



Lockhart ISD

District
Demographics
Update

Fall 2020

December 14, 2020



School District Strategies
Solutions Through Demographics

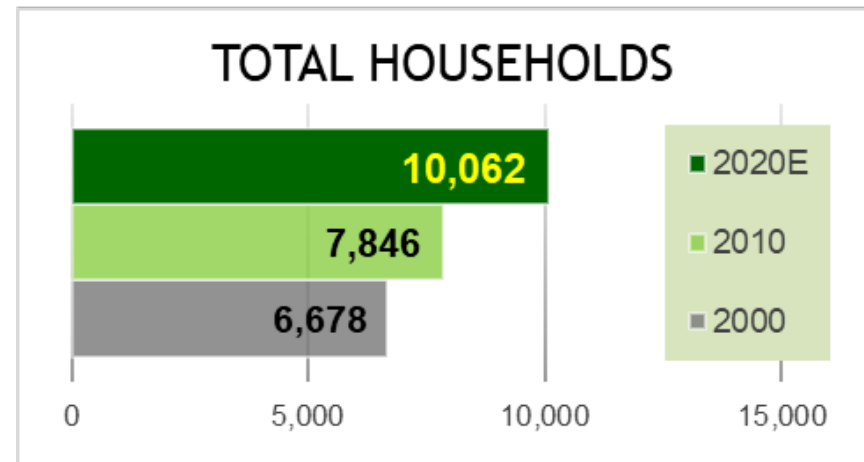
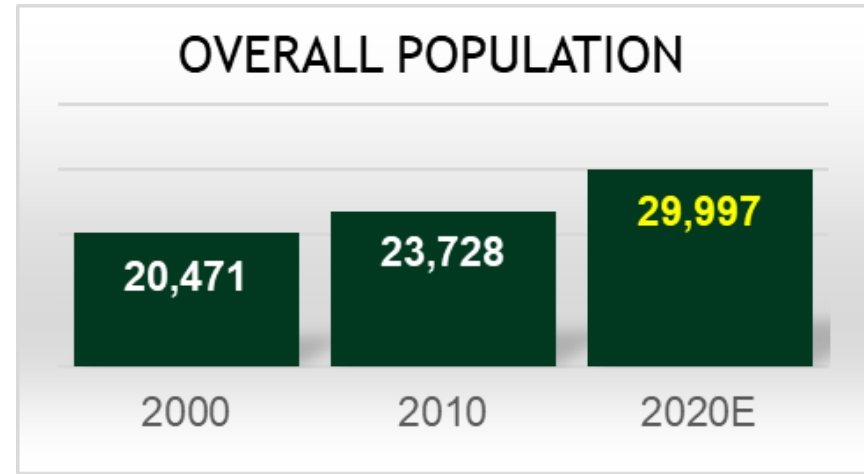


LOCKHART ISD POPULATION AND HOUSEHOLD GROWTH: 2020 UPDATE

- Lockhart ISD's overall population is currently estimated to be 29,997 an increase of 4.7% compared to 2019 (+1,350 people)
- In 2020, the district is estimated to have 10,062 total households (HH), up 6.0% versus a year ago (+573)
- Median HH Income in LISD is now \$55,687

Caldwell Co. = \$54,176

Greater Austin = \$78,659

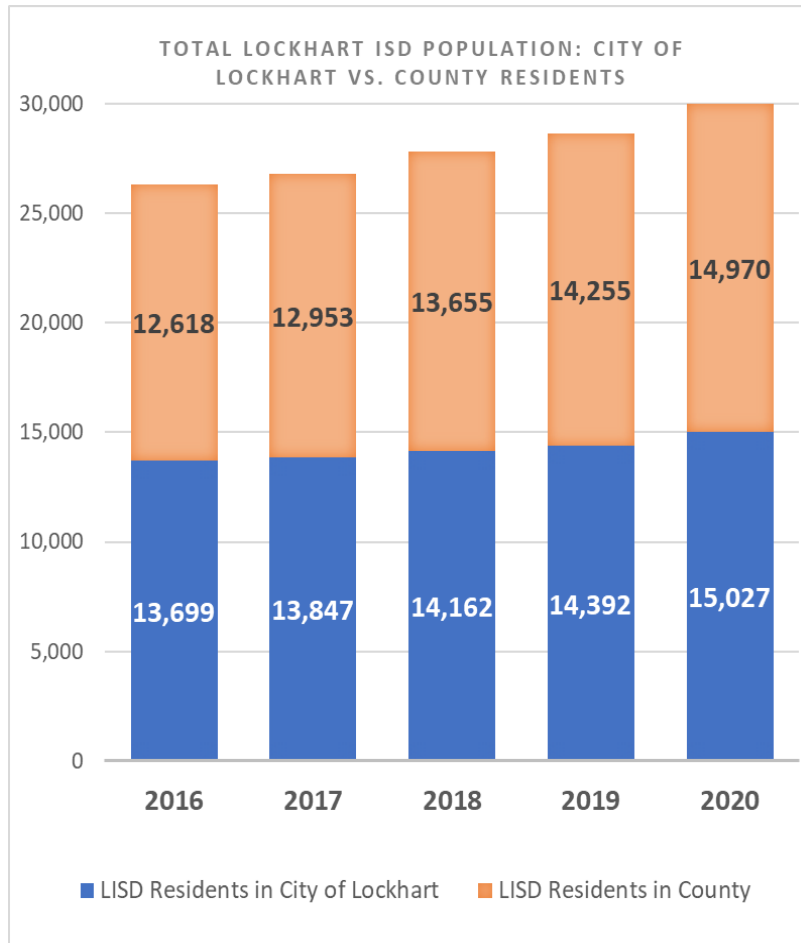


Source:
Esri &
U.S.
Census
Bureau

Year	Population	Total Households
2019	28,647	9,489
2018	27,817	9,224
2017	26,800	8,892



AREA POPULATION AND HOUSEHOLD GROWTH



Total Population	2010	2014	2015	2016	2017	2018	2019	2020
Lockhart ISD	23,728	25,016	25,379	26,317	26,800	27,817	28,647	29,997
City of Lockhart	12,698	13,142	n/a	13,699	13,847	14,162	14,392	15,027
Caldwell County	38,066	39,756	40,383	41,606	42,070	43,376	44,421	46,270
Total Households	2010	2014	2015	2016	2017	2018	2019	2020
Lockhart ISD	7,846	8,293	8,420	8,632	8,892	9,224	9,489	10,062
City of Lockhart	4,098	4,261	n/a	4,400	4,510	4,617	4,692	4,972
Caldwell County	12,301	12,903	13,126	13,371	13,688	14,117	14,454	15,265
Percentage of Caldwell Co. population in LISD	62.3%	62.9%	62.8%	63.3%	63.7%	64.1%	64.5%	64.8%
Percentage of LISD population in City of Lockhart	53.5%	52.5%	n/a	52.1%	51.7%	50.9%	50.2%	50.1%

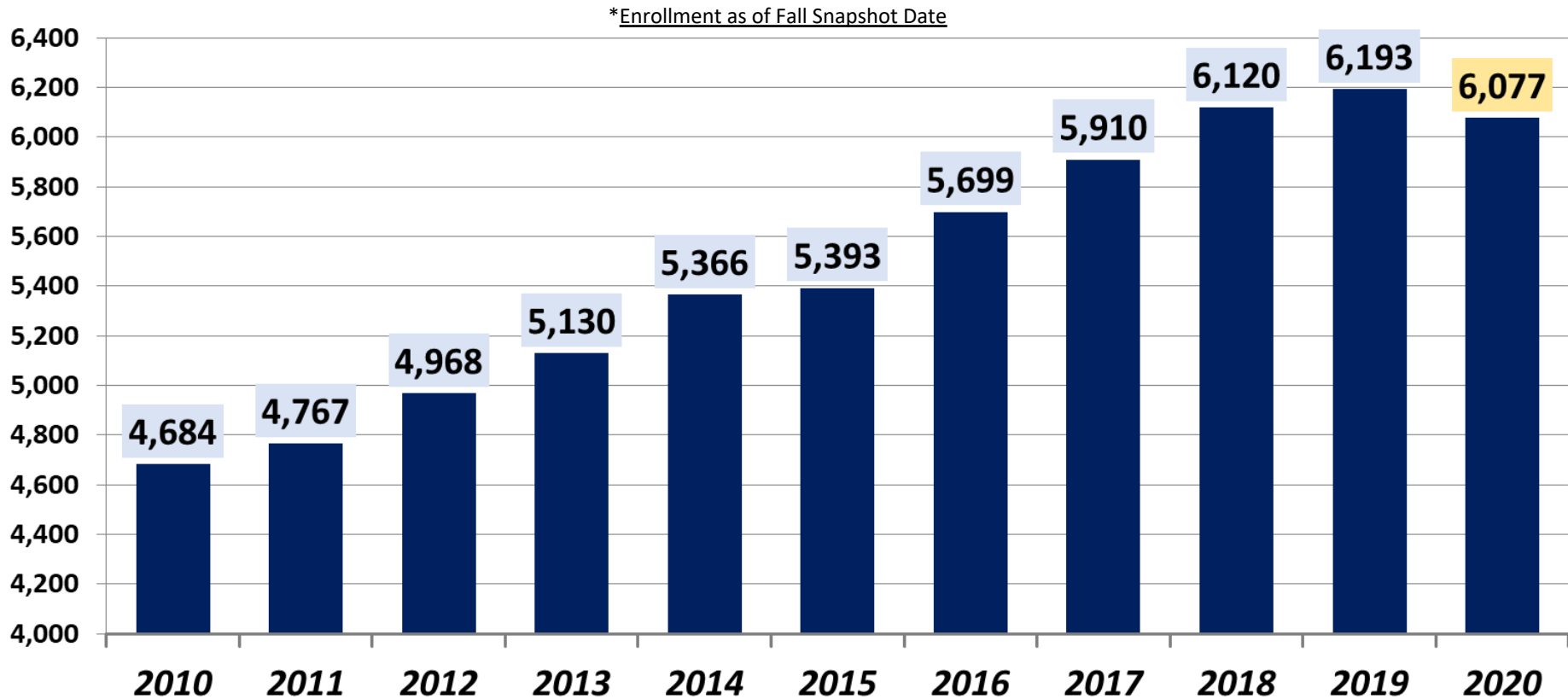
Source: ESRI & U.S. Census Bureau

Share of LISD Population: City of Lockhart vs. County

LISD Population	City of Lockhart	Caldwell County
2020	50.1%	49.9%
2014	52.5%	47.5%
2010	53.5%	46.5%



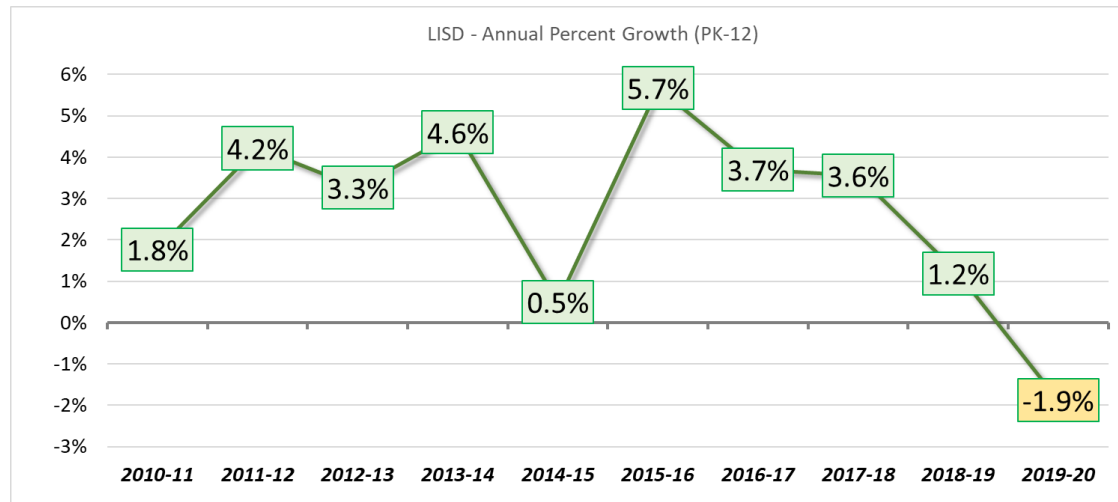
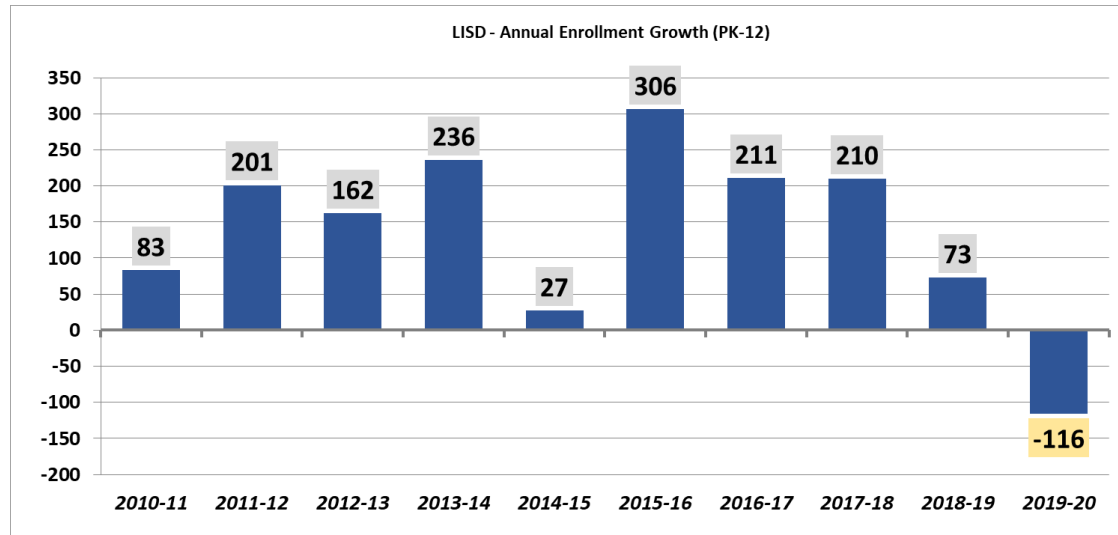
LOCKHART ISD ENROLLMENT HISTORY (PK-12): FALL 2010 - FALL 2020





LOCKHART ISD ENROLLMENT HISTORY: ANNUAL GROWTH FALL 2010 - FALL 2020

- LISD experiences the first enrollment decline in more than 10 years during the COVID-19 pandemic
- Fall 2020 enrollment is down 116 students (-1.9%) compared to last fall

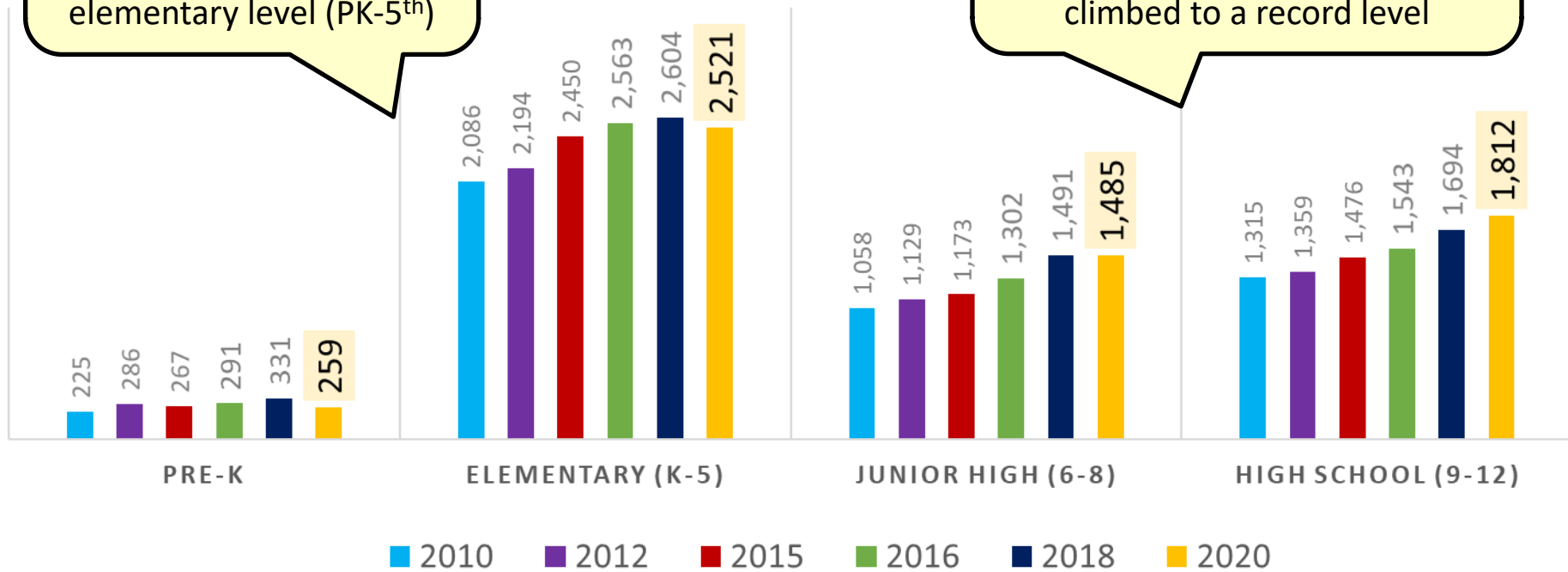




LOCKHART ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL

The district's enrollment decline in 2020 has mostly occurred at the elementary level (PK-5th)

While Junior High enrollment has been flat the past two years, the High School numbers have climbed to a record level





