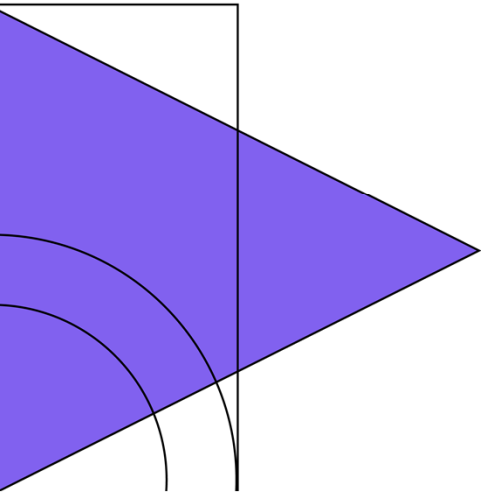
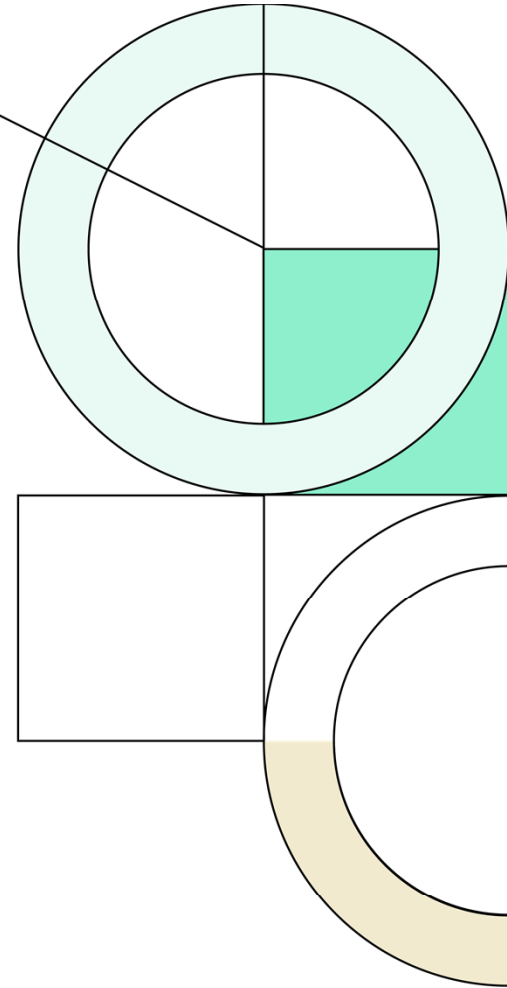




Hutto Independent School District

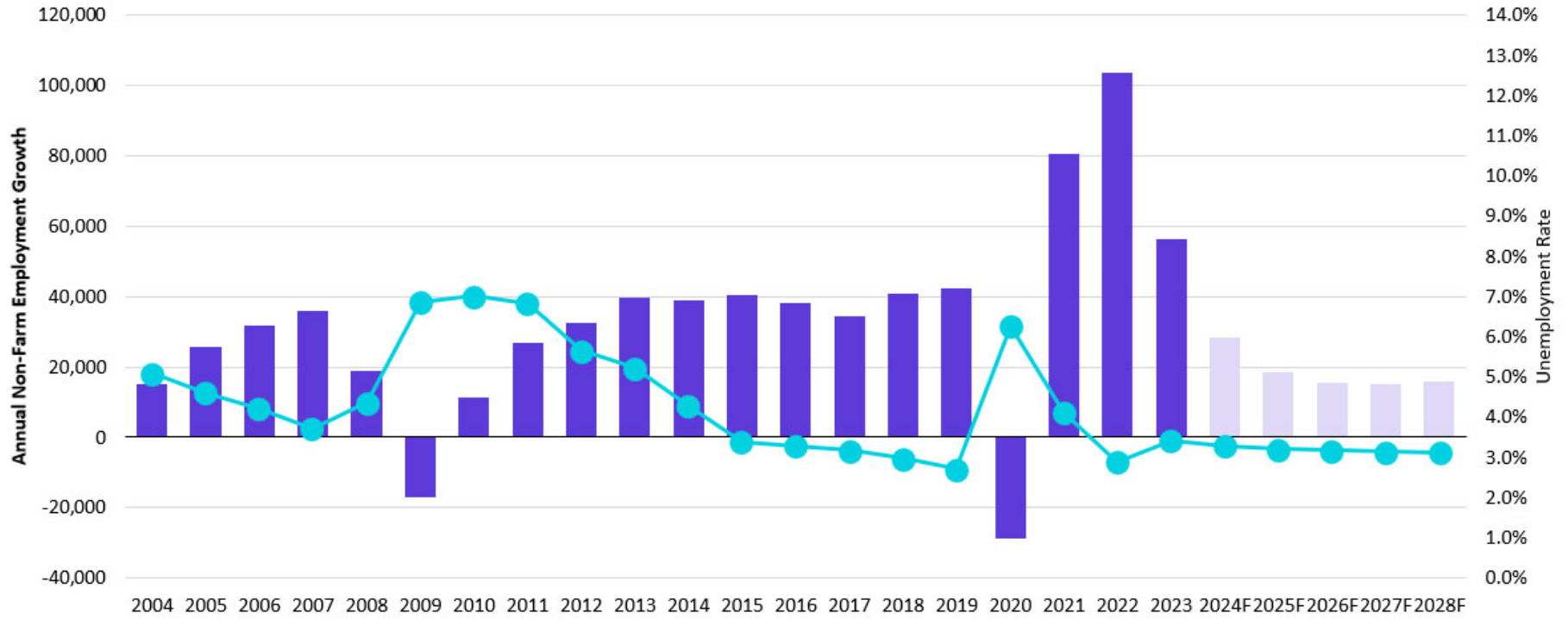
1Q24

Demographic Report





Austin MSA Employment Growth



Source: Moody's Analytics; U.S. Bureau of Labor Statistics (BLS)

■ Prior Year Change ● Unemployment Rate

Austin-Round Rock, TX Metropolitan Statistical Area - Moody's Analytics Five-Year Forecast

Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024F	2025F	2026F	2027F	2028F
Non-Farm Employment	924,258	964,608	1,002,608	1,037,025	1,077,833	1,120,300	1,091,450	1,172,125	1,275,833	1,332,000	1,360,286	1,378,727	1,394,209	1,409,177	1,424,884
Prior Year Change	39,058	40,350	38,000	34,417	40,808	42,467	(28,850)	80,675	103,708	56,167	28,286	18,441	15,482	14,969	15,707
Annual % Change	4.4%	4.4%	3.9%	3.4%	3.9%	3.9%	-2.6%	7.4%	8.8%	4.4%	2.1%	1.4%	1.1%	1.1%	1.1%
Unemployment Rate	4.3%	3.4%	3.3%	3.2%	3.0%	2.7%	6.3%	4.1%	2.9%	3.4%	3.3%	3.2%	3.2%	3.1%	3.1%

