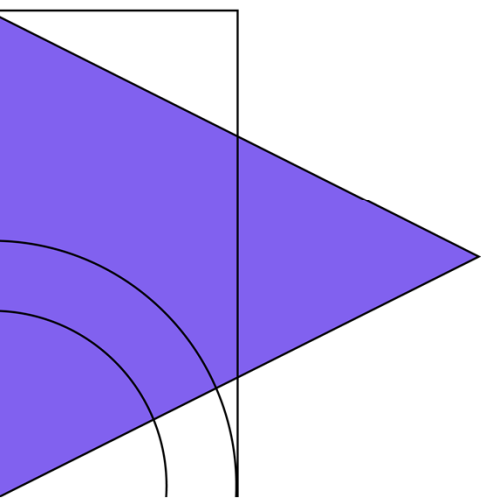
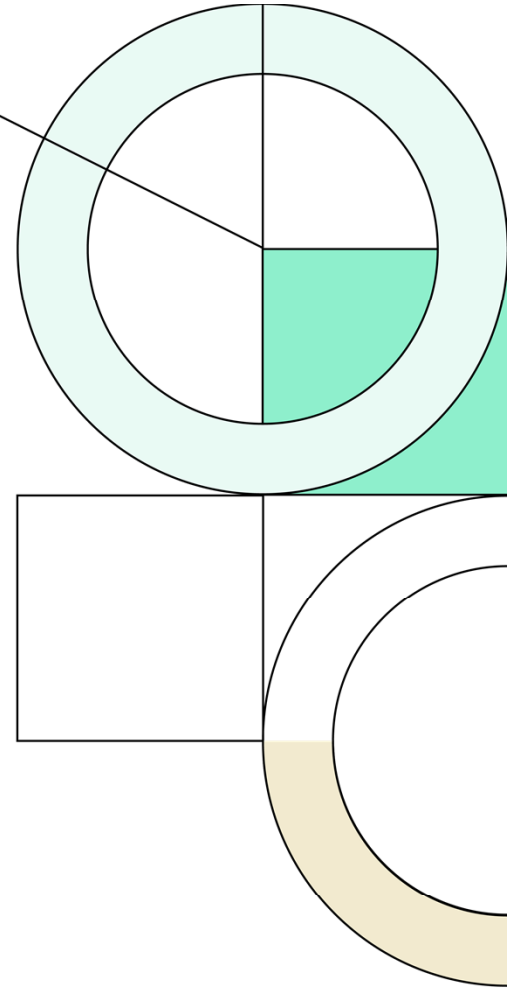




