



Northwest
Independent
School
District

Quarterly Report 3Q19



TEMPLETON
DEMOGRAPHICS

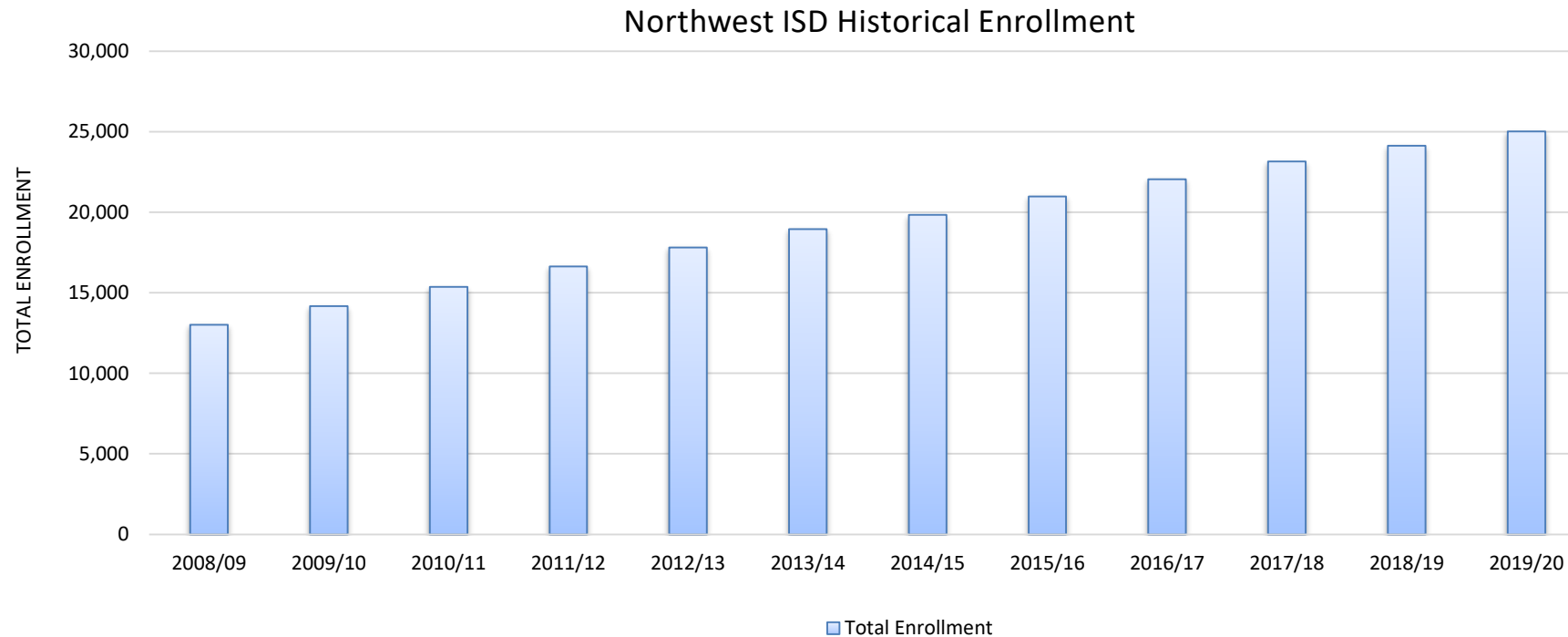
hanleywood | metrostudy



Enrollment History

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	108	225	1,541	1,662	1,674	1,650	1,674	1,664	1,626	1,595	1,577	1,765	1,622	1,398	1,195	20,976		
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	1,067	5.1%
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	168	378	1,786	1,890	1,950	1,896	1,926	1,959	1,966	2,011	1,925	2,004	1,924	1,727	1,505	25,092	972	4.0%

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





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	108	225	1,541	1,662	1,674	1,650	1,674	1,664	1,626	1,595	1,577	1,765	1,622	1,398	1,195	20,976		
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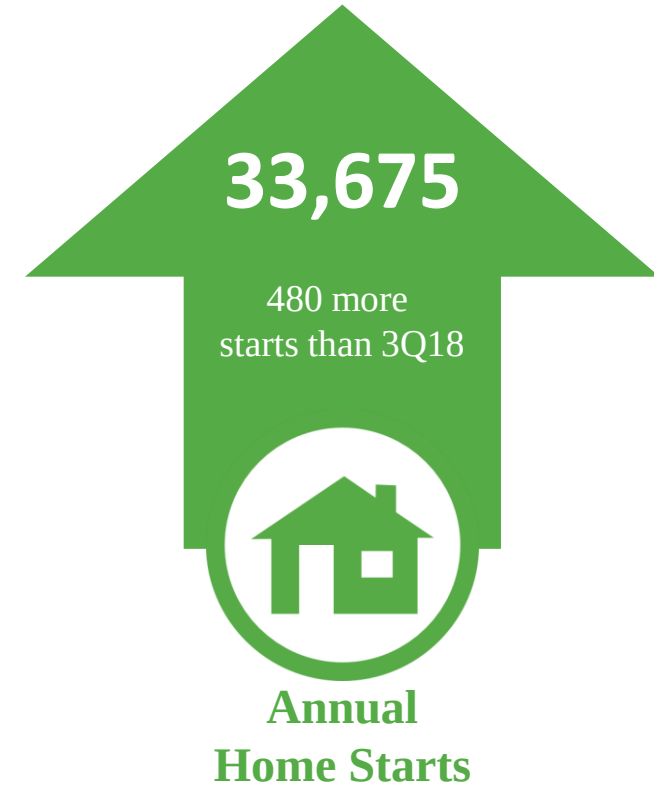
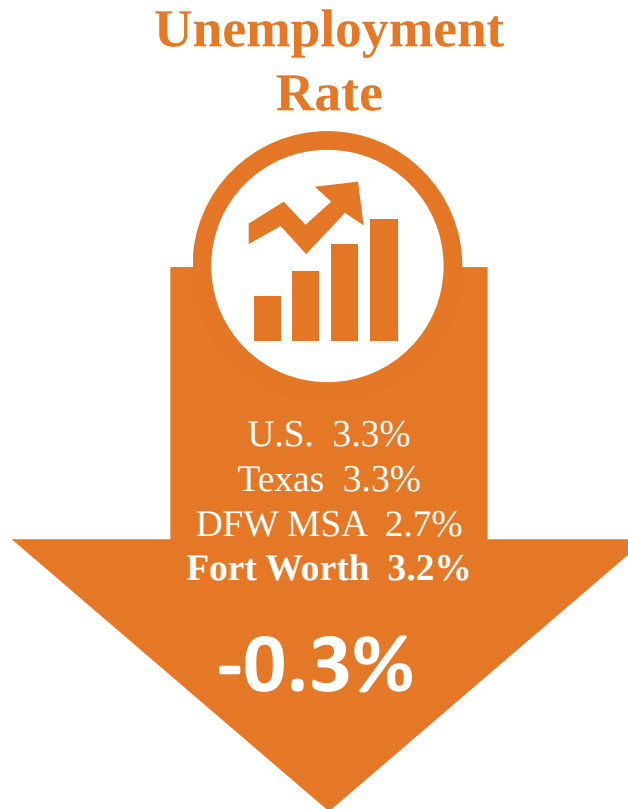
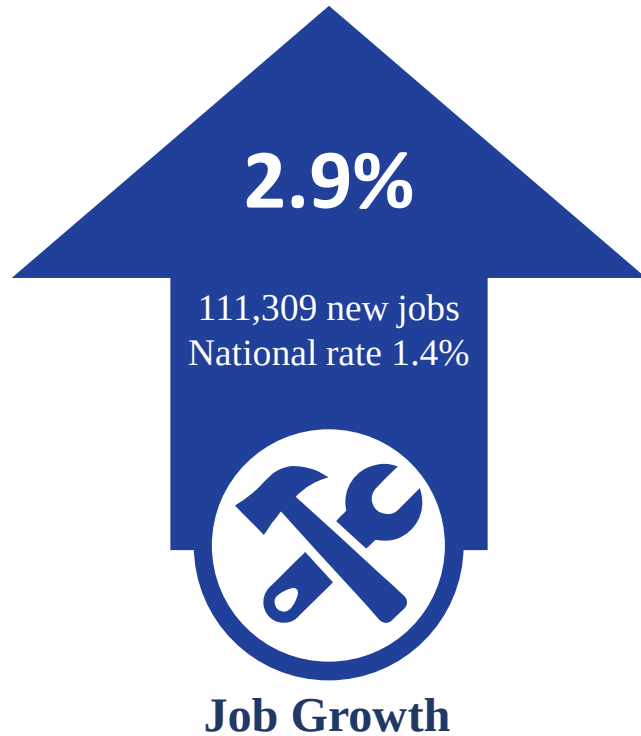
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	% Difference
2019/20 Proj.	172	335	1,925	1,905	1,922	1,912	1,897	1,967	1,991	2,007	1,945	2,040	1,993	1,697	1,547	25,263	
	-4	43	-139	-15	28	-16	29	-8	-25	4	-20	-36	-69	30	-42	-248	-1.0%

