



Northwest



INDEPENDENT SCHOOL DISTRICT

Quarterly Report 3Q20

TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2016/17	124	235	1,622	1,621	1,736	1,714	1,783	1,727	1,747	1,725	1,658	1,727	1,778	1,546	1,300	22,043		
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142	1,099	5.0%
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%

Yellow Box = largest grade per year
Green Box = second largest grade per year

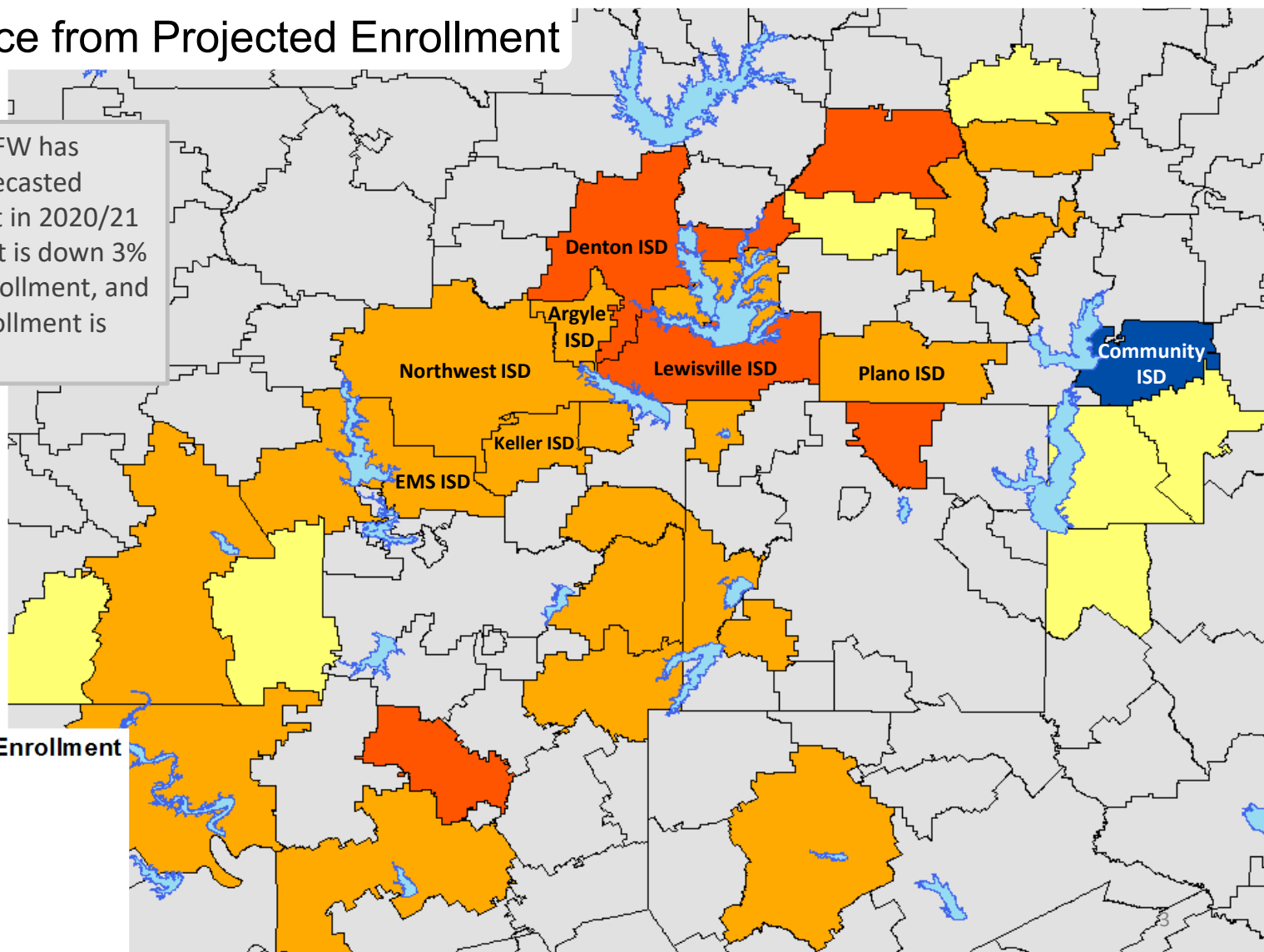
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-Yr average	1.045	1.069	0.985	1.032	1.051	1.038	1.034	1.041	1.021	1.035	1.027	1.091	1.002	0.932	0.943	1.030	1.028	0.992
2017/18	1.282	1.221	1.081	1.054	1.052	1.050	1.058	1.056	1.050	1.020	1.034	1.087	1.021	0.936	0.907	1.058	1.035	0.988
2018/19	1.082	1.167	1.022	1.035	1.058	1.057	1.021	1.053	1.032	1.039	1.022	1.094	1.015	0.917	0.948	1.041	1.031	0.994
2019/20	1.116	1.158	1.003	1.054	1.082	1.048	1.072	1.054	1.030	1.042	1.028	1.105	0.987	0.935	0.925	1.052	1.034	0.988
2020/21	0.938	0.881	0.930	1.007	1.014	1.009	1.009	1.017	1.001	1.024	1.030	1.074	1.004	0.943	0.957	0.998	1.019	0.995

- Northwest ISD enrollment grew by 307 students
- NISD had a historically large decline in PK, KG, and early elementary grades due to the impacts of COVID-19
- Most districts in DFW have seen a 5%-6% student enrollment decline



Percent Difference from Projected Enrollment

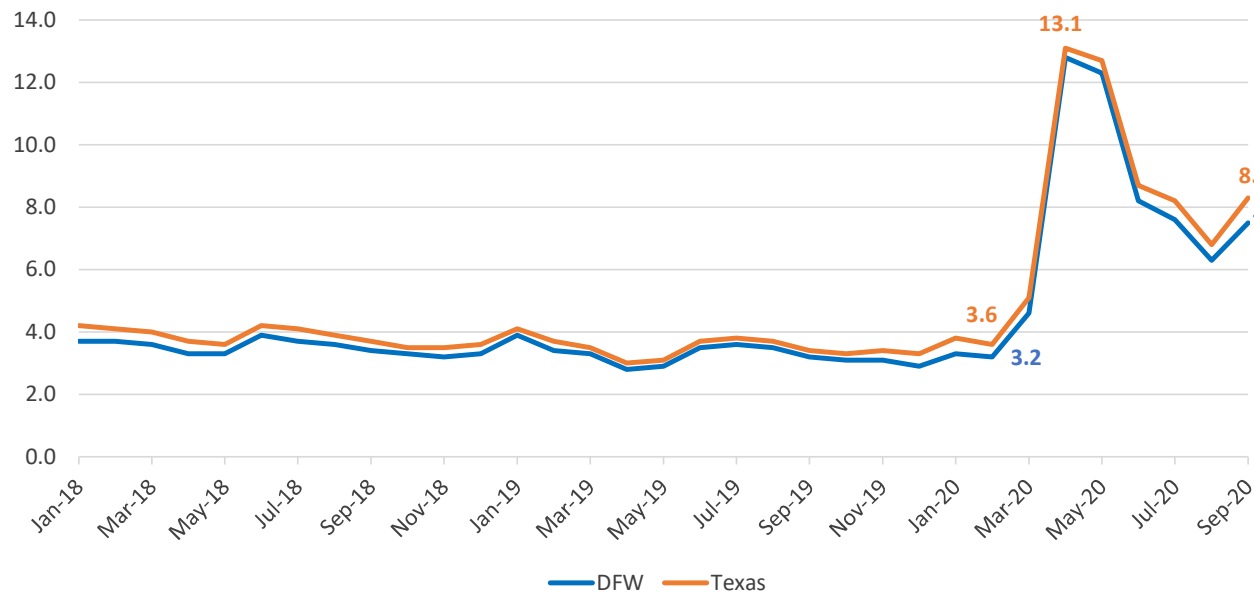
- Only 1 district in DFW has exceeded their forecasted student enrollment in 2020/21
- The average district is down 3% from projected enrollment, and year over year enrollment is roughly flat



