



PFLUGERVILLE
Independent
School
District

Quarterly Report 3Q20



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	176	776	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	24,602		
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	712	2.89%
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%

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	EE-PK	Elem	Mid	High
3-year Avg	1.214	1.074	1.028	1.026	1.017	1.054	1.053	1.041	0.995	1.034	1.021	1.063	0.990	0.968	0.973	1.144	1.037	1.016	0.998
2017/18	1.182	1.103	0.980	1.042	1.045	1.053	1.056	1.041	1.023	1.039	1.025	1.060	0.972	0.973	1.014	1.142	1.036	1.029	1.005
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	1.034	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	1.256	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	0.785	0.959	0.966	1.000

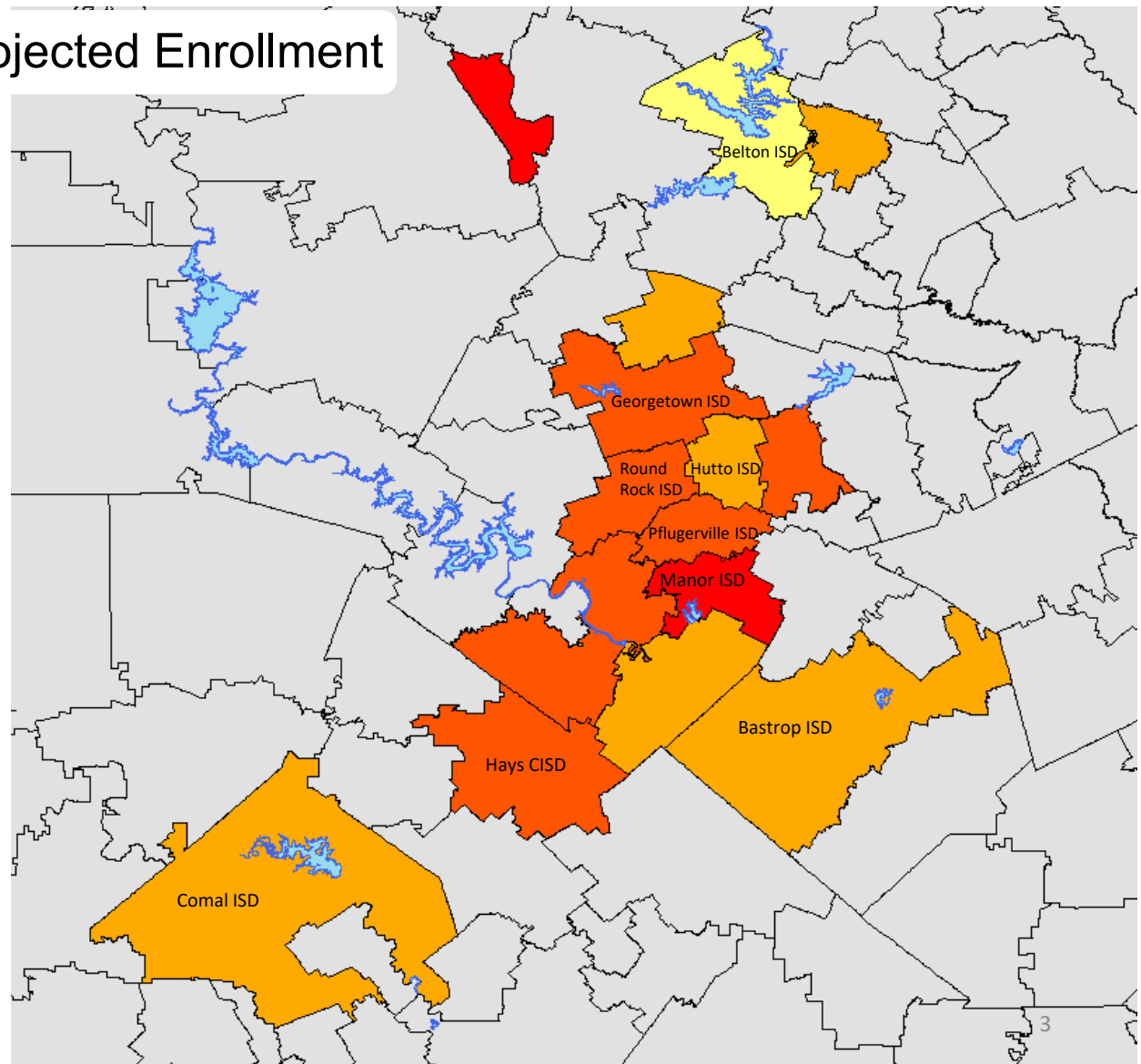
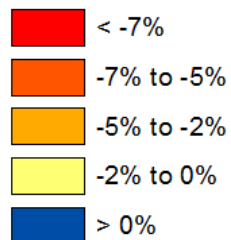
- Pflugerville ISD declined 918 students this fall for a -3.5% annual change
- PISD saw the largest declines in elementary enrollment due to COVID-19 impact
- Most districts in Austin have seen a 5%-6% student enrollment decline from expected enrollment



Percent Difference from Projected Enrollment

- Only 1 district in central Texas has closely matched their forecasted student enrollment in 2020/21
- The average district is down 4.5% from projected enrollment, and year over year enrollment is down roughly 2%