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-Yr average	1.114	1.172	1.033	1.048	1.062	1.052	1.049	1.054	1.037	1.031	1.026	1.094	1.007	0.933	0.929	1.050	1.032	0.991
2016/17	1.148	1.044	1.053	1.052	1.045	1.024	1.081	1.032	1.050	1.061	1.039	1.095	1.007	0.953	0.930	1.048	1.050	0.996
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	0.977	1.128	0.997	1.055	1.075	1.049	1.068	1.053	1.029	1.036	1.022	1.100	0.986	0.944	0.931	1.049	1.029	0.990

- Northwest ISD added 895 students this fall for a 3.7% growth rate
- NISD had a historically low KG cohort for a flattening of the KG class from 2018/19 to 2019/20
- The district had high cohorts in 2nd and 9th grades



Economic Conditions – DFW Area (Sept 2019)





DFW New Home Ranking Report

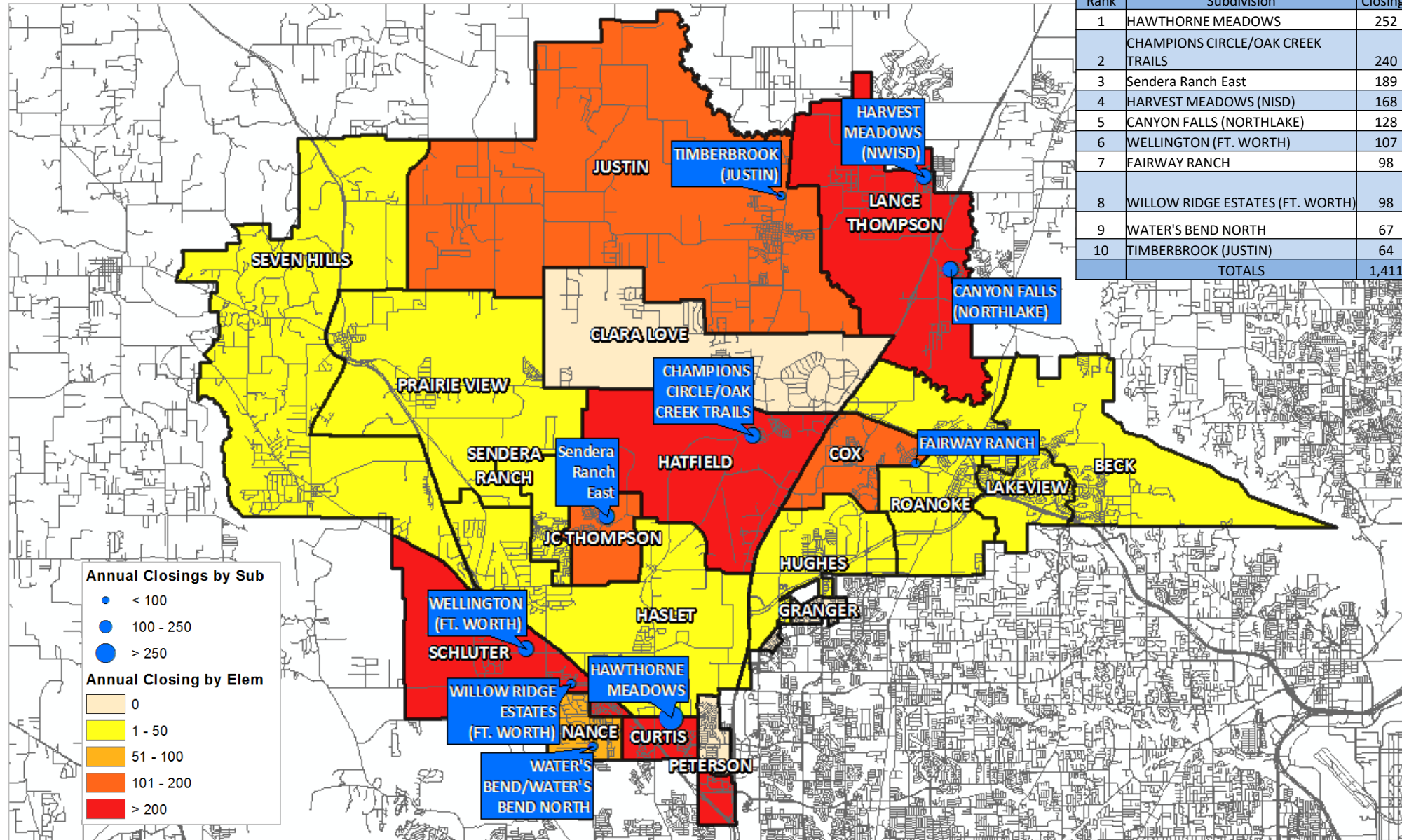
ISD Ranked by Annual Closings – 3Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Futures
1	Prosper ISD	2,361	2,771	4,216	21,262
2	Denton ISD	2,380	2,279	4,986	18,777
3	Frisco ISD	2,093	2,153	4,133	4,470
4	Northwest ISD*	1,972	1,792	3,461	39,929
5	Eagle Mt.-Saginaw ISD	1,750	1,647	1,914	19,741
6	Dallas ISD	1,667	1,517	1,973	5,655
7	Little Elm ISD	1,067	1,334	1,188	2,181
8	Lewisville ISD	1,151	1,255	1,908	3,124
9	Forney ISD	1,260	1,103	2,253	27,579
10	Crowley ISD	1,010	968	1,247	16,829
11	Mansfield ISD	929	967	1,181	7,288
12	Rockwall ISD	827	847	2,494	9,367
13	Royse City ISD	742	783	1,372	12,958
14	Wylie ISD	613	776	765	3,881
15	McKinney ISD	816	771	2,081	9,063
16	Princeton ISD	545	692	1,025	7,984
17	Melissa ISD	629	673	752	5,455
18	Fort Worth ISD	726	667	1,337	5,474
19	Allen ISD	554	663	1,139	1,023
20	Midlothian ISD	591	643	1,292	19,171