Hays Consolidated Independent School District

2Q21

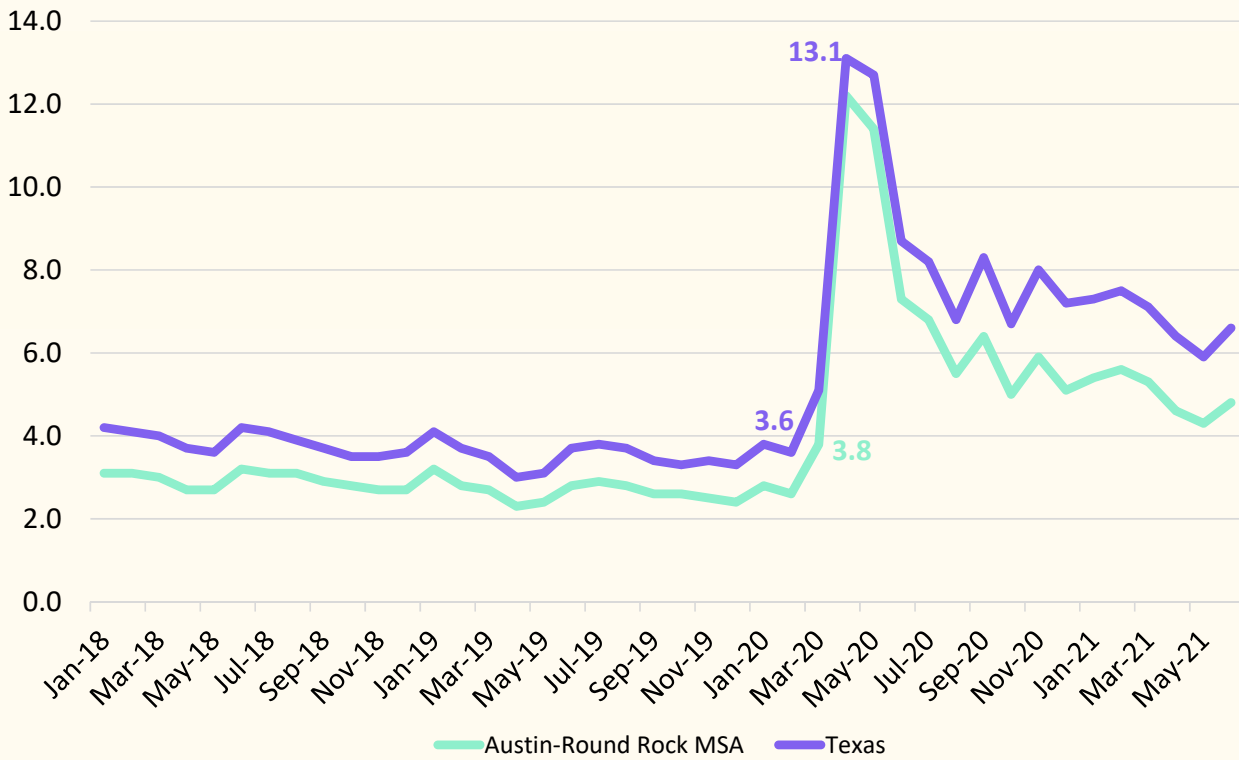
Demographic Report



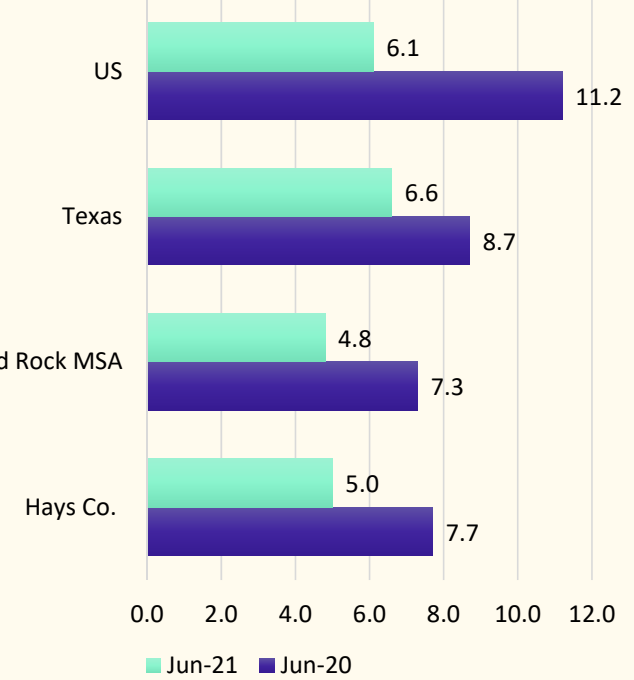


Local Economic Conditions

Unemployment Rates, Jan 2018 - June 2021



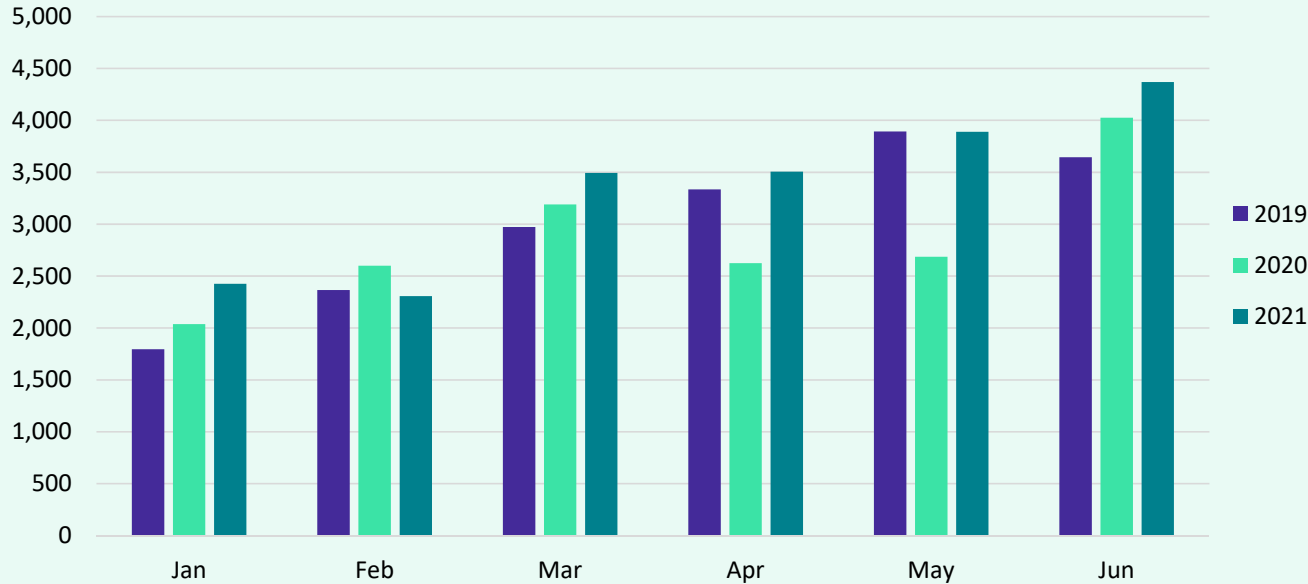
Unemployment Rates, Year Over Year





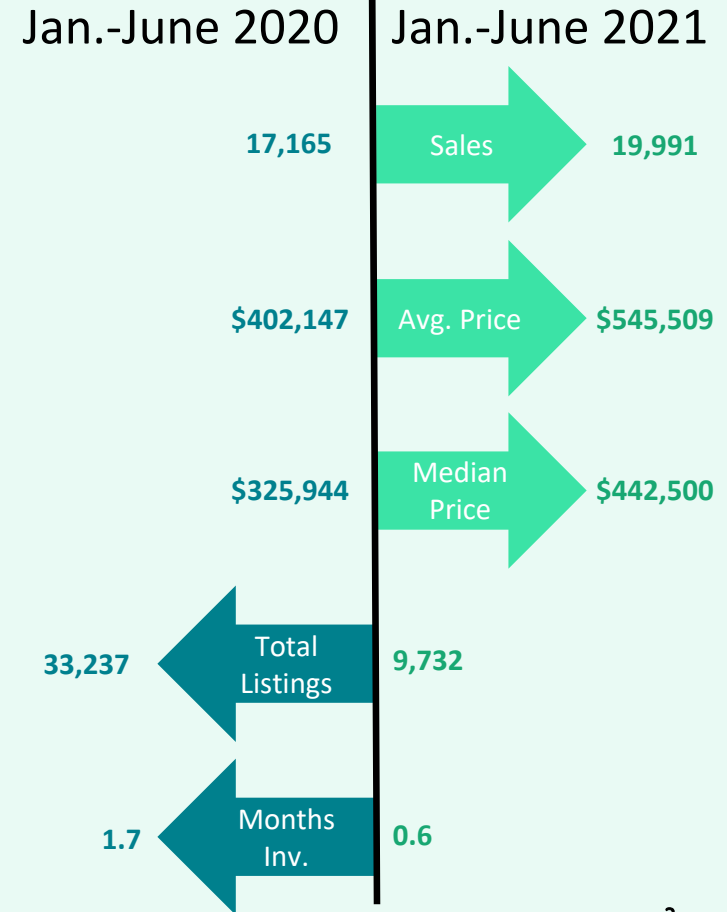
Housing Market Trends

Austin MSA Monthly Sales, 2019-2021



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in the Austin MSA are up 16% from the same period in 2020
