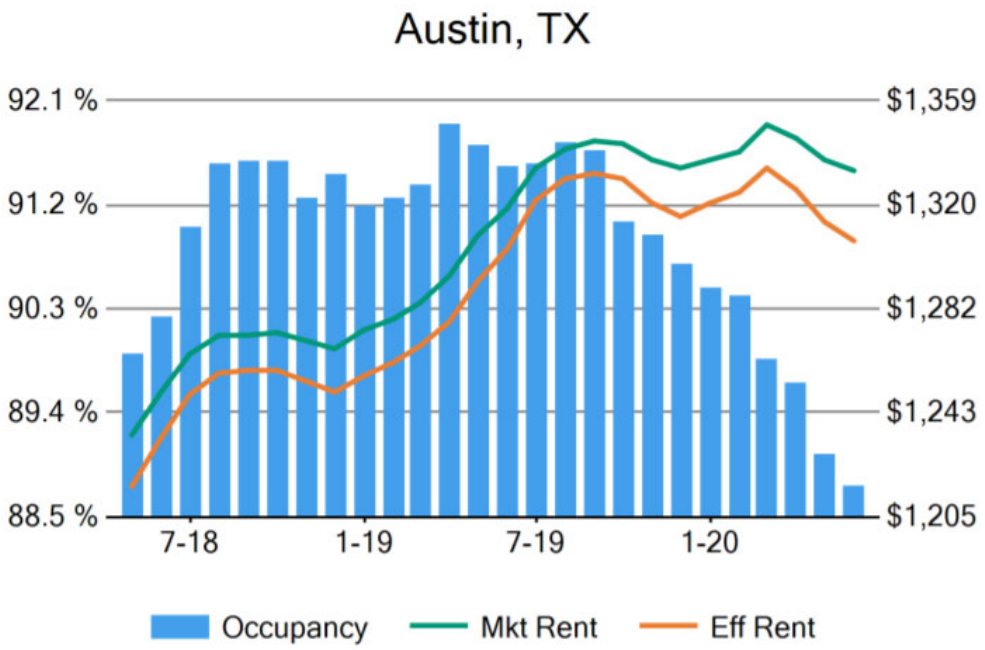


Austin New Home Market

	2Q20	% YOY
Annual Starts	20,505	25.1%
Quarter Starts	5,329	29.4%
Annual Closings	19,710	20.2%
Quarter Closings	5,033	2.6%
Housing Inventory	11,521	6.5%
VDL Inventory	28,282	9.4%

Covid and Housing: Multi-Family Market

Austin Multi-Family Market	June-20	% YOY
Occupancy	88.7	-3.0%
Unit Change	11,646	
Units Absorbed (Annual)	4,835	
Average Size	862	0.2%
Asking Rent	$1,333	0.9%
Asking Rent per SqFt	$1.55	0.8%
Effective Rent	$1,307	0.1%
Effective Rent per SqFt	$1.52	-0.1%
% Offering Concessions	27%	44.8%
Avg Concession Package	6.10%	15.4%



Source: ALN Data

Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,609	2,608	1,463	3,521	11,755
2	Austin ISD	2,025	2,385	1,627	1,319	10,952
3	Pflugerville ISD	1,938	2,000	897	1,758	11,164
4	Georgetown ISD	1,996	1,772	1,087	3,447	17,664
5	Manor ISD	1,647	1,631	649	1,164	15,767
6	Hays CISD	1,618	1,584	840	2,211	32,992
7	Liberty Hill ISD	1,552	1,455	818	3,042	11,303
8	Round Rock ISD	1,217	1,218	707	615	5,997
9	Hutto ISD	1,396	1,185	648	1,250	8,457
10	Del Valle ISD	1,243	914	772	1,901	30,769
11	Dripping Springs ISD	857	694	543	1,439	6,590
12	Lake Travis ISD	677	656	555	1,690	4,518
13	Jarrell ISD	693	605	253	737	12,499
14	San Marcos CISD	405	387	255	849	7,212
15	Bastrop ISD	219	185	177	1,672	18,701
16	Taylor ISD	133	111	55	163	986
17	Lago Vista ISD	113	93	86	613	4,262
18	Elgin ISD	119	86	70	499	8,685
19	Eanes ISD	19	62	14	67	168
20	Lockhart ISD	34	58	10	92	3,840