*Adjusted based on additional research by Templeton Demographics staff

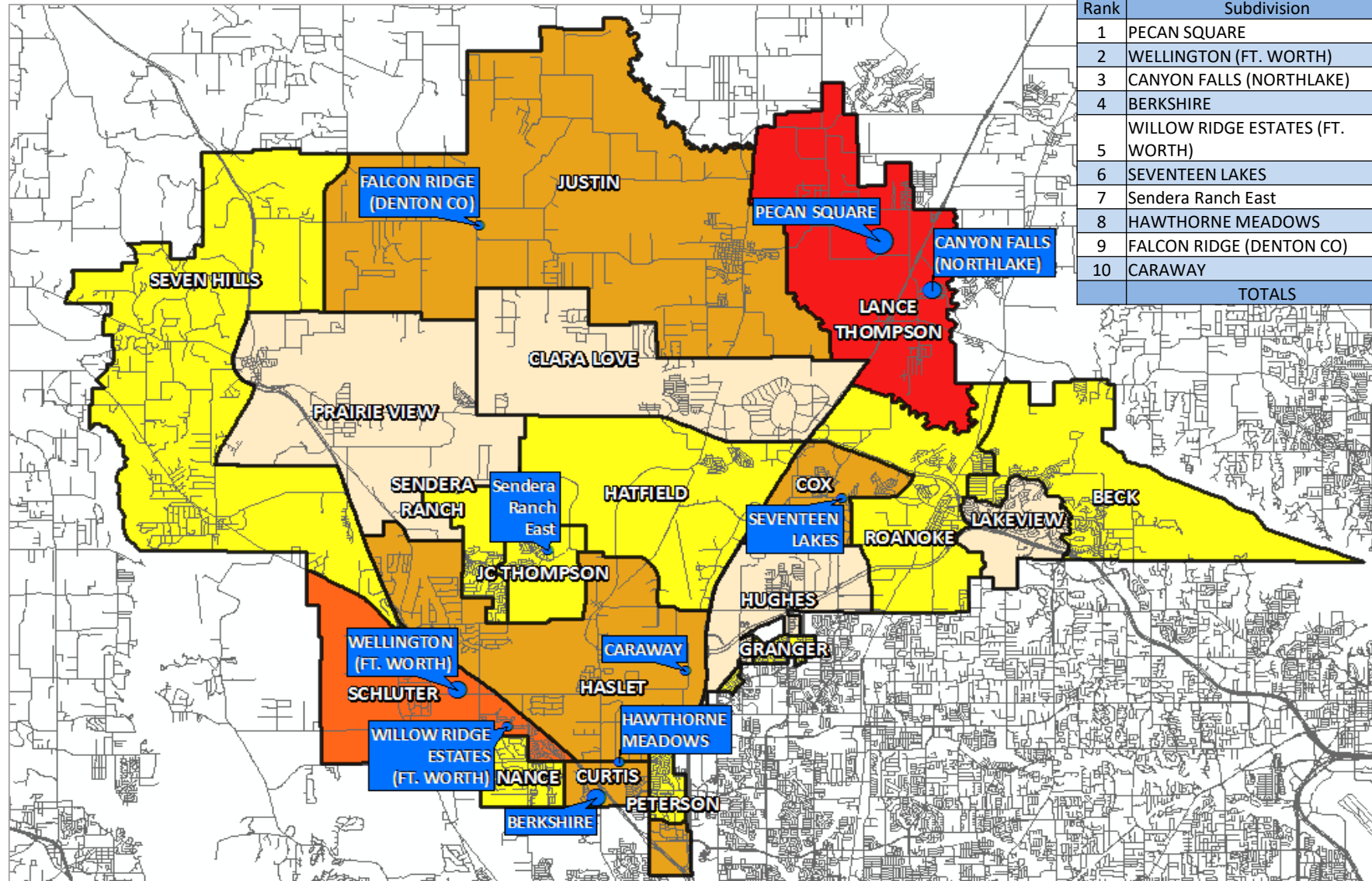


Annual Closing Distribution





VDL Distribution



Top 10 Subdivisions -3Q19 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	PECAN SQUARE	0	0	587	2,749
2	WELLINGTON (FT. WORTH)	107	39	398	1,077
3	CANYON FALLS (NORTHLAKE)	128	49	306	369
4	BERKSHIRE	51	1	237	461
5	WILLOW RIDGE ESTATES (FT. WORTH)	98	26	170	102
6	SEVENTEEN LAKES	32	13	159	0
7	Sendera Ranch East	189	60	157	1,138
8	HAWTHORNE MEADOWS	252	46	147	0
9	FALCON RIDGE (DENTON CO)	0	0	130	0
10	CARAWAY	10	7	119	152
TOTALS		867	241	2,410	6,048

VDL By Sub

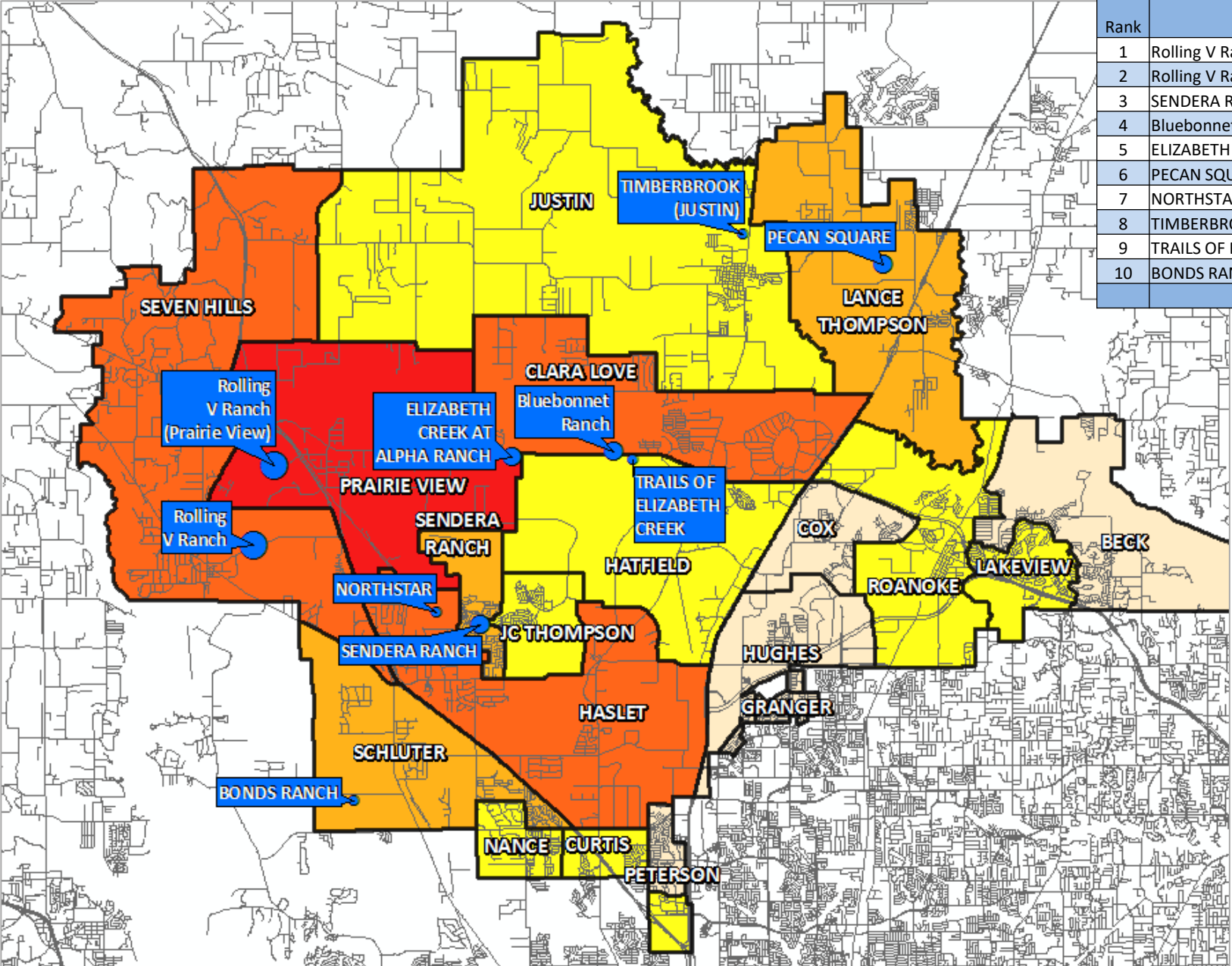
- < 200
- 200 - 400
- > 400

VDL By Elem

- 0
- 1 - 250
- 251 - 450
- 451 - 650
- > 650



Futures Distribution



Top 10 Subdivisions - 3Q19 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Rolling V Ranch	0	0	5,000
2	Rolling V Ranch (Prairie View)	0	0	5,000
3	SENDERA RANCH	2	15	3,587
4	Bluebonnet Ranch	0	0	3,300
5	ELIZABETH CREEK AT ALPHA RANCH	0	0	3,000
6	PECAN SQUARE	0	587	2,749
7	NORTHSTAR	0	0	2,124
8	TIMBERBROOK (JUSTIN)	64	88	1,338
9	TRAILS OF ELIZABETH CREEK	0	0	1,211
10	BONDS RANCH	0	0	1,179
TOTALS		66	690	28,488

Future By Sub

- < 2,500
- 2,500 - 4,500
- > 5,000

Future by Elem

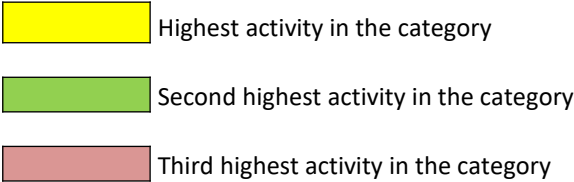
- 0
- 1 - 2,200
- 2,201 - 4,200
- 4,201 - 6,200
- > 6,200