- Historically low interest rates and pent up demand, coupled with high rates of net in-migration to the Austin area have resulted in continued record levels of activity in the housing market

YOY Housing Trends





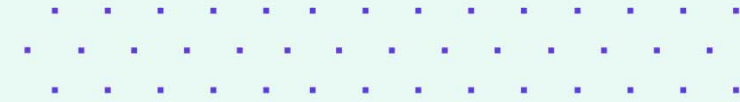
Housing Market Trends



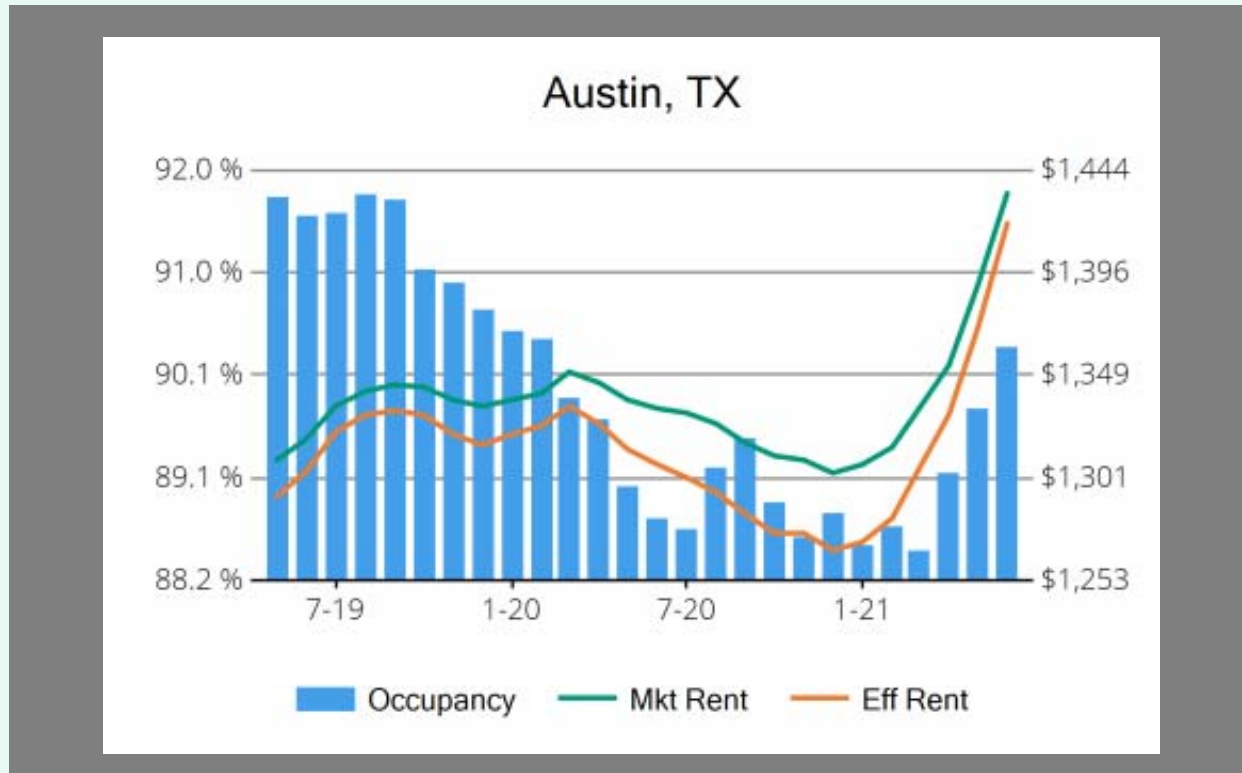
	2Q21	% YOY
Annual Starts	24,606	20.0%
Quarter Starts	6,530	22.5%
Annual Closings	21,994	11.5%
Quarter Closings	5,077	0.9%
Housing Inventory	14,194	23.2%
VDL Inventory	26,765	-5.3%