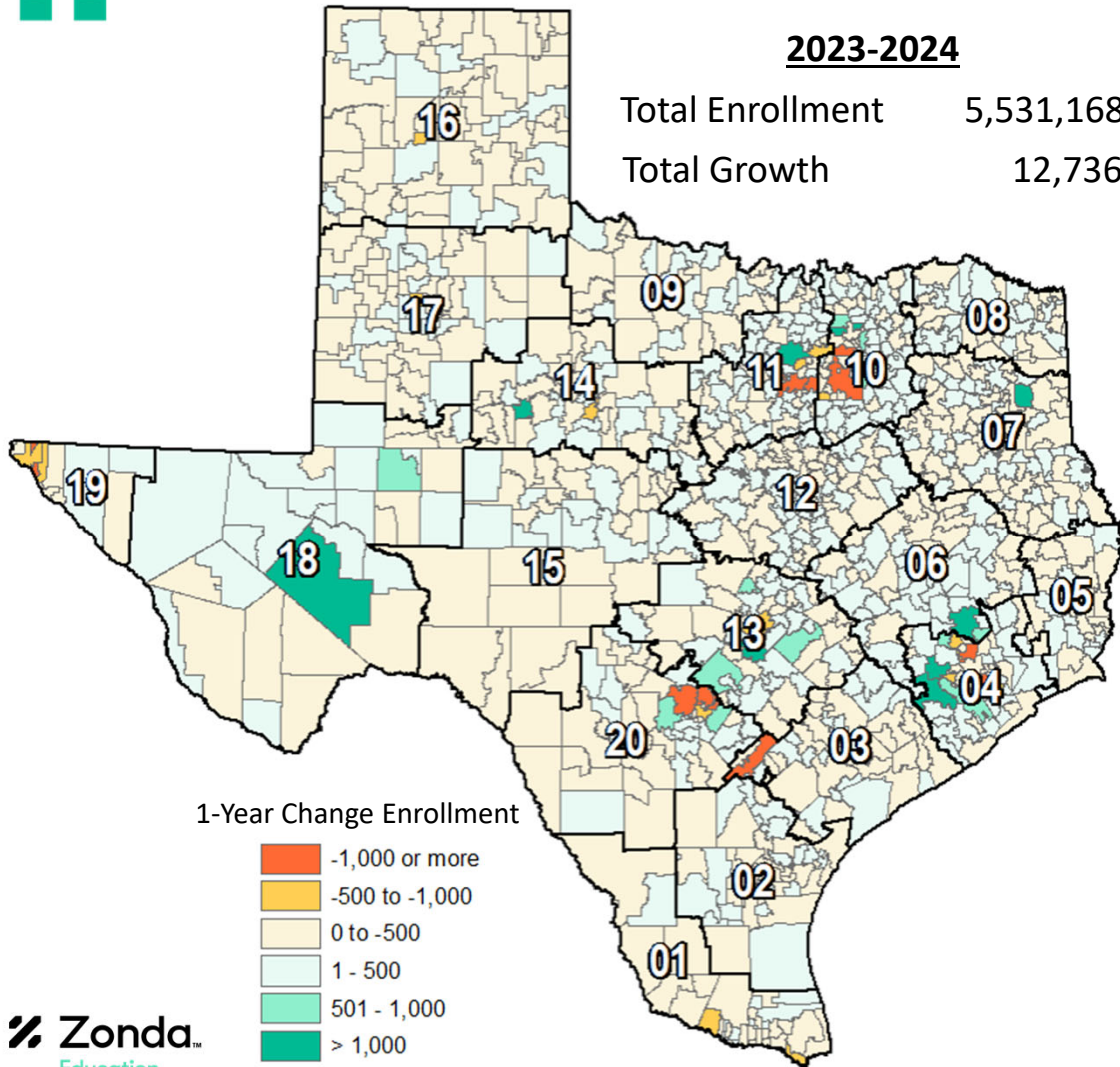


State Enrollment Trends

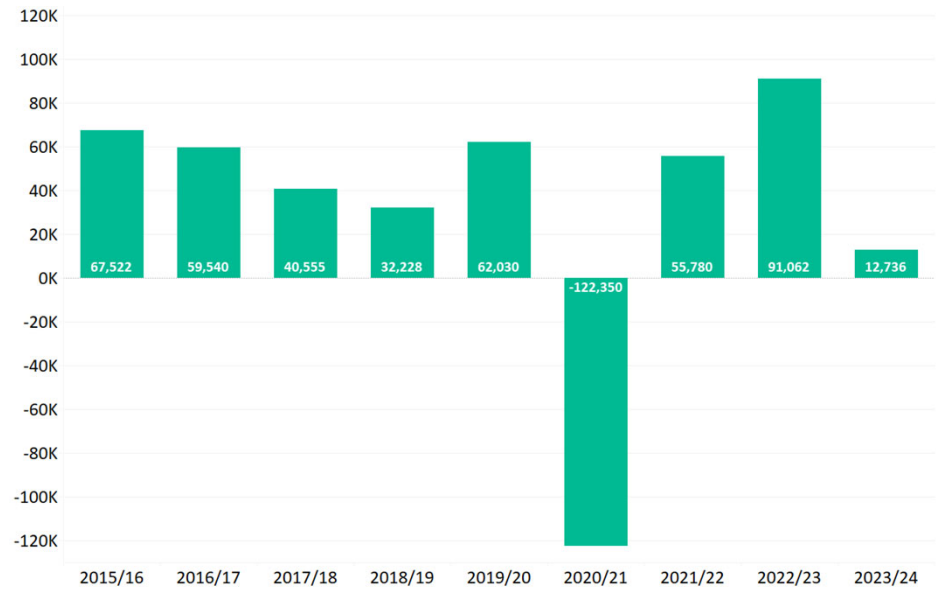
2023-2024

Total Enrollment 5,531,168

Total Growth 12,736



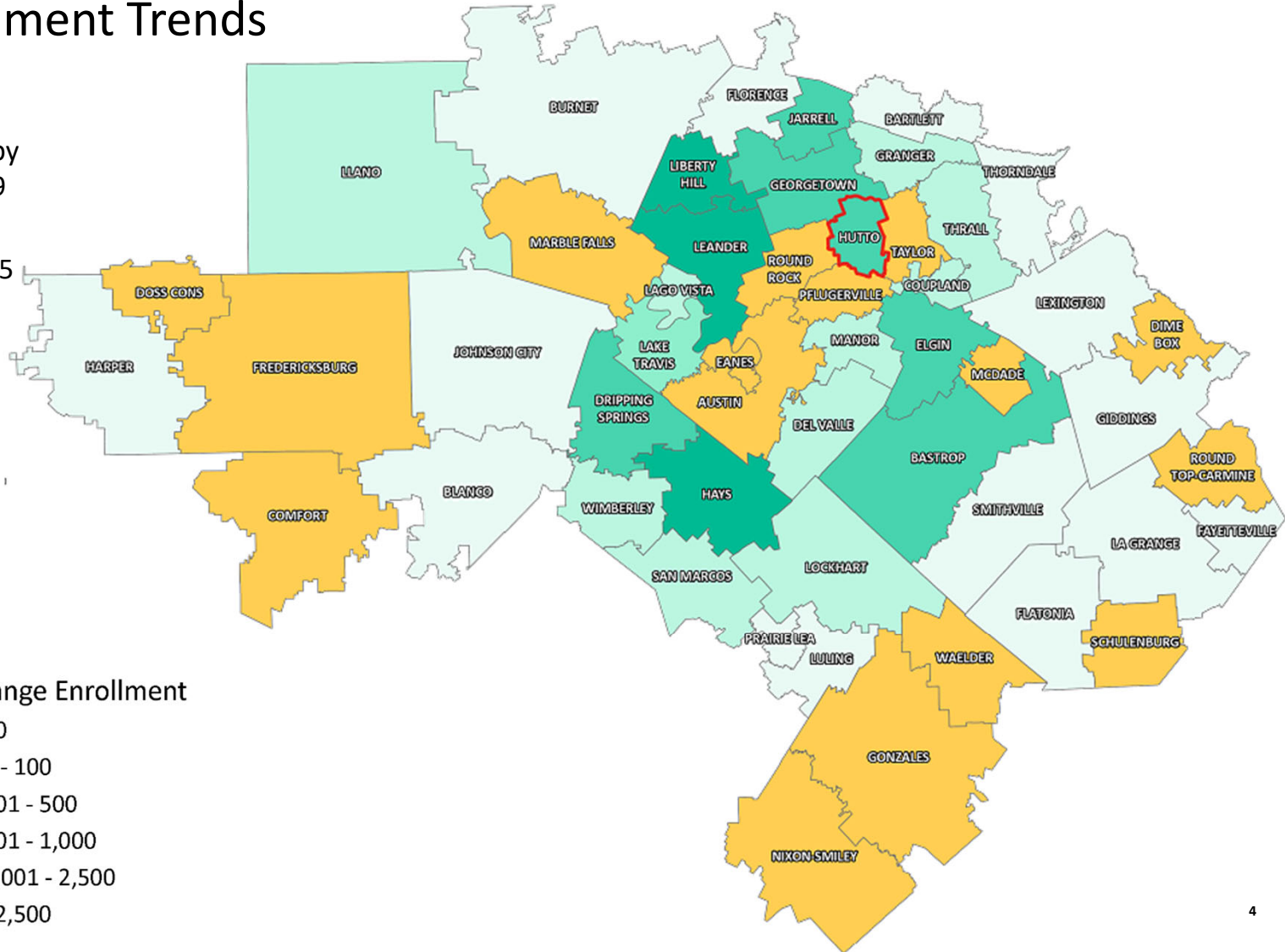
Texas ISD Enrollment Change





Region 13 Enrollment Trends

- Hutto ISD enrollment increased by 2,443 students between 2018/19 and 2023/24 (32.2%).
- HISD enrollment increased by 415 students, or 4.3%, since 2022/23
- Region 13 has seen a 5-year enrollment increase of 11,840 students (3.3% growth).
- Student enrollment increased by 4,916 students from 2022/23, in Region 13 (.9% growth).





Austin New Home Starts & Closings

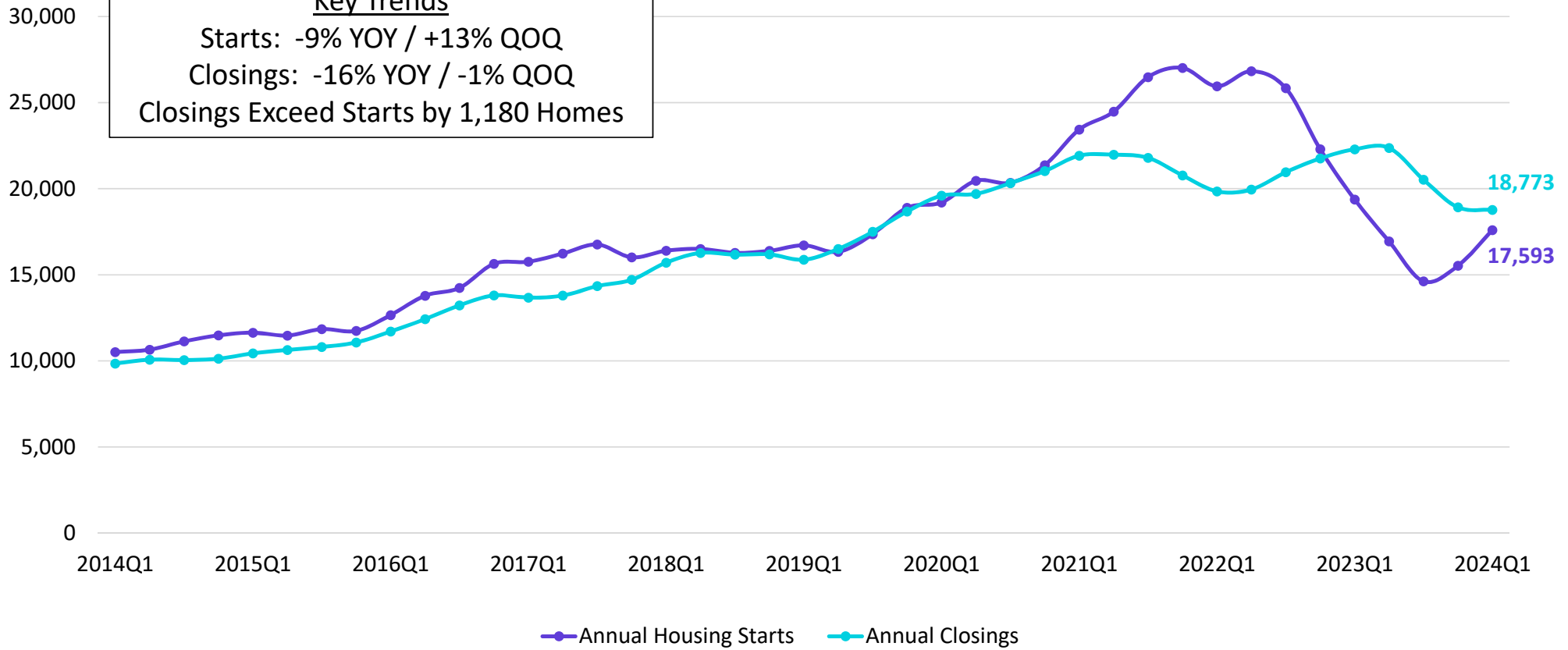
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: -9% YOY / +13% QOQ