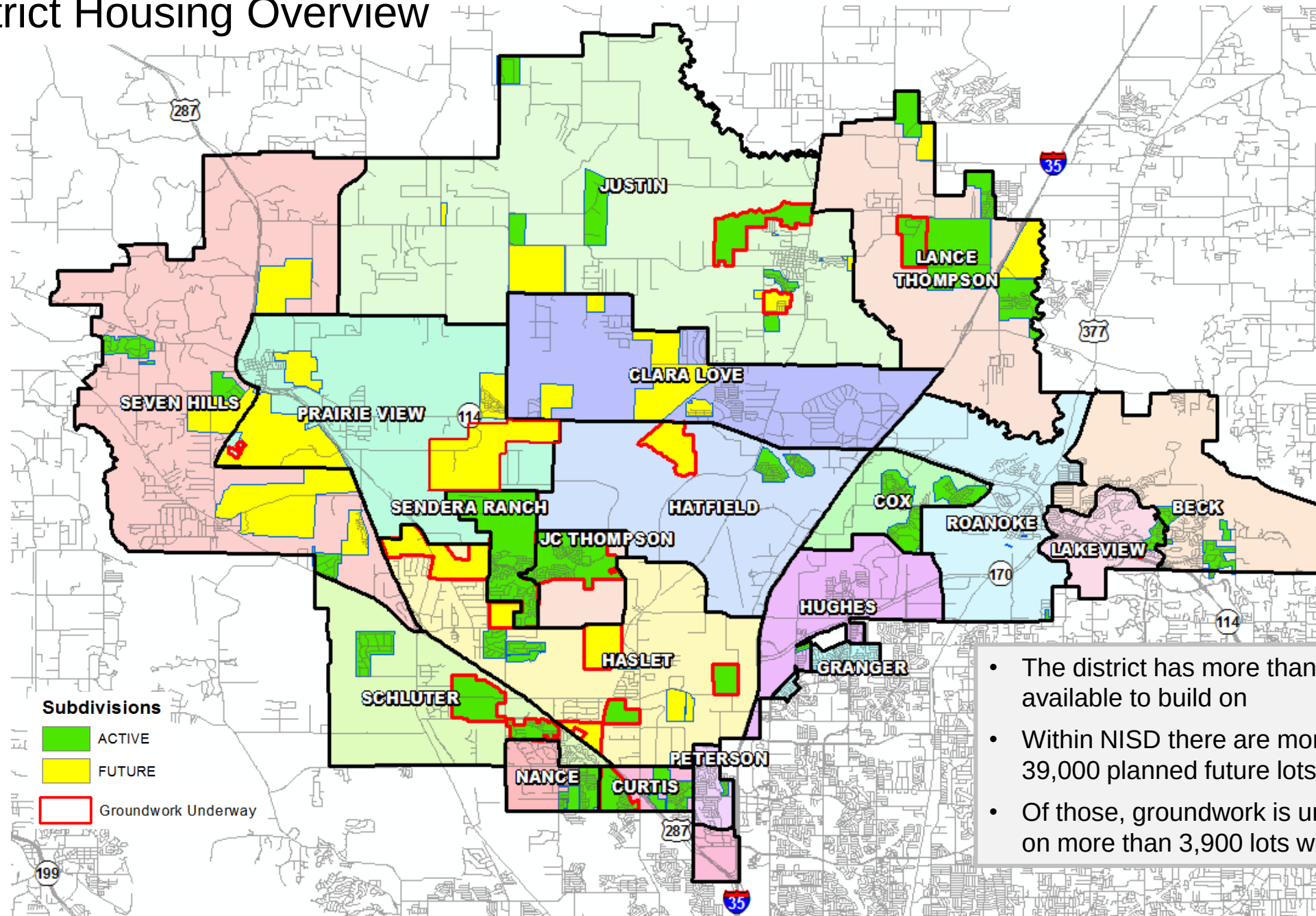
New Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	21	5	28	8	7	13	45	0
CLARA LOVE	0	0	0	0	0	0	0	4,520
COX	207	98	158	46	117	149	314	0
CURTIS	172	20	364	51	21	46	384	461
GRANGER	0	0	0	0	0	0	4	0
HASLET	99	29	48	19	37	69	326	4,651
HATFIELD	232	10	240	80	12	49	6	1,211
HUGHES	0	0	10	3	0	0	0	0
JUSTIN	198	62	126	43	84	109	410	1,634
LAKEVIEW	9	2	7	4	6	6	0	39
LANCE THOMPSON	409	207	329	104	171	275	1,099	4,052
NANCE	98	26	76	26	50	74	64	660
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	0	0	1	0	0	0	0	9,383
ROANOKE	7	1	6	4	1	3	43	8
SCHLUTER	264	75	206	65	84	136	572	2,505
SENDERA RANCH	0	0	2	0	0	4	15	3,587
SEVEN HILLS	0	0	2	0	0	0	20	6,080
JC THOMPSON	256	72	189	60	70	138	157	1,138
Grand Total	1,972	607	1,792	513	660	1,072	3,461	39,929





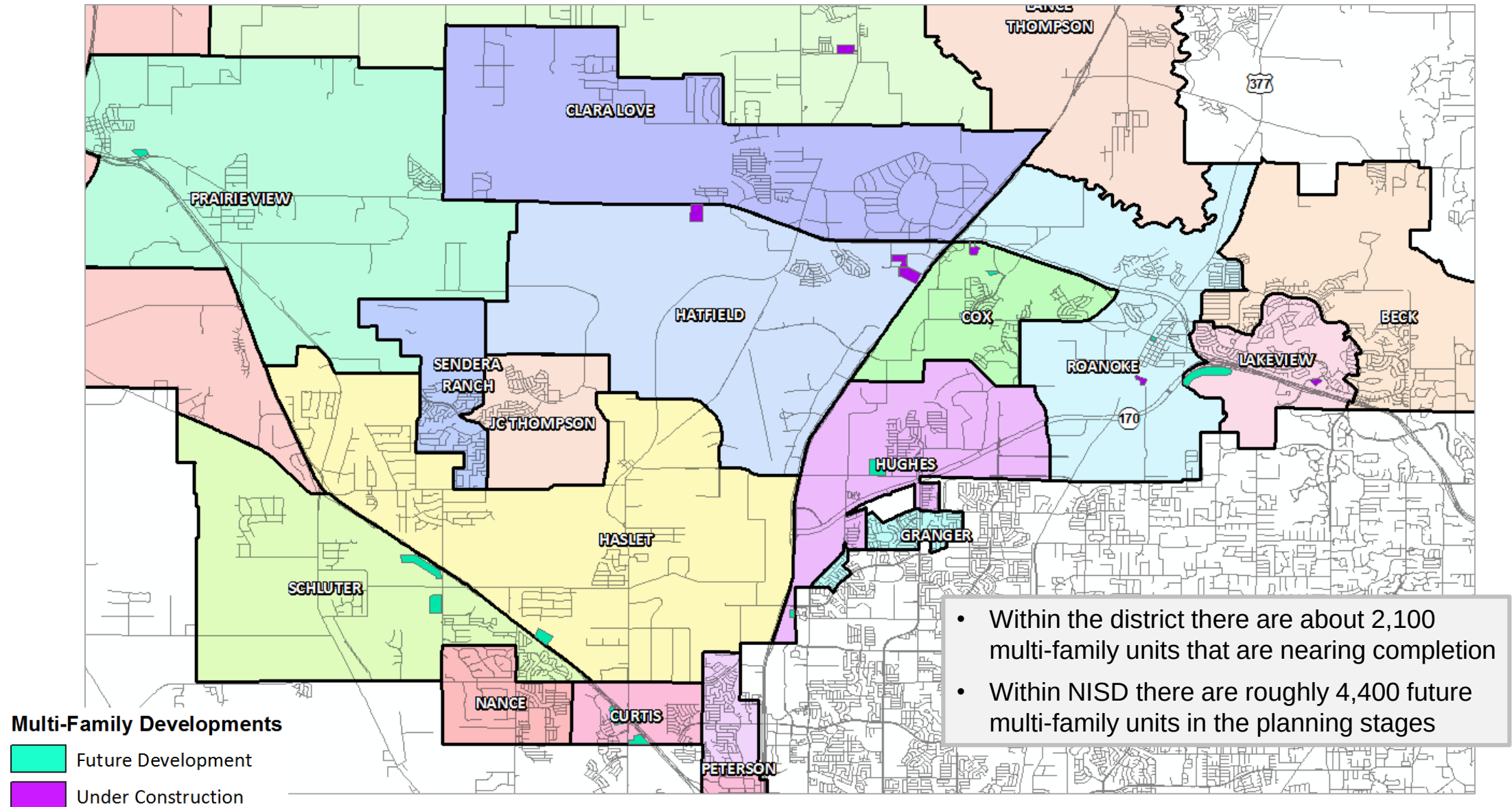
District Housing Overview



- The district has more than 3,400 lots available to build on
- Within NISD there are more than 39,000 planned future lots
- Of those, groundwork is underway on more than 3,900 lots within NISD