Housing Market Trends: Multi-family Market



Austin Multi-Family Market	June-21	% YOY
Occupancy	90.3	+1.6%
Unit Change	11,376	
Units Absorbed (Annual)	13,389	
Average Size	859	-0.3%
Asking Rent	\$1,433	+7.7%
Asking Rent per Sq. Ft.	\$1.67	+8.1%
Effective Rent	\$1,419	+8.8%
Effective Rent per SqFt	\$1.65	+9.1%
% Offering Concessions	19%	-30.8%
Avg Concession Package	5.4%	-11.3%





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

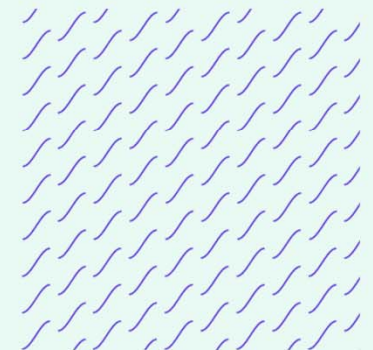
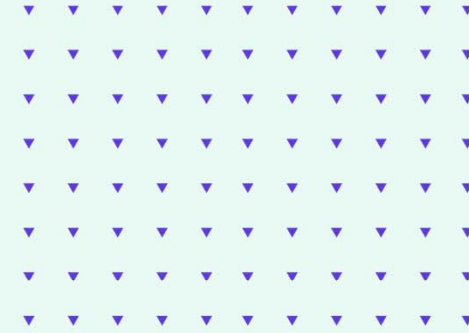
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,987	2,845	1,613	2,855	8,140
2	Georgetown ISD	2,911	2,425	1,555	2,786	18,445
3	Hays CISD	2,878	2,144	1,597	3,439	60,923*
4	Liberty Hill ISD	2,450	1,870	1,403	2,053	11,277
5	Pflugerville ISD	1,950	1,714	1,118	1,288	8,283
6	Austin ISD	1,265	1,620	1,356	1,508	11,141
7	Del Valle ISD	1,494	1,540	722	1,117	23,830
8	Hutto ISD	1,547	1,394	801	1,911	7,479
9	Manor ISD	1,246	1,342	553	1,239	15,428
10	Dripping Springs ISD	1,131	997	672	651	6,392
11	Round Rock ISD	622	922	409	1,121	5,482
12	Jarrell ISD	1,143	894	502	770	12,756
13	Lake Travis ISD	833	690	692	1,238	4,199
14	Bastrop ISD	683	495	362	2,712	17,062
15	San Marcos CISD	496	450	302	999	6,309
16	Elgin ISD	433	321	182	186	9,073
17	Lago Vista ISD	225	157	157	487	4,081
18	Taylor ISD	210	148	117	174	1,153
19	Lockhart ISD	85	46	49	7	16,203
20	Eanes ISD	23	14	22	92	54

* Based on additional Templeton Demographics housing research



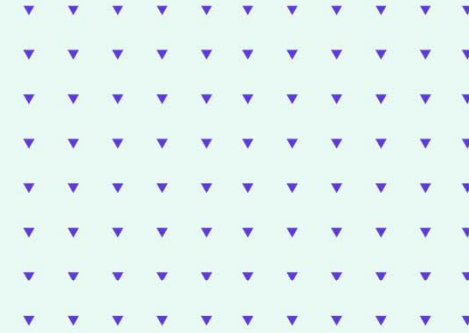
1 Year Change in District Housing

	2Q20	2Q21	Difference
Annual Starts	1,618	2,878	+1,260
Quarterly Starts	411	918	+507
Annual Closings	1,584	2,144	+560
Quarterly Closings	464	554	+90
Under Construction	583	1,407	+824
Inventory	840	1,597	+757
VDL	2,252	3,439	+1,187
Futures	60,002	60,923	+921