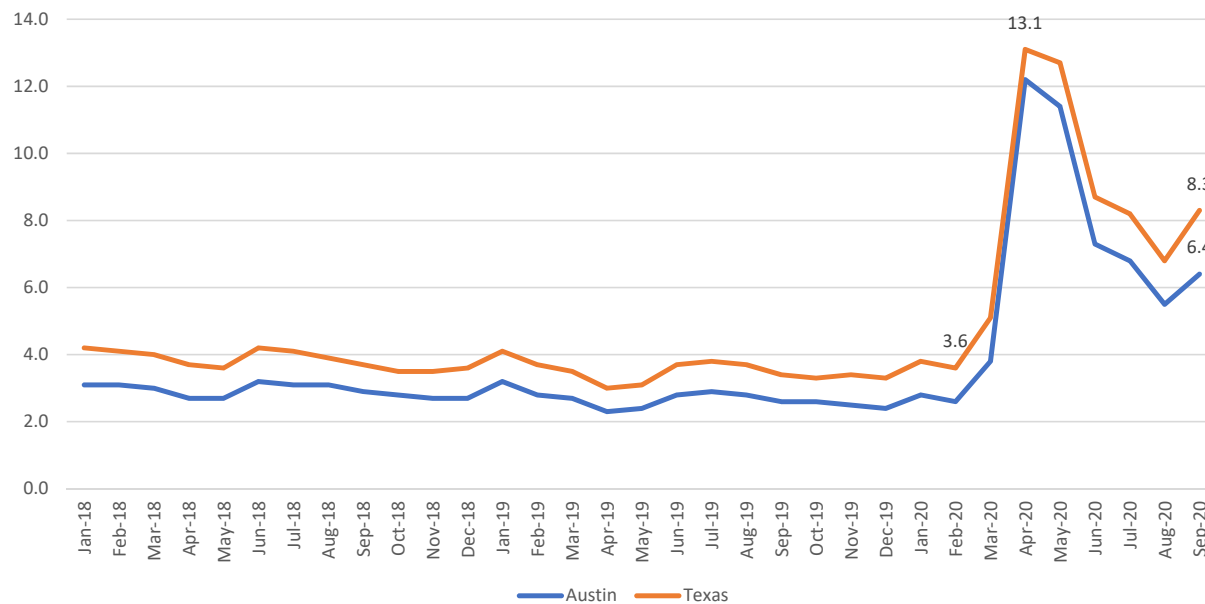
Difference from Forecasted Enrollment



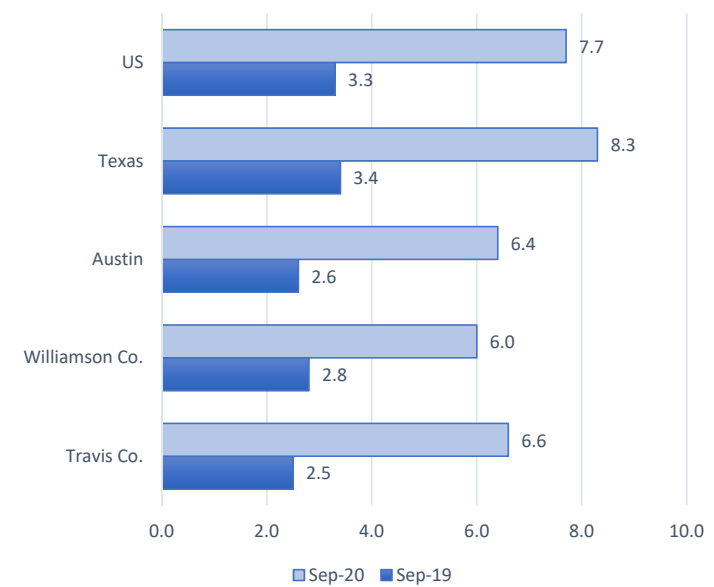


DFW MSA Economic Update

Unemployment Rates, Jan 2018 - Sept 2020



Unemployment Rates, Year Over Year





DFW New Home Ranking Report

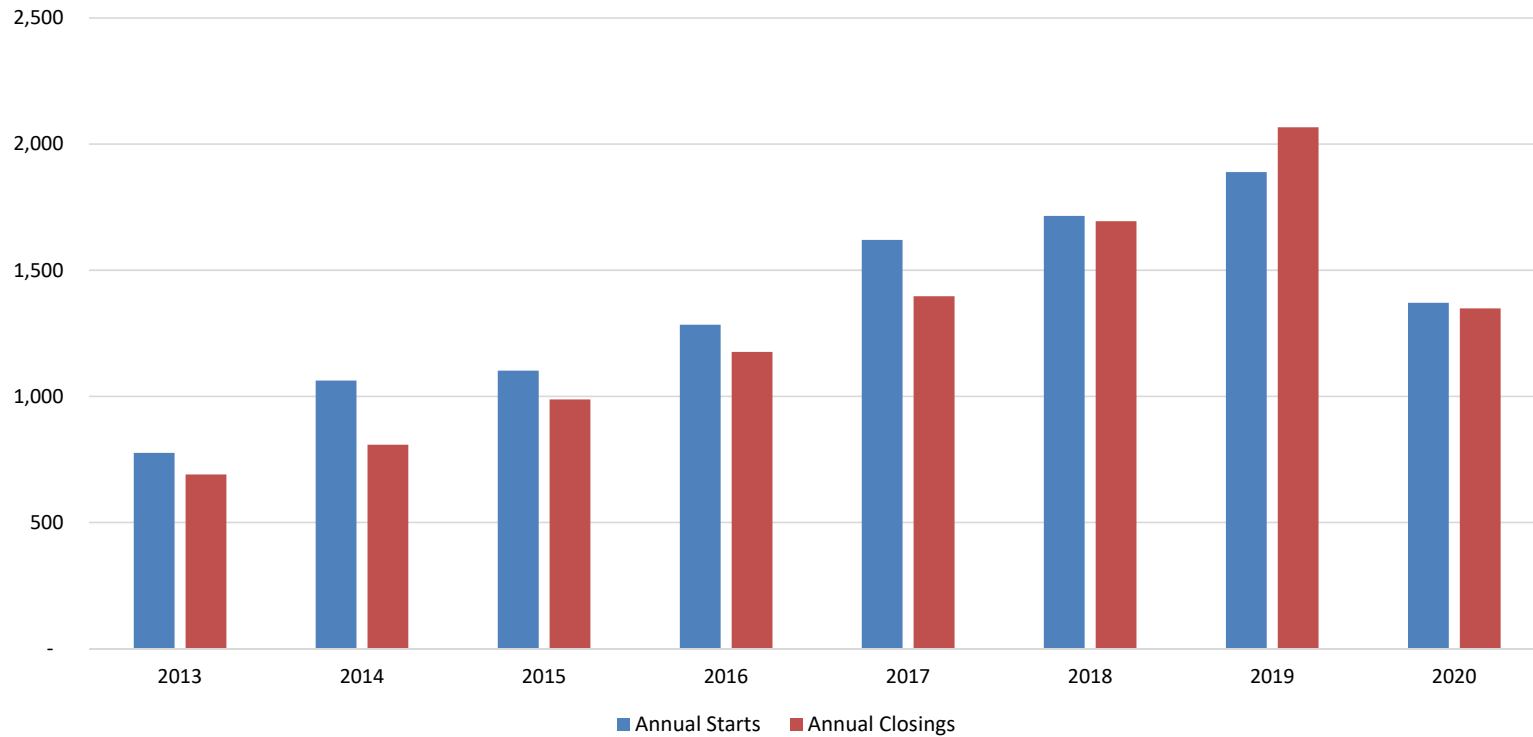
ISD Ranked by Annual Closings – 3Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,510	2,648	1,290	3,600	10,775
2	Austin ISD	1,637	1,951	1,543	1,267	10,937
3	Georgetown ISD	2,170	1,934	1,164	3,297	17,553
4	Pflugerville ISD*	1,821	1,883	918	1,820	10,966
5	Hays CISD	1,943	1,832	939	2,441	39,526
6	Manor ISD	1,550	1,629	622	1,269	15,384
7	Liberty Hill ISD	1,622	1,619	789	3,061	11,408
8	Hutto ISD	1,330	1,312	614	1,019	8,766
9	Round Rock ISD	1,022	1,205	580	666	5,925
10	Del Valle ISD	1,323	1,194	608	1,781	31,588
11	Dripping Springs ISD	882	786	489	1,372	6,596
12	Lake Travis ISD	615	665	519	1,936	4,244
13	Jarrell ISD	690	664	327	887	12,652
14	San Marcos CISD	464	380	280	802	6,890
15	Bastrop ISD	278	216	197	1,535	19,206
16	Taylor ISD	103	119	68	131	986
17	Lago Vista ISD	135	119	82	625	4,111
18	Elgin ISD	204	83	162	389	9,199
19	Eanes ISD	15	48	10	64	114
20	Lockhart ISD	47	35	21	94	15,834

*Adjusted based on additional research by Templeton Demographics staff



District New Home Activity



Starts	2015	2016	2017	2018	2019	2020
1Q	234	243	364	348	465	395
2Q	249	278	362	422	393	479
3Q	368	345	492	499	581	497
4Q	251	418	402	446	450	
Total	1,102	1,284	1,620	1,715	1,889	1,371

Closings	2015	2016	2017	2018	2019	2020
1Q	240	229	314	446	376	414
2Q	323	375	435	446	579	462
3Q	228	286	313	422	578	473
4Q	197	286	335	380	534	
Total	988	1,176	1,397	1,694	2,067	1,349



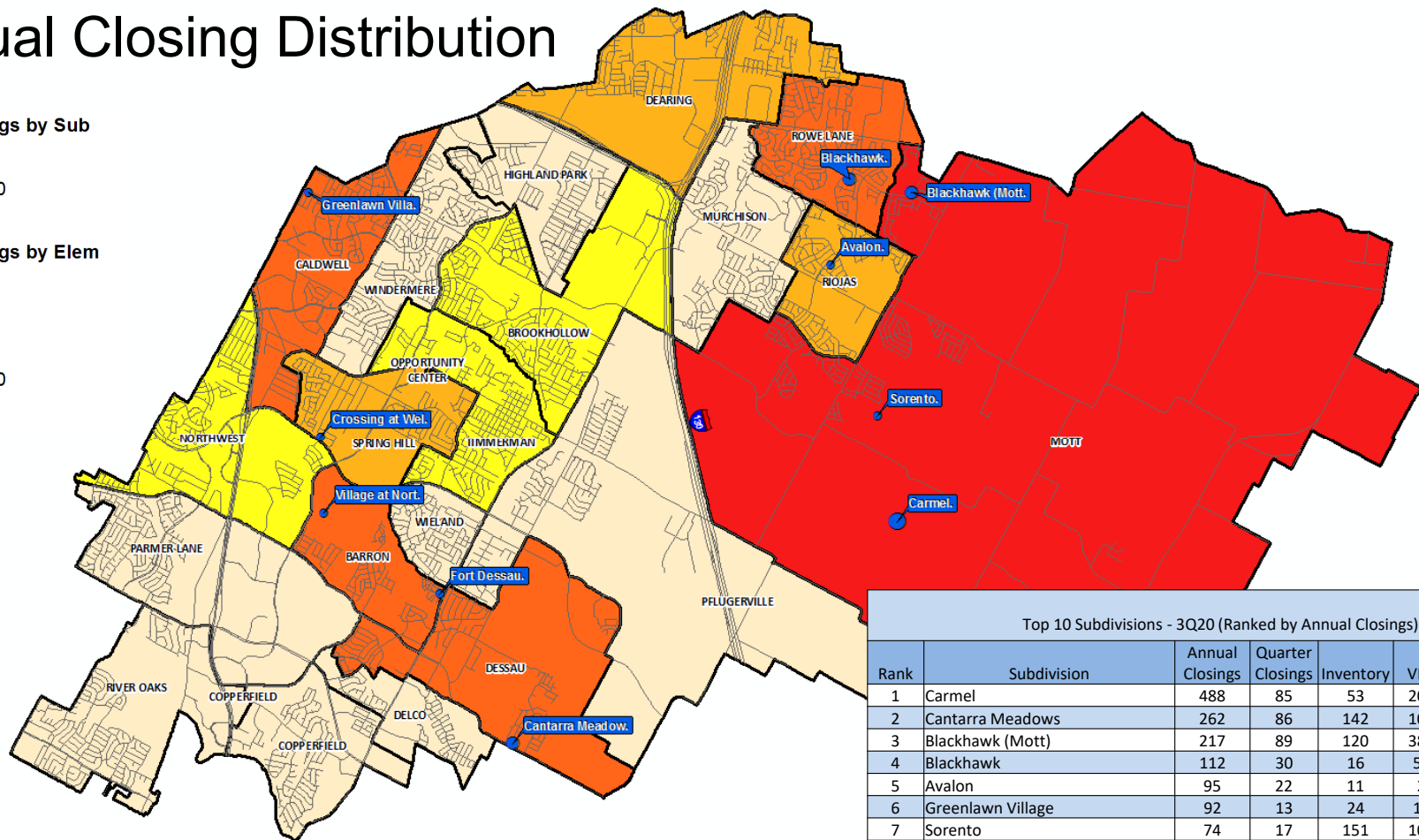
Annual Closing Distribution

Annual Closings by Sub

- < 100
- 100 - 300
- > 300

Annual Closings by Elem

- 0
- 1 - 50
- 51 - 100
- 101 - 350
- > 350



Top 10 Subdivisions - 3Q20 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	Inventory	VDL	Future	Total
1	Carmel	488	85	53	202	1,395	2,480
2	Cantarra Meadows	262	86	142	106	165	1,288
3	Blackhawk (Mott)	217	89	120	383	105	2,076
4	Blackhawk	112	30	16	57	0	1,831
5	Avalon	95	22	11	2	0	1,441
6	Greenlawn Village	92	13	24	10	0	226
7	Sorento	74	17	151	103	298	960
8	Village at Northtown	69	27	25	54	76	224
9	Crossing at Wells Branch	62	24	35	45	0	159
10	Fort Dessau	55	0	0	0	143	480
TOTALS		1,526	393	577	962	2,182	11,165



