

Georgetown Independent School District



Quarterly Report 1Q18

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – Austin MSA (April 2018)

3.8%

42,506 new jobs
National rate 1.4%



Job Growth

**Unemployment
Rate**



U.S. 3.7%
Texas 3.8%
Austin MSA 2.8%
Georgetown 3.3%

-0.2%

16,435

1,094 more
starts than 1Q17



**Annual
Home Starts**



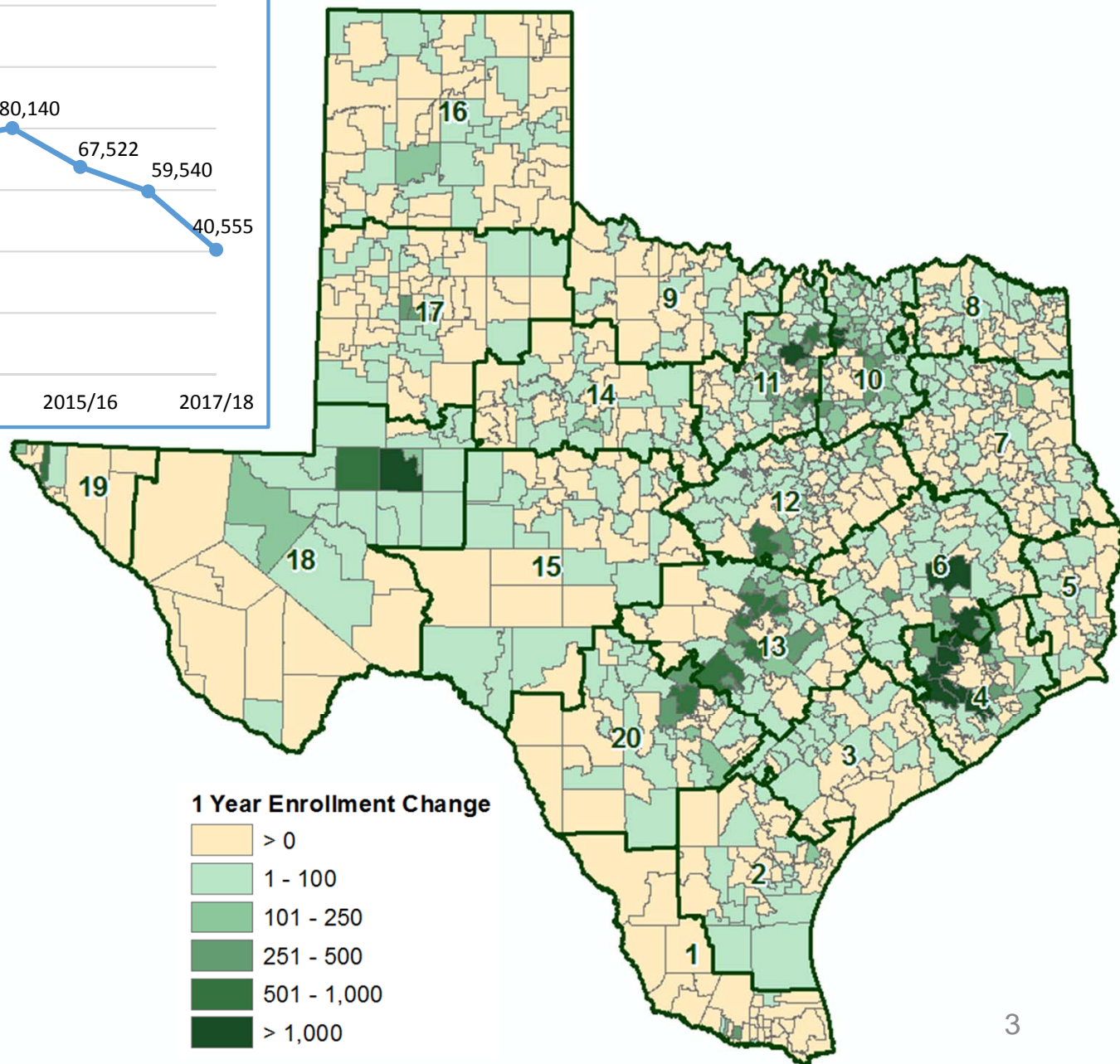
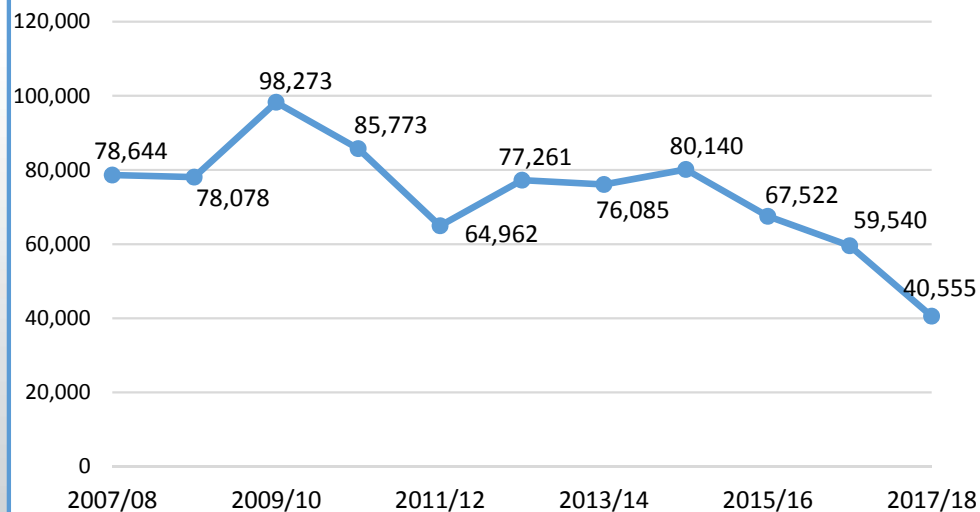


Texas Enrollment Trends

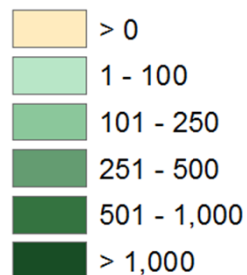
2017/18 State Enrollment

Total Enrollment	5,399,682
Total Growth	40,555

Annual Enrollment Change



1 Year Enrollment Change







Region 13 & 20 Enrollment Trends

Region 13

Rank	DISTRICT	2012/13 Enrollment	2017/18 Enrollment	5-YEAR CHANGE (12/13-17/18)	5-YEAR PCT Growth
1	Leander ISD	34,384	39,028	4,644	13.5%
2	Round Rock ISD	45,753	49,086	3,333	7.3%
3	Hays Cons ISD	16,568	19,862	3,294	19.9%
4	Lake Travis ISD	7,809	10,410	2,601	33.3%
5	Pflugerville ISD	23,348	25,306	1,958	8.4%
6	Dripping Springs ISD	4,781	6,450	1,669	34.9%
7	Bastrop ISD	9,298	10,899	1,601	17.2%
8	Hutto ISD	5,757	7,240	1,483	25.8%
9	Georgetown ISD	10,362	11,537	1,175	11.3%
10	Liberty Hill ISD	2,853	4,023	1,170	41.0%
11	Manor ISD	8,088	9,109	1,021	12.6%
12	Lockhart ISD	4,968	5,925	957	19.3%
13	New Braunfels ISD	8,101	8,950	849	10.5%
14	San Marcos Cons ISD	7,533	8,182	649	8.6%
15	Jarrell ISD	1,081	1,705	624	57.7%
16	Wimberley ISD	2,050	2,445	395	19.3%
17	Navarro ISD	1,622	1,911	289	17.8%
18	Fredericksburg ISD	2,988	3,204	216	7.2%
19	Eanes ISD	7,868	8,061	193	2.5%
20	Marble Falls ISD	4,044	4,232	188	4.6%