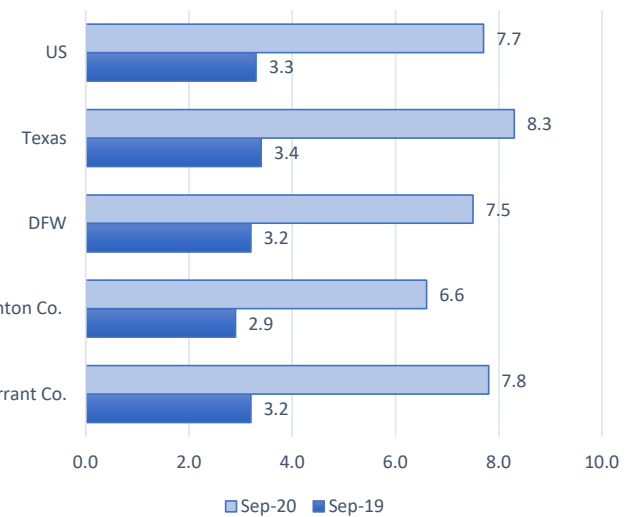


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Sept 2020



Unemployment Rate, Year Over Year





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q20

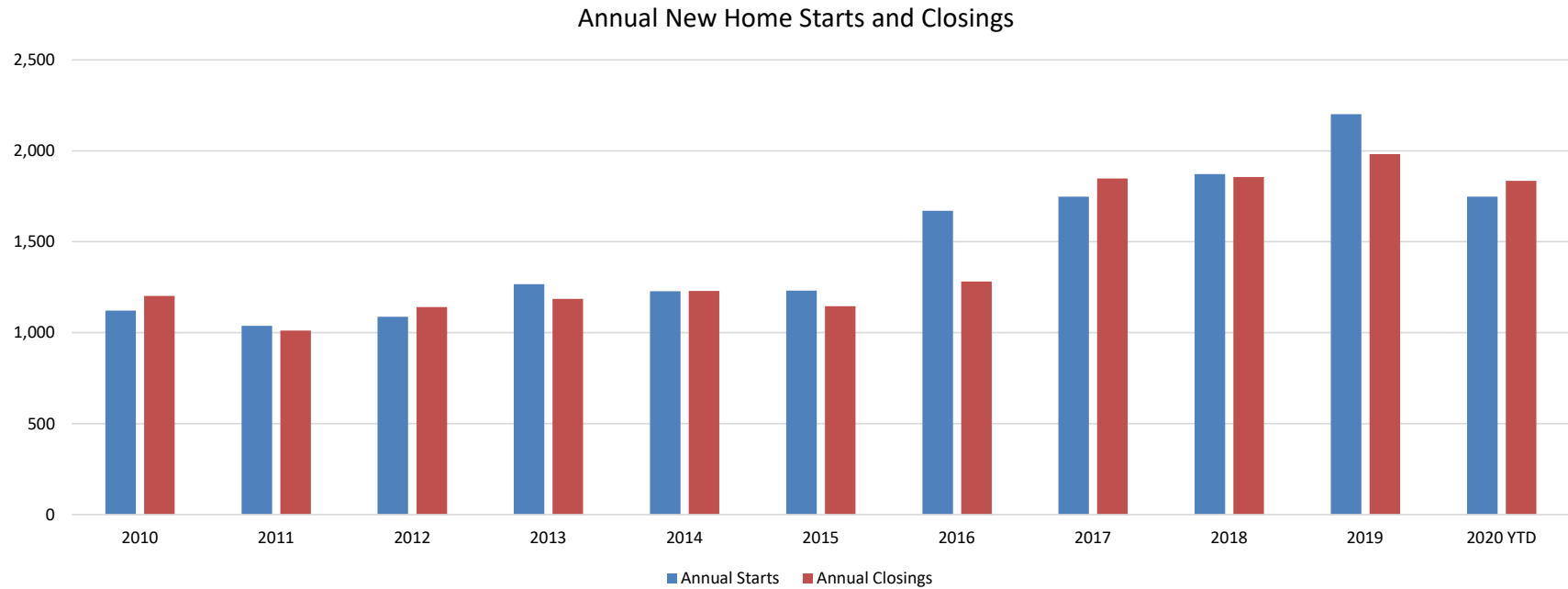
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,558	2,857	1,290	3,763	19,487
2	Denton ISD	2,705	2,809	1,240	4,401	19,052
3	Frisco ISD	2,187	2,552	1,251	2,823	9,008
4	Northwest ISD*	2,384	2,399	1,049	3,473	40,076
5	Eagle Mt.-Saginaw ISD	2,030	2,012	807	1,718	18,548
6	Dallas ISD	1,583	1,807	1,756	2,370	5,830
7	Forney ISD	1,592	1,490	857	3,082	27,142
8	Crowley ISD	1,069	1,267	334	1,017	16,508
9	Lewisville ISD	1,066	1,247	636	1,543	2,937
10	Little Elm ISD	894	1,027	388	850	1,823
11	Rockwall ISD	1,022	959	631	2,124	8,371
12	McKinney ISD	849	923	421	1,872	8,019
13	Mansfield ISD	978	906	542	1,146	7,332
14	Waxahachie ISD	766	828	385	1,016	19,223
15	Royse City ISD	960	780	497	1,767	11,688
16	Princeton ISD	1,147	746	571	1,095	7,934
17	Melissa ISD	761	727	382	756	4,778
18	Wylie ISD	754	710	421	960	3,191
19	Allen ISD	634	651	415	1,003	724
20	Plano ISD	395	618	197	627	1,153

