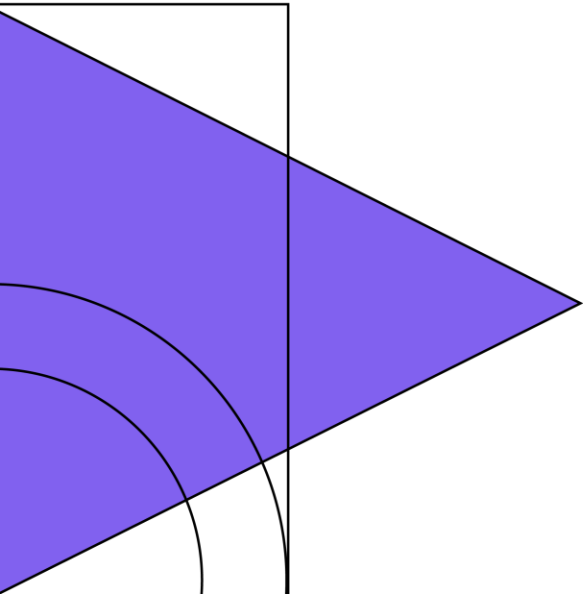
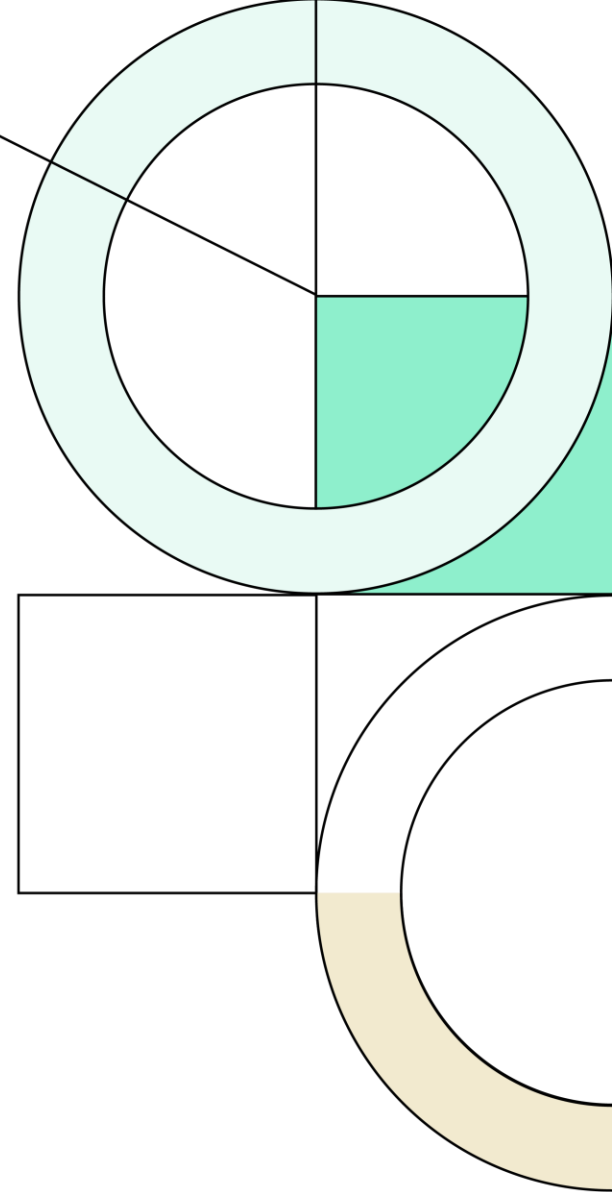