Region 20

Rank	DISTRICT	2012/13 Enrollment	2017/18 Enrollment	5-YEAR CHANGE (12/13-17/18)	5-YEAR PCT Growth
1	Northside ISD (Bexar)	100,173	106,700	6,527	6.5%
2	Comal ISD	18,681	23,105	4,424	23.7%
3	Schertz-Cibolo-Universal City ISD	13,592	15,653	2,061	15.2%
4	Boerne ISD	7,094	8,687	1,593	22.5%
5	Medina Valley ISD	3,648	5,088	1,440	39.5%
6	Southwest ISD	13,025	13,873	848	6.5%
7	East Central ISD	9,606	10,215	609	6.3%
8	Southside ISD	5,136	5,654	518	10.1%
9	Judson ISD	22,603	23,118	515	2.3%
10	La Vernia ISD	3,069	3,375	306	10.0%
11	Somerset ISD	3,905	4,169	264	6.8%
12	Randolph Field ISD	1,194	1,450	256	21.4%
13	Floresville ISD	3,829	4,022	193	5.0%
14	Ingram ISD	955	1,107	152	15.9%
15	Marion ISD	1,322	1,474	152	11.5%
16	Jourdanton ISD	1,472	1,622	150	10.2%
17	Knippa ISD	323	455	132	40.9%
18	Pleasanton ISD	3,490	3,588	98	2.8%
19	Kerrville ISD	4,926	5,020	94	1.9%
20	Cotulla ISD	1,292	1,380	88	6.8%





Austin New Home Ranking Report

ISD Ranked by Annual Closings —1Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,424	2,481	3,606	14,269
2	Austin ISD	1,806	1,789	1,731	10,979
3	Pflugerville ISD	1,611	1,532	2,110	10,869
4	Round Rock ISD	1,601	1,526	1,771	5,989
5	Hays CISD	1,438	1,390	2,172	20,581
6	Georgetown ISD**	1,451	1,215	2,395	16,722*
7	Manor ISD	1,210	987	1,226	15,912
8	Hutto ISD	928	911	1,049	5,006
9	Lake Travis ISD	808	888	1,758	5,343
10	Del Valle ISD	1,020	827	927	26,474
11	Liberty Hill ISD	676	704	1,924	11,589
12	Dripping Springs ISD	617	546	1,178	6,347
13	Jarrell ISD	306	332	278	7,034
14	San Marcos CISD	225	205	290	8,484
15	Bastrop ISD	142	131	1,387	19,087
16	Taylor ISD	60	62	76	674
17	Eanes ISD	31	45	124	154
18	Lago Vista ISD	43	43	533	3,861
19	Lockhart ISD	1	23	14	1,654
20	Wimberly ISD	1	13	39	0

*Based on additional TD research.

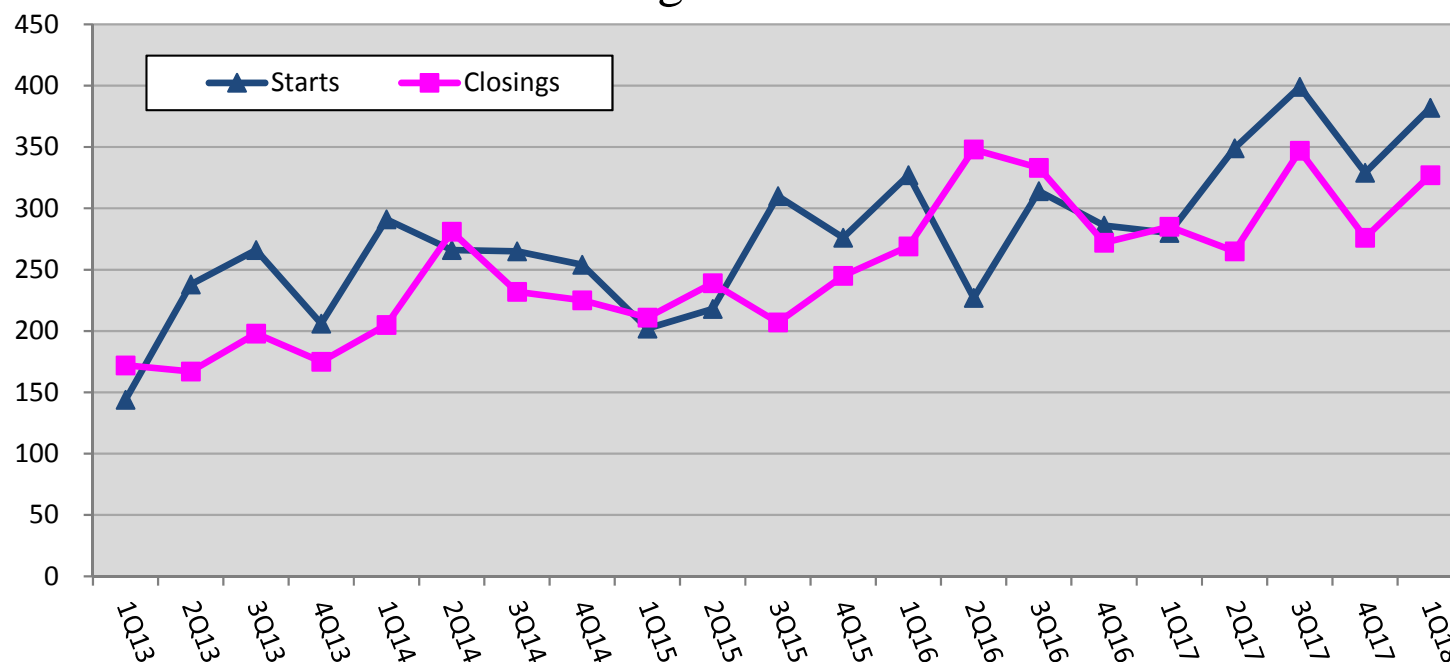
Numbers **include age restricted communities





New Housing Activity

Georgetown ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	102	144	291	202	327	281	382
2Q	136	238	266	218	227	352	
3Q	127	266	265	308	314	400	
4Q	200	206	254	264	286	331	
Total	565	854	1,076	992	1,154	1,364	382

Closings	2012	2013	2014	2015	2016	2017	2018
1Q	133	172	205	211	269	286	327
2Q	111	167	281	239	348	267	
3Q	119	198	232	207	333	349	
4Q	154	175	225	245	272	277	
Total	517	712	943	902	1,222	1,179	327

