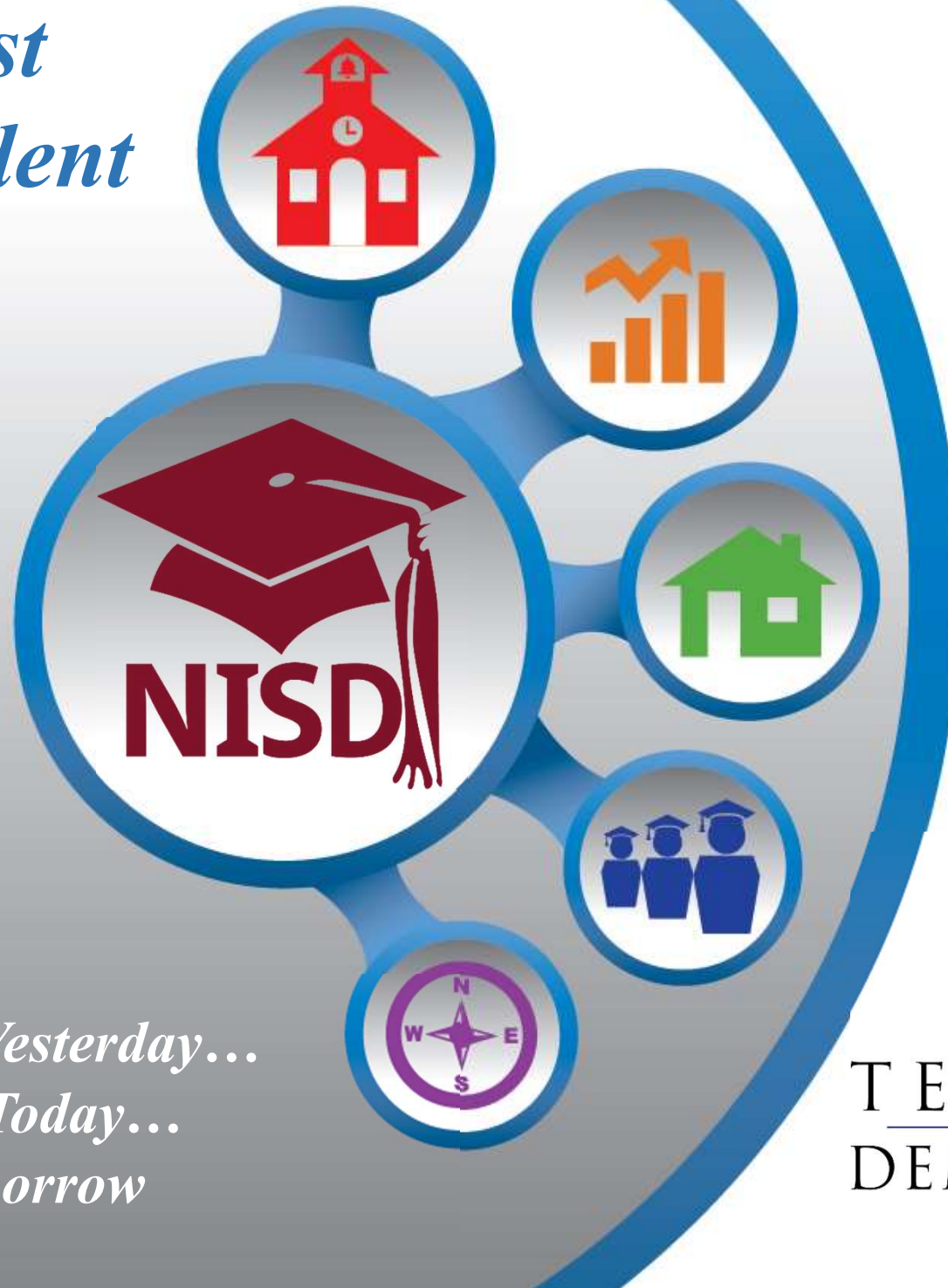


*Northwest
Independent
School
District*

Quarterly
Report
2Q19



*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

Economic Conditions – DFW Area (June 2019)