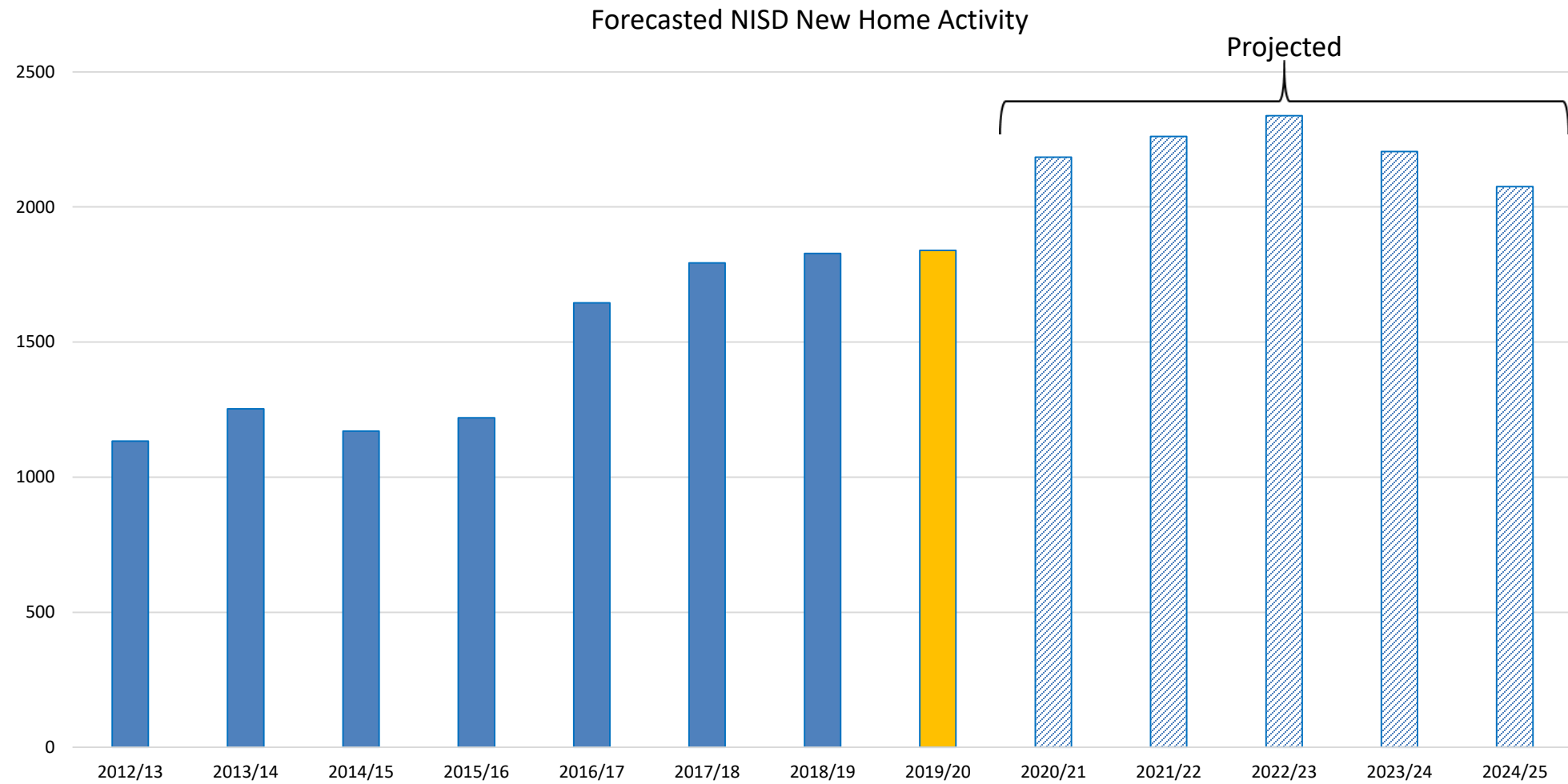


Multi-Family Housing Overview





Forecasted NISD New Home Activity

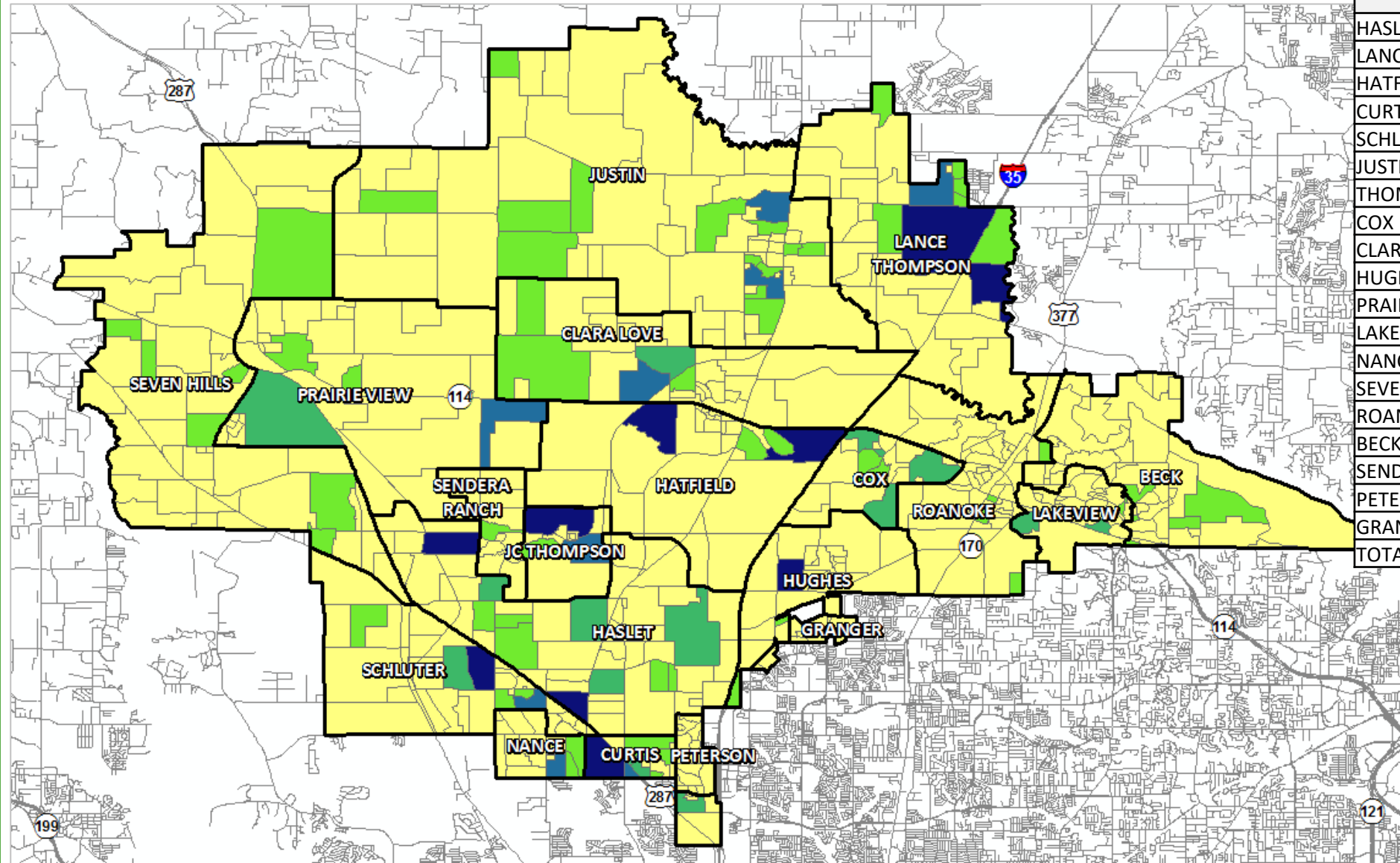


Northwest ISD is forecasted to close roughly 2,200 - 2,300 new homes annually for the next 3-5 years



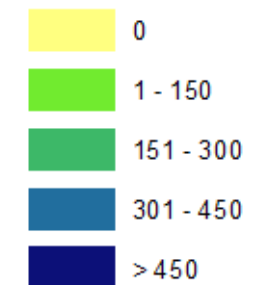


5 Year Change in Residential Units by Planning Area



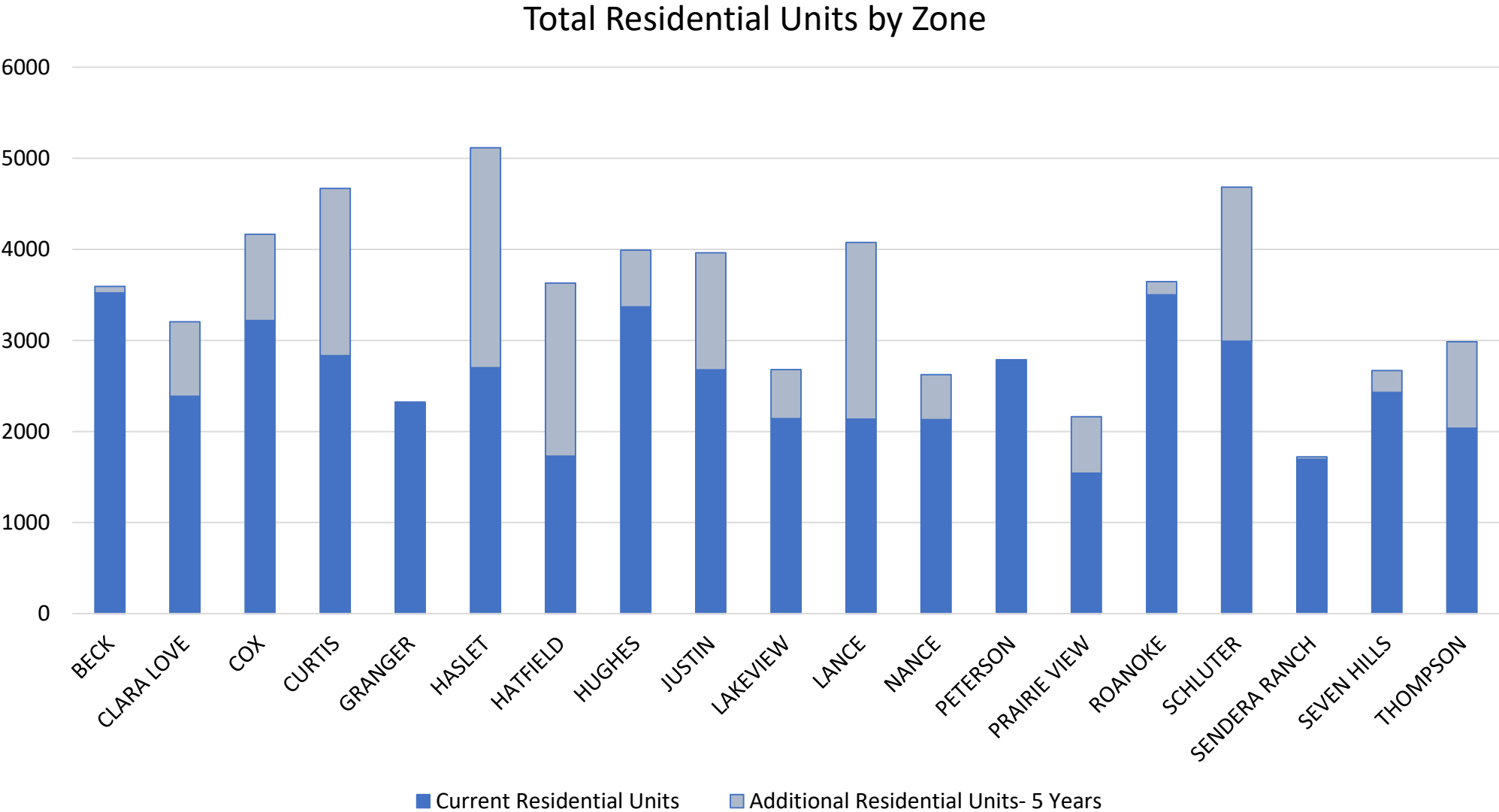
Elementary Zone	Total Change in Residential Units 2019/20- 2024/25
HASLET	2,417
LANCE	1,942
HATFIELD	1,901
CURTIS	1,837
SCHLUTER	1,691
JUSTIN	1,286
THOMPSON	951
COX	946
CLARA LOVE	817
HUGHES	622
PRAIRIE VIEW	621
LAKEVIEW	540
NANCE	495
SEVEN HILLS	240
ROANOKE	144
BECK	71
SENDERA RANCH	25
PETERSON	3
GRANGER	0
TOTAL	16,549