**Gregory
Portland
Independent
School
District**

Fall 2022

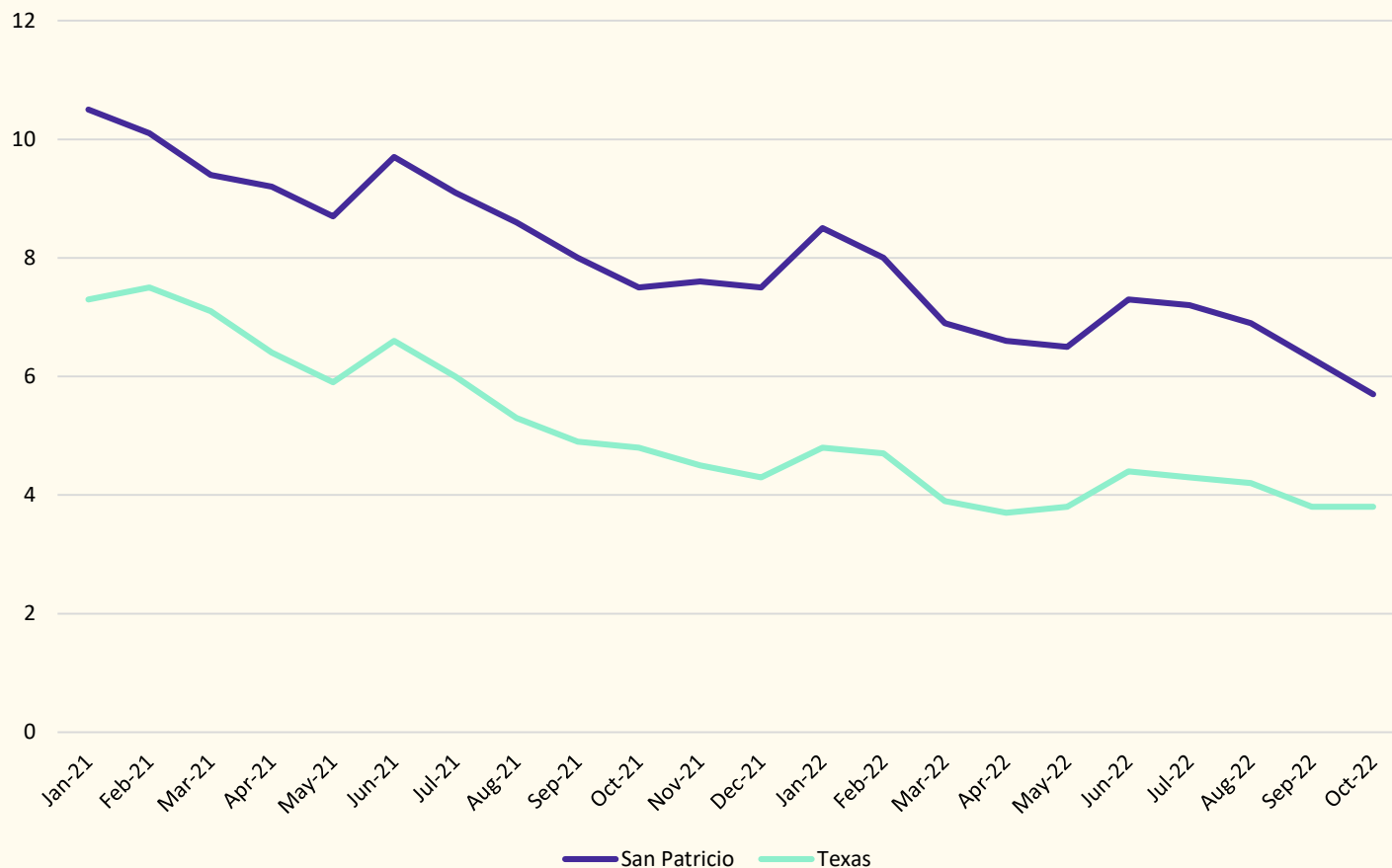
Demographic Report



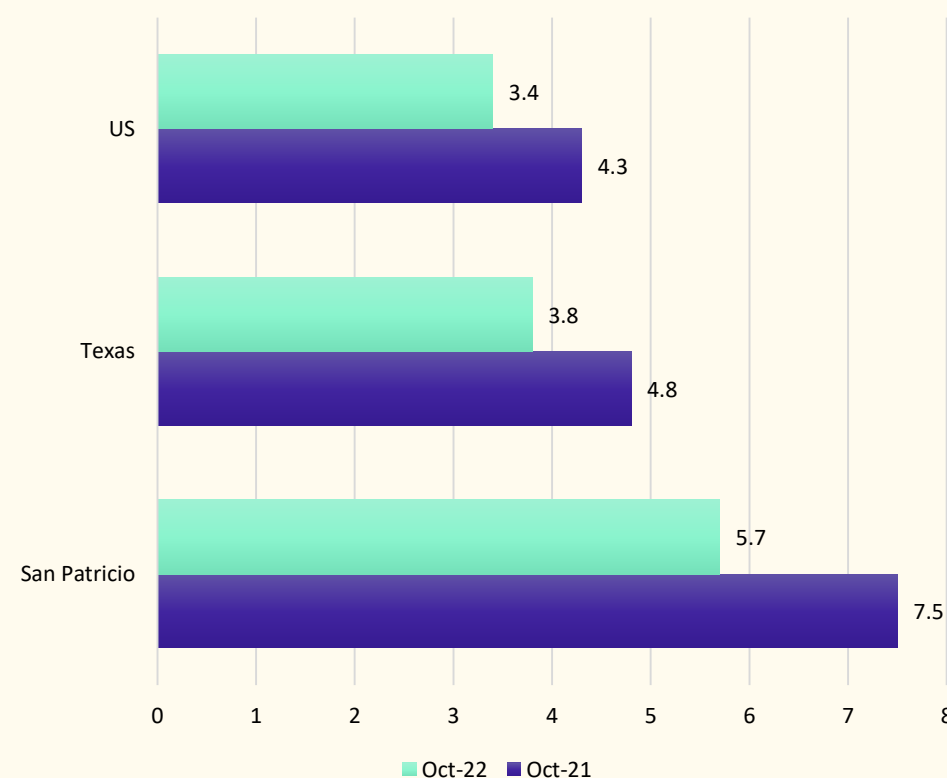


Local Economic Conditions

Unemployment Rates, Jan. 2021 - Oct. 2022



Unemployment Rate, Year Over Year





Local Economic Update

As the city continues development according to the Portland 2040, progress on the new town center has begun.

“Despite the jump in land and construction prices from the initial stages of the project to now, developers Michael and Meredith McLeod-Cobb said they were attracted to the area by the kind of growth rarely seen.

