


# *Georgetown Independent School District*

Quarterly  
Report  
4Q15



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

  
TEMPLETON  
DEMOGRAPHICS

# Economic Conditions – Austin Area (December 2015)

**3.7%**

34,600 new jobs  
National rate 1.8%



**Job Growth**

**Unemployment  
Rate**



U.S. 4.8%  
Texas 4.2%  
Austin MSA 3.1%  
Georgetown 3.5%

**-0.3%**

**11,540**

109 more  
than 2014



**Annualized  
Home Starts**



# Austin New Home Ranking Report

ISD Ranked by Annual Closings –4Q15

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	1,878	1,895	3,243	12,333
2	Hays CISD	1,398	1,252	1,547	20,385
3	Round Rock ISD	1,279	1,241	1,454	3,008
4	Austin ISD	1,172	1,095	1,714	12,538
5	Pflugerville ISD	1,102	988	1,195	16,626
6	Hutto ISD	695	748	1,085	4,162
<b>7</b>	<b>Georgetown ISD</b>	<b>812</b>	<b>732</b>	<b>1,593</b>	<b>14,438*</b>
8	Lake Travis ISD	554	661	2,266	3,030
9	Manor ISD	582	581	953	16,322
10	Dripping Springs ISD	359	365	969	3,704
11	Del Valle ISD	484	305	706	35,821
12	Liberty Hill ISD	384	251	1,200	5,577
13	Jarrell ISD	197	223	176	7,476
14	Lockhart ISD	72	105	26	1,503
15	Elgin ISD	98	105	161	4,507
16	San Marcos ISD	120	97	76	12,372
17	Bastrop ISD	51	84	300	12,490
18	Lago Vista ISD	38	25	562	3,065
19	Eanes ISD	26	24	131	347
20	Taylor ISD	40	23	111	486

\*Based on additional TD research. Developments added but not limited to: Santa Rita Ranch North (2,330 futures); Saddlecreek (1,166 futures); Kasper (726 futures); Shadow Canyon (591 futures)

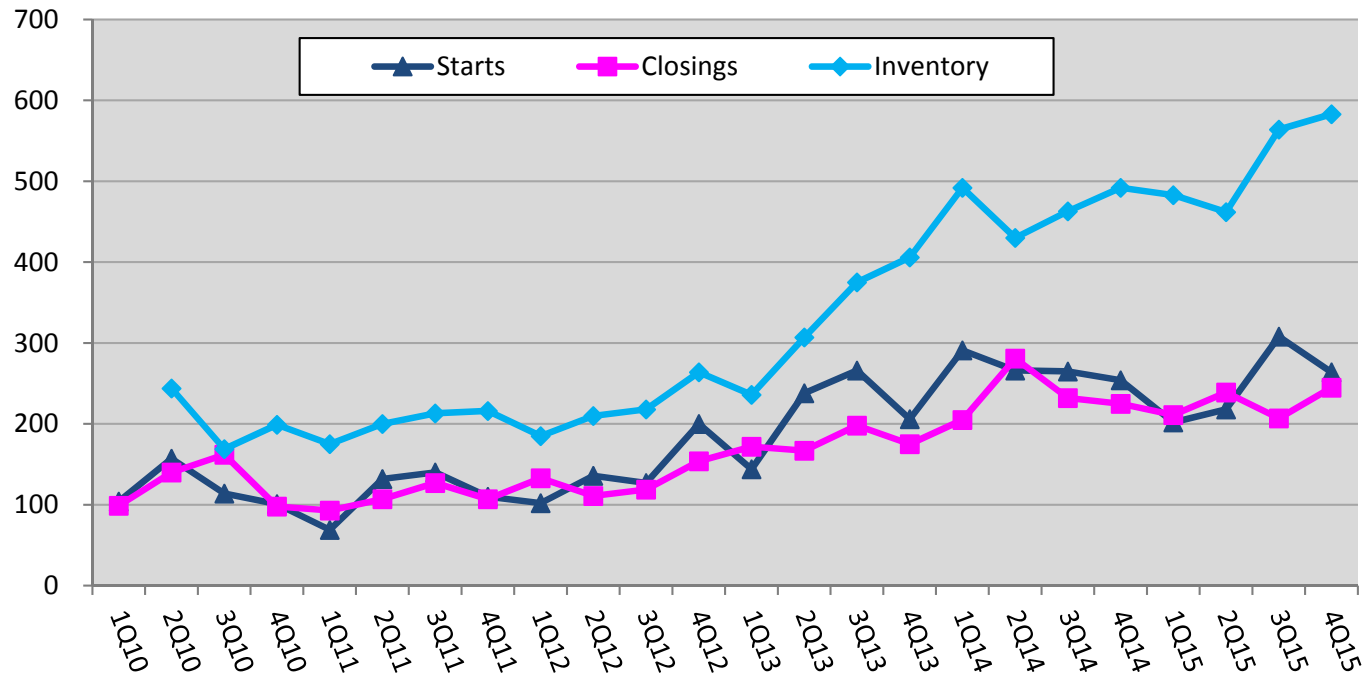
\*\*Numbers do not include age restricted communities like Sun City and Somerset Hills





# New Housing Activity 4Q15

## Georgetown ISD



Starts	2010	2011	2012	2013	2014	2015
1Q	104	69	102	144	291	202
2Q	157	132	136	238	266	218
3Q	114	140	127	266	265	308
4Q	101	110	200	206	254	264
Total	476	451	565	854	1,076	992

Closings	2010	2011	2012	2013	2014	2015
1Q	99	93	133	172	205	211
2Q	140	107	111	167	281	239
3Q	162	127	119	198	232	207
4Q	98	107	154	175	225	245
Total	499	434	517	712	943	902