Closings: -16% YOY / -1% QOQ

Closings Exceed Starts by 1,180 Homes





Austin New Home Ranking Report

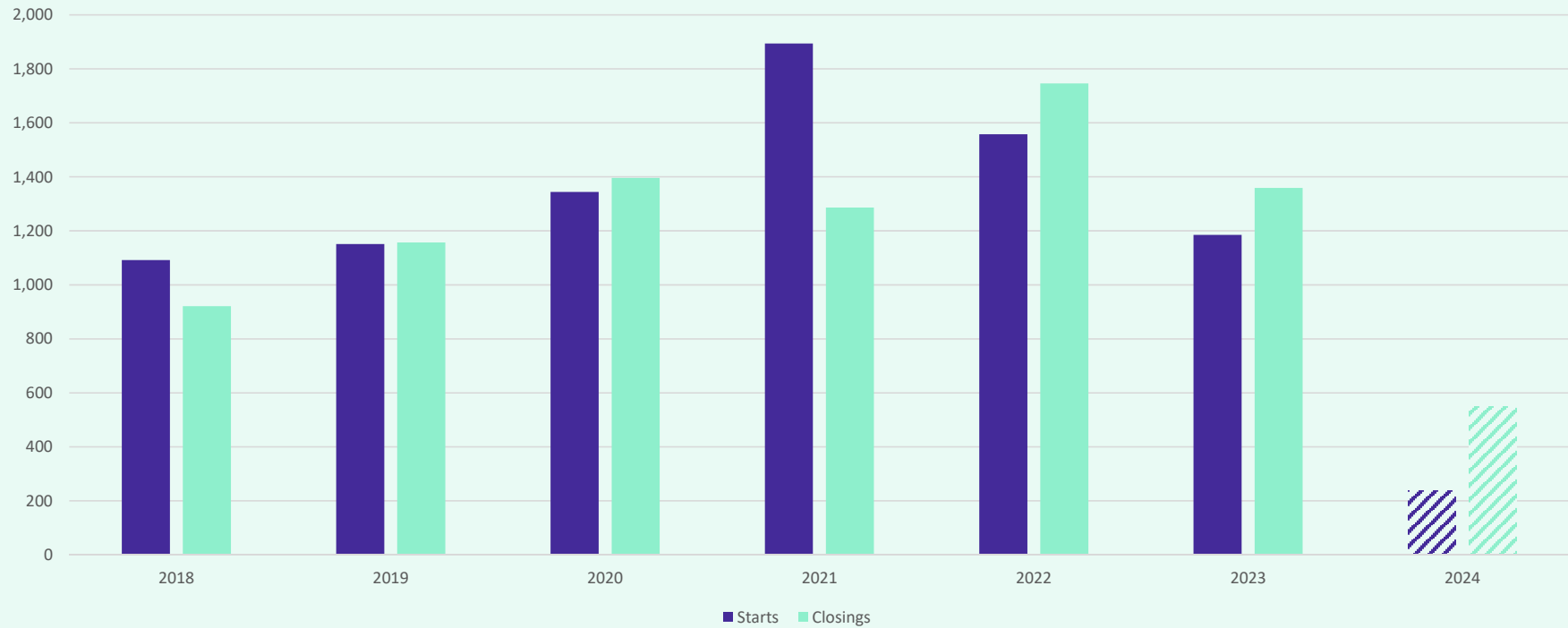
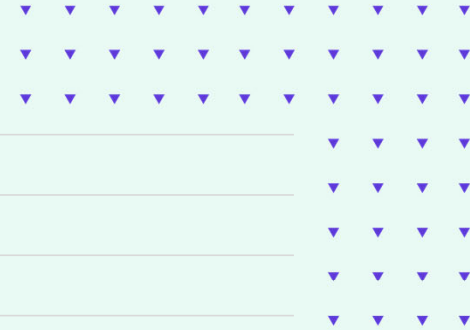
ISD Ranked by Annual Closings – 1Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,391	2,937	2,366	4,582	40,909
2	GEORGETOWN ISD	1,679	1,988	1,153	2,960	19,222
3	LEANDER ISD	1,680	1,879	1,064	2,287	5,206
4	LIBERTY HILL ISD	1,581	1,708	1,063	3,334	8,458
5	HUTTO ISD	1,225	1,433	562	1,030	11,662*
6	MANOR ISD	729	1,204	547	1,218	14,582
7	JARRELL ISD	1,032	936	544	2,393	9,548
8	AUSTIN ISD	1,138	795	2,832	1,105	10,831
9	DEL VALLE ISD	705	778	646	2,042	27,878
10	BASTROP ISD	530	768	488	3,047	20,106
11	PFLUGERVILLE ISD	574	733	401	644	10,402
12	SAN MARCOS CISD	483	665	410	959	7,989
13	DRIPPING SPRINGS ISD	494	655	335	965	7,318
14	ELGIN ISD	694	648	347	892	11,979
15	KILLEEN ISD	832	623	543	2,397	5,461
16	ROUND ROCK ISD	555	532	470	1,167	2,499
17	LAKE TRAVIS ISD	321	529	310	1,206	3,723
18	BELTON ISD	530	422	382	2,076	2,046
19	LOCKHART ISD	622	399	362	380	7,039
20	MARBLE FALLS ISD	541	363	188	796	8,193

* Based on additional Zonda Education housing research

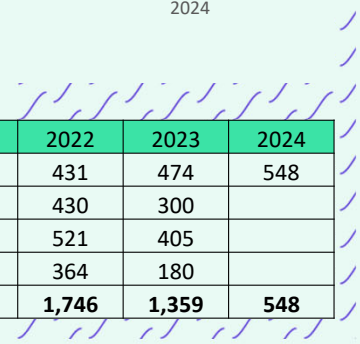


District New Home Starts and Closings



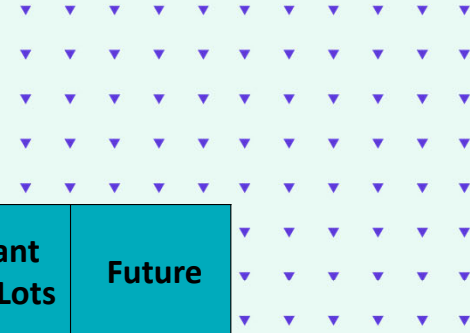
Starts	2018	2019	2020	2021	2022	2023	2024
1Q	247	209	267	381	418	197	237
2Q	250	233	416	506	434	317	
3Q	282	430	365	556	485	424	
4Q	313	282	295	451	221	247	
Total	1,092	1,154	1,343	1,894	1,558	1,185	237

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	225	218	308	340	431	474	548
2Q	254	348	287	253	430	300	
3Q	192	271	399	351	521	405	
4Q	250	319	402	342	364	180	
Total	921	1,156	1,396	1,286	1,746	1,359	548



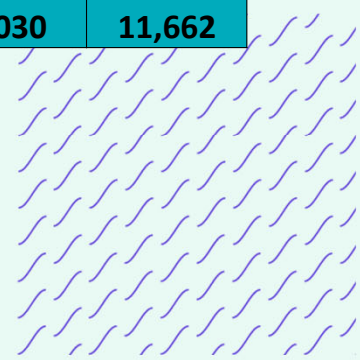


District Housing Overview by Elementary Zone



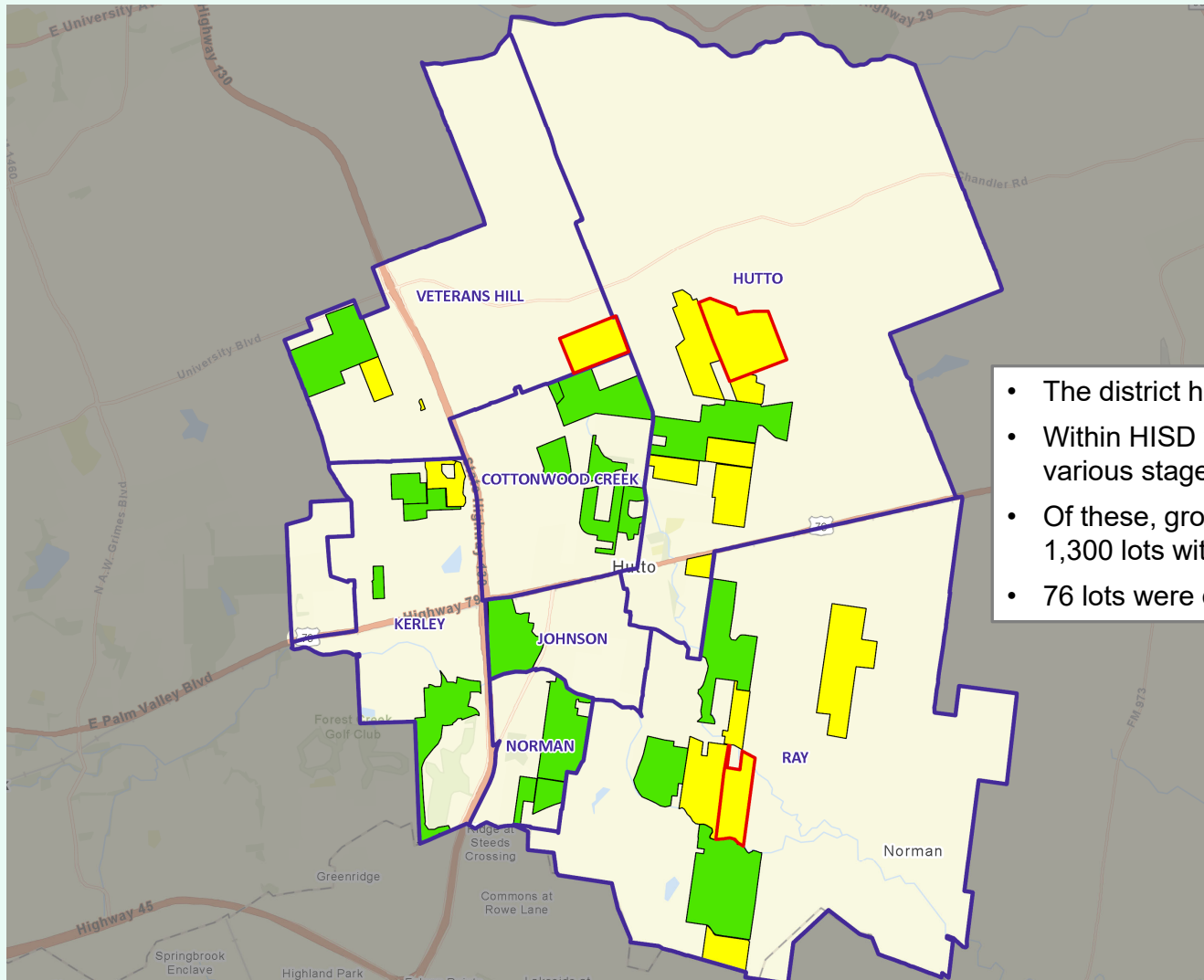
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
COTTONWOOD CREEK	313	62	395	164	93	130	290	742
HUTTO	175	39	228	72	56	76	1	3,199
JOHNSON	0	0	1	0	0	0	76	42
KERLEY	40	5	61	19	23	55	151	376
NORMAN	232	50	134	108	99	114	141	0
RAY	267	20	336	147	35	58	159	5,152
VETERANS HILL	198	61	278	38	103	129	212	2,151
Grand Total	1,225	237	1,433	548	409	562	1,030	11,662