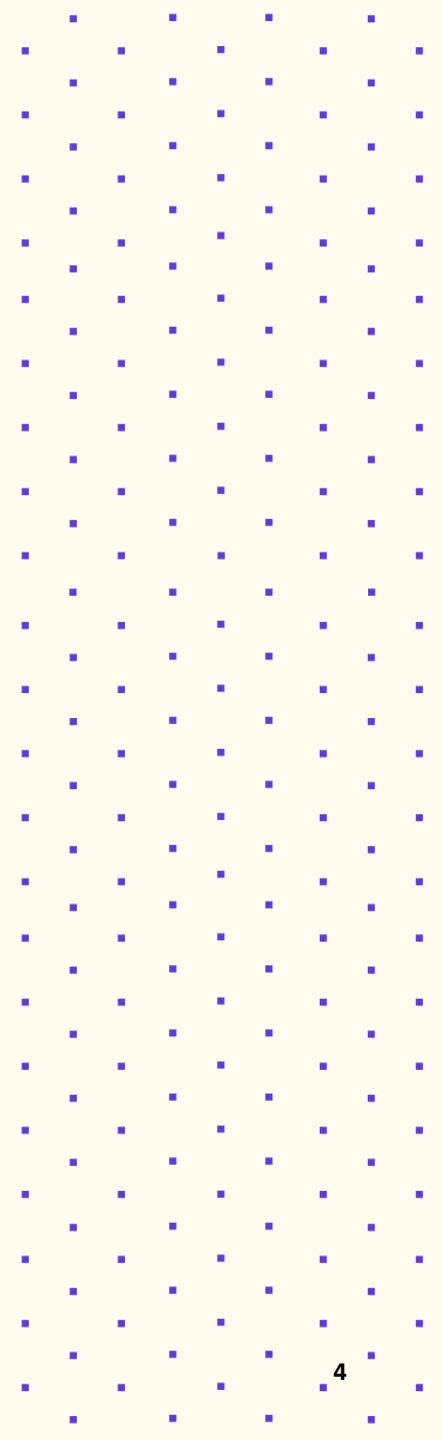
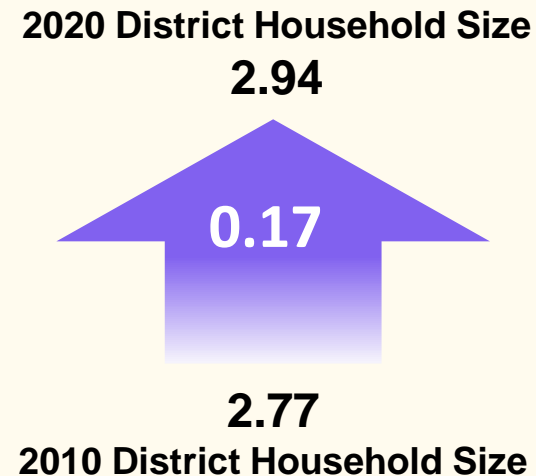
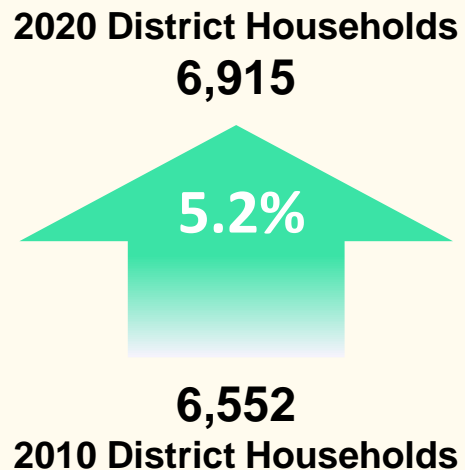
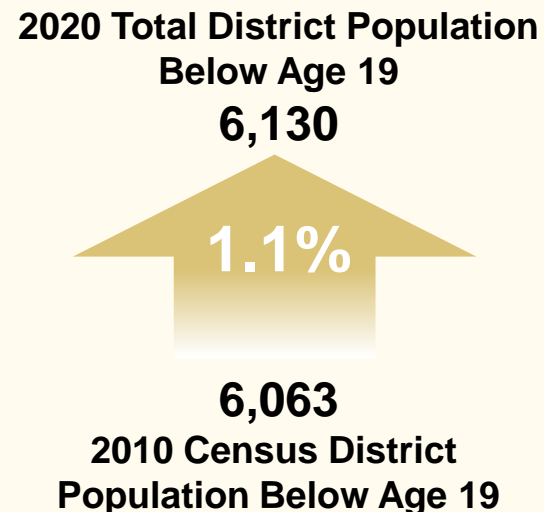
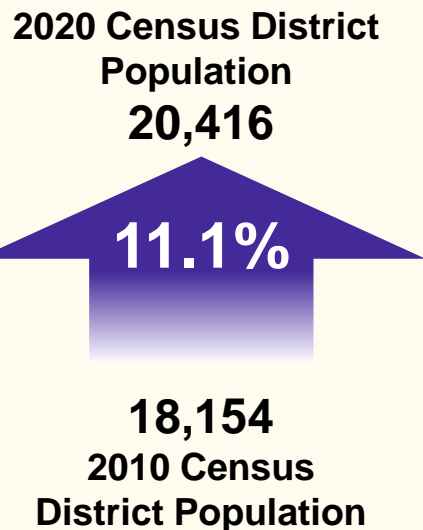
“Really, it's the economic growth. There's \$45 billion worth of industrial development within five or eight miles of here, and that type of growth is unheard of nationally,” he said.

They expect to have some stores open by the end of next year, followed by Target in the summer of 2024.” - Mike Gillaspia of KIII News