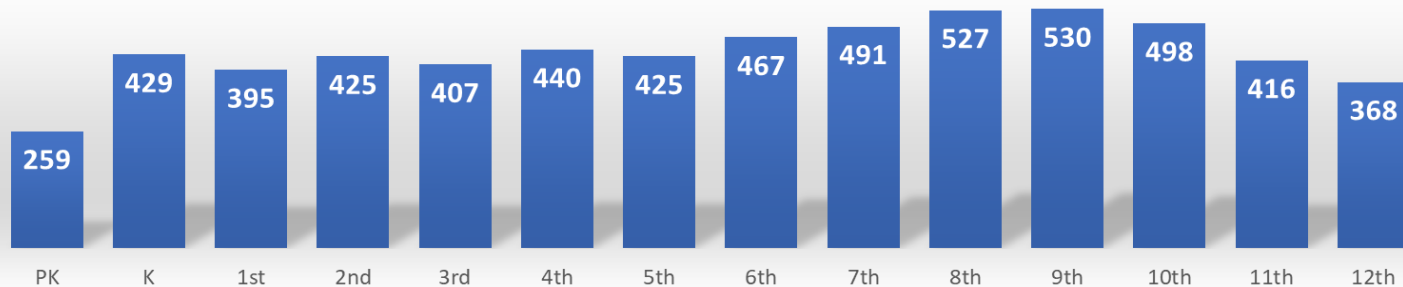
LOCKHART ISD ENROLLMENT HISTORY: GRADE LEVEL TOTALS



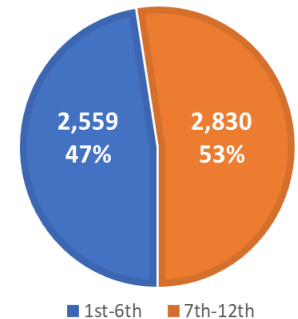
 = Record class size

	ELEMENTARY							JUNIOR HIGH			HIGH						
Year (Fall)	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	District Total	Annual Growth	Percent Change
2004	164	331	318	348	312	316	343	336	332	342	378	376	318	278	4,492		
2005	207	329	366	322	347	318	311	345	350	333	362	387	296	269	4,542	50	1.1%
2006	173	348	350	333	315	326	306	300	350	344	332	379	290	288	4,434	-108	-2.4%
2007	184	288	357	336	320	319	331	322	305	352	340	350	326	301	4,431	-3	-0.1%
2008	203	301	306	354	342	327	316	348	331	313	350	338	323	348	4,500	69	1.6%
2009	240	331	312	323	374	345	352	334	354	351	330	345	325	320	4,636	136	3.0%
2010	225	350	360	330	333	371	342	363	350	345	358	330	306	321	4,684	48	1.0%
2011	251	347	357	356	337	323	379	353	370	350	358	352	318	316	4,767	83	1.8%
2012	286	383	377	379	361	360	334	389	357	383	372	343	327	317	4,968	201	4.2%
2013	264	383	396	400	394	376	383	338	407	356	411	382	327	313	5,130	162	3.3%
2014	267	372	441	418	405	414	400	394	360	419	386	423	352	315	5,366	236	4.6%
2015	243	357	391	445	433	430	416	395	387	371	424	383	388	330	5,393	27	0.5%
2016	291	377	400	407	449	464	466	454	427	421	437	407	354	345	5,699	306	5.7%
2017	278	386	405	422	444	466	494	500	457	436	488	407	376	351	5,910	211	3.7%
2018	331	397	399	429	434	452	493	510	508	473	498	429	379	388	6,120	210	3.6%
2019	344	400	416	394	444	438	474	506	521	503	555	439	410	349	6,193	73	1.2%
2020	259	429	395	425	407	440	425	467	491	527	530	498	416	368	6,077	-116	-1.9%

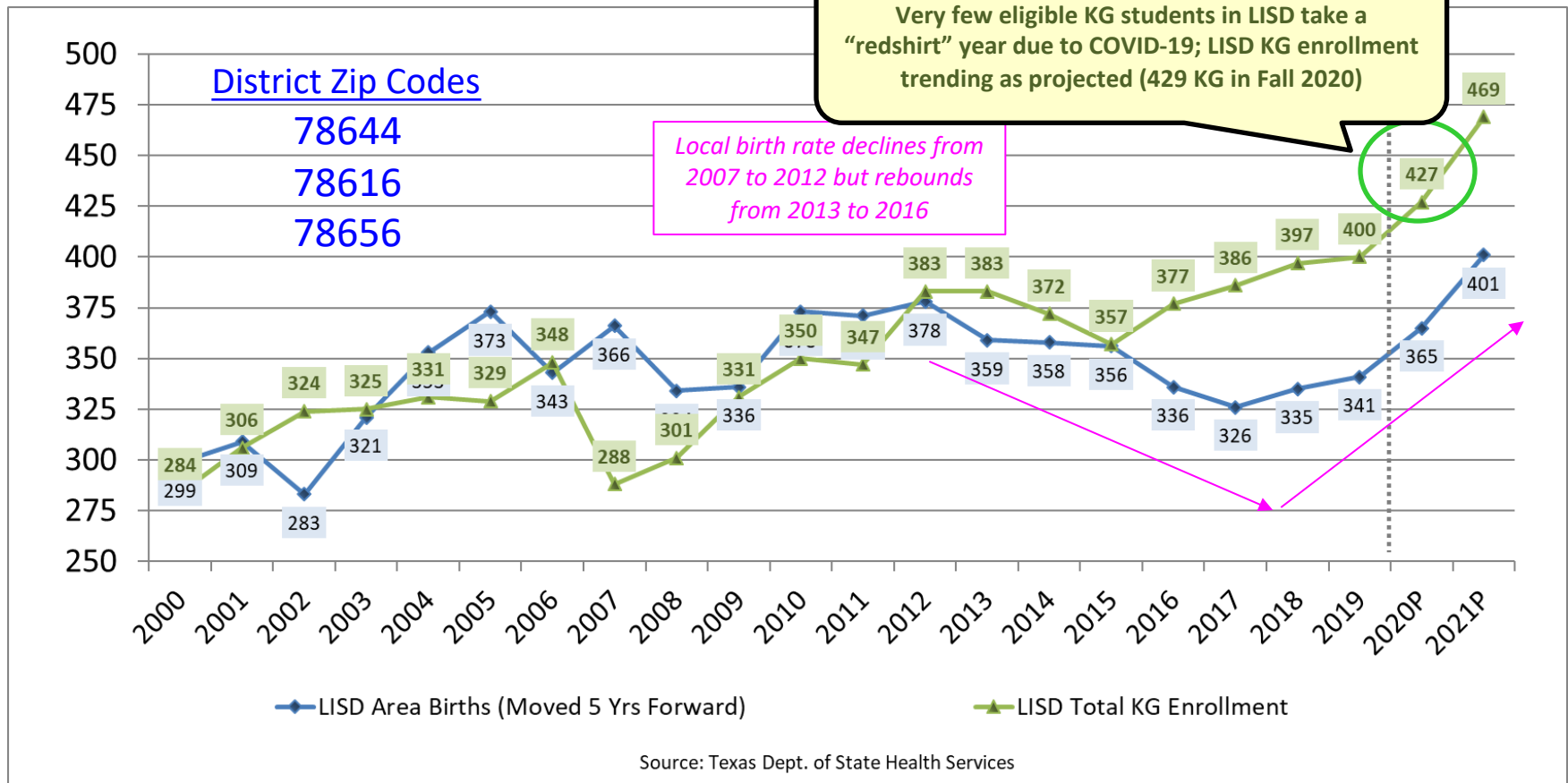
FALL 2020 GRADE LEVEL TOTALS



FALL 2020



LISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

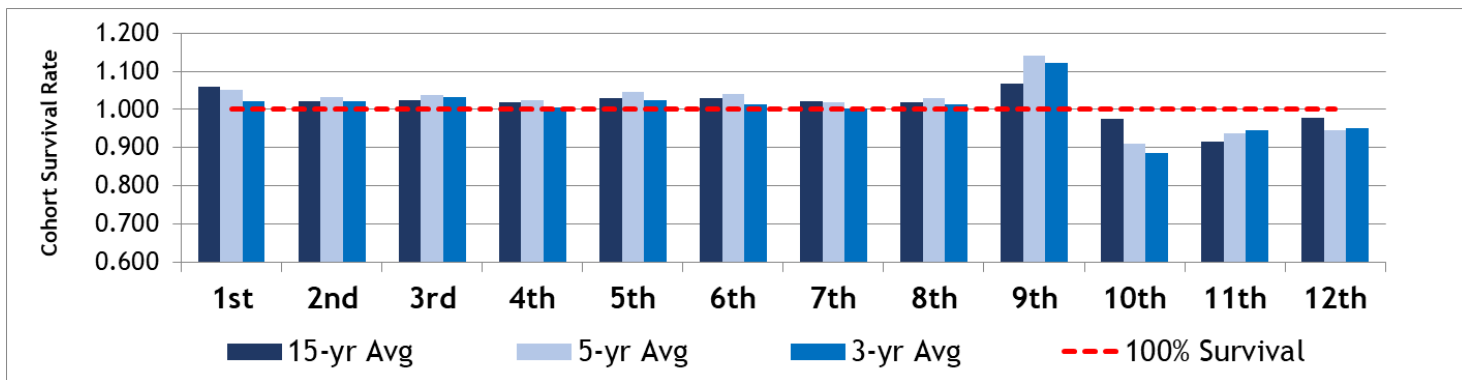


- Area birth rate declined from 2007 to 2012 but rebounded from 2013 to 2016; as a result, LISD Kindergarten enrollment is expected to continue trending up over the next two years



LISD ENROLLMENT HISTORY: COHORT SURVIVAL RATES BY GRADE LEVEL

Grade	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2006	1.064	0.910	0.978	0.939	0.962	0.965	1.014	0.983	0.997	1.047	0.749	0.973
2007	1.026	0.960	0.961	1.013	1.015	1.052	1.017	1.006	0.988	1.054	0.860	1.038
2008	1.063	0.992	1.018	1.022	0.991	1.051	1.028	1.026	0.994	0.994	0.923	1.067
2009	1.037	1.056	1.056	1.009	1.076	1.057	1.017	1.060	1.054	0.986	0.962	0.991
2010	1.088	1.058	1.031	0.992	0.991	1.031	1.048	0.975	1.020	1.000	0.887	0.988
2011	1.020	0.989	1.021	0.970	1.022	1.032	1.019	1.000	1.038	0.983	0.964	1.033
2012	1.086	1.062	1.014	1.068	1.034	1.026	1.011	1.035	1.063	0.958	0.929	0.997
2013	1.034	1.061	1.040	1.042	1.064	1.012	1.046	0.997	1.073	1.027	0.953	0.957
2014	1.151	1.056	1.013	1.051	1.064	1.029	1.065	1.029	1.084	1.029	0.921	0.963
2015	1.051	1.009	1.036	1.062	1.005	0.988	0.982	1.031	1.012	0.992	0.917	0.938
2016	1.120	1.041	1.009	1.072	1.084	1.091	1.081	1.088	1.178	0.960	0.924	0.889
2017	1.074	1.055	1.091	1.038	1.065	1.073	1.007	1.021	1.159	0.931	0.924	0.992
2018	1.034	1.059	1.028	1.018	1.058	1.032	1.016	1.035	1.142	0.879	0.931	1.032
2019	1.048	0.987	1.035	1.009	1.049	1.026	1.022	0.990	1.173	0.882	0.956	0.921
2020	0.988	1.022	1.033	0.991	0.970	0.985	0.970	1.012	1.054	0.897	0.948	0.898
15-yr Avg	1.059	1.021	1.024	1.020	1.030	1.030	1.023	1.019	1.069	0.975	0.917	0.978
5-yr Avg	1.053	1.033	1.039	1.026	1.045	1.042	1.019	1.029	1.141	0.910	0.937	0.946
3-yr Avg	1.023	1.023	1.032	1.006	1.026	1.015	1.003	1.012	1.123	0.886	0.945	0.950





LOCKHART ISD

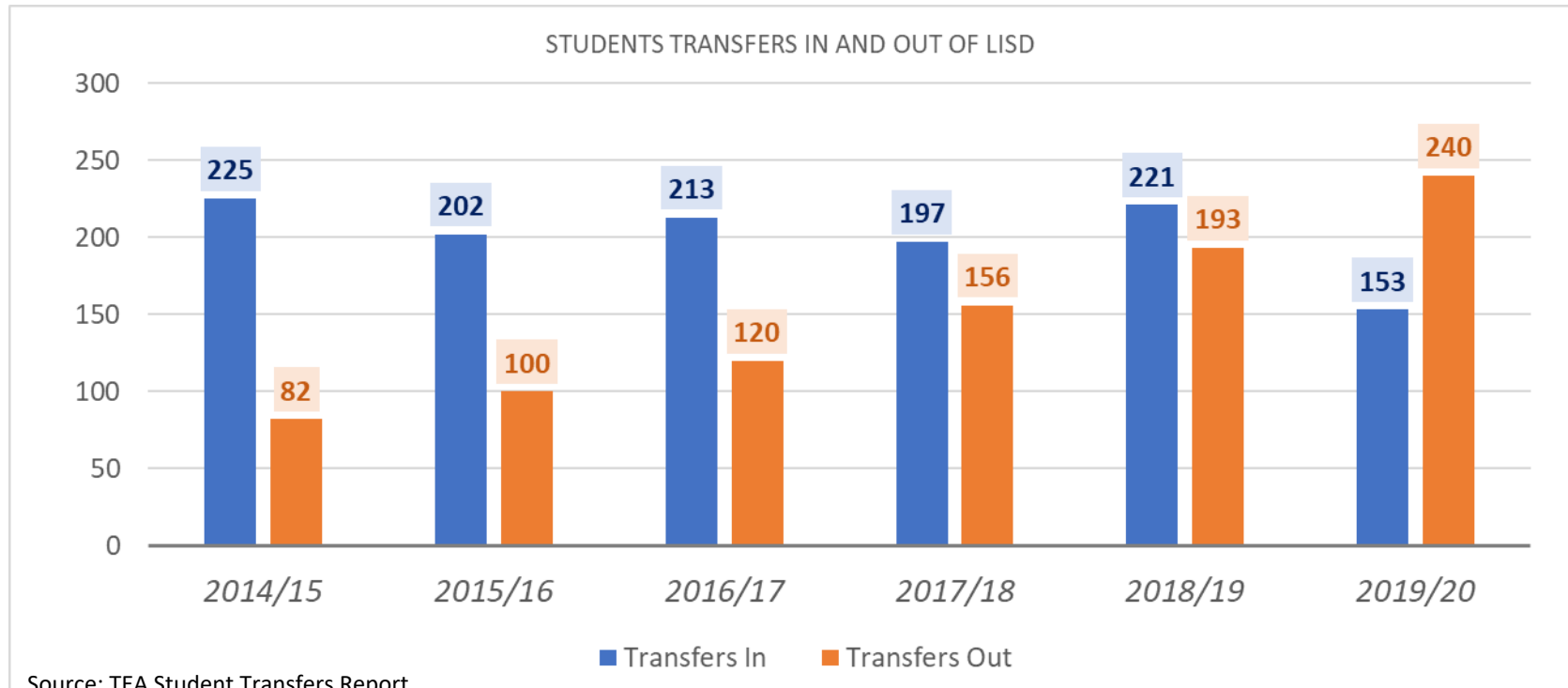
FALL 2020 CAMPUS ENROLLMENT BY GRADE

FALL 2020	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Carver Elementary	259														259
Bluebonnet Elementary	0	91	86	88	100	91	82								538
Clear Fork Elementary	0	72	78	75	64	80	89								458
Navarro Elementary	0	93	75	80	87	85	100								520
Plum Creek Elementary	0	90	74	91	77	105	77								514
Strawn Elementary	0	83	82	91	79	79	77								491
Lockhart Junior High								467	491	527					1,485
Lockhart High School											530	489	390	347	1,756
Pride High School												9	26	21	56
Totals	259	429	395	425	407	440	425	467	491	527	530	498	416	368	6,077



LISD STUDENT TRANSFERS IN AND OUT OF DISTRICT

The number of students transferring out of the district has increased by 158 students from 2014/15 to 2019/20



- Texas Education Agency Reports that in 2019/20, 240 students that live in LISD transferred out of the district to another district or charter school

PEIMS data reflects counts of students residing in one district and attending another.



LOCKHART ISD STUDENT TRANSFERS-IN FROM OTHER PUBLIC SCHOOL DISTRICTS

Source: TEA Student Transfers Report

PEIMS data reflects counts of students
residing in one district and attending another

Transfers-In From	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Bastrop	13	12	8	4	15	13
Del Valle	5	7	8	4	4	4
Hays Con.	26	15	20	22	27	16
Luling	89	93	96	87	106	59
Prairie Lea	49	43	50	49	44	39
San Marcos Con.	31	19	17	16	12	13
Others	12	13	14	15	13	9
Total	225	202	213	197	221	153



LOCKHART ISD STUDENT TRANSFERS-OUT TO OTHER PUBLIC SCHOOL DISTRICTS

Source: TEA Student Transfers Report

PEIMS data reflects counts of students
residing in one district and attending another

Transfers-Out To	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Austin	5	10	14	27	40	44
Bastrop	9	9	11	16	22	24
Del Valle	7	4	3	4	4	3
Hays Con.	13	6	14	13	11	12
Luling	9	15	13	4	4	4
San Marcos Con.	9	8	7	4	4	4
Other	8	5	14	21	28	35
Total	60	57	76	89	113	126



LOCKHART ISD STUDENT TRANSFERS-OUT TO CHARTER SCHOOLS

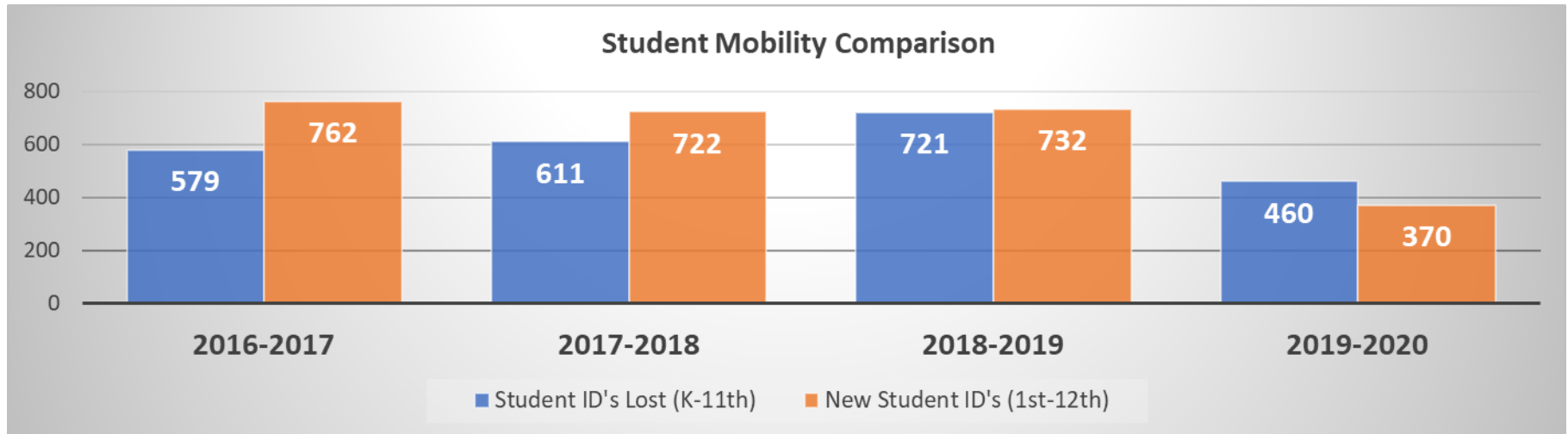
Source: TEA Student Transfers Report

PEIMS data reflects counts of students
residing in one district and attending another