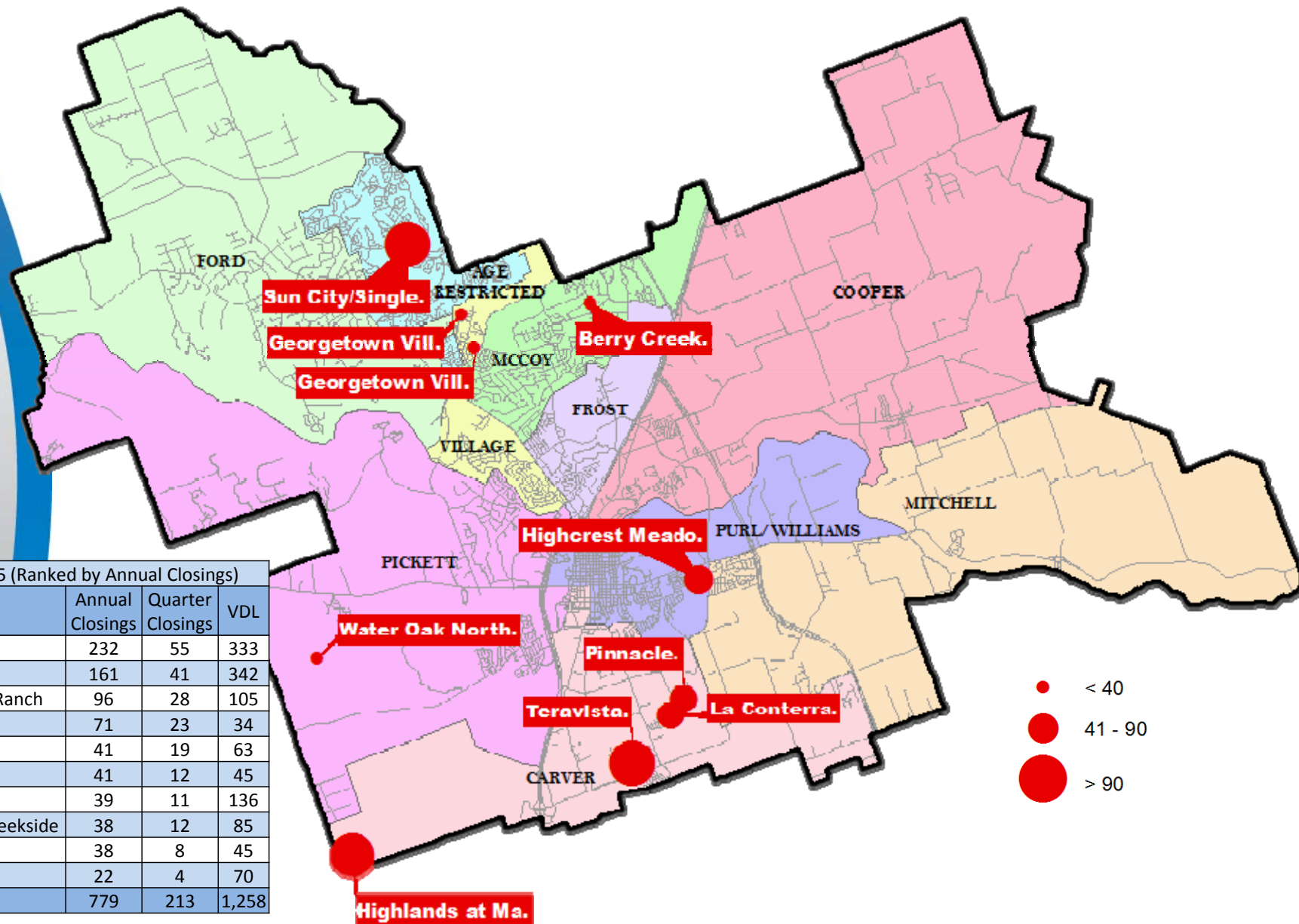
- Georgetown ISD had the most 4<sup>th</sup> quarter starts and closings in more than 6 years
- The district has 7.8 month's inventory with 583 units