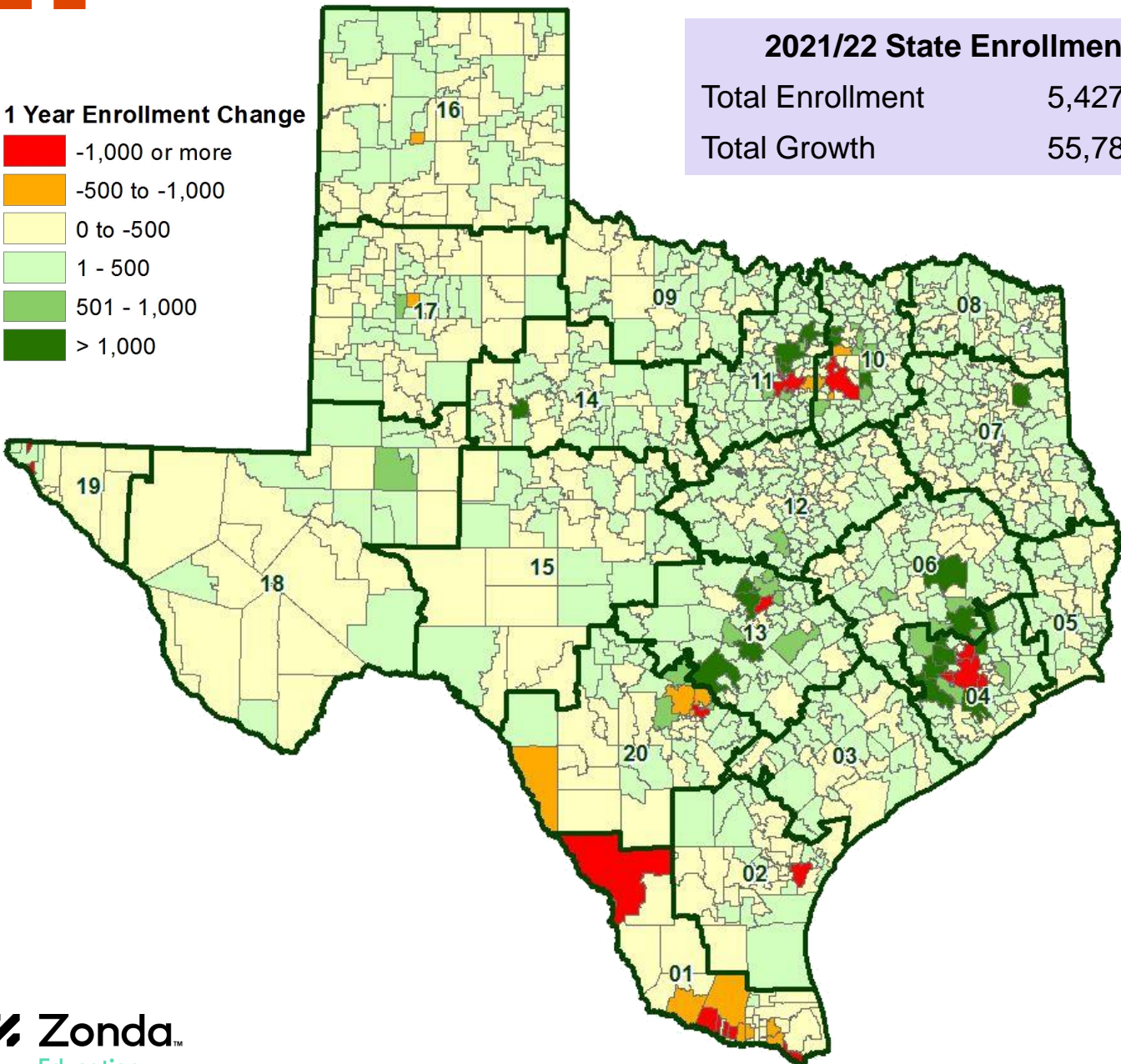
District Demographic Snapshot





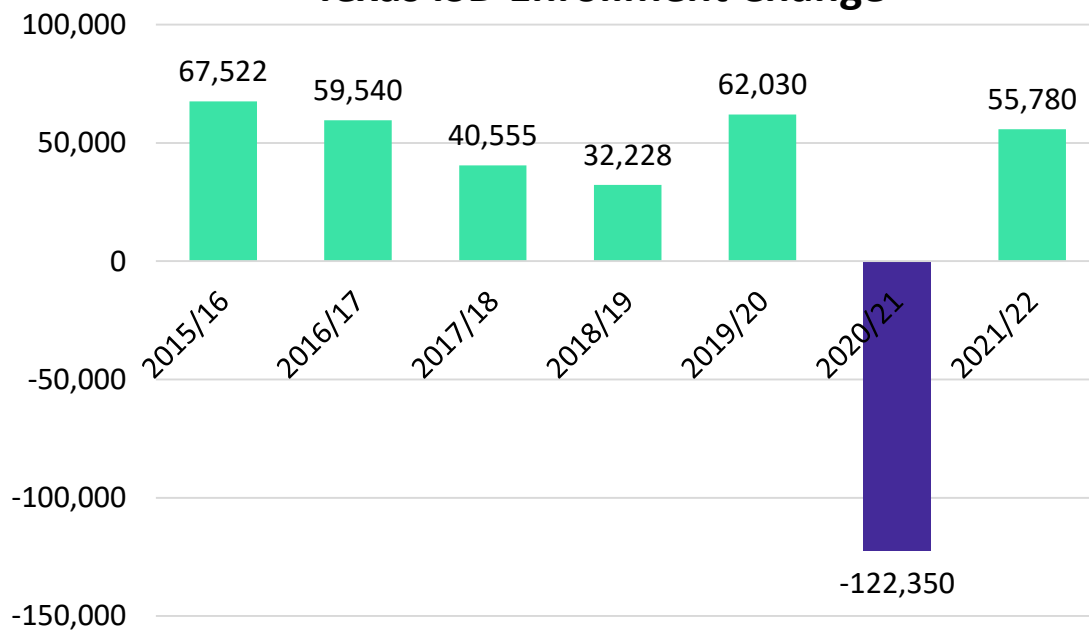
State Enrollment Trends

1 Year Enrollment Change



2021/22 State Enrollment	
Total Enrollment	5,427,370
Total Growth	55,780

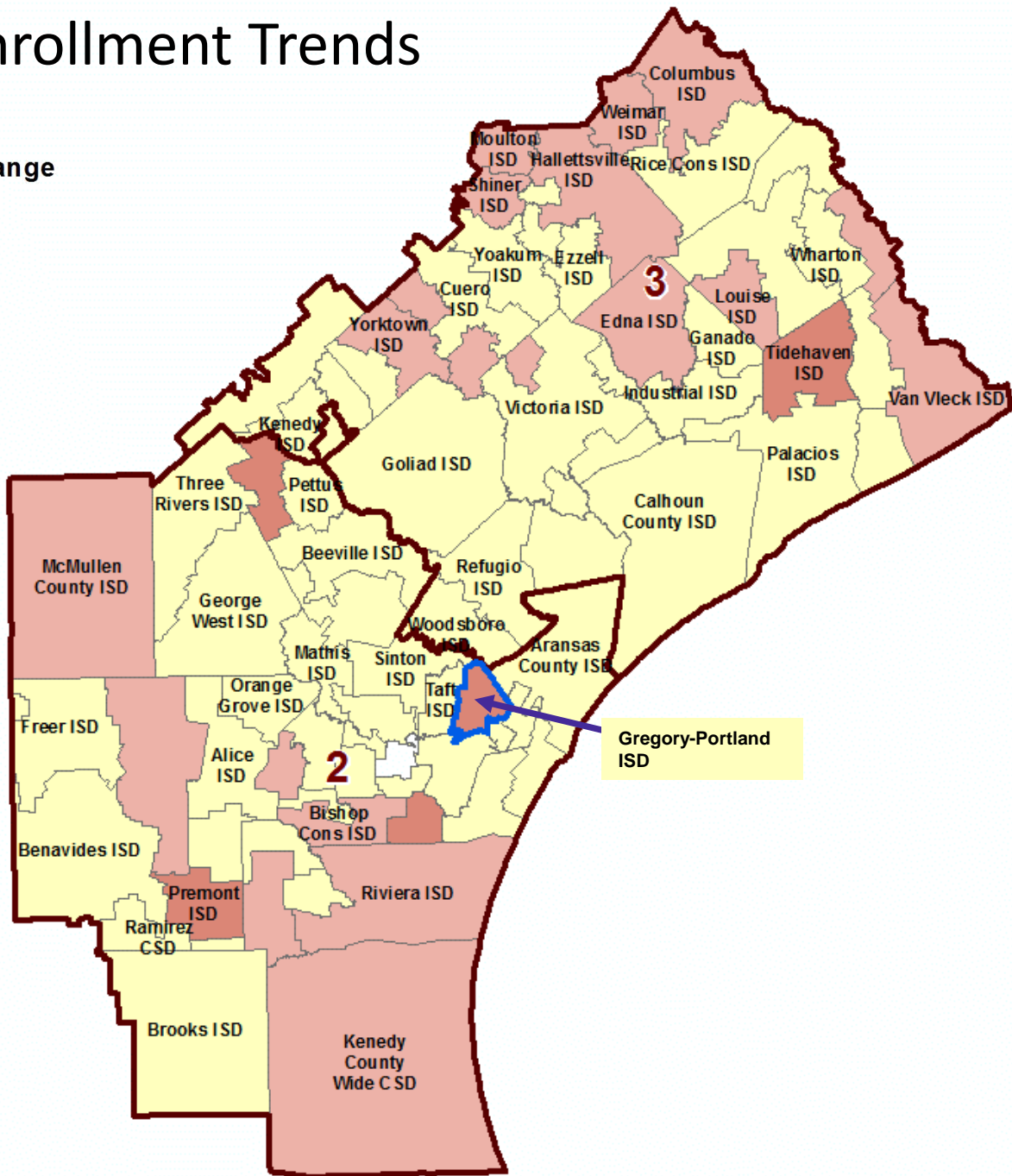
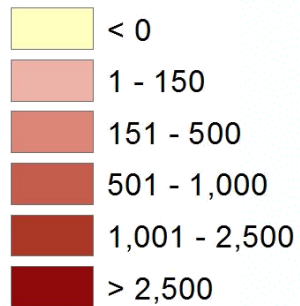
Texas ISD Enrollment Change