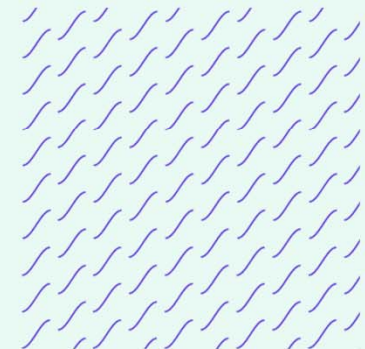


District Housing Overview by Elementary Zone



Elementary School	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future Lots
BLANCO VISTA	181	54	164	44	97	116	128	8,487
BUDA	223	134	102	26	166	176	162	1,324
CAMINO REAL	130	35	139	72	11	16	739	8,866
CARPENTER HILL	138	21	125	25	78	86	62	561
ELM GROVE	0	0	0	0	0	0	0	0
FUENTES	205	33	177	39	74	84	338	3,834
HEMPHILL	467	115	215	77	240	272	537	15,485
KYLE	158	74	64	24	94	109	207	740
NEGLEY	340	135	266	75	199	223	525	12,830
PFLUGER	105	8	106	32	32	43	9	463
SCIENCE HALL	151	47	114	27	58	66	126	912
TOBIAS	229	70	178	26	104	116	109	861
TOM GREEN	537	178	494	87	240	276	466	3,637
UHLAND	14	14	0	0	14	14	31	2,923
TOTAL	2,878	918	2,144	554	1,407	1,597	3,439	60,923

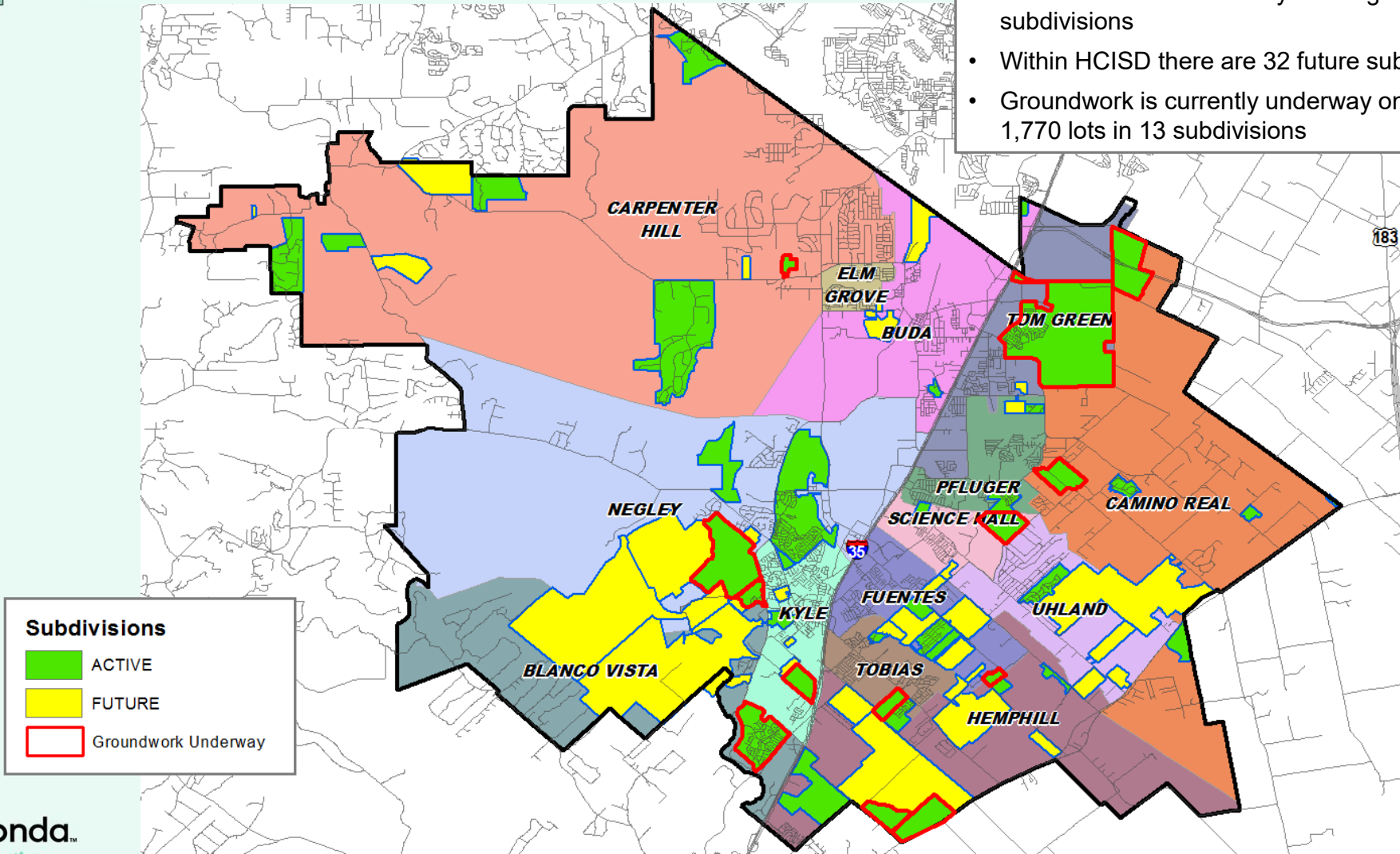
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