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





District Housing Overview

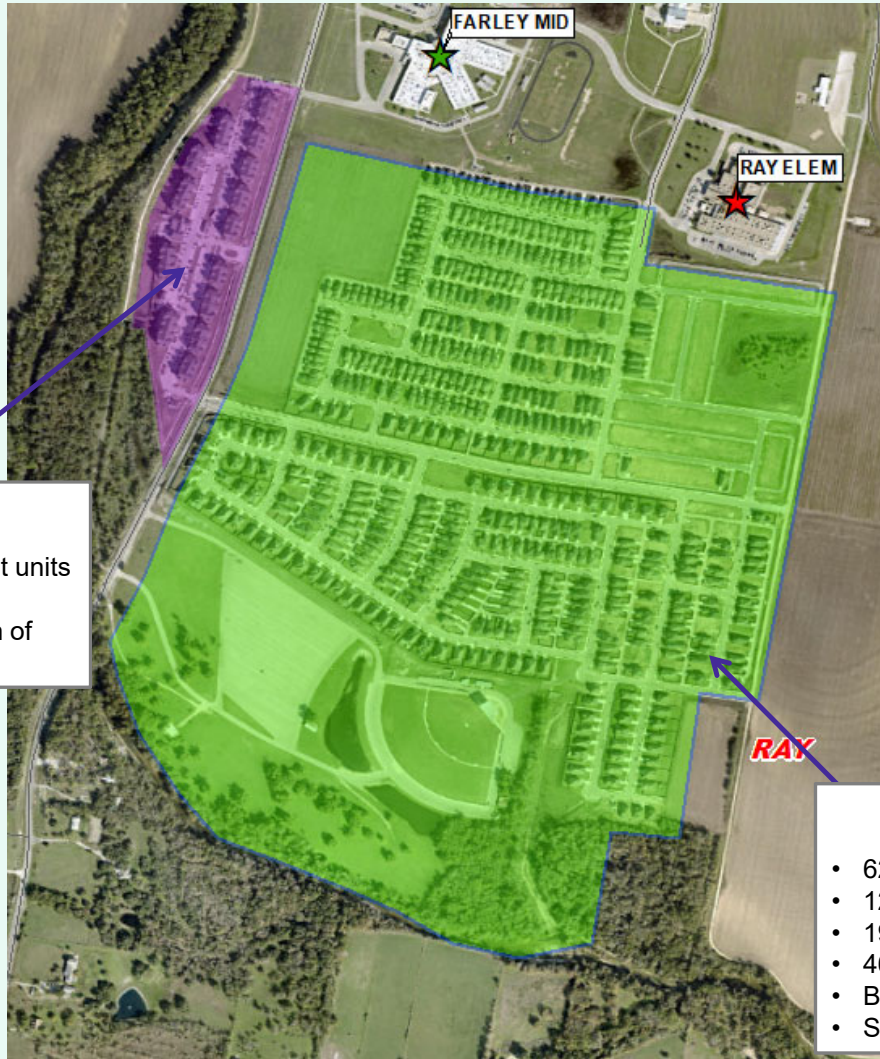


- The district has 19 actively building subdivisions
- Within HISD there are 16 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,300 lots within 6 subdivisions
- 76 lots were delivered in the 1st quarter

- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones



Residential Activity



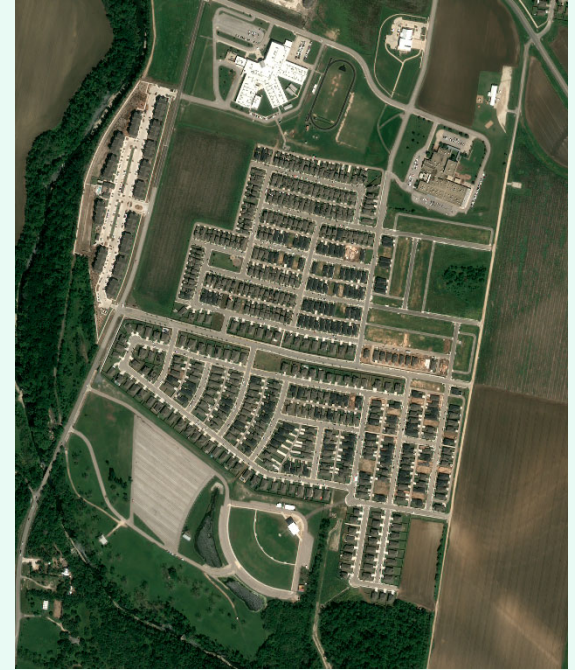
Narrows

- 300 total apartment units
- Currently leasing, nearing completion of final units

Brooklands

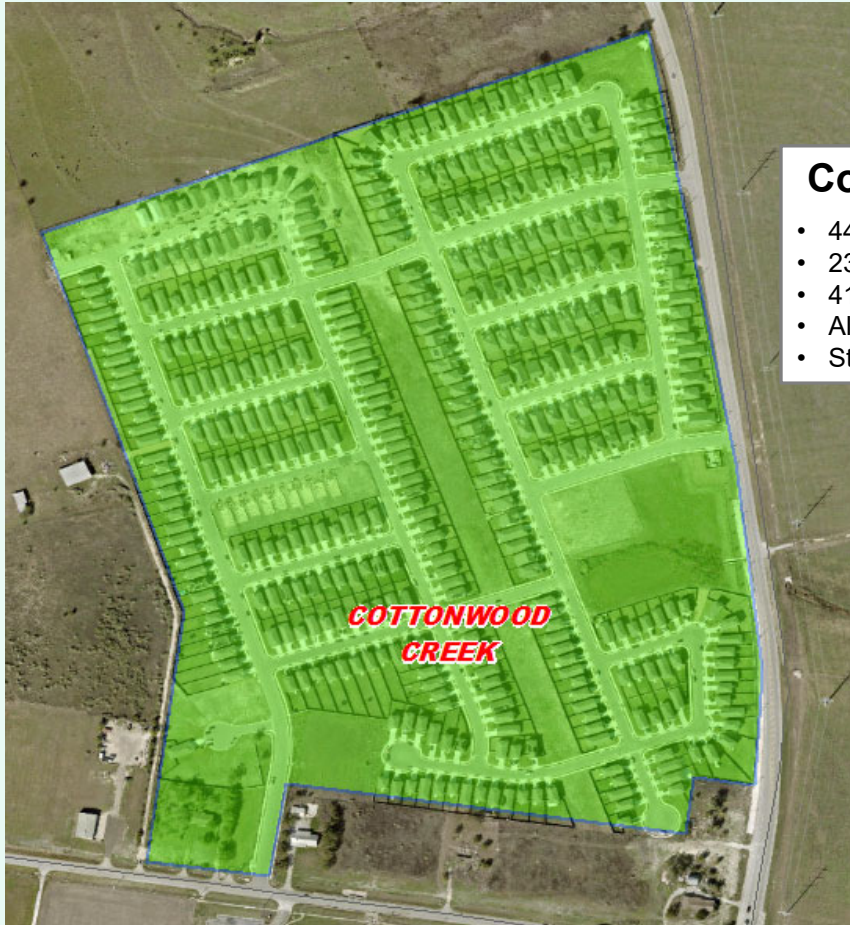
- 625 total lots
- 123 vacant developed lots
- 19 homes under construction
- 461 homes occupied
- Building 90-100 homes a year
- Student Yield: .401