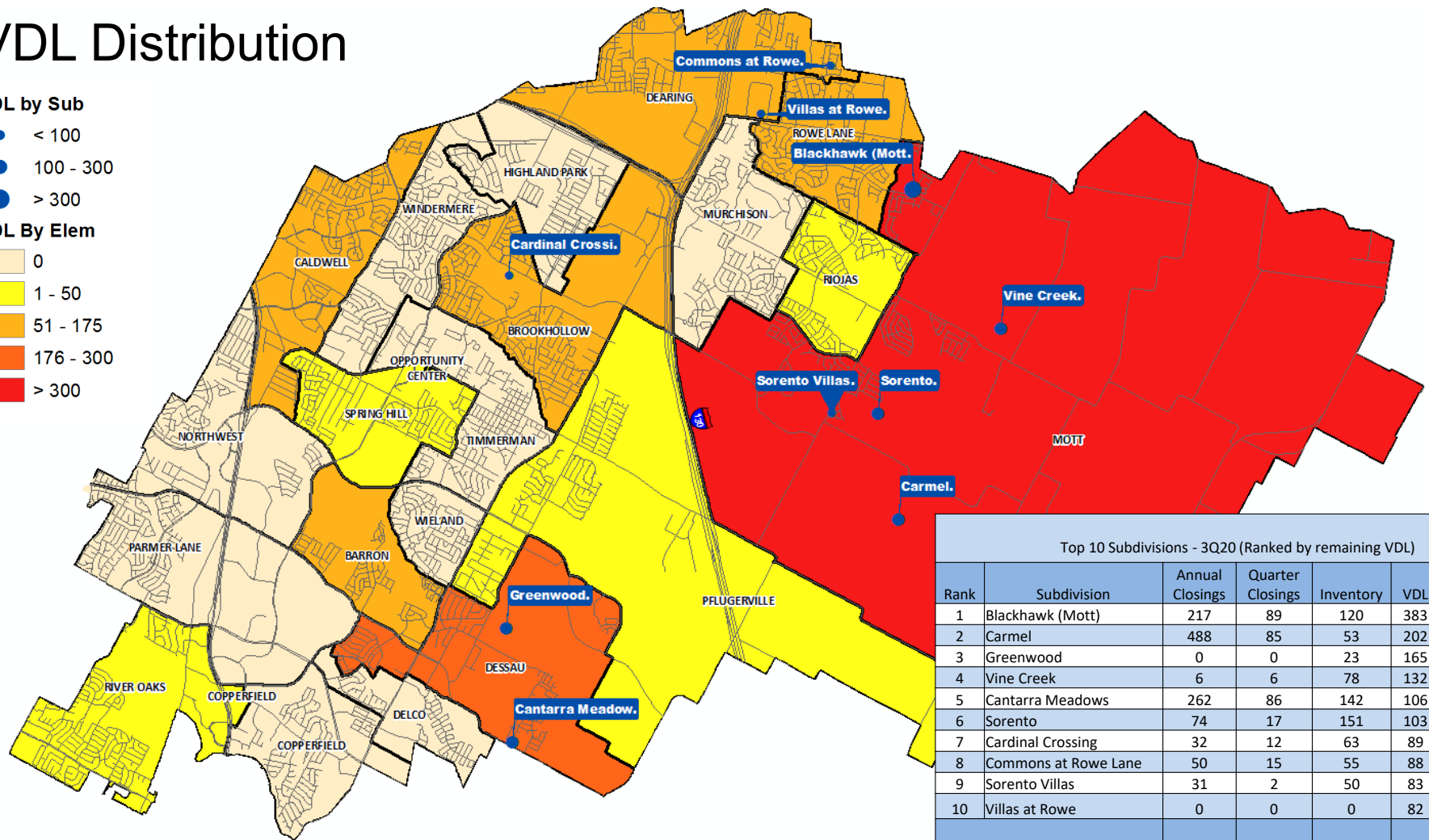
VDL Distribution

VDL by Sub

- < 100
- 100 - 300
- > 300

VDL By Elem

- 0
- 1 - 50
- 51 - 175
- 176 - 300
- > 300



Top 10 Subdivisions - 3Q20 (Ranked by remaining VDL)							
Rank	Subdivision	Annual Closings	Quarter Closings	Inventory	VDL	Future	Total
1	Blackhawk (Mott)	217	89	120	383	105	2,076
2	Carmel	488	85	53	202	1,395	2,480
3	Greenwood	0	0	23	165	633	821
4	Vine Creek	6	6	78	132	279	495
5	Cantarra Meadows	262	86	142	106	165	1,288
6	Sorento	74	17	151	103	298	960
7	Cardinal Crossing	32	12	63	89	0	184
8	Commons at Rowe Lane	50	15	55	88	0	559
9	Sorento Villas	31	2	50	83	48	282
10	Villas at Rowe	0	0	0	82	0	82
TOTALS		1,160	312	735	1,433	2,923	9,227