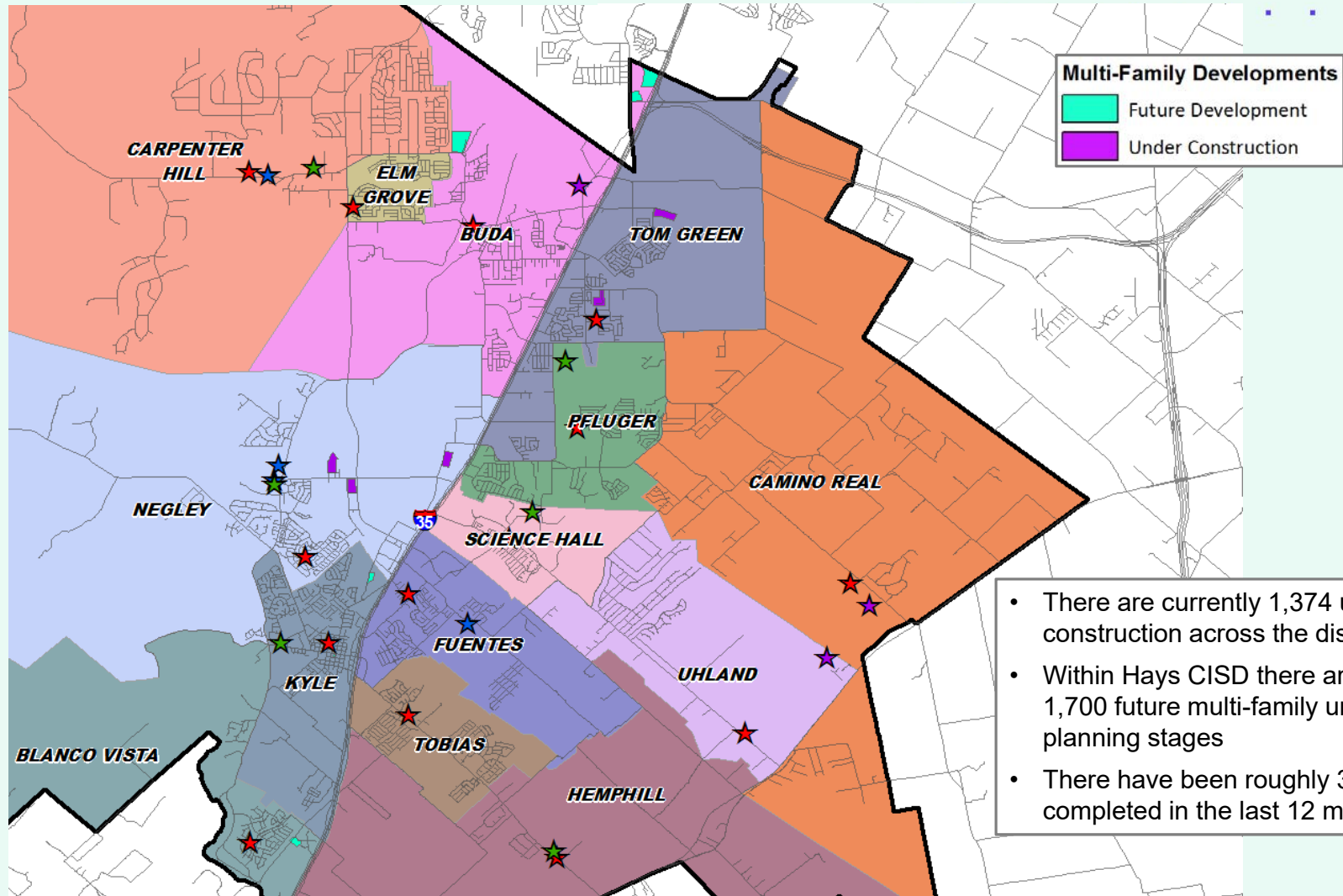
District Housing Overview

- The district has 41 actively building subdivisions
- Within HCISD there are 32 future subdivisions
- Groundwork is currently underway on roughly 1,770 lots in 13 subdivisions