April 2024





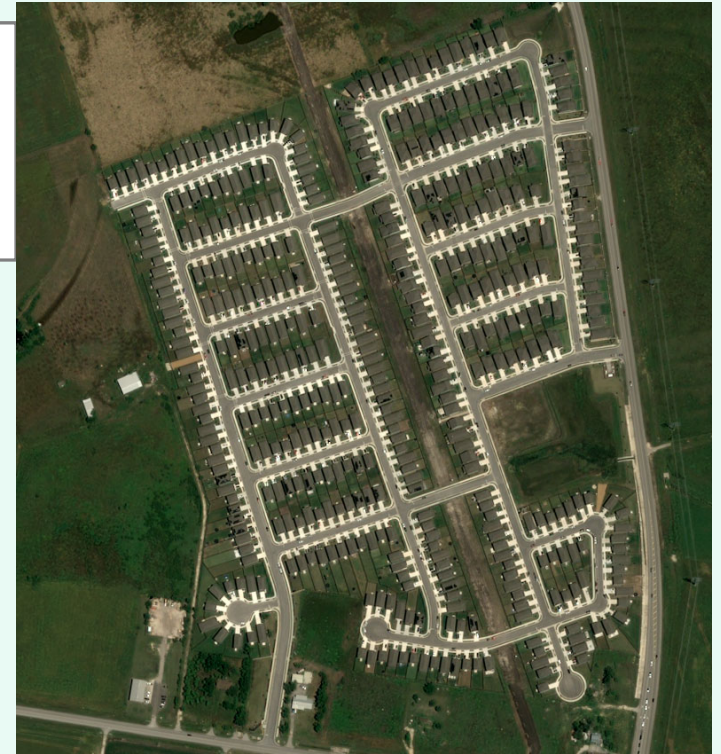
Residential Activity



Cottonwood Farms

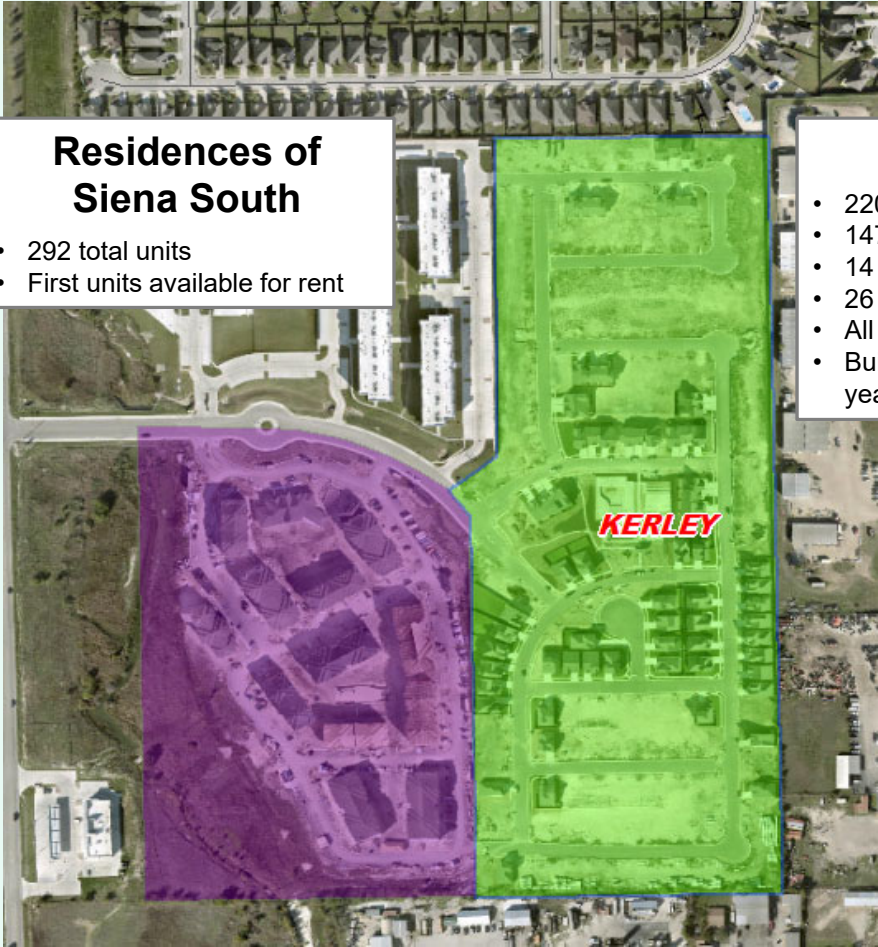
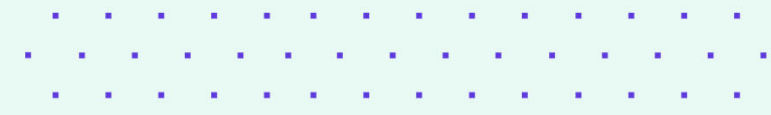
- 448 total lots
- 23 homes under construction
- 410 occupied home
- All lots delivered
- Student yield: .363

May 2024





Residential Activity



Residences of Siena South

- 292 total units
- First units available for rent

Wellspring

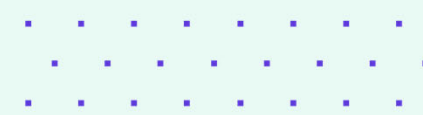
- 220 total lots
- 147 VDL
- 14 homes under construction
- 26 occupied homes
- All lots delivered
- Building 10 to 20 homes per year

March 2024



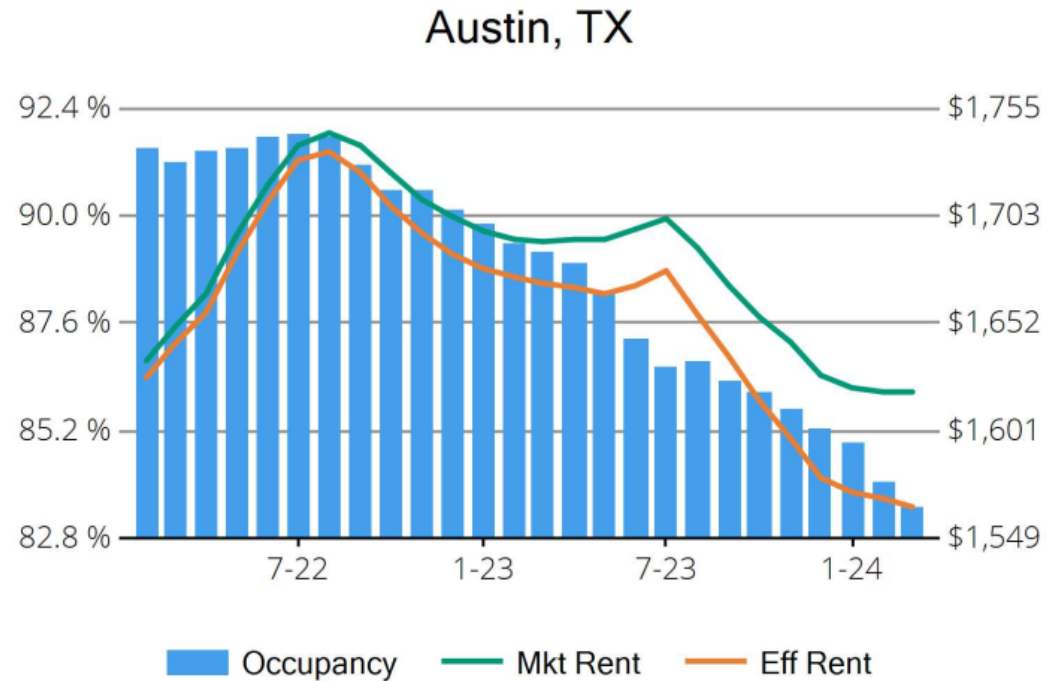


Housing Market Trends: Multi-family Market- March 2024



Stabilized and Lease-up Properties

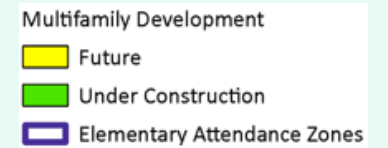
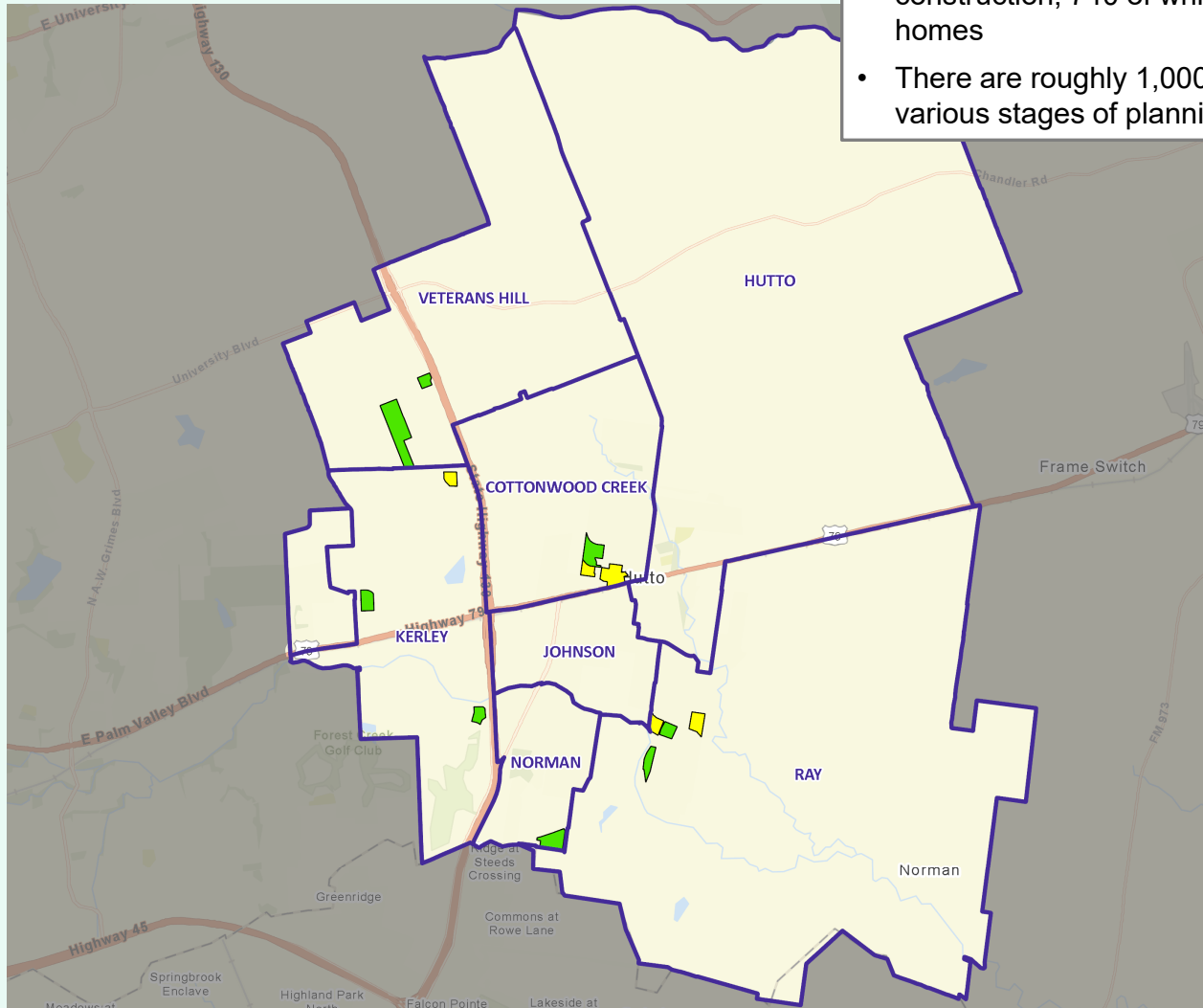
Conventional Properties	Mar 2024	Annual Change
Occupancy	83.5	-6.2%
Unit Change	21,688	
Units Absorbed (Annual)	4,508	
Average Size (SF)	873	+0.9%
Asking Rent	\$1,619	-4.2%
Asking Rent per SF	\$1.85	-5.1%
Effective Rent	\$1,564	-6.4%
Effective Rent per SF	\$1.79	-7.2%
% Offering Concessions	40%	+115.4%
Avg. Concession Package	7.7%	+36.1%





