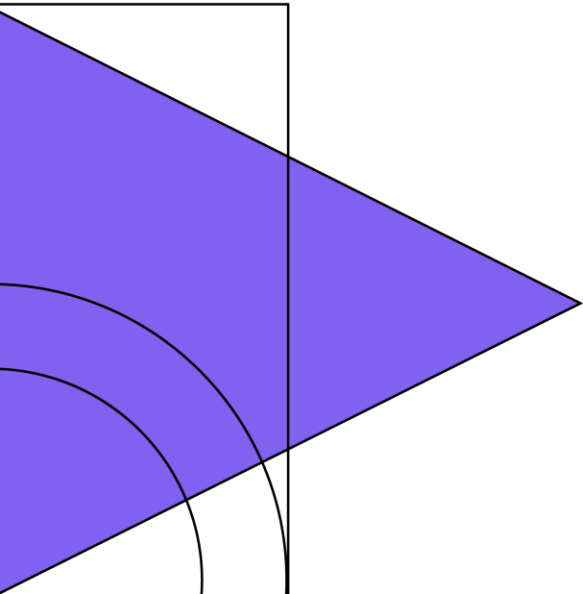
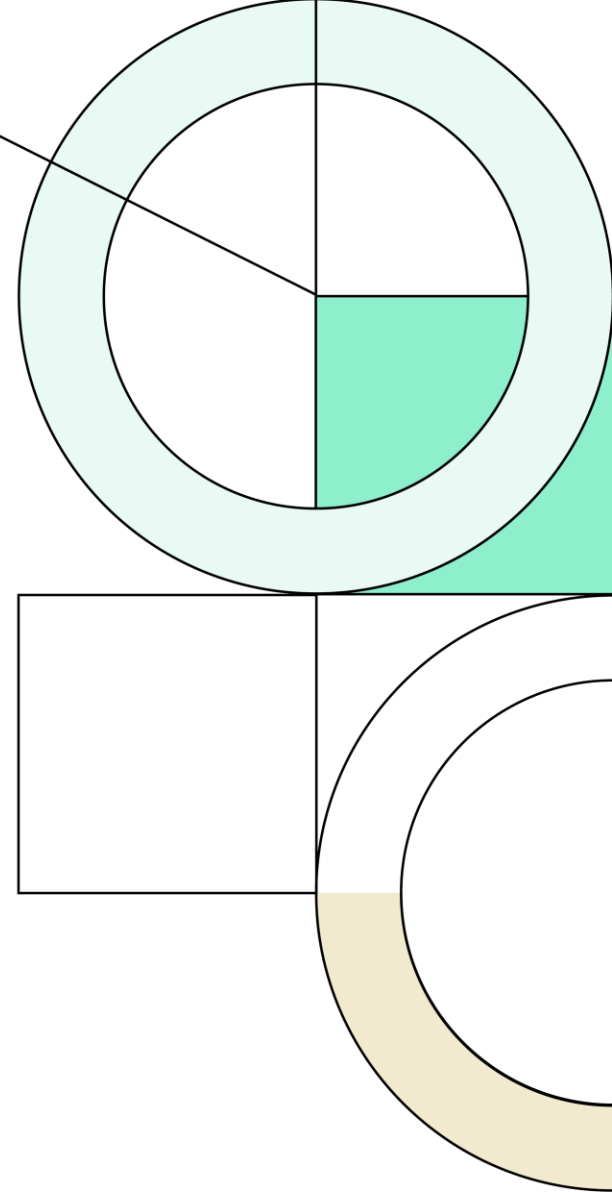




**Hutto**  
Independent  
School  
District

3Q24

Demographic Report





# Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	69	212	587	651	598	585	621	642	659	746	644	665	677	569	496	8,421		
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	73	300	729	746	781	720	797	742	740	729	755	826	854	691	563	10,046	358	3.70%
2024/25	67	333	709	773	796	800	784	831	793	786	777	846	833	793	684	10,605	559	5.56%

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

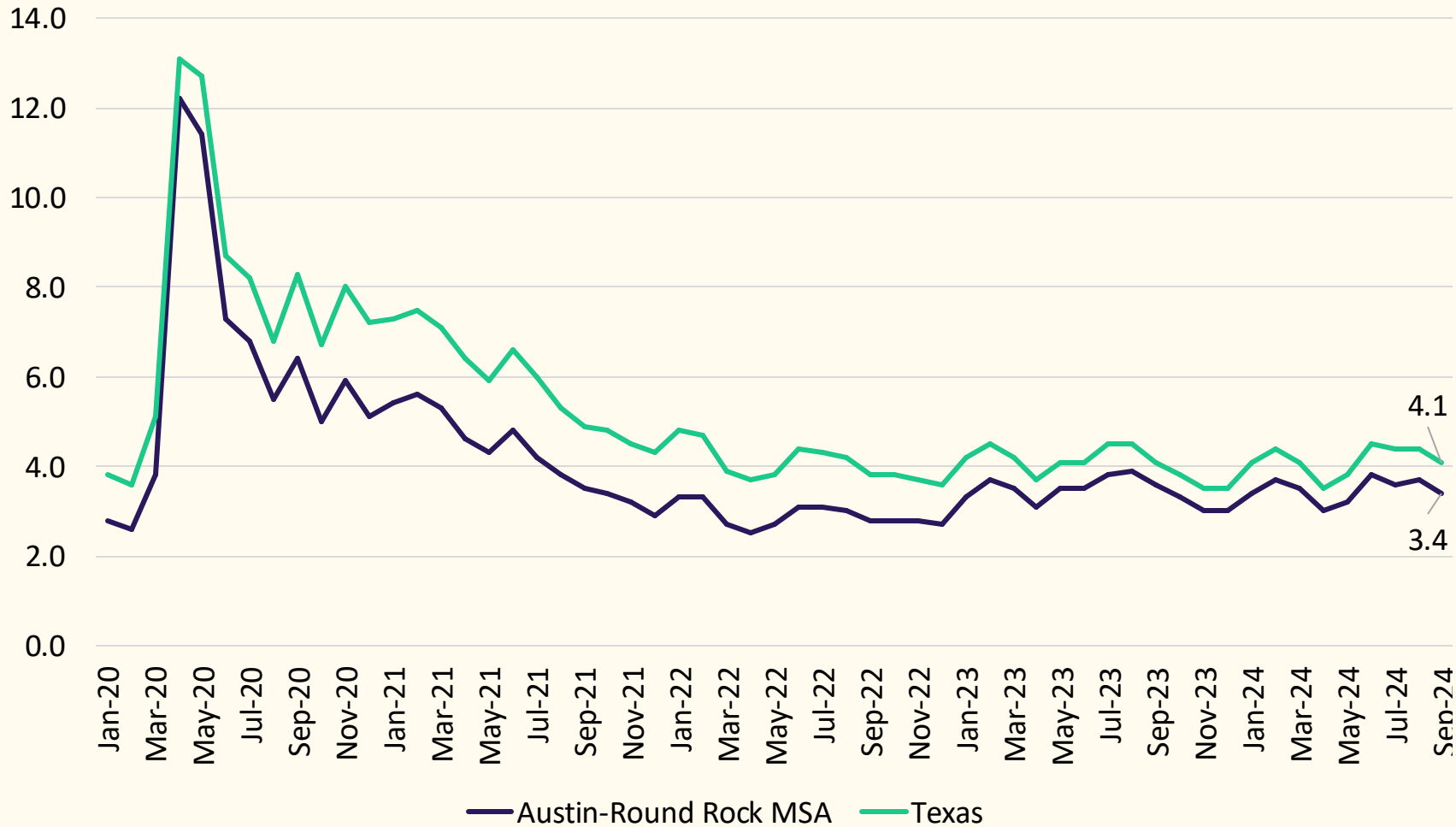
2024/25	70	294	738	795	788	844	773	848	781	782	761	852	761	827	651	10,565		
	-3	39	-29	-22	8	-44	11	-17	12	4	16	-6	72	-34	33	40		

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS	TOTAL
3-year Avg	1.040	1.130	1.077	1.086	1.066	1.071	1.085	1.069	1.067	1.046	1.043	1.143	0.941	0.979	0.958	1.075	1.052	1.005	1.048
2021/22	1.348	1.217	1.162	1.070	1.072	1.059	1.062	1.068	1.087	1.035	1.015	1.166	0.943	0.936	0.940	1.082	1.046	0.996	1.047
2022/23	0.892	1.217	1.006	1.101	1.084	1.096	1.152	1.121	1.050	1.056	1.091	1.152	0.900	0.979	1.016	1.093	1.066	1.012	1.062
2023/24	0.880	0.955	1.063	1.087	1.040	1.057	1.042	1.018	1.063	1.047	1.024	1.110	0.979	1.022	0.917	1.051	1.045	1.007	1.036
2024/25	0.918	1.110	0.973	1.060	1.067	1.024	1.089	1.043	1.069	1.062	1.066	1.121	1.008	0.929	0.990	1.043	1.066	1.012	1.038