State Enrollment Trends

5 Yr Enrollment Change



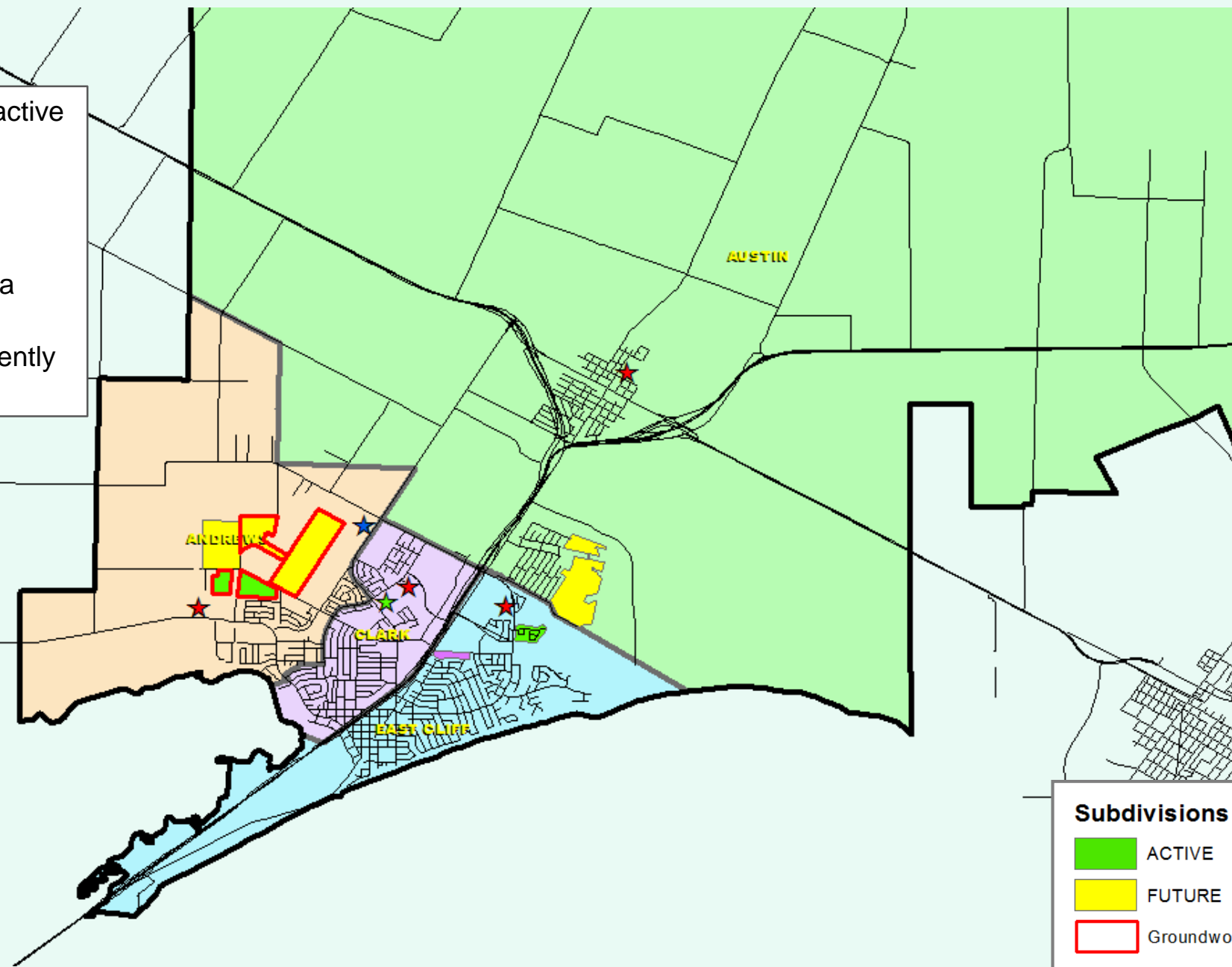
- Gregory-Portland ISD enrollment increased by 112 students between 2016/17 and 2021/22, an increase of 4.3%
- 2021/22 GPIISD enrollment was up 16 students from 2020/21, an increase of 0.3%
- Region 2 has seen an overall enrollment decrease of 2,070 students from 2020/21, a decrease of -2.3%



District Housing Overview

- Gregory Portland ISD has 3 active SF family developments, with groundwork underway in the Reserve, Fox Landing, David Estates, and Garnett Estates.
- This groundwork will develop a total of 306 lots
- ~ 1640 future SF lots are currently planned and platted.

- Approximately 116 MF units are currently under construction and are expected to open 2Q23.