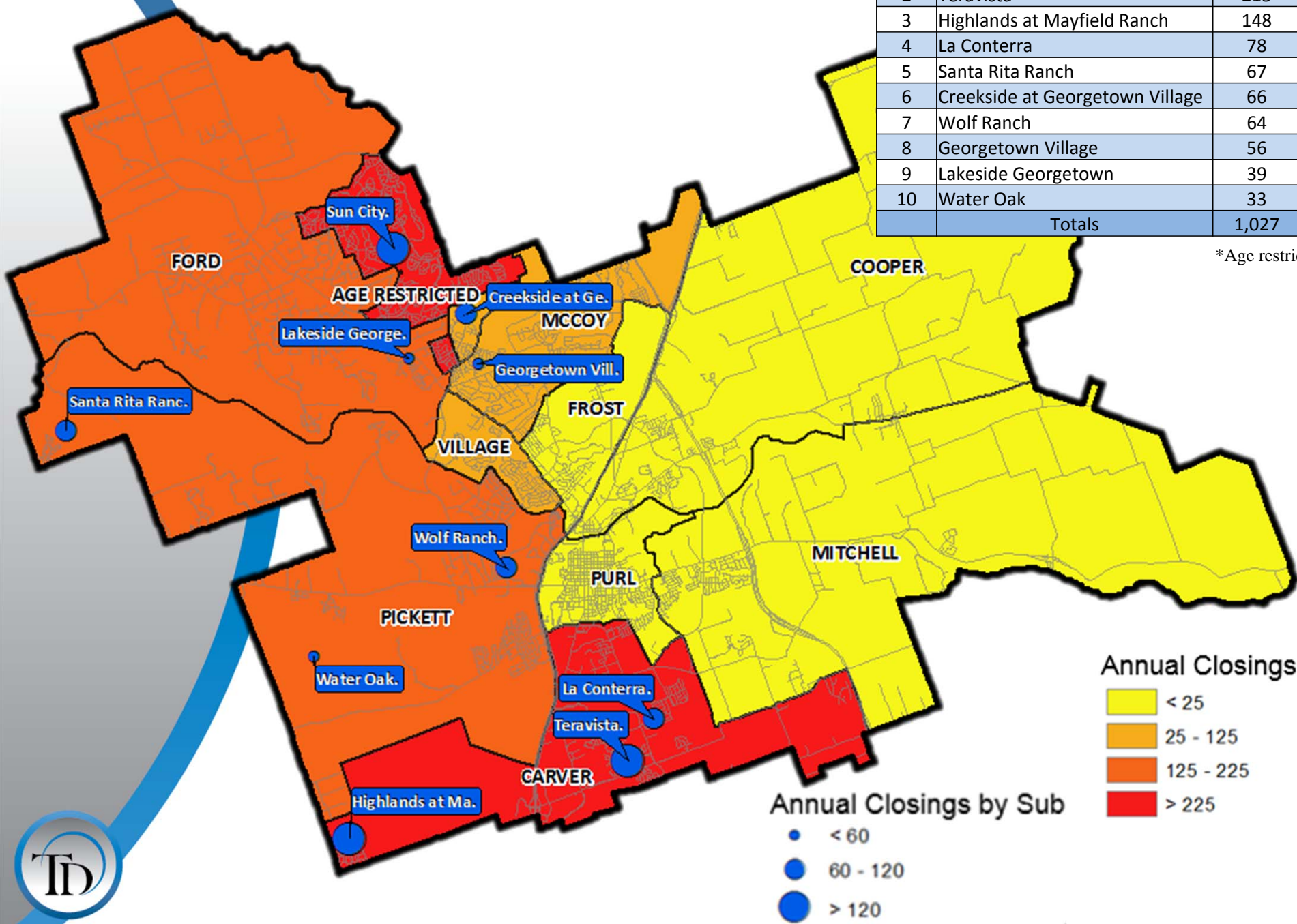
- Georgetown ISD started more than 1,451 new homes in the last 12 months; the district started 382 new homes this quarter alone, which is 100 more than 1Q17
- The district had 1,215 closing in the last 12 months and 327 new home closings this quarter, which is the most 1Q closings in the last 5 years
- New home inventory is slightly high due to a large number of homes under construction



Annual Closing Distribution

Top 10 Subdivisions - 1Q18 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	261	263	2,965
2	Teravista	215	103	0
3	Highlands at Mayfield Ranch	148	255	331
4	La Conterra	78	161	109
5	Santa Rita Ranch	67	97	2,239
6	Creekside at Georgetown Village	66	17	0
7	Wolf Ranch	64	107	1,477
8	Georgetown Village	56	17	0
9	Lakeside Georgetown	39	40	189
10	Water Oak	33	62	1,344
Totals		1,027	1,122	8,654

*Age restricted community

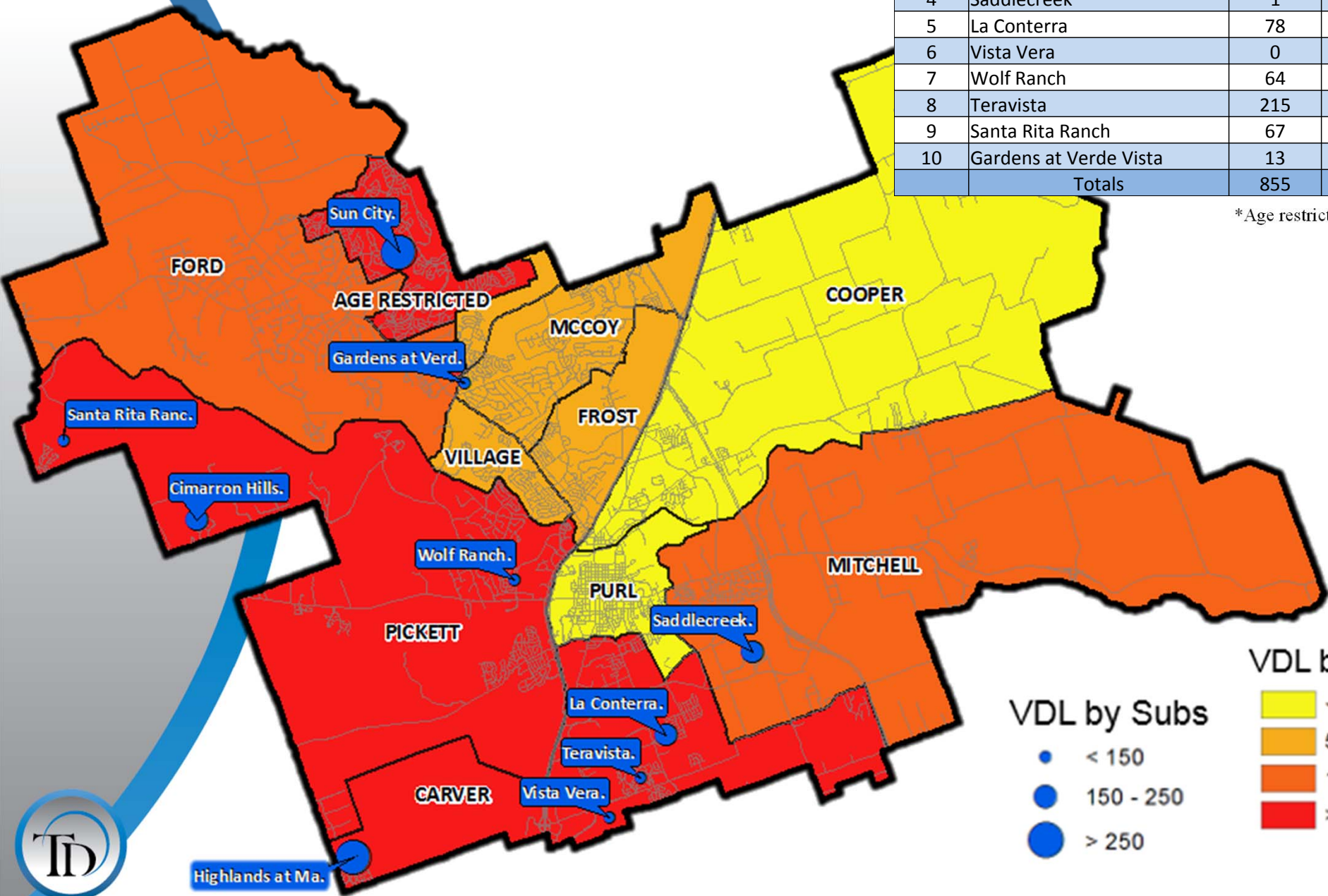




Vacant Developed Lots

Top 10 Subdivisions - 1Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	261	263	2,965
2	Highlands at Mayfield Ranch	148	255	331
3	Cimarron Hills	8	170	235
4	Saddlecreek	1	168	604
5	La Conterra	78	161	109
6	Vista Vera	0	131	225
7	Wolf Ranch	64	107	1,477
8	Teravista	215	103	0
9	Santa Rita Ranch	67	97	2,239
10	Gardens at Verde Vista	13	76	41
Totals		855	1,531	8,226