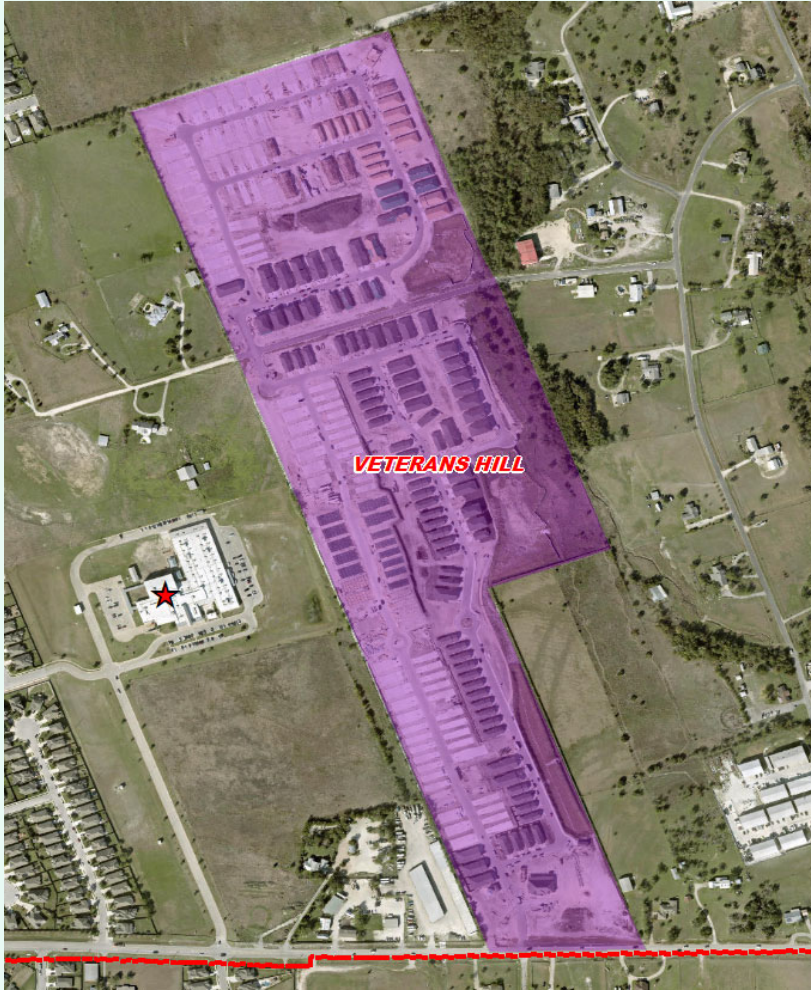
District Multi-Family Overview

- There are roughly 2,150 multi-family units under construction, 740 of which are single family rental homes
- There are roughly 1,000 future multi-family units in various stages of planning across the district





Residential Activity



Mansions Eight65

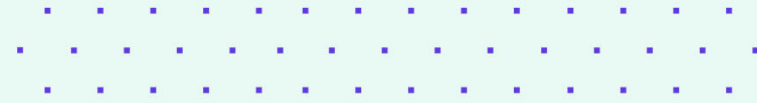
- 486 total units
- Single-family rentals
- First units available for rent



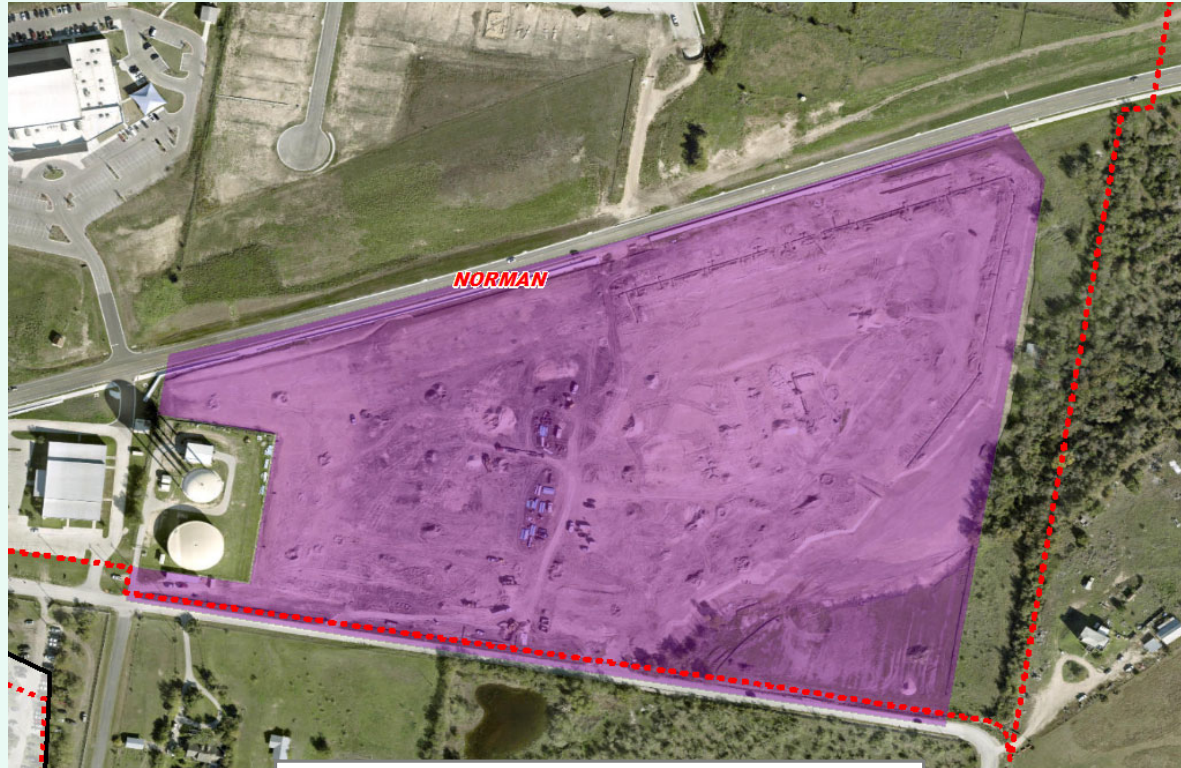
May 2024



Residential Activity



April 2024



Village at Hutto Station

- 276 total units
- Single-family rentals
- Groundwork underway; ground broken August 28
- Developer: Empire Group of Companies



TEA Transfer Report

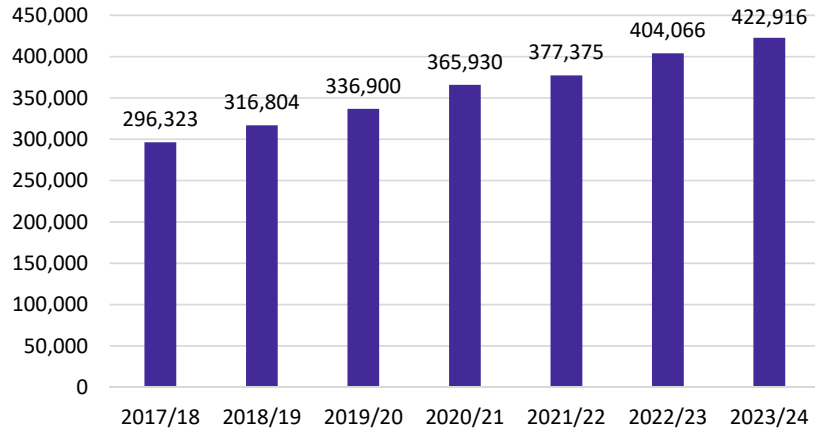
Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Austin ISD	3	3	3	3	3	3	0
Elgin ISD	3	3	3	3	12	11	8
Georgetown ISD	23	21	25	23	17	22	-1
Manor ISD	3	3	11	10	15	3	0
Pflugerville ISD	52	48	49	37	43	45	-7
Round Rock ISD	66	51	79	63	64	53	-13
Taylor ISD	27	34	35	39	46	47	20
Total Transfers In*	202	199	237	218	242	209	7

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Austin Achieve Public Schools	3	0	3	3	3	21	+18
Austin ISD	13	14	13	23	14	16	+3
Basis Texas	0	0	0	0	16	39	+39
Fort Stockton ISD	0	0	0	0	0	12	+12
Goodwater Montessori School	17	12	14	16	29	15	-2
Hallsville ISD	3	16	33	37	31	33	+30
Harmony Public Schools – Central Texas	23	26	24	30	37	34	+11
IDEA	25	32	91	117	157	97	+72
Jubilee Academies	17	14	13	10	3	12	-5
Meridian World School LLC	112	119	124	115	136	146	+34
NYOS Charter School	19	21	20	26	25	28	+9
Orenda Charter School	151	150	146	130	124	152	+1
Pflugerville ISD	66	84	115	117	117	137	+71
Premier High Schools	25	34	29	22	17	15	-10
Round Rock ISD	104	104	97	89	98	159	+55
Taylor ISD	37	30	23	28	30	36	-1
Texas College Preparatory Academies	3	3	10	3	3	16	+13
Thrall ISD	21	18	20	17	14	15	-6
Valor Public Schools	0	0	3	11	23	34	+34
Total Transfers Out*	701	746	847	872	977	1,113	+412