Unemployment Rate



U.S. 3.8%
Texas 3.6%
DFW MSA 3.3%
Fort Worth 3.5%

-0.6%

2.8%

106,685 new jobs
National rate 0.9%



Job Growth

Annual Home Starts



1,979 fewer
starts than 2Q18

33,285





Local Economic Conditions

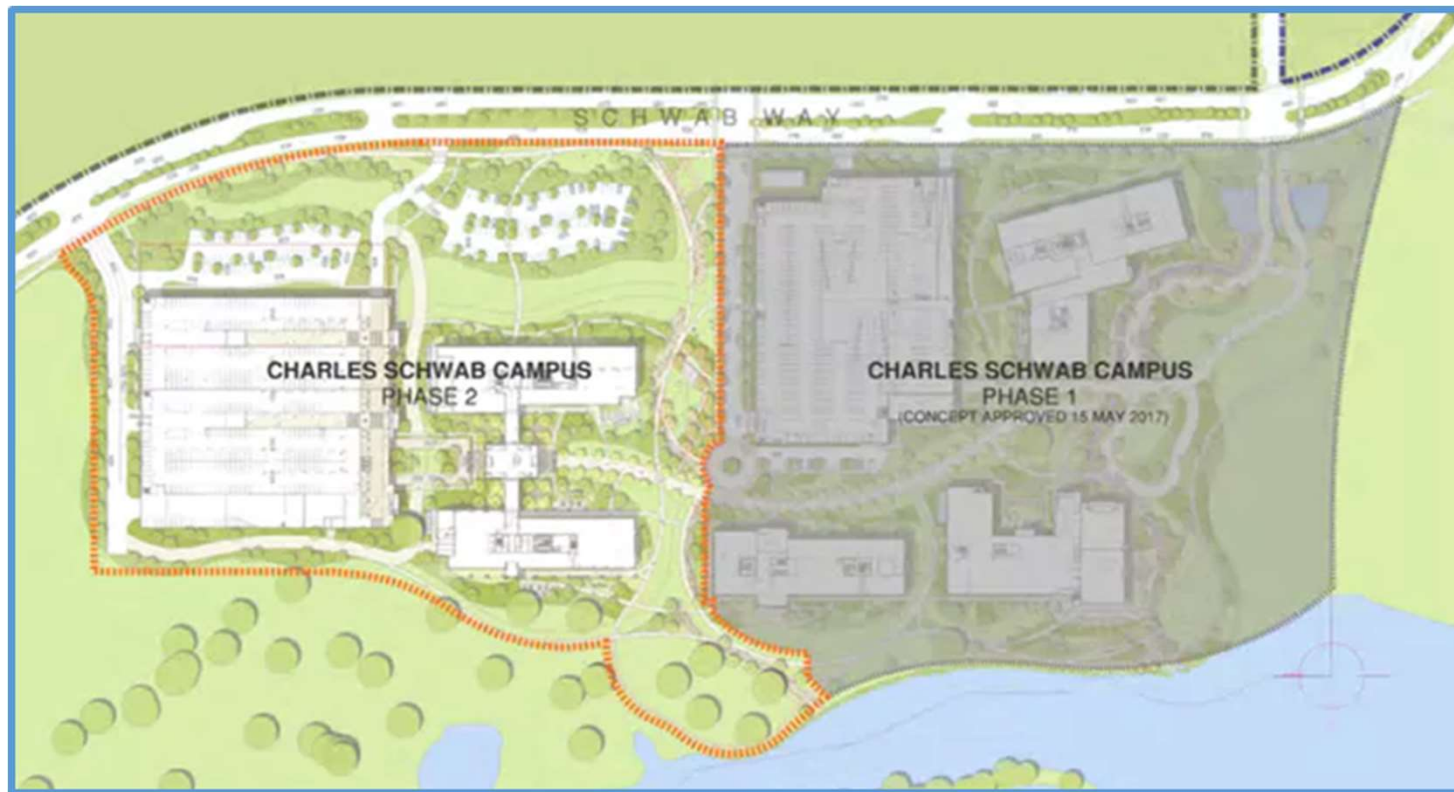


AllianceTexas

- Once complete the Master Planned community will include 41 retail shops, 39+ dining options, 6 residential communities, and 28 acres of parks and trails; currently have approx. 44 million sq. ft. of total developed space; 6 million sq. ft. of retail space, 38 million sq. ft. of industrial space
- Three new hotels under development: 130-room Hyatt Place Hotel at 3201 Alliance Town Center estimated open in Sept 2019; 112-room Marriot Town Suites and 117-room Hilton branded hotel in development off Chloe Creek Dr
- 1.2 million sq. ft. Black & Decker distribution center estimated to bring more than 300 new jobs to the area; completion scheduled 2020
- Amazon opening regional air hub at Alliance Airport to support one- and two-day deliveries, construction began late 2018; estimated complete fall 2019; funded by \$5.5 million grant from Dept of Transportation