Transfers-Out To	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Harmony Science Aca	0	0	8	4	4	10
IDEA Public Schools	0	4	4	4	12	30
Kipp Tx Public Schools	0	0	0	0	4	11
Texas College Prep	9	5	6	4	3	3
Wayside Schools	8	19	17	25	37	39
Others	5	15	9	30	20	21
Total	22	43	44	67	80	114



LOCKHART ISD STUDENT MOBILITY

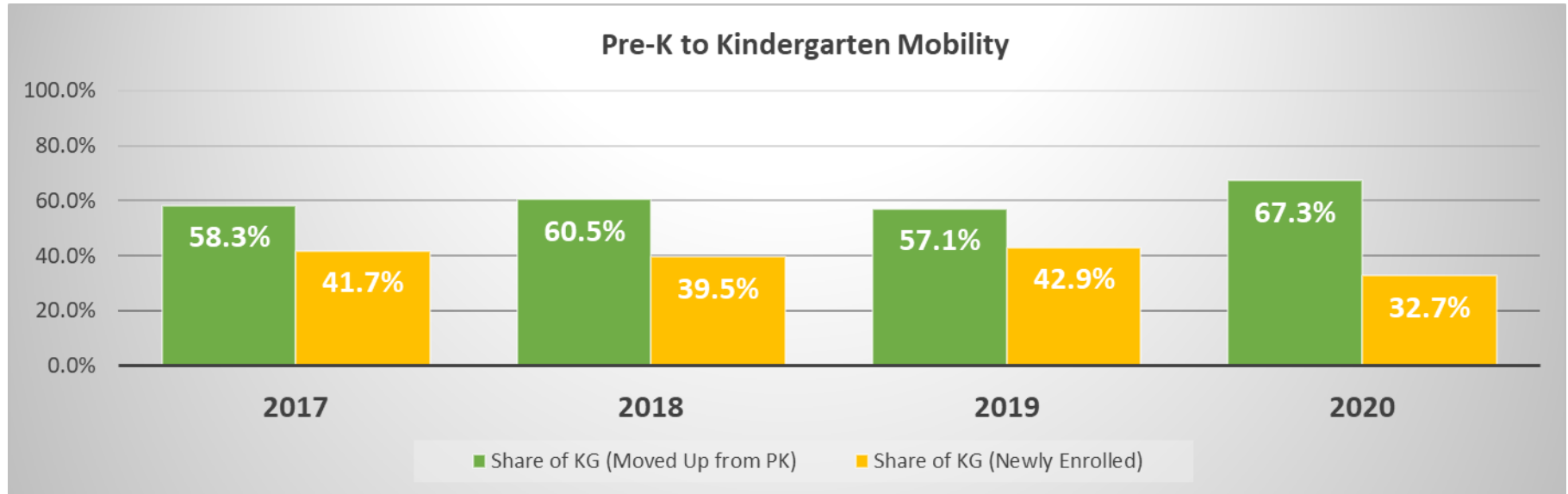


Annual Change	Student ID's Lost (K-11th)	New Student ID's (1st-12th)	Net
2016-2017	579	762	183
2017-2018	611	722	111
2018-2019	721	732	11
2019-2020	460	370	-90

- New Student ID's are ones that didn't exist in the previous year's data (excluding previous year Pre-K & current year Kindergarten students)
- Student ID's Withdrawn/Moved are ones that were present in the previous year data but do not exist in the current year data (excludes PK and outgoing 12th graders)



LOCKHART ISD STUDENT MOBILITY (PK-KG ONLY)



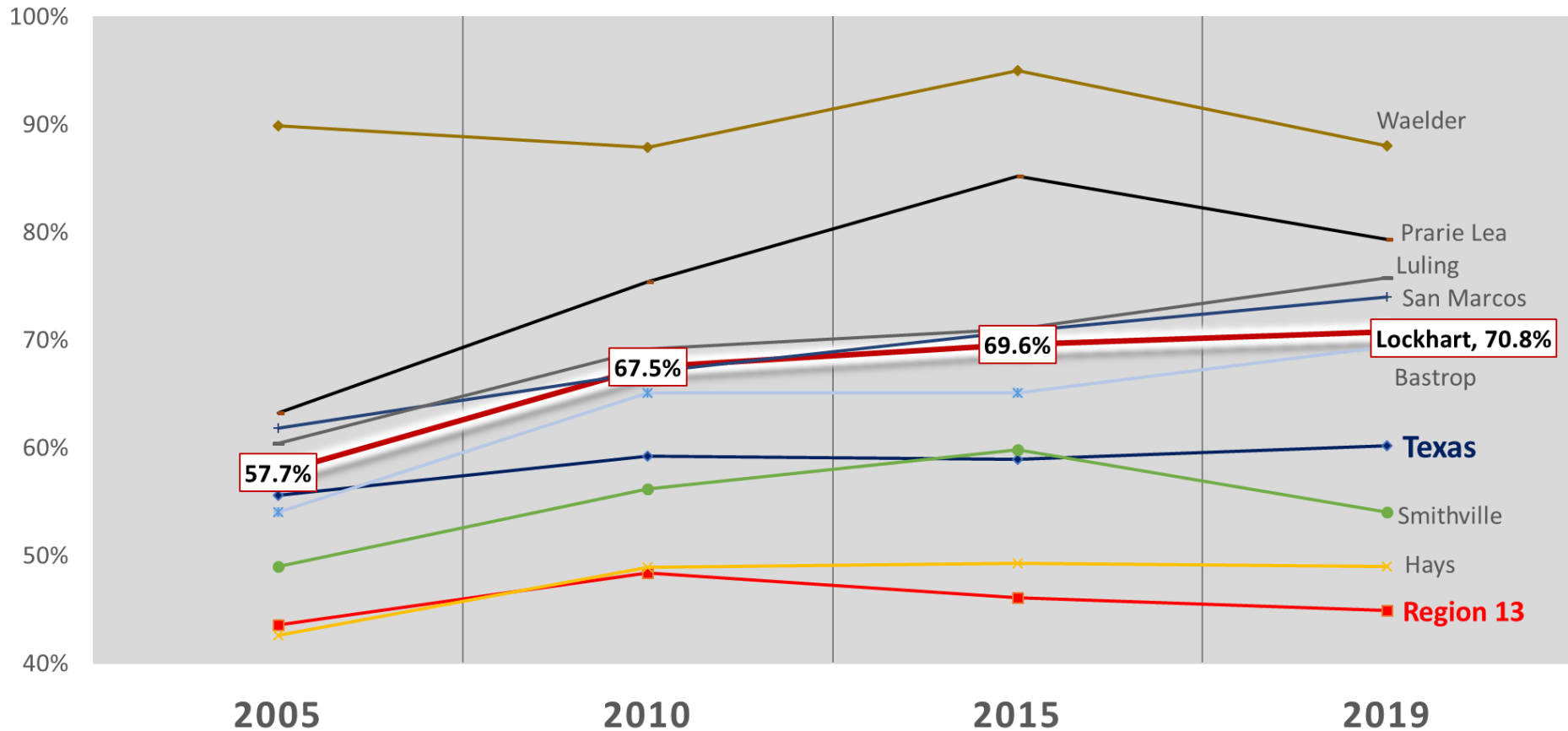
Fall	Pre-K Students	Kindergarten Students	Existing PK Students that moved up to KG	Share of Total KG Enrollment (Existing)	Total New KG Students	Share of Total KG (New)
2016	291					
2017	278	386	225	58.3%	161	41.7%
2018	290	397	240	60.5%	157	39.5%
2019	326	410	234	57.1%	176	42.9%
2020		425	286	67.3%	139	32.7%



LISD STUDENT DEMOGRAPHICS: ECONOMICALLY DISADVANTAGED STUDENTS COMPARISON



ECONOMICALLY DISADVANTAGED STUDENTS: 2005 - 2019

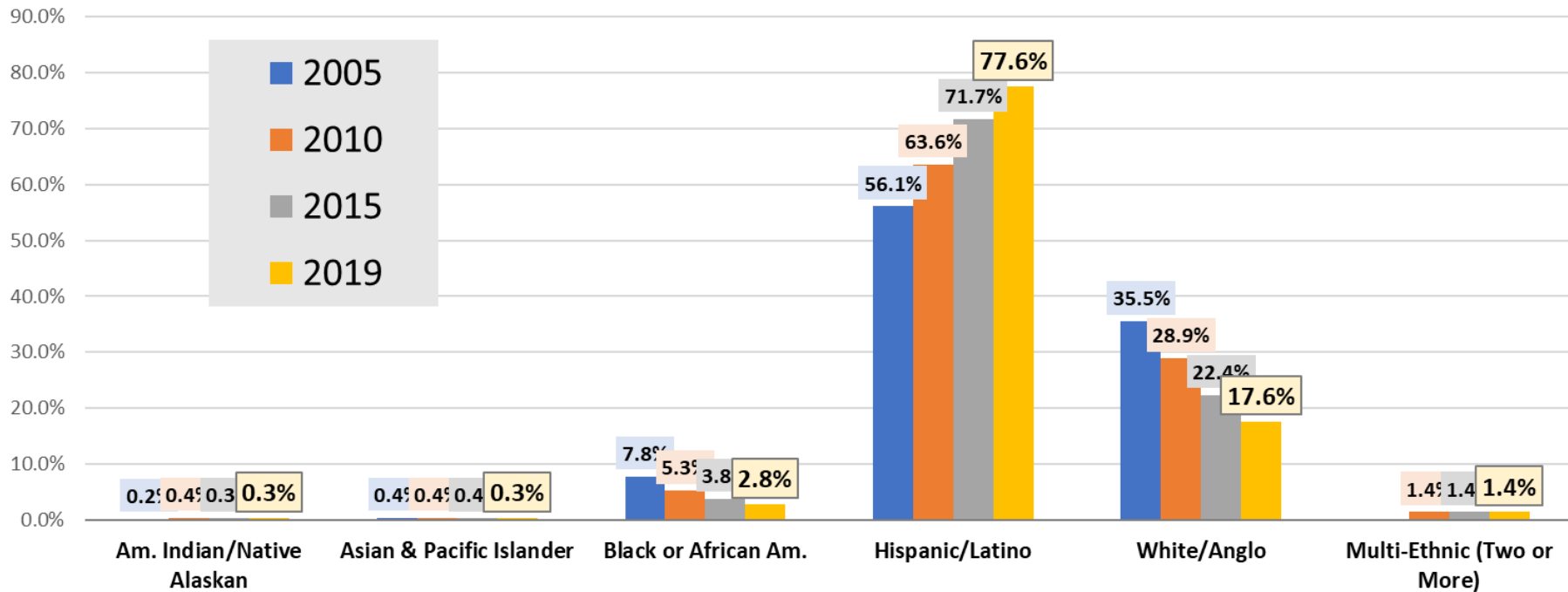


- *65.6% of Lockhart ISD students are economically disadvantaged as of Fall 2020*



LISD STUDENT DEMOGRAPHICS: RACE/ETHNIC DISTRIBUTION

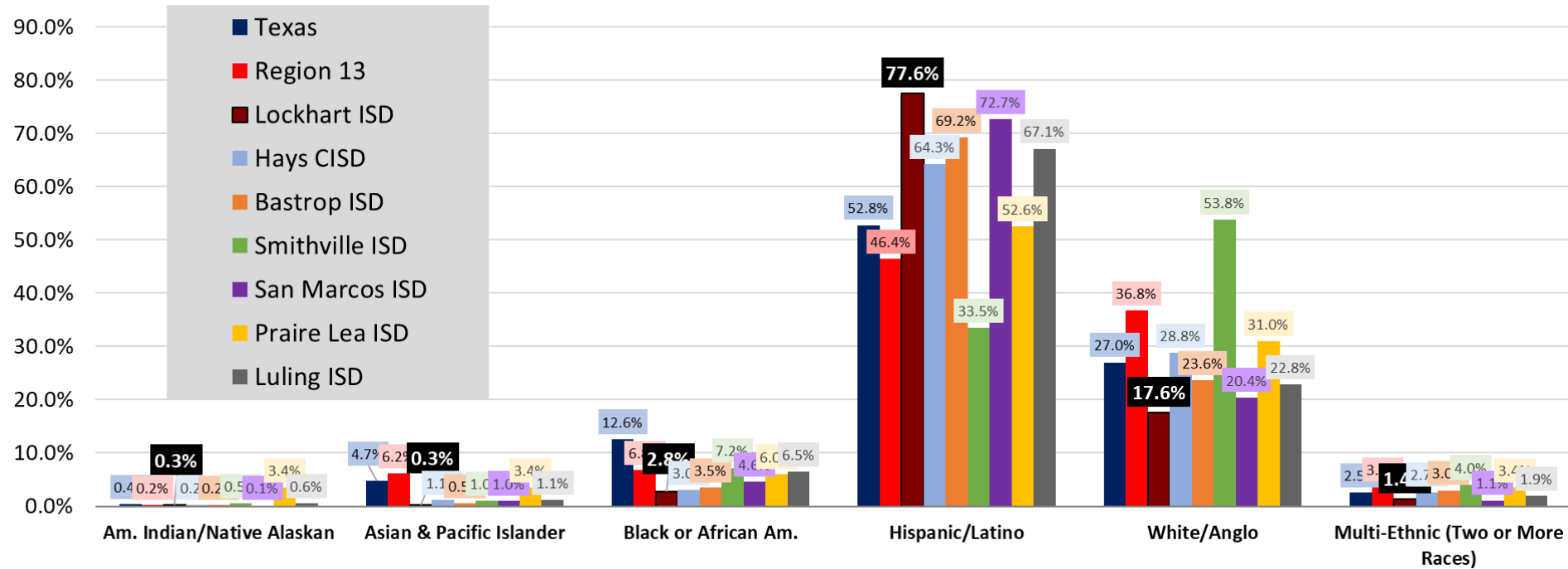
Lockhart ISD: Changes in Student Race/Ethnic Distribution: 2005/06 - 2019/20



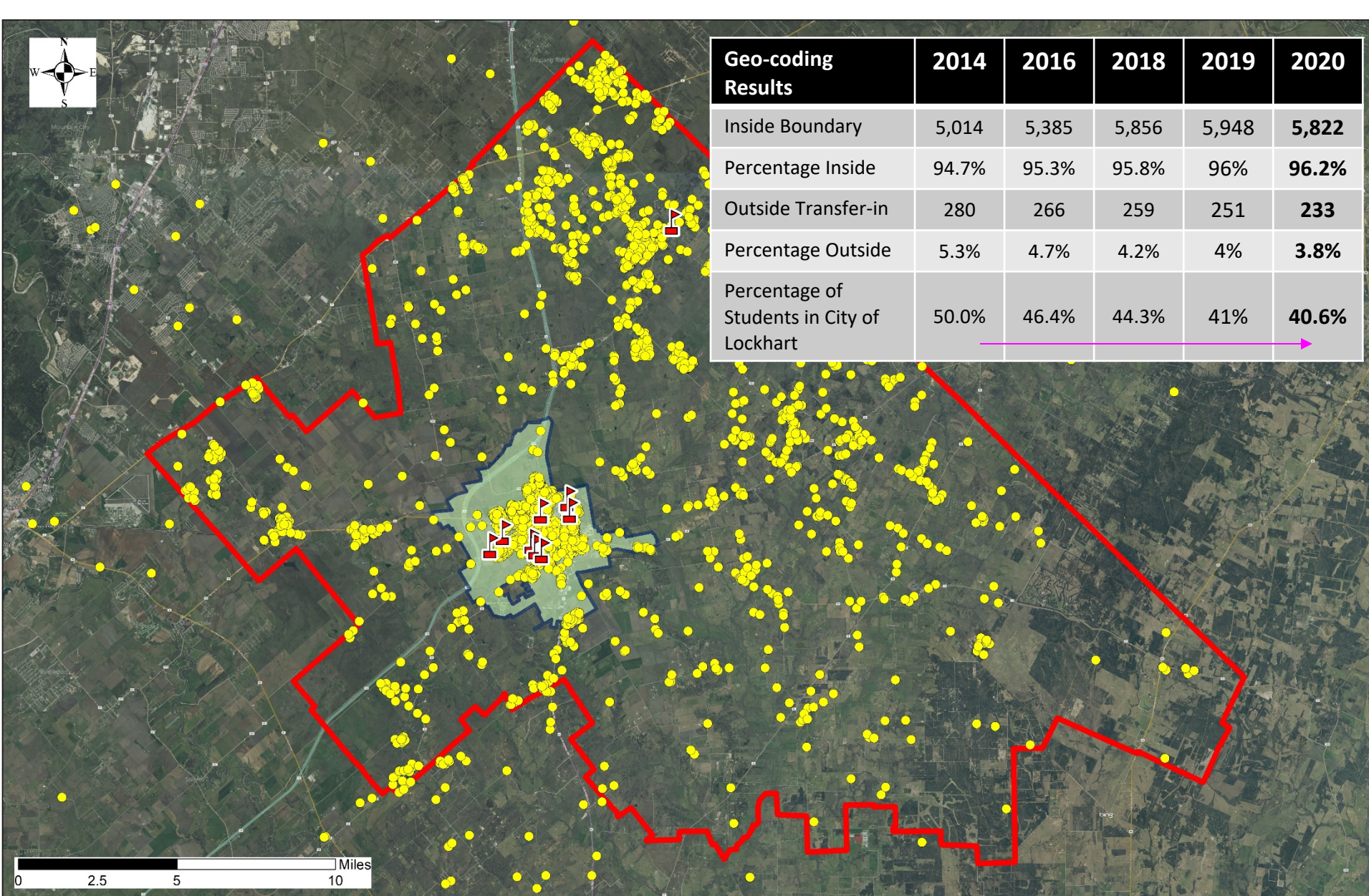
Total Students				
Racial/Ethnic Distribution	2005	2010	2015	2019
Am. Indian/Native Alaskan	8	18	18	19
Asian & Pacific Islander	20	19	19	19
Black or African Am.	356	248	205	172
Hispanic/Latino	2,547	2,981	3,869	4,780
White/Anglo	1,611	1,353	1,207	1,085
Multi-Ethnic (Two or More)		65	75	85
District Total	4,542	4,684	5,393	6,160



