

*Pflugerville
Independent
School
District*

Demographic
Update
Fall 2016



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



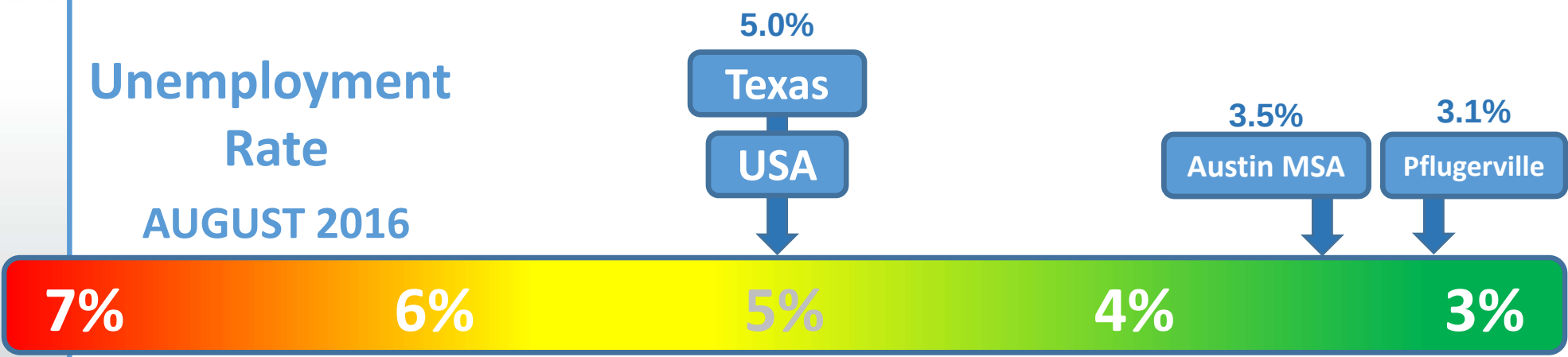
TEMPLETON
DEMOGRAPHICS



Economic Conditions- Austin-Round Rock MSA

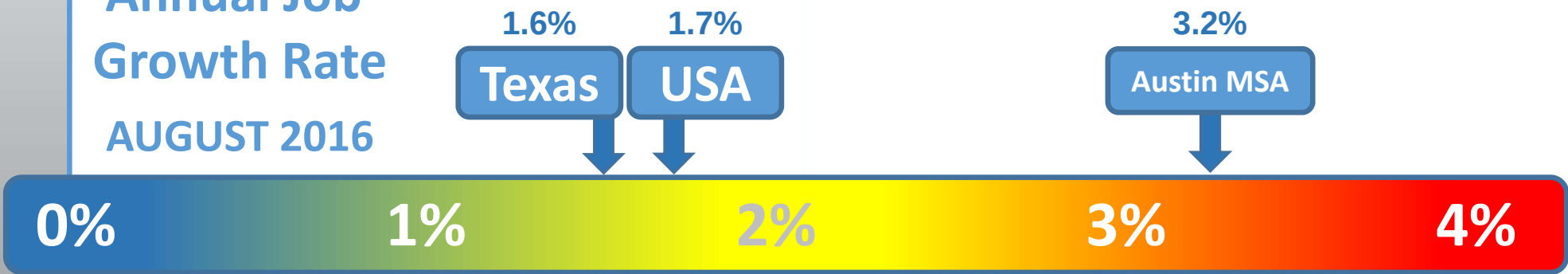
Unemployment Rate

AUGUST 2016



Annual Job Growth Rate

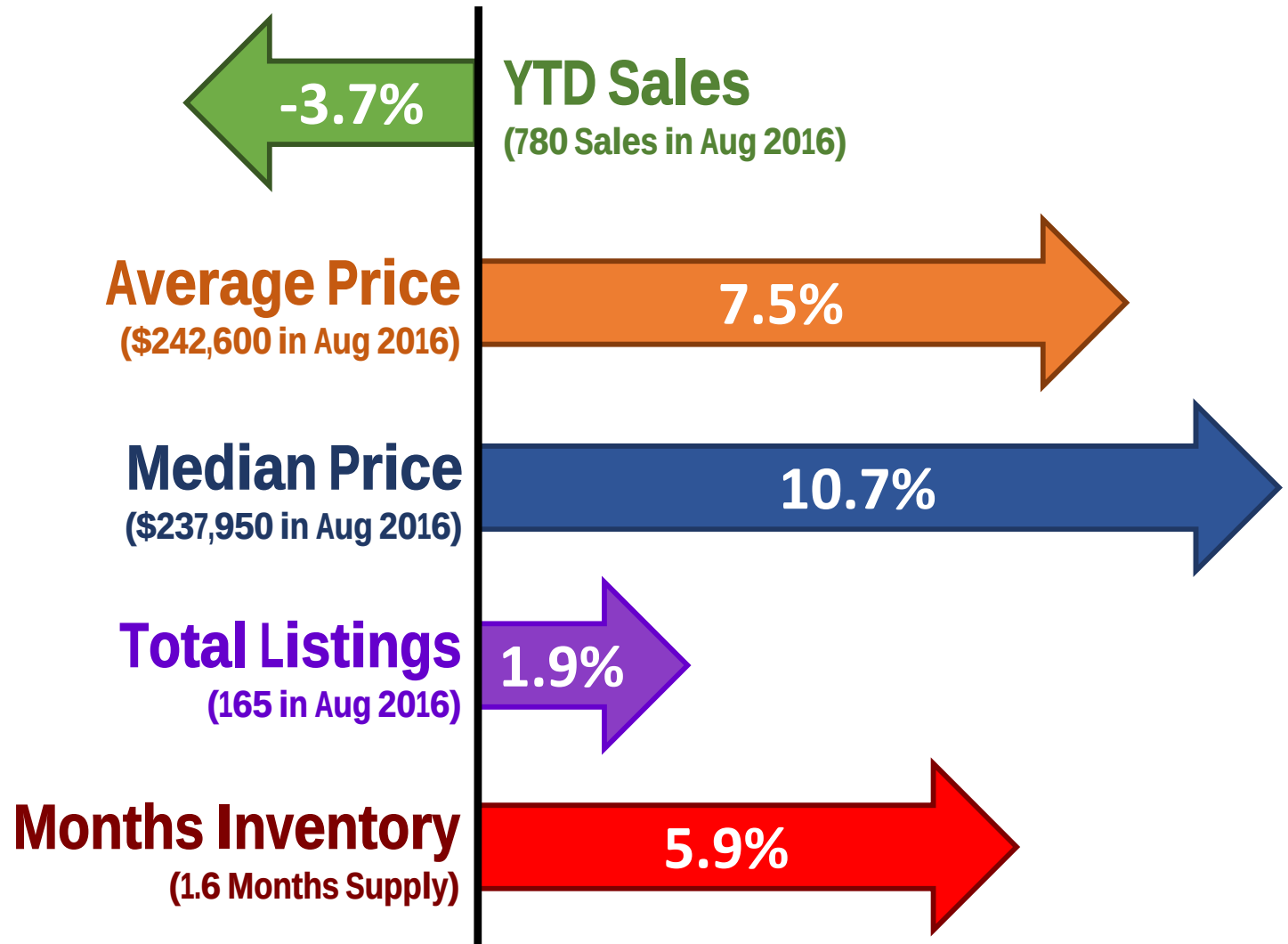
AUGUST 2016





Pflugerville Housing Market

Year-Over-Year Comparisons

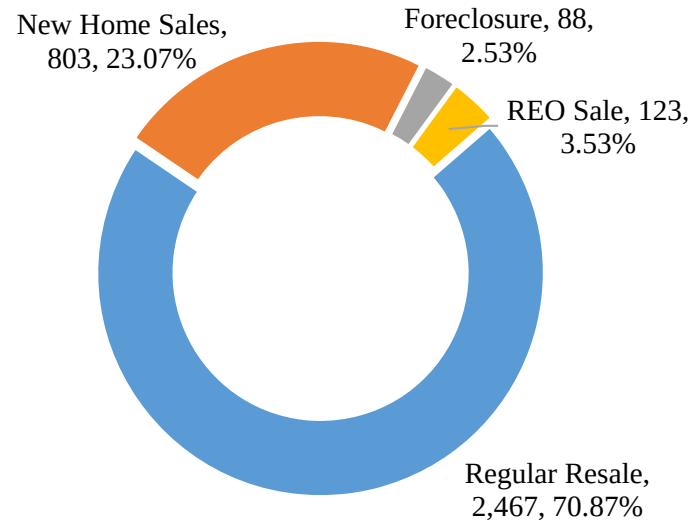




PISD Home Sales

2015 Home Sales by Type

Pflugerville ISD 2015 Home Sales by Type



- The district had 3,481 home sales in 2015, and roughly 23% were of new homes
- The average sale price in 2015 for a new home was \$274,457, a rise of 6.8% over 2014
- The average sale price in 2015 for an existing home was \$218,185





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,092	2,024	3,674	10,918
2	Hays CISD	1,673	1,471	1,463	19,849
3	Round Rock ISD	1,274	1,298	1,644	3,999
4	Austin ISD	1,831	1,279	1,505	11,341
5	Pflugerville ISD	1,180	1,048	2,013	12,872*
6	Georgetown ISD	1,075	996	1,425	18,169
7	Hutto ISD	728	733	1,168	3,331
8	Lake Travis ISD	659	636	2,210	2,722