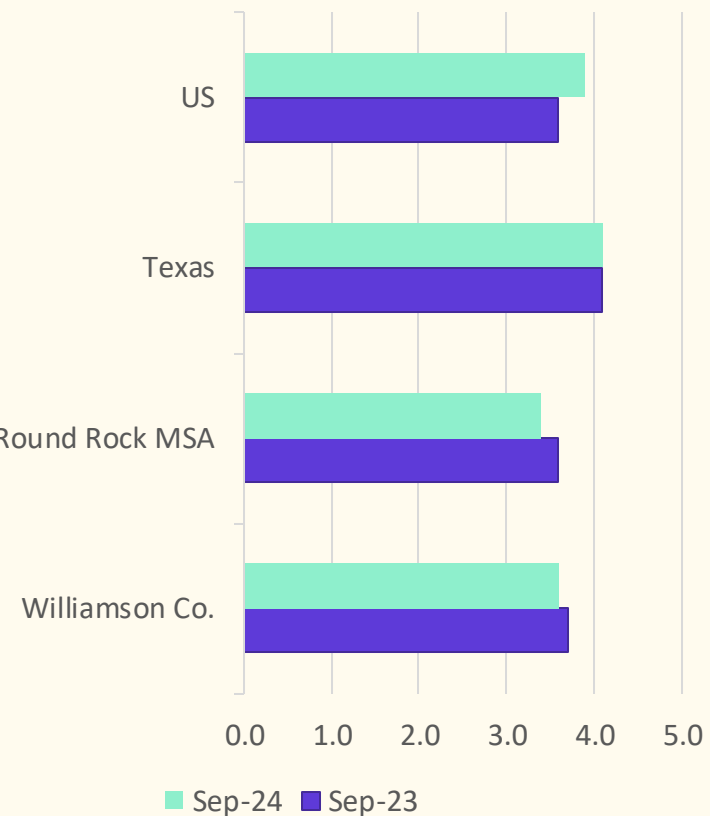


# Local Economic Conditions

## Unemployment Rates, Jan 2020 - Sep 2024



## Unemployment Rate, Year-Over-Year



Sep-24 Sep-23



# Housing Activity by MSA



## Top 25 Housing Starts Markets (3Q2024)

Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

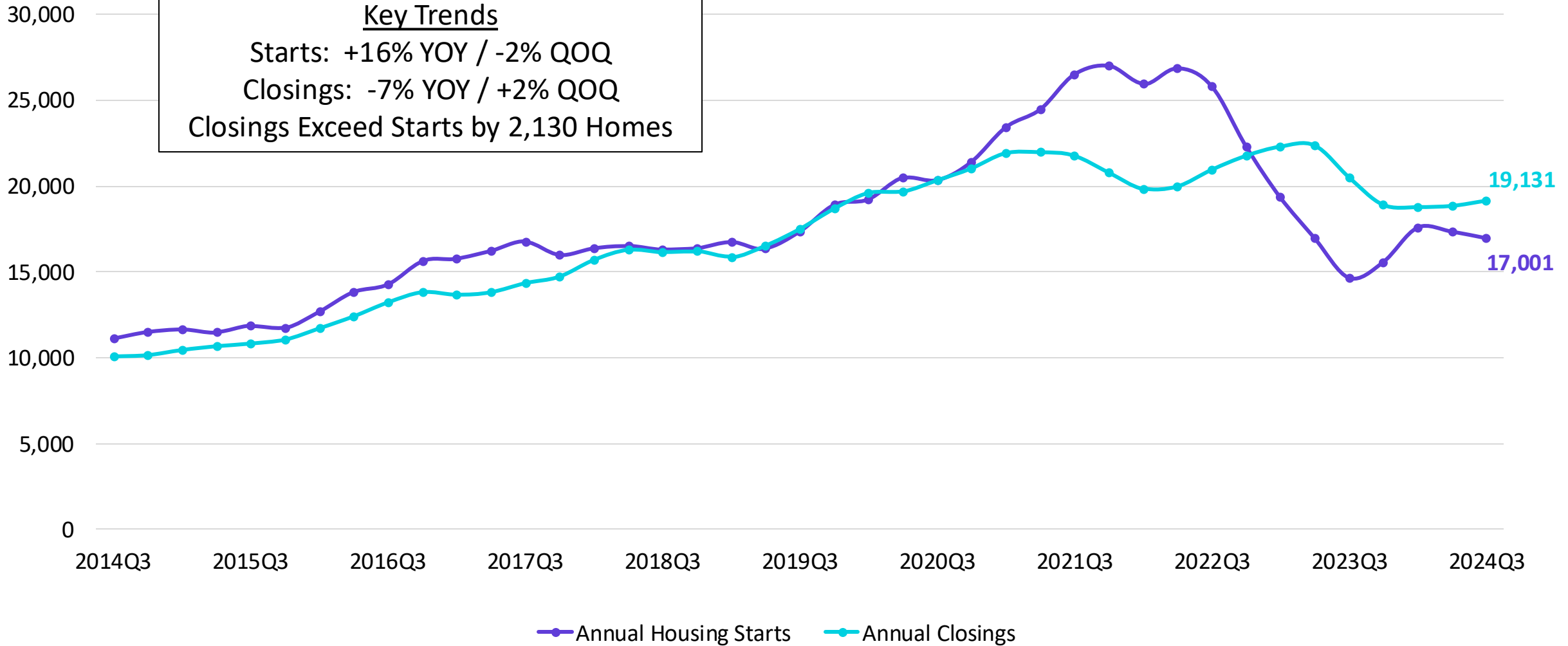
Source: Zonda



# Austin New Home Closings

### Annual Housing Starts vs. Annual Closings

**Key Trends**  
 Starts: +16% YOY / -2% QOQ  
 Closings: -7% YOY / +2% QOQ  
 Closings Exceed Starts by 2,130 Homes



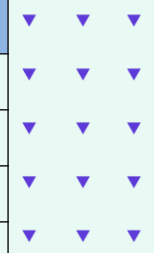


# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 3Q24



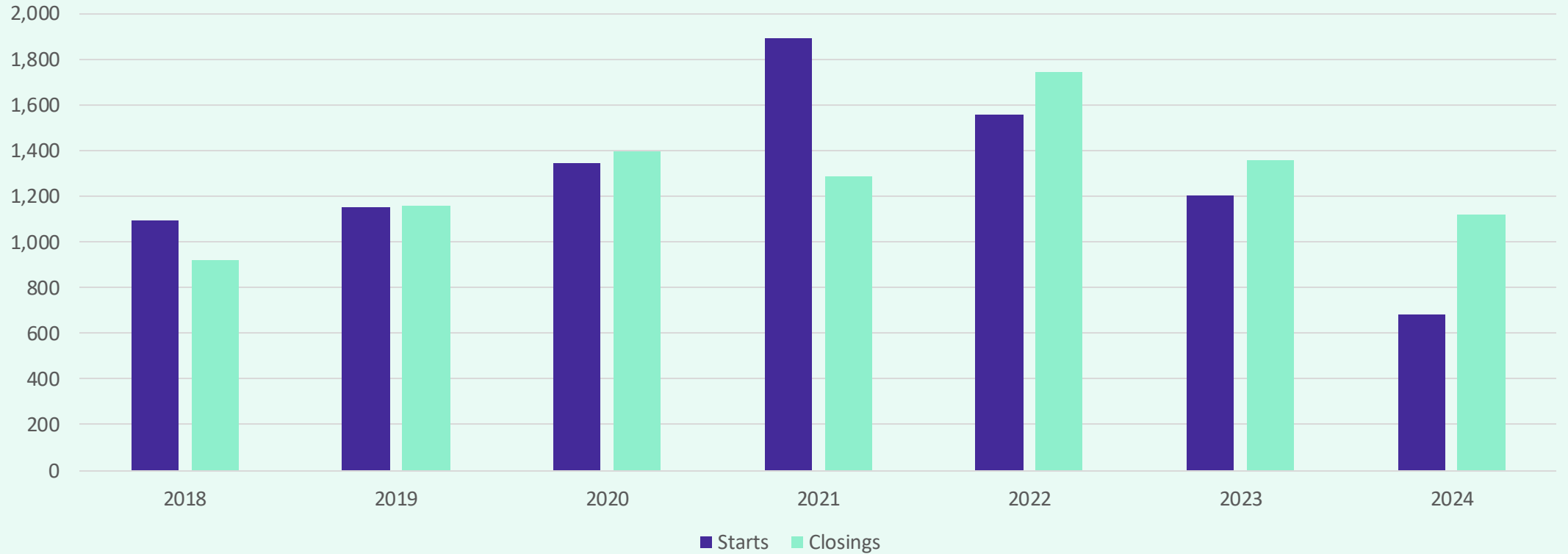
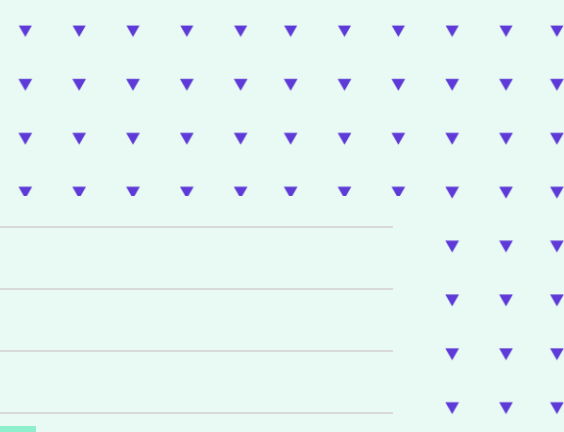
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,513	3,874	2,057	5,523	39,940
2	LIBERTY HILL ISD	1,759	1,920	966	2,607	8,359
3	GEORGETOWN ISD	1,974	1,851	1,380	2,747	20,375
4	LEANDER ISD	1,370	1,619	814	1,873	4,739
5	HUTTO ISD	941	1,302	434	1,685	12,668
6	JARRELL ISD	1,205	1,112	630	2,075	9,582
7	AUSTIN ISD	546	992	2,236	913	11,175
8	MANOR ISD	659	848	427	1,278	12,905
9	LOCKHART ISD	580	727	218	637	25,761
10	DEL VALLE ISD	819	695	644	2,060	25,211
11	PFLUGERVILLE ISD	677	657	404	1,050	6,195
12	DRIPPING SPRINGS ISD	408	609	282	1,036	6,677
13	ROUND ROCK ISD	647	605	432	991	1,558
14	ELGIN ISD	525	584	334	725	12,300
15	BASTROP ISD	385	552	326	2,104	16,710
16	SAN MARCOS CISD	417	512	367	785	8,019
17	LAKE TRAVIS ISD	318	465	283	1,021	3,689
18	LAGO VISTA ISD	88	89	86	553	3,221
19	EANES ISD	9	39	18	48	71
20	TAYLOR ISD	83	39	69	438	2,734