LISD STUDENT DEMOGRAPHICS: RACE/ETHNIC DISTRIBUTION NEIGHBORING DISTRICT COMPARISON 2019/20 SCHOOL YEAR



Source: Texas Education Agency PEIMS

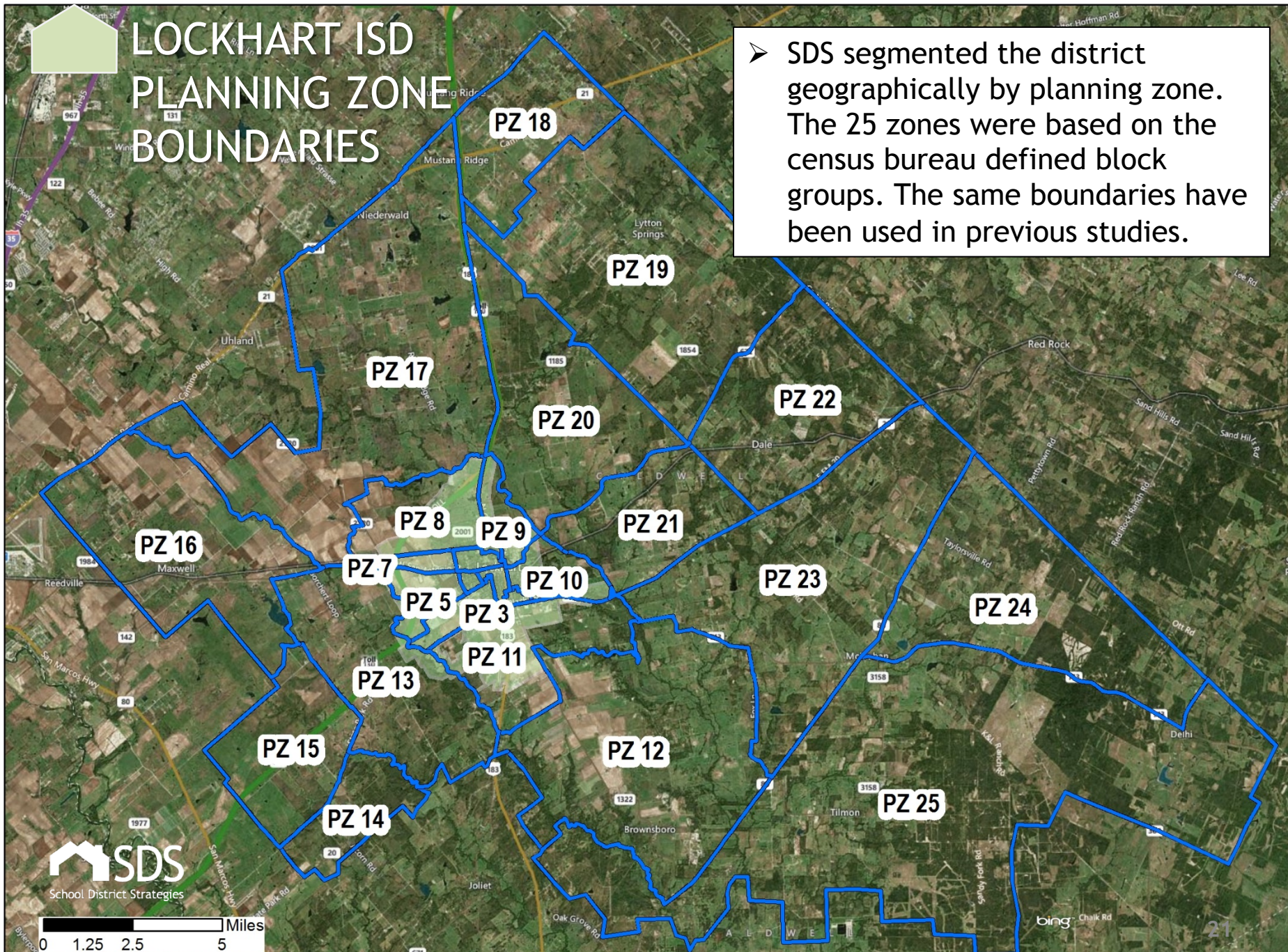


LOCKHART ISD STUDENT GEO-CODING FALL 2020



LOCKHART ISD PLANNING ZONE BOUNDARIES

- SDS segmented the district geographically by planning zone. The 25 zones were based on the census bureau defined block groups. The same boundaries have been used in previous studies.



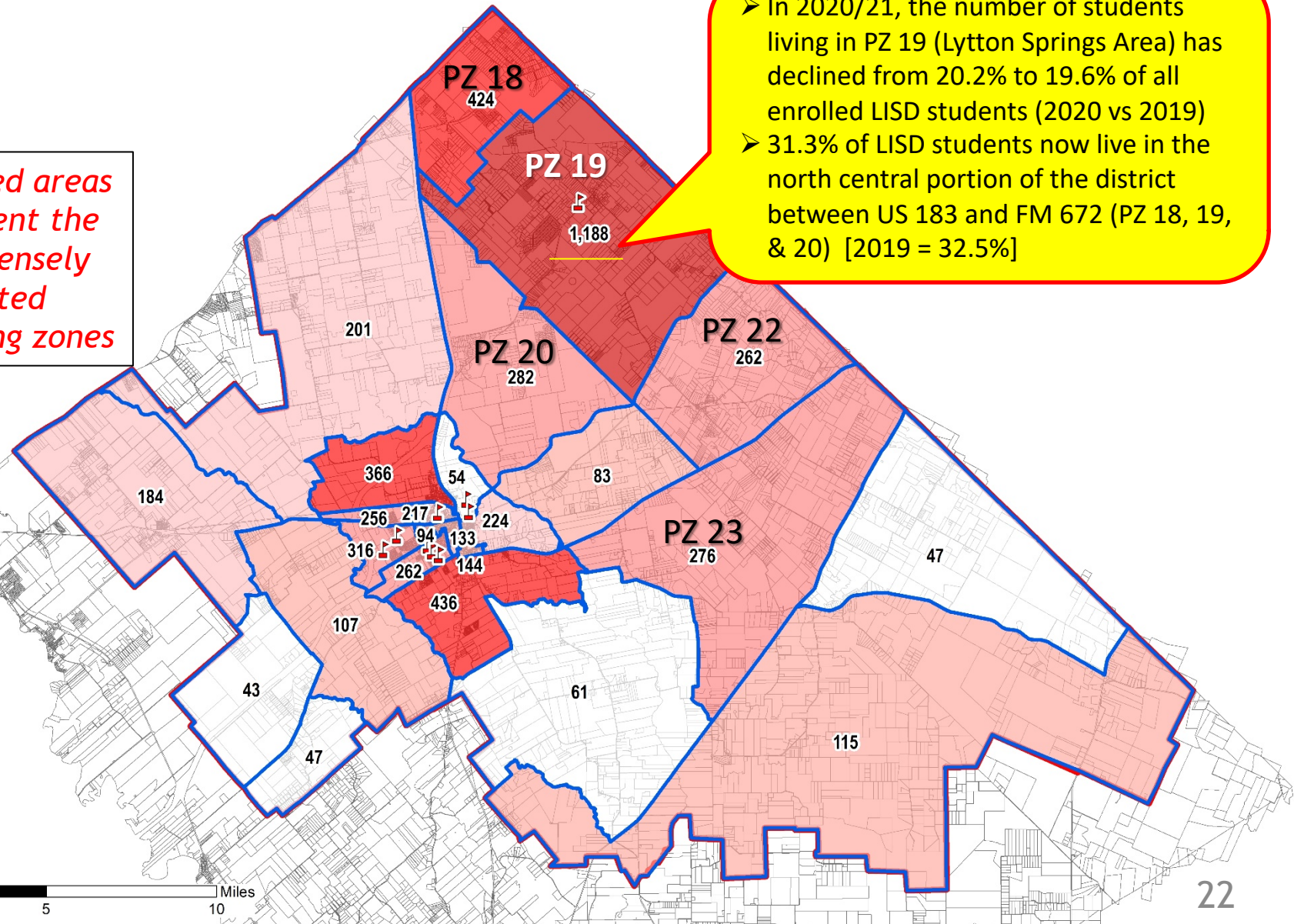


LOCKHART ISD STUDENT GEO-CODING 2020/21: TOTAL STUDENTS BY PLANNING ZONE



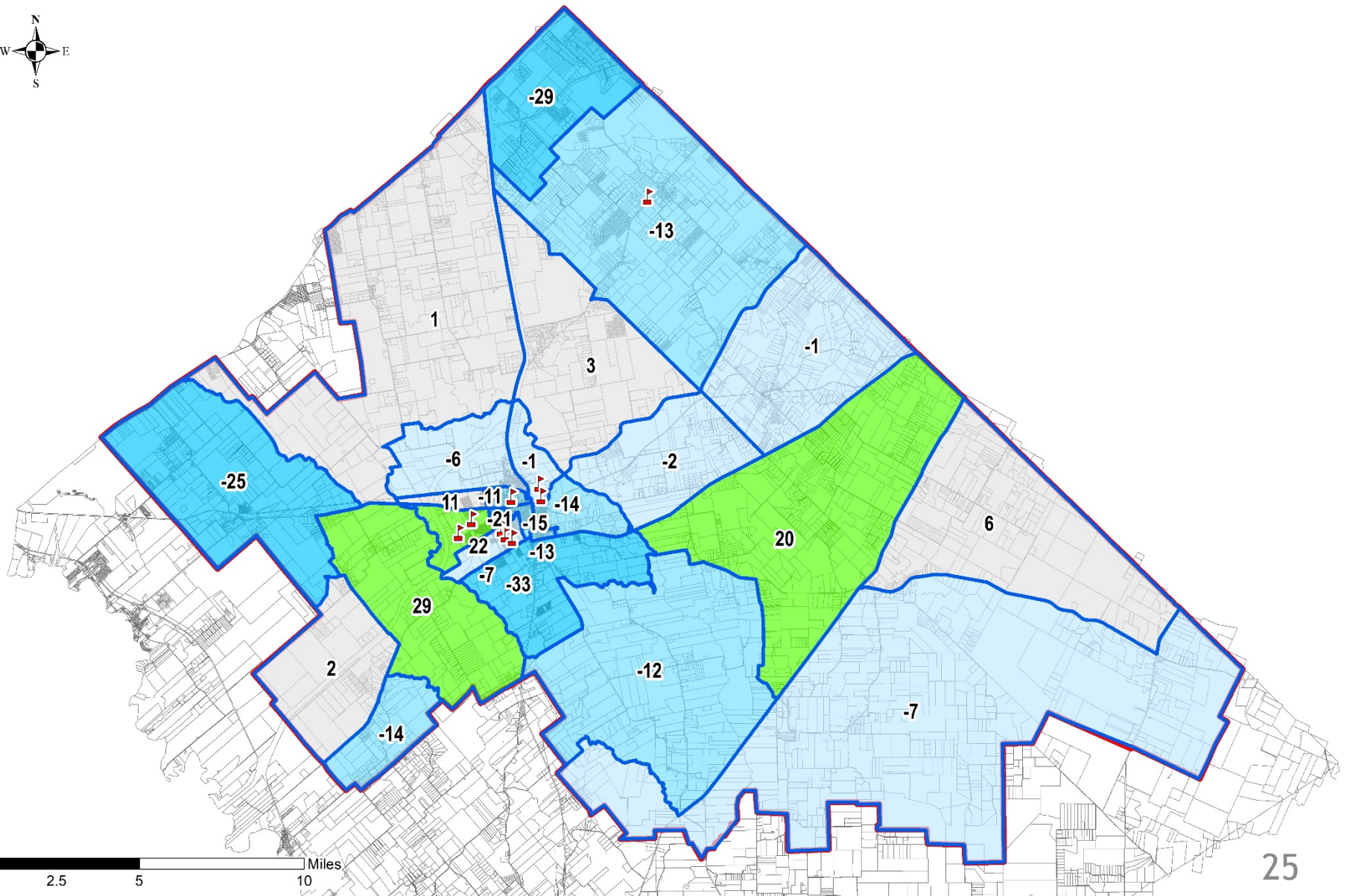
*Dark red areas
represent the
most densely
populated
planning zones*

- In 2020/21, the number of students living in PZ 19 (Lytton Springs Area) has declined from 20.2% to 19.6% of all enrolled LISD students (2020 vs 2019)
- 31.3% of LISD students now live in the north central portion of the district between US 183 and FM 672 (PZ 18, 19, & 20) [2019 = 32.5%]



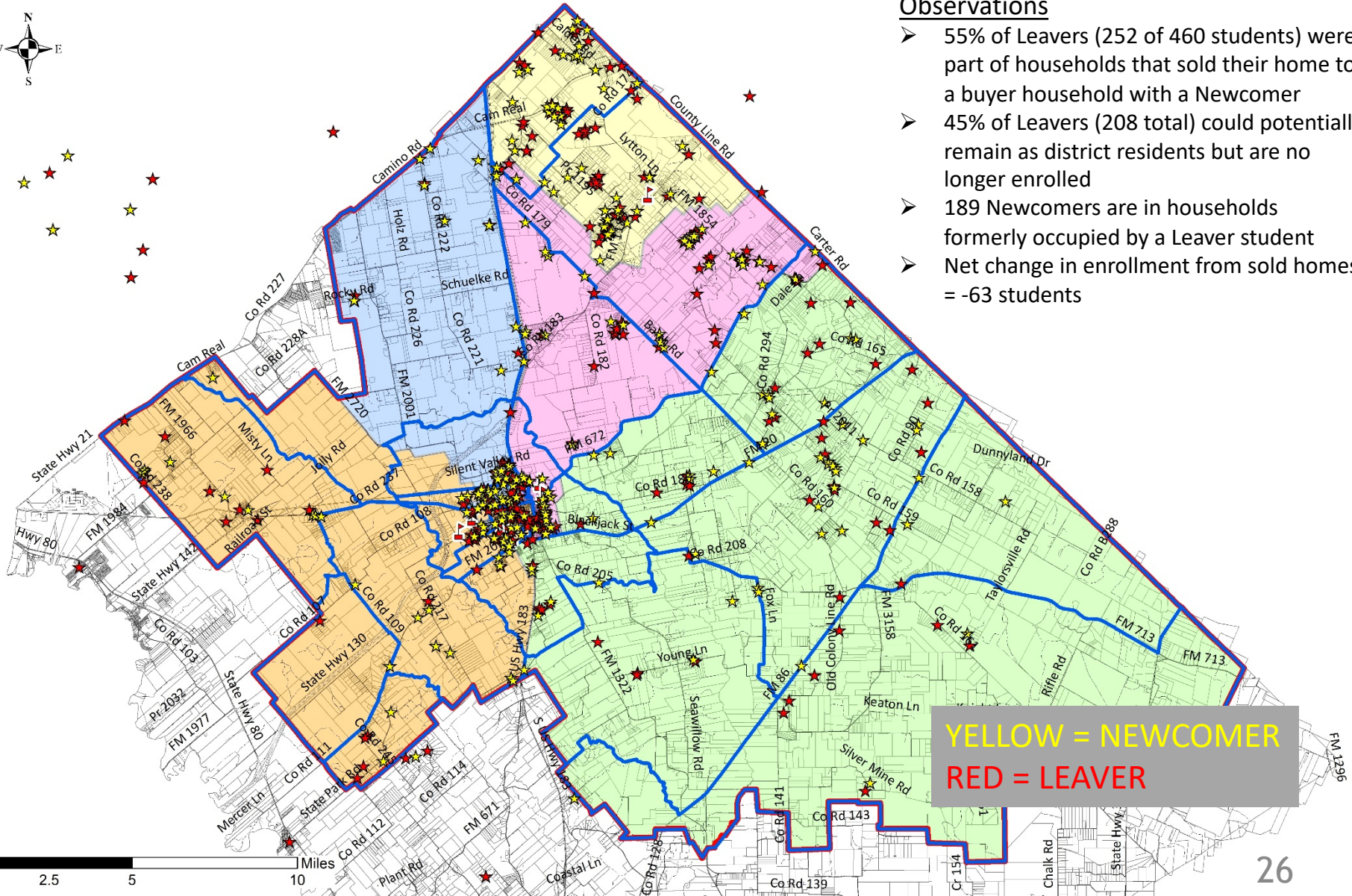


LISD NET ENROLLMENT GROWTH BY PLANNING ZONE (FALL 2019-FALL 2020)





LISD LEAVERS AND NEWCOMERS (FALL 2019-FALL 2020)



LOCKHART ISD STUDENT YIELDS ANALYSIS 2020/21



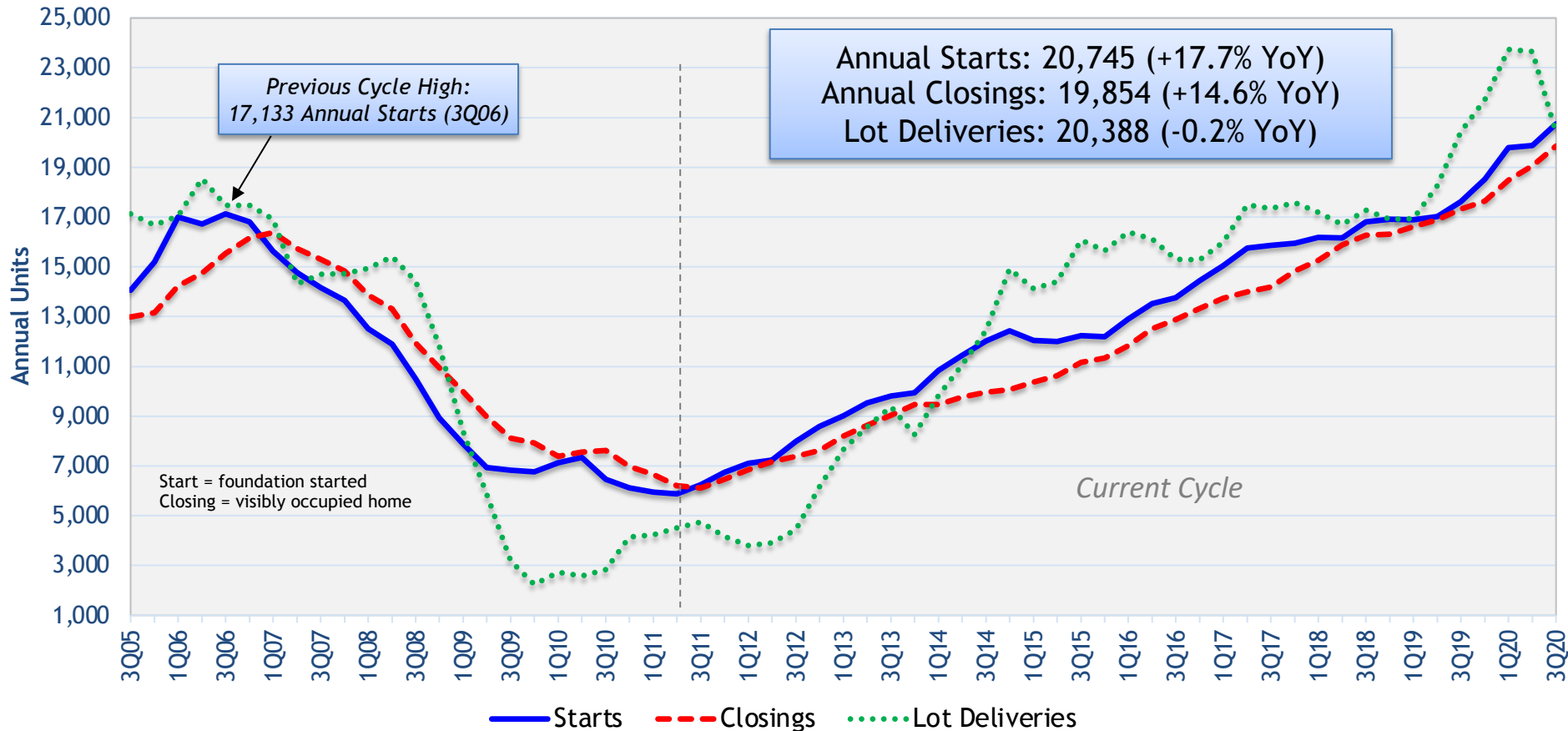
Single-Family Developments					
Subdivision Name	Status	Elementary Zone	Total Occupied Homes	Total Students	Student Yield
Clearfork Estates	Active	Bluebonnet	160	87	0.54
Windridge Addition	Built-out	Bluebonnet	200	126	0.63
The Meadows at Clear Fork	Active	Clear Fork	177	138	0.78
The Ridge	Active	Navarro	14	8	0.57
Summerside	Active	Navarro	219	136	0.62
		Totals	770	495	0.64
Mobile Home Communities (MHC)					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Silent Valley	Built-out	Bluebonnet	186	165	0.89
Sunrise Meadows Ph. 1 & 2	Built-out	Plum Creek	91	143	1.57
Highland Ranch	Built-out	Plum Creek	83	144	1.73
Natalie Acres	Built-out	Plum Creek	14	13	0.93
C.A	Active	Strawn	36	33	0.92
Forister Ranch Ph. 1-5	Built-out	Strawn	283	322	1.14
Tierra Verde	Built-out	Strawn	52	81	1.56
Las Estancias	Active	Bluebonnet	76	29	0.38
Palmer Ranch	Built-out	Strawn	6	6	1.00
Dale Oaks	Active	Navarro	33	49	1.5
		Totals	860	985	1.15
Apartment Complexes					
Community Name	Status	Elementary Zone	Total Lots	Total Students	Student Yield
Southpark Village 1 & 2	Built-out	Navarro	144	114	0.79
Sunchase Square	Built-out	Clear Fork	96	17	0.18
The Stanton	Built-out	Clear Fork	136	32	0.24
Lockhart Springs	Built-out	Clear Fork	48	3	0.06
		Totals	424	163	0.38