9	Manor ISD	761	636	745	16,355
10	Del Valle ISD	735	542	802	32,431
11	Liberty Hill ISD	385	370	1,550	5,280
12	Dripping Springs ISD	323	321	1,114	3,712
13	Jarrell ISD	173	196	222	7,395
14	Elgin ISD	77	118	110	5,957
15	San Marcos ISD	150	112	95	8,595
16	Lockhart ISD	68	82	58	1,394
17	Bastrop ISD	73	75	1,439	17,789
18	Lago Vista ISD	52	57	539	3,273
19	Luling ISD	57	41	3	0
20	Taylor ISD	52	40	83	486

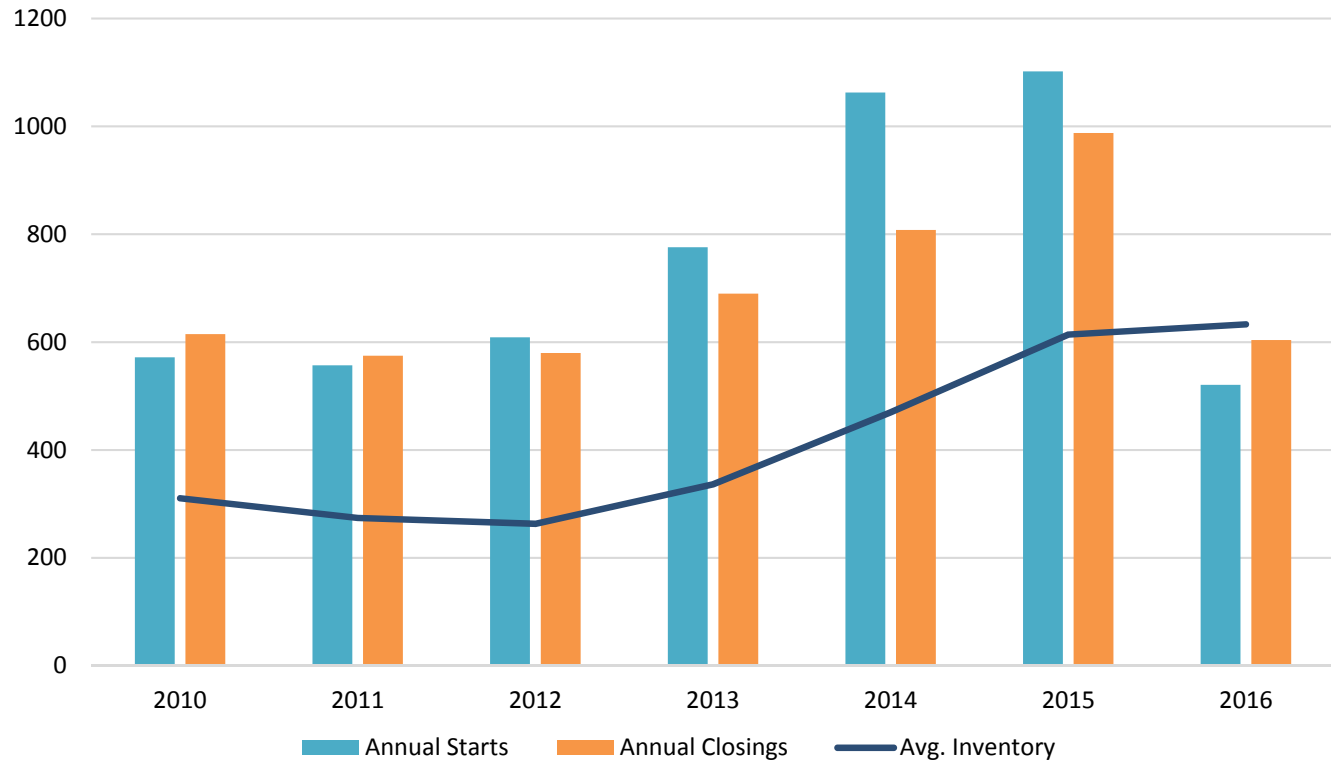
*Totals adjusted based on additional TD research





New Housing Activity

Pflugerville ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	149	121	130	138	196	234	243
2Q	200	182	177	256	257	249	278
3Q	121	145	164	232	304	368	
4Q	102	109	138	150	306	251	
Total	572	557	609	776	1,063	1,102	521

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	115	113	140	127	176	240	229
2Q	186	138	134	163	185	323	375
3Q	162	166	148	195	231	228	
4Q	152	158	158	205	216	197	
Total	615	575	580	690	808	988	604

- PISD had the highest number of second quarter starts in 6 years
- In 2Q16 The district closed 52 more homes than 2Q15
- New home inventory in the district is dropped from 1Q16 high of 8.8 month's supply to 7.4 month's supply