\* Based on additional research by Zonda Education  
 \*\* Totals **DO NOT** include age-restricted communities



# District New Home Starts and Closings by Quarter

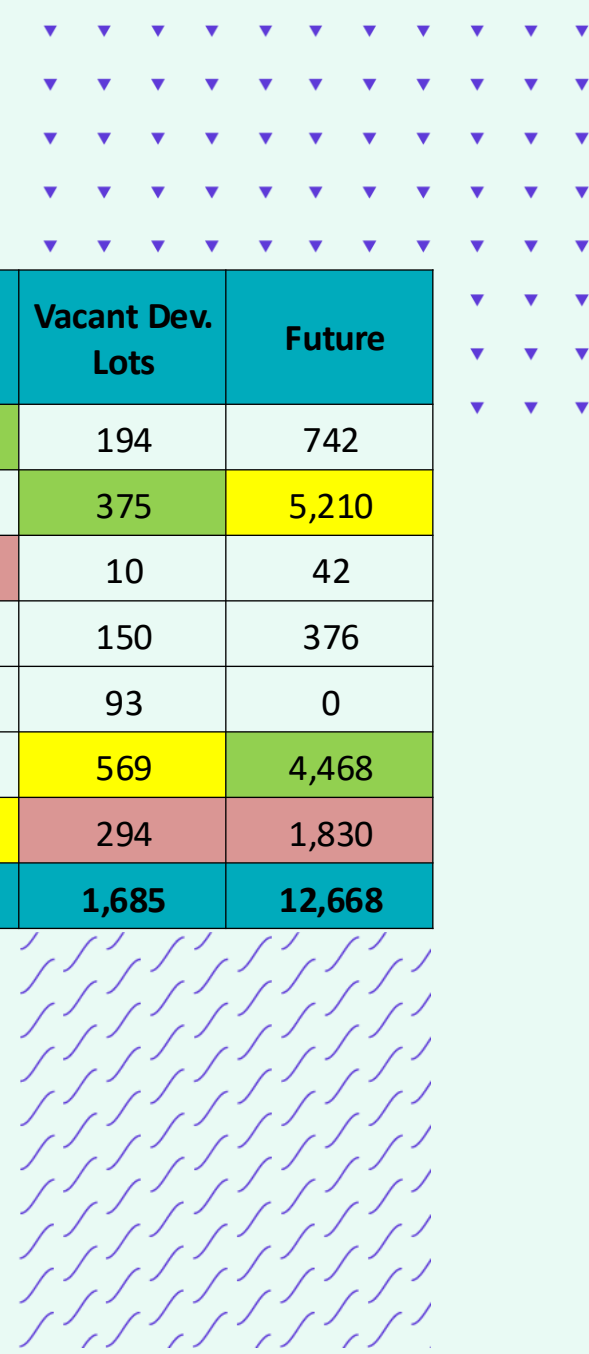


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	247	209	267	381	418	197	231
2Q	250	233	416	506	434	336	282
3Q	282	430	365	556	485	412	169
4Q	313	282	295	451	221	259	
<b>Total</b>	<b>1,092</b>	<b>1,154</b>	<b>1,343</b>	<b>1,894</b>	<b>1,558</b>	<b>1,204</b>	<b>682</b>

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	225	218	308	340	431	474	542
2Q	254	348	287	253	430	310	401
3Q	192	271	399	351	521	394	176
4Q	250	319	402	342	364	183	
<b>Total</b>	<b>921</b>	<b>1,156</b>	<b>1,396</b>	<b>1,286</b>	<b>1,746</b>	<b>1,361</b>	<b>1,119</b>



# 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	214	36	322	46	83	88	194	742
HUTTO	90	1	168	13	4	7	375	5,210
JOHNSON	66	34	0	0	66	66	10	42
KERLEY	6	0	72	12	14	26	150	376
NORMAN	170	22	254	28	29	30	93	0
RAY	91	14	266	15	25	31	569	4,468
VETERANS HILL	304	62	220	62	172	186	294	1,830
<b>Grand Total</b>	<b>941</b>	<b>169</b>	<b>1,302</b>	<b>176</b>	<b>393</b>	<b>434</b>	<b>1,685</b>	<b>12,668</b>

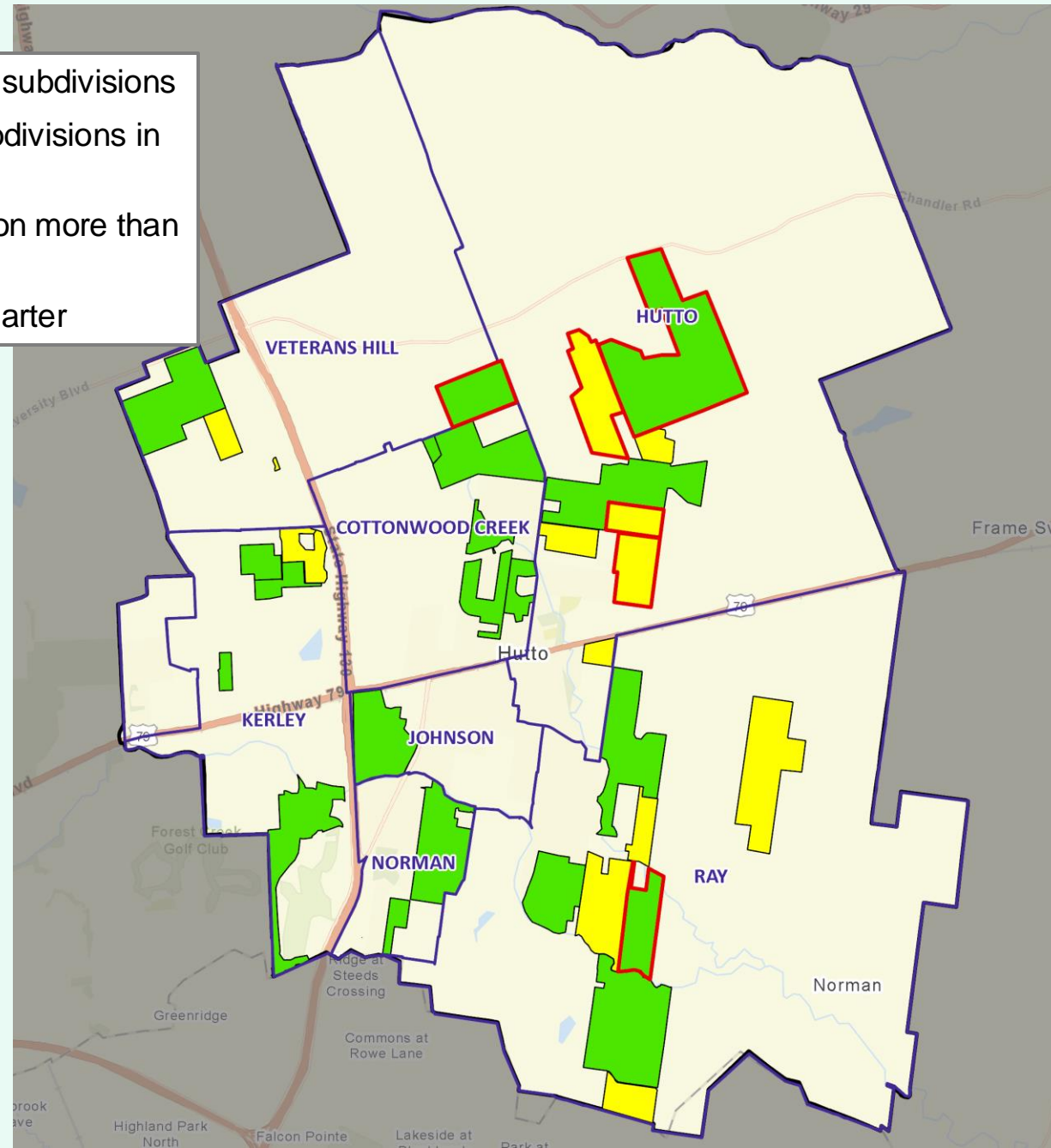
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





