

*Lago Vista
Independent
School
District*



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

Demographic
Report
2018/19



TEMPLETON
DEMOGRAPHICS



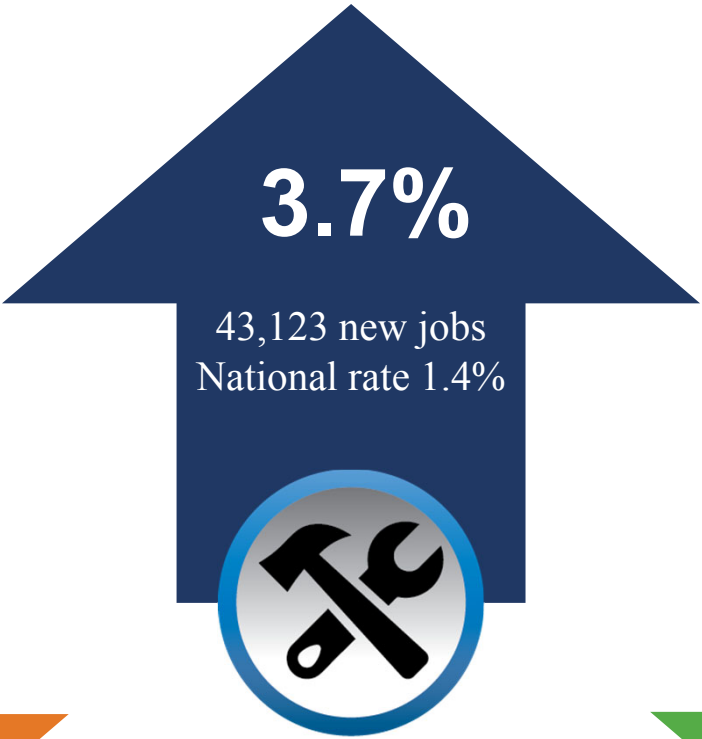
Economic Conditions – Austin Area (October 2018)

Unemployment Rate



U.S. 3.5%
 Texas 3.5%
 Austin MSA 2.7%
 Travis County 2.6%

-0.1%



Job Growth

Annual Home Starts



316 fewer home starts than 3Q17

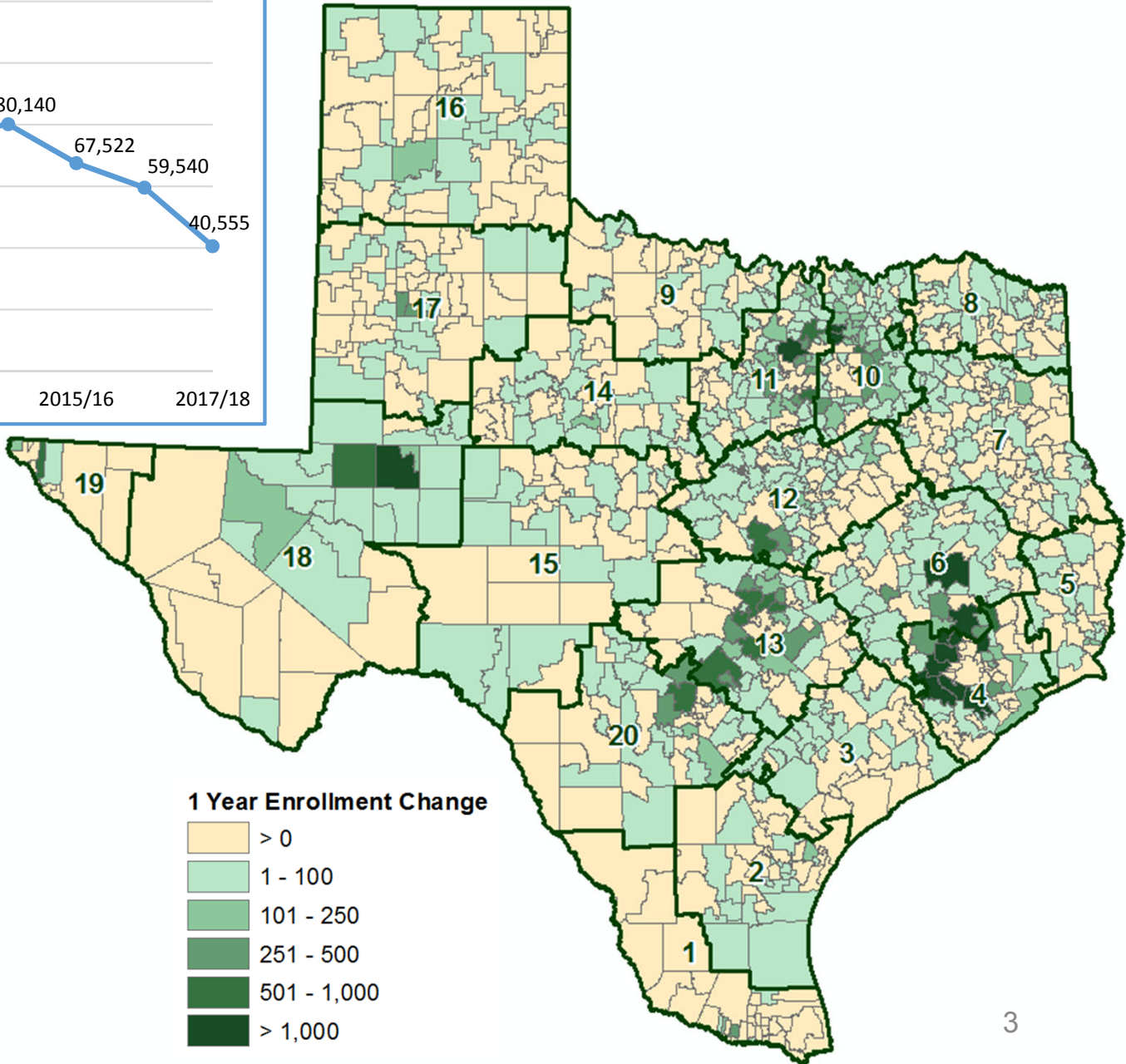
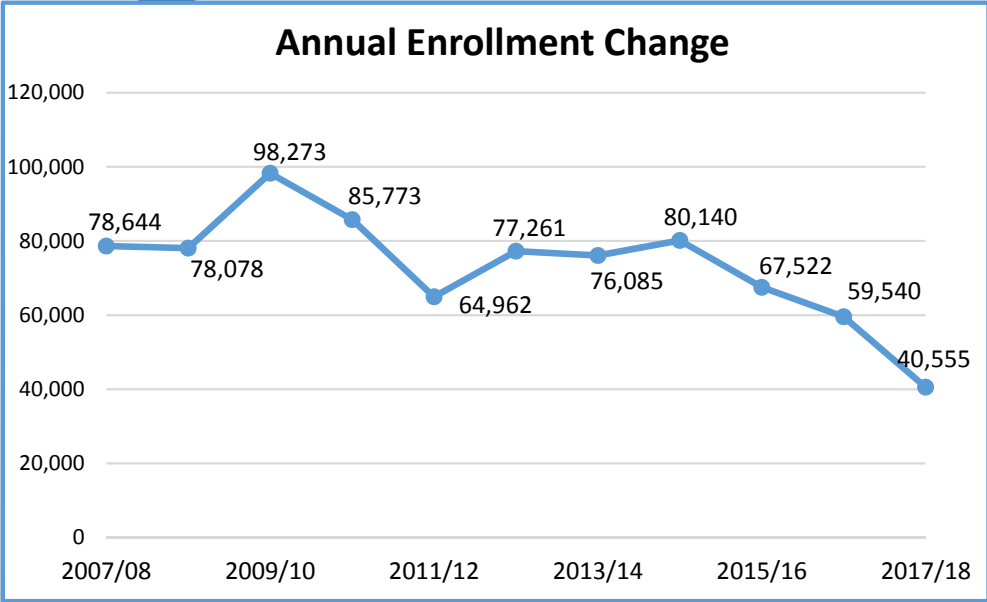
16,378