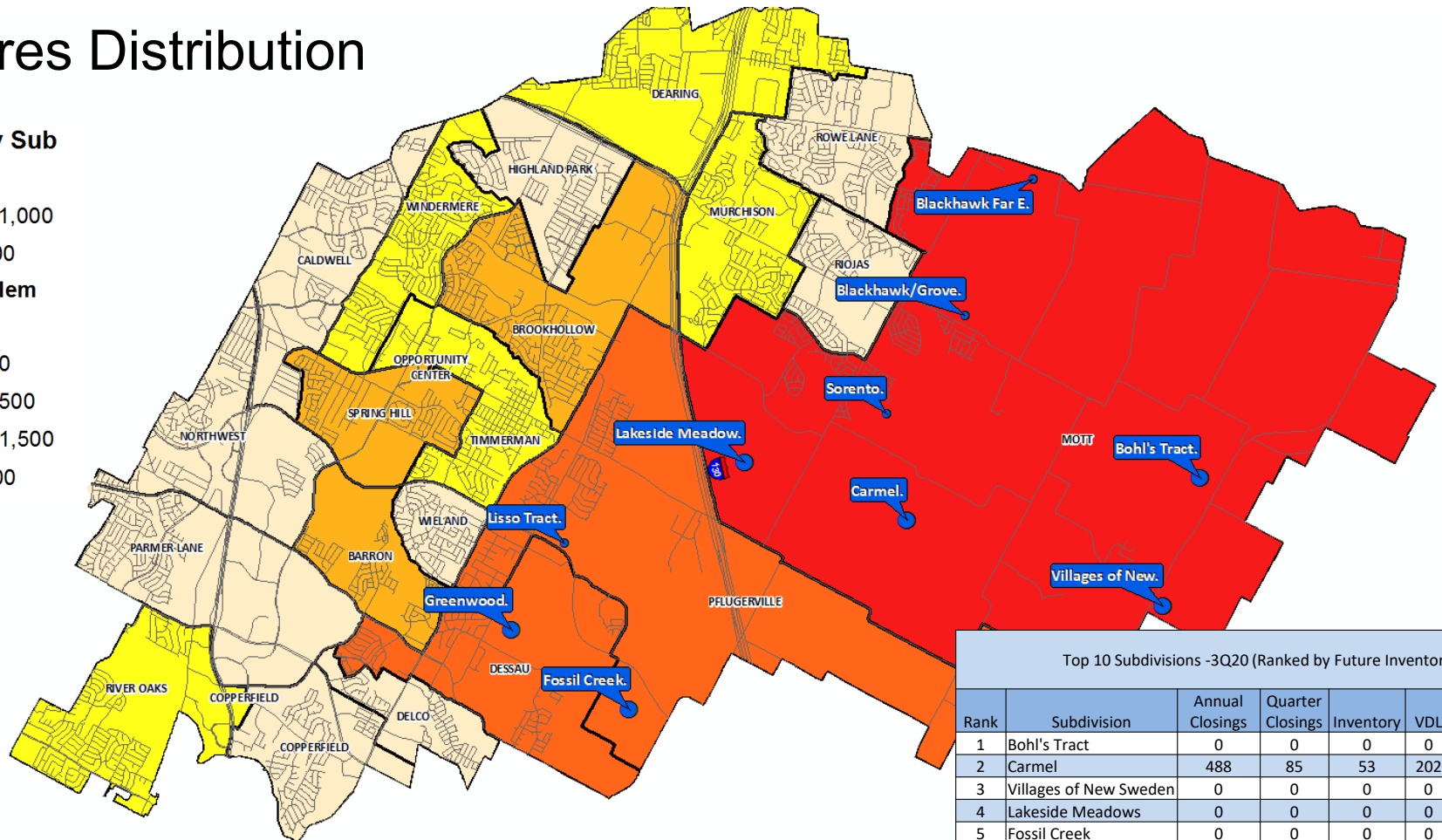
Futures Distribution

Futures by Sub

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

Future by Elem

- 0
- 1 - 200
- 201 - 500
- 501 - 1,500
- > 1,500



Top 10 Subdivisions -3Q20 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	Quarter Closings	Inventory	VDL	Future	Total
1	Bohl's Tract	0	0	0	0	1,888	1,888
2	Carmel	488	85	53	202	1,395	2,480
3	Villages of New Sweden	0	0	0	0	1,343	1,343
4	Lakeside Meadows	0	0	0	0	941	941
5	Fossil Creek	0	0	0	0	922	922
6	Greenwood	0	0	23	165	633	821
7	Lissso Tract	0	0	0	0	489	489
8	Blackhawk/Grove	0	0	0	0	386	386
9	Blackhawk Far East	0	0	0	0	310	310
10	Sorento	74	17	151	103	298	960
TOTALS		562	102	227	470	8,605	10,540



New Housing Activity by Elementary Zone

ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BARRON	92	4	124	27	19	25	54	287
BROOKHOLLOW	83	33	32	12	59	63	105	261
CALDWELL	98	27	115	20	41	50	79	0
COPPERFIELD	0	0	0	0	0	0	0	0
DEARING	90	42	75	19	42	58	170	118
DELCO	0	0	0	0	0	0	0	0
DESSAU	370	100	308	103	156	176	271	896
HIGHLAND PARK	0	0	0	0	0	0	0	0
MOTT	883	258	922	216	410	480	990	7,361
MURCHISON	0	0	0	0	0	0	0	114
NORTHWEST	1	0	16	0	0	0	0	0
PARMER LANE	0	0	0	0	0	0	0	0
PFLUGERVILLE	0	0	0	0	0	0	26	1,477
RIOJAS	58	6	95	22	7	11	2	0
RIVER OAKS	4	4	0	0	4	4	21	125
ROWE LANE	74	7	112	30	13	16	57	0
SPRING HILL	64	16	62	24	30	35	45	287
TIMMERMAN	4	0	22	0	0	0	0	38
WIELAND	0	0	0	0	0	0	0	0
WINDERMERE	0	0	0	0	0	0	0	2
GRAND TOTAL	1,821	497	1,883	473	781	918	1,820	10,966