# Annual Closing Distribution 4Q15

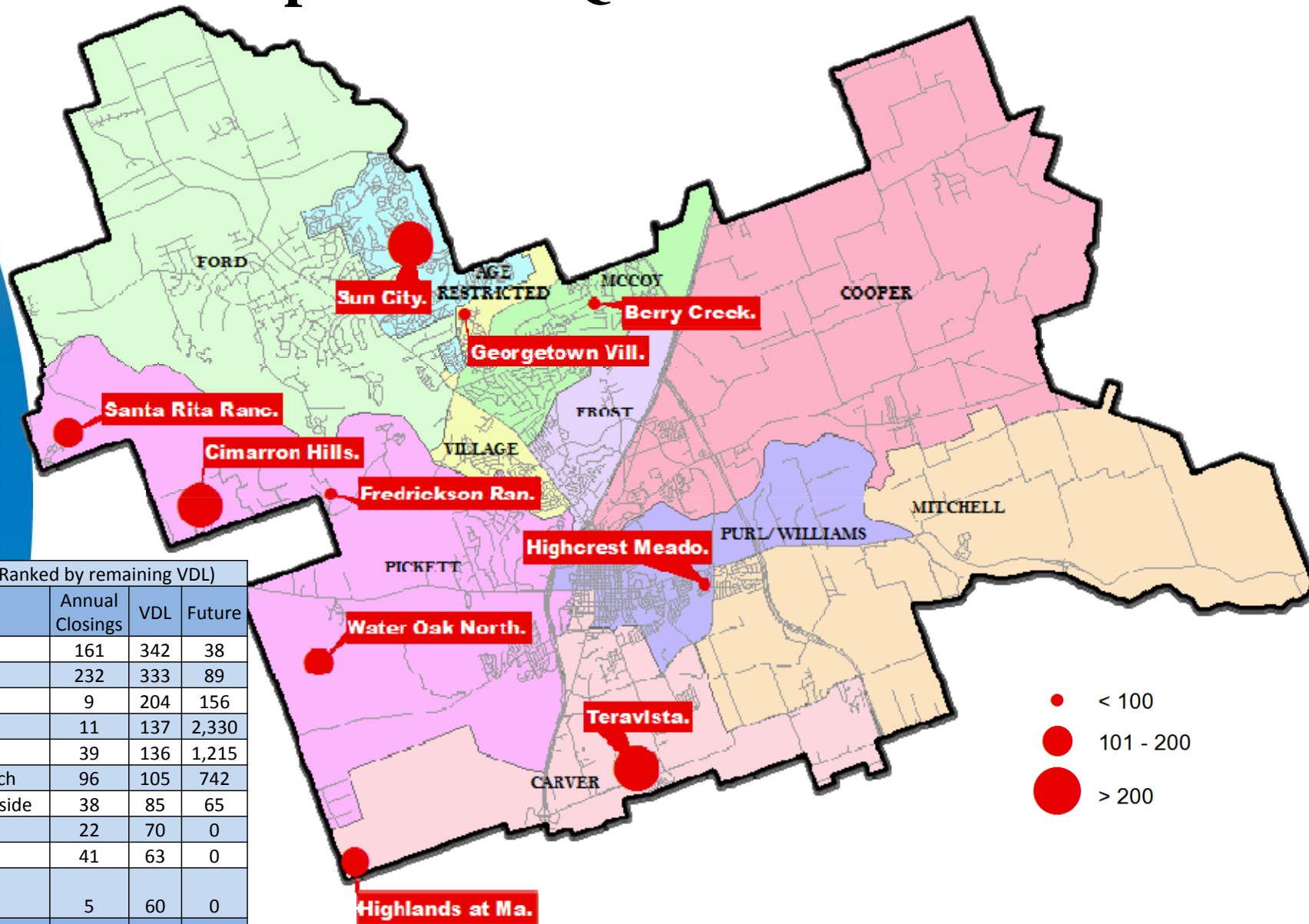


\*Age Restricted Community





# Vacant Developed Lots 4Q15



Top 10 Subdivisions - 4Q15 (Ranked by remaining VDL)

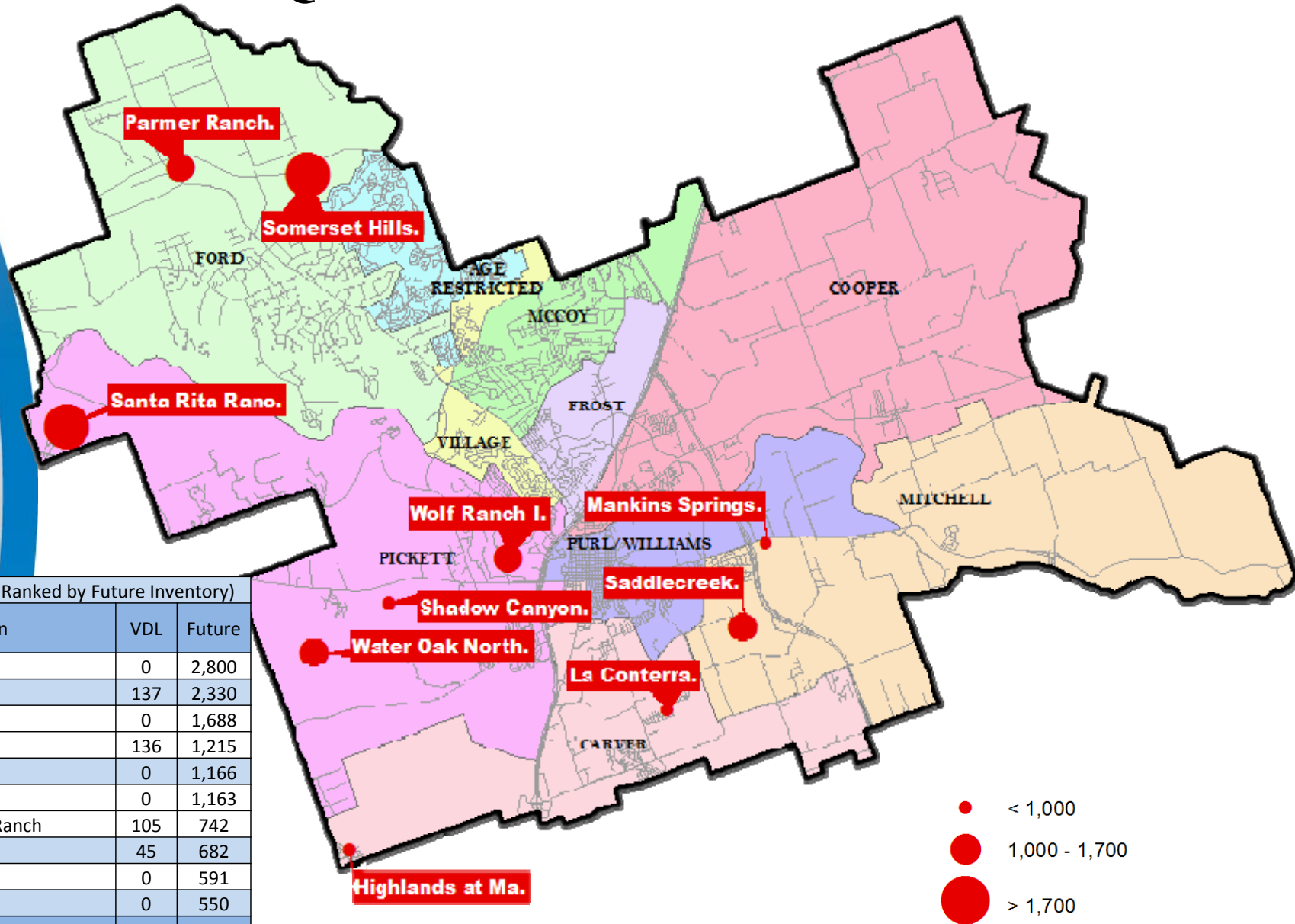
Rank	Subdivision	Annual Closings	VDL	Future
1	Teravista	161	342	38
2	Sun City*	232	333	89
3	Cimarron Hills	9	204	156
4	Santa Rita Ranch North	11	137	2,330
5	Water Oak North	39	136	1,215
6	Highlands at Mayfield Ranch	96	105	742
7	Georgetown Village/Creekside	38	85	65
8	Berry Creek	22	70	0
9	Highcrest Meadow	41	63	0
10	Fredrickson Ranch on Lake Georgetown	5	60	0
Totals		654	1,535	4,635