Texas Enrollment Trends

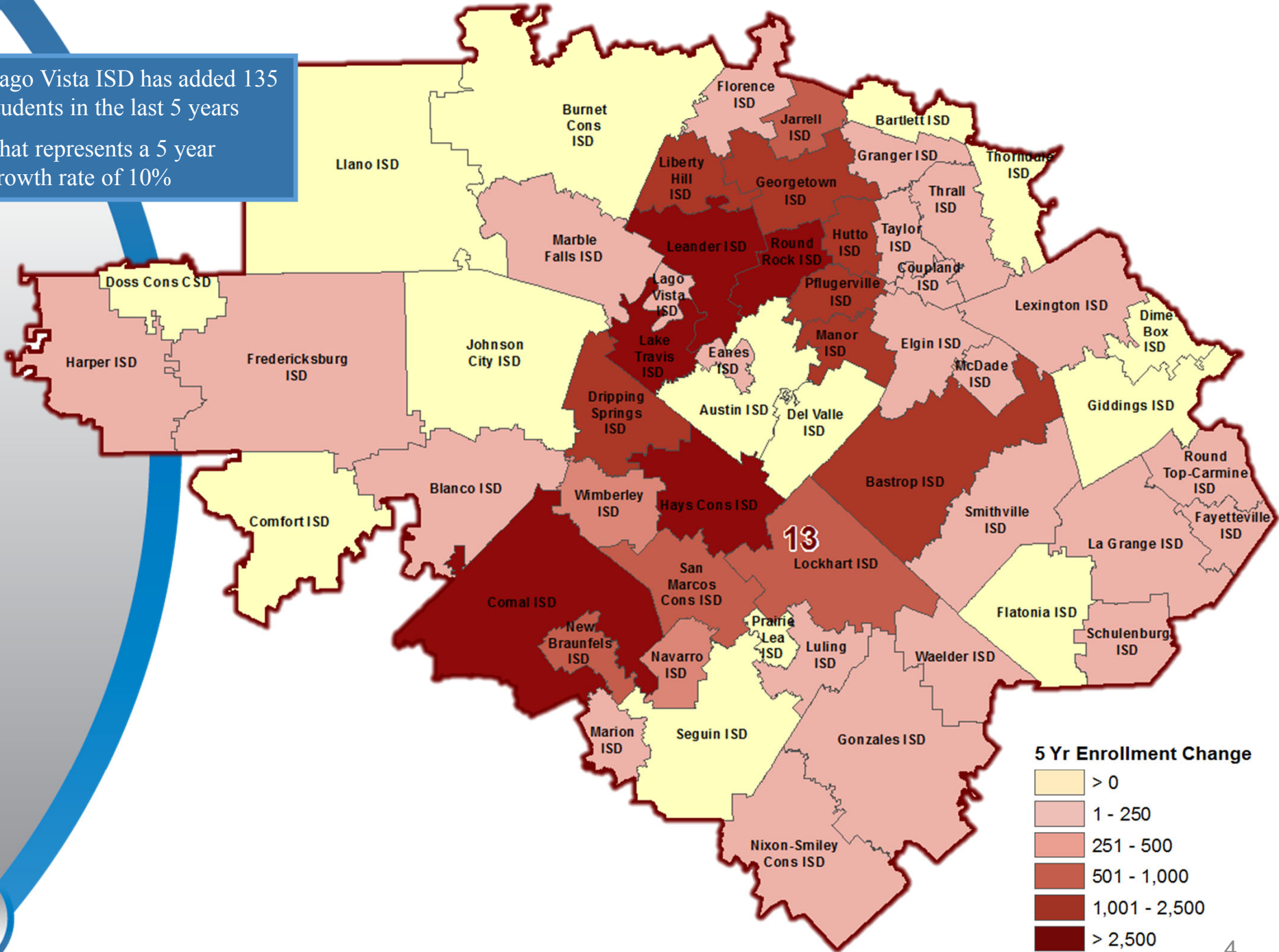
2017/18 State Enrollment
Total Enrollment 5,399,682
Total Growth 40,555





Region 13 Enrollment Trends

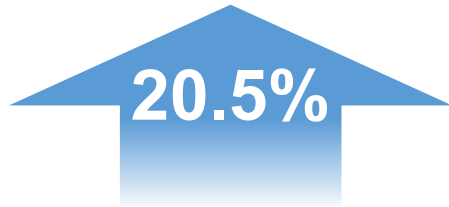
- Lago Vista ISD has added 135 students in the last 5 years
- That represents a 5 year growth rate of 10%





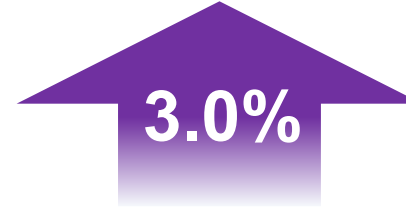
District Demographic Snap Shot

2018 Total District
Population Estimate
10,198



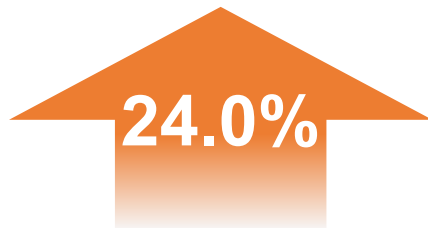
8,460
2010 Census
District Population

Total District Population
Below Age 19
1,862



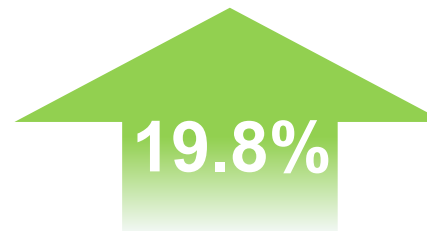
2010 Census District
Population Below Age 19
1,807