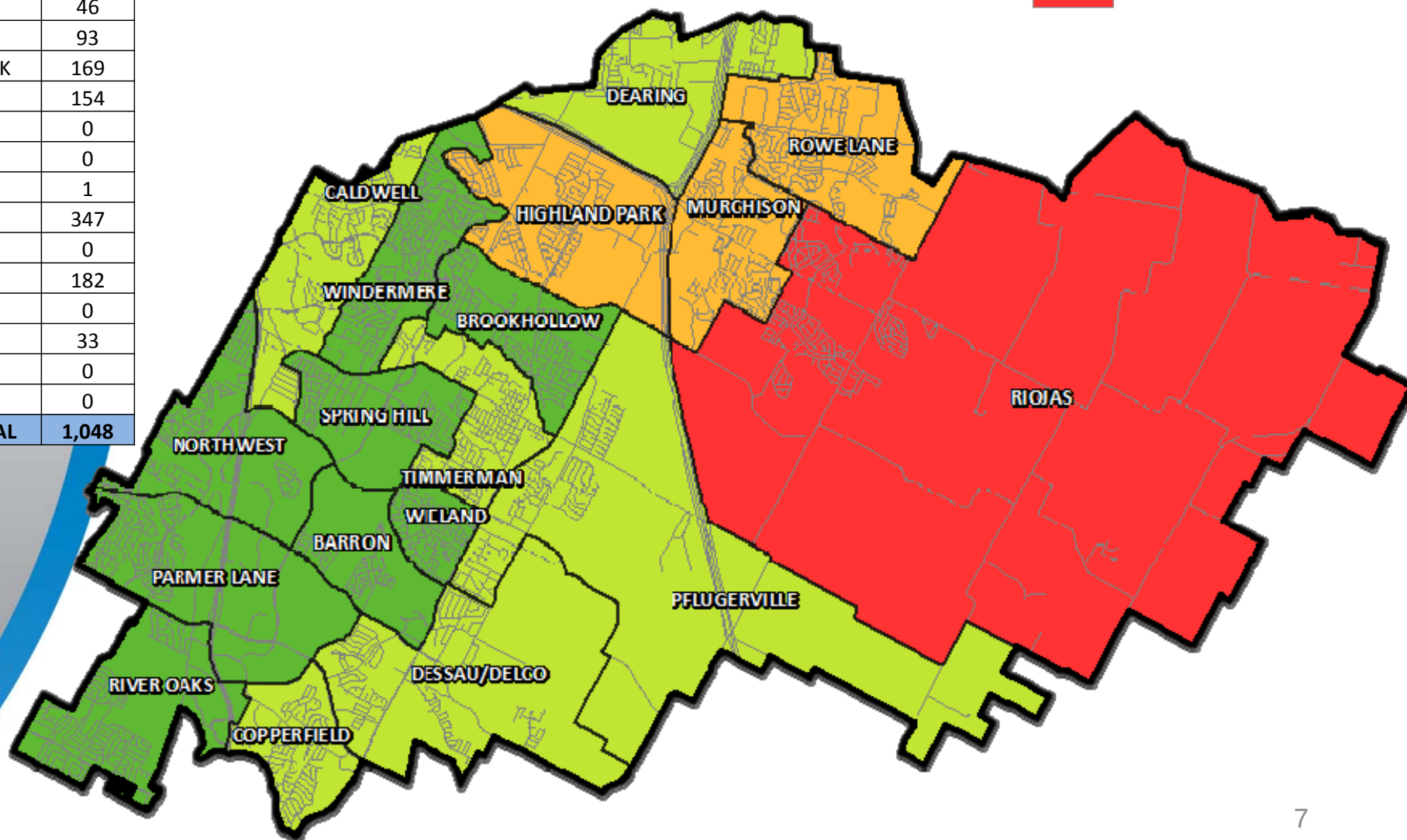
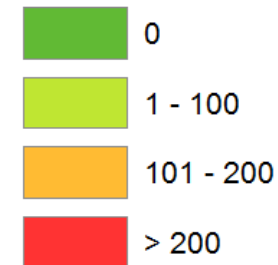




Annual Closing Distribution

ELEMENTARY	Annual Closings
BARRON	0
BROOKHOLLOW	0
CALDWELL	3
COPPERFIELD	20
DEARING	46
DESSAU/DELCO	93
HIGHLAND PARK	169
MURCHISON	154
NORTHWEST	0
PARMER LANE	0
PFLUGERVILLE	1
RIOJAS	347
RIVER OAKS	0
ROWE LANE	182
SPRING HILL	0
TIMMERMAN	33
WIELAND	0
WINDERMERE	0
GRAND TOTAL	1,048

Annual Closings

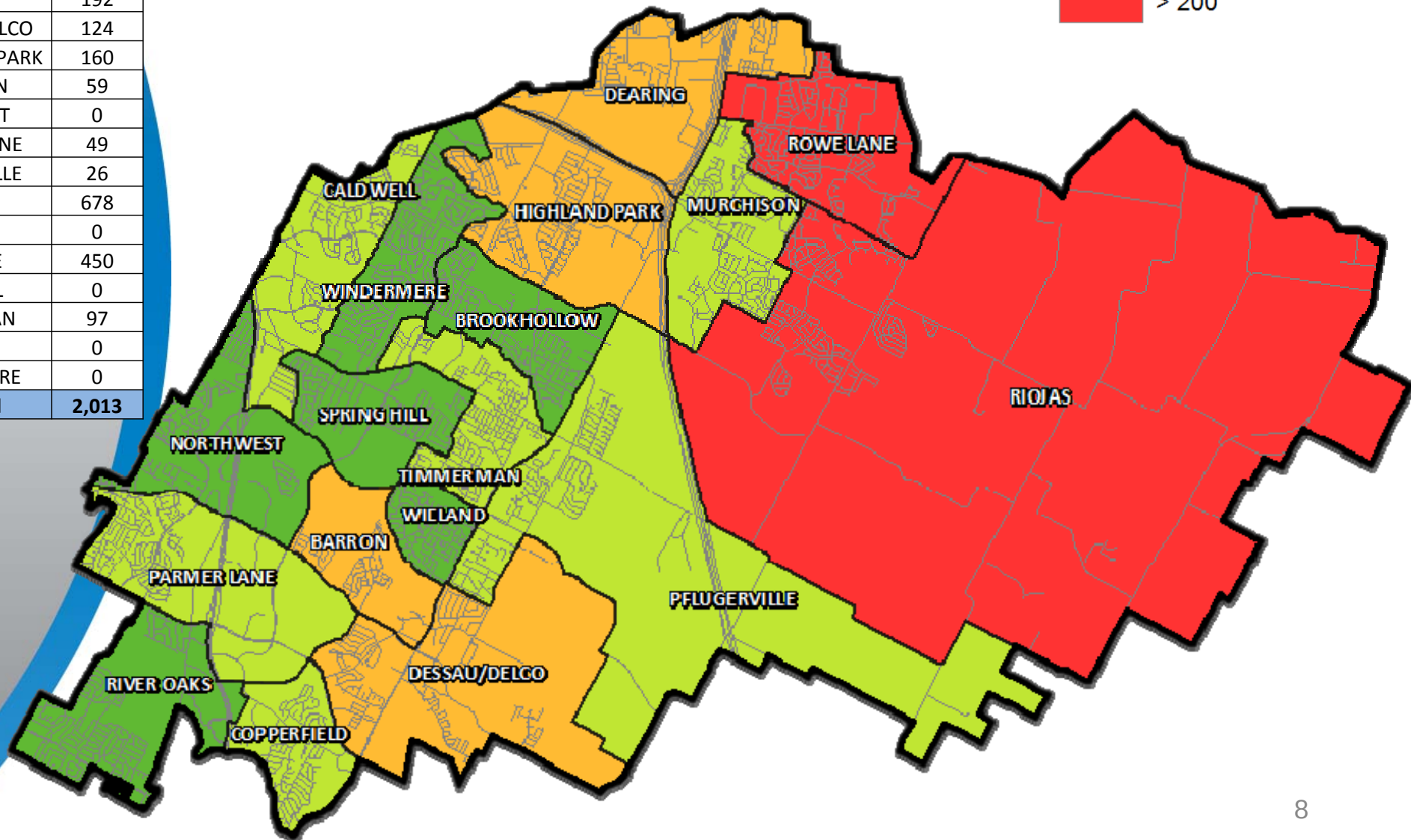
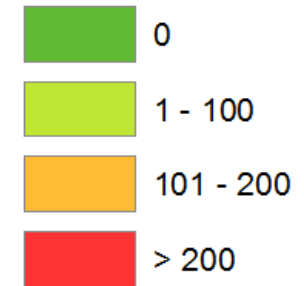