	SF	MHC	Apts
2020	0.64	1.15	0.38
2019	0.63	1.14	0.32
2018	0.68	1.16	0.60

Results based on 2020/21 geo-coding and September 2020 occupied homes count

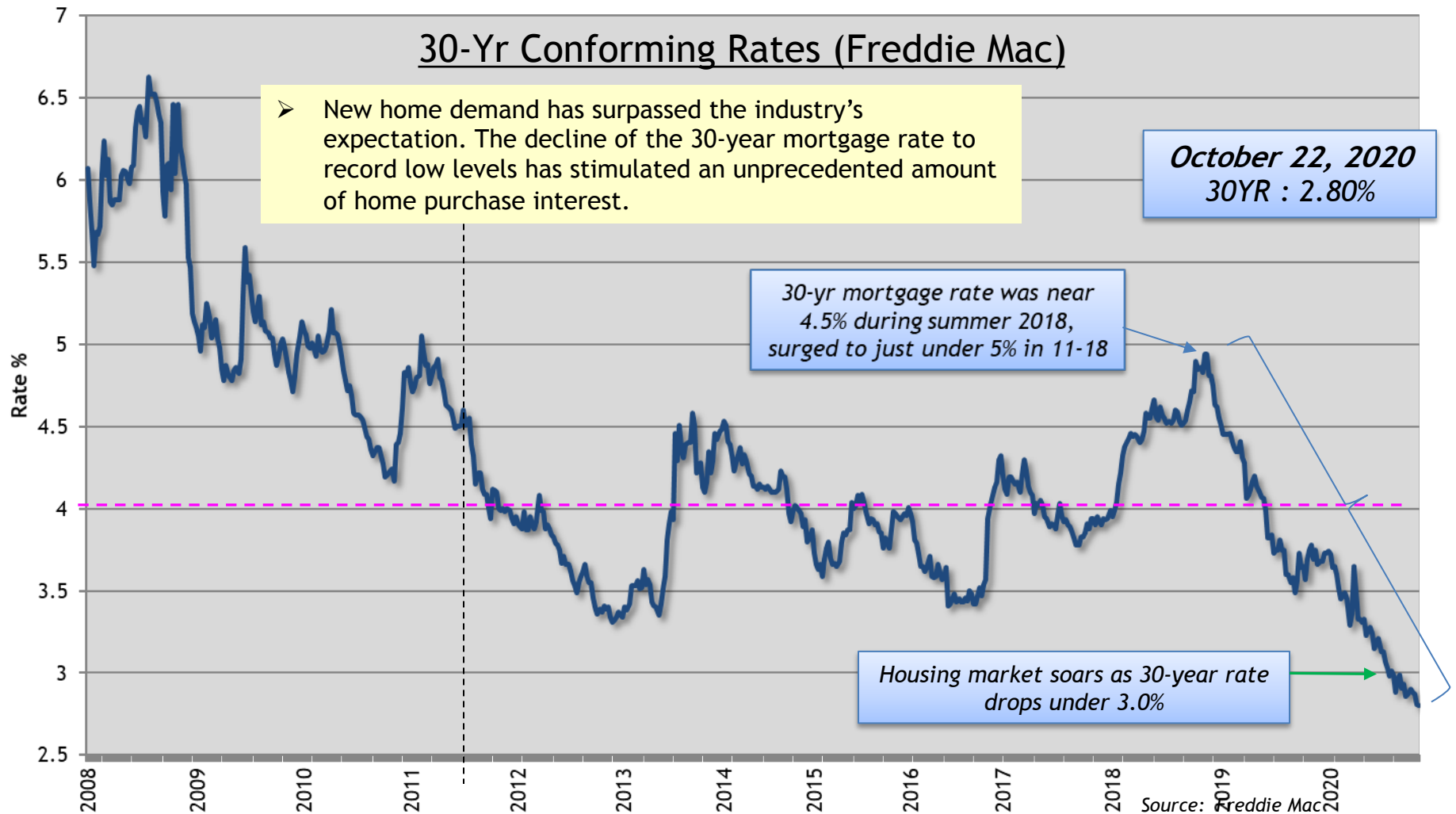
GREATER AUSTIN: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES 4Q19-3Q20



- Despite COVID-19 pandemic, new home activity in Greater Austin surges to new cycle highs in 3Q20
- The heightened activity represents the strongest activity since 2006

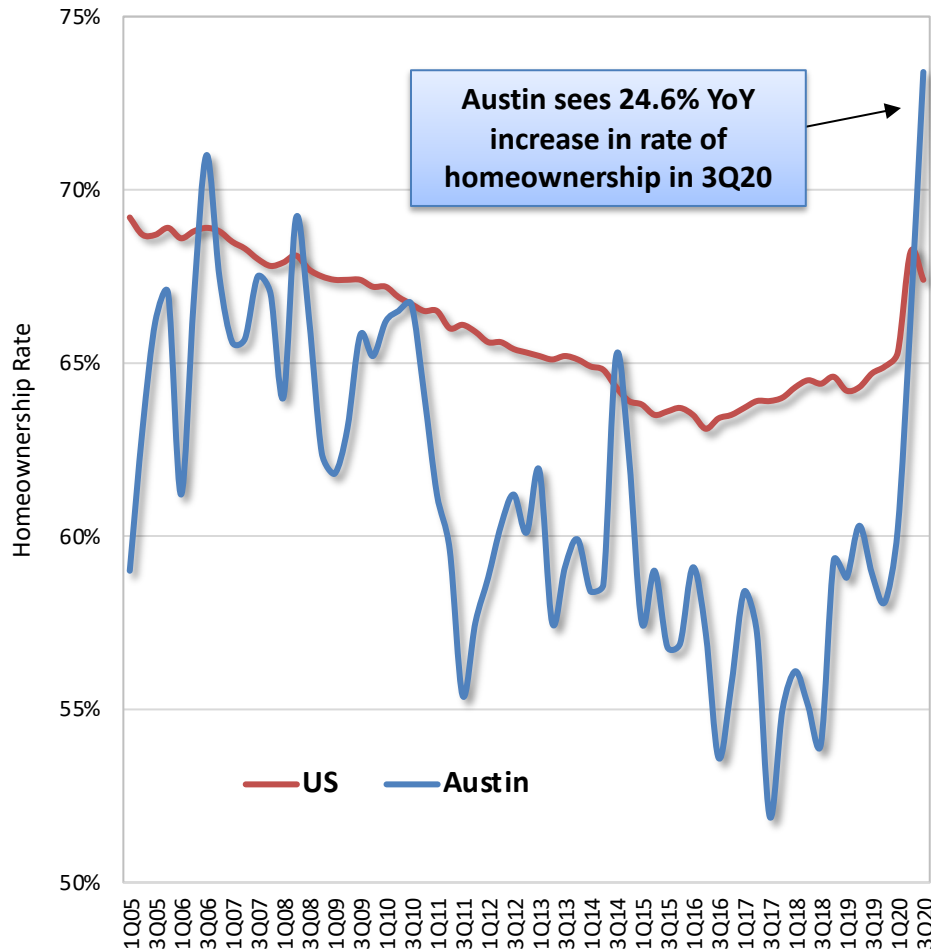


GROWTH DRIVERS: LOW MORTGAGE RATES



AUSTIN AREA HOMEOWNERSHIP RATE SURGES

US & Austin Homeownership Rates

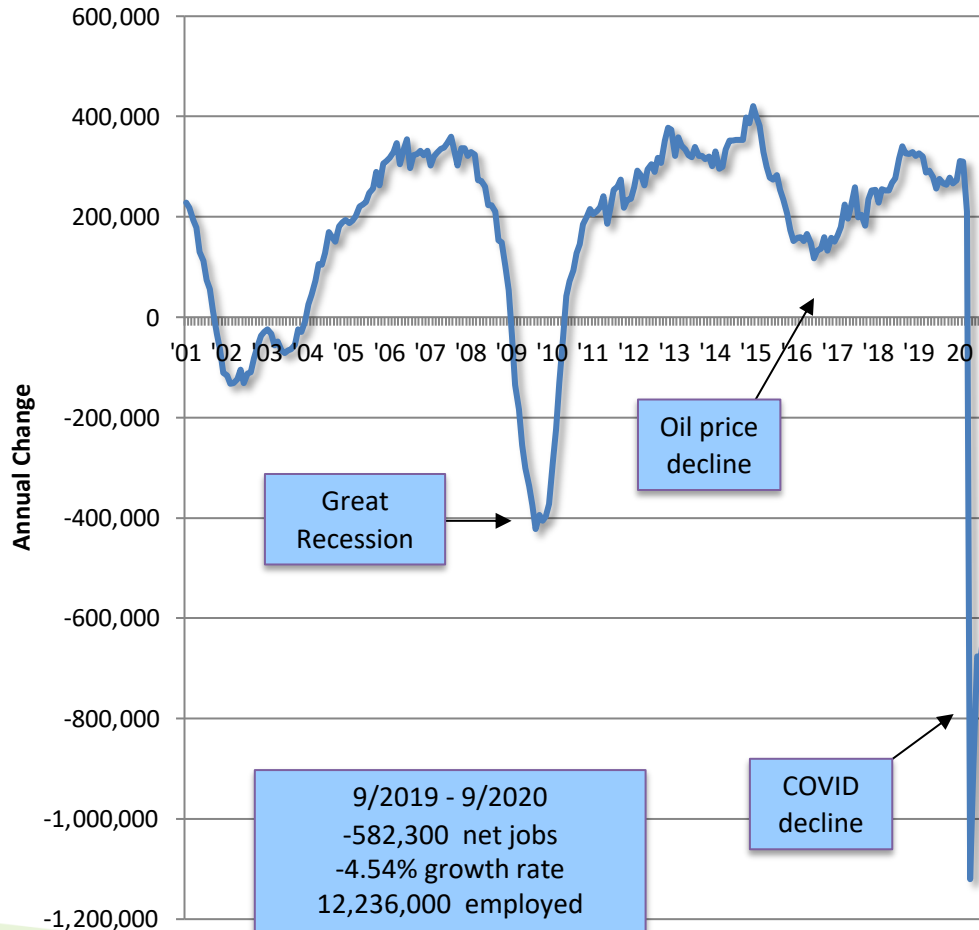


Sources: US Census, FRED, ESRI

- US Homeownership spikes with lower rates
 - A year ago (3Q19) was 64.7%
 - With decline in mortgage rates, homeownership climbs to 67.4% by end of 3Q20 - An increase of 4.2% YoY
- Austin - huge surge in homeownership rates in 2020 – was 58.9% in 3Q19; now stands at a record high 73.4%
 - An increase of 24.6% YoY
 - First time in 12 years Austin homeownership highest of all 4 major Texas metro areas
- Much of shift from rental to ownership can be attributed to Millennials coming of age

TEXAS ECONOMY

Annual Texas Employment Growth



Employment Growth

YoY Job growth

Sept. 2019 - Sept. 2020

United States

– -9.701 million -6.40%

Texas

– -582,300 -4.54%

Annual Job Growth in Major Texas Markets (Sept. 2020)

– DFW -131,400

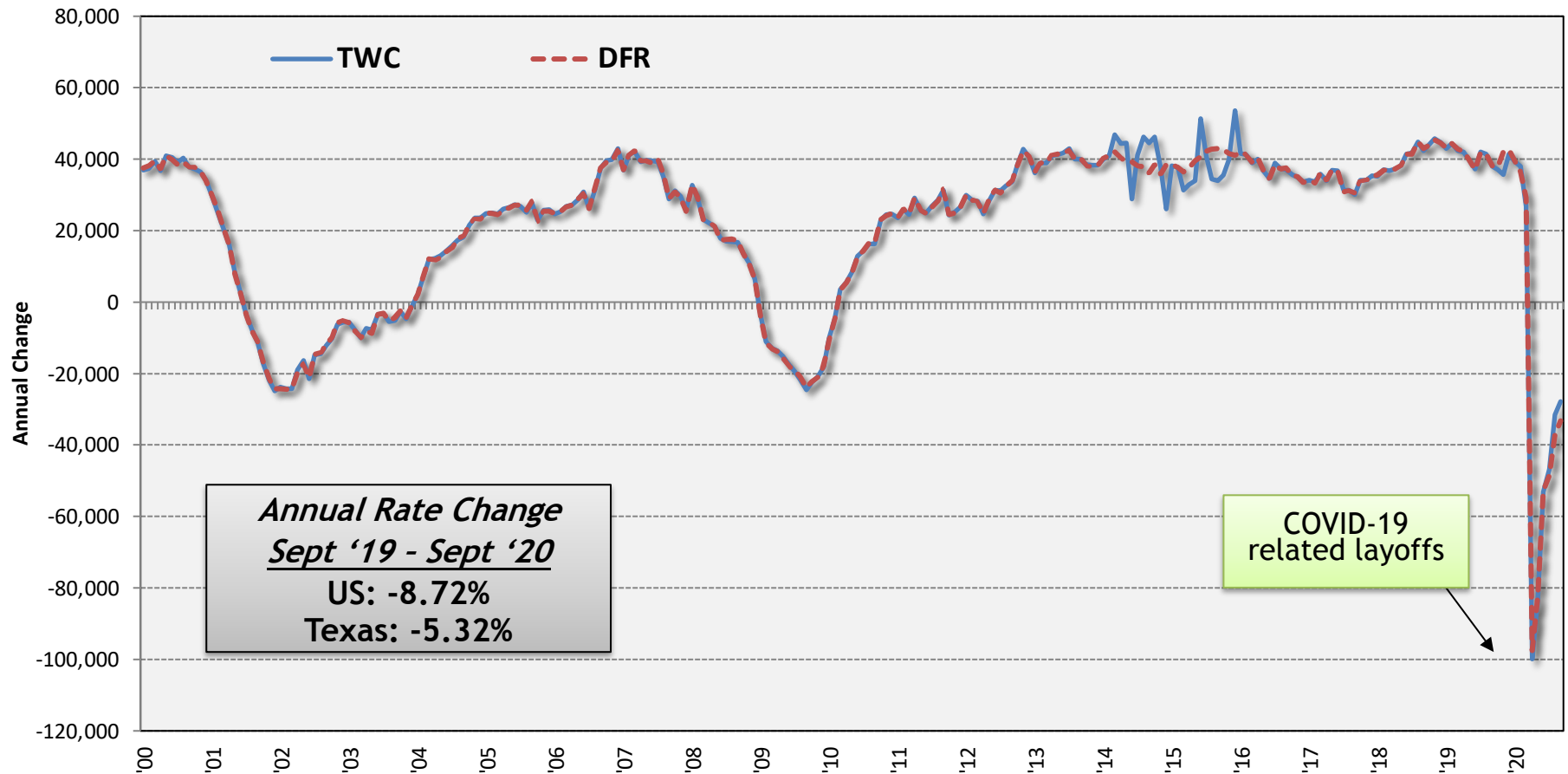
– Houston -160,000

– San Antonio -45,300

– **Austin** **-27,800**

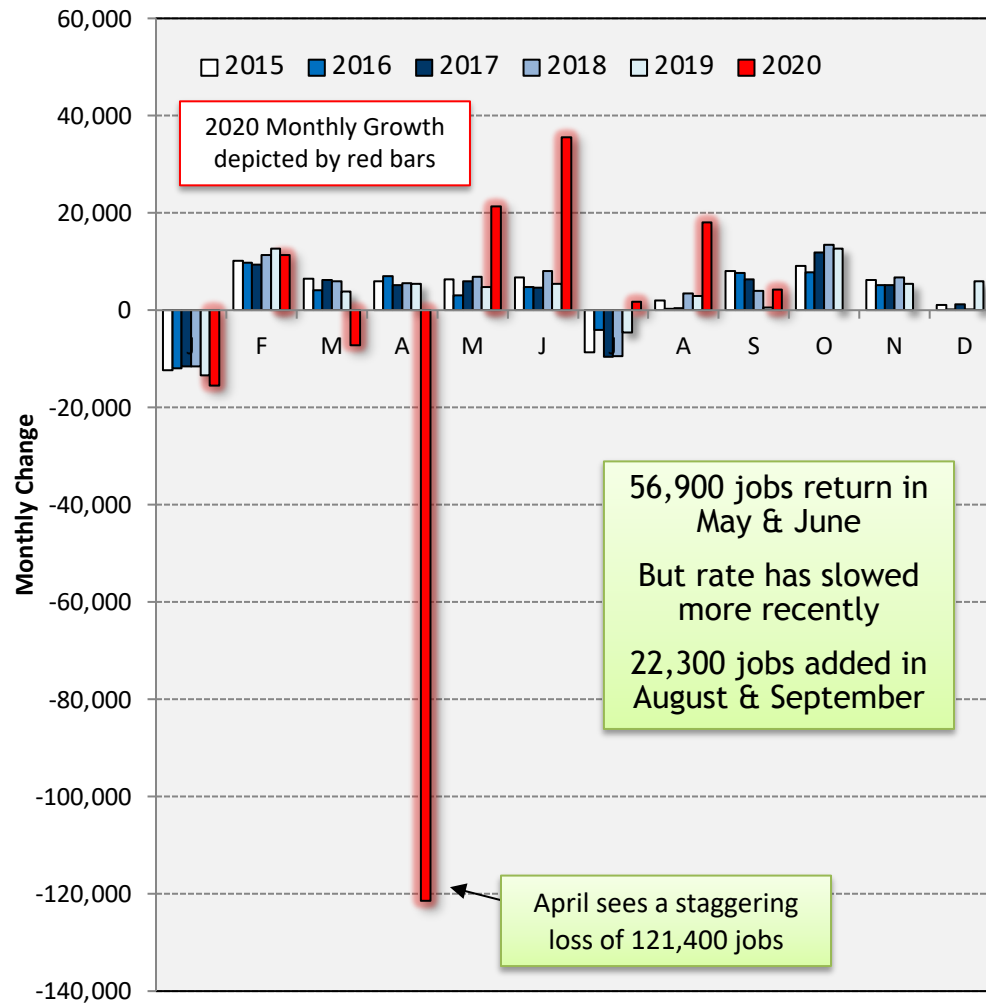
Source: TWC - CES (Not Seasonally Adjusted)