2018 Total District
Median Household Income
\$85,354



2010 Census Total District
Median Household Income
\$68,802

2018 District Households
4,315



2010 District Households
3,601

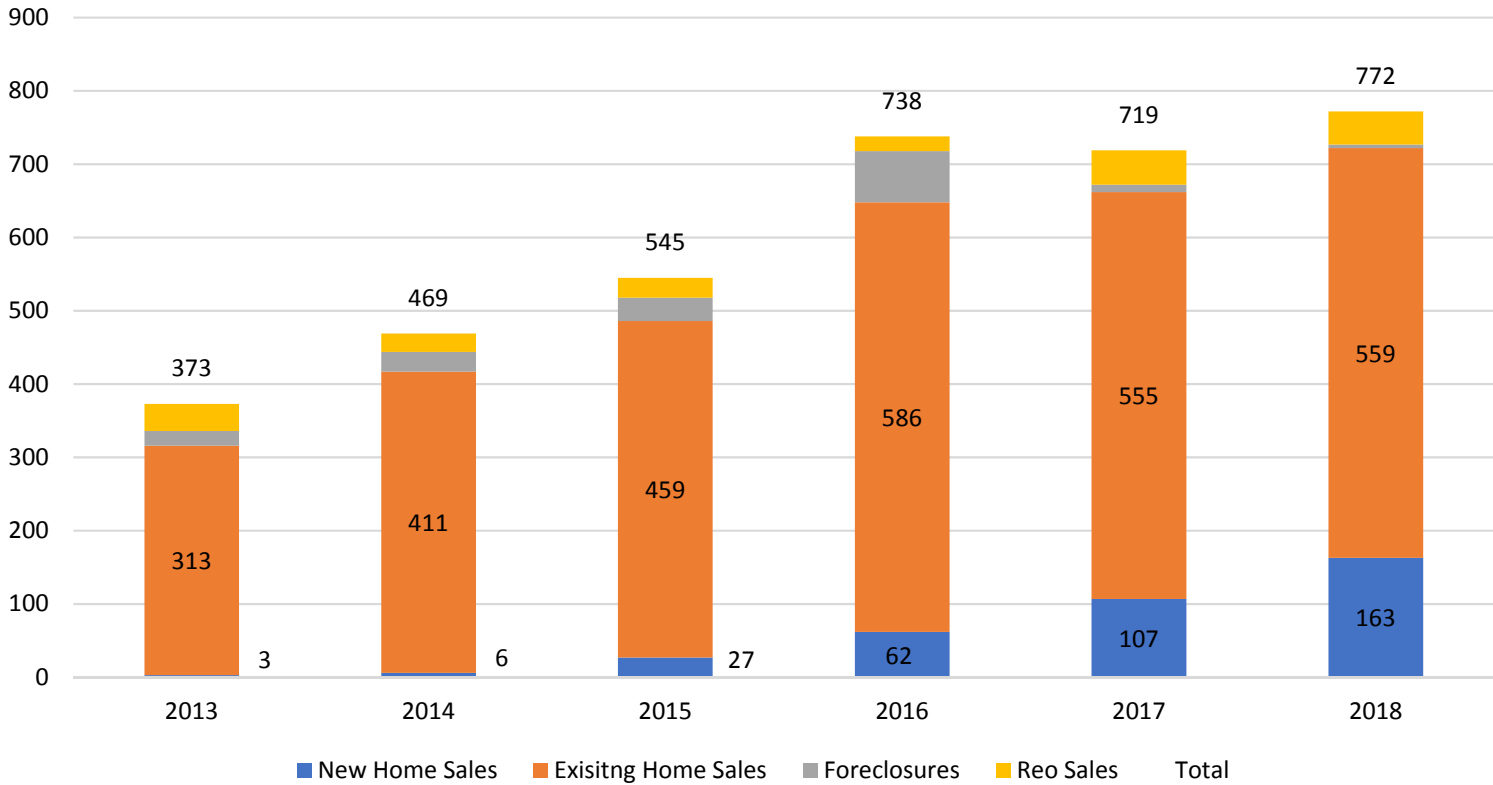




New vs. Existing Housing Activity

Lago Vista ISD Closings 2013 - 2018

Annual District Home Sales by Type



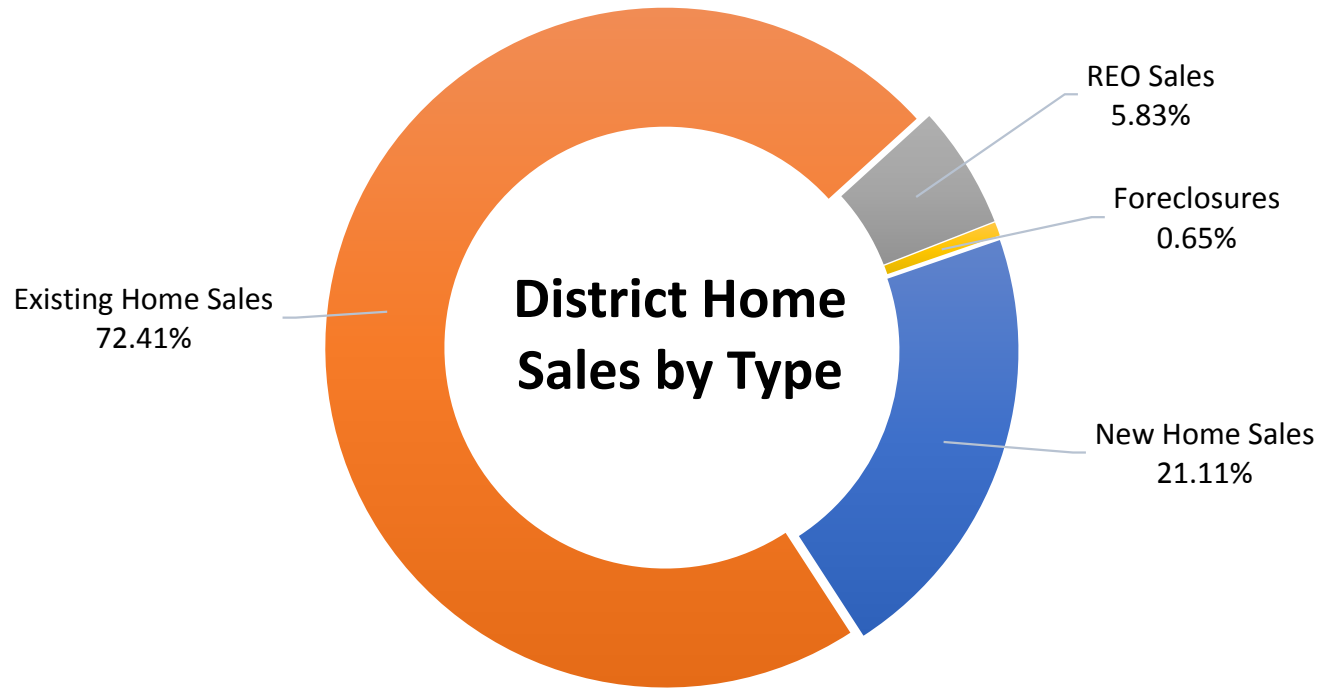
- Lago Vista ISD has sold more than 700 homes each year for the last 3 years
- The district closed 163 new homes in 2018 compared to just 3 in 2013
- The district has had 565 existing home sales on average per year in the last 3 years





Lago Vista ISD Housing Activity

2018 Home Sales by Type



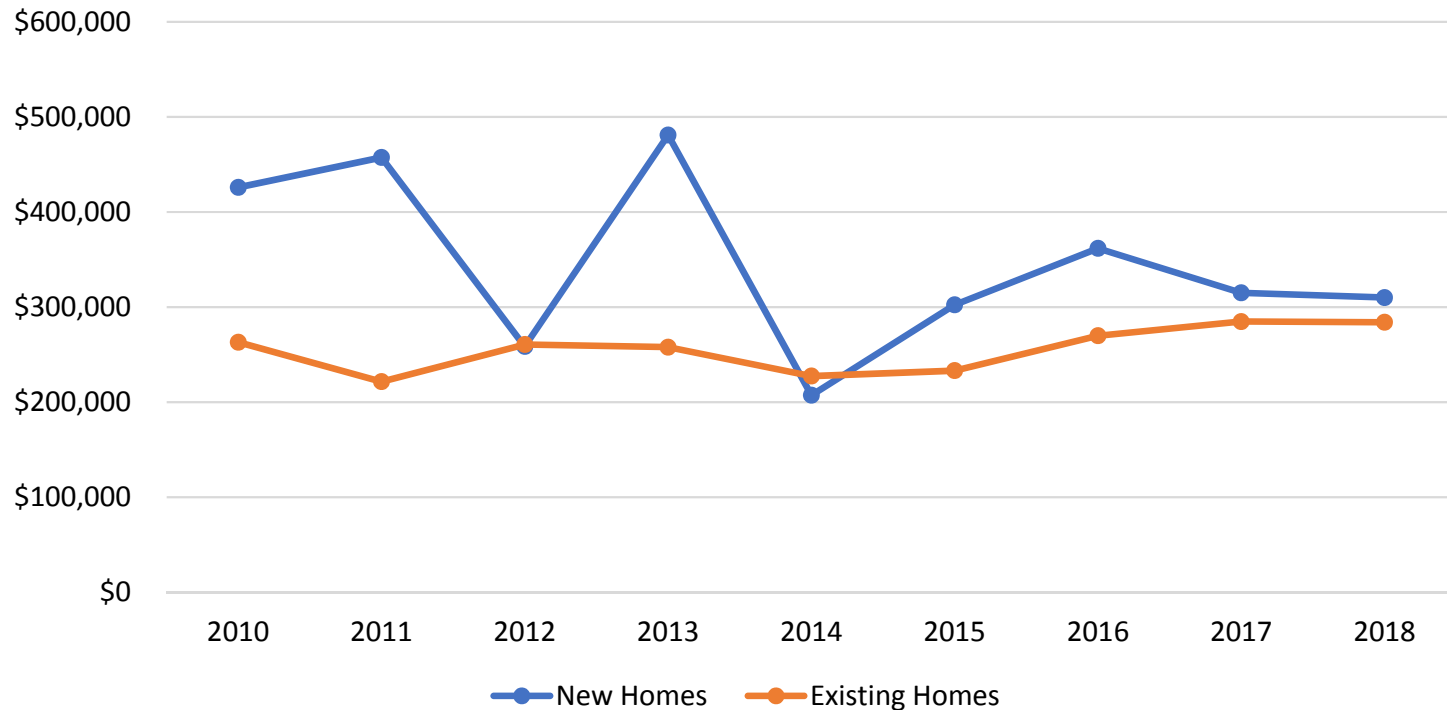
- Lago Vista ISD had 770 home sales from in the last 12 months, and roughly 21% were new homes
- Within Lago Vista ISD, the average new home sale price in 2018 was \$310,000
- Within Lago Vista ISD, the average existing home sale price in 2018 was \$284,048