*Age restricted community

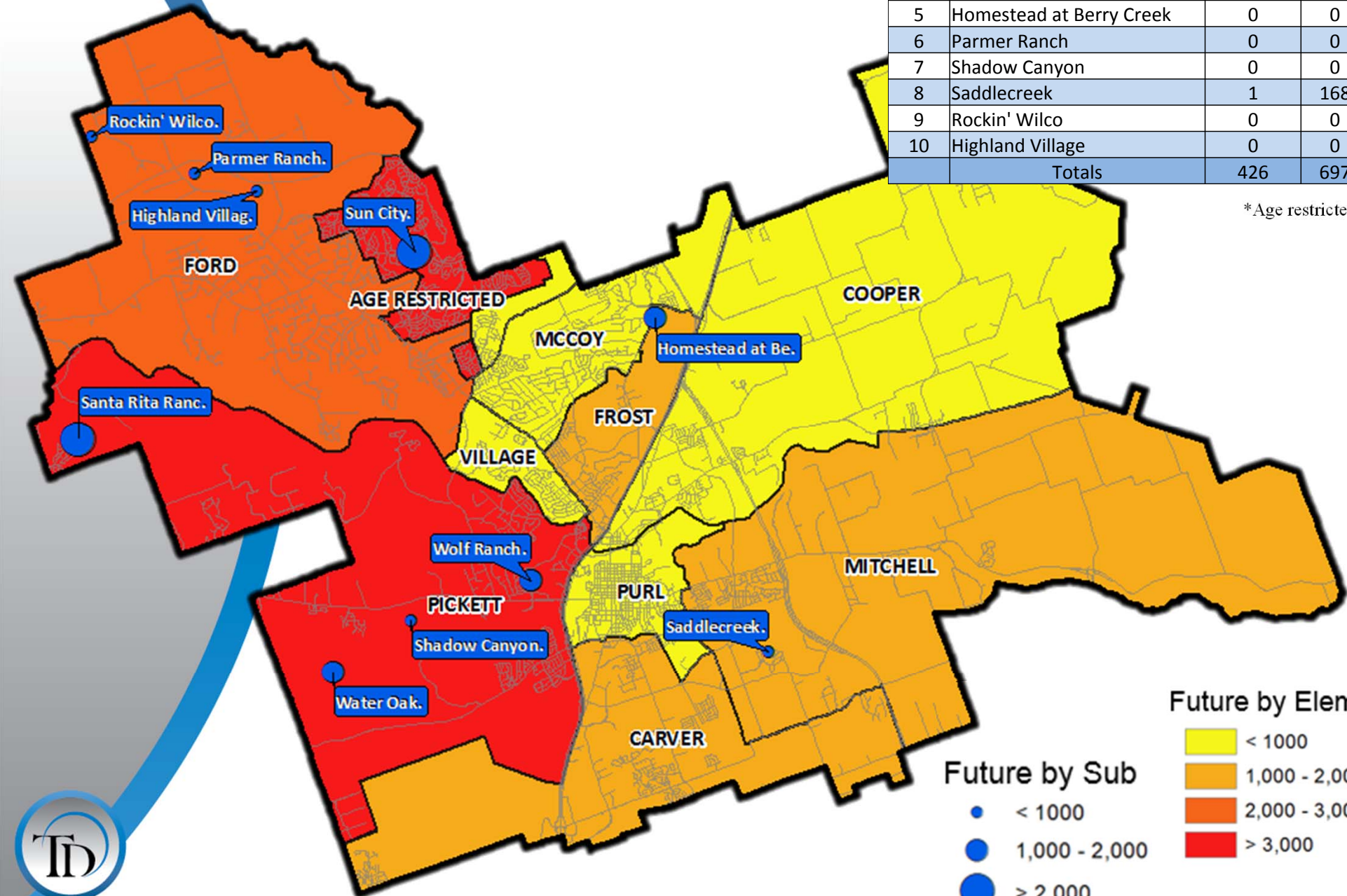




Future Lots

Top 10 Subdivisions - 1Q18 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Sun City*	261	263	2,965
2	Santa Rita Ranch	67	97	2,239
3	Wolf Ranch	64	107	1,477
4	Water Oak	33	62	1,344
5	Homestead at Berry Creek	0	0	1,095
6	Parmer Ranch	0	0	875
7	Shadow Canyon	0	0	651
8	Saddlecreek	1	168	604
9	Rockin' Wilco	0	0	500
10	Highland Village	0	0	483
Totals		426	697	12,233

*Age restricted community








Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
CARVER	561	174	453	148	329	734	1,222
COOPER	1	0	2	0	0	0	320
FORD	138	29	137	42	85	242	2,076
FROST	11	0	2	0	9	60	1,095
MCCOY	65	12	91	19	38	101	147
MITCHELL	67	25	2	1	66	235	1,463
PICKETT	249	63	191	59	178	614	6,724
PURL	0	0	0	0	0	6	13
VILLAGE	74	6	75	17	16	70	157
GRAND TOTAL*	1,166	309	953	286	721	2,062	13,217

*Table does NOT include Age Restricted communities or zones

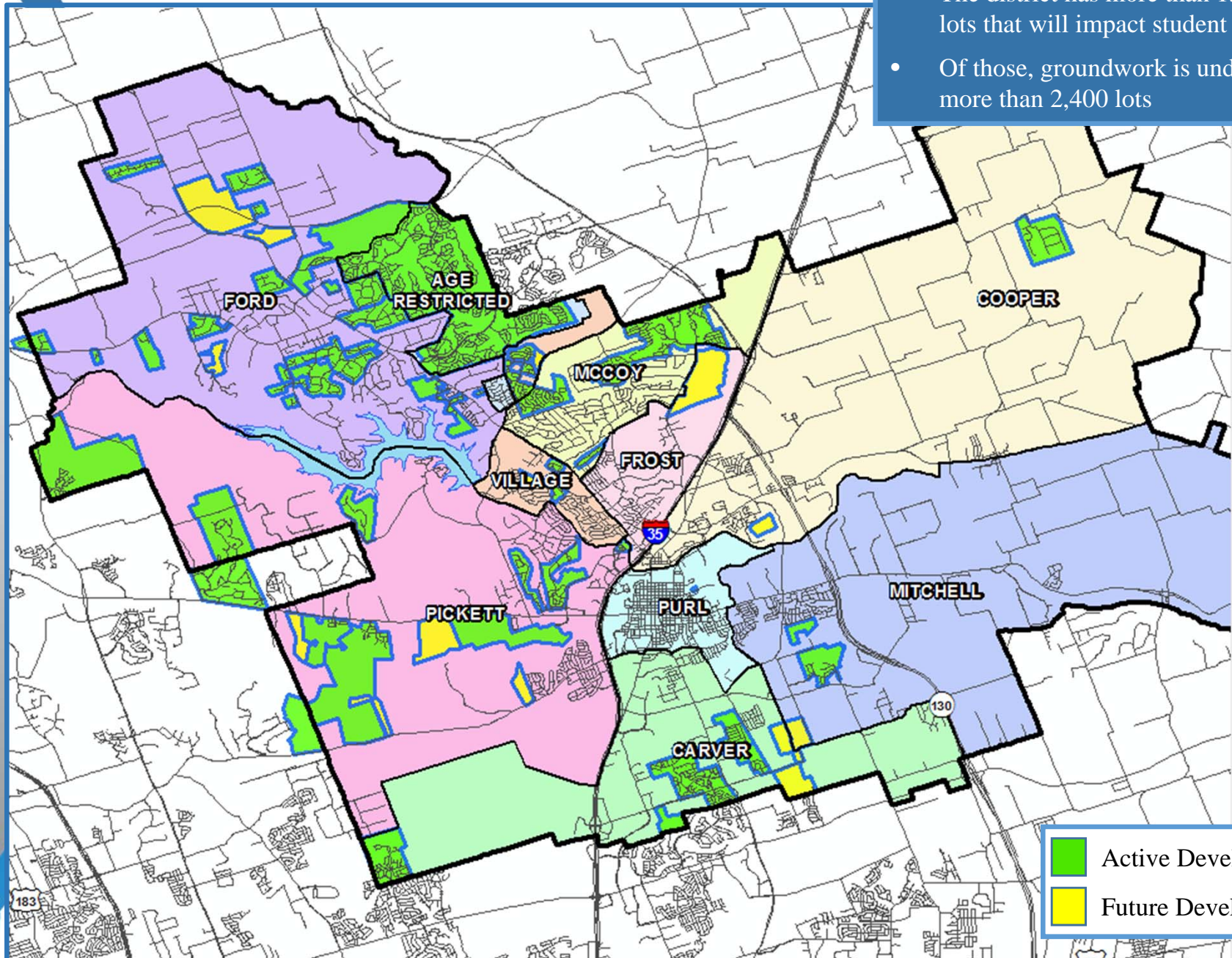
-  Highest activity in the category
-  Second highest activity in the category
-  Third highest activity in the category





District Housing Overview

- Georgetown ISD has more than 2,060 lots available to build on within communities that will impact the district
- The district has more than 13,200 future lots that will impact student enrollment
- Of those, groundwork is underway on more than 2,400 lots