\*Age Restricted Community





# Future Lots 4Q15



Top 10 Subdivisions - 4Q15 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Somerset Hills*	0	2,800
2	Santa Rita Ranch North	137	2,330
3	Wolf Ranch	0	1,688
4	Water Oak North	136	1,215
5	Saddlecreek	0	1,166
6	Parmer Ranch	0	1,163
7	Highlands at Mayfield Ranch	105	742
8	La Conterra	45	682
9	Shadow Canyon	0	591
10	Mankins Springs	0	550
Totals		423	12,927

\*Age Restricted Community





# Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Vacant Dev. Lots	Future
CARVER	402	124	370	104	526	3,080
COOPER	34	12	22	9	13	153
FORD	88	21	94	23	232	1,624
FROST	0	0	0	0	0	434
MCCOY	38	8	47	8	74	479
MITCHELL	0	0	0	0	0	2,079
PICKETT	99	22	74	22	549	6,278
PURL/WILLIAMS	55	15	41	19	63	90
VILLAGE	96	19	84	21	136	221
<b>Grand Totals</b>	<b>812</b>	<b>221</b>	<b>732</b>	<b>206</b>	<b>1,593</b>	<b>14,438*</b>

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

\*Age Restricted Communities are not reflected in this table

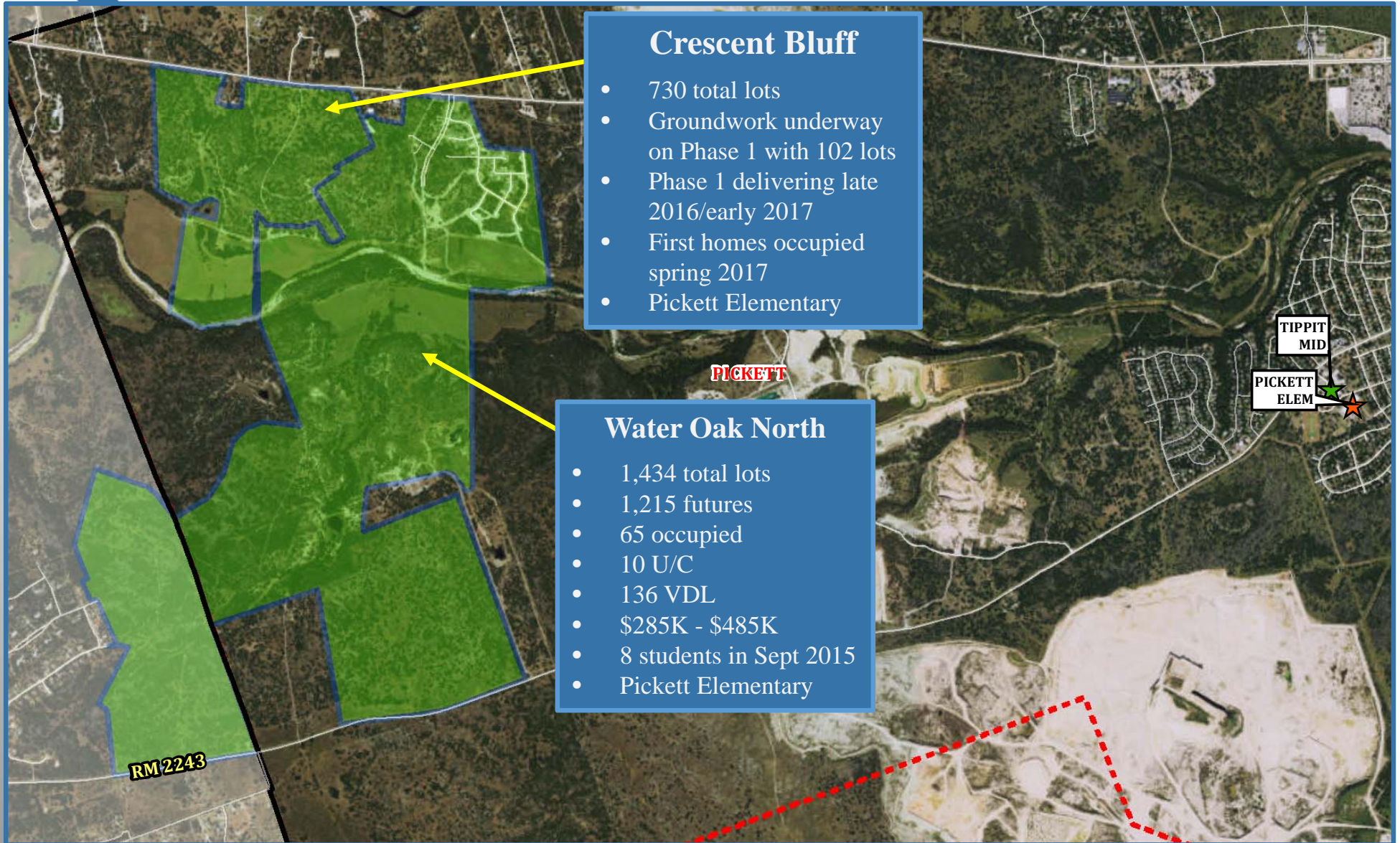






# Residential Activity

## Crescent Bluff and Water Oak North







# Residential Activity

## Highlands at Mayfield Ranch

### Highlands at Mayfield Ranch

- 1,050 total lots
- 742 future lots
- 161 occupied
- 26 U/C
- 105 VDL
- Building 120 homes a year
- \$200K - \$400K
- 24 current students
- Current student yields: 0.15
- Carver Elementary