Local Economic Conditions



Charles Schwab Relocation

- Planning to double the size of its headquarters in relocation near Hwy 114 & Hwy 170
- 70 acre phase one expected to house 2,600 Schwab workers after it opens end of 2019
- Schwab Westlake campus will span almost 1.2 million sq. ft. upon completion
- Entire site could house more than 6,000 workers after the 617,000 sq. ft. 2nd phase is completed
- Would make Schwab one of the largest employers in DFW area upon completion
- Total cost approx. \$100 million
- Plan to add retail branch and mixed-use development between the campus and frontage road



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,417	2,666	4,055	21,880
2	Denton ISD	2,210	2,141	4,780	19,553
3	Frisco ISD	2,203	2,063	4,073	5,053
4	Northwest ISD*	1,863	1,829	3,301	30,053
5	Dallas ISD	1,673	1,563	2,068	5,975
6	Eagle Mt.-Saginaw ISD	1,600	1,509	1,847	20,502
7	Little Elm ISD	1,238	1,358	1,140	2,469
8	Lewisville ISD	1,235	1,202	1,941	3,285
9	Forney ISD	1,163	1,093	2,063	14,630
10	Crowley ISD	925	907	1,386	15,701
11	Rockwall ISD	739	873	2,026	9,550
12	Mansfield ISD	922	862	1,094	7,542
13	Wylie ISD	655	807	920	3,868
14	McKinney ISD	748	753	2,089	8,121
15	Princeton ISD	665	719	446	8,280
16	Royse City ISD	770	706	1,155	10,171
17	Allen ISD	651	655	1,222	809
18	Melissa ISD	627	649	742	5,831
19	Midlothian ISD	543	630	1,375	19,268
20	Waxahachie ISD	576	594	898	20,600

*Adjusted based on additional research by Templeton Demographics staff





New Housing Activity

Northwest ISD



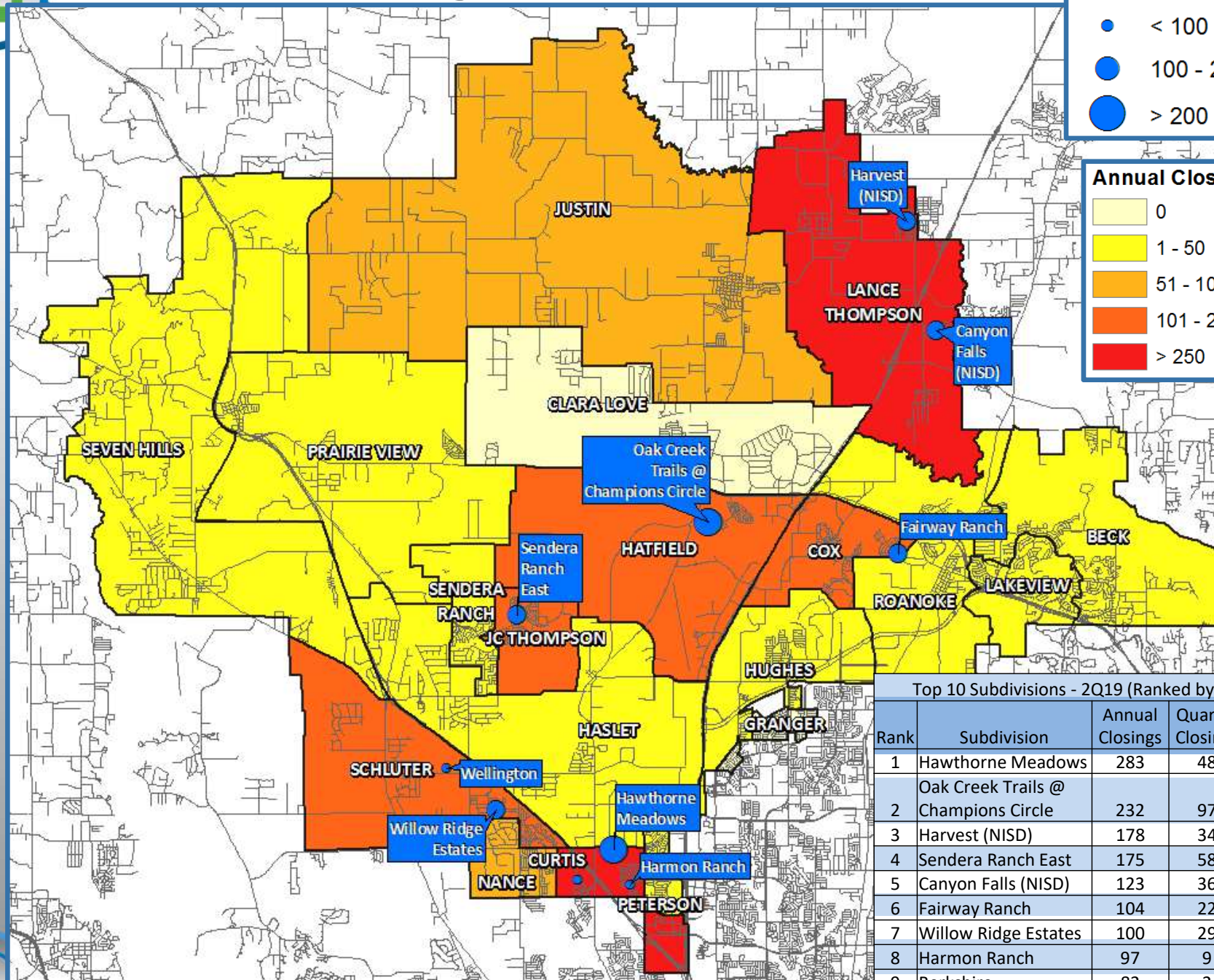
Starts	2014	2015	2016	2017	2018	2019
1Q	357	230	309	449	493	493
2Q	282	310	321	445	471	490
3Q	350	377	537	458	501	
4Q	239	314	503	396	407	
Total	1,228	1,231	1,670	1,748	1,872	983