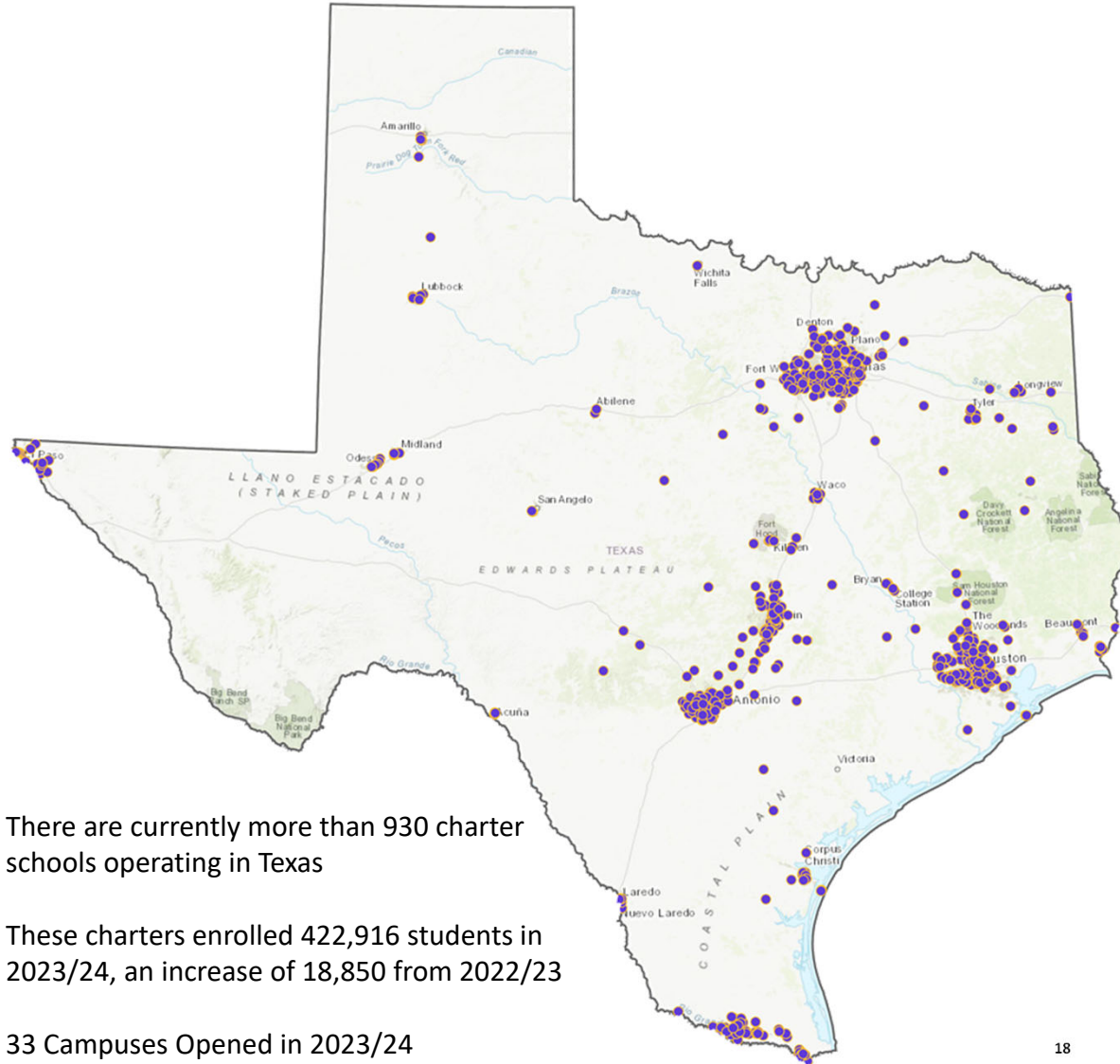
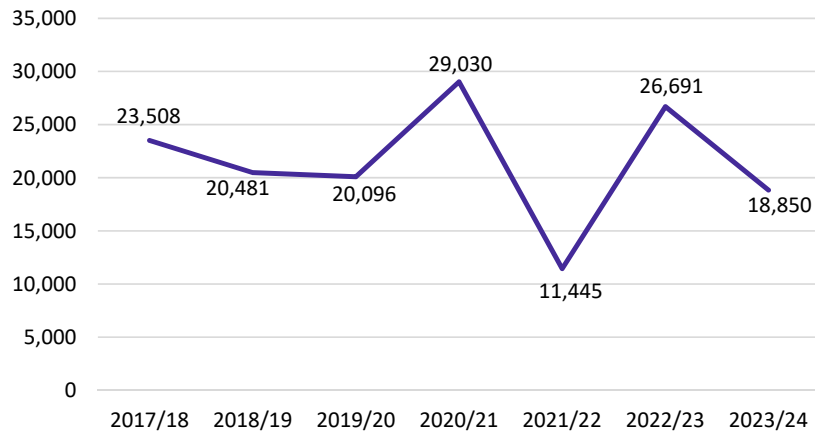
* Totals include additional districts due to TEA rounding rules

Charter Schools

Total Charter Enrollment



Charter Enrollment Change



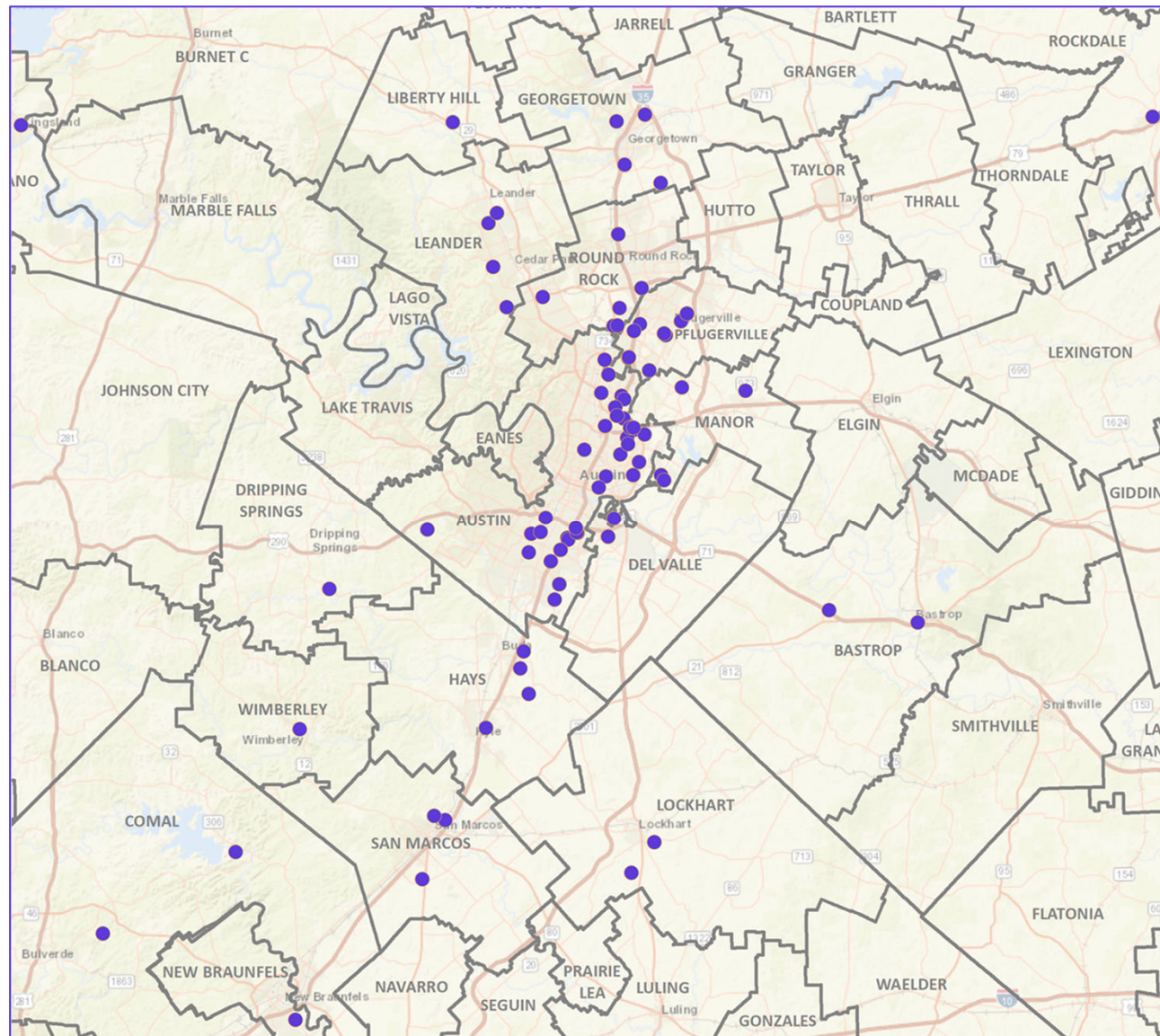
- There are currently more than 930 charter schools operating in Texas
- These charters enrolled 422,916 students in 2023/24, an increase of 18,850 from 2022/23
- 33 Campuses Opened in 2023/24

Charter Schools: Austin

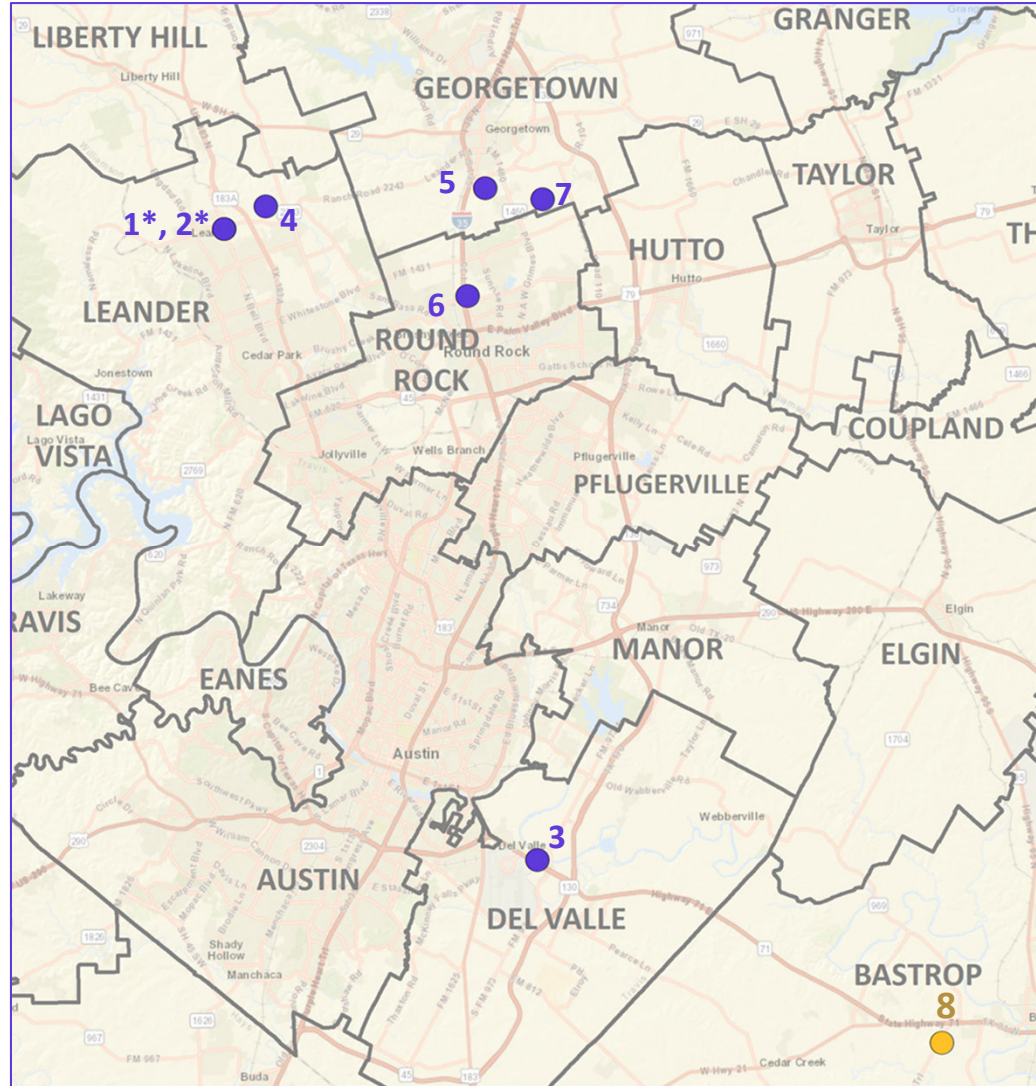
There are currently more than 100 charter school campuses open in the Austin Area