Vacant Developed Lots

ELEMENTARY	VDL
BARRON	109
BROOKHOLLOW	0
CALDWELL	1
COPPERFIELD	68
DEARING	192
DESSAU/DELCO	124
HIGHLAND PARK	160
MURCHISON	59
NORTHWEST	0
PARMER LANE	49
PFLUGERVILLE	26
RIOJAS	678
RIVER OAKS	0
ROWE LANE	450
SPRING HILL	0
TIMMERMAN	97
WIELAND	0
WINDERMERE	0
Grand Total	2,013

VDL

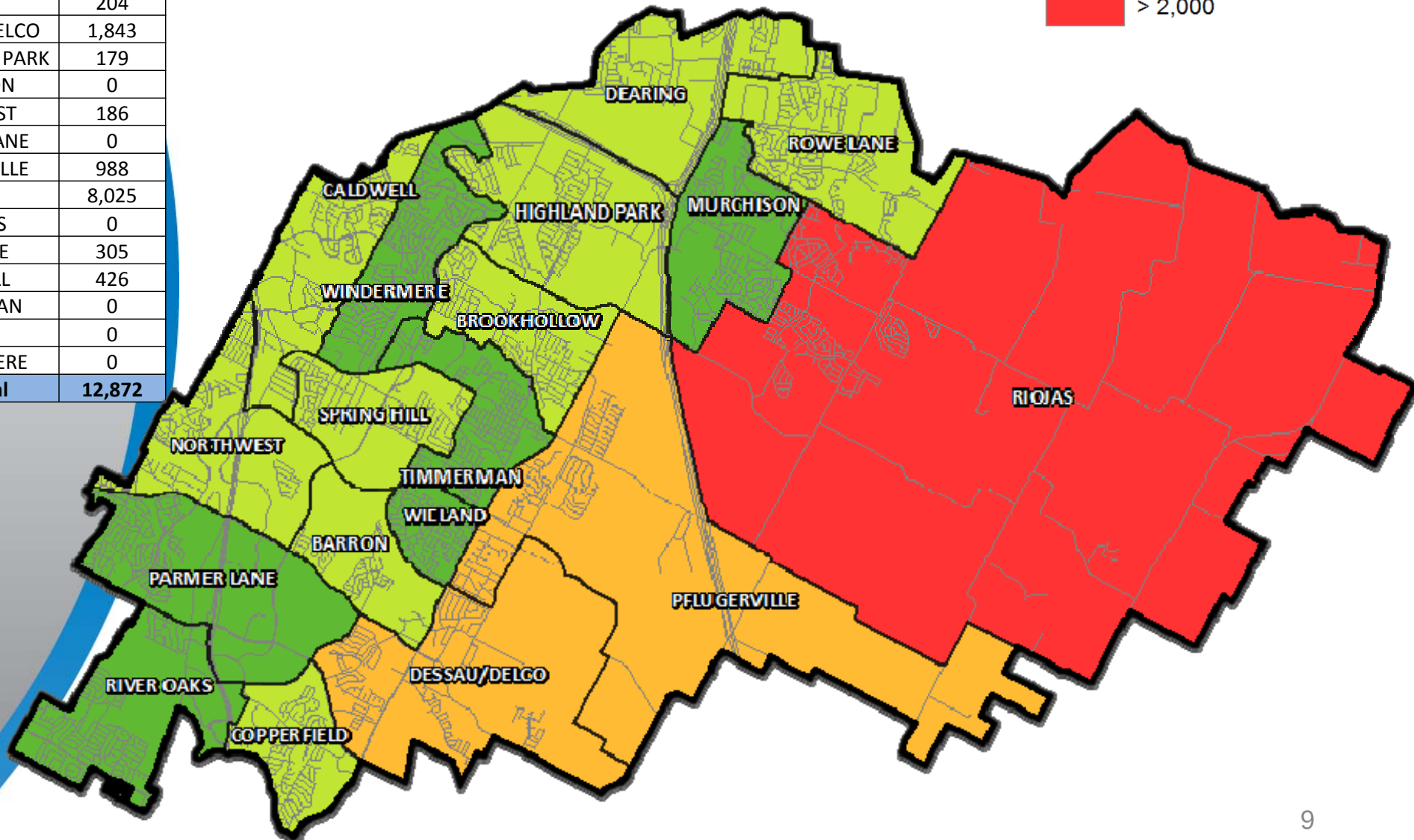
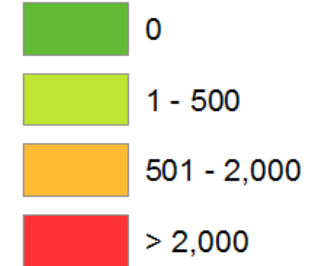