Closings	2014	2015	2016	2017	2018	2019
1Q	269	287	279	426	417	402
2Q	341	263	345	562	517	504
3Q	347	283	320	473	549	
4Q	273	313	337	386	373	
Total	1,230	1,146	1,281	1,847	1,856	906

- New home starts are relatively flat between the first half of 2018 and 2019
- New home closings are down slightly from the first half of 2019 due to weather and price constraints



Annual Closing Distribution



Annual Closings by Sub

- < 100
- 100 - 200
- > 200

Annual Closings by Elem

- 0
- 1 - 50
- 51 - 100
- 101 - 250
- > 250

Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Hawthorne Meadows	283	48	19	169
2	Oak Creek Trails @ Champions Circle	232	97	10	0
3	Harvest (NISD)	178	34	132	207
4	Sendera Ranch East	175	58	229	1,138
5	Canyon Falls (NISD)	123	36	299	95
6	Fairway Ranch	104	22	112	0
7	Willow Ridge Estates	100	29	188	102
8	Harmon Ranch	97	9	2	0
9	Berkshire	82	2	3	461
10	Wellington	68	47	361	1,171
TOTALS		1,442	382	1,355	3,343

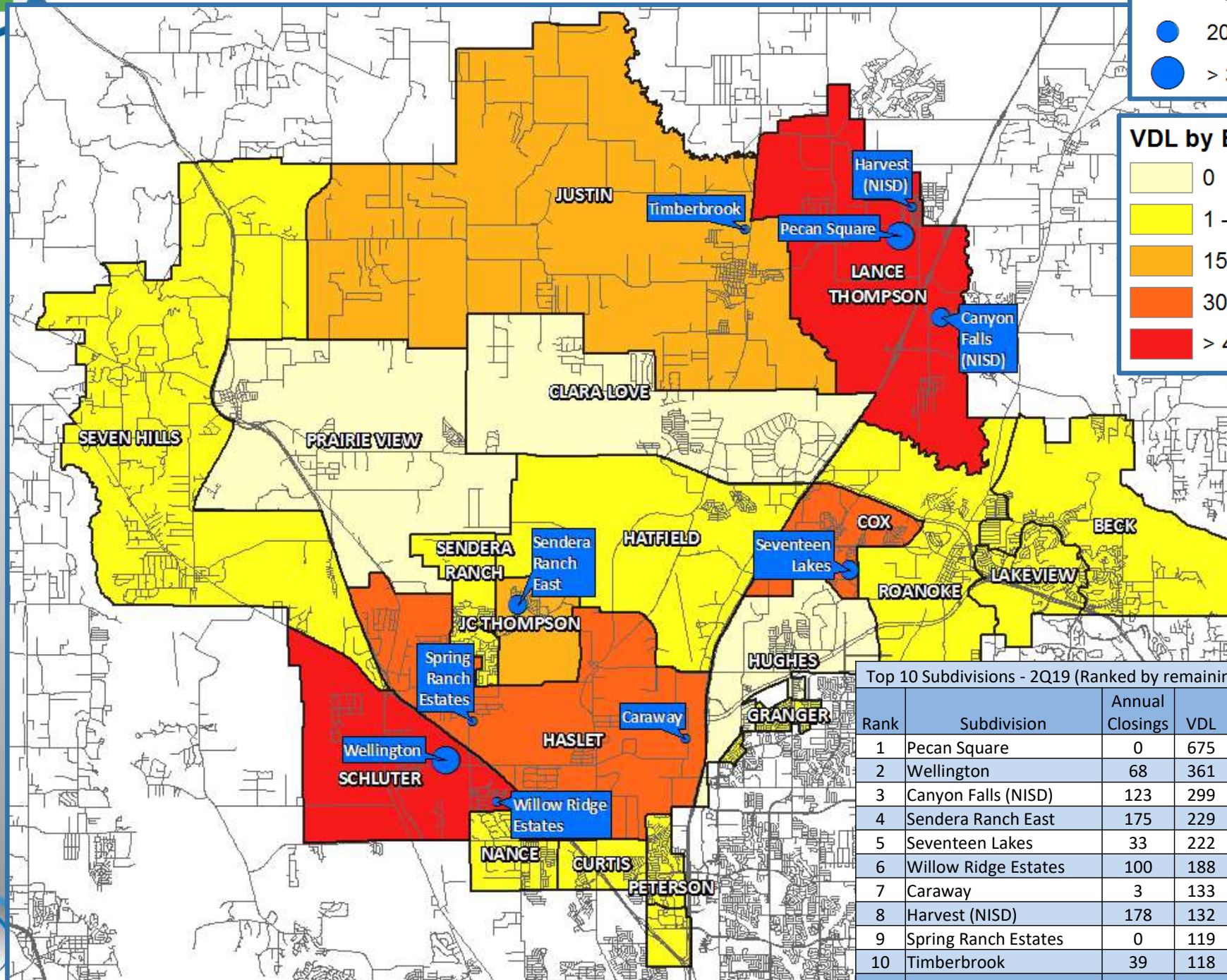
VDL Distribution

VDL by Sub

- < 200
- 200 - 300
- > 300

VDL by Elem

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

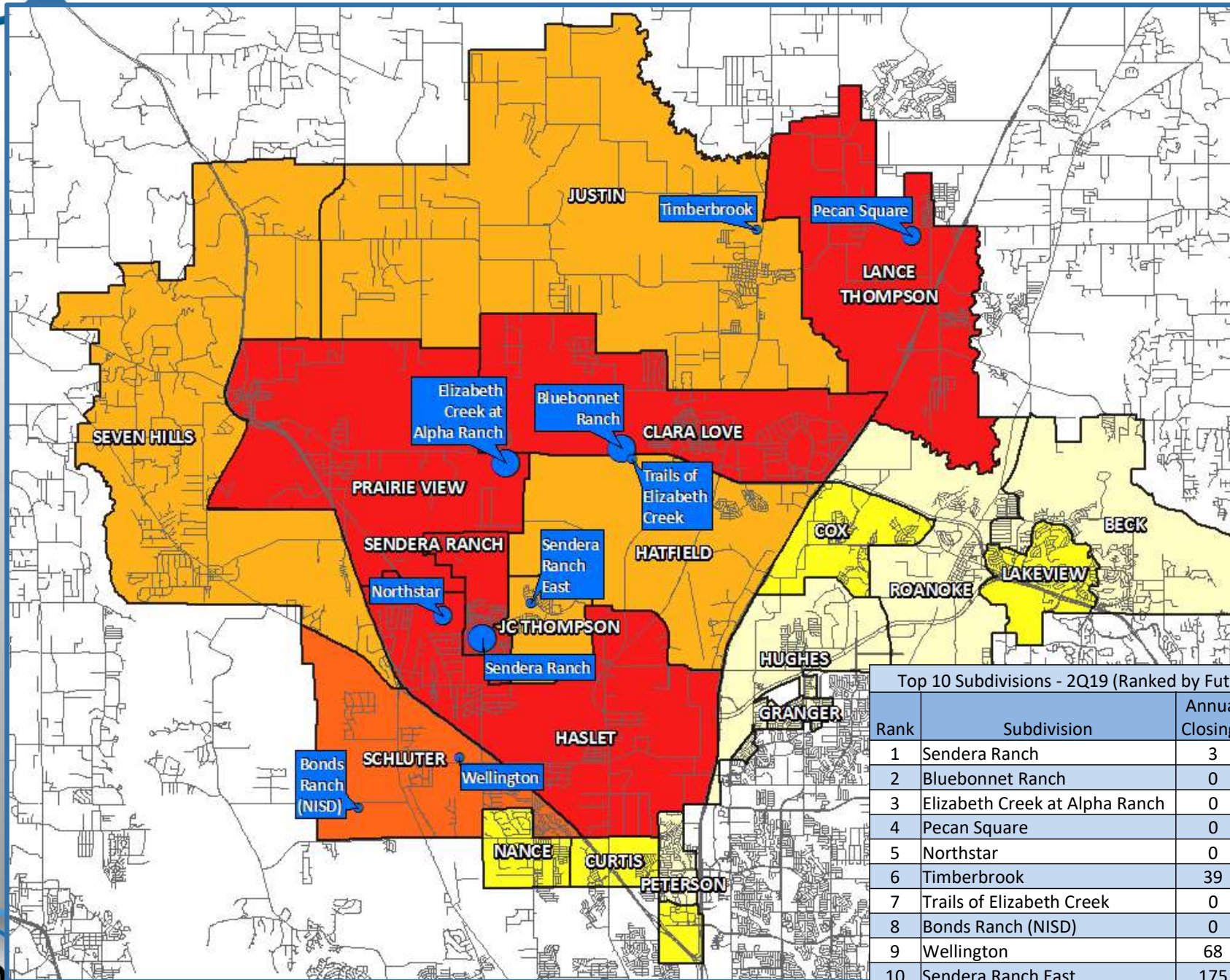


Top 10 Subdivisions - 2Q19 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	Pecan Square	0	675	2,750
2	Wellington	68	361	1,171
3	Canyon Falls (NISD)	123	299	95
4	Sendera Ranch East	175	229	1,138
5	Seventeen Lakes	33	222	0
6	Willow Ridge Estates	100	188	102
7	Caraway	3	133	142
8	Harvest (NISD)	178	132	207
9	Spring Ranch Estates	0	119	0
10	Timberbrook	39	118	1,352
TOTALS		719	2,476	6,957



Futures Distribution




Top 10 Subdivisions - 2Q19 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	VDL	Future
1	Sendera Ranch	3	15	3,587
2	Bluebonnet Ranch	0	0	3,300
3	Elizabeth Creek at Alpha Ranch	0	0	3,000
4	Pecan Square	0	675	2,750
5	Northstar	0	0	2,124
6	Timberbrook	39	118	1,352