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Fox Landing

- 112 total lots
- 43 future lots
- 44 vacant developed lots
- 2 homes under construction
- Ground work on Phase 2 (43 lots) is underway

September 2022



Garnett Estates

- 98 total lots
- 40 future lots
- 40 vacant developed lots
- 7 homes under construction
- Ground work on Phase 2 (40 lots) is underway

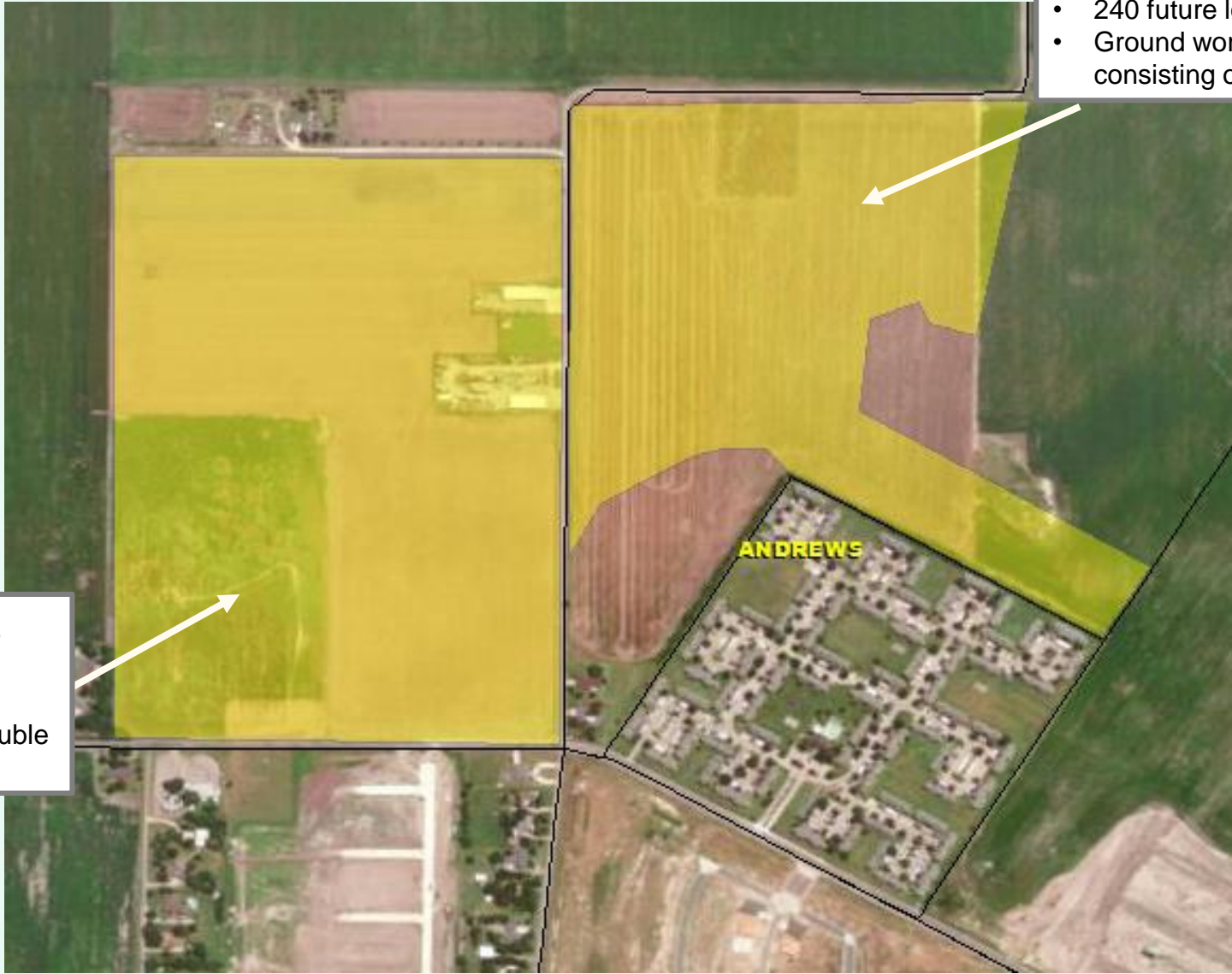




Residential Activity

David Estates

- 240 future lots
- Ground work underway in Unit 1 of 4 consisting of 52 lots



Harbor Bay Estates

- 101 future lots
- Applied for final plat approval extension as they are having trouble acquiring funding.



The Reserve

- 439 future lots
- Groundwork is underway in Sections 1 and 2, totaling 151 lots.
- Hoping to deliver first homes early next year.



Residential Activity



The Pointe at Bay Ridge

- 783 future lots
- Unit 1 (134 lots) final plat was approved in July.
- There are a total of 6 units planned





Seagrass Cottages at Northshore

- 116 total units
- Townhomes
- PUD approved in October
- Early groundwork started