# District Housing Overview

- The district has 22 actively building subdivisions
- Within HISD there are 18 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 700 lots within 6 subdivisions
- 942 lots were delivered in the 1<sup>st</sup> quarter



- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones



# Residential Activity

## Prairie Winds

- 1,097 total future lots
- Groundwork underway on first two phases
- Formerly Liddell-Walker Tracts
- Developer: WMV North Hutto

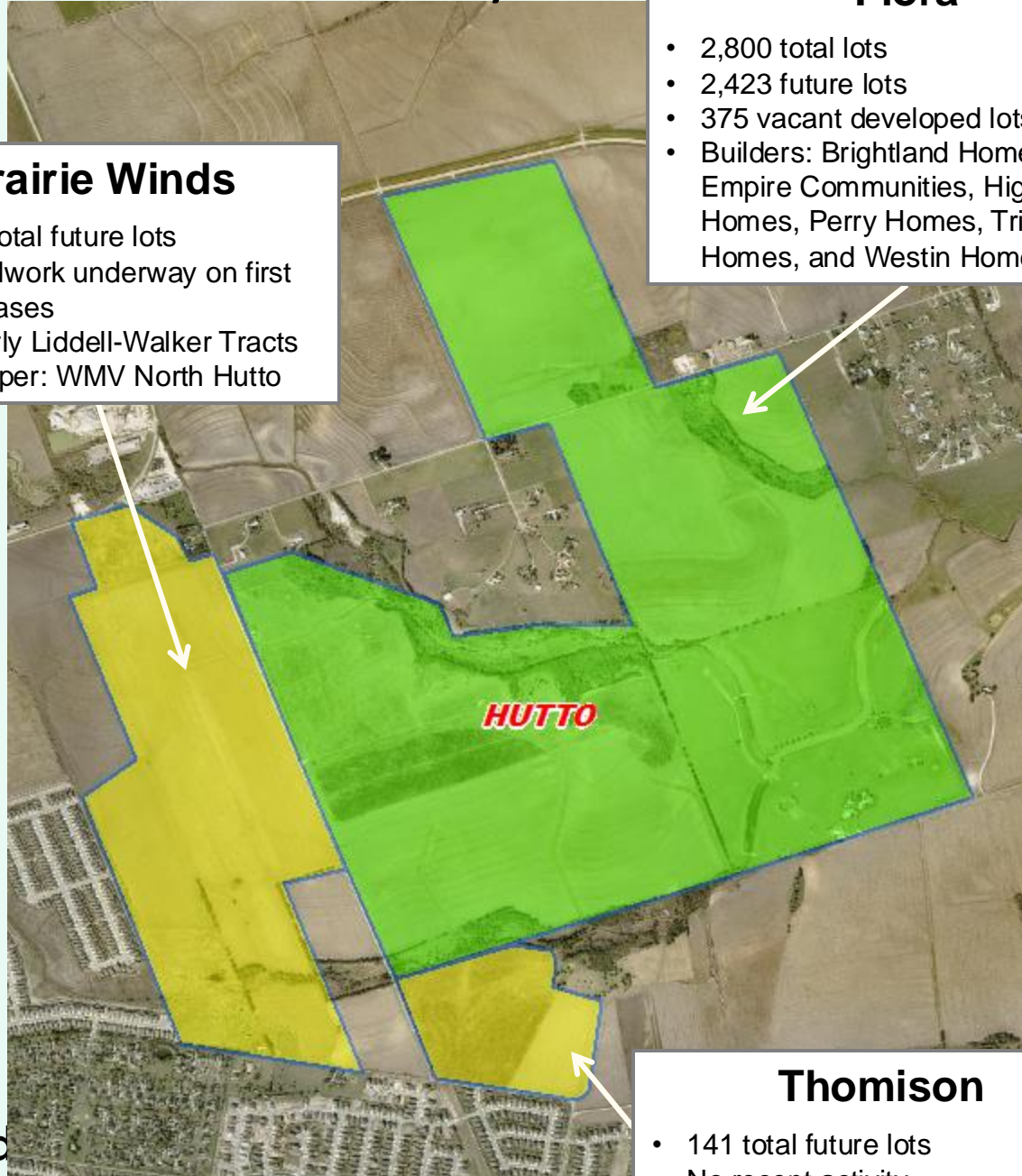
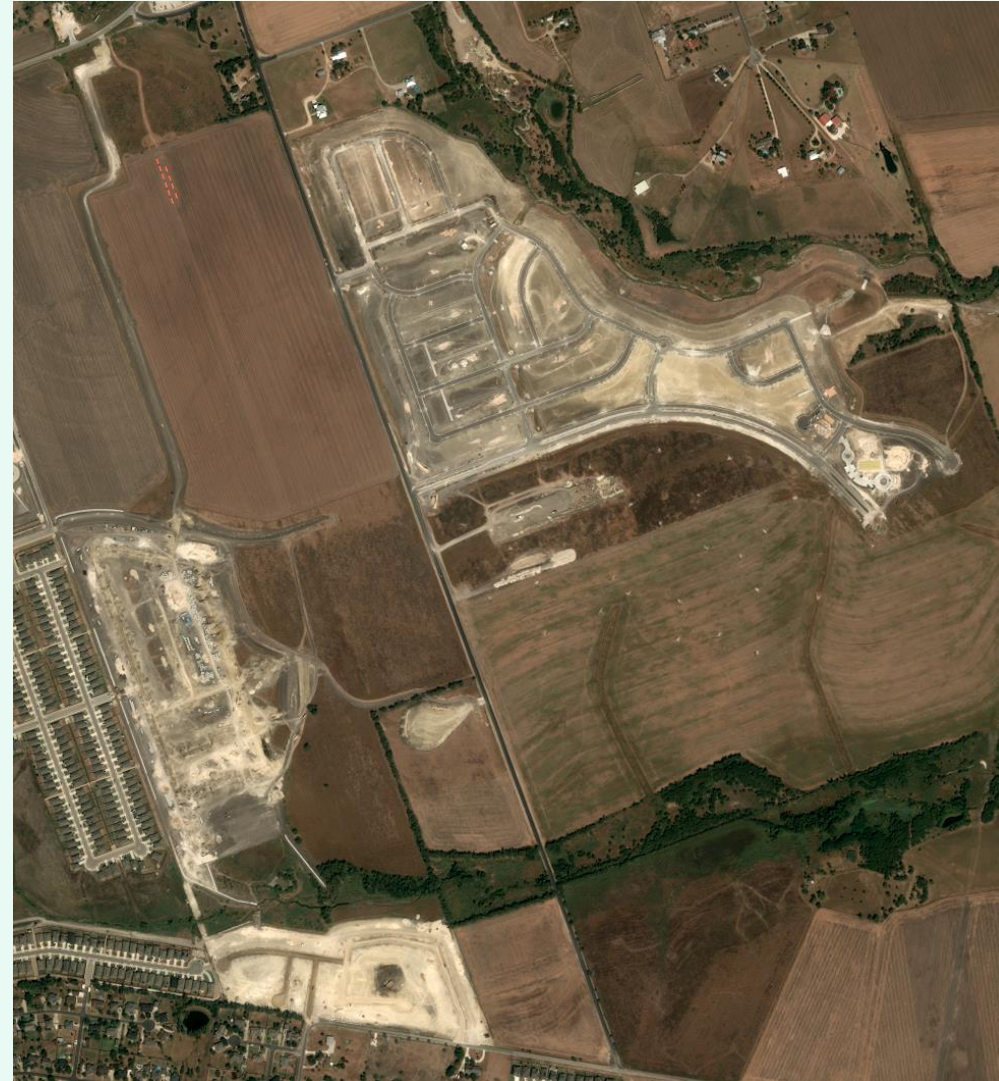
## Flora

- 2,800 total lots
- 2,423 future lots
- 375 vacant developed lots
- Builders: Brightland Homes, Empire Communities, Highland Homes, Perry Homes, Tri-Point Homes, and Westin Homes