*Adjusted based on additional research by Templeton Demographics staff





ISD New Home Starts and Closings

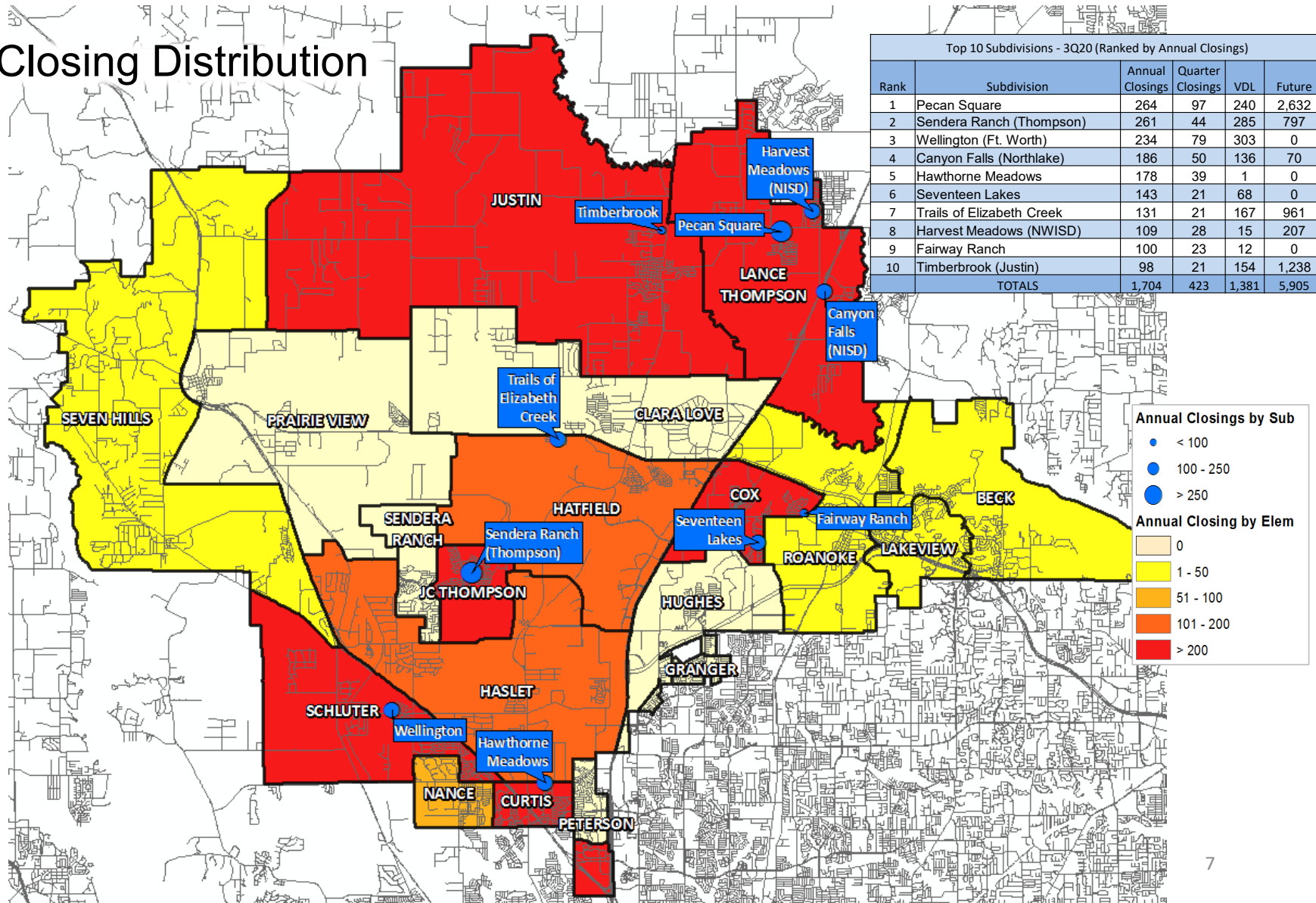


Starts	2015	2016	2017	2018	2019	2020
1Q	230	309	449	493	493	630
2Q	310	321	445	471	490	557
3Q	377	537	458	501	599	560
4Q	314	503	396	407	619	-
Total	1,231	1,670	1,748	1,872	2,201	1,747

Closings	2015	2016	2017	2018	2019	2020
1Q	287	279	426	417	402	511
2Q	263	345	562	517	504	710
3Q	283	320	473	549	513	614
4Q	313	337	386	373	562	-
Total	1,146	1,281	1,847	1,856	1,981	1,835

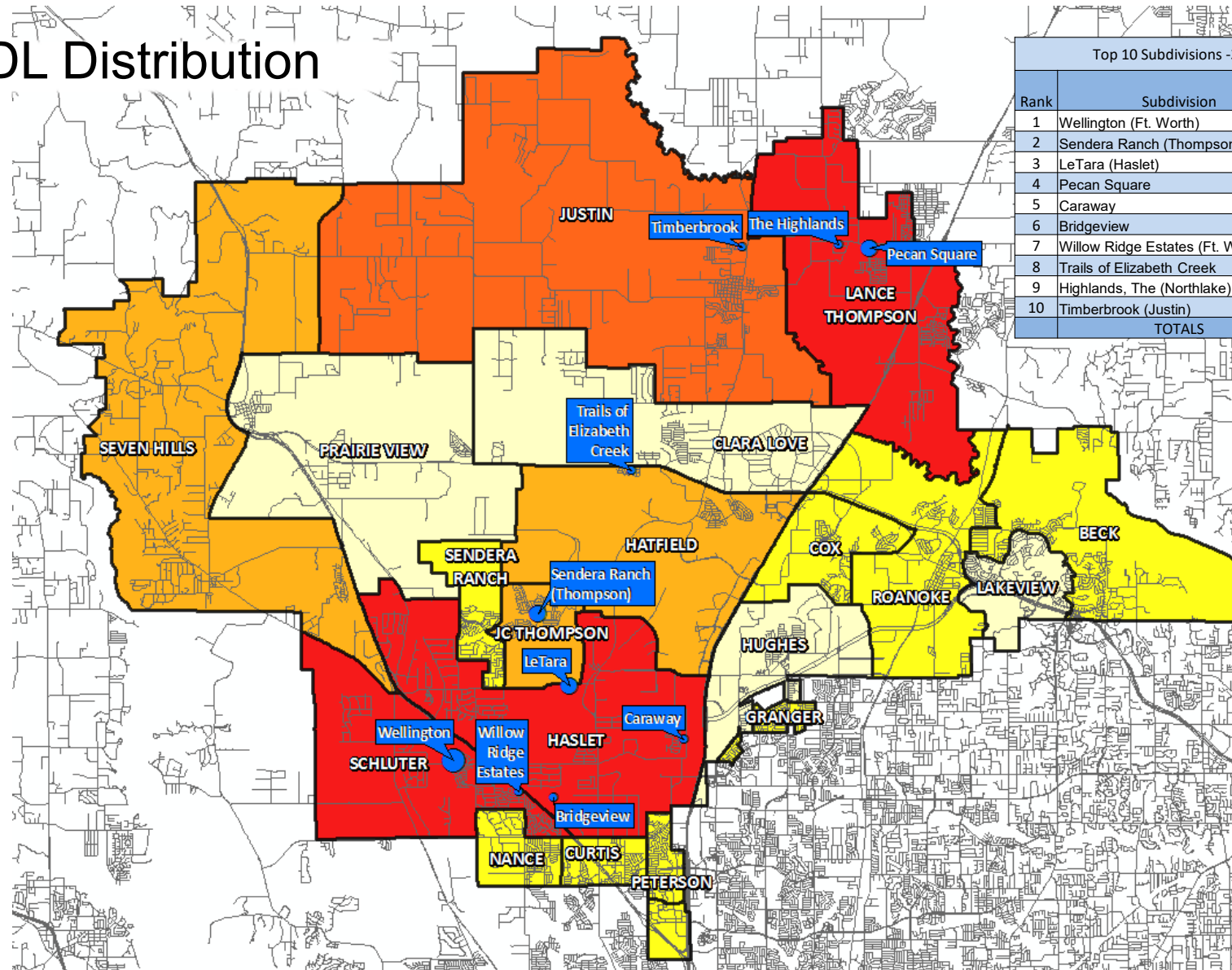


Annual Closing Distribution





VDL Distribution



Top 10 Subdivisions -3Q20 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Wellington (Ft. Worth)	234	79	303	0
2	Sendera Ranch (Thompson)	261	44	285	797
3	LeTara (Haslet)	0	0	246	250
4	Pecan Square	264	97	240	2,632
5	Caraway	81	41	194	0
6	Bridgeview	0	0	172	376
7	Willow Ridge Estates (Ft. Worth)	77	14	170	31
8	Trails of Elizabeth Creek	131	21	167	961
9	Highlands, The (Northlake)	13	4	156	15
10	Timberbrook (Justin)	98	21	154	1,238
TOTALS		1,159	321	2,087	6,300