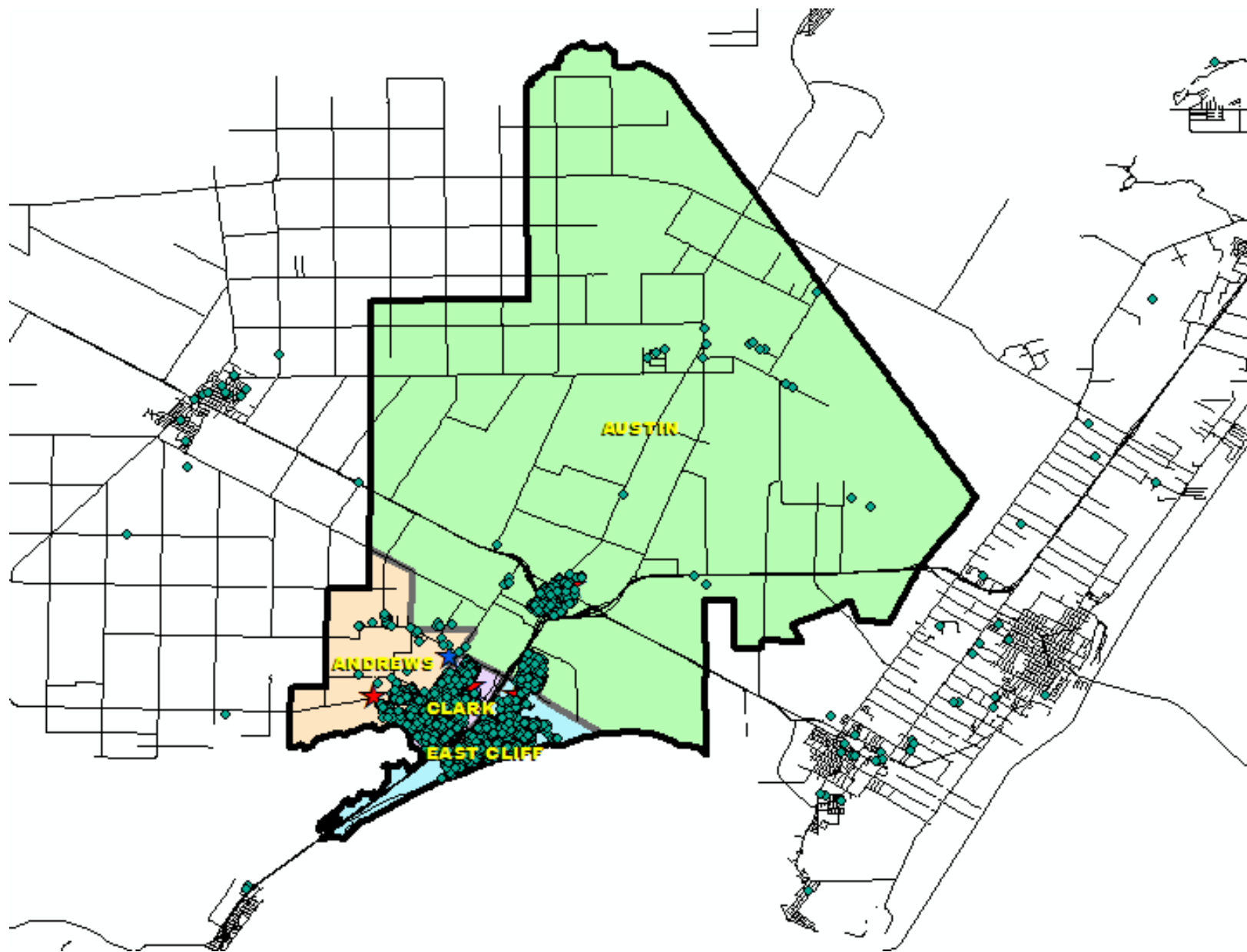
Grand Estates at Northshore

- 83 total lots
- 2 under construction
- 48 vacant developed lots



Student Density

- Roughly 84% of the total student population, 4,123 students, reside within the Portland city limits
- Roughly 8% of the total student population, 375 students, reside within the Gregory city limits





TEA Transfer Report

Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Aransas County ISD	7	12	19	19	26	19	12
Aransas Pass ISD	19	23	35	40	33	31	12
Corpus Christi ISD	33	30	38	30	47	35	2
Flour Bluff ISD	3	3	3	3	3	3	0
Ingleside ISD	23	18	19	20	23	21	-2
Odem-Edroy ISD	3	3	3	3	3	3	0
Sinton ISD	3	3	3	3	3	3	0
Taft ISD	36	34	34	37	41	52	16
Total Transfers In*	128	130	163	162	189	177	40

Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Aransas County ISD	5	3	3	3	10	3	-2
Aransas Pass ISD	7	3	18	3	12	13	6
Corpus Christi ISD	8	3	13	11	3	3	-5
Ingleside ISD	12	3	3	17	25	12	0
London ISD	3	3	3	3	3	3	0
Odem-Edroy ISD	3	3	3	3	3	3	0
Premier High Schools	9	3	3	0	0	3	-6
Refugio ISD	3	3	3	3	0	0	-3
Richard Milburn Alter High School	3	3	0	3	0	0	-3
School Of Science And Technology D	3	3	3	3	3	3	0
Sinton ISD	10	17	15	11	13	16	6
Taft ISD	21	13	17	25	22	16	-5
Texas College Preparatory Academie	3	3	3	0	3	3	0
Total Transfers Out*	91	72	111	108	129	130	39

** Totals include additional districts per TEA rounding rules*



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
2018/19	24	97	335	371	331	338	383	384	340	365	354	363	339	349	300	4,673		
2019/20	26	84	325	339	364	332	326	391	393	333	369	372	343	318	310	4,625	-48	-1.0%
2020/21	22	96	336	341	342	361	337	341	406	392	351	406	373	319	297	4,720	95	2.1%
2021/22	25	126	335	352	343	359	361	333	339	405	396	382	361	338	281	4,736	16	0.3%
2022/23	28	122	342	365	372	350	385	381	349	357	410	463	358	338	307	4,927	191	4.0%
2023/24	28	117	352	364	377	381	364	406	396	365	366	472	426	337	314	5,065	138	2.8%
2024/25	28	121	361	368	374	390	391	380	422	414	374	421	434	400	313	5,191	126	2.5%
2025/26	28	124	371	381	378	383	397	411	395	441	424	430	387	408	372	5,330	139	2.7%
2026/27	28	127	379	389	392	390	395	407	427	413	452	488	396	364	379	5,426	96	1.8%
2027/28	28	131	390	394	399	405	403	409	423	446	423	520	449	372	339	5,531	105	1.9%
2028/29	28	134	396	404	404	411	416	413	425	442	457	486	478	422	346	5,662	130	2.4%
2029/30	28	135	400	413	414	417	424	428	430	444	453	526	447	449	392	5,800	139	2.5%
2030/31	28	138	407	416	424	428	430	436	445	449	455	521	484	420	418	5,899	99	1.7%
2031/32	28	140	410	423	427	438	441	441	453	465	460	523	479	455	391	5,974	74	1.3%
2032/33	28	142	416	427	434	441	451	452	459	473	477	529	481	450	423	6,083	109	1.8%