## Thomison

- 141 total future lots
- No recent activity

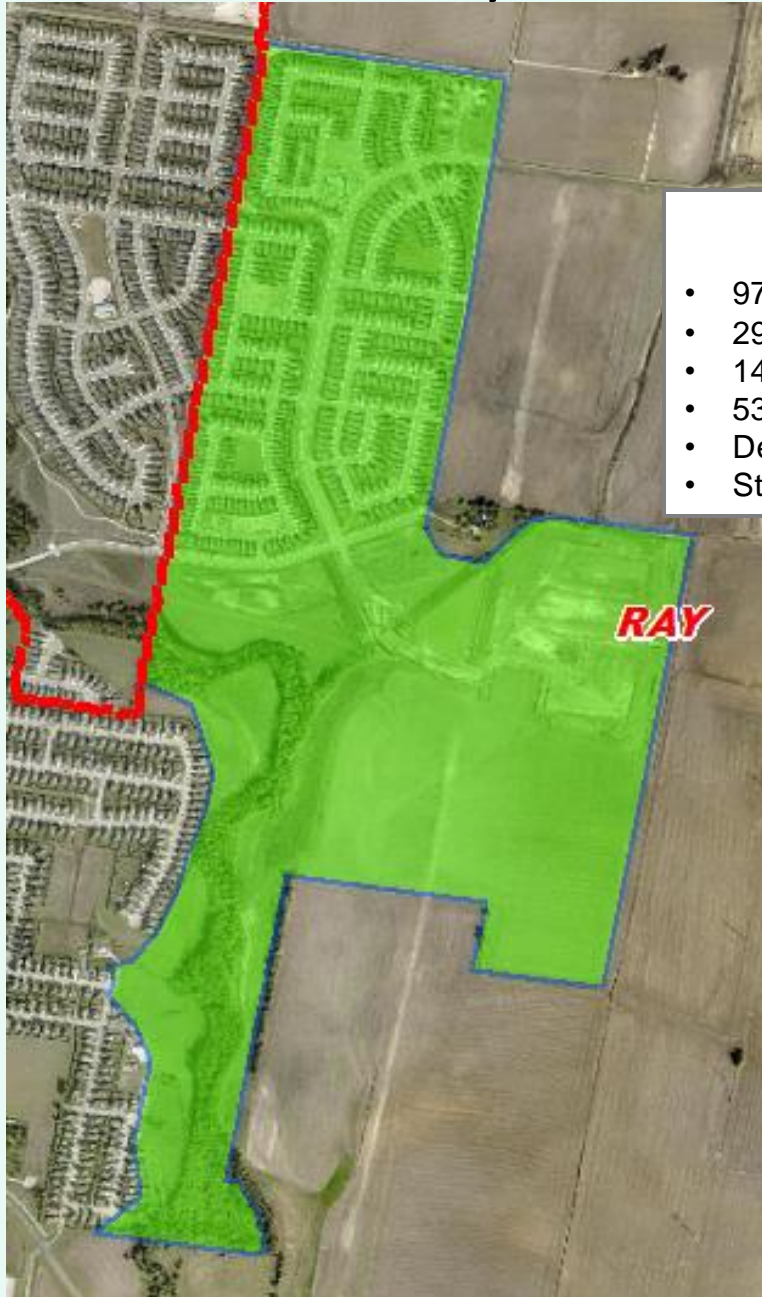
**October 2024**





# Residential Activity

October 2024



## Cotton Brook

- 979 total lots
- 291 future lots
- 148 vacant developed lots
- 538 occupied homes
- Delivered 142 lots in 3<sup>rd</sup> Quarter
- Student yield: 0.399





# Residential Activity



## Rolling Glen

- 580 total lots
- 286 future lots
- 294 vacant developed lots
- All vacant lots recently delivered
- 2 lots with groundwork underway

## Brooklands

- 625 total lots
- 96 vacant developed lots
- 25 homes under construction
- 500 occupied lots
- Student Yield: 0.482

## Lookout at Brushy Creek

- 238 total lots
- 31 vacant developed lots
- 207 occupied lots
- No recent developments on remaining lots
- Student Yield: 0.353