5 Year Change in Units





Total Residential Units by Elementary Zone, 2019/20 – 2024/25





District Yields

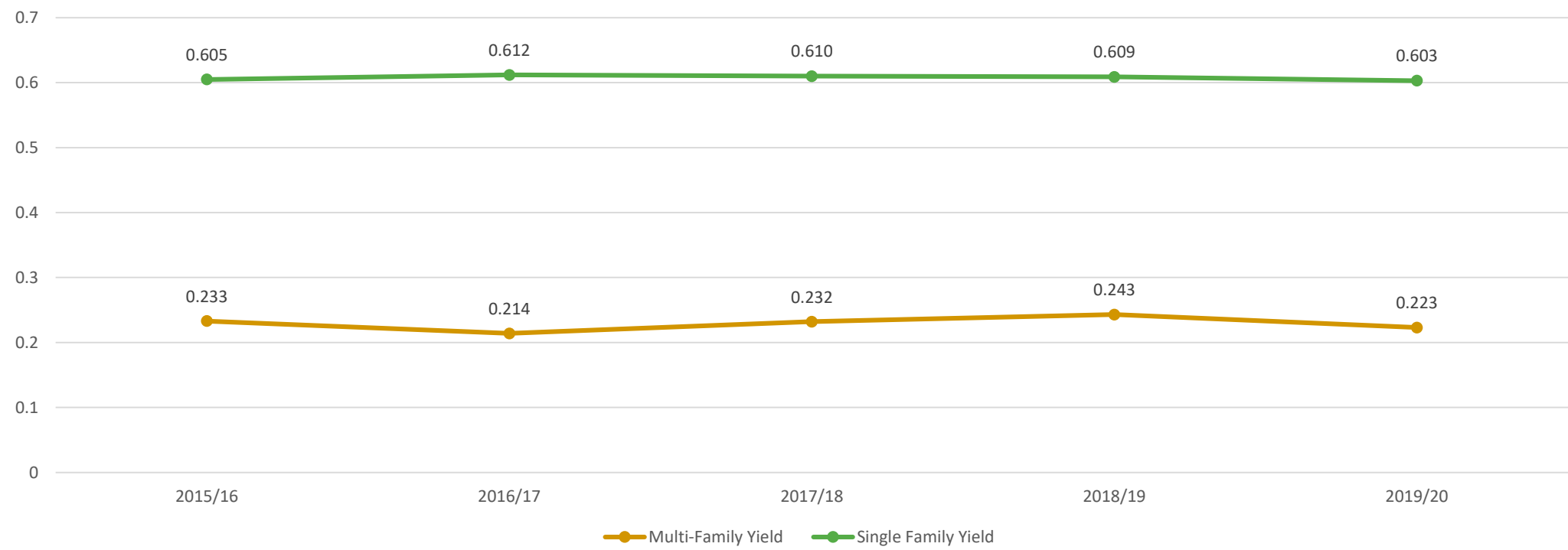


Single Family Yield
0.603



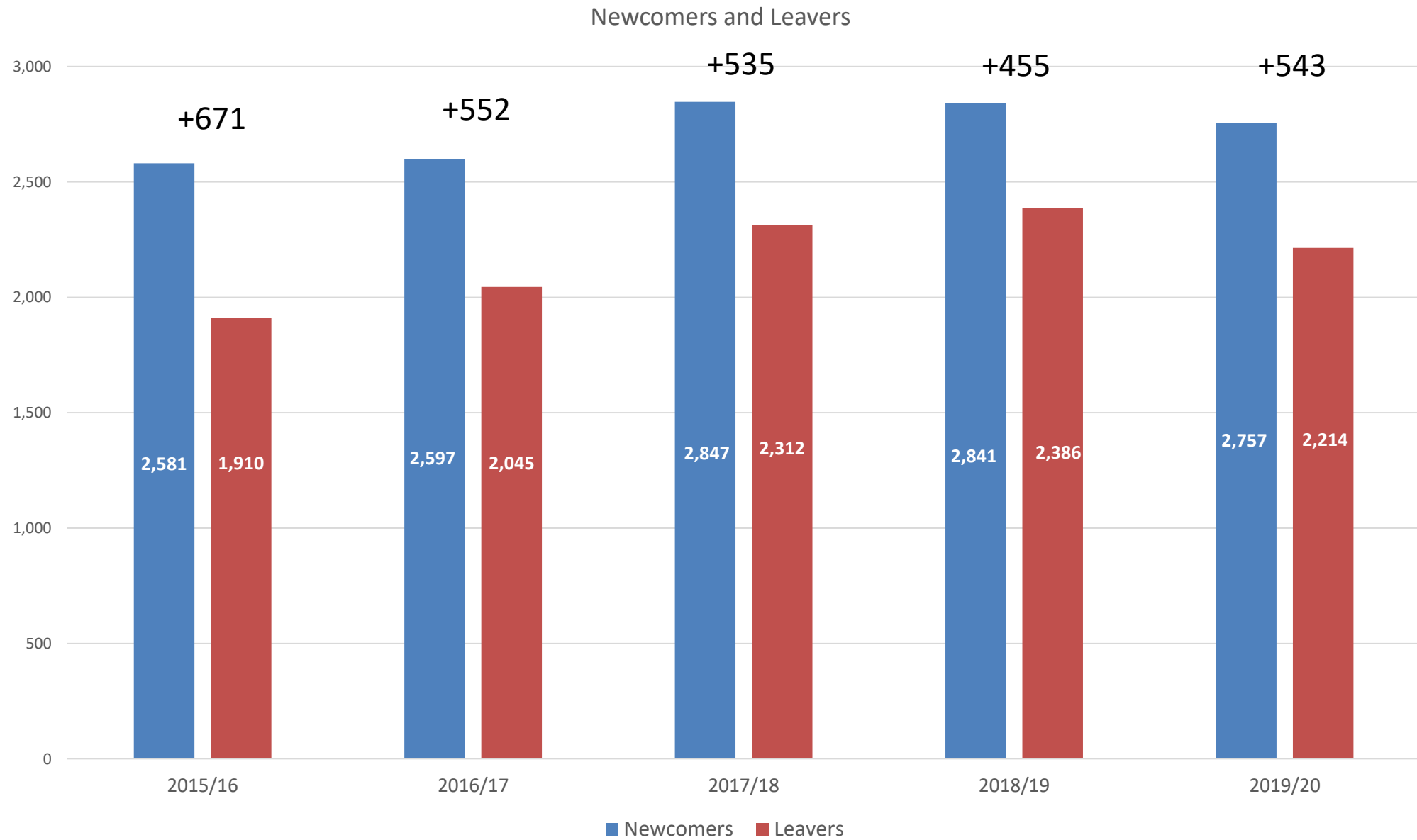
Multi-Family Yield
0.223

NISD Student Yield by Housing Type





Newcomer and Leaver Analysis

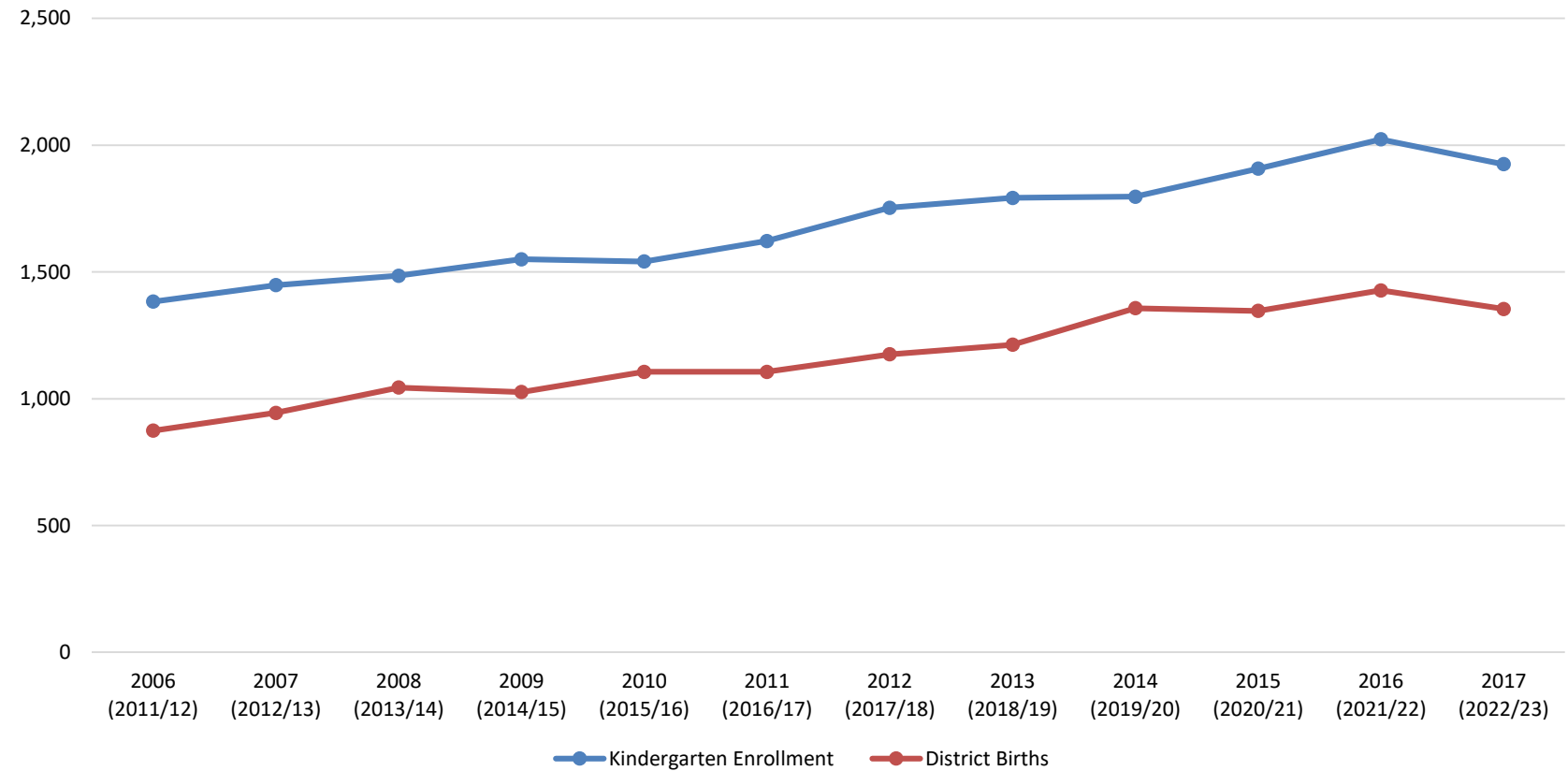




Birth Rate Analysis

	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)	1,907	1,346	1.417
2016 (2021/22)	2,023	1,427	1.418
2017 (2022/23)	1,925	1,354	1.422

Northwest ISD KG Enrollment v. District Births





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
2015/16	108	225	1,541	1,662	1,674	1,650	1,674	1,664	1,626	1,595	1,577	1,765	1,622	1,398	1,195	20,976		
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	1,067	5.1%
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	192	388	1,849	1,902	2,012	2,070	2,001	2,049	2,048	2,038	2,087	2,136	1,998	1,818	1,581	26,169	1,077	4.3%
2021/22	192	388	1,926	1,954	2,037	2,137	2,203	2,144	2,135	2,128	2,101	2,316	2,108	1,873	1,678	27,320	1,151	4.4%
2022/23	192	388	1,897	2,034	2,088	2,161	2,273	2,332	2,247	2,226	2,203	2,320	2,304	1,974	1,727	28,366	1,046	3.8%
2023/24	192	388	2,024	2,003	2,163	2,207	2,296	2,409	2,444	2,332	2,319	2,432	2,289	2,163	1,810	29,471	1,105	3.9%
2024/25	192	388	2,133	2,175	2,116	2,264	2,330	2,425	2,532	2,545	2,429	2,554	2,398	2,159	1,981	30,621	1,150	3.9%
2025/26	192	388	2,220	2,270	2,282	2,216	2,378	2,451	2,556	2,641	2,660	2,673	2,520	2,262	2,016	31,725	1,104	3.6%
2026/27	192	388	2,306	2,328	2,384	2,397	2,325	2,501	2,590	2,712	2,794	2,918	2,638	2,403	2,088	32,964	1,239	3.9%
2027/28	192	388	2,402	2,435	2,448	2,486	2,502	2,427	2,655	2,748	2,875	3,064	2,880	2,516	2,209	34,227	1,263	3.8%
2028/29	192	388	2,495	2,518	2,546	2,562	2,596	2,623	2,570	2,808	2,904	3,134	2,978	2,744	2,313	35,371	1,144	3.3%
2029/30	192	388	2,577	2,603	2,629	2,652	2,677	2,715	2,775	2,724	2,971	3,082	3,037	2,841	2,507	36,370	999	2.8%

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



Ten Year Forecast by Eaton Feeder Pattern