Lago Vista ISD Historical Home Price Analysis

Average New vs Existing Home Sale Price, 2010 - 2018



	New Homes	Existing Homes
2010	\$425,848	\$263,075
2011	\$457,469	\$221,526
2012	\$258,633	\$260,613
2013	\$481,034	\$257,851
2014	\$207,339	\$227,473
2015	\$302,328	\$228,520
2016	\$361,772	\$269,904
2017	\$315,001	\$284,794
2018	\$310,000	\$284,048

- Within Lago Vista ISD the difference in sale price for new and existing homes is leveling out because of the increased production of more affordable new homes
- Since 2010, the average price for a new home in Lago Vista ISD has fallen nearly 27% a price difference of \$115,848
- The average price for an existing home in Lago Vista ISD increased roughly \$20,900 since 2010





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Leander ISD	2,241	2,345	3,030	14,003
2	Austin ISD	1,572	1,748	1,551	10,733
3	Pflugerville ISD	1,663	1,650	1,969	10,616
4	Round Rock ISD	1,451	1,596	1,358	5,877
5	Georgetown ISD	1,602	1,400	2,693	16,831
6	Hays CISD	1,398	1,302	1,862	22,496
7	Manor ISD	1,202	1,193	1,510	14,986
8	Del Valle ISD	891	889	578	26,644
9	Hutto ISD	984	884	1,075	4,669
10	Lake Travis ISD	767	782	1,581	5,148
11	Liberty Hill ISD	856	726	2,135	11,162
12	Dripping Springs ISD	634	646	1,528	5,635
13	Bastrop ISD	193	310	1,086	18,956
14	Jarrell ISD	325	301	197	8,454
15	San Marcos CISD	265	221	670	8,007
16	Eanes ISD	112	85	133	154
17	Taylor ISD	62	61	65	1,044
18	Lago Vista ISD*	61	44	642	4,128
19	Elgin ISD	79	43	231	5,859
20	Smithville ISD	2	3	103	412
21	Wimberly ISD	5	3	34	0

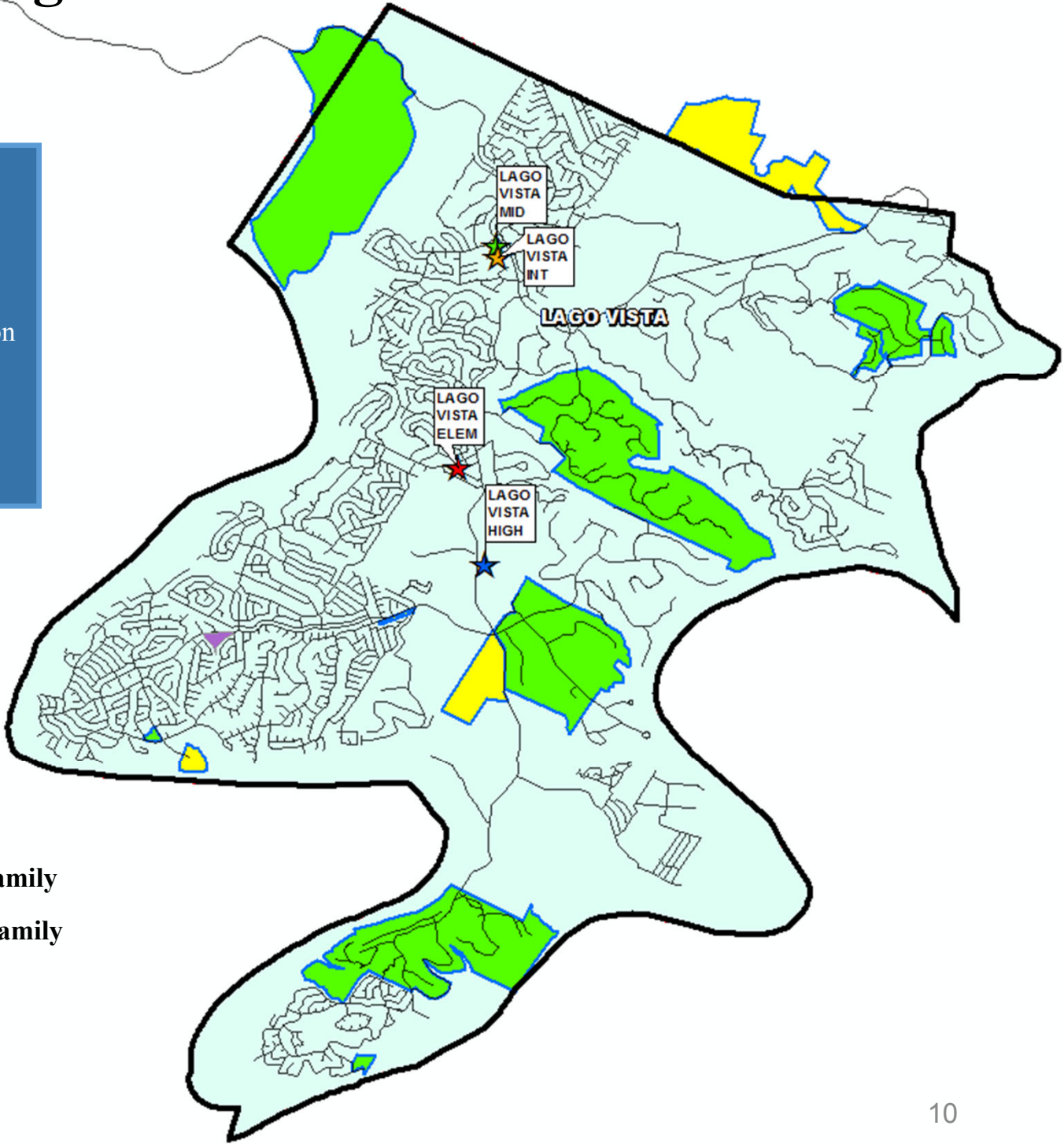
*Based on additional research by Templeton Demographics staff and excluding portions of developments that fall outside of LVISD boundary






District Housing Overview



- Lago Vista ISD has more than 640 lots available to build on
- The district has more than 4,100 future lots planned
- Of those, groundwork is underway on roughly 92 lots within the district
- The district also has 72 multi-family units under construction in the Vista Bella complex