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



Ten Year Forecast by Campus

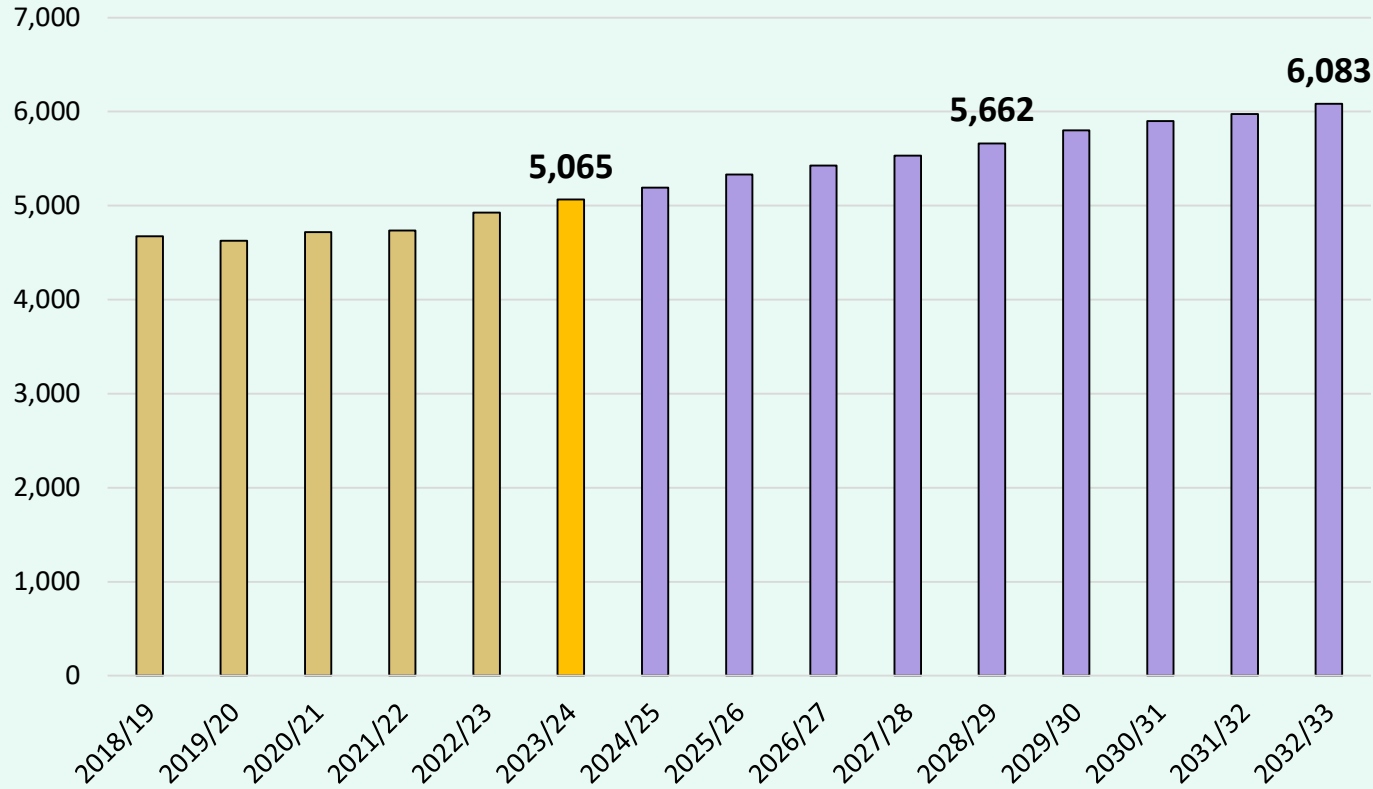
CAMPUS	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
EARLY LEARNING CENTER(Fall 2024)	760			510	523	534	549	558	563	573	578	586
ANDREWS ELEMENTARY	675	641	658	542	568	593	608	631	656	680	704	732
AUSTIN ELEMENTARY	583	528	540	399	432	448	468	484	496	506	516	527
CLARK ELEMENTARY	728	597	603	481	465	449	454	452	455	457	457	455
EAST CLIFF ELEMENTARY	604	579	589	481	485	483	480	481	489	491	493	491
ELEMENTARY TOTALS		2,345	2,389	2,413	2,473	2,507	2,559	2,606	2,659	2,707	2,748	2,791
Elementary Absolute Change		111	44	24	60	34	52	46	54	48	40	43
Elementary Percent Change		4.97%	1.89%	0.99%	2.51%	1.36%	2.08%	1.81%	2.07%	1.80%	1.50%	1.58%
GREGORY-PORTLAND MIDDLE SCHOOL	1,598	1,116	1,127	1,210	1,260	1,292	1,292	1,324	1,327	1,349	1,378	1,409
MIDDLE SCHOOL TOTAL		1,116	1,127	1,210	1,260	1,292	1,292	1,324	1,327	1,349	1,378	1,409
Middle School Absolute Change		-24	11	83	50	32	0	32	3	22	29	31
Middle School Percent Change		-2.11%	0.99%	7.36%	4.13%	2.54%	0.00%	2.48%	0.23%	1.66%	2.15%	2.25%
GREGORY-PORTLAND HIGH SCHOOL	1,770	1,466	1,549	1,568	1,597	1,627	1,680	1,732	1,814	1,843	1,848	1,883
HIGH SCHOOL TOTAL		1,466	1,549	1,568	1,597	1,627	1,680	1,732	1,814	1,843	1,848	1,883
High School Absolute Change		104	83	19	29	30	53	52	82	29	5	35
High School Percent Change		7.64%	5.66%	1.23%	1.85%	1.88%	3.26%	3.10%	4.73%	1.60%	0.27%	1.89%
DISTRICT TOTALS		4,927	5,065	5,191	5,330	5,426	5,531	5,662	5,800	5,899	5,974	6,083
District Absolute Change		191	138	126	139	96	105	130	139	99	74	109
District Percent Change		4.03%	2.81%	2.48%	2.69%	1.80%	1.94%	2.36%	2.45%	1.70%	1.26%	1.83%

Yellow box = over capacity
Green box = within 10% of capacity



Key Takeaways

Enrollment Forecast



- Region is experiencing strong job growth leading to population growth
- Housing development surging with over 1,600 lots in the planning stage
- Housing growth primarily located in the Andrews, Austin and East Cliff zones
- Early Learning Center opening will open with approximately 510 students
- Andrews Elementary approaching capacity in 5-6 years
- High School approaching capacity in 3-4 years
- Gregory-Portland ISD is forecasted to enroll approximately 5,744 students by 2027/28 and 6,251 by 2032/33