VDL by Sub

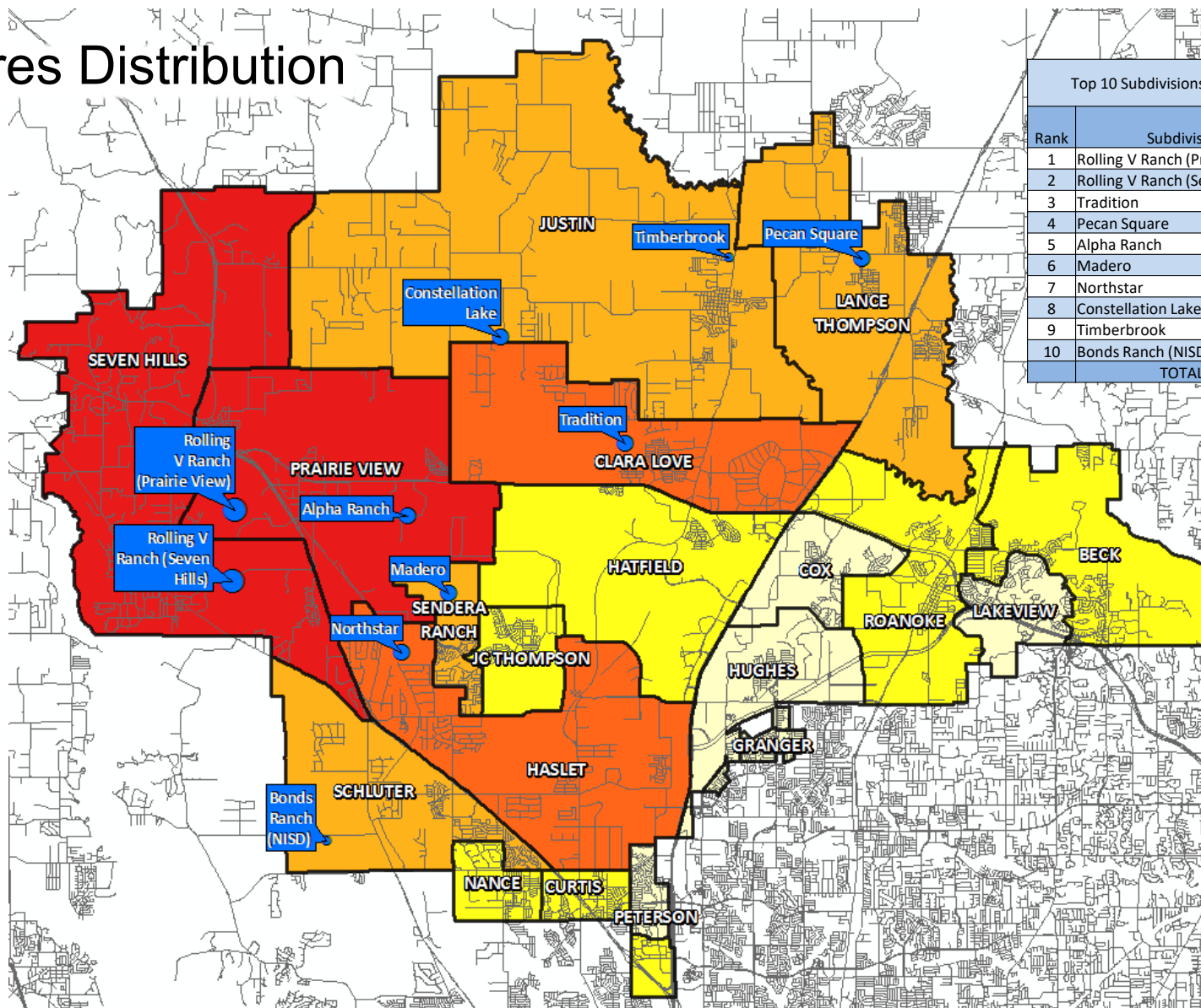
- < 200
- 200 - 300
- > 300

VDL by Elem

- 0
- 1 - 150
- 151 - 300
- 301 - 450
- > 450



Futures Distribution



Top 10 Subdivisions - 3Q20 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Rolling V Ranch (Prairie View)	0	0	5,000
2	Rolling V Ranch (Seven Hills)	0	0	5,000
3	Tradition	0	0	3,300
4	Pecan Square	264	240	2,632
5	Alpha Ranch	0	0	2,623
6	Madero	0	0	2,500
7	Northstar	0	0	2,260
8	Constellation Lake	0	0	2,100
9	Timberbrook	98	154	1,238
10	Bonds Ranch (NISD)	0	0	1,179
TOTALS		362	394	27,832

Future by Sub

- < 2,000
- 2,000 - 4,000
- > 4,000

Futures by Elem

- 0
- 1 - 2,000
- 2,001 - 4,000
- 4,001 - 6,000
- > 6,000



New Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	13	0	17	1	5	9	32	54
CLARA LOVE	0	0	0	0	0	0	0	4,520
COX	190	22	275	55	41	64	125	0
CURTIS	280	52	254	67	48	72	144	135
GRANGER	0	0	0	0	0	0	4	0
HASLET	178	67	148	61	72	99	756	4,310
HATFIELD	140	0	183	22	2	6	167	961
HUGHES	0	0	0	0	0	0	0	0
JC THOMPSON	213	58	261	44	58	90	285	797
JUSTIN	236	59	205	50	122	140	427	3,722
LAKEVIEW	39	19	12	6	29	33	0	0
LANCE THOMPSON	647	144	622	195	191	292	627	3,885
NANCE	56	5	100	15	16	30	147	1,190
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	0	0	0	0	0	0	0	9,389
ROANOKE	10	0	4	0	8	9	33	8
SCHLUTER	326	105	312	93	112	150	477	2,140
SENDERA RANCH	0	0	0	0	0	4	15	2,500
SEVEN HILLS	56	29	6	5	47	50	232	6,465
TOTAL	2,384	560	2,399	614	751	1,049	3,473	40,076