 Active Single Family
 Future Single Family

 Active Multi Family
 Future Multi Family

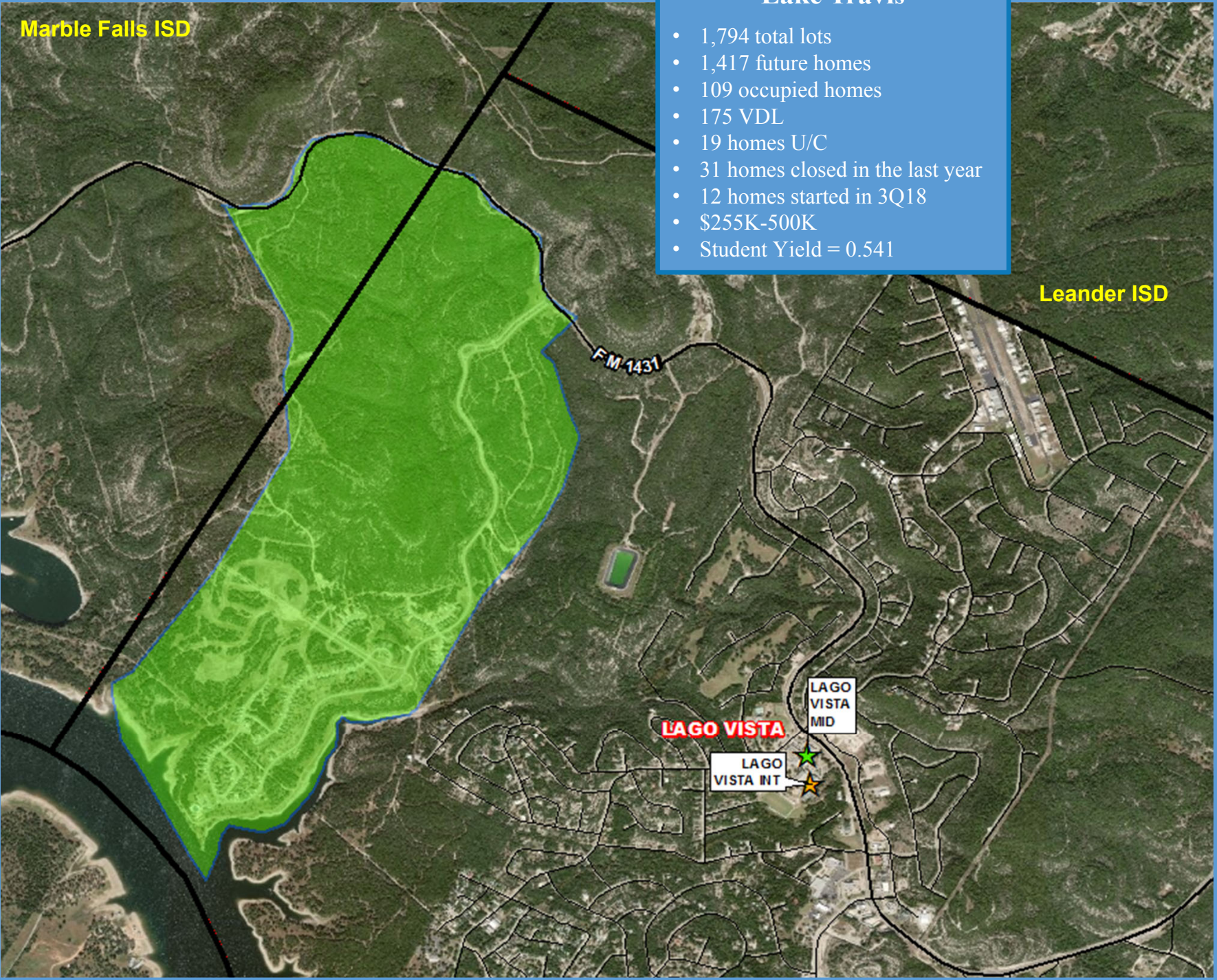




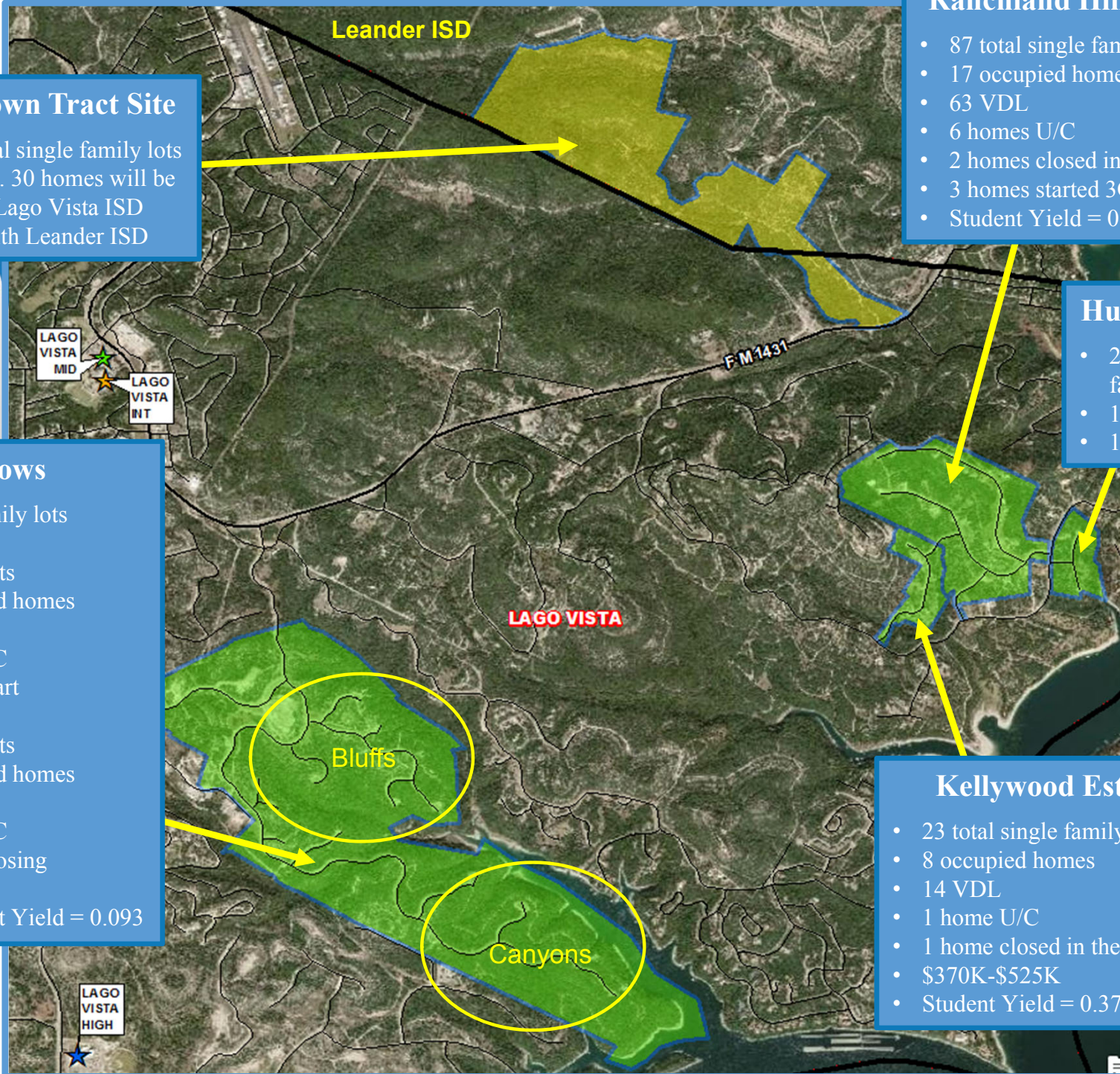
Residential Activity

Lakeside at Tessera on Lake Travis

- 1,794 total lots
- 1,417 future homes
- 109 occupied homes
- 175 VDL
- 19 homes U/C
- 31 homes closed in the last year
- 12 homes started in 3Q18
- \$255K-500K
- Student Yield = 0.541



Residential Activity



Ranchland Hills Estates

- 87 total single family lots
- 17 occupied homes
- 63 VDL
- 6 homes U/C
- 2 homes closed in last year
- 3 homes started 3Q18
- Student Yield = 0.235

Hunters Creek

- 20 total single family lots
- 1 occupied home
- 19 VDL

Kellywood Estates

- 23 total single family lots
- 8 occupied homes
- 14 VDL
- 1 home U/C
- 1 home closed in the last year
- \$370K-\$525K
- Student Yield = 0.375

Jonestown Tract Site

- 208 total single family lots
- Approx. 30 homes will be within Lago Vista ISD
- Split with Leander ISD

The Hollows

- 600 total single family lots
- The Bluffs—
 - 104 total lots
 - 39 occupied homes
 - 64 VDL
 - 1 home U/C
 - 1 annual start
- The Canyons—
 - 496 total lots
 - 15 occupied homes
 - 170 VDL
 - 1 home U/C
 - 1 annual closing
- \$300K-\$1.1M
- Subdivision Student Yield = 0.093