October 2024



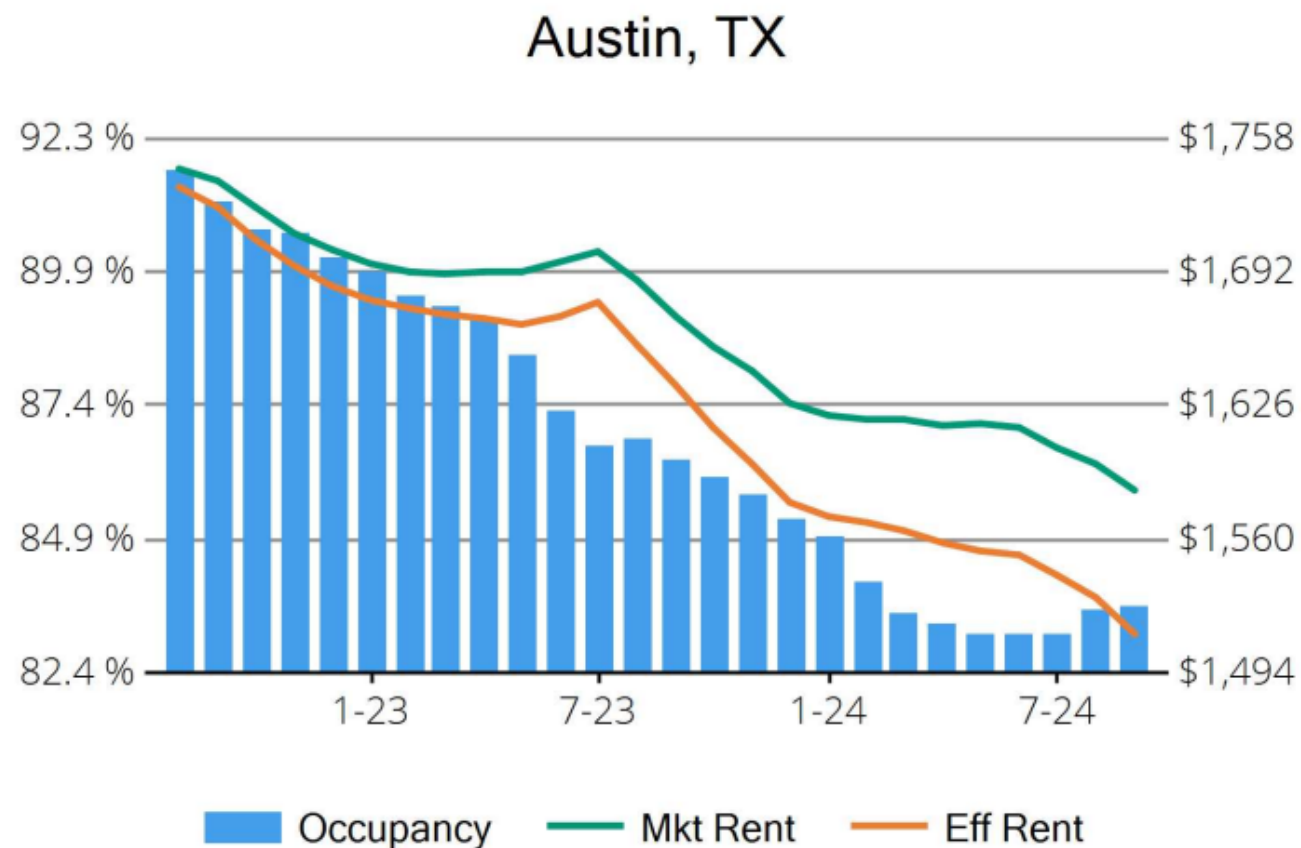


# Housing Market Trends: Multi-family Market- September 2024



## Stabilized and Lease-up Properties

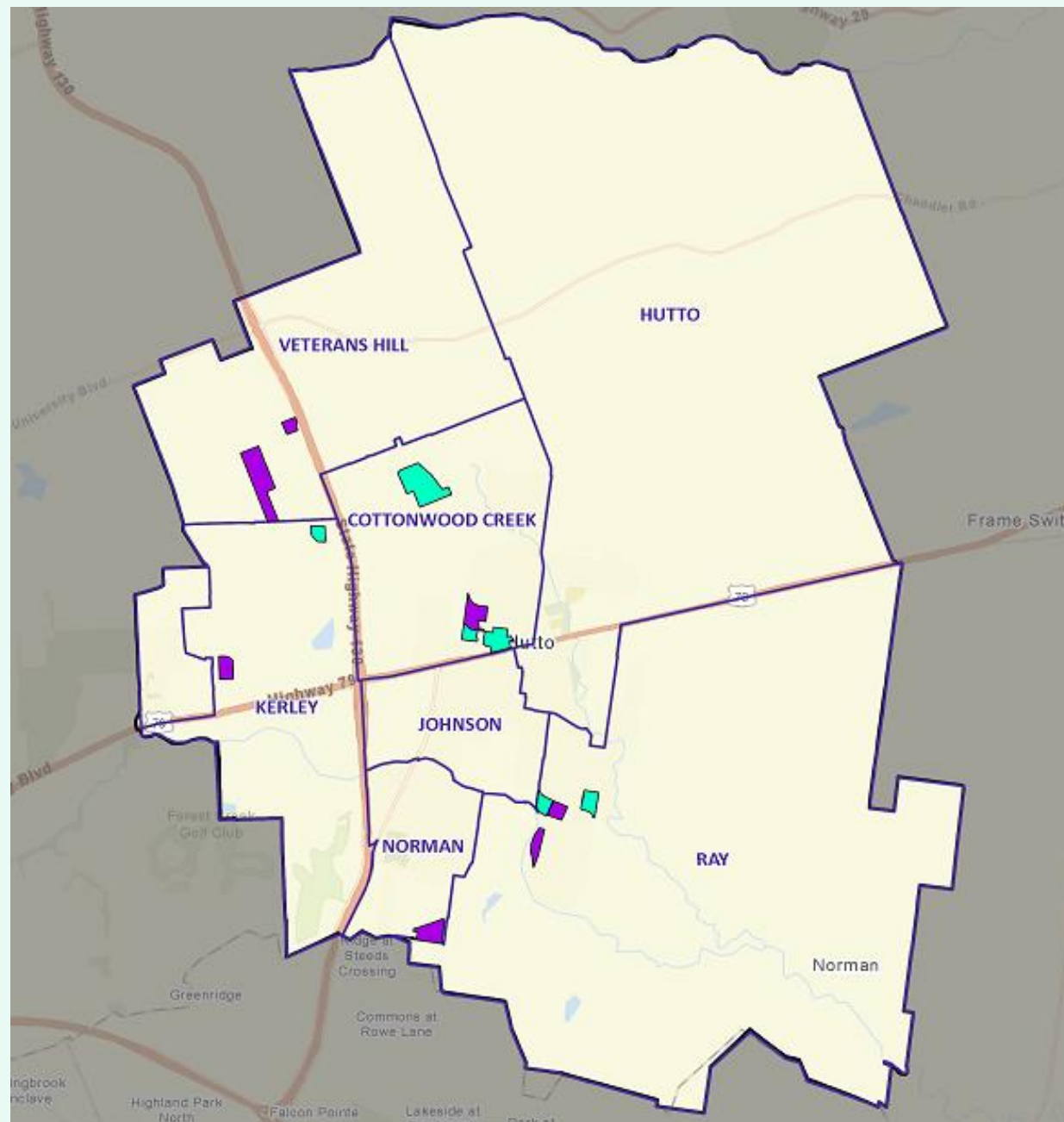
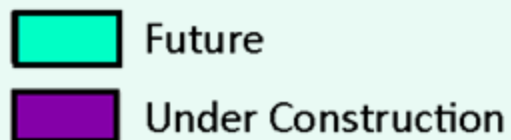
Conventional Properties	Sep 2024	Annual Change
Occupancy	83.6	-3.3%
Unit Change	19,792	
Units Absorbed (Annual)	9,306	
Average Size (SF)	874	+0.7%
Asking Rent	\$1,584	-5.0%
Asking Rent per SF	\$1.81	-5.6%
Effective Rent	\$1,513	-7.4%
Effective Rent per SF	\$1.73	-8.0%
% Offering Concessions	46%	+52.3%
Avg. Concession Package	8.9%	+42.7%





# District Multifamily Overview

- There are more than 1,700 multifamily units under construction, 744 of which are single family rental homes
- There are more than 2,300 future multifamily units in various stages of planning across the district
- Of these, 216 are senior living units



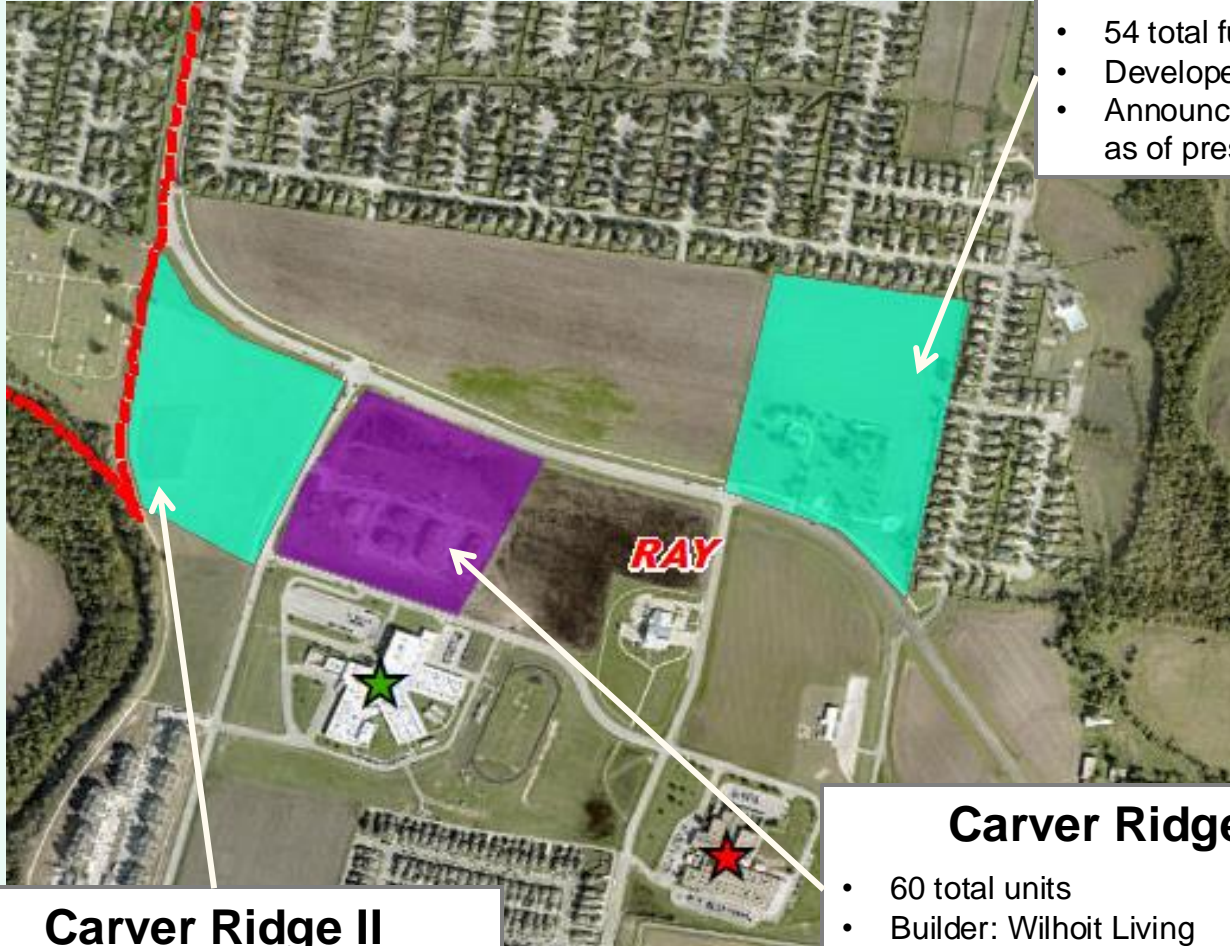


# Residential Activity

## Atanasio Ranch

- 54 total future units
- Developer: Campo Azul
- Announced in 2022 but no activity as of present

October 2024



## Carver Ridge II

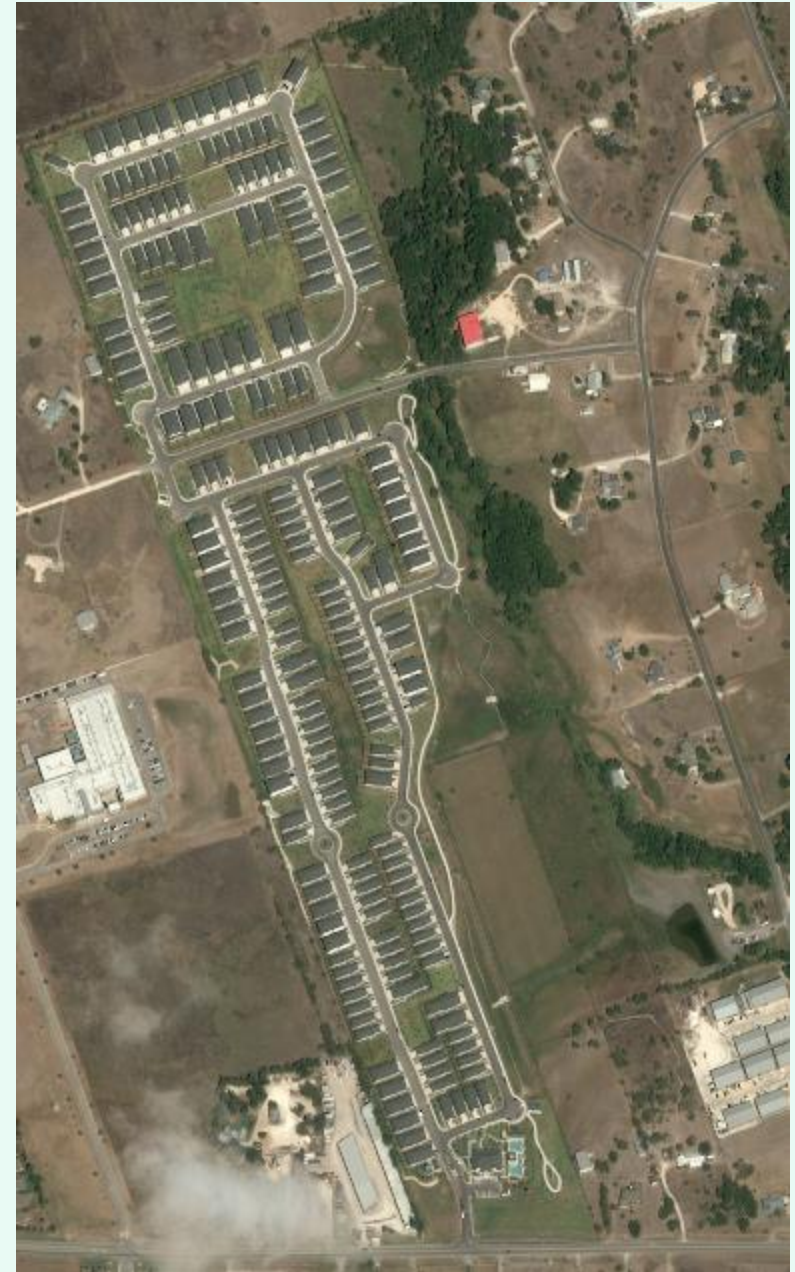
- 276 future units
- No recent activity; anticipated that it will commence after Carver Ridge I is finished