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Curtis Elementary	850	501	619	731	794	836	869	886	904	918	918	937	955
Haslet Elementary*	650	469	477	495	581	674	751	828	910	989	1,068	1,171	1,262
Nance Elementary	650	616	601	604	637	637	647	642	659	681	693	720	750
Peterson Elementary	850	740	773	774	764	770	763	757	760	757	738	736	729
Sendera Ranch Elementary	850	655	640	625	606	605	607	602	624	643	694	745	789
Seven Hills Elementary	650	564	523	522	526	550	570	597	640	693	745	815	886
Schluter Elementary	850	798	887	948	1,022	1,077	1,128	1,162	1,191	1,236	1,253	1,294	1,334
Thompson Elementary	850	609	699	757	805	849	885	911	943	981	996	1,009	1,018
ELEMENTARY SCHOOL TOTALS	6,200	4,952	5,219	5,456	5,735	5,998	6,220	6,385	6,631	6,898	7,105	7,427	7,723
Elementary Absolute Growth		356	267	237	279	263	222	165	246	267	207	322	296
Elementary Percent Growth		7.75%	5.39%	4.54%	5.11%	4.59%	3.70%	2.65%	3.85%	4.03%	3.00%	4.53%	3.99%
Adams Middle School	1,200	1,177	1,353	1,459	1,553	1,674	1,782	1,904	1,955	1,970	1,982	2,011	2,059
Wilson Middle School	1,200	930	932	958	1,002	1,025	1,110	1,234	1,337	1,413	1,441	1,507	1,555
MIDDLE SCHOOL TOTALS	2,400	2,107	2,285	2,417	2,555	2,699	2,892	3,138	3,292	3,383	3,423	3,518	3,614
Middle School Absolute Growth		1,057	178	132	138	144	193	246	154	91	40	95	96
Middle School Percent Growth		100.67%	8.45%	5.78%	5.71%	5.64%	7.15%	8.51%	4.91%	2.76%	1.18%	2.78%	2.73%
Eaton High School*	2,500	2,437	2,542	2,719	2,930	3,100	3,290	3,508	3,693	3,966	4,377	4,569	4,776
HIGH SCHOOL TOTALS	2,500	2,437	2,542	2,719	2,930	3,100	3,290	3,508	3,693	3,966	4,377	4,569	4,776
High School Absolute Growth		247	105	177	211	170	190	218	185	273	411	192	207
High School Percent Growth		11.28%	4.31%	6.96%	7.76%	5.80%	6.13%	6.63%	5.27%	7.39%	10.36%	4.39%	4.53%
EATON HIGH SCHOOL TOTALS	11,100	9,496	10,046	10,592	11,220	11,797	12,402	13,031	13,616	14,247	14,905	15,514	16,113
Eaton High School Absolute Growth		1,660	550	546	628	577	605	629	585	631	658	609	599
Eaton High School Percent Growth		21.2%	5.8%	5.4%	5.9%	5.1%	5.1%	5.1%	4.5%	4.6%	4.6%	4.1%	3.9%