Residential Activity



Boggy Ford

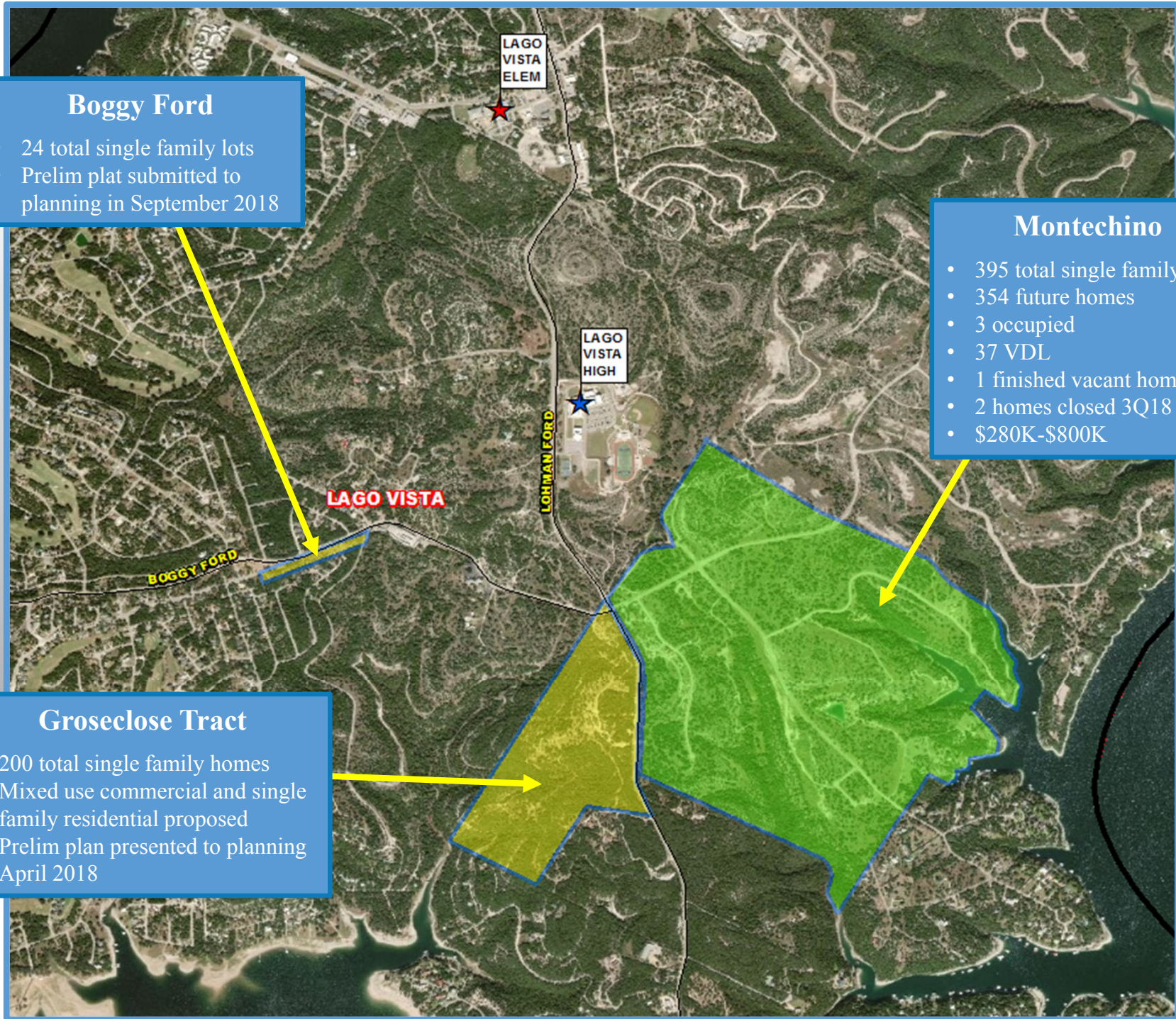
- 24 total single family lots
- Prelim plat submitted to planning in September 2018

Montechino

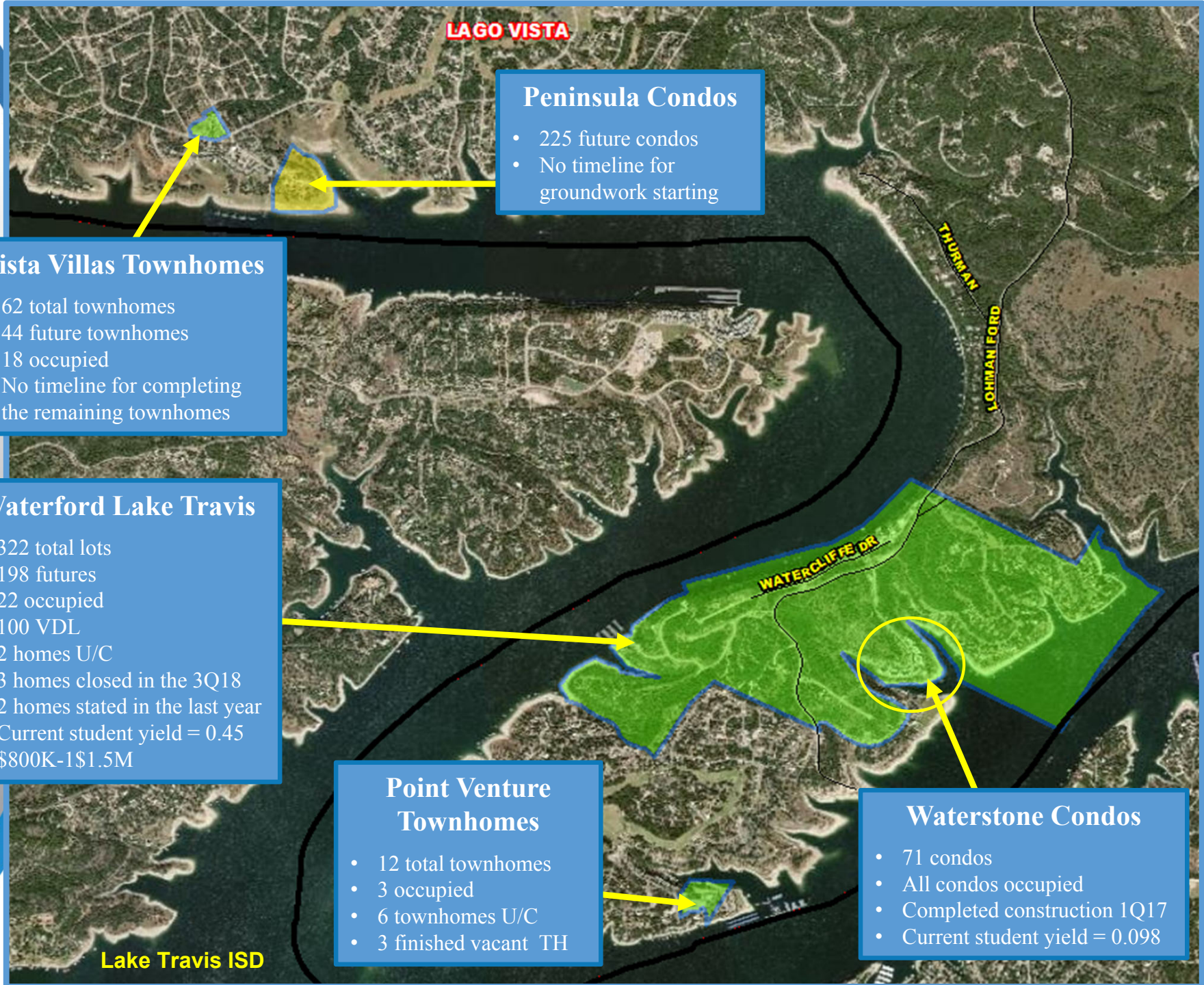
- 395 total single family lots
- 354 future homes
- 3 occupied
- 37 VDL
- 1 finished vacant home
- 2 homes closed 3Q18
- \$280K-\$800K

Groseclose Tract

- 200 total single family homes
- Mixed use commercial and single family residential proposed
- Prelim plan presented to planning April 2018



Residential Activity



LAGO VISTA

Peninsula Condos

- 225 future condos
- No timeline for groundwork starting

Vista Villas Townhomes

- 62 total townhomes
- 44 future townhomes
- 18 occupied
- No timeline for completing the remaining townhomes

Waterford Lake Travis

- 322 total lots
- 198 futures
- 22 occupied
- 100 VDL
- 2 homes U/C
- 3 homes closed in the 3Q18
- 2 homes stated in the last year
- Current student yield = 0.45
- \$800K-1\$1.5M