* Based on additional Templeton Demographics housing research

Historical Change in New Home Ranking

ISD	2Q17	2Q18	2Q19	2Q20
Leander ISD	1	1	1	1
Austin ISD	2	2	3	2
Pflugerville ISD	4	3	2	3
Georgetown ISD	6	6	5	4
Manor ISD	10	7	7	5
Hays CISD	3	5	4	6
Liberty Hill ISD	11	11	9	7
Round Rock ISD	5	4	6	8
Hutto ISD	7	8	8	9
Del Valle ISD	8	9	10	10
Dripping Springs ISD	12	12	12	11
Lake Travis ISD	9	10	11	12
Jarrell ISD	13	14	13	13
San Marcos CISD	14	15	14	14
Bastrop ISD	15	13	15	15
Taylor ISD	17	16	19	16
Lago Vista ISD	19	18	18	17
Elgin ISD	18	19	17	18
Eanes ISD	20	17	16	19
Lockhart ISD	16	23	20	20

1 Year Change in District Housing

	2Q19	2Q20	Difference
Annual Starts	1,822	1,938	116
Quarterly Starts	395	490	95
Annual Closings	2,106	2,000	-106
Quarterly Closings	415	472	57
Inventory	867	897	30
VDL	1,893	1,758	-135
Futures	11,291	11,164	-127

District Housing Overview by Elementary Zone

ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BARRON	101	19	164	35	34	48	58	287
BROOKHOLLOW	58	26	21	10	34	41	72	300
CALDWELL	112	18	119	22	34	30	107	0
COPPERFIELD	0	0	0	0	0	0	0	0
DEARING	77	18	67	21	26	34	74	246
DELCO	0	0	0	0	0	0	0	0
DESSAU	352	107	275	83	148	179	371	896
HIGHLAND PARK	0	0	0	0	0	0	0	0
MOTT	930	246	1,021	226	370	439	968	7,295
MURCHISON	0	0	0	0	0	0	0	114
NORTHWEST	9	0	25	0	0	0	0	0
PARMER LANE	0	0	7	0	0	0	0	0
PFLUGERVILLE	33	12	26	8	16	17	26	1,488
RIOJAS	85	14	98	21	20	27	8	0
RIVER OAKS	0	0	0	0	0	0	0	150
ROWE LANE	99	19	95	34	33	39	13	63
SPRING HILL	64	11	43	12	38	43	61	287
TIMMERMAN	18	0	39	0	0	0	0	38
WIELAND	0	0	0	0	0	0	0	0
WINDERMERE	0	0	0	0	0	0	0	0
GRAND TOTAL	**1,938**	**490**	**2,000**	**472**	**753**	**897**	**1,758**	**11,164**

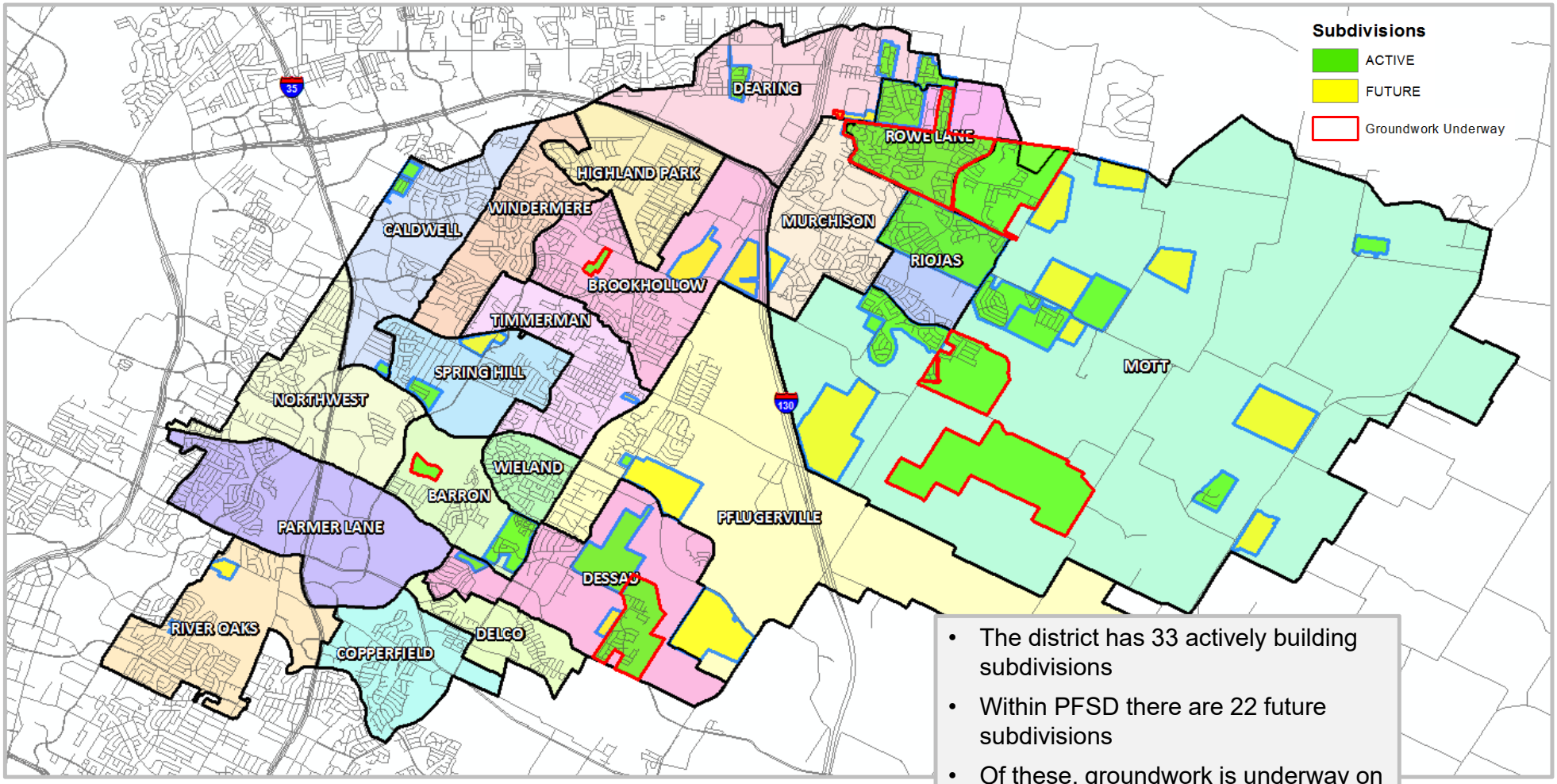
*Does **NOT** include Age-Restricted subdivisions