AUSTIN-ROUND ROCK MSA ANNUAL JOB GROWTH



Source – September 2020	Annual Change	Growth Rate	Total Austin Non-Ag
Texas Workforce Commission	-27,800	-2.49%	1,090,300
Dallas Federal Reserve	-33,300	-2.97%	1,088,100

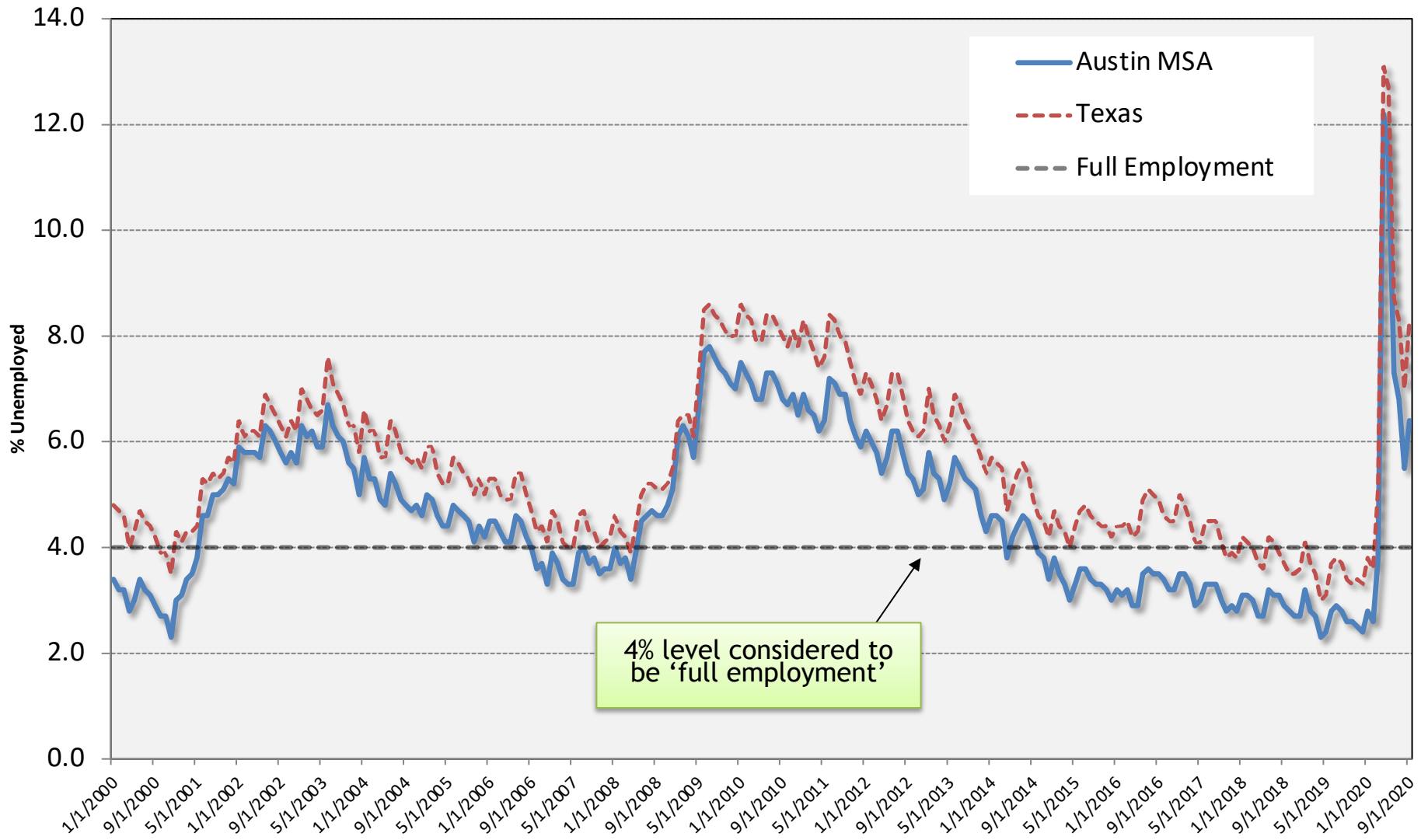
AUSTIN-ROUND ROCK MSA MONTHLY CHANGES IN EMPLOYMENT



September, 2020	Annual Change	% Change
Mining, Log, Const	+800	+1.1%
Manufacturing	+2,400	+3.8%
Trade, Transp, Util	-600	-0.3%
Information	-4,400	-11.4%
Financial Activities	+8,300	+12.4%
Prof & Bus Services	+9,700	+4.8%
Edu. & Hlth Serv.	-8,400	-6.5%
Leisure & Hospitality	-31,800	-23.4%
Other Services	-100	-0.2%
Government	-3,700	-2.0%

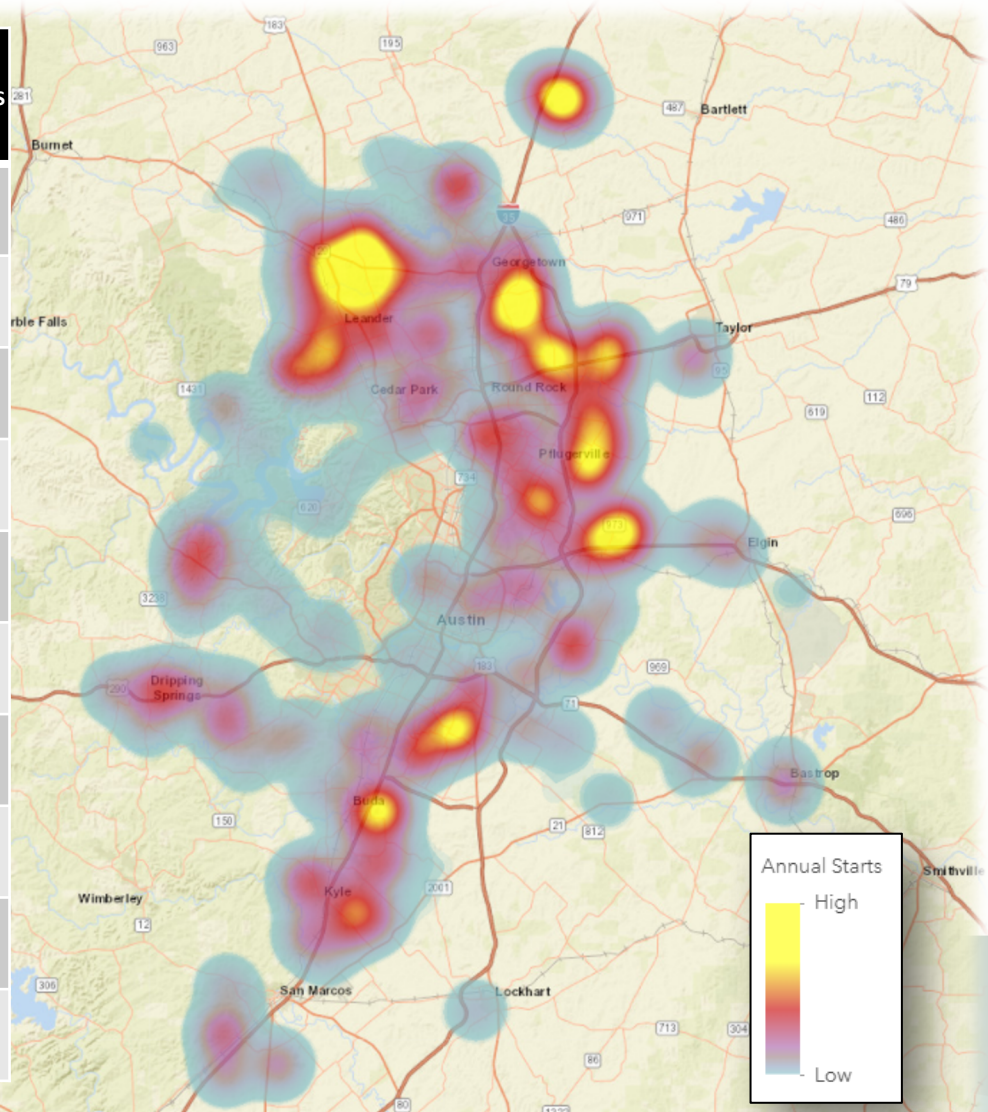
Source: TWC—CES Survey

GREATER AUSTIN UNEMPLOYMENT TRENDS



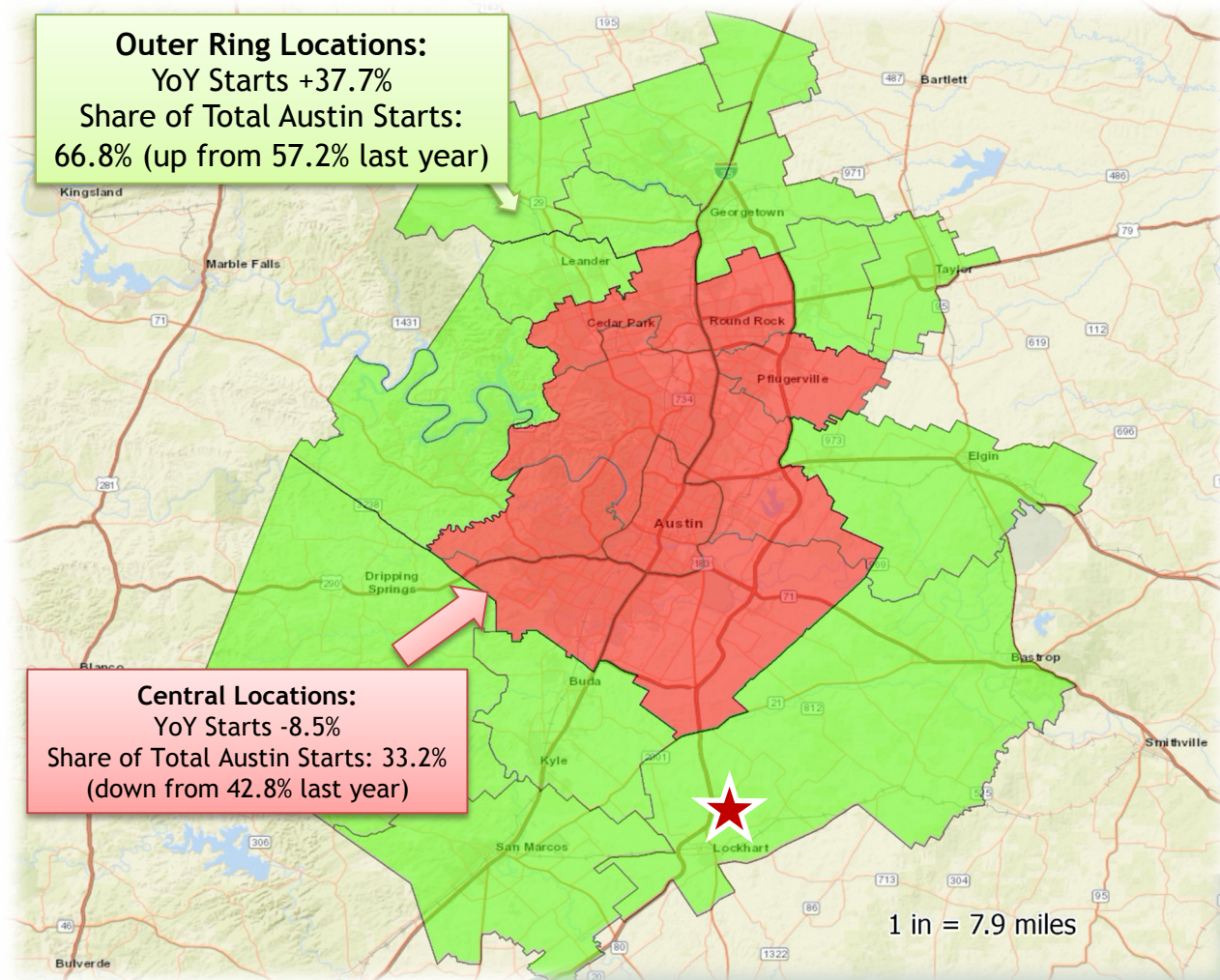
GREATER AUSTIN: MOST ACTIVE SUBMARKETS 4Q19-3Q20

Rank	Change v. Last Year	Submarket	Annual Starts	YOY Change	Median New Home Price	VDL MOS
1	↑ (5)	Buda & Kyle	1,829	+45.0%	\$280K	11.1
2	↑ (6)	29 Corridor	1,735	+44.6%	\$336K	22.3
3	↓ (1)	Leander	1,645	+7.4%	\$360K	19.1
4	↑ (7)	City of Austin-Southeast	1,520	+69.3%	\$282K	9.3
5	↓ (3)	City of Austin-Northeast	1,388	-2.6%	\$316K	13.5
6	↑ (8)	Liberty Hill Area	1,257	+42.2%	\$280K	12.5
7	↓ (2)	Pflugerville	1,218	-15.1%	\$336K	12.2
8	↑ (10)	Manor & Elgin	1,216	+59.6%	\$242K	10.9
9	↔ (9)	Georgetown-East 35	1,193	+42.4%	\$278K	9.8
10	↓ (4)	East Round Rock Area	1,060	-22.6%	\$322K	7.0



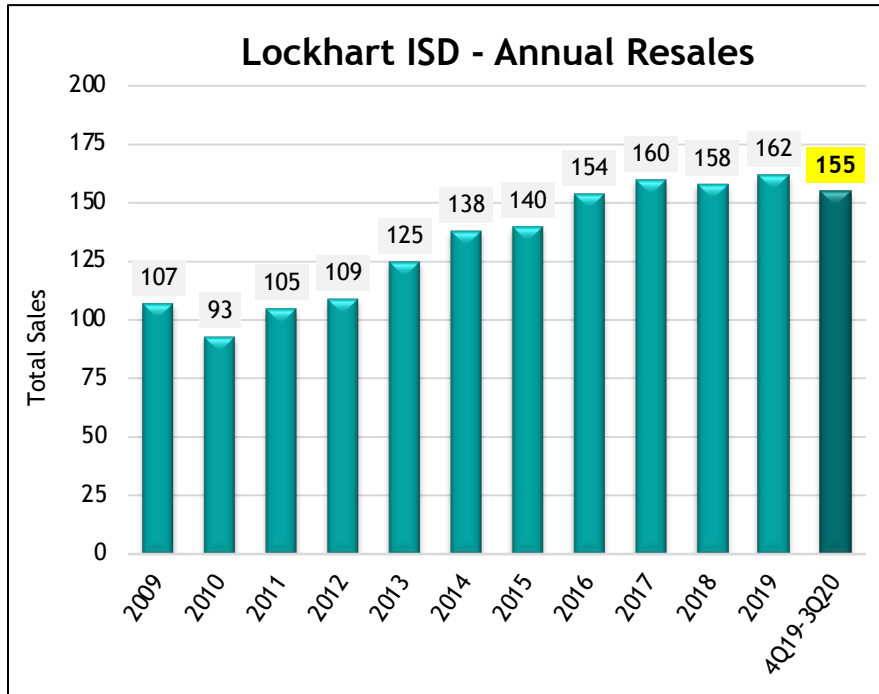
GREATER AUSTIN: OUTER RING LOCATIONS - NEW HOME CONSTRUCTION SURGE CONTINUES

- Developments located in outer ring areas (in green on map) saw starts grow 37.7% in the last year (up from 28.5% YoY growth reported last quarter)
- As households work to adjust their lives in a world influenced by COVID, many have adjusted their preferences related to where they desire to live
- Today, 66.8% of starts in Austin are within outer ring locations
- Central locations saw an 8.5% YoY decline in start pace and had a tight 11.1-month supply of vacant lots
- Outer ring locations had a more plentiful 19.3-month supply of vacant lots - above the 16.5-month Austin average but still below the 24-month equilibrium level