Point Venture Townhomes

- 12 total townhomes
- 3 occupied
- 6 townhomes U/C
- 3 finished vacant TH

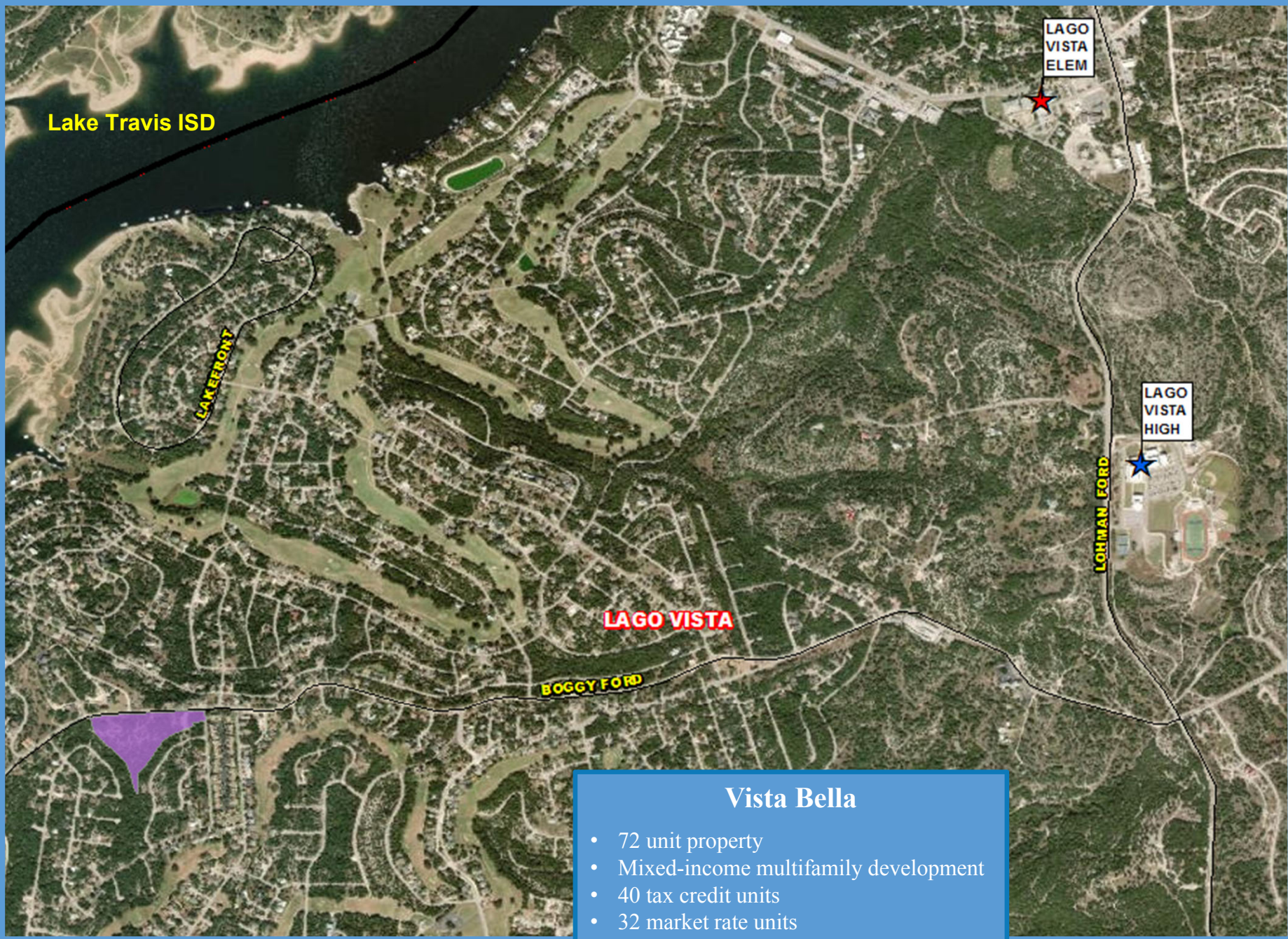
Waterstone Condos

- 71 condos
- All condos occupied
- Completed construction 1Q17
- Current student yield = 0.098



Lake Travis ISD

Future Multi-Family Activity



Vista Bella

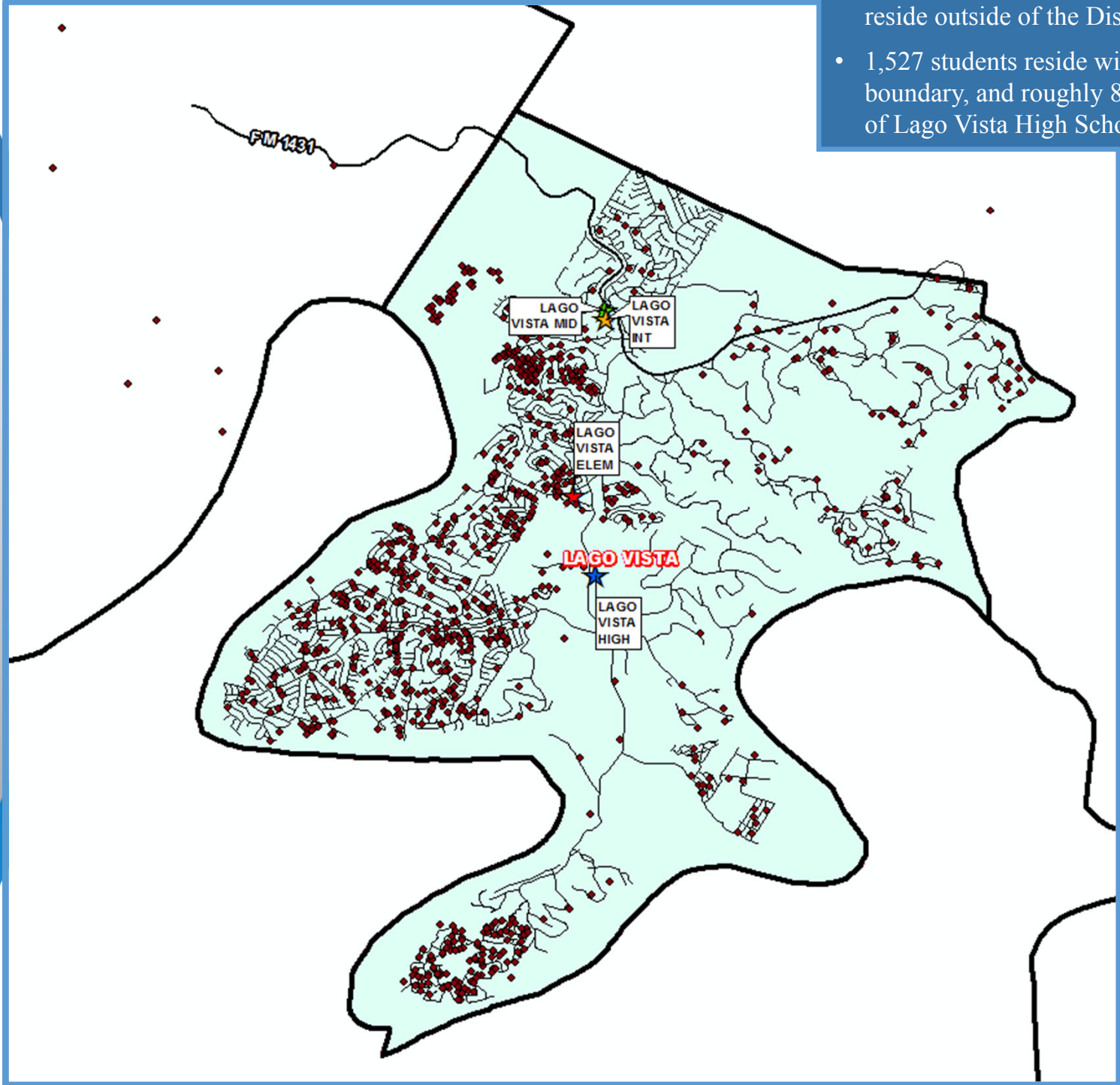
- 72 unit property
- Mixed-income multifamily development
- 40 tax credit units
- 32 market rate units
- Construction began Summer 2018
- Estimated completion date Fall 2019





Student Distribution

- Lago Vista ISD has 45 students that reside outside of the District
- 1,527 students reside within the LVISD boundary, and roughly 830 live South of Lago Vista High School





TEA Transfer Report

Transfers in From	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	5 Yr Change
Leander ISD	9	19	19	20	33	34	34	25
Liberty Hill ISD	4	5	5	5	5	5	5	1
Marble Falls ISD	11	12	12	13	15	17	10	-1
Total Transfers	24	36	36	38	53	56	49	25

Transfers Out To	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	5 Yr Change
Leander ISD	9	6	6	7	7	7	7	-2
Premier High Schools	5	4	5	5	4	5	5	0
Round Rock ISD	5	5	5	4	5	6	5	0
Texas College Prep Academie	8	9	9	8	8	9	9	1
Total Transfers	25	28	28	20	28	28	17	-8