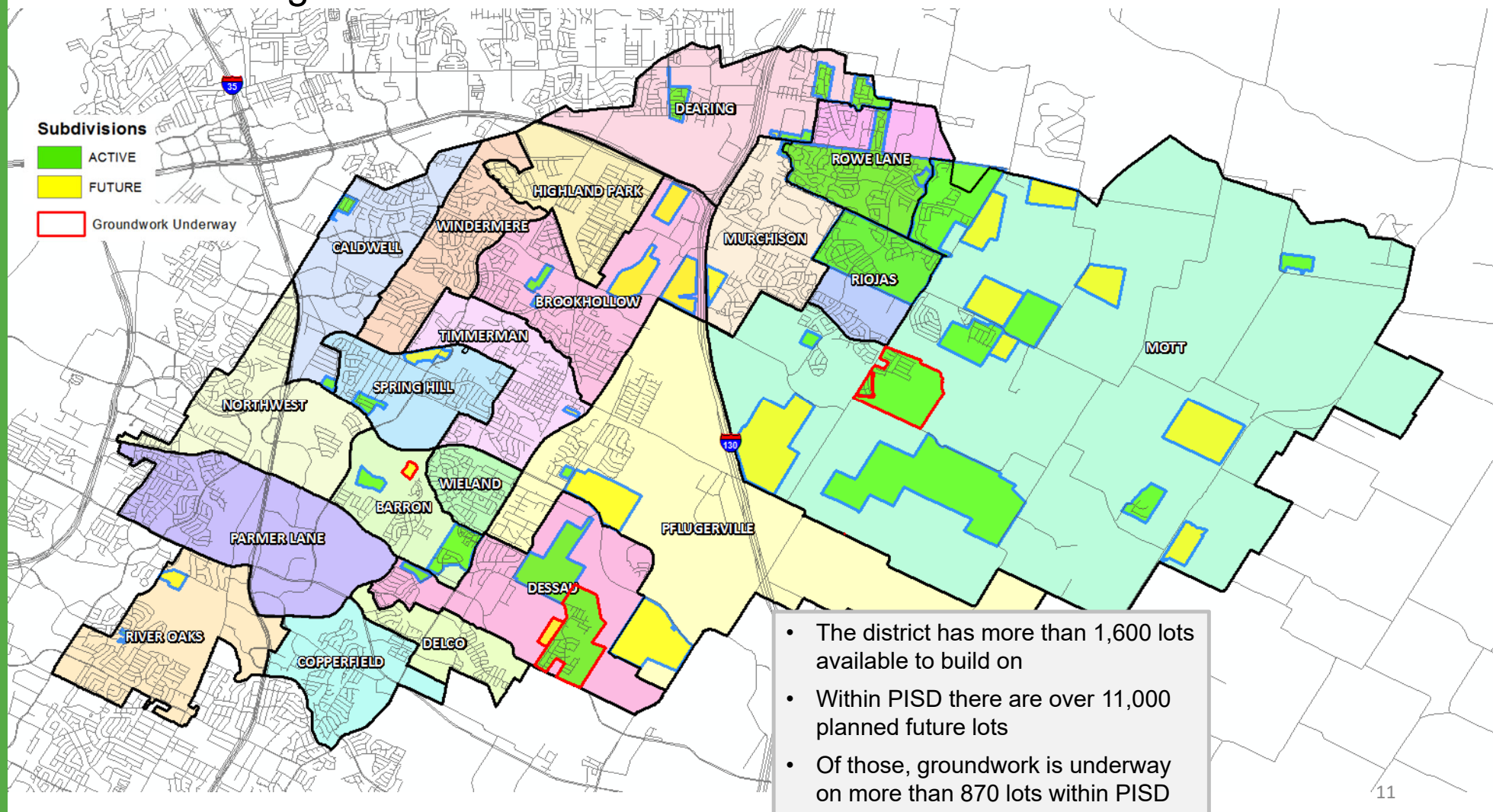
Highest activity in the category

Second highest activity in the category

Third highest activity in the category

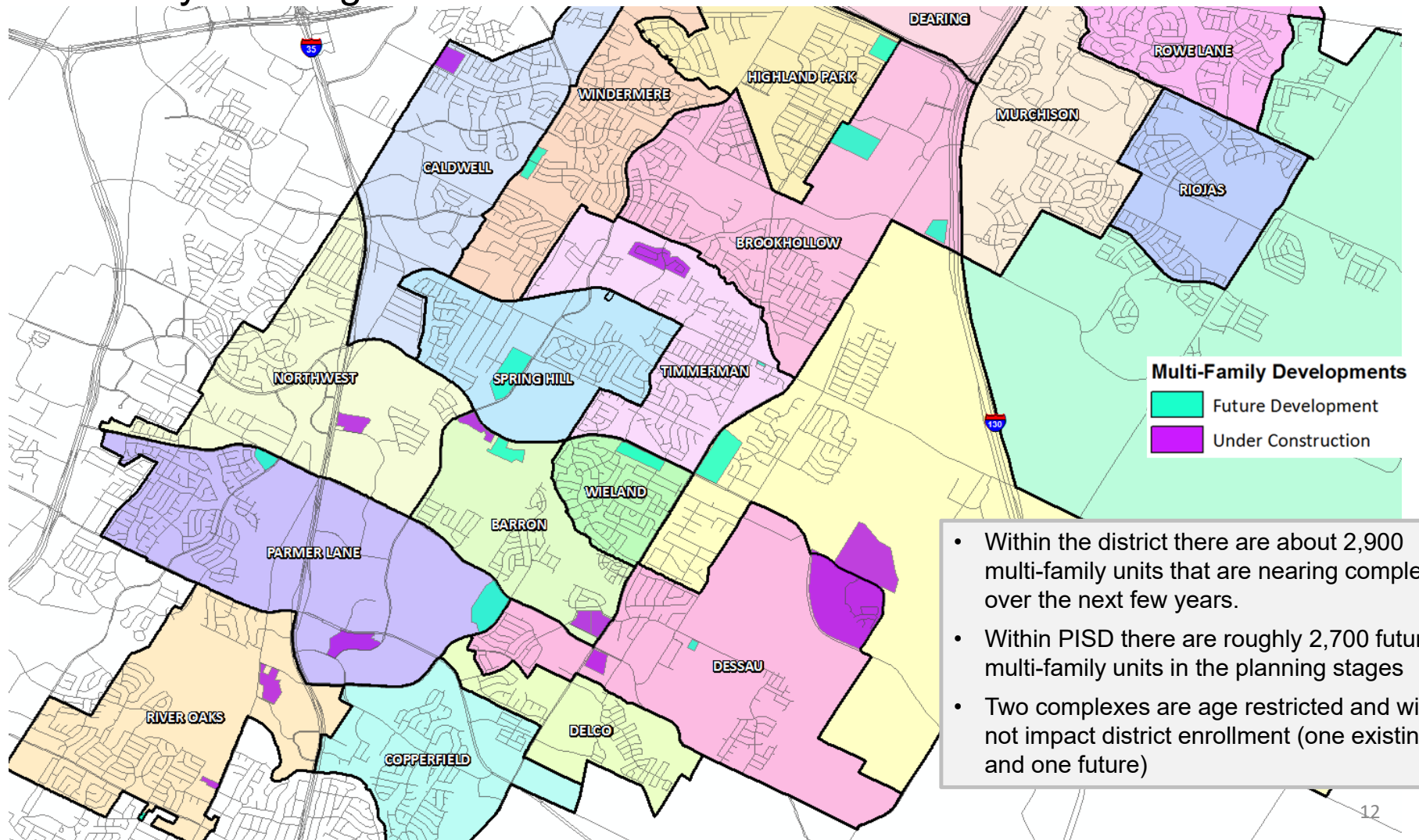


District Housing Overview



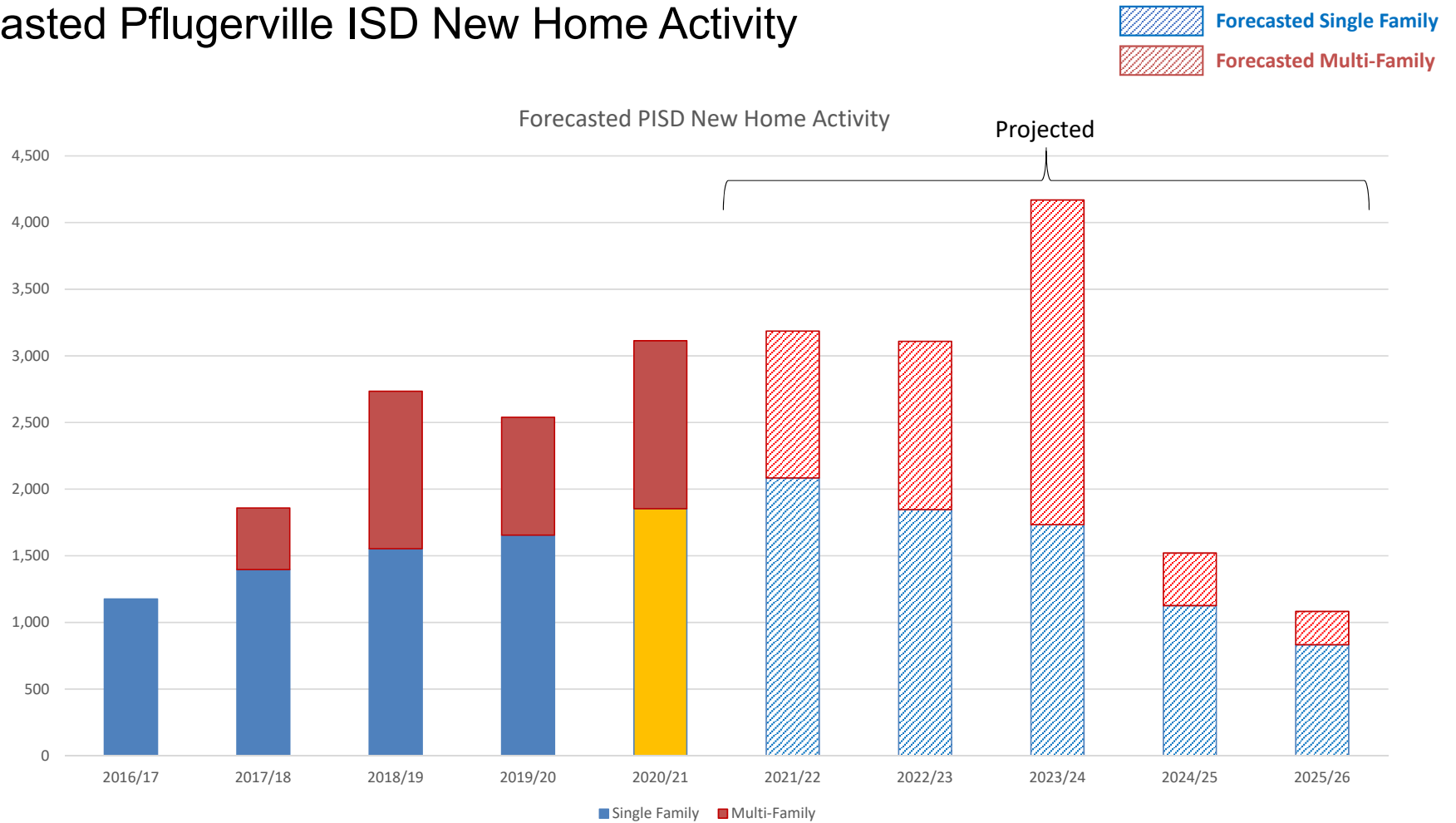


Multi-Family Housing Overview





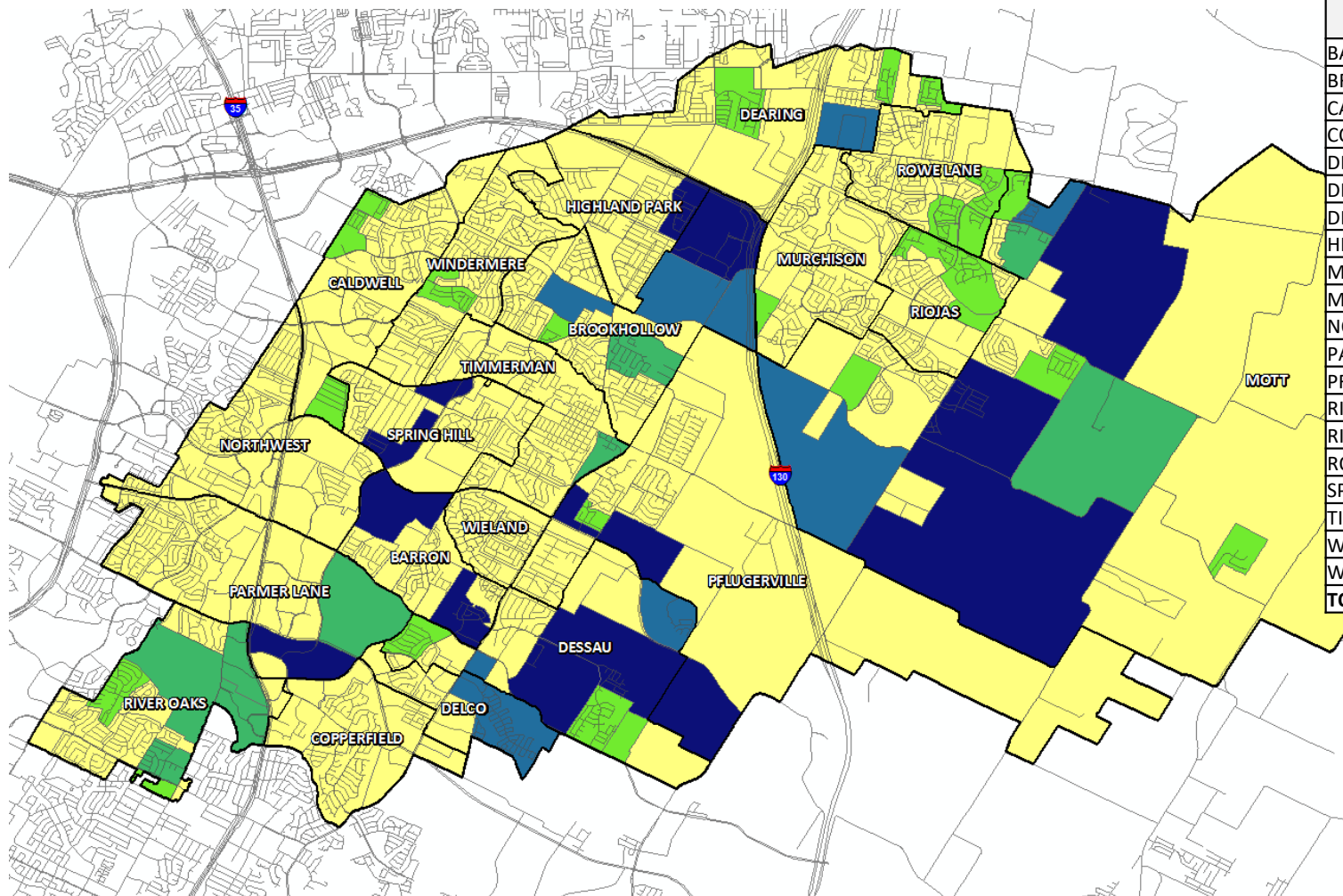
Forecasted Pflugerville ISD New Home Activity