# Residential Activity

## Gardens at Verde Vista

### Gardens at Verde Vista

- 149 future lots
  - 41 villas
  - 108 garden homes
- Groundwork started January 2016
- Homes likely starting fall 2016
- Marketed to active adults, but not age restricted, likely low student yield
- McCoy Elementary

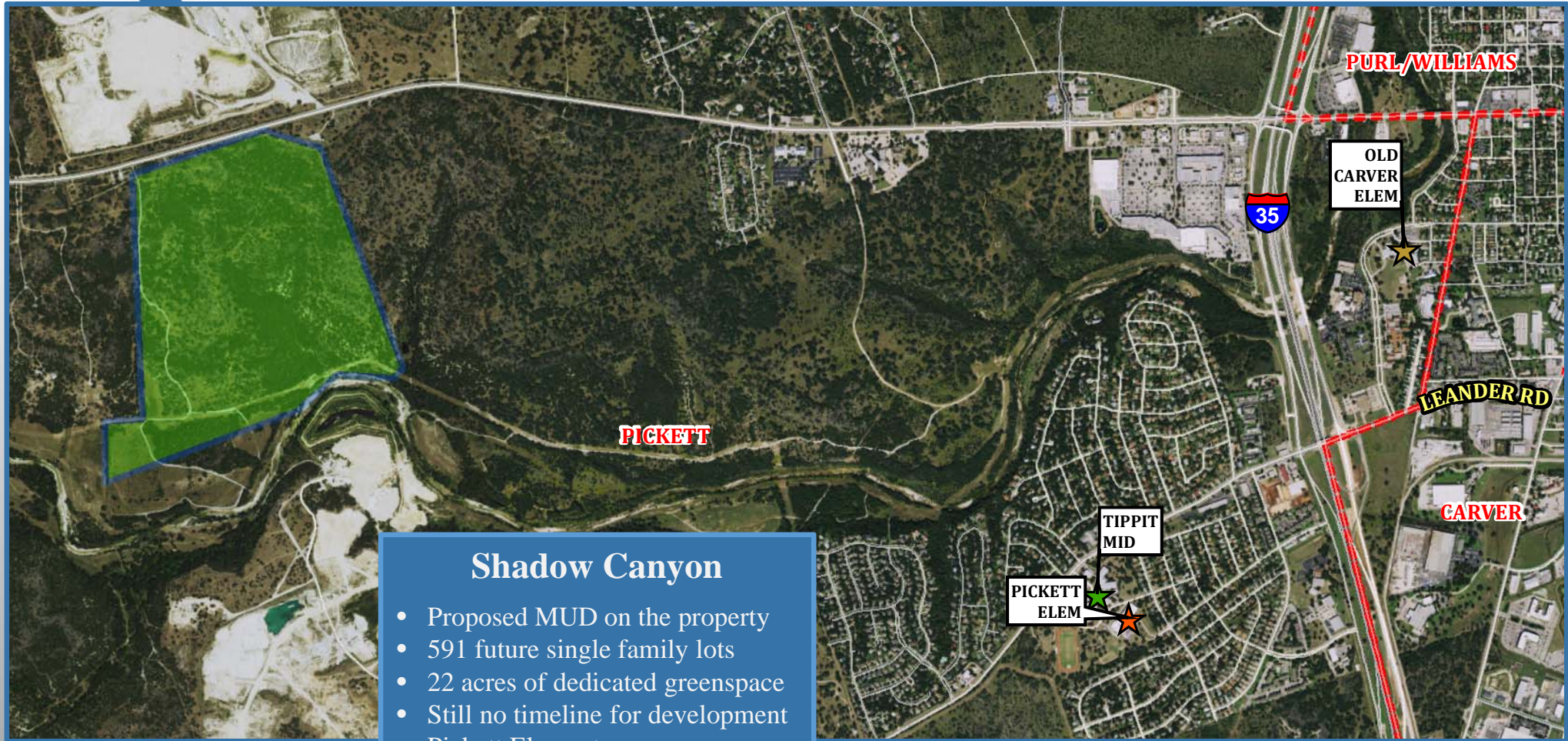






# Active Development

## Shadow Canyon







# Residential Activity

## La Conterra



### La Conterra

- 970 total lots
- 224 occupied
- 10 U/C
- Building 40-50 a year
- \$220K - \$265K
- Additional 115 acres in southern section rezoned in Jan 2016 for future SF lots
- Approx. 380 futures added in southern section
- 95 current students
- Current student yield: 0.42
- KB Homes
- Carver Elementary







# Residential Activity

## Kasper

### Kasper

- MUD proposal and annexation currently under review with the City of Georgetown
- 207 acres
- 726 future lots
- Developer anticipates delivering 75 lots in 2016
- Absorption rate:
  - 2016: 50 homes
  - 2017: 75 homes
  - 2018: 100 homes
- \$210K - \$315K
- Split between Carver and Mitchell Elementary zones