## Carver Ridge I

- 60 total units
- Builder: Wilhoit Living
- Affordable housing units



# Residential Activity

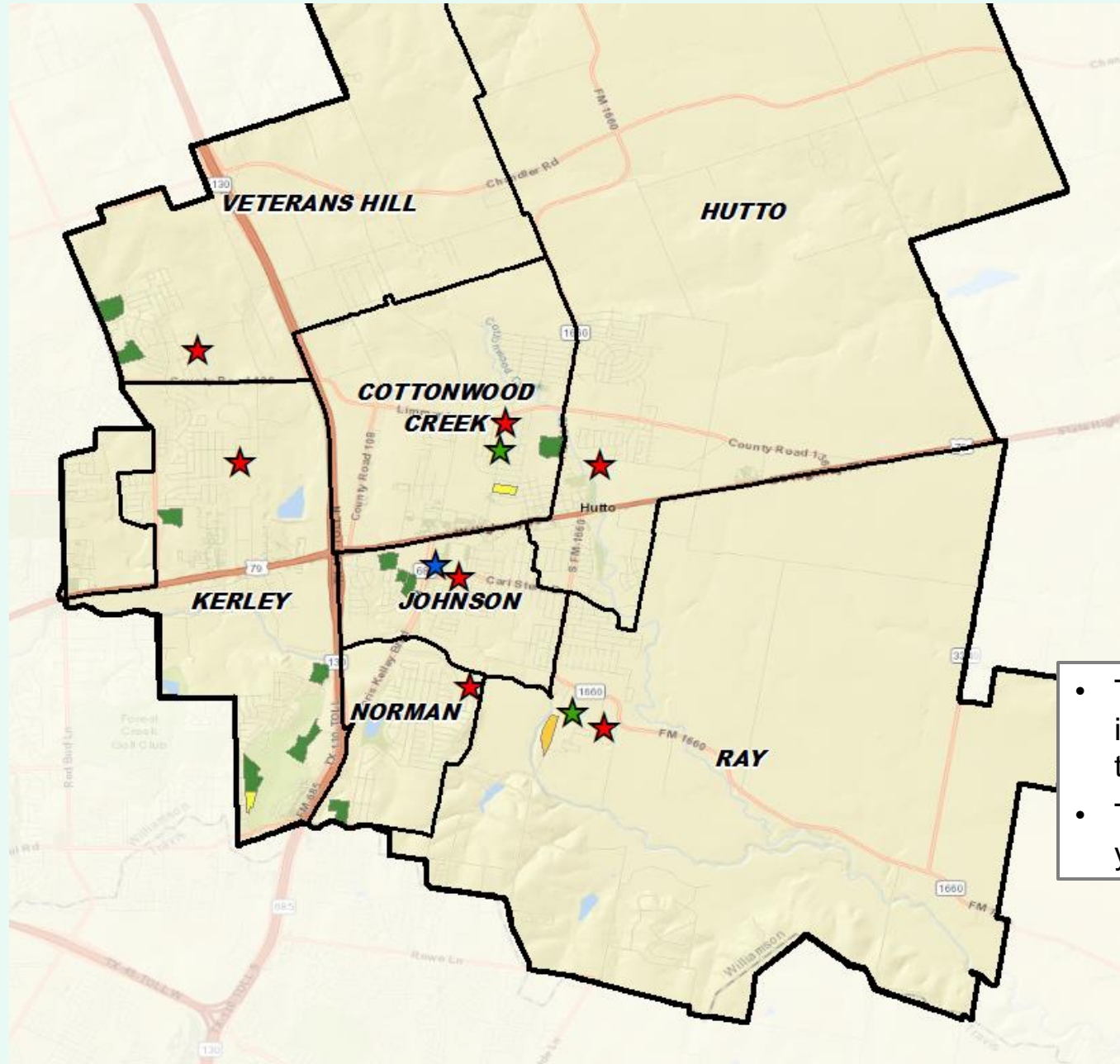


*October 2024*





# District Multifamily Yield



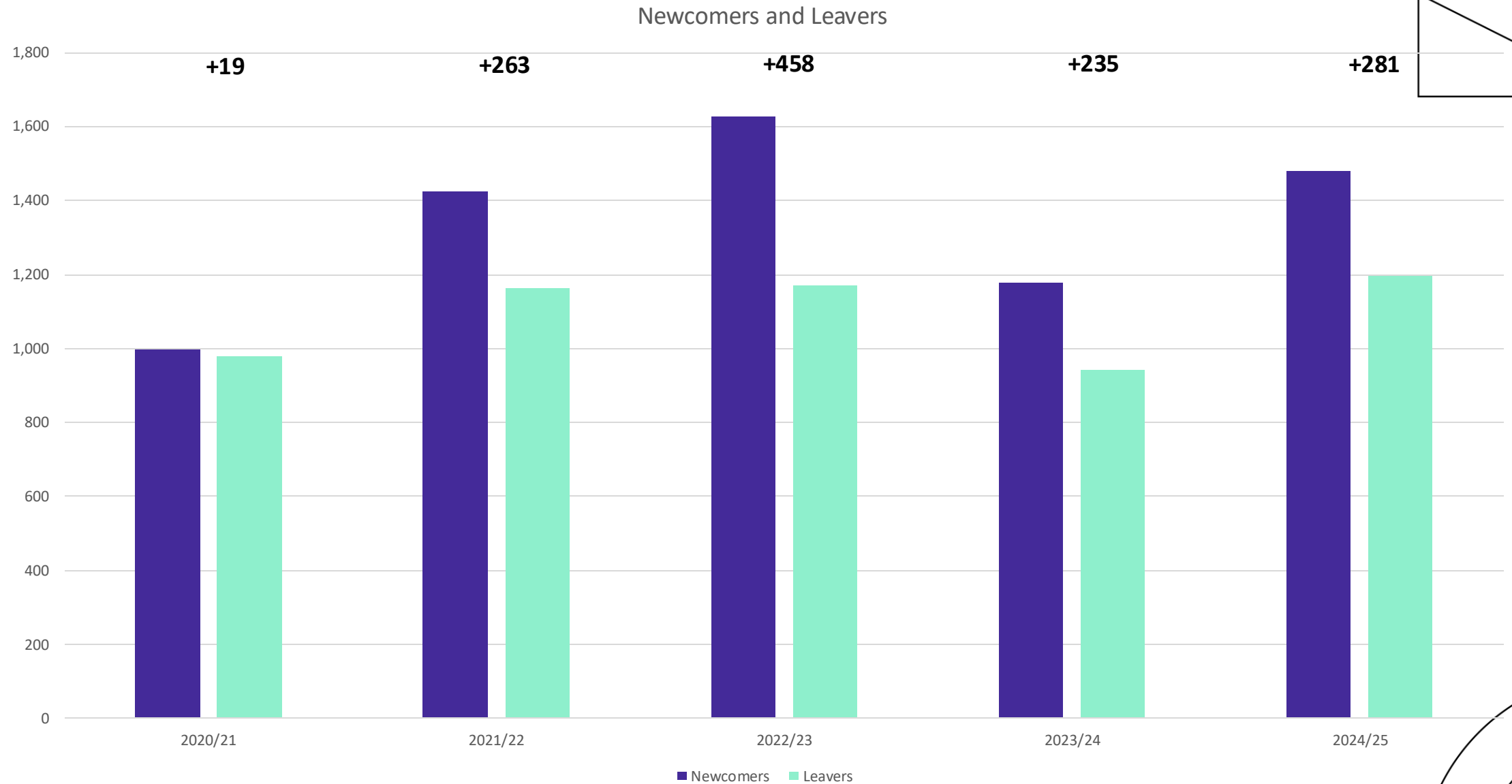
## Multifamily Yield



- There are 554 students residing in 3,707 multifamily units across the district
- The overall district multifamily yield is 0.149