Future Lots

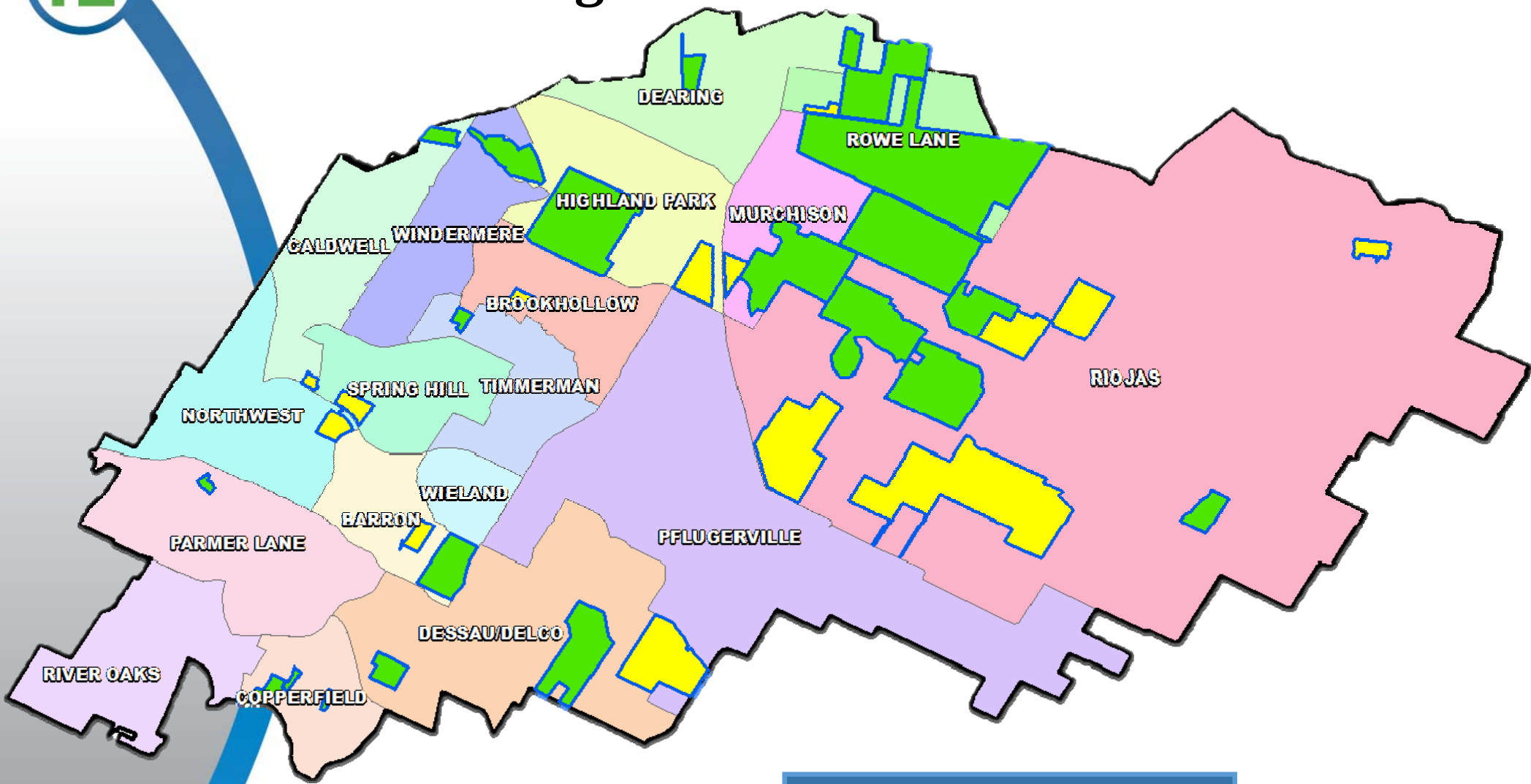
ELEMENTARY	FUTURE
BARRON	444
BROOKHOLLOW	86
CALDWELL	100
COPPERFIELD	86
DEARING	204
DESSAU/DELCO	1,843
HIGHLAND PARK	179
MURCHISON	0
NORTHWEST	186
PARMER LANE	0
PFLUGERVILLE	988
RIOJAS	8,025
RIVER OAKS	0
ROWE LANE	305
SPRING HILL	426
TIMMERMAN	0
WIELAND	0
WINDERMERE	0
Grand Total	12,872

Futures





District Housing Overview



-  Active Development
-  Future Development

- Pflugerville ISD has 2,000 lots available to build on
- The district has 12,872 future lots planned





Active Development

Avalon & Falcon Pointe

Avalon

- 1,503 total lots
- 254 futures
- 418 VDL
- 99 homes U/C
- 700 occupied
- Recently delivered 200 lots
- Delivering final 200 lots fall 2016
- Building 180-200 homes a year
- \$190K - \$400K
- Riojas Elementary



Falcon Pointe

- 1,624 total lots
- 0 futures
- 1,538 occupied
- 59 VDL
- 21 homes U/C
- Anticipate build out late 2016
- \$150K - \$350K
- Future 316 unit apartment complex and 72 future condo units under review with the city
- Murchison Elementary





Active Development

Highland Park South



Highland Park South

- 1,356 total lots
- 179 future lots
- 935 occupied
- 159 VDL
- 71 U/C
- 180 lots under construction
- Building 100 homes per year
- \$200K-\$300K
- Highland Park Elementary





Active Development

Sorento and Verona



Verona

- 324 total lots
- 222 future lots
- 88 VDL
- 14 U/C
- Phase 2 (72 lots) final plat submitted for approval with city
- First residents anticipated by Sept 2016
- Building 60-70 in 2016
- Building 120 in 2017
- \$200K-\$260K
- Riojas Elementary

Sorento

- 956 total lots
- 629 futures
- 123 VDL
- 65 U/C
- 137 occupied
- 95 lots were delivered to builders in Spring 2016
- Building 75 homes a year
- \$240K-\$500K
- Riojas Elementary



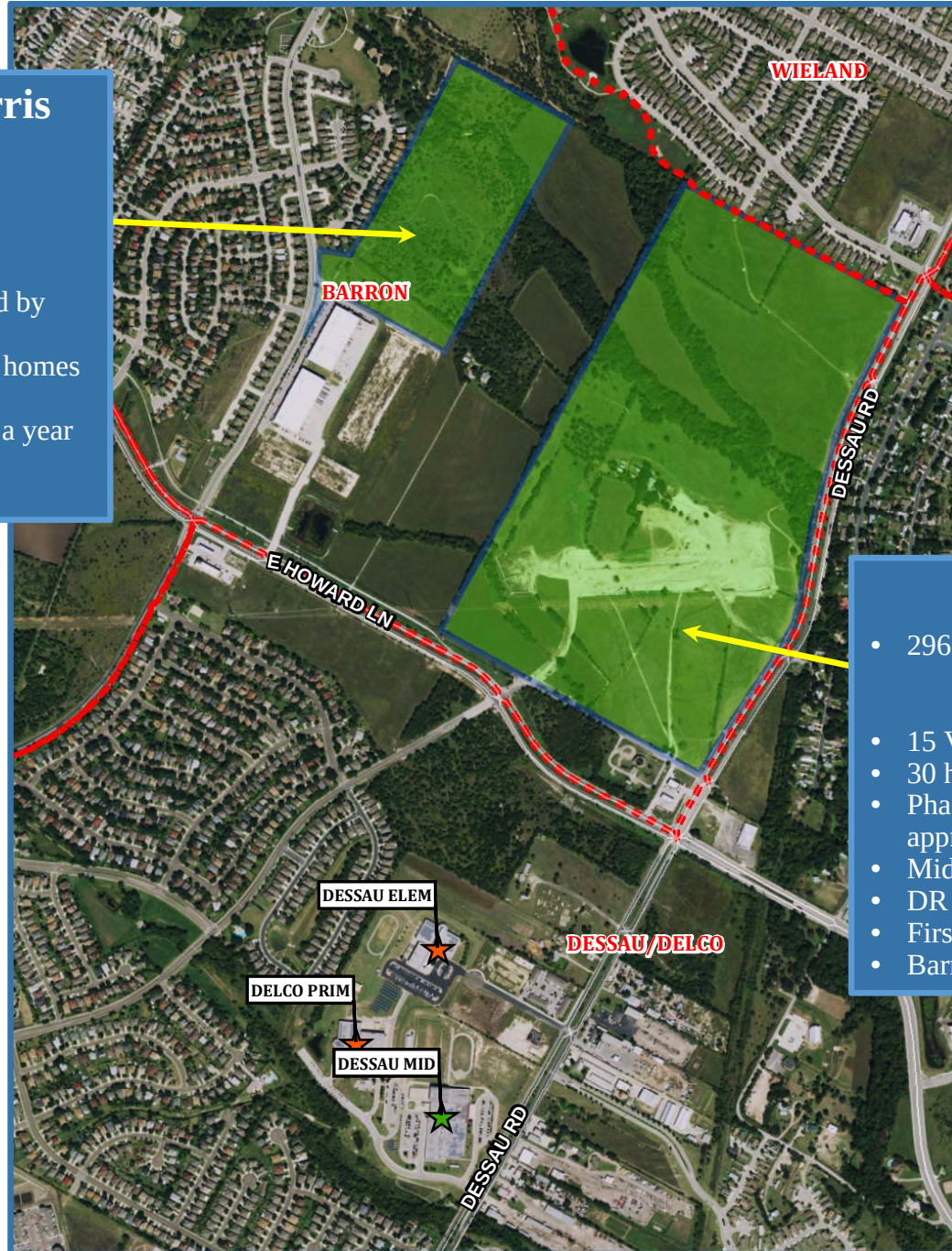


Active Development

Retreat at Harris Ridge and Fort Dessau

Retreat at Harris Ridge

- 108 total lots
- 88 VDL
- 20 UC
- First residents expected by August 2016
- Anticipate building 40 homes by the end of 2016
- Building 45-50 homes a year
- \$230K - \$295K
- Barron Elementary