* Capacity expansion for 2020/21

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



Ten Year Forecast by Nelson Feeder Pattern

			Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Beck Elementary	850	822	805	802	793	797	769	754	746	739	725	728	730
Cox Elementary	850	677	776	853	918	927	941	923	916	912	905	901	906
Granger Elementary	850	793	792	782	778	762	738	739	735	736	722	723	721
Hughes Elementary	850	693	680	704	727	745	744	749	746	757	754	764	770
Lakeview Elementary	650	592	596	600	601	600	613	612	613	634	636	647	664
Roanoke Elementary	850	764	642	645	645	624	627	615	611	614	612	624	637
ELEMENTARY SCHOOL TOTALS	4,900	4,341	4,291	4,386	4,462	4,455	4,432	4,392	4,367	4,392	4,354	4,387	4,428
Elementary Absolute Growth		-54	-50	95	76	-7	-23	-40	-25	25	-38	33	41
Elementary Percent Growth		-1.23%	-1.15%	2.21%	1.73%	-0.16%	-0.52%	-0.90%	-0.57%	0.57%	-0.87%	0.76%	0.93%
Medlin Middle School *	1,100	1,121	1,098	1,088	1,058	1,064	1,090	1,103	1,103	1,094	1,102	1,070	1,029
Tidwell Middle School	1,200	965	1,032	1,039	1,090	1,110	1,186	1,219	1,276	1,274	1,320	1,282	1,248
MIDDLE SCHOOL TOTALS	2,300	2,086	2,130	2,127	2,148	2,174	2,276	2,322	2,379	2,368	2,422	2,352	2,277
Middle School Absolute Growth		-243	44	-3	21	26	102	46	57	-11	54	-70	-75
Middle School Percent Growth		-10.43%	2.11%	-0.14%	0.99%	1.21%	4.69%	2.02%	2.45%	-0.46%	2.28%	-2.89%	-3.19%
Byron Nelson High School *	2,400	2,502	2,475	2,571	2,660	2,762	2,836	2,878	2,908	3,003	3,114	3,226	3,280
HIGH SCHOOL TOTALS	2,400	2,502	2,475	2,571	2,660	2,762	2,836	2,878	2,908	3,003	3,114	3,226	3,280
High School Absolute Growth		-6	-27	96	89	102	74	42	30	95	111	112	54
High School Percent Growth		-0.24%	-1.08%	3.88%	3.46%	3.83%	2.68%	1.48%	1.04%	3.27%	3.70%	3.60%	1.67%
BYRON NELSON HIGH SCHOOL TOTALS	9,600	8,929	8,896	9,084	9,270	9,391	9,544	9,592	9,654	9,763	9,890	9,965	9,985
Byron Nelson High School Absolute Growth		-303	-33	188	186	121	153	48	62	109	127	75	20
Byron Nelson High School Percent Growth		-3.3%	-0.4%	2.1%	2.0%	1.3%	1.6%	0.5%	0.6%	1.1%	1.3%	0.8%	0.2%

* Capacity expansion for 2020/21

Green box = within 5% of capacity

Yellow box = over 105% capacity



Ten Year Forecast by Northwest Feeder Pattern

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Clara Love Elementary	850	743	697	679	691	732	794	856	925	978	1,024	1,108	1,194
Hatfield Elementary	450	380	401	447	509	554	597	640	673	699	720	754	793
Lance Thompson Elementary	850	0	347	448	558	681	771	877	948	1,016	1,075	1,141	1,206
Justin Elementary	650	633	576	630	683	712	756	801	828	858	891	958	1,036
Prairie View Elementary	650	447	486	486	509	533	584	644	723	808	888	985	1,071
Seven Hills Elementary	650	564	523	522	526	550	570	597	640	693	745	815	886
ELEMENTARY SCHOOL TOTALS	4,100	2,767	3,030	3,212	3,476	3,762	4,072	4,415	4,737	5,052	5,343	5,761	6,186
Elementary Absolute Growth		55	263	182	264	286	310	343	322	315	291	418	425
Elementary Percent Growth		2.03%	9.50%	6.01%	8.22%	8.23%	8.24%	8.42%	7.29%	6.65%	5.76%	7.82%	7.38%
Chisholm Trail Middle School	1,100	472	489	533	553	580	611	681	762	847	961	1,058	1,179
Gene Pike Middle School	1,100	982	1,024	1,065	1,127	1,175	1,235	1,312	1,449	1,623	1,787	1,853	1,907
MIDDLE SCHOOL TOTALS	2,200	1,454	1,513	1,598	1,680	1,755	1,846	1,993	2,211	2,470	2,748	2,911	3,086
Middle School Absolute Growth		-546	59	85	82	75	91	147	218	259	278	163	175
Middle School Percent Growth		-27.30%	4.06%	5.62%	5.13%	4.46%	5.19%	7.96%	10.94%	11.71%	11.26%	5.93%	6.01%
Northwest High School	2,525	1,817	1,904	1,966	2,039	2,133	2,240	2,358	2,473	2,619	2,823	3,045	3,192
HIGH SCHOOL TOTALS	2,525	1,817	1,904	1,966	2,039	2,133	2,240	2,358	2,473	2,619	2,823	3,045	3,192
High School Absolute Growth		61	87	62	73	94	107	118	115	146	204	222	147
High School Percent Growth		3.47%	4.79%	3.26%	3.71%	4.61%	5.02%	5.27%	4.88%	5.90%	7.79%	7.86%	4.83%
NORTHWEST HIGH SCHOOL TOTALS	8,825	6,038	6,447	6,776	7,195	7,650	8,158	8,766	9,421	10,141	10,914	11,717	12,464
Northwest High School Absolute Growth		-430	409	329	419	455	508	608	655	720	773	803	747
Northwest High School Percent Growth		-6.6%	6.8%	5.1%	6.2%	6.3%	6.6%	7.5%	7.5%	7.6%	7.6%	7.4%	6.4%

Green box = within 5% of capacity

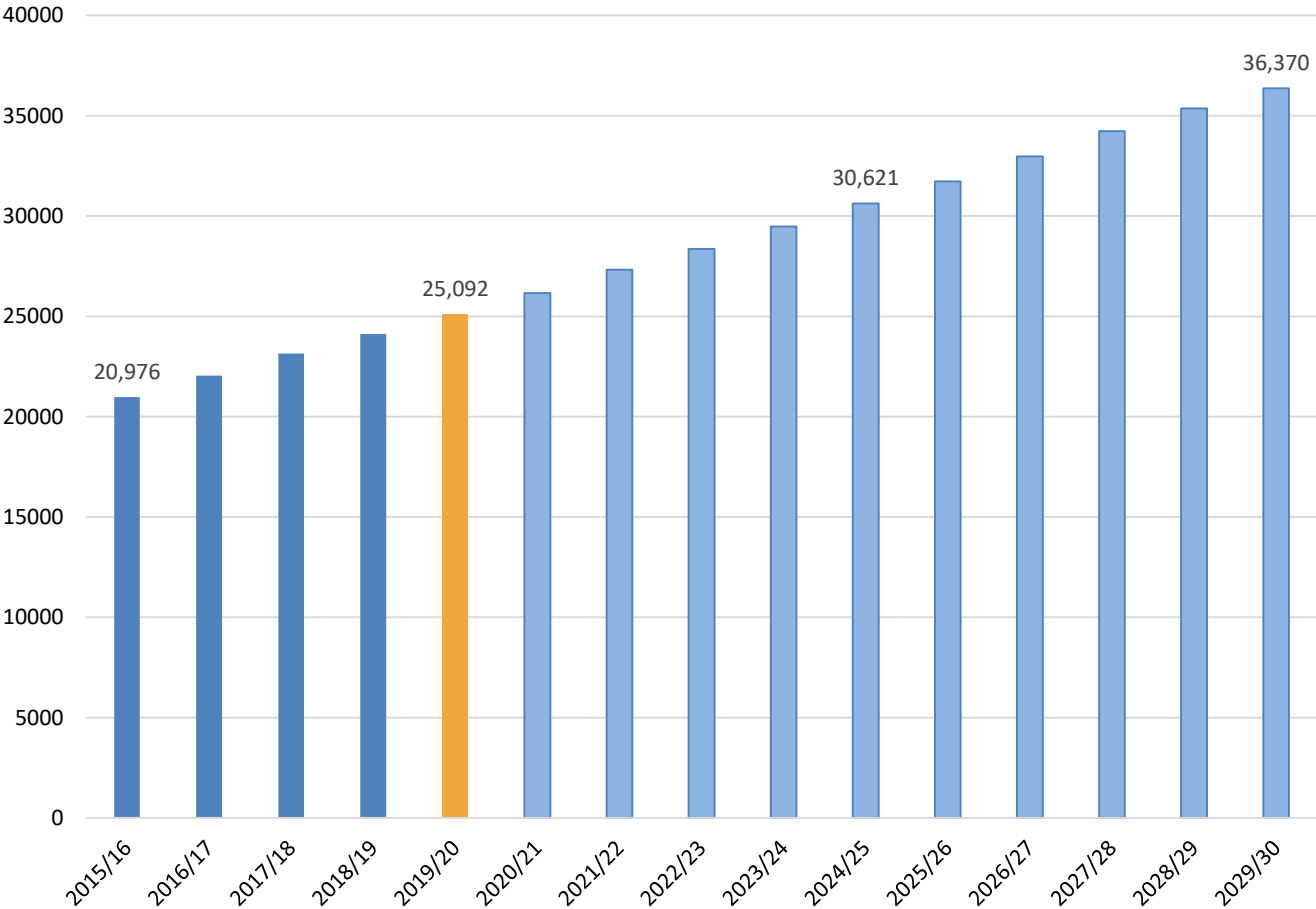
Yellow box = over 105% capacity



Key Takeaways



Enrollment Projections



- Northwest ISD will continue to experience enrollment growth due to a strong local economy and housing market
- NISD has the highest number of planned future lots of any district in DFW
- Northwest ISD is expected to add 2,200 to 2,300 homes annually for the next 3-5 years
- NISD will enroll more than 30,600 students for the 2024/25 school year, and more than 36,300 by 2029/30