# Future Development

Woodhull



## Saddlecreek

- 1,166 future single family lots
- 350 future MF units
- Homes starting mid to late 2016
- Anticipated velocity:
  - 2016 = 80
  - 2017 = 125
  - 2018 = 125
- Mitchell Elementary



# 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
2011/12	53	394	753	695	763	711	809	763	769	815	809	810	821	734	698	10,397		
2012/13	58	321	746	755	713	775	712	810	757	784	808	849	795	792	695	10,370	-27	-0.3%
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554	184	1.8%
2014/15	39	298	664	750	781	762	804	804	754	856	797	852	881	829	780	10,651	97	0.9%
2015/16	45	285	696	715	790	804	807	848	860	798	858	875	883	904	824	10,992	341	3.2%
2016/17	45	285	733	749	756	836	853	855	911	896	810	919	887	873	908	11,316	324	2.9%
2017/18	45	285	773	789	791	821	885	892	927	945	917	865	927	896	875	11,633	317	2.8%
2018/19	45	285	808	835	831	840	860	929	965	969	970	977	864	925	893	11,996	363	3.1%
2019/20	45	285	842	864	875	880	879	894	1,010	998	992	1,038	987	861	918	12,368	372	3.1%
2020/21	45	285	872	897	902	912	914	913	966	1,046	1,022	1,065	1,047	974	849	12,709	341	2.8%
2021/22	45	285	906	941	937	929	951	952	984	1,000	1,072	1,096	1,057	1,031	966	13,152	443	3.5%
2022/23	45	285	950	979	981	956	971	990	1,026	1,018	1,033	1,147	1,097	1,047	1,021	13,546	394	3.0%
2023/24	45	285	997	1,034	1,020	988	997	1,011	1,064	1,062	1,046	1,102	1,144	1,084	1,036	13,915	369	2.7%
2024/25	45	285	1,054	1,095	1,072	1,013	1,032	1,038	1,087	1,100	1,081	1,113	1,095	1,129	1,074	14,313	398	2.9%
2025/26	45	285	1,116	1,163	1,131	1,048	1,057	1,074	1,115	1,124	1,130	1,151	1,110	1,082	1,119	14,750	437	3.1%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Georgetown ISD may reach over 11,600 enrollment by the fall of 2017
- 5 year growth = 1,717 students
- 2020/21 enrollment = 12,709
- 10 year growth = 3,758 students
- 2025/26 enrollment = 14,750



# Ten Year Forecast

## By Elementary Campus

		Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Annie Purl Elementary	650	456	438	429	437	446	449	456	463	469	475	481
Carver Elementary	910	709	778	844	905	966	1,028	1,090	1,155	1,225	1,300	1,378
Dell Pickett Elementary	495	319	338	363	403	457	519	579	639	714	812	929
Frost Elementary	496	409	449	490	504	487	482	486	483	483	492	494
Mitchell Elementary	792	555	580	610	638	669	710	740	774	807	843	887
Ford Elementary	653	530	510	508	498	499	501	523	546	566	587	608
Cooper Elementary	693	530	504	493	489	471	466	475	485	494	502	511
Mccoy Elementary	792	605	610	622	645	650	671	675	677	677	673	672
Village Elementary	633	498	518	541	549	561	566	570	574	575	576	579
Williams Elementary	515	379	387	381	365	358	348	352	361	367	374	380
<b>ELEMENTARY SCHOOL TOTALS</b>		4,990	5,112	5,281	5,433	5,564	5,740	5,946	6,157	6,377	6,634	6,919
Elementary Absolute Change		88	122	169	152	131	176	206	211	220	257	285
Elementary Percent Change		1.80%	2.44%	3.31%	2.88%	2.41%	3.16%	3.59%	3.55%	3.57%	4.03%	4.30%

\*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may have more than 800 students by 2017
- Frost Elementary may reach nearly 450 students by 2016
- Total elementary enrollment is anticipated to grow by 122 students next fall, and 169 students in 2017

# Ten Year Forecast

## By Middle School & High School Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Forbes Middle School	974	808	794	814	766	782	788	790	770	778	800	818
Benold Middle School	974	867	935	1,003	1,095	1,124	1,129	1,105	1,082	1,090	1,111	1,130
Tippit Middle School	808	838	885	969	1,040	1,091	1,114	1,158	1,222	1,301	1,354	1,418
<b>MIDDLE SCHOOL TOTALS</b>		2,513	2,614	2,786	2,901	2,997	3,031	3,053	3,074	3,169	3,265	3,366
Middle School Absolute Change		113	101	172	115	96	34	22	21	95	96	101
Middle School Percent Change		4.71%	4.02%	6.58%	4.13%	3.31%	1.13%	0.73%	0.69%	3.09%	3.03%	3.09%
East View High School	2,000	1,512	1,550	1,536	1,594	1,644	1,747	1,868	1,951	1,998	2,051	2,110
Georgetown High School	2,000	1,877	1,940	1,930	1,968	2,063	2,091	2,185	2,264	2,271	2,263	2,255
Richarte High School	100	86	86	86	86	86	86	86	86	86	86	86
<b>HIGH SCHOOL TOTALS</b>		3,475	3,576	3,552	3,648	3,793	3,924	4,139	4,301	4,355	4,400	4,451
High School Absolute Change		152	101	-24	96	145	131	215	162	54	45	51
High School Percent Change		4.57%	2.91%	-0.67%	2.70%	3.97%	3.45%	5.48%	3.91%	1.26%	1.03%	1.16%
Georgetown Alternative Program	80	6	6	6	6	6	6	6	6	6	6	6
Williamson County Detention Ctr.	-	3	3	3	3	3	3	3	3	3	3	3
Williamson County JJAEP	-	5	5	5	5	5	5	5	5	5	5	5
<b>ALTERNATIVE CAMPUS TOTALS</b>		14	14	14	14	14	14	14	14	14	14	14
<b>DISTRICT TOTALS</b>		10,992	11,316	11,633	11,996	12,368	12,709	13,152	13,546	13,915	14,313	14,750
District Absolute Change		341	324	317	363	372	341	443	394	369	398	437
District Percent Change		3.20%	2.95%	2.80%	3.12%	3.10%	2.76%	3.49%	3.00%	2.72%	2.86%	3.05%