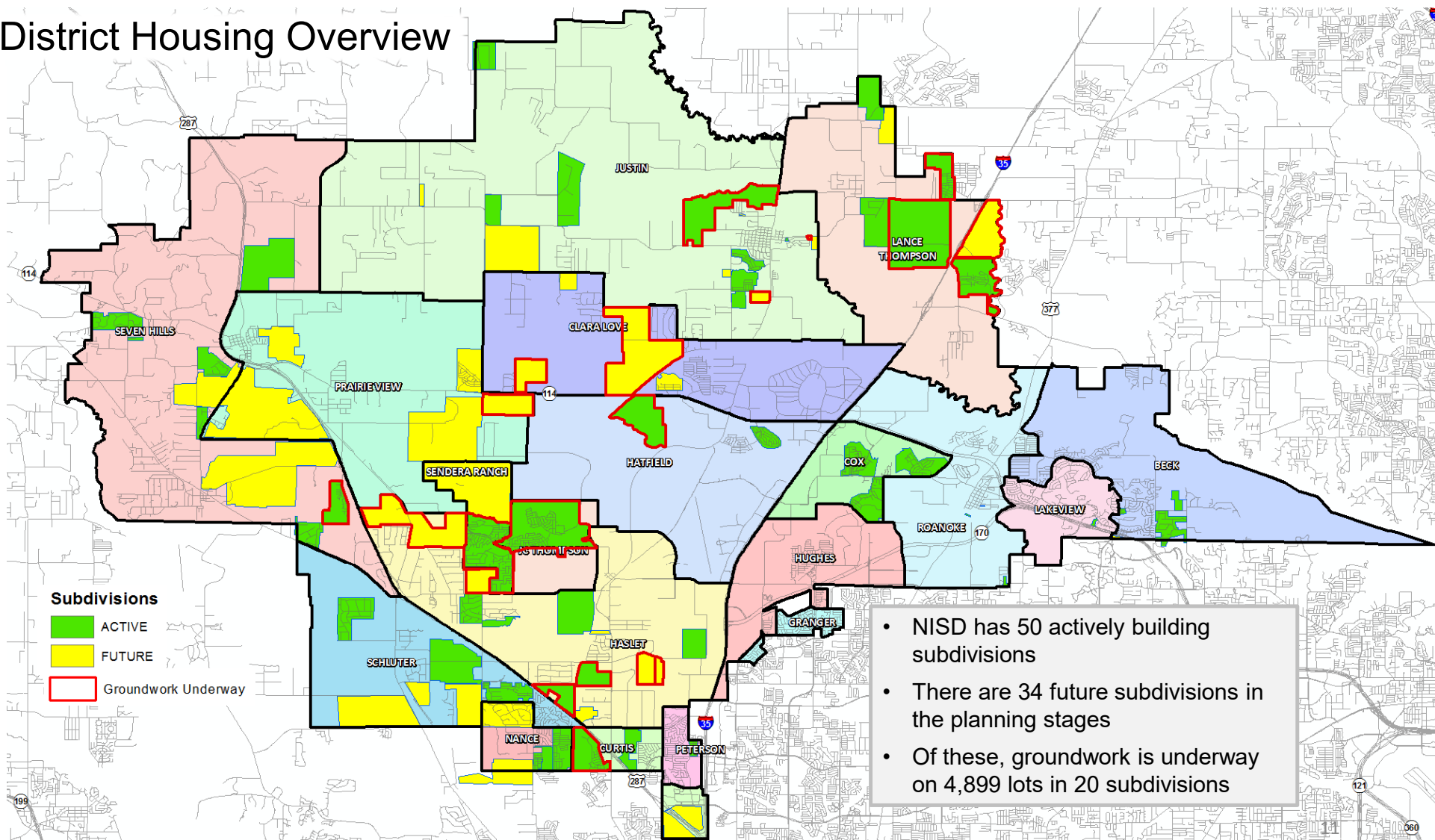
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