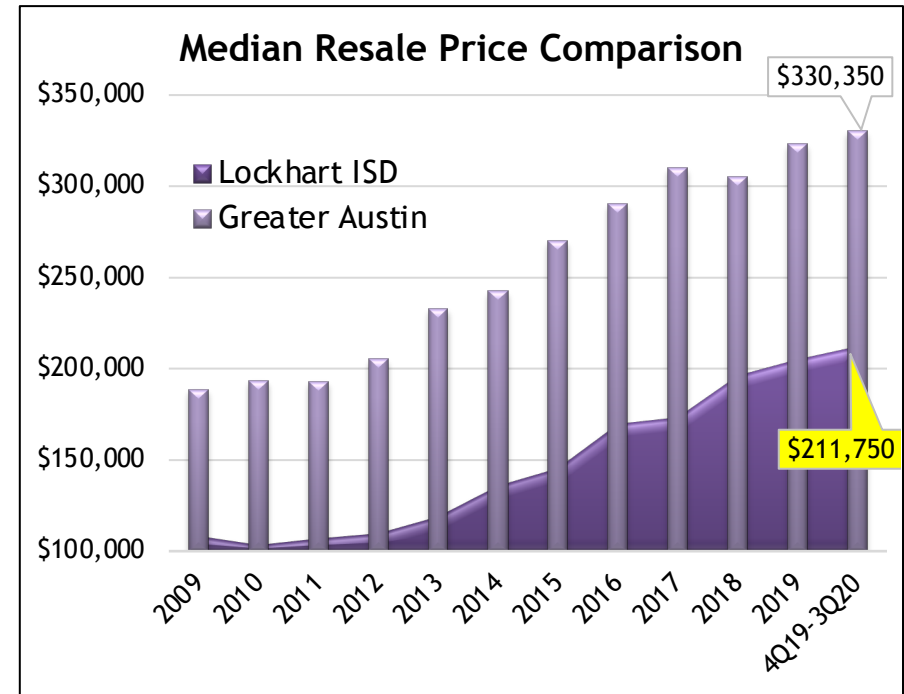




LOCKHART ISD PRE-OWNED HOME SALES



Source: ACTRIS MLS

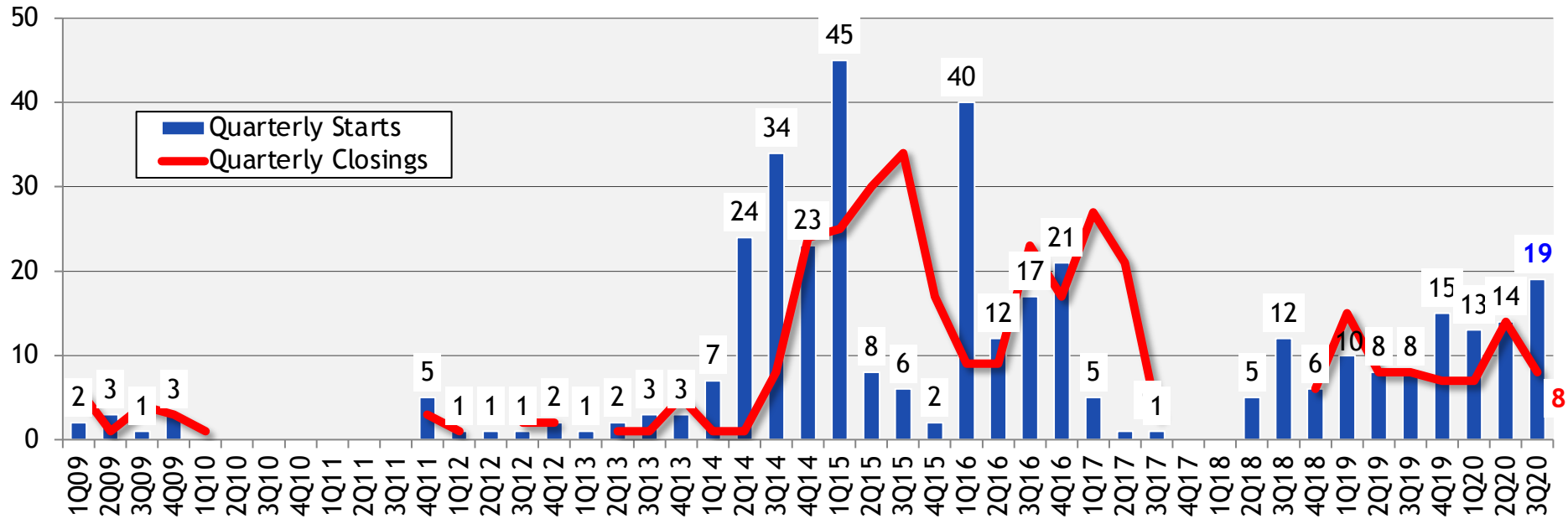


- 155 total resales 4Q19-3Q20
- District's median pre-owned sold price increased to a record \$211,750 over the past 12 months



LOCKHART ISD QUARTERLY NEW HOME CONSTRUCTION

Start = foundation started
Closing = occupied home



Starts	2013	2014	2015	2016	2017	2018	2019	2020
1Q	1	7	45	40	5	0	10	13
2Q	2	24	8	12	1	5	8	14
3Q	3	34	6	17	1	12	8	19
4Q	3	23	2	21	0	8	15	
Total	9	88	61	90	7	25	41	46

Closings	2013	2014	2015	2016	2017	2018	2019	2020
1Q	0	1	25	9	27	0	15	7
2Q	1	1	30	9	21	2	8	14
3Q	1	8	34	23	3	0	8	8
4Q	5	24	17	17	0	8	7	
Total	7	34	106	58	51	10	38	29

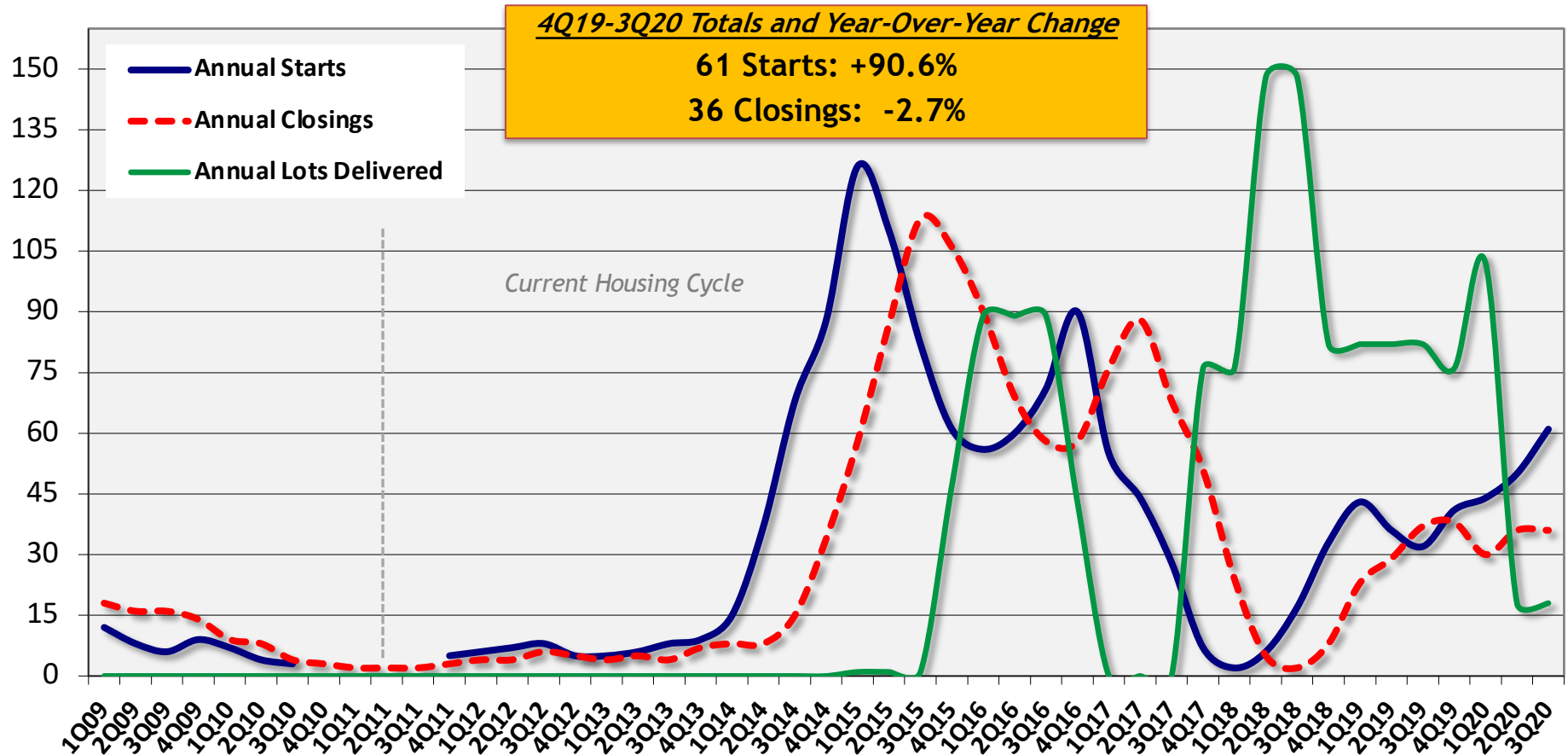
- In 3Q20, new homebuilders produced 19 starts and 8 closings in Lockhart ISD



GROWTH DRIVERS: LOCKHART ISD

ANNUAL NEW HOME CONSTRUCTION ACTIVITY

Start = foundation started
Closing = visibly occupied home



- New homebuilders started 61 new homes in the district from 4Q19-3Q20 (+90.6% Y-o-Y)
- 36 new homes were occupied over the past 12 months (-2.7% Y-o-Y)
- The district's median new home price as of 3Q20 was \$225,915 (-2.7% Y-o-Y)



LOCKHART ISD RESIDENTIAL LOT INVENTORY

Traditional Single-Family & Duplex			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	0	148	148
Clear Fork	99	2,219	2,318
Navarro	2	161	163
Plum Creek	0	68	68
Strawn	0	0	0
Total	101	2,596	2,697
Mobile Homes			
Elementary Zone	VDL	Future Lots	Total Lots Left
Bluebonnet	37	110	147
Clear Fork	0	210	210
Navarro	24	60	84
Plum Creek	4	275	279
Strawn	6	190	196
Total	71	845	916
Apartment Units			
Elementary Zone	Planned Units		
Bluebonnet	0		
Clear Fork	0		
Navarro	0		
Plum Creek	0		
Strawn	0		
Total	0		

VDL = Fully developed lot that's currently vacant

Future Lots = Lots either in progress or planned

- *101 developed SF lots remained at the month-end September 2020 (99 lots left at The Meadows at Clear Fork)*
- *Developers are planning another 2,697 future traditional single-family residential/duplex lots*
- *Majority of future traditional built single-family homes will be in the Clear Fork zone*
- *916 mobile home lots in-process/planned; Most will be in the Plum Creek, Clear Fork, Strawn, and Bluebonnet zones*

LISD NEW HOME MARKET 2020/21 - NORTH/NORTHEAST

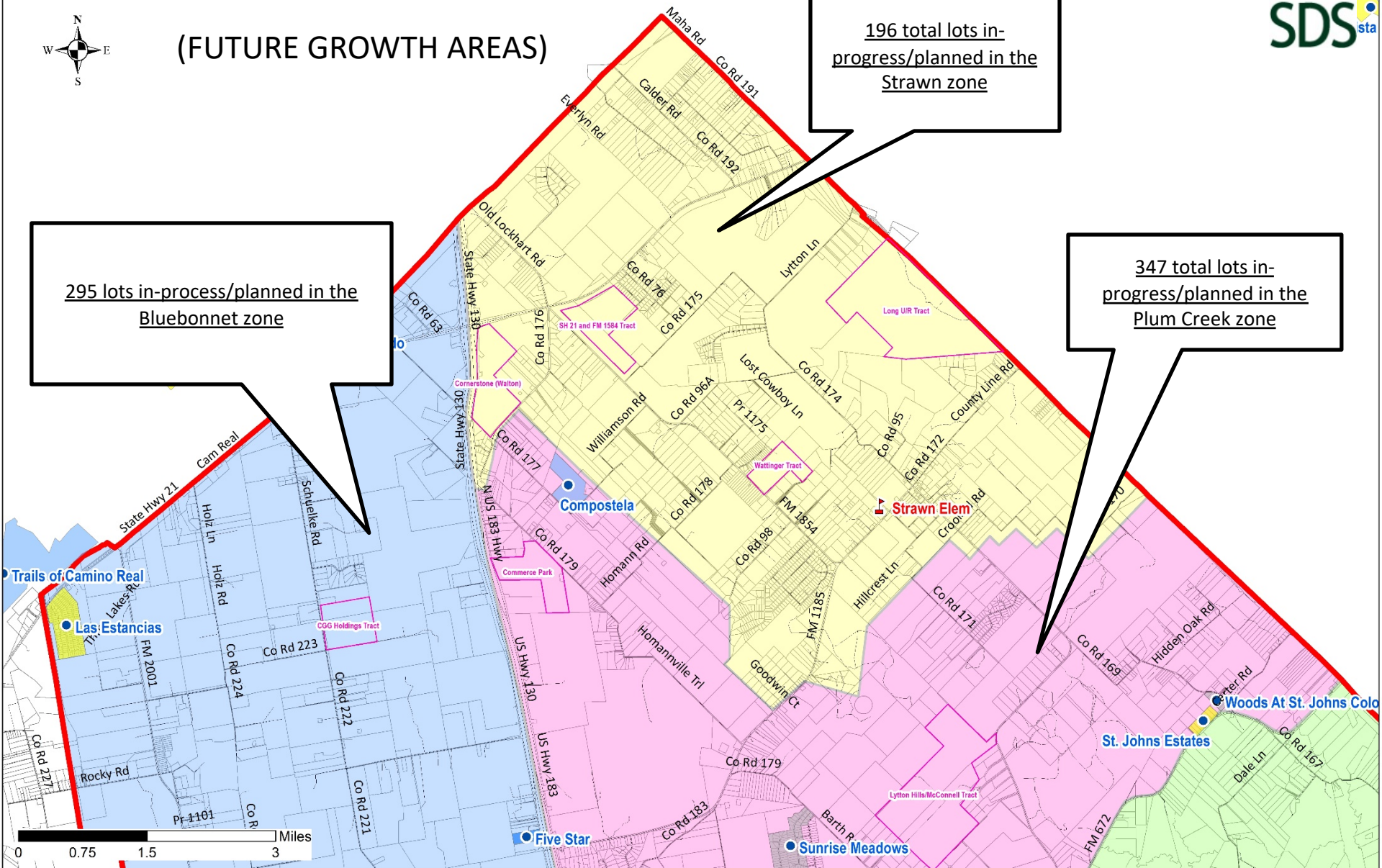


(FUTURE GROWTH AREAS)

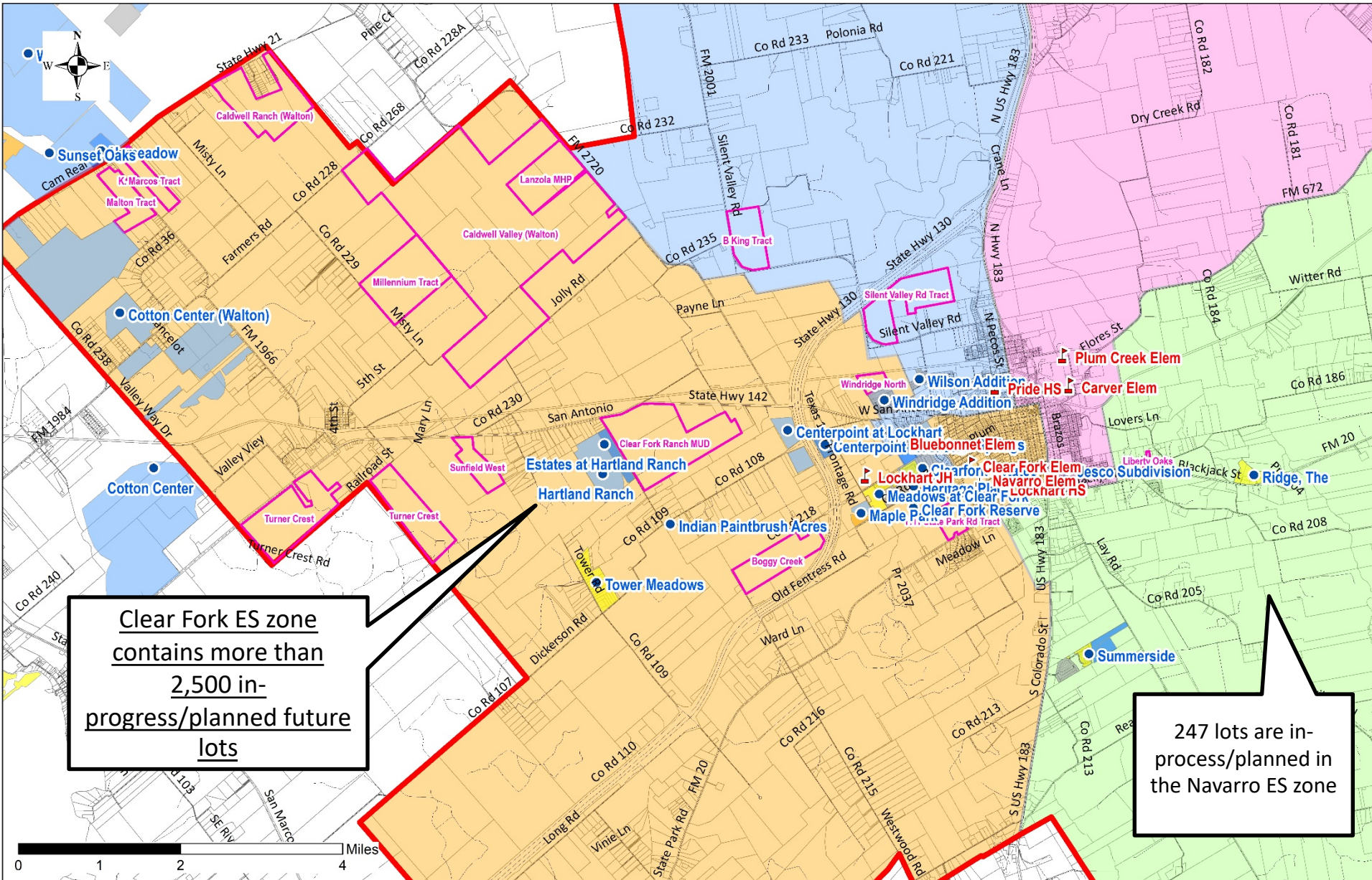
295 lots in-process/planned in the Bluebonnet zone