\*Yellow box = enrollment exceeds stated capacity

- Benold Middle School may have more than 1,000 students by 2017
- Tippit Middle School is currently over stated capacity, and is expected to have more than 1,000 students by 2018
- Georgetown High School may reach 2,000 students by 2019



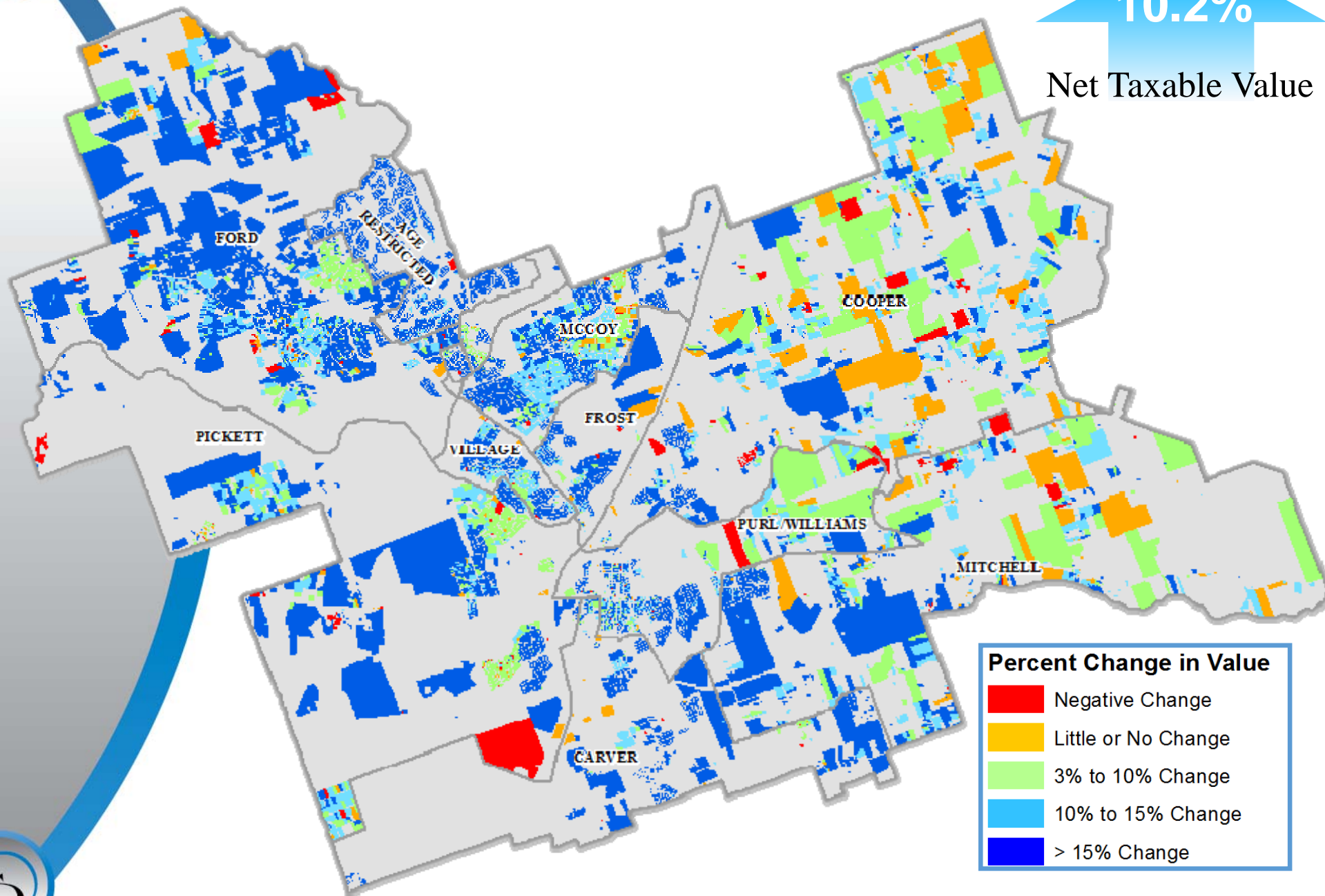
# County Appraisal Values

Percent Change in Value 2014 – 2015

\$7.2 Billion

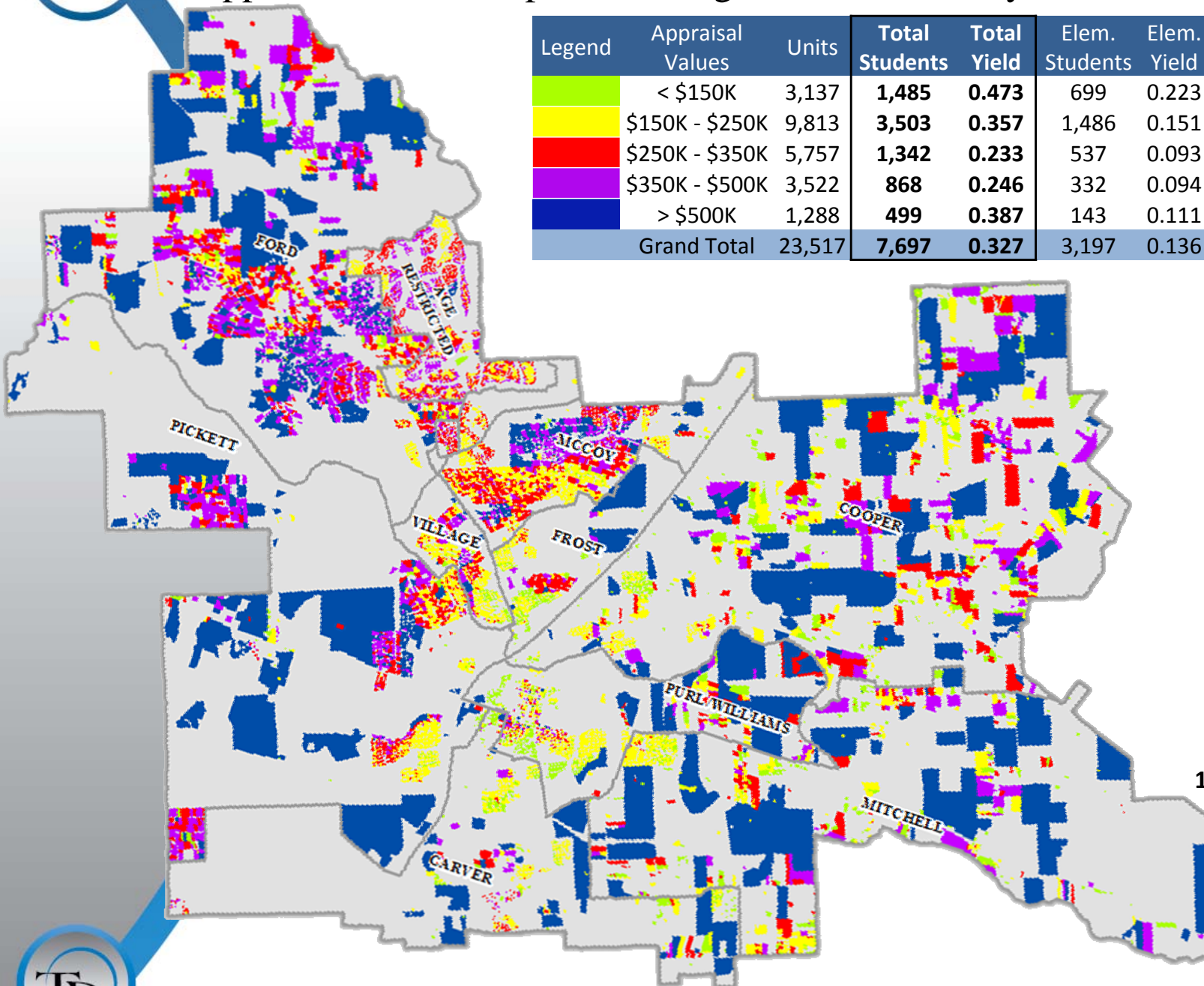
10.2%

Net Taxable Value

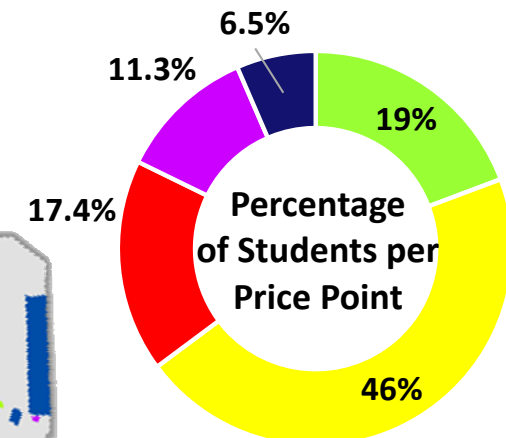
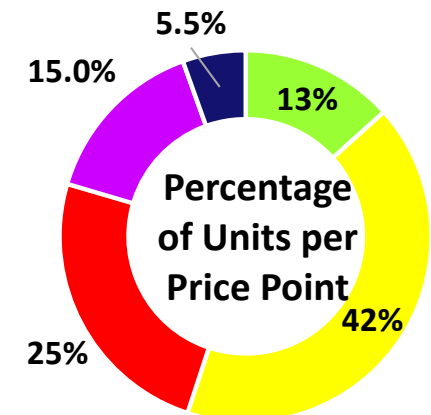


# 2015 County Appraisal Values

## Appraisal Values Map and Average Student Yield by Price Point



Legend	Appraisal Values	Units	Total Students	Total Yield	Elem. Students	Elem. Yield	MS Students	MS Yield	HS Students	HS Yield
	< \$150K	3,137	1,485	0.473	699	0.223	347	0.111	439	0.140
	\$150K - \$250K	9,813	3,503	0.357	1,486	0.151	811	0.083	1,206	0.123
	\$250K - \$350K	5,757	1,342	0.233	537	0.093	325	0.056	480	0.083
	\$350K - \$500K	3,522	868	0.246	332	0.094	203	0.058	333	0.095
	> \$500K	1,288	499	0.387	143	0.111	137	0.106	219	0.170
	Grand Total	23,517	7,697	0.327	3,197	0.136	1,823	0.078	2,677	0.114



Source: Williamson County Appraisal District & Templeton Demographics  
Based on students geocoded to Single Family parcels with verified addresses





# Summary

- Austin remains one of the lowest unemployment rates in the state with a 3.7% annual job growth rate.
- Georgetown ISD had more than 900 new home starts and closings in 2015.
- Age restricted communities accounted for 252 new home starts and 246 closings in 2015.
- Carver elementary zone accounts for nearly half of all district new home starts, due to Teravista, Pinnacle and the Highlands at Mayfield Ranch.
- GISD can expect an increase of approximately 1,700 students during the next 5 years.
- 2020/21 enrollment projection= 12,709.
- Georgetown ISD is projected to have 14,750 students for the 2025/26 school year.