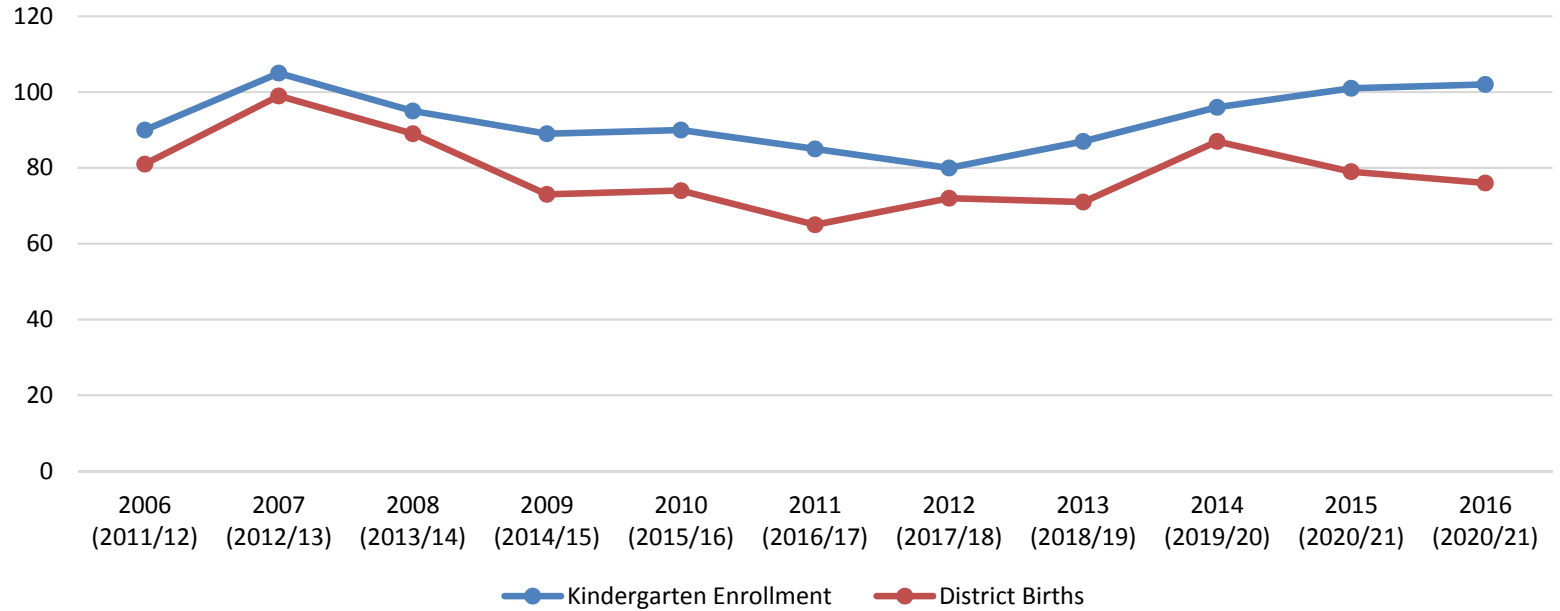
**Totals include additional districts per TEA rounding rules*





Birth Rate Analysis

Lago Vista ISD KG Enrollment v. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	90	81	1.111
2007 (2012/13)	105	99	1.061
2008 (2013/14)	95	89	1.067
2009 (2014/15)	89	73	1.219
2010 (2015/16)	90	74	1.216
2011 (2016/17)	85	65	1.308
2012 (2017/18)	80	72	1.111
2013 (2018/19)	87	71	1.225
2014 (2019/20)	96	87	1.103
2015 (2020/21)	101	79	1.278
2016 (2021/22)	102	76	1.342





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	Total %
2014/15	5	25	89	107	110	99	91	117	103	86	92	116	97	124	105	1,366		
2015/16	12	24	90	98	113	114	100	96	124	113	92	111	131	103	116	1,437	71	5.2%
2016/17	12	13	85	96	104	115	123	109	101	139	119	109	105	115	104	1,449	12	0.8%
2017/18	9	21	80	91	96	110	116	131	123	107	144	136	104	99	108	1,475	26	1.8%
2018/19	4	25	87	79	99	101	118	130	138	133	130	166	144	112	86	1,552	77	5.2%
2019/20	4	25	96	94	87	108	107	132	140	150	149	150	168	151	102	1,663	111	7.2%
2020/21	4	25	101	100	100	93	113	119	144	151	162	171	151	172	137	1,743	80	4.8%
2021/22	4	25	102	105	106	103	99	122	126	156	166	188	168	159	157	1,786	43	2.5%
2022/23	4	25	100	108	109	108	109	107	131	134	170	191	188	166	148	1,798	12	0.7%
2023/24	4	25	106	105	114	113	111	119	112	141	141	196	190	192	152	1,821	23	1.3%
2024/25	4	25	111	111	111	120	115	118	126	120	152	163	194	192	181	1,843	22	1.2%
2025/26	4	25	114	117	117	117	124	124	125	135	129	175	162	195	179	1,842	-1	-0.1%
2026/27	4	25	112	121	124	122	120	133	131	134	144	149	174	164	182	1,839	-3	-0.2%
2027/28	4	25	115	118	128	130	125	128	141	141	144	166	148	176	154	1,843	4	0.2%
2028/29	4	25	117	121	125	134	134	134	136	151	151	166	165	149	164	1,876	33	1.8%

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

- Lago Vista ISD may enroll nearly 1,750 students by 2020
- 5 year growth = 269 students
- 2023/24 enrollment = 1,821 students
- 10 year growth = 324 students
- 2028/29 enrollment = 1,876





Ten Year Forecast

By Campus

CAMPUS	HISTORY	Current	ENROLLMENT PROJECTIONS									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
LAGO VISTA ELEMENTARY SCHOOL	407	395	414	423	445	454	467	482	494	508	520	526
ELEMENTARY TOTALS	407	395	414	423	445	454	467	482	494	508	520	526
Elementary Absolute Change	-18	-12	19	9	22	9	13	15	12	14	12	6
Elementary Percent Change	-4.24%	-2.95%	4.81%	2.17%	5.20%	2.02%	2.86%	3.21%	2.49%	2.83%	2.36%	1.15%
LAGO VISTA INTERMEDIATE SCHOOL	247	248	239	232	221	216	230	233	248	253	253	268
INTERMEDIATE TOTALS	247	248	239	232	221	216	230	233	248	253	253	268
Intermediate Absolute Change	15	1	-9	-7	-11	-5	14	3	15	5	0	15
Intermediate Percent Change	6.47%	0.40%	-3.63%	-2.93%	-4.74%	-2.26%	6.48%	1.30%	6.44%	2.02%	0.00%	5.93%
LAGO VISTA MIDDLE SCHOOL	374	401	439	457	448	435	394	398	389	409	426	438
MIDDLE SCHOOL TOTALS	374	401	439	457	448	435	394	398	389	409	426	438
Middle School Absolute Change	15	27	38	18	-9	-13	-41	4	-9	20	17	12
Middle School Percent Change	4.18%	7.22%	9.48%	4.10%	-1.97%	-2.90%	-9.43%	1.02%	-2.26%	5.14%	4.16%	2.82%
LAGO VISTA HIGH SCHOOL	447	508	571	631	672	693	730	730	711	669	644	644
HIGH SCHOOL TOTALS	447	508	571	631	672	693	730	730	711	669	644	644
High School Absolute Change	14	61	63	60	41	21	37	0	-19	-42	-25	0
High School Percent Change	3.23%	13.65%	12.40%	10.51%	6.50%	3.13%	5.34%	0.00%	-2.60%	-5.91%	-3.74%	0.00%
DISTRICT TOTALS	1,475	1,552	1,663	1,743	1,786	1,798	1,821	1,843	1,842	1,839	1,843	1,876
District Absolute Change	26	77	111	80	43	12	23	22	-1	-3	4	33
District Percent Change	1.79%	5.22%	7.15%	4.81%	2.47%	0.67%	1.28%	1.21%	-0.05%	-0.16%	0.22%	1.79%





Summary

- Travis County's unemployment rate is below 3.0%.
- Lago Vista ISD closed more new homes in 2018 than they ever have in a calendar year.
- The Lakeside at Tessera on Lake Travis accounted for roughly 20% of the district's new home closings. There are currently 19 homes under construction in this subdivision.
- Within Lago Vista ISD there are over 4,100 planned future homes.
- LVISD can expect an increase of approximately 219 students during the next 5 years.
- 2023/24 enrollment projection: 1,821 students.
- Lago Vista ISD is projected to enroll 1,876 students for the 2028/29 school year.