Fort Dessau

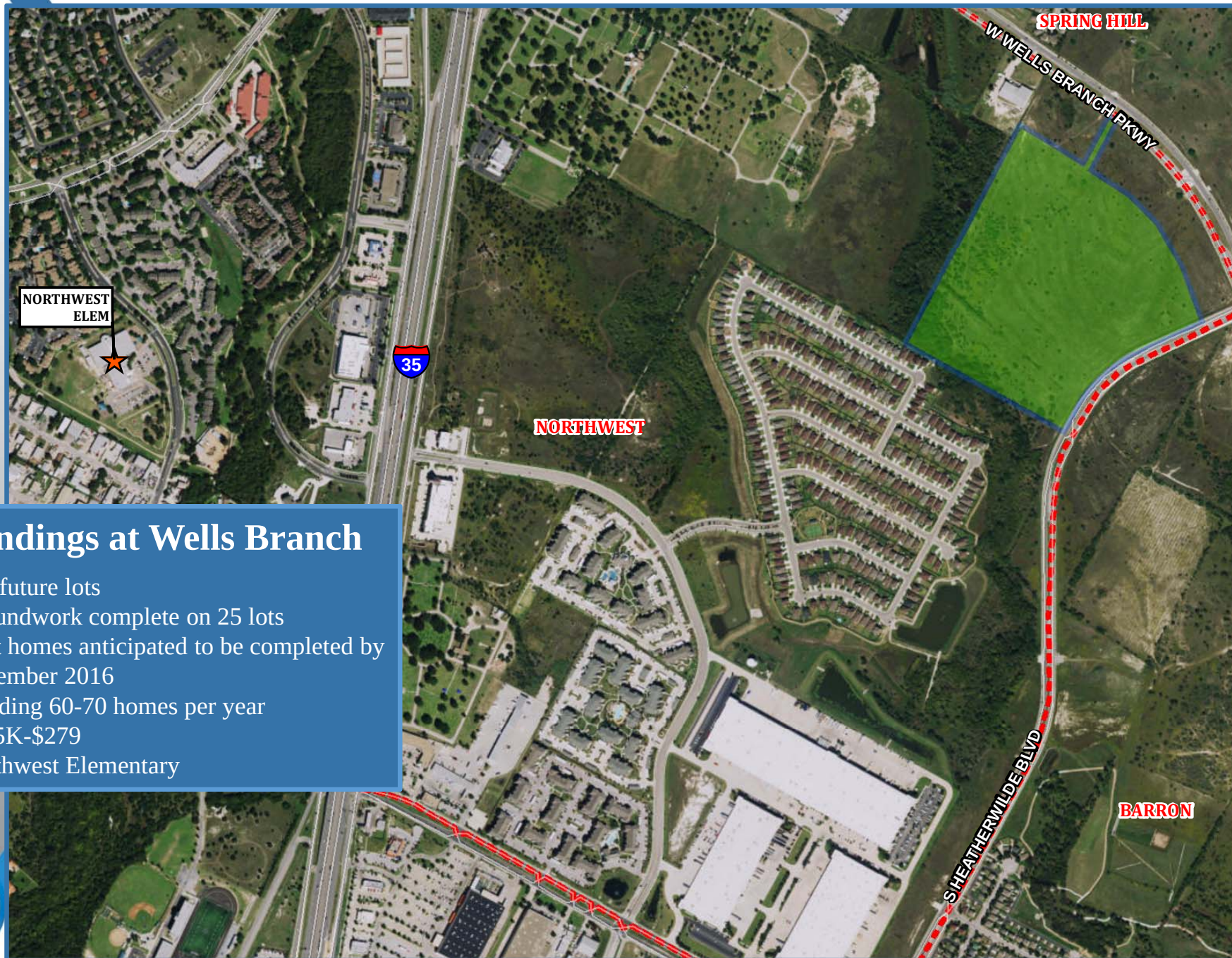
- 296 total units
 - 160 total SF lots
 - 136 total condo/townhome units
- 15 VDL
- 30 homes U/C
- Phase 3 (49 lots) final plat submitted for approval with the City of Austin
- Mid \$200K+
- DR Horton
- First residents anticipated fall 2016
- Barron Elementary





Active Development

Landings at Wells Branch



Landings at Wells Branch

- 207 future lots
- Groundwork complete on 25 lots
- First homes anticipated to be completed by December 2016
- Building 60-70 homes per year
- \$225K-\$279
- Northwest Elementary