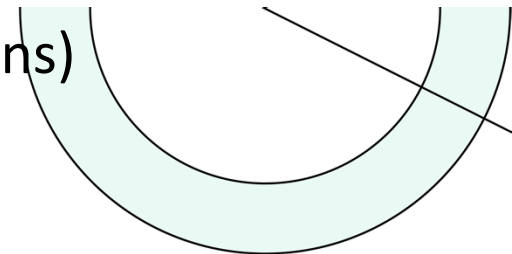


Multi-Family Housing Overview





Ten Year Forecast by Grade Level (spring 2021 projections)



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2016/17	132	518	1,349	1,363	1,446	1,517	1,489	1,505	1,512	1,486	1,475	1,579	1,463	1,249	1,145	19,228		
2017/18	148	545	1,411	1,473	1,417	1,458	1,593	1,568	1,520	1,552	1,520	1,643	1,511	1,311	1,204	19,874	646	3.36%
2018/19	140	514	1,310	1,365	1,405	1,445	1,531	1,661	1,512	1,600	1,608	1,642	1,618	1,317	1,275	19,943	69	0.35%
2019/20	178	714	1,451	1,431	1,433	1,463	1,549	1,614	1,661	1,592	1,650	1,812	1,552	1,449	1,249	20,798	855	4.29%
2020/21	120	481	1,397	1,409	1,409	1,370	1,459	1,505	1,561	1,632	1,581	1,783	1,786	1,496	1,295	20,284	-514	-2.47%
2021/22	191	721	1,628	1,688	1,533	1,531	1,490	1,583	1,574	1,654	1,693	1,735	1,719	1,666	1,440	21,846	1,562	7.70%
2022/23	191	721	1,752	1,787	1,778	1,627	1,595	1,545	1,633	1,668	1,704	1,861	1,668	1,605	1,599	22,735	889	4.07%
2023/24	191	721	1,877	1,935	1,911	1,904	1,760	1,729	1,633	1,738	1,752	1,919	1,812	1,571	1,536	23,989	1,254	5.52%
2024/25	191	721	1,927	2,024	2,024	2,003	2,004	1,841	1,763	1,723	1,782	1,925	1,842	1,699	1,506	24,976	987	4.11%
2025/26	191	721	1,972	2,066	2,115	2,115	2,100	2,109	1,871	1,838	1,758	1,959	1,848	1,726	1,626	26,016	1,040	4.16%
2026/27	191	721	2,010	2,140	2,157	2,209	2,219	2,212	2,133	1,930	1,878	1,932	1,881	1,730	1,650	26,994	978	3.76%
2027/28	191	721	2,099	2,202	2,229	2,242	2,319	2,333	2,234	2,199	1,969	2,062	1,853	1,763	1,655	28,072	1,078	3.99%
2028/29	191	721	2,072	2,280	2,298	2,319	2,348	2,428	2,356	2,304	2,244	2,163	1,976	1,738	1,688	29,126	1,055	3.76%
2029/30	191	721	2,100	2,260	2,367	2,373	2,419	2,458	2,453	2,430	2,352	2,431	2,072	1,852	1,664	30,143	1,017	3.49%
2030/31	191	721	2,158	2,288	2,342	2,445	2,482	2,537	2,482	2,530	2,482	2,548	2,327	1,937	1,774	31,245	1,101	3.65%

Yellow box = largest grade per year

Green box = second largest grade per year



Ten Year Forecast by Elementary Campus (projections from spring 2021)