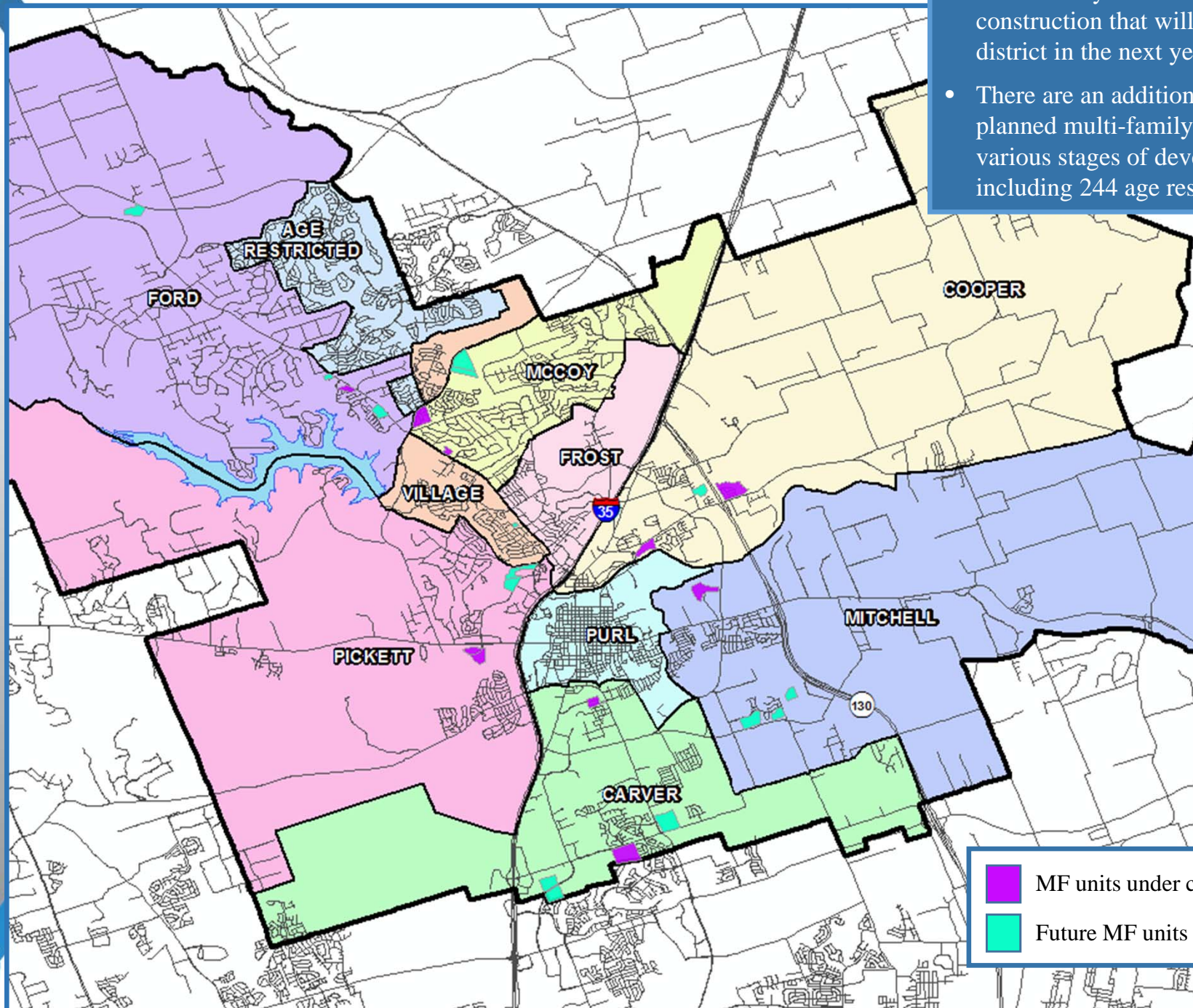
- Active Development
- Future Development





Multi-Family Housing Overview

- Within GISD there nearly 2,000 multi-family units currently under construction that will impact the district in the next year.
- There are an additional 3,500 planned multi-family units in various stages of development, including 244 age restricted units



Residential Activity



Carlson Place

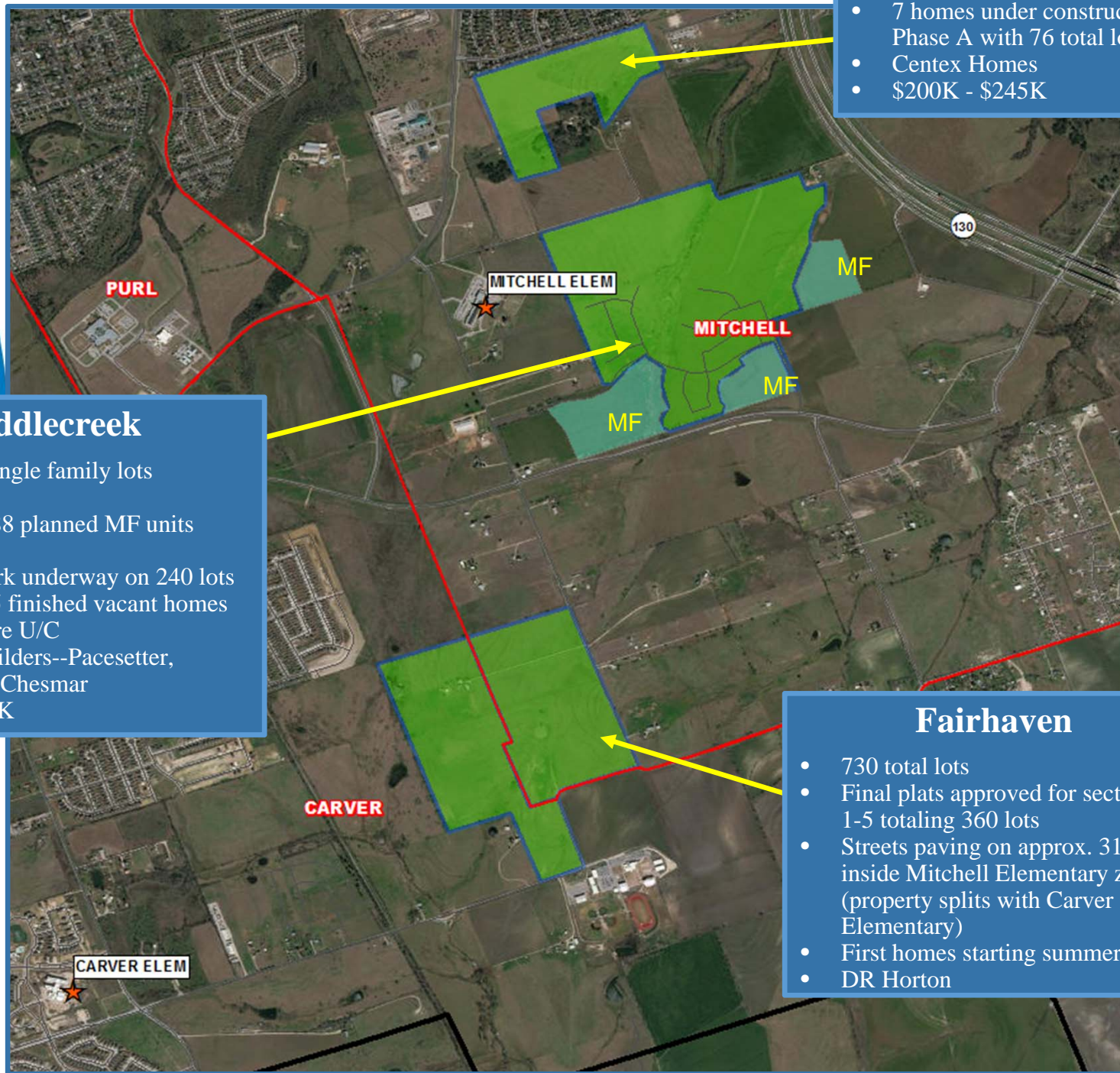
- 275 total lots
- 7 homes under construction in Phase A with 76 total lots
- Centex Homes
- \$200K - \$245K