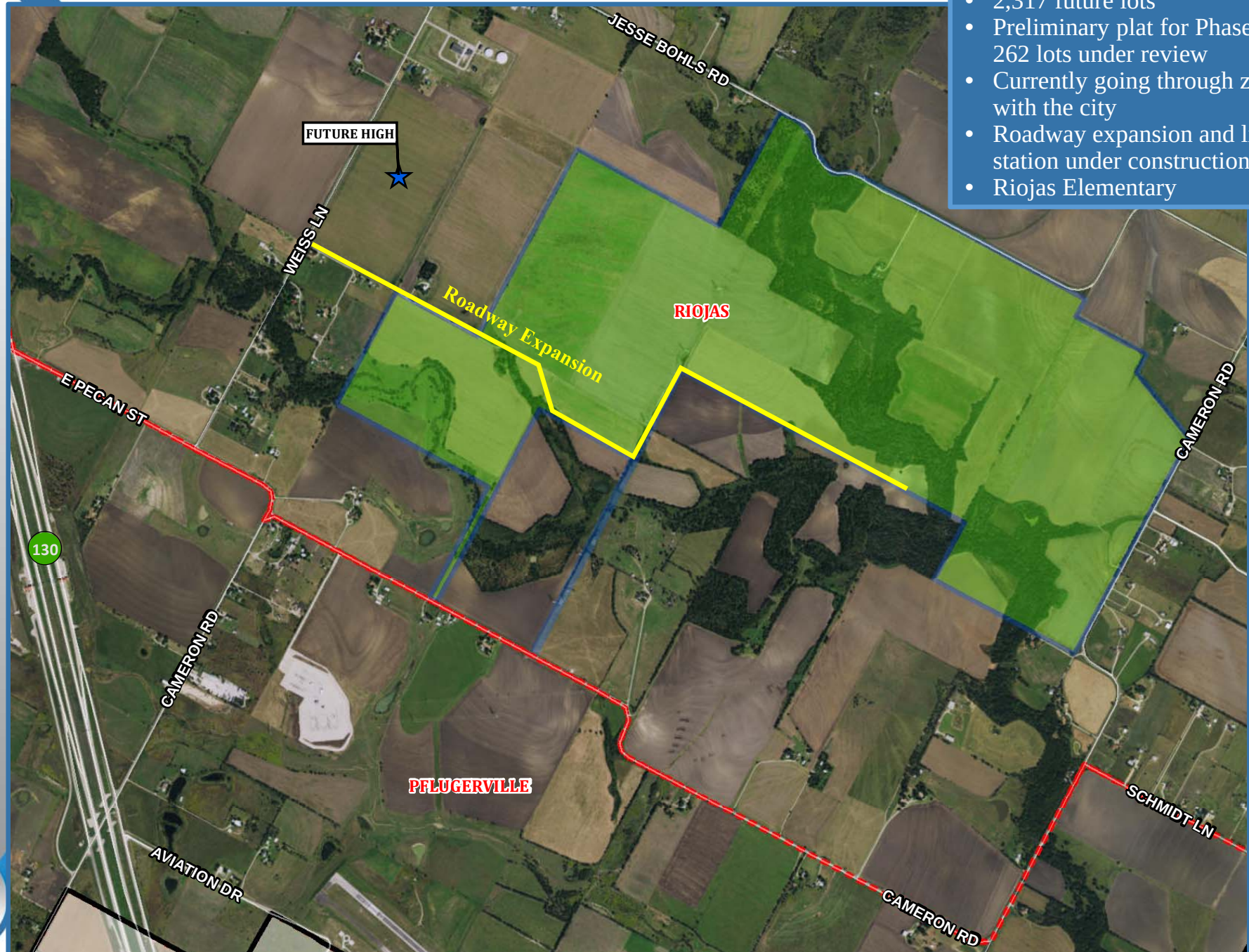


Future Development

Carmel

Carmel

- 2,317 future lots
- Preliminary plat for Phase 1 with 262 lots under review
- Currently going through zoning with the city
- Roadway expansion and lift station under construction
- Riojas Elementary





Multi-Family Development Update

Multi-Family Development	Status	Low-Income Units	Market Rate Units	Total Units	Impact	Elementary Zone
BALLANTYNE MF	Planning Stages	0	288	288	2018	Spring Hill
BRANSON CONDOS	Final Plat Under Review	N/A	N/A	N/A	Late 2017	Caldwell
DAVIES RANCH APARTMENT HOMES (Austin)	Site Plan Under Review	0	336	336	Late 2017	Dessau/Delco
EDENBROOK RIDGE (Austin)	Site Plan Under Review	0	336	336	Late 2017	Barron
EMERSON APARTMENTS	Under Construction	0	384	384	Early 2017	Windermere
FALCON POINTE CONDOS	Site Plan Under Review	0	72	72	2018	Murchison
FALCON POINTE MULTI-FAMILY	Site Plan Under Review	0	316	316	2018	Murchison
HARRIS BRANCH SENIOR	Under Construction	236	0	236	No Impact	Age Restricted
HEIGHTS ON PARMER	Under Construction	252	0	252	Fall 2016	Dessau/Delco
HIGHLANDS APARTMENTS	Under Construction	0	292	292	Summer 2017	Spring Hill
MANSIONS AT STONE HILL APARTMENTS PH 2	Under Construction	0	399	399	Fall 2016	Highland Park
NEWINGTON APARTMENT (Austin)	Site Plan Under Review	0	288	288	Late 2017	Dessau/Delco
OAKS AT TECHRIDGE- NXNE	Under Construction	0	375	375	Early 2017	Northwest
OAKS AT TECHRIDGE PHASE IV&V	Under Construction	0	688	688	Fall 2017	Northwest
PARMER BUSINESS PARK	Planning Stages	0	1,000	1,000	2019	Parmer Lane
PAVILLIONS AT TECH RIDGE (IO AUSTIN)	Under Construction	0	351	351	Fall 2016	Parmer Lane
SWENSON FARMS CONDOMINIUMS	Under Construction	0	136	136	Summer 2016	Timmerman
THE COMMONS (PACANA)	Under Review	0	1,250	1,250	2018	Spring Hill
TOWNES ON 10 TH	Under Construction	0	93	93	Summer 2016	Timmerman
VILLAGE AT WUTHRICH HILL	Site Plan Under Review	0	219	219	Late 2017	Pflugerville
WALDEN SQUARE CONDOS	Under Construction	0	83	83	2018	Brookhollow
WALNUT PARK APARTMENTS	Under Construction	0	277	277	Fall 2017	River Oaks
WINDERMERE PARK GARDEN VILLAS	Planning Stages	N/A	N/A	N/A	2018	Windermere
Totals		488	7,183	7,671		

*4 additional future developments not included in early planning stages



2015/16 Charter School Impact

Charter School	2013-14 Enrollment	2015-16 Enrollment	2-year Enrollment Trend	Net Difference
Nyos Charter School	800	927	Increasing	127
Nyos Charter - Magnolia McCullough Campus	318	324	Increasing	6
Chaparral Star Academy	360	357	Decreasing	-3
Harmony Science Acadmey (North Austin)	614	808	Increasing	194
Total	2,092	2,416	Increasing	324

District	Transfers Out To	Transfers In From	Net Difference
Harmony Science Academy (Austin)	665	0	-665
Jubilee Academic Center	322	0	-322
NYOS Charter School	310	0	-310
Kipp Austin Public Schools Inc	137	0	-137
Chaparral Star Academy	114	0	-114
Austin ISD	135	24	-111
Orenda Charter School	111	0	-111
Premier High Schools	99	0	-99
Idea Public Schools	79	0	-79
Cedars International Academy	33	0	-33
Austin Discovery School	32	0	-32
Texas College Prep Academies	28	0	-28
The Excel Center	24	0	-24
Leander ISD	28	7	-21
Round Rock ISD	98	78	-20
Eanes ISD	16	0	-16
The Excel Center (For Adults)	13	0	-13
Texas Empowerment Academy	11	0	-11
Texas Can Academies	8	0	-8
Montessori For All	6	0	-6
Lake Travis ISD	5	0	-5
Manor ISD	15	11	-4
Georgetown ISD	8	5	-3
Hutto ISD	46	63	17
Total	2,343	188	-2,155



Ten Year Forecast

By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2012/13	807	1,747	1,726	1,773	1,814	1,804	1,732	1,853	1,720	1,724	1,683	1,684	1,663	1,617	23,347		
2013/14	801	1,671	1,758	1,780	1,769	1,809	1,775	1,760	1,886	1,704	1,757	1,691	1,687	1,695	23,543	196	0.84%
2014/15	807	1,728	1,744	1,808	1,781	1,797	1,834	1,824	1,794	1,869	1,753	1,808	1,694	1,707	23,948	405	1.72%
2015/16	881	1,730	1,736	1,718	1,834	1,829	1,795	1,813	1,834	1,809	1,973	1,720	1,752	1,676	24,100	152	0.63%
2016/17	1,041	1,722	1,788	1,778	1,775	1,899	1,893	1,824	1,871	1,841	2,035	1,942	1,586	1,696	24,691	591	2.45%
2017/18	1,041	1,788	1,821	1,855	1,836	1,854	1,971	1,898	1,878	1,888	2,018	1,991	1,823	1,551	25,213	522	2.11%
2018/19	1,041	1,835	1,867	1,879	1,939	1,924	1,947	2,021	1,957	1,898	2,055	1,967	1,864	1,784	25,978	765	3.03%
2019/20	1,041	1,876	1,921	1,917	1,941	2,042	1,997	1,977	2,108	1,967	2,097	2,019	1,893	1,816	26,612	634	2.44%
2020/21	1,041	1,928	1,965	1,982	1,981	2,029	2,118	2,022	2,038	2,126	2,155	2,050	1,943	1,851	27,229	617	2.32%
2021/22	1,041	1,981	2,013	2,029	2,054	2,066	2,105	2,144	2,099	2,060	2,312	2,109	1,960	1,898	27,871	642	2.36%
2022/23	1,041	2,024	2,072	2,072	2,094	2,138	2,139	2,114	2,219	2,120	2,235	2,264	2,025	1,912	28,469	598	2.15%
2023/24	1,041	2,067	2,116	2,135	2,131	2,171	2,211	2,158	2,187	2,239	2,318	2,186	2,172	1,977	29,109	640	2.25%
2024/25	1,041	2,113	2,161	2,183	2,189	2,220	2,253	2,223	2,235	2,207	2,443	2,267	2,096	2,120	29,751	642	2.21%
2025/26	1,041	2,157	2,215	2,231	2,242	2,276	2,305	2,266	2,301	2,256	2,404	2,390	2,174	2,046	30,304	553	1.86%
2026/27	1,041	2,201	2,262	2,290	2,299	2,331	2,366	2,322	2,347	2,321	2,442	2,325	2,287	2,120	30,954	650	2.14%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Pflugerville ISD will enroll more than 25,000 students by the fall of 2017
- 5 year growth = 3,180 students
- 2021/22 enrollment = 27,871 students
- 10 year growth = 6,263 students
- 2026/27 enrollment = 30,954 students