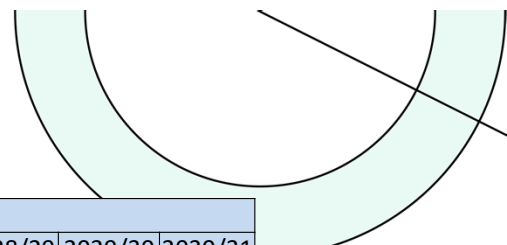
Campus	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BLANCO VISTA ELEMENTARY	800	675	616	698	736	780	816	855	883	899	911	918	931
BUDA ELEMENTARY	900	692	665	784	850	927	967	1,013	1,033	1,046	1,044	1,047	1,048
CAMINO REAL ELEMENTARY	800	821	751	873	939	1,033	1,067	1,095	1,124	1,154	1,165	1,176	1,195
CARPENTER HILL ELEMENTARY	800	698	592	644	661	702	763	821	858	904	930	940	946
ELM GROVE ELEMENTARY	720(982)	868	815	856	869	885	911	924	913	907	890	877	866
FUENTES ELEMENTARY	720	638	643	691	730	806	856	925	963	999	1,035	1,053	1,062
GREEN ELEMENTARY	714*	721	755	949	1,009	1,132	1,213	1,267	1,347	1,427	1,497	1,556	1,623
HEMPHILL ELEMENTARY	720	406	351	430	475	556	610	676	725	777	823	867	919
KYLE ELEMENTARY	770	617	536	588	617	681	737	770	793	808	809	809	812
NEGLEY ELEMENTARY	780(967)	890	826	896	999	1,127	1,211	1,310	1,429	1,549	1,669	1,775	1,884
PFLUGER ELEMENTARY	800	820	737	859	910	997	1,037	1,049	1,054	1,056	1,040	1,023	1,015
SCIENCE HALL ELEMENTARY	720	568	516	649	691	759	823	899	916	945	976	1,002	1,030
TOBIAS ELEMENTARY SCHOOL	720	676	631	691	725	796	852	890	890	900	889	873	866
UHLAND ELEMENTARY SCHOOL	900	743	716	757	785	847	872	895	931	965	979	973	967
ELEMENTARY SCHOOL TOTAL	10,864	9,833	9,150	10,365	10,996	12,028	12,735	13,389	13,859	14,336	14,657	14,889	15,164
Elementary Absolute Change		462	-683	1,215	631	1,032	707	654	470	477	321	232	275
Elementary Percent Change		4.93%	-6.95%	13.28%	6.09%	9.39%	5.88%	5.14%	3.51%	3.44%	2.24%	1.58%	1.85%

* Green within 5% capacity, yellow exceeds 105% capacity

- New Elementary opens providing relieve for Green Elementary enrollment in 2022
- Capacity adjustments Elm Grove and Negley made from recent information from architects
- Adjusted capacity in parenthesis



Ten Year Forecast by Secondary Campus (projections from spring 2021)



Campus	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BARTON MIDDLE SCHOOL	900(972)	759	741	759	803	846	940	1,014	1,080	1,145	1,243	1,329	1,399
CHAPA MIDDLE SCHOOL	765(873)	741	673	663	684	723	757	744	871	966	1,082	1,110	1,141
DAHLSTROM MIDDLE SCHOOL	855(1,243)	837	906	964	957	969	917	902	905	974	1,038	1,073	1,115
SIMON MIDDLE SCHOOL	765(837)	751	691	675	710	720	740	758	853	913	985	1,025	1,051
MCCORMICK MIDDLE SCHOOL	900(1,236)	1,000	982	1,080	1,094	1,104	1,143	1,252	1,369	1,438	1,498	1,571	1,617
WALLACE MIDDLE SCHOOL	765(801)	809	781	780	757	761	771	797	863	966	1,058	1,127	1,171
MIDDLE SCHOOL TOTAL	4,950	4,897	4,774	4,921	5,005	5,123	5,268	5,467	5,941	6,402	6,904	7,235	7,494
Middle School Absolute Growth		185	-123	147	84	118	145	199	474	461	502	331	259
Middle School Percent Growth		3.93%	-2.51%	3.08%	1.71%	2.36%	2.83%	3.78%	8.67%	7.76%	7.84%	4.79%	3.58%
LIVE OAK ACADEMY	200	208	177	196	194	189	193	192	191	192	191	191	192
HAYS HIGH SCHOOL	2,250	2,524	2,254	2,014	2,054	2,143	2,153	2,206	2,282	2,336	2,462	2,654	2,860
JOHNSON HIGH SCHOOL	2,250	1,082	1,800	2,302	2,480	2,586	2,709	2,779	2,769	2,754	2,804	2,903	3,016
LEHMAN HIGH SCHOOL	2,250	2,199	2,119	2,038	1,996	1,910	1,908	1,973	1,942	2,042	2,098	2,261	2,509
HIGH SCHOOL TOTAL	6,950	6,013	6,350	6,550	6,724	6,828	6,963	7,150	7,184	7,324	7,555	8,009	8,577
High School Absolute Growth		199	337	200	174	104	135	187	34	140	232	454	567
High School Percent Growth		3.42%	5.60%	3.14%	2.65%	1.55%	1.98%	2.69%	0.48%	1.95%	3.16%	6.01%	7.08%
ALTERNATIVE IMPACT CENTER	0	56	10	10	10	10	10	10	10	10	10	10	10
ALTERNATIVE SCHOOL TOTAL		56	10	10	10	10	10	10	10	10	10	10	10
DISTRICT TOTAL	22,764	20,799	20,284	21,846	22,735	23,989	24,976	26,016	26,994	28,072	29,126	30,143	31,245
District Absolute Growth		855	-515	1,562	889	1,254	987	1,040	978	1,078	1,055	1,017	1,101
District Percent Growth		4.3%	-2.5%	7.7%	4.1%	5.5%	4.1%	4.2%	3.8%	4.0%	3.8%	3.5%	3.7%

* Green within 5% capacity, yellow exceeds 105% capacity

- Middle School capacity adjustments in parenthesis
- Capacity adjustments from recent information from architects



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