Saddlecreek

- 830 total single family lots
- 604 futures
- Approx. 388 planned MF units
- 168 VDL
- Groundwork underway on 240 lots
- Approx. 25 finished vacant homes and 25 more U/C
- 3 active builders--Pacesetter, Century & Chesmar
- \$215-\$300K

Fairhaven

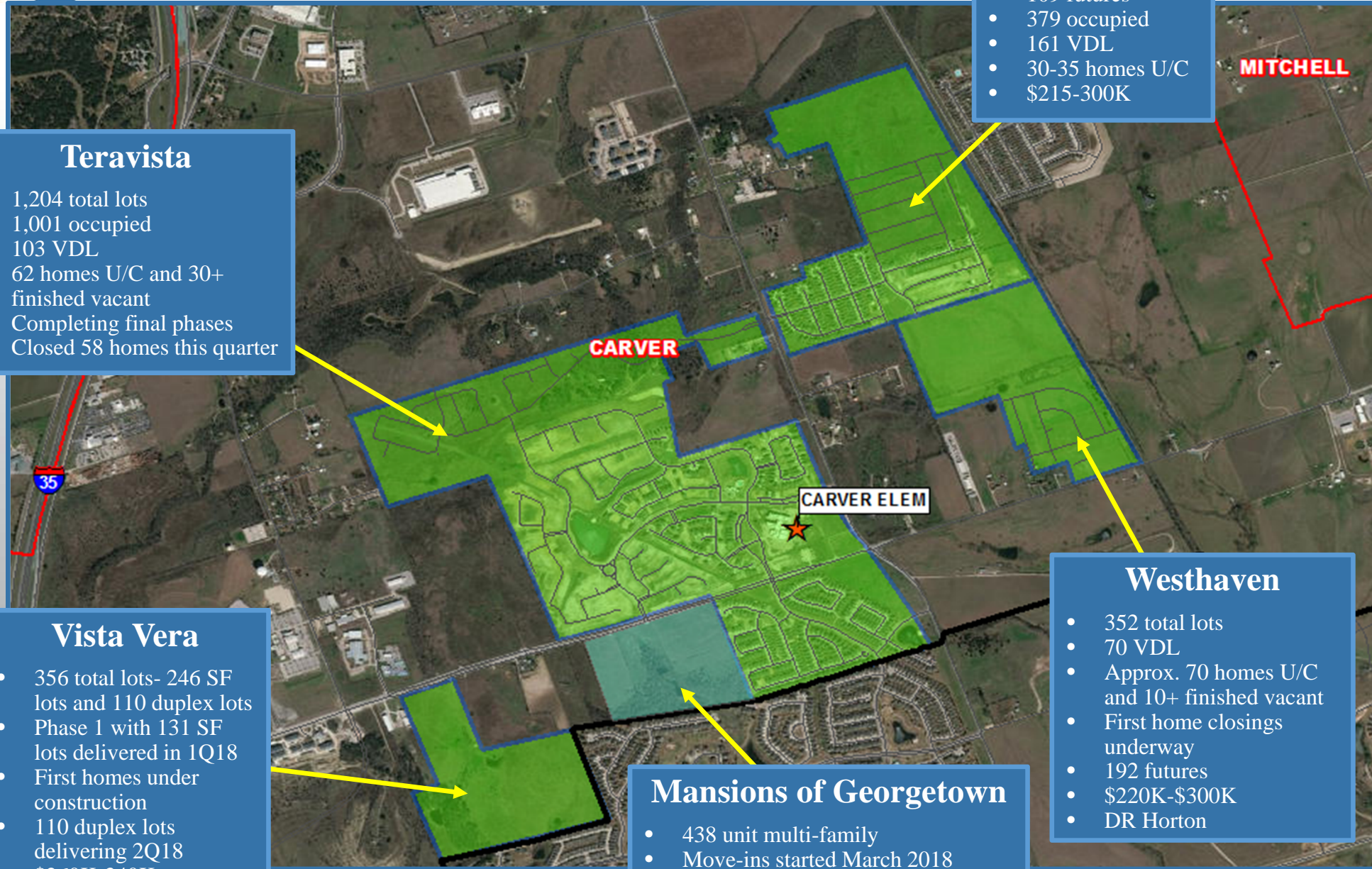
- 730 total lots
- Final plats approved for sections 1-5 totaling 360 lots
- Streets paving on approx. 315 lots inside Mitchell Elementary zone (property splits with Carver Elementary)
- First homes starting summer 2018
- DR Horton





Residential Activity

Carver Elementary



La Conterra

- 687 total lots
- 109 futures
- 379 occupied
- 161 VDL
- 30-35 homes U/C
- \$215-300K

MITCHELL

Teravista

- 1,204 total lots
- 1,001 occupied
- 103 VDL
- 62 homes U/C and 30+ finished vacant
- Completing final phases
- Closed 58 homes this quarter

CARVER

CARVER ELEM

Vista Vera

- 356 total lots- 246 SF lots and 110 duplex lots
- Phase 1 with 131 SF lots delivered in 1Q18
- First homes under construction
- 110 duplex lots delivering 2Q18
- \$260K-340K

Westhaven

- 352 total lots
- 70 VDL
- Approx. 70 homes U/C and 10+ finished vacant
- First home closings underway
- 192 futures
- \$220K-\$300K
- DR Horton

Mansions of Georgetown

- 438 unit multi-family
- Move-ins started March 2018
- Occupied at 16%
- All construction complete in 2019



Residential Activity

Pickett Elementary

Wolf Ranch

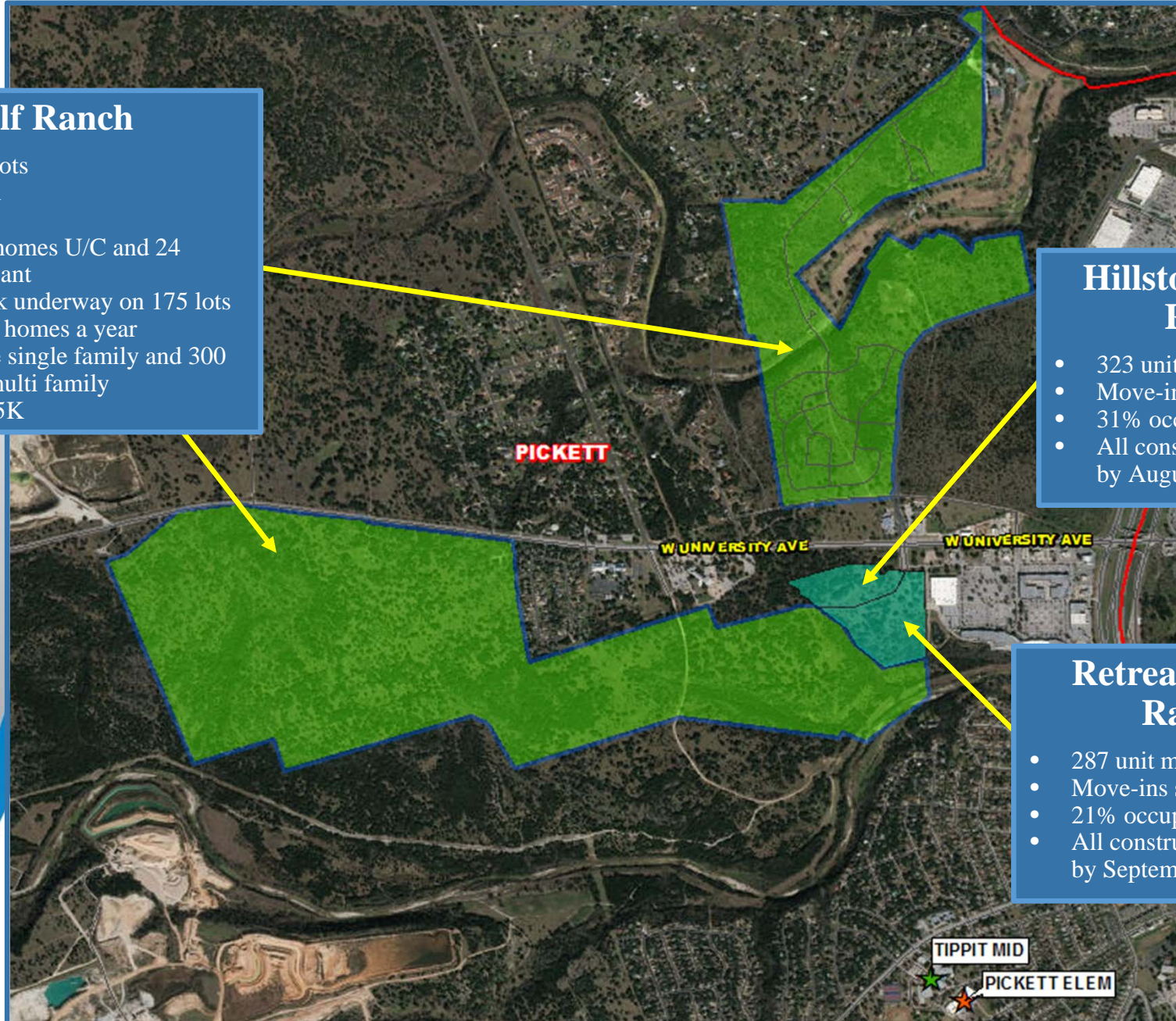
- 1,688 total lots
- 64 occupied
- 107 VDL
- approx. 10 homes U/C and 24 finished vacant
- Groundwork underway on 175 lots
- Building 80 homes a year
- 1,477 future single family and 300 additional multi family
- \$400K-\$575K