Ten Year Forecast

By Elementary Campus

			Current	ENROLLMENT PROJECTIONS									
CAMPUS	Capacity	Architectural Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
BARRON ELEMENTARY	763	850	734	745	780	802	812	827	836	838	842	850	857
BROOKHOLLOW ELEMENTARY	707	750	424	407	397	388	386	369	371	376	381	384	385
CALDWELL ELEMENTARY	707	800	691	700	705	717	744	751	738	738	738	739	744
COPPERFIELD ELEMENTARY	763	750	441	443	463	472	481	497	507	513	517	520	525
DELCO PRIMARY	628	750	655	685	711	722	777	841	881	917	945	974	1,007
DESSAU ELEMENTARY	502	600	567	620	646	679	697	749	797	844	892	936	978
HIGHLAND PARK ELEMENTARY	745	750	839	890	938	985	1,015	1,049	1,054	1,059	1,065	1,074	1,094
MURCHISON ELEMENTARY	786	880	794	813	835	845	869	887	895	896	890	895	898
NORTHWEST ELEMENTARY	586	600	531	547	576	589	608	602	600	601	609	613	618
PARMER LANE ELEMENTARY	651	650	496	524	537	562	578	594	595	598	599	603	610
PFLUGERVILLE ELEMENTARY	625	600	473	467	459	443	426	433	446	455	467	481	493
RIOJAS ELEMENTARY	645	700	954	1,051	1,129	1,262	1,367	1,440	1,544	1,663	1,773	1,882	1,997
RIVER OAKS ELEMENTARY	688	750	558	545	528	546	549	555	563	567	570	574	575
ROWE LANE ELEMENTARY	767	800	902	923	939	969	972	953	974	991	1,013	1,044	1,070
SPRING HILL ELEMENTARY	670	600	590	554	529	516	528	531	534	537	536	536	538
TIMMERMAN ELEMENTARY	487	650	419	425	439	453	468	473	467	466	467	470	474
WIELAND ELEMENTARY	667	700	412	414	388	380	372	364	369	374	380	385	390
WINDEREMERE ELEMENTARY	530	750	434	431	463	428	404	367	370	374	382	392	403
WINDERMERE PRIMARY	641	750	404	389	374	376	379	385	395	404	414	421	425
DEARING ELEMENTARY	800	850	578	593	596	601	612	622	644	661	680	694	709
ELEMENTARY SCHOOL TOTALS	13,358		11,896	12,166	12,432	12,735	13,044	13,289	13,580	13,872	14,160	14,467	14,790
Elementary Absolute Growth			373	270	266	303	309	245	291	292	288	307	323
Elementary Percent Growth			3.24%	2.27%	2.19%	2.44%	2.43%	1.88%	2.19%	2.15%	2.08%	2.17%	2.23%





Ten Year Forecast

By Secondary Campus

			Current	ENROLLMENT PROJECTIONS									
CAMPUS	Capacity	Architectural Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
CELE MIDDLE SCHOOL	1,170	1,250	885	967	1,054	1,109	1,187	1,259	1,343	1,379	1,413	1,494	1,589
DESSAU MIDDLE SCHOOL	1,058	1,200	798	837	890	923	999	1,019	1,054	1,071	1,110	1,145	1,186
KELLY LANE MIDDLE SCHOOL	1,142	1,200	1,214	1,247	1,304	1,332	1,361	1,375	1,355	1,380	1,392	1,424	1,445
PARK CREST MIDDLE SCHOOL	918	1,100	904	922	941	981	983	1,000	1,014	1,019	1,011	1,012	1,017
PFLUGERVILLE MIDDLE SCHOOL	1,170	1,400	939	879	862	878	840	824	807	821	806	808	812
WESTVIEW MIDDLE SCHOOL	946	1,100	796	812	825	829	816	826	880	914	933	940	941
MIDDLE SCHOOL TOTALS	6,404		5,536	5,664	5,876	6,052	6,186	6,303	6,453	6,584	6,665	6,823	6,990
Middle School Absolute Growth			80	128	212	176	134	117	150	131	81	158	167
Middle School Percent Growth			1.47%	2.31%	3.74%	3.00%	2.21%	1.89%	2.38%	2.03%	1.23%	2.37%	2.45%
CONNALLY HIGH SCHOOL	2,475	2,280	1,891	1,859	1,885	1,865	1,890	1,969	2,000	2,077	2,132	2,183	2,223
HENDRICKSON HIGH SCHOOL	2,525	2,525	3,275	3,468	3,729	3,903	4,011	4,243	4,372	4,504	4,715	4,768	4,905
PFLUGERVILLE HIGH SCHOOL	2,350	2,280	2,090	2,053	2,053	2,054	2,095	2,064	2,061	2,069	2,076	2,060	2,043
HIGH SCHOOL TOTALS	7,350		7,256	7,380	7,667	7,822	7,996	8,276	8,433	8,650	8,923	9,011	9,171
High School Absolute Growth			135	124	287	155	174	280	157	217	273	88	160
High School Percent Growth			1.90%	1.71%	3.89%	2.02%	2.22%	3.50%	1.90%	2.57%	3.16%	0.99%	1.78%
TRAVIS COUNTY JJAEP			3	3	3	3	3	3	3	3	3	3	3
DISTRICT TOTALS	27,112		24,691	25,213	25,978	26,612	27,229	27,871	28,469	29,109	29,751	30,304	30,954
District Absolute Growth			591	522	765	634	617	642	598	640	642	553	650
District Percent Growth			2.5%	2.1%	3.0%	2.4%	2.3%	2.4%	2.1%	2.2%	2.2%	1.9%	2.1%





Summary

- The average home sale price in Pflugerville is currently more than \$240,000, a rise of 7.5% since last year.
- New home sales accounted for 23% of all district home sales in 2015.
- Pflugerville ISD is on pace to close more than 1,100 new homes in 2016.
- Riojas Elementary zone accounts for more than a third of all annual district new home closings due to activity in Avalon and Sorento.
- Caramel with 2,300 future lots will begin homebuilding by mid 2017.
- PISD can expect an increase of approximately 3,200 students during the next 5 years.
- 2021/22 enrollment projection: 27,871 students.
- Pflugerville ISD is projected to have nearly 31,000 students for the 2026/27 school year.