Highest activity in the category

Second highest activity in the category

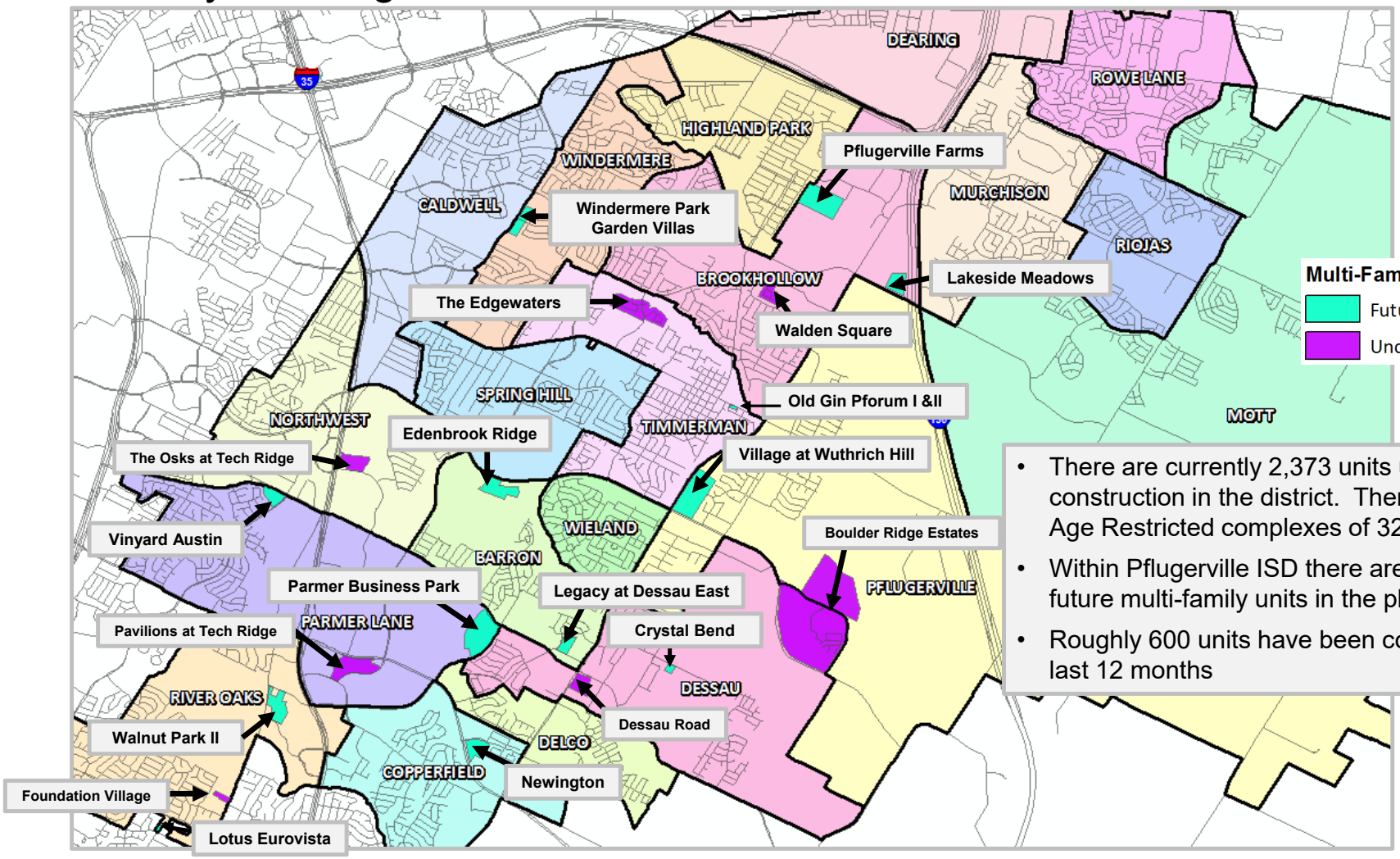
Third highest activity in the category

District Housing Overview



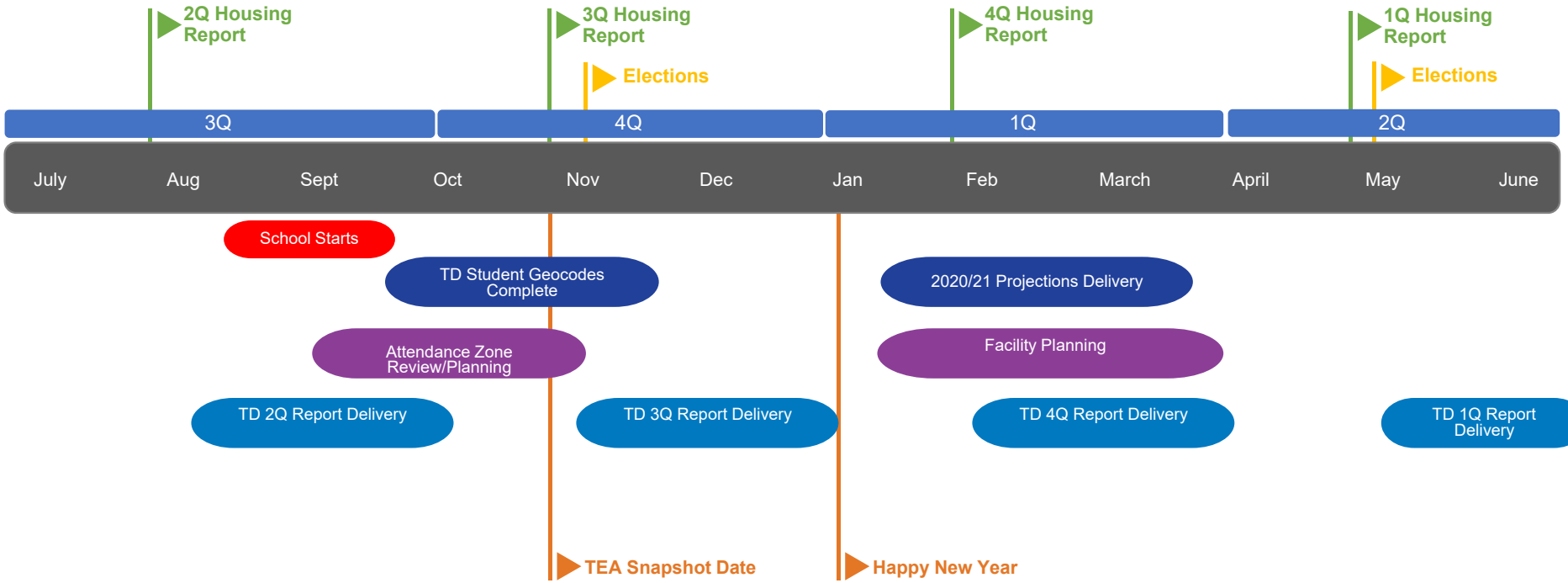
- The district has 33 actively building subdivisions
- Within PFSD there are 22 future subdivisions
- Of these, groundwork is underway on 1,025 lots within 9 subdivisions

Multi-Family Housing Overview



- There are currently 2,373 units under construction in the district. There are also two Age Restricted complexes of 328 units.
- Within Pflugerville ISD there are roughly 3,510 future multi-family units in the planning stages
- Roughly 600 units have been completed in the last 12 months

The Year Ahead…



TEMPLETON DEMOGRAPHICS

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