Hillstone at Wolf Ranch

- 323 unit multi-family
- Move-ins started late 2017
- 31% occupied
- All construction complete by August

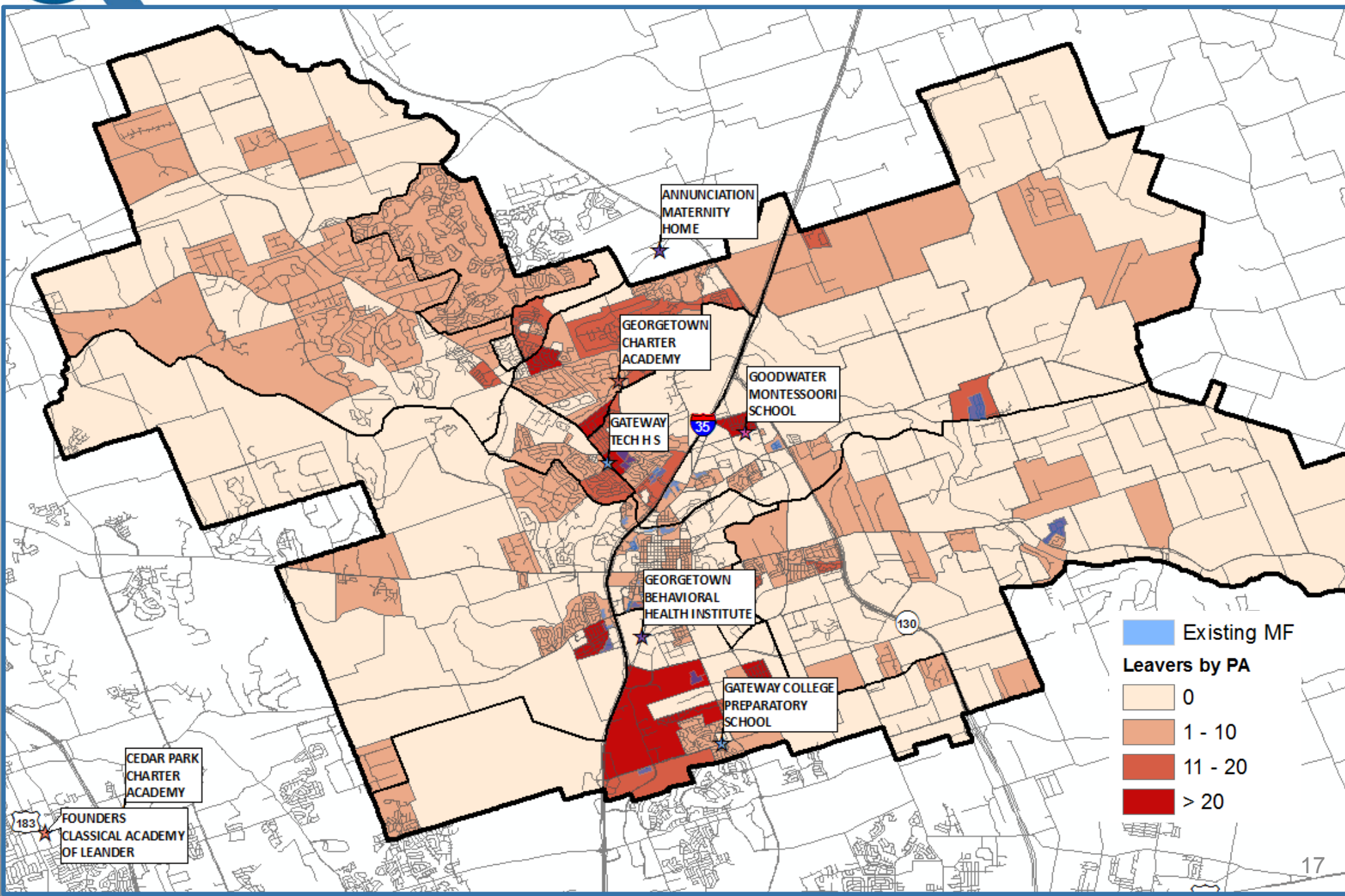
Retreat at Wolf Ranch

- 287 unit multi-family
- Move-ins started December
- 21% occupied
- All construction complete by September 2018