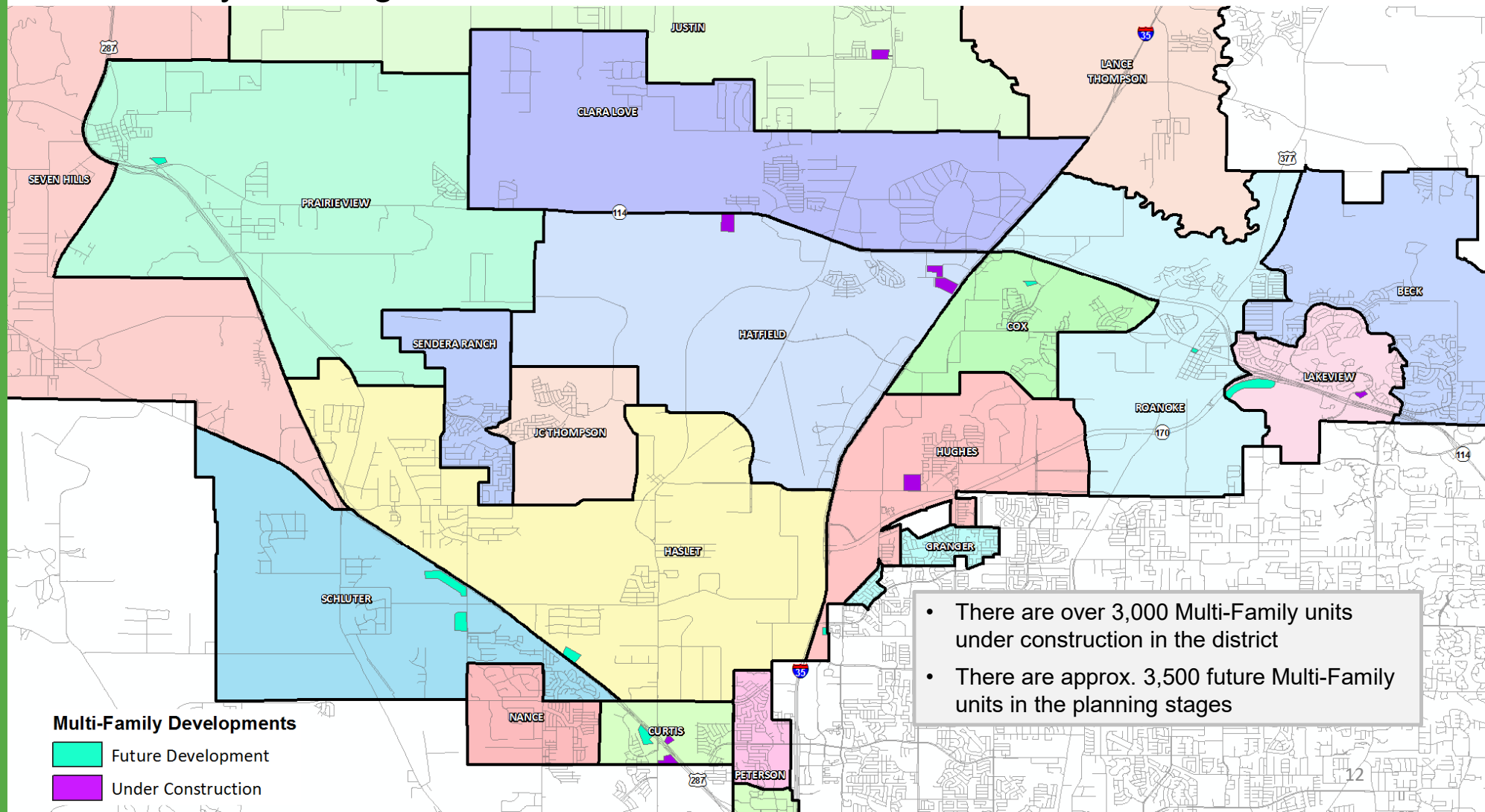


District Housing Overview



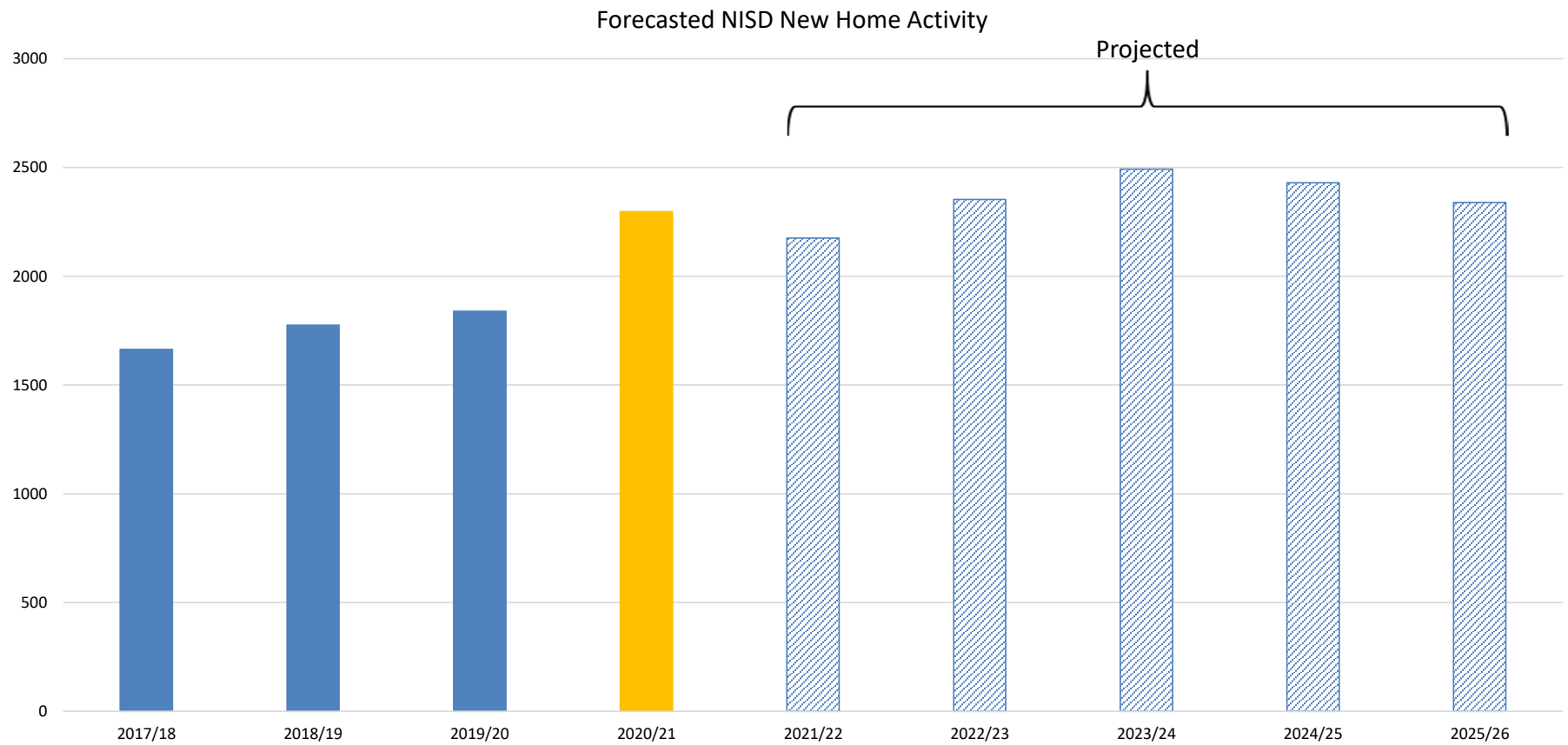


Multi-Family Housing Overview





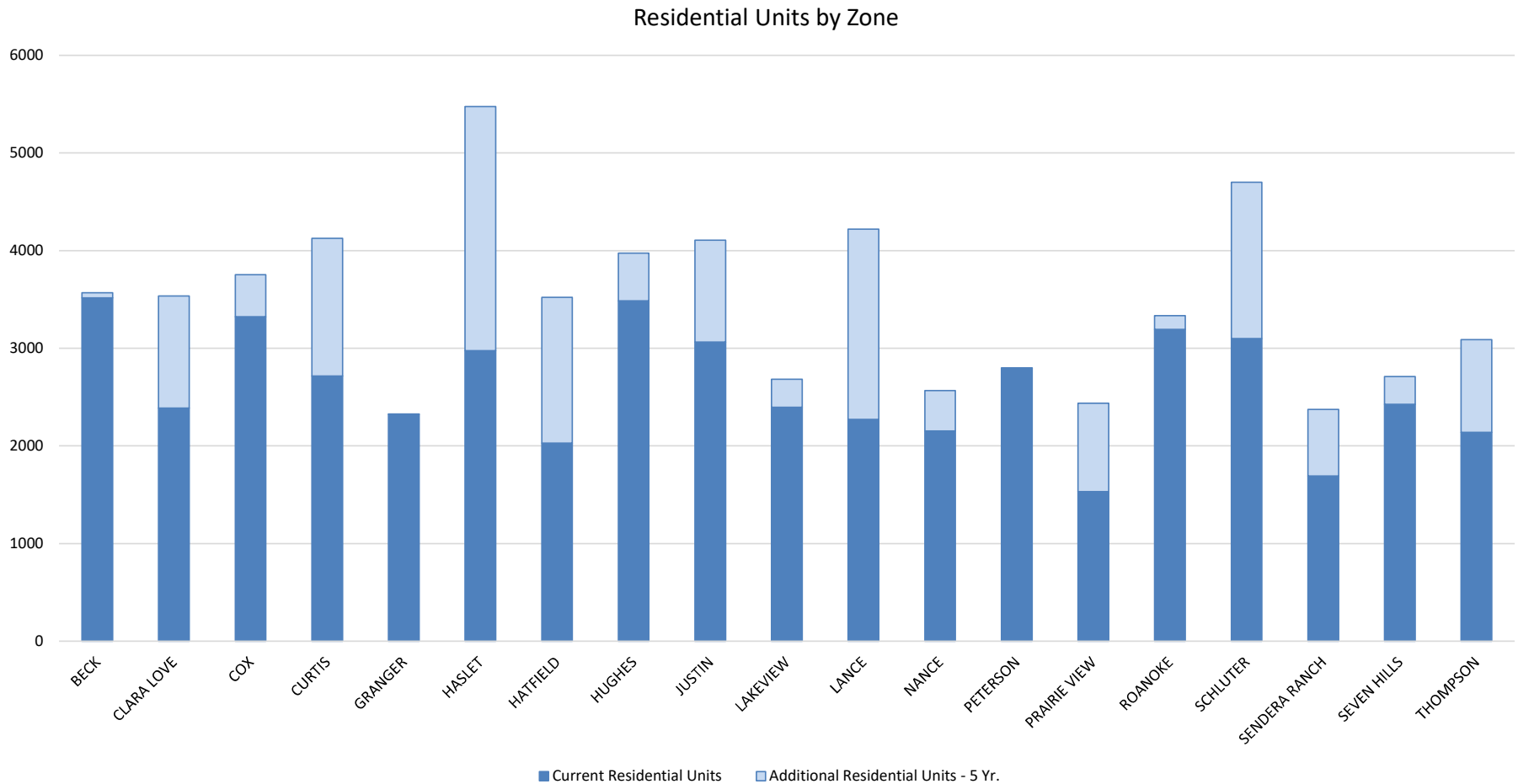
Forecasted NISD New Home Activity



Northwest ISD is forecasted to close roughly 2,000 - 2,500 new homes annually for the next 3-5 years