Pflugerville ISD is forecasted to close roughly 1,000 – 2,000 new homes annually for the next 3-5 years

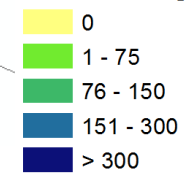


5 Year Change in Residential Units by Planning Area



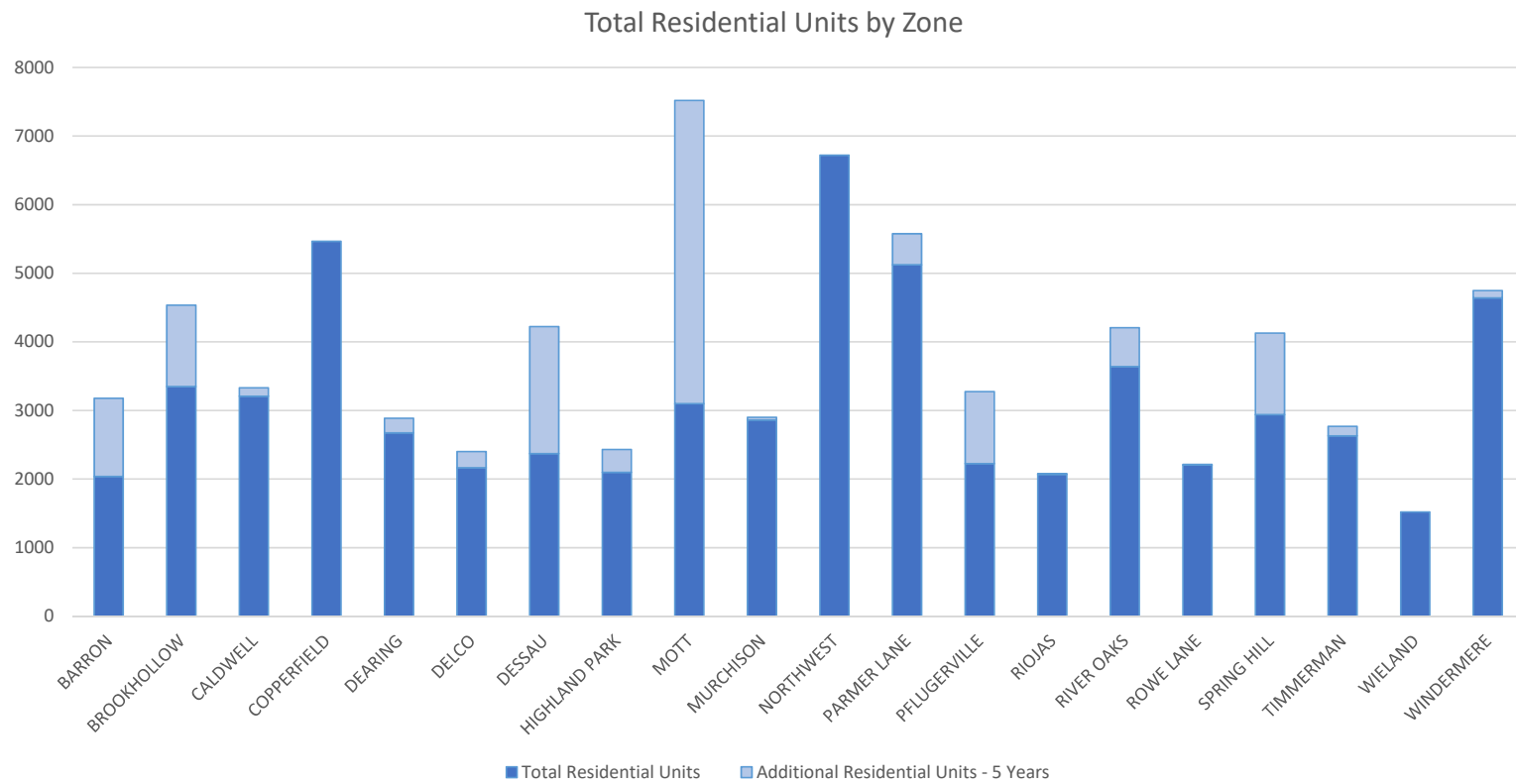
Elementary Zone	Total Change in Residential Units 2020/21 - 2025/26
BARRON	1,140
BROOKHOLLOW	1,186
CALDWELL	123
COPPERFIELD	0
DEARING	214
DELCO	236
DESSAU	1,853
HIGHLAND PARK	334
MOTT	4,419
MURCHISON	40
NORTHWEST	0
PARMER LANE	451
PFLUGERVILLE	1,050
RIOJAS	13
RIVER OAKS	567
ROWE LANE	10
SPRING HILL	1,189
TIMMERMAN	138
WIELAND	0
WINDERMERE	105
TOTAL	13,068

5 Year Change in Units



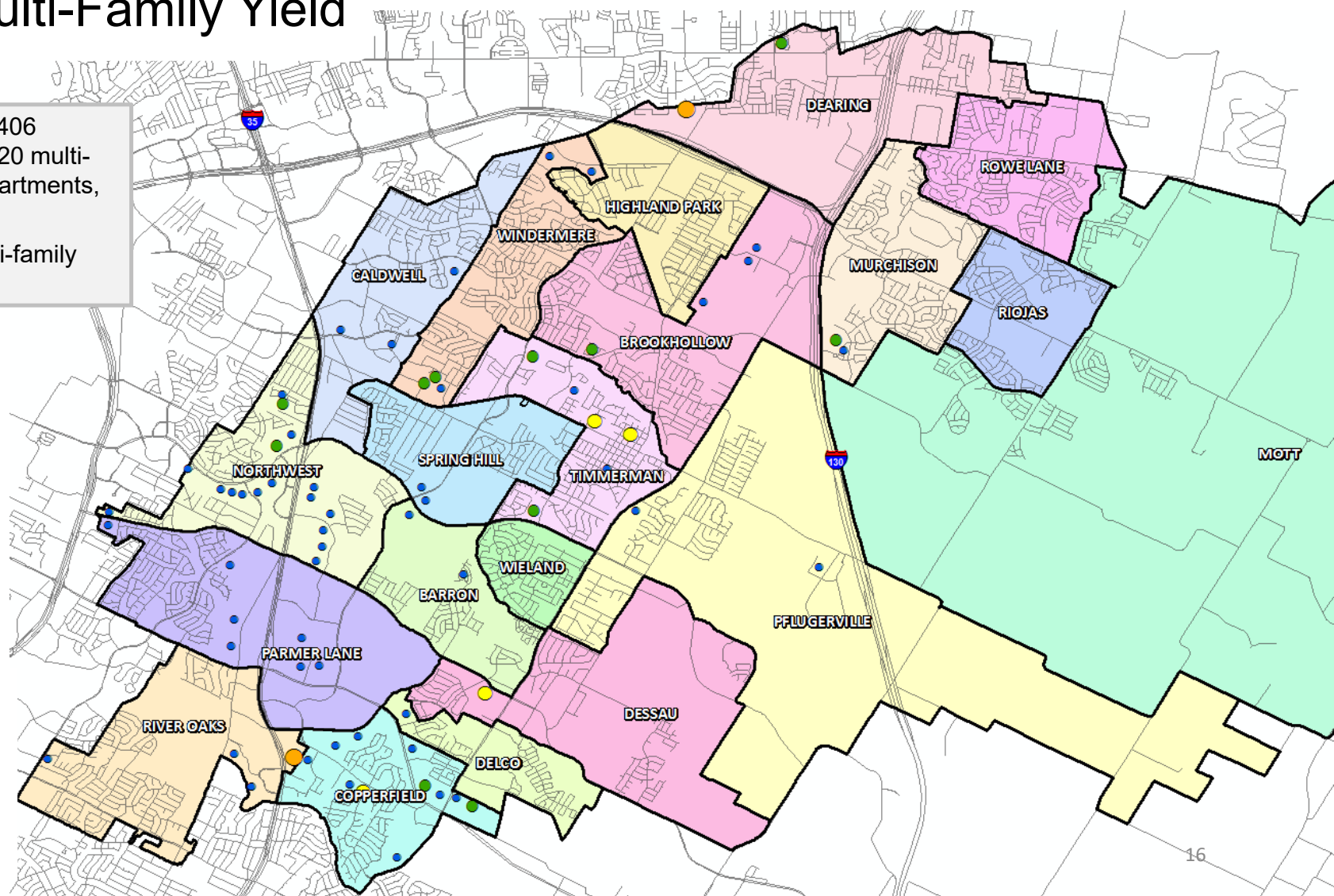
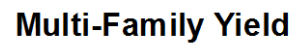


Total Residential Units by Elementary Zone, 2020/21 – 2025/26





- Within PISD there are 3,406 students residing in 19,620 multi-family units, including apartments, townhomes and condos
- The district average multi-family yield is 0.174