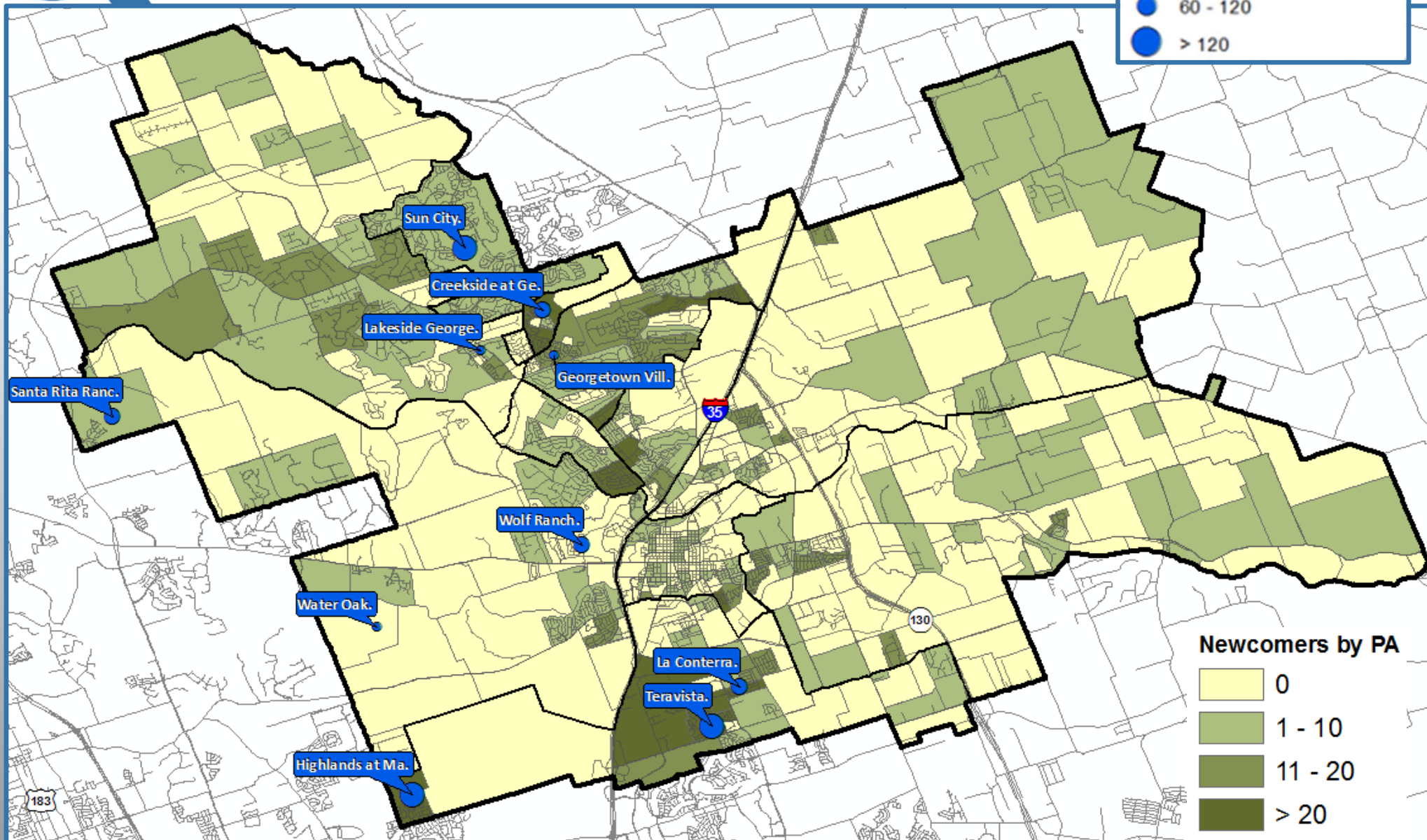


Leaver Density Map





Newcomer Density Map



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
2013/14	43	308	726	763	751	762	778	733	824	776	811	859	853	770	797	10,554		
2014/15	39	298	664	750	781	762	804	804	754	856	797	852	881	829	780	10,651	97	0.9%
2015/16	53	284	701	712	785	804	807	845	863	805	857	883	879	895	824	10,997	346	3.2%
2016/17	44	322	751	768	779	841	853	856	870	928	832	954	894	856	877	11,425	428	3.9%
2017/18	50	348	731	789	785	783	890	869	881	869	926	904	941	880	866	11,512	87	0.8%
2018/19	50	348	766	791	844	849	834	961	903	915	895	1,013	914	909	864	11,856	344	3.0%
2019/20	50	348	805	831	867	921	919	906	1,000	930	942	982	1,024	890	892	12,307	451	3.8%
2020/21	50	348	856	885	895	933	978	987	941	1,030	958	1,028	991	1,002	868	12,750	443	3.6%
2021/22	50	348	903	939	953	966	1,000	1,059	1,029	971	1,075	1,048	1,019	975	979	13,314	564	4.4%
2022/23	50	348	944	996	1,010	1,019	1,031	1,081	1,107	1,061	993	1,180	1,037	1,002	953	13,812	498	3.7%
2023/24	50	348	989	1,024	1,073	1,076	1,089	1,116	1,126	1,141	1,096	1,087	1,164	1,031	989	14,399	587	4.2%
2024/25	50	348	1,028	1,078	1,103	1,142	1,153	1,178	1,163	1,159	1,177	1,202	1,075	1,149	1,011	15,016	617	4.3%
2025/26	50	348	1,060	1,121	1,152	1,172	1,214	1,240	1,227	1,198	1,192	1,293	1,185	1,063	1,129	15,644	628	4.2%
2026/27	50	348	1,091	1,160	1,203	1,226	1,248	1,307	1,292	1,264	1,234	1,310	1,272	1,173	1,045	16,223	579	3.7%
2027/28	50	348	1,109	1,184	1,246	1,279	1,305	1,345	1,362	1,331	1,302	1,352	1,286	1,256	1,152	16,907	684	4.2%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Georgetown ISD may enroll more than 12,000 students by 2019
- 5 year growth = 2,300 students
- 2022/23 enrollment = 13,812
- 10 year growth = 5,395 students
- 2026/27 enrollment = 16,907

Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	Current	ENROLLMENT HISTORY									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Annie Purl Elementary	869	449	808	797	806	822	819	798	803	809	812	819	820
Carver Elementary	890	848	787	878	939	1,003	1,057	1,124	1,182	1,248	1,316	1,381	1,432
Dell Pickett Elementary	492	331	285	315	374	439	531	616	693	778	856	930	1,010
Frost Elementary	552	424	356	368	379	396	421	444	461	468	477	486	492
Mitchell Elementary	792	537	727	736	752	791	835	878	942	1,026	1,079	1,145	1,189
Ford Elementary	653	550	565	593	612	660	698	739	781	826	874	918	954
Cooper Elementary	693	530	553	559	570	575	598	623	622	628	632	636	641
Mccoy Elementary	808	601	609	621	620	635	641	648	664	677	688	697	702
Village Elementary	633	555	555	576	595	611	618	609	617	620	623	621	626
ELEMENTARY SCHOOL TOTALS	6,897	5,214	5,245	5,443	5,647	5,932	6,218	6,479	6,765	7,080	7,357	7,633	7,866
Elementary Absolute Change		223	31	198	204	285	286	261	286	315	277	276	233
Elementary Percent Change		4.47%	0.59%	3.78%	3.75%	5.05%	4.82%	4.20%	4.41%	4.66%	3.91%	3.75%	3.05%

*Yellow box = enrollment exceeds stated capacity

- Carver Elementary may enroll more than 1,000 students by 2020
- Purl Elementary will enroll roughly 820 students by 2020/21
- Mitchell Elementary will enroll about 750 students by 2019/20
- Total elementary enrollment is anticipated to grow by more than 4% annually for the next several years

Ten Year Forecast

By Middle School & High School Campus

		History	Current	ENROLLMENT HISTORY									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Forbes Middle School	974	800	673	625	654	651	648	621	631	655	669	678	692
Benold Middle School	974	925	891	874	843	850	900	930	972	995	1,024	1,085	1,130
Tippit Middle School	808	898	682	567	661	717	744	814	902	978	1,019	1,076	1,147
Wagner Middle School	950	0	429	646	713	710	782	795	857	870	904	950	1,025
MIDDLE SCHOOL TOTALS	3,706	2,623	2,675	2,712	2,871	2,928	3,074	3,160	3,362	3,498	3,616	3,789	3,994
Middle School Absolute Change		105	52	37	159	57	146	86	202	136	118	173	205
Middle School Percent Change		4.17%	1.98%	1.38%	5.86%	1.99%	4.99%	2.80%	6.39%	4.05%	3.37%	4.78%	5.41%
East View High School	2,000	1,552	1,565	1,641	1,671	1,755	1,851	1,954	2,045	2,184	2,366	2,475	2,648
Georgetown High School	2,000	1,927	1,950	1,983	2,041	2,058	2,094	2,142	2,150	2,177	2,228	2,249	2,330
Richarte High School	100	74	67	67	67	67	67	67	67	67	67	67	67
HIGH SCHOOL TOTALS	4,100	3,553	3,582	3,691	3,779	3,880	4,012	4,163	4,262	4,428	4,661	4,791	5,045
High School Absolute Change		100	29	109	88	101	132	151	99	166	233	130	254
High School Percent Change		2.90%	0.82%	3.04%	2.38%	2.67%	3.40%	3.76%	2.38%	3.89%	5.26%	2.79%	5.30%
DISTRICT TOTALS		11,425	11,512	11,856	12,307	12,750	13,314	13,812	14,399	15,016	15,644	16,223	16,907
District Absolute Change		428	87	344	451	443	564	498	587	617	628	579	684
District Percent Change		3.89%	0.76%	2.99%	3.80%	3.60%	4.42%	3.74%	4.25%	4.29%	4.18%	3.70%	4.22%

*Yellow box = enrollment exceeds stated capacity

- Wagner Middle School may enroll over 700 students by 2019/20
- Georgetown High School is expected to be over capacity by 2019



Summary

- Georgetown's unemployment rate is below 3.5%.
- The average price for a new home in Georgetown is over \$320,000.
- The district had more than 1,450 home starts in the last 12 months.
- Carver Elementary zone had the most residential growth in 2017 with the continued development of Teravista and Highlands of Mayfield Ranch subdivisions.
- Groundwork is currently underway on over 2,400 lots within GISD.
- GISD can expect an increase of approximately 2,300 students during the next 5 years.
- 2022/23 enrollment projection is 13,812 students.
- GISD is projected to enroll more than 16,907 students for the 2027/28 school year.