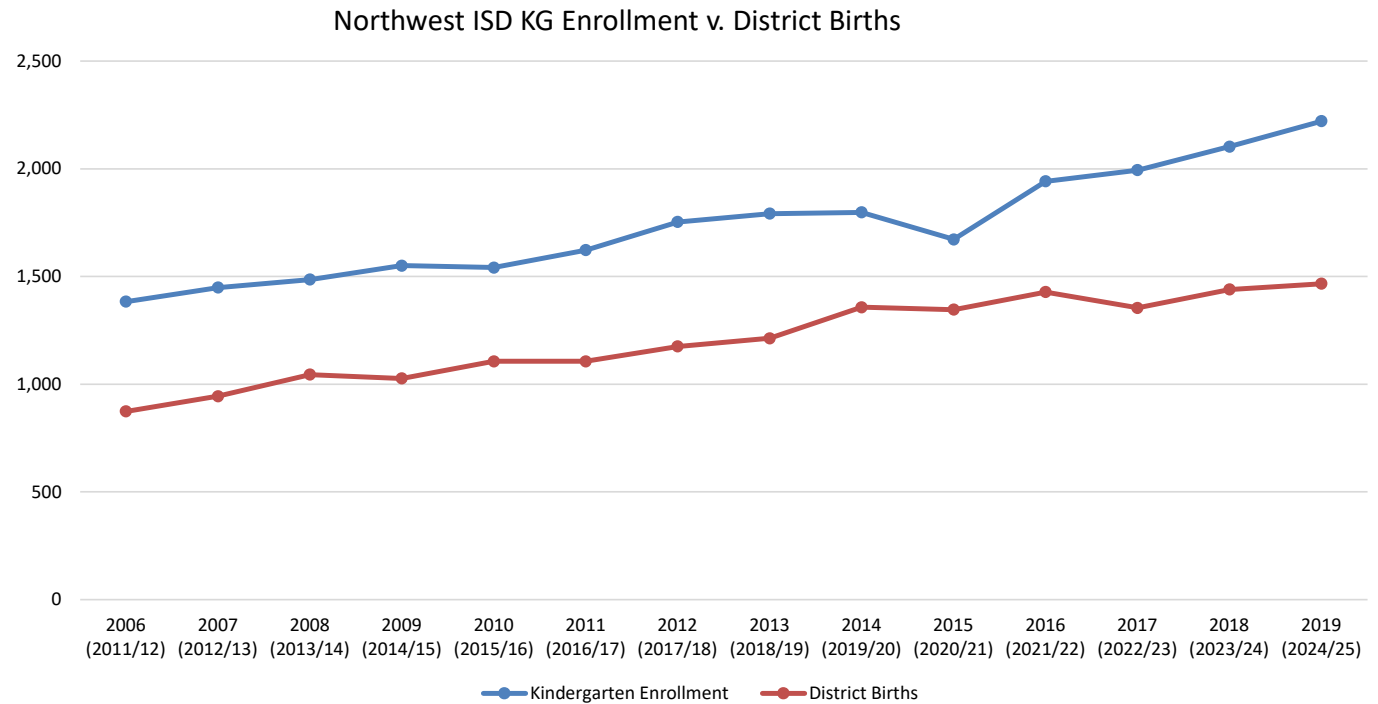
Total Residential Units by Elementary Zone, 2020/21 – 2025/26





Birth Rate Analysis

	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	1,383	874	1.582
2007 (2012/13)	1,448	944	1.534
2008 (2013/14)	1,485	1,044	1.422
2009 (2014/15)	1,550	1,026	1.511
2010 (2015/16)	1,541	1,106	1.393
2011 (2016/17)	1,622	1,106	1.467
2012 (2017/18)	1,753	1,175	1.492
2013 (2018/19)	1,792	1,213	1.477
2014 (2019/20)	1,797	1,357	1.324
2015 (2020/21)	1,672	1,346	1.242
2016 (2021/22)	1,942	1,427	1.361
2017 (2022/23)	1,994	1,354	1.473
2018 (2023/24)	2,103	1,439	1.461
2019 (2024/25)	2,221	1,467	1.514





Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2016/17	124	235	1,622	1,621	1,736	1,714	1,783	1,727	1,747	1,725	1,658	1,727	1,778	1,546	1,300	22,043		
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142	1,099	5.0%
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%
2021/22	188	405	1,942	1,967	1,960	2,072	2,129	2,040	2,109	2,096	2,164	2,331	2,040	1,896	1,710	27,049	1,650	6.5%
2022/23	188	405	1,994	2,127	2,097	2,084	2,216	2,249	2,141	2,217	2,194	2,404	2,288	1,906	1,762	28,272	1,223	4.5%
2023/24	188	405	2,103	2,184	2,276	2,236	2,211	2,346	2,323	2,222	2,314	2,442	2,341	2,153	1,774	29,518	1,246	4.4%
2024/25	188	405	2,221	2,294	2,320	2,408	2,371	2,328	2,420	2,425	2,312	2,567	2,379	2,202	2,000	30,840	1,322	4.5%
2025/26	188	405	2,322	2,408	2,425	2,451	2,540	2,479	2,413	2,542	2,541	2,569	2,502	2,234	2,069	32,088	1,248	4.0%
2026/27	188	405	2,430	2,517	2,547	2,571	2,592	2,674	2,566	2,548	2,675	2,812	2,504	2,351	2,090	33,470	1,382	4.3%
2027/28	188	405	2,537	2,644	2,651	2,677	2,702	2,705	2,761	2,703	2,676	2,957	2,744	2,383	2,231	34,964	1,494	4.5%
2028/29	188	405	2,660	2,749	2,778	2,797	2,812	2,825	2,776	2,907	2,851	2,962	2,838	2,611	2,256	36,415	1,451	4.1%
2029/30	188	405	2,767	2,891	2,880	2,917	2,943	2,937	2,893	2,921	3,043	3,155	2,837	2,679	2,471	37,927	1,512	4.2%
2030/31	188	405	2,882	3,012	3,034	3,028	3,073	3,081	3,006	3,045	3,058	3,336	3,017	2,677	2,535	39,377	1,450	3.8%

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



Ten Year Forecast by Campus

Campus	Capacity	2019/20	Fall	ENROLLMENT PROJECTIONS									
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Beck Elementary	850	805	740	759	772	759	760	771	773	770	765	764	762
Clara Love Elementary	850	697	653	688	727	797	859	932	977	1,023	1,107	1,193	1,288
Cox Elementary	850	776	745	840	900	913	929	931	938	941	937	933	925
Curtis Elementary	850	619	685	734	770	787	801	817	831	841	862	881	901
Granger Elementary	850	792	753	778	761	740	744	735	734	726	727	725	725
Haslet Elementary	850	477	518	575	668	750	821	911	988	1,067	1,170	1,261	1,349
Hatfield Elementary	450	401	409	469	513	556	586	632	660	688	718	756	791
Hughes Elementary	850	680	597	656	682	691	698	708	727	740	748	764	775
Justin Elementary	650	576	573	643	671	715	770	810	852	885	952	1,030	1,120
Lakeview Elementary	650	596	535	567	566	581	588	596	617	625	636	653	668
Lance Elementary	850	347	476	598	726	805	915	1,006	1,078	1,144	1,214	1,284	1,361
Nance Elementary	650	601	592	622	639	662	676	707	736	753	772	791	811
Peterson Elementary	850	773	733	770	776	763	765	757	761	756	751	743	737
Prairie View Elementary	650	486	484	514	540	581	641	721	814	904	1,001	1,087	1,197
Roanoke Elementary	850	642	591	627	616	636	634	643	647	646	650	657	668
Sendera Ranch Elementary	850	640	587	593	612	661	686	743	814	887	963	1,034	1,108
Seven Hills Elementary	650	523	521	537	569	586	616	669	735	808	886	968	1,055
Schluter Elementary	850	887	905	976	1,041	1,104	1,136	1,163	1,220	1,256	1,297	1,337	1,383
Thompson Elementary	850	699	681	757	811	862	910	966	1,022	1,049	1,058	1,067	1,079
ELEMENTARY SCHOOL TOTALS	14,750	12,017	11,778	12,703	13,360	13,949	14,535	15,218	15,924	16,509	17,214	17,928	18,703
Elementary Absolute Growth		521	-239	925	657	589	586	683	706	585	705	714	775
Elementary Percent Growth		4.53%	-1.99%	7.85%	5.17%	4.41%	4.20%	4.70%	4.64%	3.67%	4.27%	4.15%	4.32%