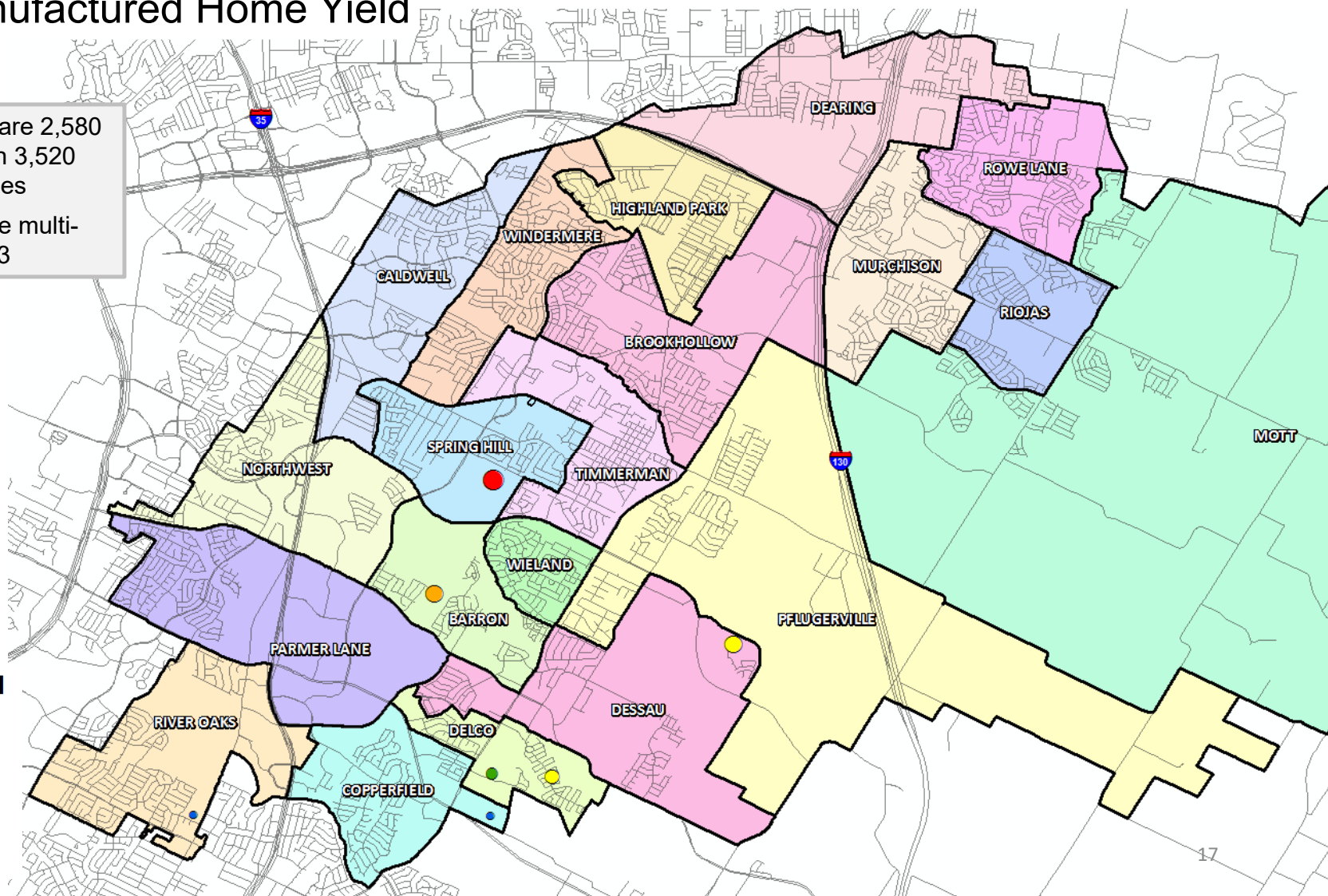


District Manufactured Home Yield

- Within PISD there are 2,580 students residing in 3,520 manufactured homes
- The district average multi-family yield is 0.733

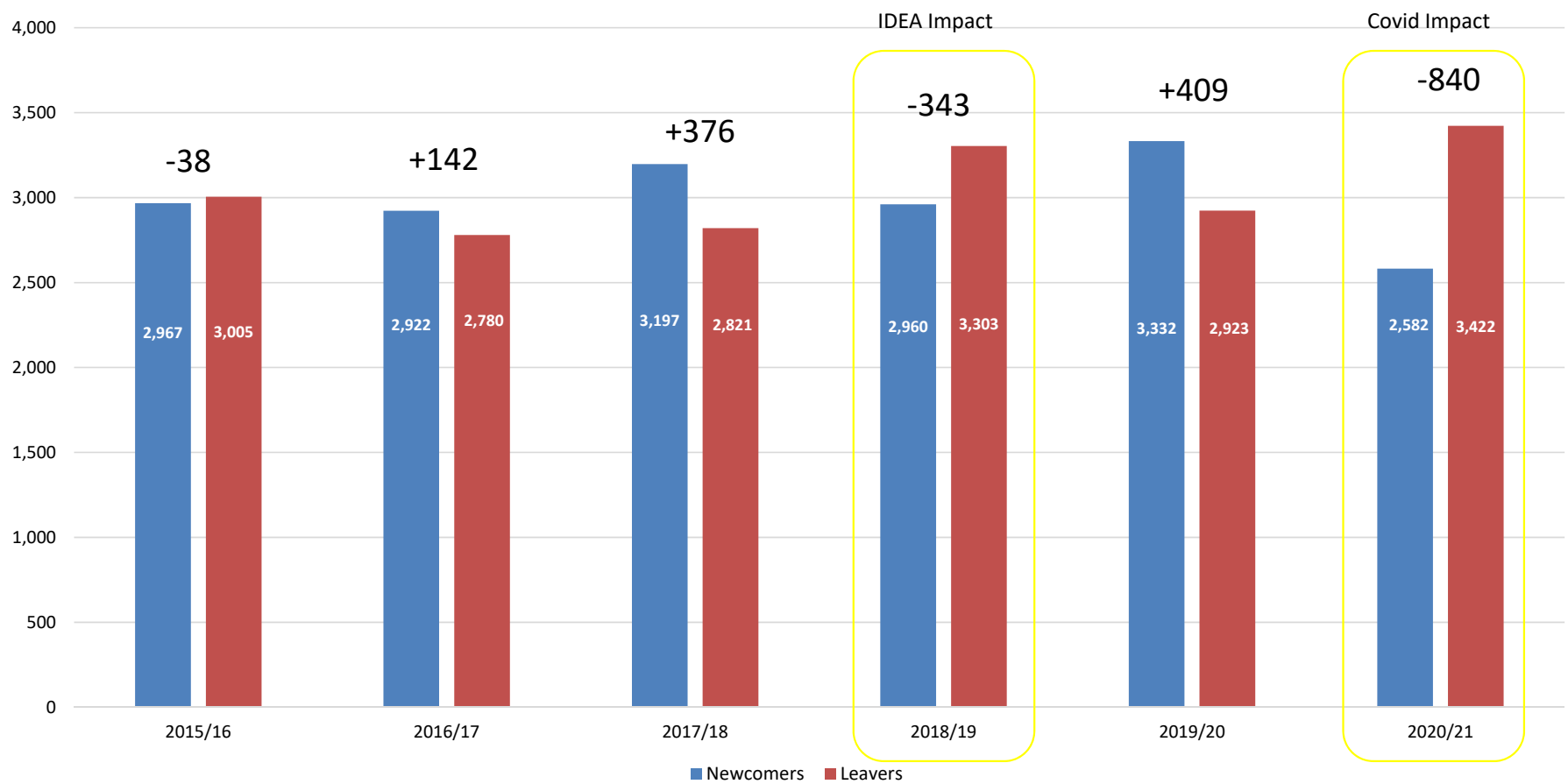
Multi-Family Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- 0.75 - 1.0
- > 1.0





Newcomer and Leaver Analysis





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
2016/17	176	776	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	24,602		
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	712	2.89%
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	320	965	1,942	1,998	1,945	1,852	1,870	1,963	2,091	1,956	1,966	2,170	1,989	1,994	1,915	26,936	1,412	5.53%
2022/23	320	965	2,139	2,055	2,088	2,045	1,950	1,958	2,013	2,131	2,012	1,963	2,090	1,942	1,945	27,614	679	2.52%
2023/24	320	965	2,197	2,216	2,120	2,163	2,139	2,033	2,022	2,057	2,153	2,180	1,873	2,032	1,881	28,351	737	2.67%
2024/25	320	965	2,220	2,265	2,290	2,197	2,258	2,224	2,088	2,074	2,097	2,313	2,059	1,802	1,970	29,142	791	2.79%
2025/26	320	965	2,280	2,276	2,334	2,361	2,278	2,332	2,245	2,117	2,090	2,250	2,228	1,990	1,752	29,817	676	2.32%
2026/27	320	965	2,335	2,347	2,342	2,412	2,454	2,361	2,325	2,259	2,120	2,254	2,139	2,151	1,938	30,722	905	3.04%
2027/28	320	965	2,398	2,396	2,419	2,427	2,507	2,544	2,387	2,356	2,288	2,286	2,172	2,066	2,084	31,616	894	2.91%
2028/29	320	965	2,466	2,448	2,464	2,498	2,517	2,588	2,539	2,420	2,369	2,479	2,213	2,117	2,002	32,406	790	2.50%
2029/30	320	965	2,513	2,521	2,518	2,547	2,590	2,617	2,592	2,569	2,436	2,558	2,385	2,144	2,057	33,333	927	2.86%
2030/31	320	965	2,561	2,571	2,594	2,605	2,642	2,696	2,622	2,621	2,585	2,631	2,471	2,316	2,080	34,281	948	2.84%