# Newcomers and Leavers





# 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
2020/21	69	212	587	651	598	585	621	642	659	746	644	665	677	569	496	8,421		
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	73	300	729	746	781	720	797	742	740	729	755	826	854	691	563	10,046	358	3.70%
2024/25	67	333	709	773	796	800	784	831	793	786	777	846	833	793	684	10,605	559	5.56%
2025/26	67	343	757	772	832	853	867	847	869	819	817	875	858	814	771	11,161	556	5.24%
2026/27	67	371	849	840	846	908	933	946	891	896	846	916	887	837	779	11,812	651	5.83%
2027/28	67	406	1,003	927	912	919	983	1,007	999	916	926	950	919	850	809	12,593	781	6.61%
2028/29	67	424	1,077	1,084	997	983	992	1,055	1,058	1,030	946	1,032	959	892	820	13,416	823	6.54%
2029/30	67	441	1,155	1,162	1,168	1,074	1,058	1,069	1,113	1,093	1,072	1,053	1,041	928	859	14,353	937	6.98%
2030/31	67	460	1,223	1,230	1,237	1,243	1,142	1,126	1,130	1,149	1,137	1,187	1,060	1,004	895	15,290	937	6.53%
2031/32	67	471	1,289	1,293	1,298	1,304	1,313	1,207	1,190	1,167	1,194	1,255	1,196	1,025	967	16,236	946	6.19%
2032/33	67	483	1,347	1,353	1,350	1,356	1,365	1,373	1,275	1,228	1,212	1,315	1,264	1,155	987	17,130	894	5.51%
2033/34	67	497	1,393	1,402	1,402	1,400	1,407	1,417	1,451	1,316	1,276	1,334	1,324	1,220	1,112	18,018	888	5.18%
2034/35	67	503	1,425	1,430	1,436	1,436	1,436	1,444	1,497	1,498	1,367	1,402	1,344	1,278	1,174	18,737	719	3.99%

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



# Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
COTTONWOOD CREEK ELEM	800	908	1,004	1,118	1,233	1,324	1,378	1,424	1,459	1,535	1,595	1,641
HUTTO ELEMENTARY	800	825	849	881	980	1,118	1,293	1,462	1,599	1,704	1,752	1,795
NADINE JOHNSON ELEMENTARY	700	543	528	541	545	558	561	568	576	606	632	658
KERLEY ELEMENTARY	860	796	816	817	800	790	815	840	842	843	834	829
HOWARD NORMAN ELEMENTARY	800	548	547	551	561	553	549	558	568	577	576	577
RAY ELEMENTARY	800	790	838	1,001	1,164	1,369	1,581	1,747	1,925	2,042	2,122	2,164
VETERANS HILL ELEM	800	683	756	851	941	967	1,017	1,129	1,273	1,387	1,474	1,513
ELEMENTARY SCHOOL TOTALS	5,560	5,093	5,338	5,760	6,224	6,679	7,194	7,728	8,242	8,694	8,985	9,177
Elementary Absolute Change		205	245	422	464	455	515	534	514	452	291	192
Elementary Percent Change		4.19%	4.81%	7.91%	8.06%	7.31%	7.71%	7.42%	6.65%	5.48%	3.35%	2.14%



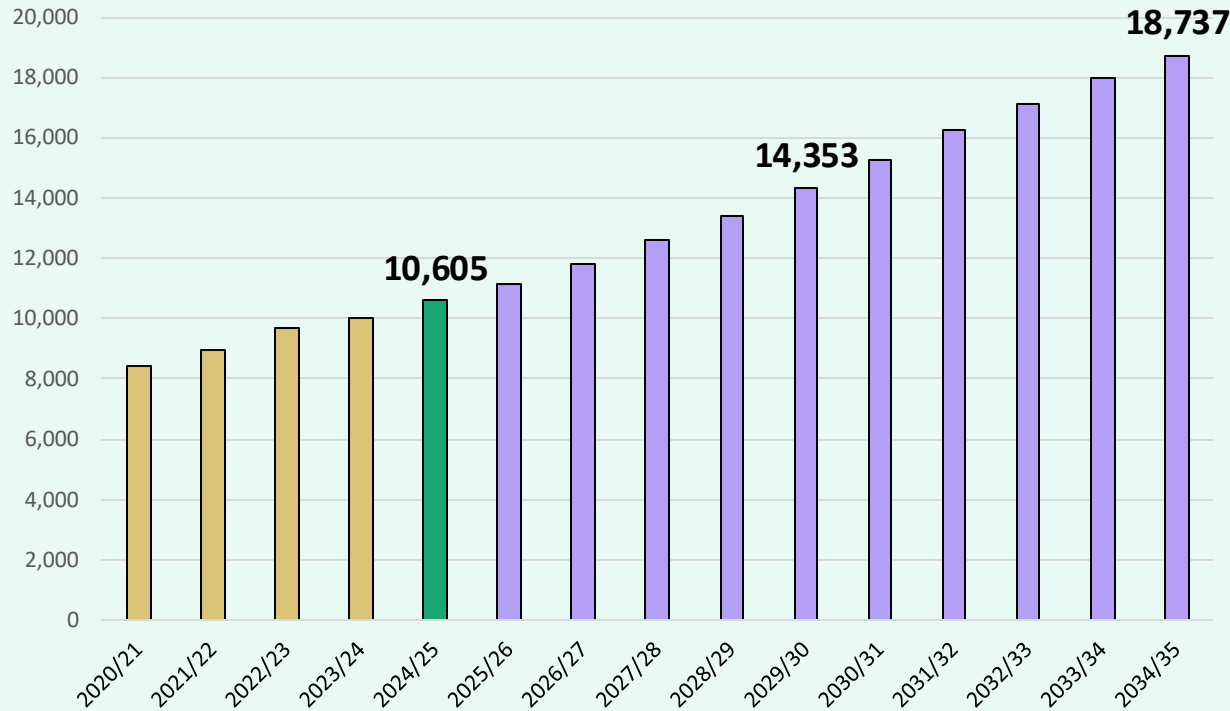
# Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
FARLEY MIDDLE SCHOOL	1,200	671	754	827	916	947	1,062	1,143	1,259	1,332	1,465	1,590
HUTTO MIDDLE SCHOOL	1,200	739	741	751	819	891	984	1,051	1,117	1,180	1,280	1,381
ALMQUIST MIDDLE SCHOOL	1,200	939	1,003	1,048	1,099	1,189	1,225	1,215	1,168	1,196	1,291	1,384
<b>MIDDLE SCHOOL TOTALS</b>	3,600	2,349	2,498	2,626	2,834	3,027	3,271	3,409	3,544	3,708	4,036	4,355
Middle School Absolute Change		126	149	128	208	193	244	138	135	164	328	319
Middle School Percent Change		5.67%	6.34%	5.12%	7.92%	6.81%	8.06%	4.22%	3.96%	4.63%	8.85%	7.90%
9TH GRADE CENTER	1,000	801	811	852	886	968	989	1,123	1,191	1,251	1,270	1,337
HUTTO HIGH SCHOOL	2,400	2,315	2,467	2,527	2,602	2,695	2,852	2,983	3,212	3,430	3,680	3,821
<b>HIGH SCHOOL TOTALS</b>	3,400	3,116	3,278	3,379	3,488	3,663	3,841	4,106	4,403	4,681	4,950	5,158
High School Absolute Change		184	162	101	109	175	178	265	297	278	269	208
High School Percent Change		6.28%	5.20%	3.08%	3.23%	5.02%	4.86%	6.90%	7.23%	6.31%	5.75%	4.20%
STEP CENTER	20	3	3	3	3	3	3	3	3	3	3	3
HUTTO VIRTUAL ACADEMY		44	44	44	44	44	44	44	44	44	44	44
<b>ALTERNATIVE SCHOOL TOTALS</b>		47	47	47	47	47	47	47	47	47	47	47
<b>DISTRICT TOTALS</b>	<b>8,960</b>	<b>10,605</b>	<b>11,161</b>	<b>11,812</b>	<b>12,593</b>	<b>13,416</b>	<b>14,353</b>	<b>15,290</b>	<b>16,236</b>	<b>17,130</b>	<b>18,018</b>	<b>18,737</b>
District Absolute Change		559	556	651	781	823	937	937	946	894	888	719
District Percent Change		5.6%	5.2%	5.8%	6.6%	6.5%	7.0%	6.5%	6.2%	5.5%	5.2%	4.0%



# Key Takeaways

## Enrollment Forecast



- The district has roughly 430 homes currently in inventory with nearly 1,700 additional lots available to build on
- Groundwork is underway on almost 1,000 lots within 6 subdivisions
- Hutto ISD is forecasted to enroll roughly 14,300 students by 2028/29 and nearly 19,000 students by 2033/34