These campuses enrolled more than 42,000 students in 2023/24, an increase of nearly 2,700 students over last year

4 separate campuses opened or began reporting enrollment in 2023/24



Charter Schools: Opening in Austin 2024/25



MAP ID	CAMPUS	GRADES	NOTES
1	Basis Leander Primary*	K-5	Opening 2025
2	Basis Leander*	6-12	Opening 2025
3	Compass Rose Venture*	K-12	
4	Harmony Science Academy-Leander	PK3-12	
5	Harmony Science Academy-Georgetown	PK4-12	Under Construction, Opening Fall 2025
6	Meridian World School West	PK4-5	Paired w/ High-Quality Campus Designation
7	Gateway School Of Fine Arts And Sciences	K-8	
8	Founders Classical Academy- Bastrop	K-4	Pending Under Existing Campus

*Undisclosed Address – Approximate Location on Map

- Application Approved
- Site Pending



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
2019/20	87	253	635	599	556	594	610	625	716	610	598	742	564	509	432	8,130		
2020/21	69	212	587	651	598	585	621	642	659	746	644	665	677	569	496	8,421	291	3.58%
2021/22	93	258	682	628	698	633	621	663	698	682	757	751	627	634	535	8,960	539	6.40%
2022/23	83	314	686	751	681	765	729	696	696	737	744	872	676	614	644	9,688	728	8.13%
2023/24	70	293	727	745	794	730	794	742	740	729	755	826	854	691	563	10,053	365	3.77%
2024/25	70	294	738	795	788	844	773	848	781	782	761	852	761	827	651	10,565	512	5.09%
2025/26	70	305	769	809	845	844	897	823	886	821	826	858	785	737	778	11,053	488	4.62%
2026/27	70	321	799	840	855	891	890	945	864	932	865	926	791	760	694	11,443	390	3.53%
2027/28	70	335	845	869	895	921	950	947	994	909	981	967	853	766	715	12,017	574	5.02%
2028/29	70	346	885	908	908	953	978	1,019	987	1,047	961	1,089	876	826	721	12,574	557	4.64%
2029/30	70	362	936	968	956	967	1,005	1,041	1,072	1,015	1,090	1,068	987	849	777	13,163	589	4.68%
2030/31	70	379	973	1,014	1,013	1,013	1,019	1,056	1,095	1,102	1,057	1,203	968	956	799	13,717	554	4.21%
2031/32	70	390	1,020	1,055	1,070	1,080	1,071	1,079	1,111	1,126	1,147	1,169	1,090	938	900	14,316	599	4.37%
2032/33	70	401	1,061	1,107	1,107	1,134	1,138	1,130	1,135	1,143	1,172	1,263	1,059	1,056	883	14,859	543	3.79%
2033/34	70	412	1,100	1,149	1,161	1,171	1,191	1,198	1,189	1,167	1,190	1,290	1,144	1,026	994	15,452	593	3.99%

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



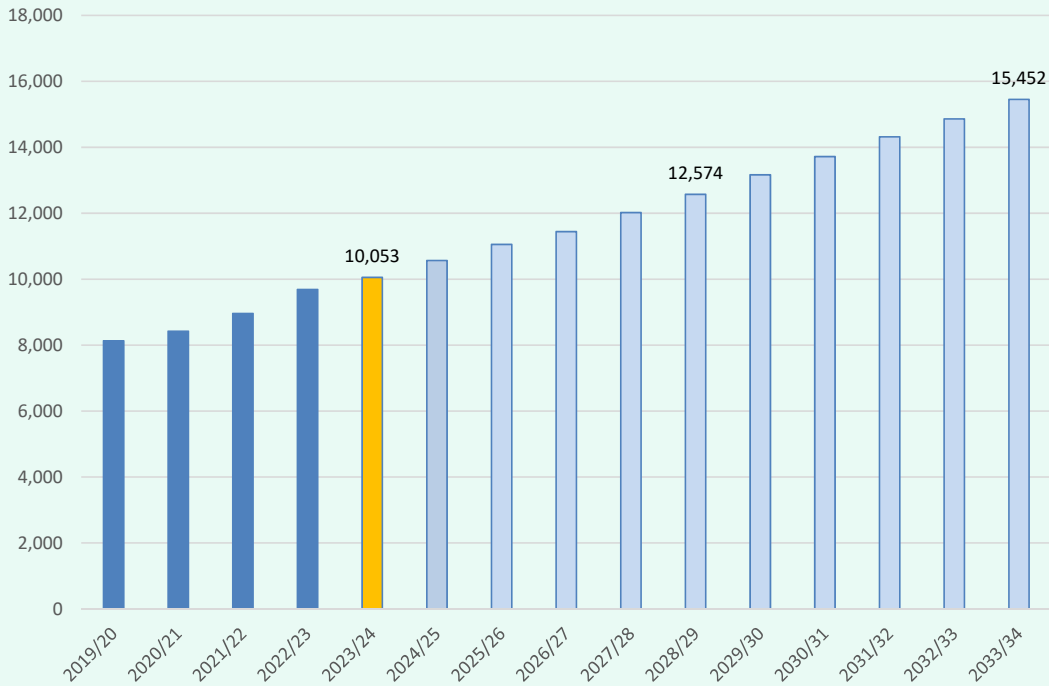
Ten Year Forecast

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
COTTONWOOD CREEK ELEM	800	809	886	960	999	1,043	1,052	1,069	1,073	1,082	1,128	1,166
HUTTO ELEMENTARY	800	823	862	911	932	1,004	1,089	1,171	1,258	1,357	1,467	1,592
NADINE JOHNSON ELEMENTARY	700	576	577	564	580	577	592	601	605	604	611	614
KERLEY ELEMENTARY	860	771	791	806	832	841	850	869	873	899	922	940
HOWARD NORMAN ELEMENTARY	800	575	601	628	656	669	672	679	689	693	705	717
RAY ELEMENTARY	800	700	759	795	902	986	1,101	1,184	1,270	1,375	1,434	1,480
VETERANS HILL ELEM	800	641	674	698	710	712	711	732	769	825	881	943
ELEMENTARY SCHOOL TOTALS	5,560	4,895	5,150	5,362	5,611	5,832	6,067	6,305	6,537	6,835	7,148	7,452
Elementary Absolute Change		190	255	212	249	221	235	238	232	298	313	304
Elementary Percent Change		4.04%	5.21%	4.12%	4.64%	3.94%	4.03%	3.92%	3.68%	4.56%	4.58%	4.25%
FARLEY MIDDLE SCHOOL	1,200	987	713	785	823	899	925	991	1,030	1,128	1,178	1,237
HUTTO MIDDLE SCHOOL	1,200	1,236	725	784	845	953	1,055	1,062	1,039	1,037	1,044	1,067
ALMQUIST MIDDLE SCHOOL	1,200		885	963	992	1,031	1,014	1,123	1,184	1,218	1,227	1,241
MIDDLE SCHOOL TOTALS	2,400/3,600	2,223	2,323	2,532	2,660	2,883	2,994	3,176	3,253	3,383	3,449	3,545
Middle School Absolute Change		46	100	209	128	223	111	182	77	130	66	96
Middle School Percent Change		2.11%	4.50%	9.00%	5.06%	8.38%	3.85%	6.08%	2.42%	4.00%	1.95%	2.78%
9TH GRADE CENTER	1,000	772	792	798	866	907	1,029	1,008	1,143	1,109	1,203	1,230
HUTTO HIGH SCHOOL	2,400	2,160	2,297	2,358	2,303	2,392	2,481	2,671	2,781	2,986	3,056	3,222
HIGH SCHOOL TOTALS	3,400	2,932	3,089	3,156	3,169	3,299	3,510	3,679	3,924	4,095	4,259	4,452
High School Absolute Change		129	157	67	13	130	211	169	245	171	164	193
High School Percent Change		4.60%	5.35%	2.17%	0.41%	4.10%	6.40%	4.81%	6.66%	4.36%	4.00%	4.53%
DISTRICT TOTALS	8,960	10,053	10,565	11,053	11,443	12,017	12,574	13,163	13,717	14,316	14,859	15,452
District Absolute Change		365	512	488	390	574	557	589	554	599	543	593
District Percent Change		3.8%	5.1%	4.6%	3.5%	5.0%	4.6%	4.7%	4.2%	4.4%	3.8%	4.0%



Key Takeaways

Enrollment Forecast



- Hutto ISD continues to see moderate enrollment growth, adding almost 2,000 students in the last 5 years, and about 400 students from last fall.
- HISD has roughly 550 homes currently in inventory with more than 1,000 additional lots available to build on
- Groundwork is underway on more than 1,300 lots within 6 subdivisions
- Hutto ISD is forecasted to enroll more than 12,500 students by 2028/29 and more than 15,400 students by 2033/34