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									
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BARRON ELEMENTARY	813	850	571	636	669	700	723	735	740	746	739	735	741
BROOKHOLLOW ELEMENTARY	597	750	455	488	503	512	508	506	509	511	514	522	528
CALDWELL ELEMENTARY	764	800	576	617	630	651	647	657	657	658	655	660	673
COPPERFIELD ELEMENTARY	759	850	493	559	556	565	559	564	562	567	564	565	574
DELCO ELEMENTARY	784	800	506	559	591	611	630	639	633	625	617	614	614
DESSAU ELEMENTARY	578	650	532	624	710	770	835	855	899	945	984	1,029	1,078
HIGHLAND PARK ELEMENTARY	777	800	682	715	726	744	755	754	755	754	751	748	755
MOTT ELEMENTARY	854	900	980	1,220	1,462	1,700	1,938	2,118	2,301	2,516	2,630	2,787	2,953
MURCHISON ELEMENTARY	777	850	839	831	829	824	808	816	812	809	799	790	793
NORTHWEST ELEMENTARY	503	600	441	527	560	595	622	621	614	614	613	616	624
PARMER LANE ELEMENTARY	581	650	479	516	575	614	644	647	660	649	660	678	706
PFLUGERVILLE ELEMENTARY	586	600	465	506	521	536	552	565	581	601	613	627	647
RIOJAS ELEMENTARY	786	850	901	925	948	955	975	962	963	961	948	942	946
RIVER OAKS ELEMENTARY	656	750	405	452	468	493	499	508	510	509	508	506	509
ROWE LANE ELEMENTARY	756	850	846	876	892	903	882	860	847	837	829	830	838
SPRING HILL ELEMENTARY	681	750	503	551	581	595	610	621	629	636	645	649	660
TIMMERMAN ELEMENTARY	788	800	439	518	555	574	573	581	587	592	589	593	600
WIELAND ELEMENTARY	549	750	369	400	415	425	438	449	450	451	450	451	456
WINDEREMERE ELEMENTARY	1,000	1,000	662	725	740	771	793	813	812	813	813	812	815
DEARING ELEMENTARY	775	850	601	638	675	699	722	729	728	729	720	709	706
ELEMENTARY SCHOOL TOTALS	14,364	15,700	11,745	12,883	13,606	14,237	14,713	15,000	15,249	15,523	15,641	15,863	16,216
Elementary Absolute Growth			-536	1,138	723	631	476	287	249	274	118	222	353
Elementary Percent Growth			-4.36%	9.69%	5.61%	4.64%	3.34%	1.95%	1.66%	1.80%	0.76%	1.42%	2.23%

Green box = over capacity

Yellow box = over architectural capacity



Ten Year Forecast by Secondary Campus

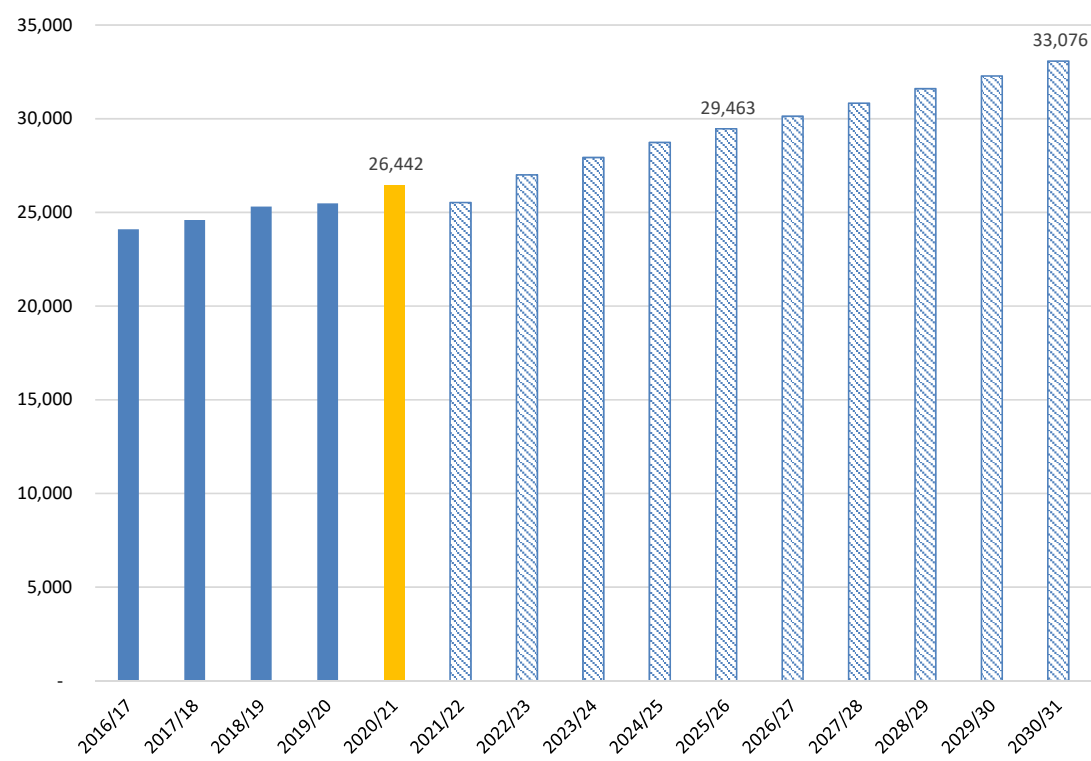
CAMPUS	Capacity	Architectural Capacity	Fall	ENROLLMENT PROJECTIONS									
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
CELE MIDDLE SCHOOL	1,215	1,250	1,267	1,376	1,469	1,560	1,645	1,776	1,874	2,022	2,137	2,305	2,483
DESSAU MIDDLE SCHOOL	1,000	1,300	802	825	863	871	880	904	964	1,032	1,092	1,120	1,148
KELLY LANE MIDDLE SCHOOL	1,101	1,200	1,096	1,111	1,083	1,098	1,103	1,097	1,092	1,109	1,148	1,183	1,165
PARK CREST MIDDLE SCHOOL	1,004	1,300	975	1,024	1,001	951	932	973	996	1,009	1,018	1,038	1,058
PFLUGERVILLE MIDDLE SCHOOL	1,188	1,100	882	924	955	956	911	883	900	906	939	959	974
WESTVIEW MIDDLE SCHOOL	948	1,100	723	745	781	790	783	813	873	948	989	987	995
MIDDLE SCHOOL TOTALS	6,456	7,250	5,745	6,005	6,152	6,226	6,254	6,446	6,699	7,026	7,323	7,592	7,823
Middle School Absolute Growth			-208	260	147	74	28	192	253	327	297	269	231
Middle School Percent Growth			-3.49%	4.53%	2.45%	1.20%	0.45%	3.07%	3.92%	4.88%	4.23%	3.67%	3.04%
CONNALLY HIGH SCHOOL	2,201	2,280	1,770	1,745	1,734	1,685	1,713	1,726	1,712	1,733	1,792	1,918	2,029
HENDRICKSON HIGH SCHOOL	2,279	2,375	2,139	2,096	2,026	2,041	2,073	2,073	2,159	2,167	2,143	2,164	2,214
PFLUGERVILLE HIGH SCHOOL	2,216	2,400	1,938	1,881	1,846	1,840	1,907	1,908	1,910	1,915	1,866	1,874	1,906
WEISS HIGH SCHOOL	2,290	2,500	2,181	2,289	2,301	2,356	2,413	2,472	2,662	2,754	2,971	3,149	3,310
HIGH SCHOOL TOTALS	8,986	9,555	8,028	8,011	7,907	7,922	8,106	8,179	8,443	8,569	8,772	9,105	9,459
High School Absolute Growth			324	-17	-104	15	184	73	264	126	203	333	354
High School Percent Growth			4.21%	-0.21%	-1.30%	0.19%	2.32%	0.90%	3.23%	1.49%	2.37%	3.80%	3.89%
TRAVIS COUNTY JJAEP			1	1	1	1	1	1	1	1	1	1	1
OPPORTUNITY CENTER			5	35	20	28	24	26	25	25	25	25	25
PACE			0	29	15	22	18	20	19	19	19	19	19
ALTERNATIVE TOTALS	0	0	6	65	35	50	43	46	44	45	45	45	45
DISTRICT TOTALS	29,915	33,005	25,524	26,936	27,614	28,351	29,142	29,817	30,722	31,616	32,406	33,333	34,281
District Absolute Growth			-918	1,412	679	737	791	676	905	894	790	927	948
District Percent Growth			-3.5%	5.5%	2.5%	2.7%	2.8%	2.3%	3.0%	2.9%	2.5%	2.9%	2.8%

Green box = over capacity
Yellow box = over architectural capacity



Key Takeaways

Enrollment Projections



- Most districts have experienced a 5%-6% decline in student enrollment
- Pflugerville ISD is expected to add 1,000 – 2,000 homes annually for the next 3-5 years
- PFISD will enroll more than 29,463 students for the 2025/26 school year, and more than 33,076 by 2030/31