196 total lots in-progress/planned in the Strawn zone

347 total lots in-progress/planned in the Plum Creek zone



LOCKHART ISD NEW HOME MARKET 2020/21 - WEST SIDE





AERIAL PHOTOS

SEPTEMBER 29, 2020



THE MEADOWS AT CLEARFORK





MAPLE PARK





THE STANTON APARTMENTS



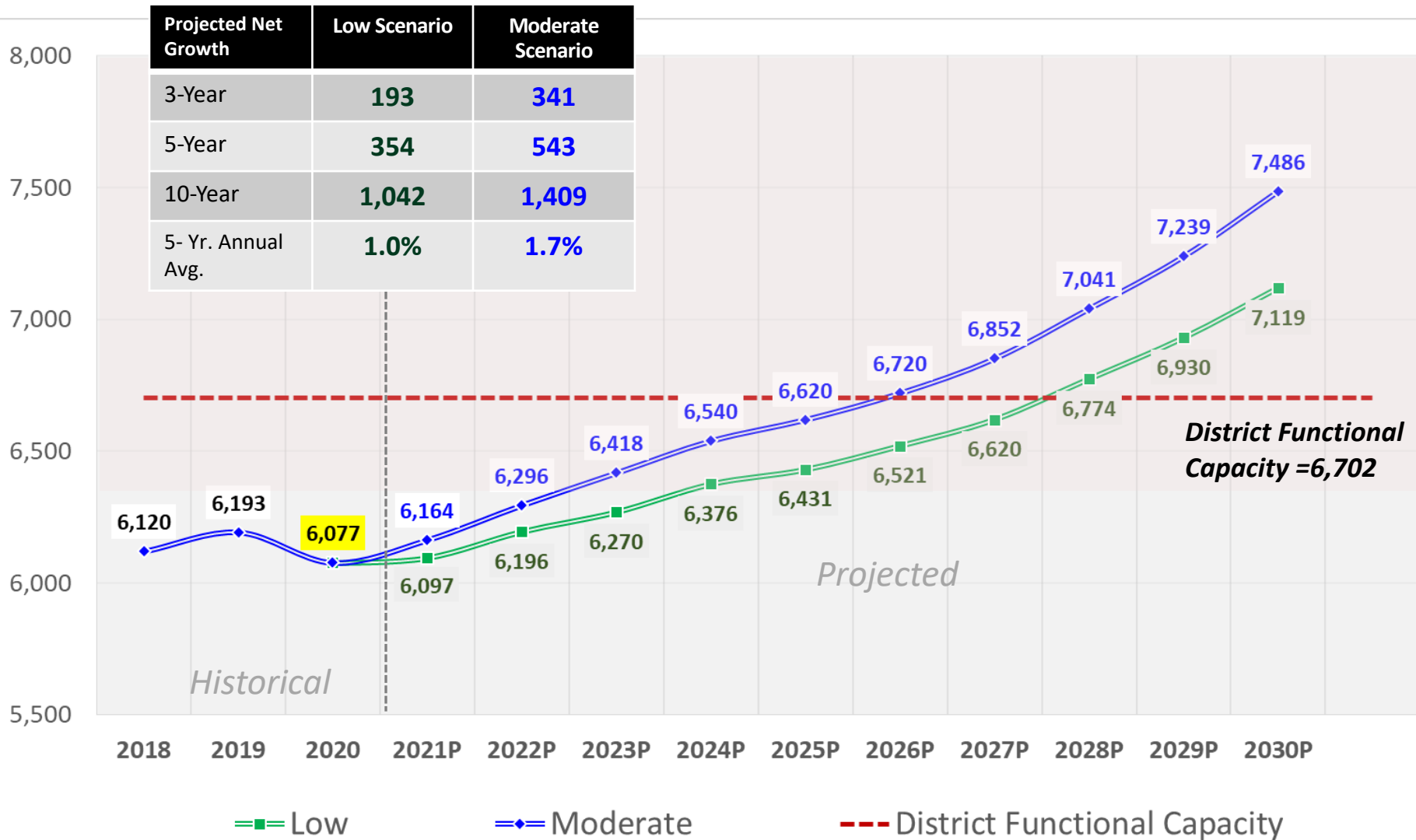


LOCKHART SPRINGS APARTMENTS





DISTRICT ENROLLMENT PROJECTIONS (PK-12)





CAMPUS ENROLLMENT PROJECTIONS BY GRADE

FALL 2021 - LOW SCENARIO

FALL 2021	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Carver Elementary	260														260
Bluebonnet Elementary	0	91	91	86	88	100	91								547
Clear Fork Elementary	0	74	74	80	77	66	82								453
Navarro Elementary	0	93	93	75	80	87	85								513
Plum Creek Elementary	0	90	90	74	91	77	105								527
Strawn Elementary	0	83	83	82	91	75	79								493
Lockhart Junior High								428	465	491					1,384
Lockhart High School											589	472	452	351	1,864
Pride High School												10	24	21	55
Totals	260	431	431	397	427	405	442	428	465	491	589	482	476	372	6,097



CAMPUS ENROLLMENT PROJECTIONS (PK-12)

LOW SCENARIO

Lockhart ISD	2020	Projected Fall Enrollment									
		2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P	2030P
Carver Elementary (PK)		<i>Functional Capacity = 337</i>									
Total Enrollment	259	260	295	325	350	360	370	375	380	385	390
Capacity Utilization	77%	77%	88%	96%	104%	107%	110%	111%	113%	114%	116%
Space Remaining	78	77	42	12	-13	-23	-33	-38	-43	-48	-53
Bluebonnet Elementary		<i>Functional Capacity = 614</i>									
Total Enrollment	538	547	548	545	550	557	570	582	583	584	585
Capacity Utilization	88%	89%	89%	89%	90%	91%	93%	95%	95%	95%	95%
Space Remaining	76	67	66	69	64	57	44	32	31	30	29
Clear Fork Elementary		<i>Functional Capacity = 475</i>									
Total Enrollment	458	453	455	502	530	562	615	661	710	772	847
Capacity Utilization	96%	95%	96%	106%	112%	118%	129%	139%	149%	163%	178%
Space Remaining	17	22	20	-27	-55	-87	-140	-186	-235	-297	-372
Navarro Elementary		<i>Functional Capacity = 554</i>									
Total Enrollment	520	513	492	485	515	551	563	562	583	603	602
Capacity Utilization	94%	93%	89%	88%	93%	99%	102%	101%	105%	109%	109%
Space Remaining	34	41	62	69	39	3	-9	-8	-29	-49	-48
Plum Creek Elementary		<i>Functional Capacity = 653</i>									
Total Enrollment	514	527	552	562	560	572	579	579	579	579	579
Capacity Utilization	79%	81%	85%	86%	86%	88%	89%	89%	89%	89%	89%
Space Remaining	139	126	101	91	93	81	74	74	74	74	74
Strawn Elementary		<i>Functional Capacity = 535</i>									
Total Enrollment	491	493	501	514	516	528	539	547	553	555	555
Capacity Utilization	92%	92%	94%	96%	96%	99%	101%	102%	103%	104%	104%
Space Remaining	44	42	34	21	19	7	-4	-12	-18	-20	-20
Total Elementary Functional Capacity (KG-5th Grade) = 2,831											
Total Enrollment KG-5th	2,521	2,533	2,548	2,608	2,671	2,770	2,866	2,930	3,008	3,093	3,169
Capacity Utilization	89%	89%	90%	92%	94%	98%	101%	103%	106%	109%	112%
Space Remaining	310	298	283	223	160	61	-35	-99	-177	-262	-338



CAMPUS ENROLLMENT PROJECTIONS (PK-12)

LOW SCENARIO

Lockhart ISD		Projected Fall Enrollment									
	2020	2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P	2030P
LJH	Junior High Functional Capacity = 1,560										
Total Enrollment (6-8)	1,485	1,384	1,350	1,326	1,365	1,361	1,378	1,389	1,448	1,509	1,569
Capacity Utilization	95%	89%	87%	85%	87%	87%	88%	89%	93%	97%	101%
Space Remaining	75	176	210	234	195	199	182	171	112	51	-9
LHS	High School Functional Capacity = 1,834										
Total Enrollment (9-12)	1,756	1,864	1,947	1,956	1,935	1,885	1,852	1,871	1,884	1,888	1,936
Capacity Utilization	96%	102%	106%	107%	105%	103%	101%	102%	103%	103%	106%
Space Remaining	78	-30	-113	-122	-101	-51	-18	-37	-50	-54	-102
Pride HS	Pride High School Functional Capacity = 140										
Total Enrollment	56	55	55	55	55	55	55	55	55	55	55
Capacity Utilization	40%	39%	39%	39%	39%	39%	39%	39%	39%	39%	39%
Space Remaining	84	85	85	85	85	85	85	85	85	85	85
Total District Capacity (PK-12th Grade) = 6,702											
District Total Enrollment (PK-12)	6,077	6,097	6,196	6,270	6,376	6,431	6,521	6,620	6,774	6,930	7,119
Annual Change	-116	20	99	74	106	55	90	100	154	156	189
% Change	-1.9%	0.3%	1.6%	1.2%	1.7%	0.9%	1.4%	1.5%	2.3%	2.3%	2.7%
Capacity Utilization	91%	91%	92%	94%	95%	96%	97%	99%	101%	103%	106%
Space Remaining	625	605	506	432	326	271	181	82	-72	-228	-417



CAMPUS ENROLLMENT PROJECTIONS BY GRADE

FALL 2021 - MODERATE SCENARIO

FALL 2021	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
Carver Elementary	275														275
Bluebonnet Elementary	0	93	93	88	90	102	93								559
Clear Fork Elementary	0	75	74	80	77	66	82								454
Navarro Elementary	0	95	95	76	81	88	86								521
Plum Creek Elementary	0	92	92	74	91	77	105								531
Strawn Elementary	0	85	83	86	91	75	81								502
Lockhart Junior High								429	472	493					1,394
Lockhart High School											589	477	452	351	1,870
Pride High School												10	25	23	58
Totals	275	440	437	404	430	408	447	429	472	493	589	487	477	374	6,164



CAMPUS ENROLLMENT PROJECTIONS (PK-12)

MODERATE SCENARIO

Lockhart ISD		Projected Fall Enrollment									
	2020	2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P	2030P
Carver Elementary (PK)		<i>Functional Capacity = 337</i>									
Total Enrollment	259	275	300	325	350	360	370	375	380	385	390
Capacity Utilization	77%	82%	89%	96%	104%	107%	110%	111%	113%	114%	116%
Space Remaining	78	62	37	12	-13	-23	-33	-38	-43	-48	-53
Bluebonnet Elementary		<i>Functional Capacity = 614</i>									
Total Enrollment	538	559	568	569	582	591	596	597	598	599	599
Capacity Utilization	88%	91%	93%	93%	95%	96%	97%	97%	97%	98%	98%
Space Remaining	76	55	46	45	32	23	18	17	16	15	15
Clear Fork Elementary		<i>Functional Capacity = 475</i>									
Total Enrollment	458	454	461	506	535	567	617	662	717	790	879
Capacity Utilization	96%	96%	97%	106%	113%	119%	130%	139%	151%	166%	185%
Space Remaining	17	21	14	-31	-60	-92	-142	-187	-242	-315	-404
Navarro Elementary		<i>Functional Capacity = 554</i>									
Total Enrollment	520	521	545	565	589	615	594	575	596	615	615
Capacity Utilization	94%	94%	98%	102%	106%	111%	107%	104%	108%	111%	111%
Space Remaining	34	33	9	-11	-35	-61	-40	-21	-42	-61	-61
Plum Creek Elementary		<i>Functional Capacity = 653</i>									
Total Enrollment	514	531	519	543	557	590	601	614	629	639	648
Capacity Utilization	79%	81%	79%	83%	85%	90%	92%	94%	96%	98%	99%
Space Remaining	139	122	134	110	96	63	52	39	24	14	5
Strawn Elementary		<i>Functional Capacity = 535</i>									
Total Enrollment	491	502	514	533	539	553	565	574	577	579	580
Capacity Utilization	92%	94%	96%	100%	101%	103%	106%	107%	108%	108%	108%
Space Remaining	44	33	21	2	-4	-18	-30	-39	-42	-44	-45
Total Elementary Functional Capacity (KG-5th Grade) = 2,831											
Total Enrollment KG-5th	2,521	2,567	2,608	2,716	2,803	2,916	2,973	3,022	3,116	3,223	3,322
Capacity Utilization	89%	91%	92%	96%	99%	103%	105%	107%	110%	114%	117%
Space Remaining	310	264	223	115	28	-85	-142	-191	-285	-392	-491



CAMPUS ENROLLMENT PROJECTIONS (PK-12)

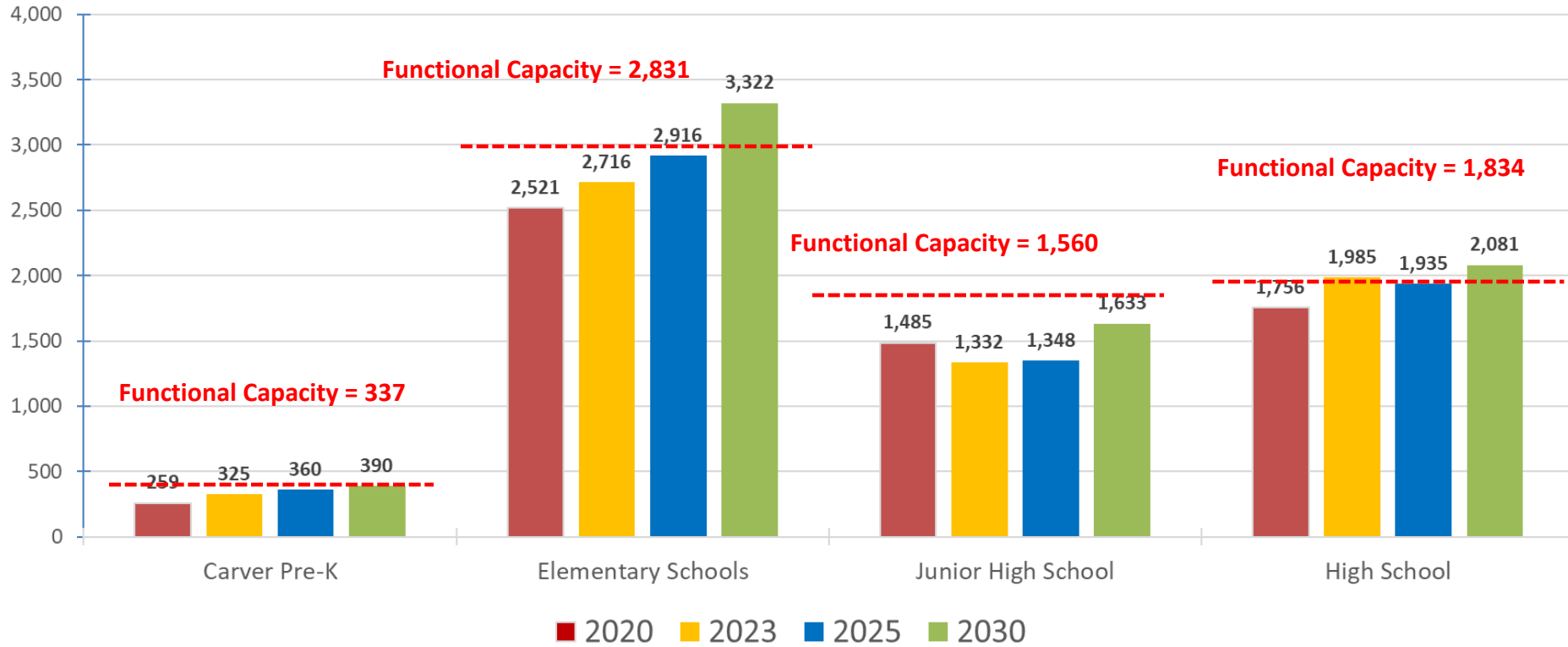
MODERATE SCENARIO

Lockhart ISD		Projected Fall Enrollment									
	2020	2021P	2022P	2023P	2024P	2025P	2026P	2027P	2028P	2029P	2030P
LJH	Junior High Functional Capacity = 1,560										
Total Enrollment (6-8)	1,485	1,394	1,369	1,332	1,356	1,348	1,425	1,499	1,574	1,604	1,633
Capacity Utilization	95%	89%	88%	85%	87%	86%	91%	96%	101%	103%	105%
Space Remaining	75	166	191	228	204	212	135	61	-14	-44	-73
LHS	High School Functional Capacity = 1,834										
Total Enrollment (9-12)	1,756	1,870	1,959	1,985	1,971	1,935	1,892	1,896	1,911	1,967	2,081
Capacity Utilization	96%	102%	107%	108%	107%	106%	103%	103%	104%	107%	113%
Space Remaining	78	-36	-125	-151	-137	-101	-58	-62	-77	-133	-247
Pride HS	Pride High School Functional Capacity = 140										
Total Enrollment	56	58	60	60	60	60	60	60	60	60	60
Capacity Utilization	40%	41%	43%	43%	43%	43%	43%	43%	43%	43%	43%
Space Remaining	84	82	80	80	80	80	80	80	80	80	80
Total District Capacity (PK-12th Grade) = 6,702											
District Total Enrollment (PK-12)	6,077	6,164	6,296	6,418	6,540	6,620	6,720	6,852	7,041	7,239	7,486
Annual Change	-116	87	132	123	122	80	101	131	189	198	247
% Change	-1.9%	1.4%	2.1%	1.9%	1.9%	1.2%	1.5%	2.0%	2.8%	2.8%	3.4%
Capacity Utilization	91%	92%	94%	96%	98%	99%	100%	102%	105%	108%	112%
Space Remaining	625	538	406	284	162	82	-18	-150	-339	-537	-784



ATTENDANCE LEVEL ENROLLMENT PROJECTIONS (PK-12) **MODERATE**

Lockhart ISD Projected Total Enrollment by Attendance Level



Lockhart ISD

Fall 2020 Demographics Summary

- In 2020, Lockhart ISD is estimated to have a total population of 29,997 with 10,062 total households, a 27% increase since 2010 (official 2020 Census numbers are expected next year)
- Population growth in the Caldwell County Unincorporated areas of the district continues to increase at a rate faster than growth in the City of Lockhart; today the overall population is split 50/50 between the city and county area
- As of the Fall 2020 snapshot date, district enrollment was 6,077 students (-1.9% or -116 students vs. 2019)
- LISD experiences the first enrollment decline in more than 10 years due to the COVID-19 pandemic
- The district's enrollment decline has mostly occurred at the elementary level (Grades PK-5th)
- While JH enrollment has been flat the past two years, HS enrollment has climbed to a record level
- LISD continues to see a gradual increase in the number of students that live in the district but transfer out to neighboring districts and/or charter schools
- Student mobility data shows that from 2019 to 2020 the district had fewer new students enroll than leavers which impacted the overall enrollment growth rate
- 252 of 460 leavers (55%) were part of households (HH) that sold their home to a HH with one or more newly enrolled student(s); resulting in about 200 students that have withdrawn from LISD over the past year but might not have moved away as they wait for the COVID environment to improve
- Fall 2020 student geo-coding shows 96.2% of LISD live within the district boundary and the number of enrolled students living outside the city of Lockhart has increased to nearly 60% (was 50% in 2014)
- 31.3% of all enrolled LISD students now live in the north central portion of the district between US 183 and FM 672

Lockhart ISD

Fall 2020 Demographics Summary (cont.)

- Despite COVID-19 environment, the historically low 30-year mortgage rate has caused a surge in new home construction across Greater Austin in 2020
- New homebuilders in LISD started 61 and closed 36 homes from 4Q19-3Q20
- The district's median new home price was \$225,915
- The Meadows at Clear Fork subdivision is currently the top producer of new homes in the district
- 101 vacant, fully developed SF residential lots were left as of month-end Sept. 2020 (nearly all are located at The Meadows)
- No future lots are currently under development (other than the senior living section of Maple Park) but almost 2,700 future lots are currently planned
- Most of the future lots are located in the Clear Fork Elementary attendance zone
- Approximately 916 future mobile home lots are planned
- If COVID-19 continues to keep students away next fall, the district is expected to see enrollment remain at/or slightly above the current enrollment level
- If more elementary students return next year, then enrollment could begin to climb back towards 6,200 students during the 2021/22 school year
- Under the low growth scenario, district enrollment would average 1% annual growth over the next five years
- Under the moderate scenario, enrollment growth would average 1.7% annually through 2025
- At the moderate pace, LISD enrollment would climb to 6,600 students by Fall 2025 and could increase to 7,500 students by 2030



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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Greater Austin metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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