Green box = within 5% of capacity
Yellow box = over 105% capacity



Ten Year Forecast by Campus

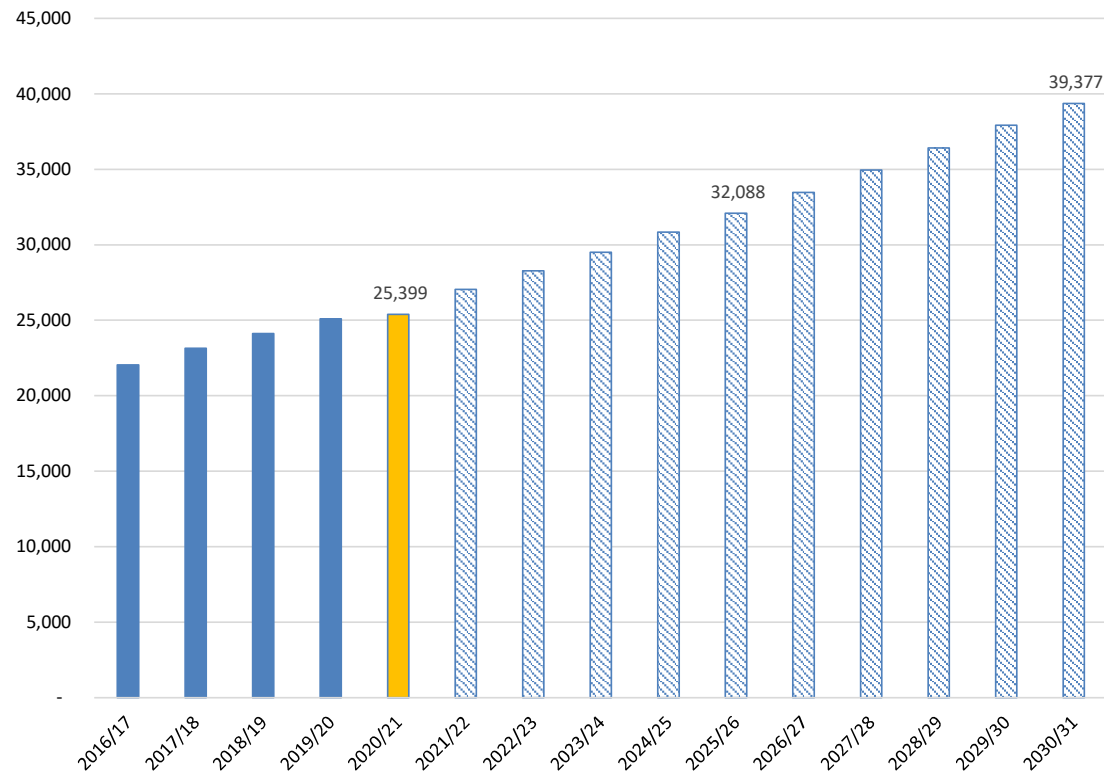
Campus	Capacity	2019/20	Fall	ENROLLMENT PROJECTIONS									
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Adams Middle School	1,200	1,353	1,466	1,586	1,691	1,791	1,872	1,954	1,950	1,955	1,981	2,044	2,062
Chisholm Trail Middle School	1,100	489	508	531	548	566	608	665	697	760	852	980	1,082
Gene Pike Middle School	1,100	1,024	1,057	1,123	1,220	1,275	1,342	1,411	1,578	1,745	1,864	1,924	1,988
Medlin Middle School	1,200	1,098	1,037	1,070	1,047	1,075	1,067	1,044	1,049	1,061	1,079	1,054	1,037
Tidwell Middle School	1,200	1,032	1,037	1,093	1,066	1,119	1,106	1,175	1,175	1,224	1,219	1,218	1,231
Wilson Middle School	1,200	932	960	966	980	1,033	1,162	1,247	1,340	1,395	1,539	1,637	1,709
MIDDLE SCHOOL TOTALS	7,000	5,928	6,065	6,369	6,552	6,859	7,157	7,496	7,789	8,140	8,534	8,857	9,109
Middle School Absolute Growth		281	137	304	183	307	298	339	293	351	394	323	252
Middle School Percent Growth		4.98%	2.31%	5.01%	2.87%	4.69%	4.34%	4.74%	3.91%	4.51%	4.84%	3.78%	2.85%
Northwest High School	2,525	1,904	1,981	2,057	2,137	2,241	2,371	2,483	2,625	2,771	2,908	3,096	3,300
Byron Nelson High School	3,200	2,475	2,621	2,712	2,838	2,886	2,961	2,965	2,971	3,025	3,062	3,129	3,131
Eaton High School	3,200	2,542	2,714	2,945	3,122	3,320	3,553	3,663	3,898	4,256	4,434	4,654	4,871
Steele Accelerated High School	450	200	232	232	232	232	232	232	232	232	232	232	232
Denton Creek		15	8	31	31	31	31	31	31	31	31	31	31
HIGH SCHOOL TOTALS	9,375	7,147	7,556	7,977	8,360	8,710	9,148	9,374	9,757	10,315	10,667	11,142	11,565
High School Absolute Growth		170	409	421	383	350	438	226	383	558	352	475	423
High School Percent Growth		2.44%	5.72%	5.57%	4.80%	4.19%	5.03%	2.47%	4.09%	5.72%	3.41%	4.45%	3.80%
DISTRICT TOTALS	31,125	25,092	25,399	27,049	28,272	29,518	30,840	32,088	33,470	34,964	36,415	37,927	39,377
District Absolute Growth		972	307	1,650	1,223	1,246	1,322	1,248	1,382	1,494	1,451	1,512	1,450
District Percent Growth		4.0%	1.2%	6.5%	4.5%	4.4%	4.5%	4.0%	4.3%	4.5%	4.1%	4.2%	3.8%

Green box = within 5% of capacity
Yellow box = over 105% capacity



Key Takeaways

Enrollement Forecast



- Most districts have experienced a 5%-6% decline in student enrollment
- NISD has the highest number of planned future lots of any district in DFW
- Northwest ISD is expected to add 2,000 to 2,500 homes annually for the next 3-5 years
- NISD will enroll more than 32,000 students for the 2025/26 school year, and more than 39,300 by 2030-31