7	Trails of Elizabeth Creek	0	0	1,211
8	Bonds Ranch (NISD)	0	0	1,179
9	Wellington	68	361	1,171
10	Sendera Ranch East	175	229	1,138
TOTALS		285	1,398	20,812



Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	23	7	30	6	10	16	50	0
CLARA LOVE	0	0	0	0	0	0	0	4,535
COX	156	55	162	29	64	97	380	32
CURTIS	307	31	462	59	20	77	24	630
GRANGER	0	0	0	0	0	0	4	0
HASLET	81	22	36	16	43	59	355	4,231
HATFIELD	261	54	232	97	65	119	15	1,211
HUGHES	0	0	17	4	0	3	0	0
JUSTIN	156	53	98	50	56	89	279	1,846
LAKEVIEW	9	4	6	0	5	8	2	39
LANCE	302	96	334	82	122	172	1,239	3,779
NANCE	92	24	89	26	49	74	90	660
PETERSON	0	0	2	0	0	1	2	0
PRAIRIE VIEW	0	0	1	0	0	0	0	4,686
ROANOKE	6	0	4	1	6	6	44	0
SCHLUTER	251	79	176	76	80	126	553	2,599
SENDERA RANCH	0	0	3	0	0	4	15	3,587
SEVEN HILLS	0	0	2	0	0	0	20	1,080
THOMPSON	219	65	175	58	59	126	229	1,138
Grand Total	1,863	490	1,829	504	579	977	3,301	30,053

 Highest activity in the category

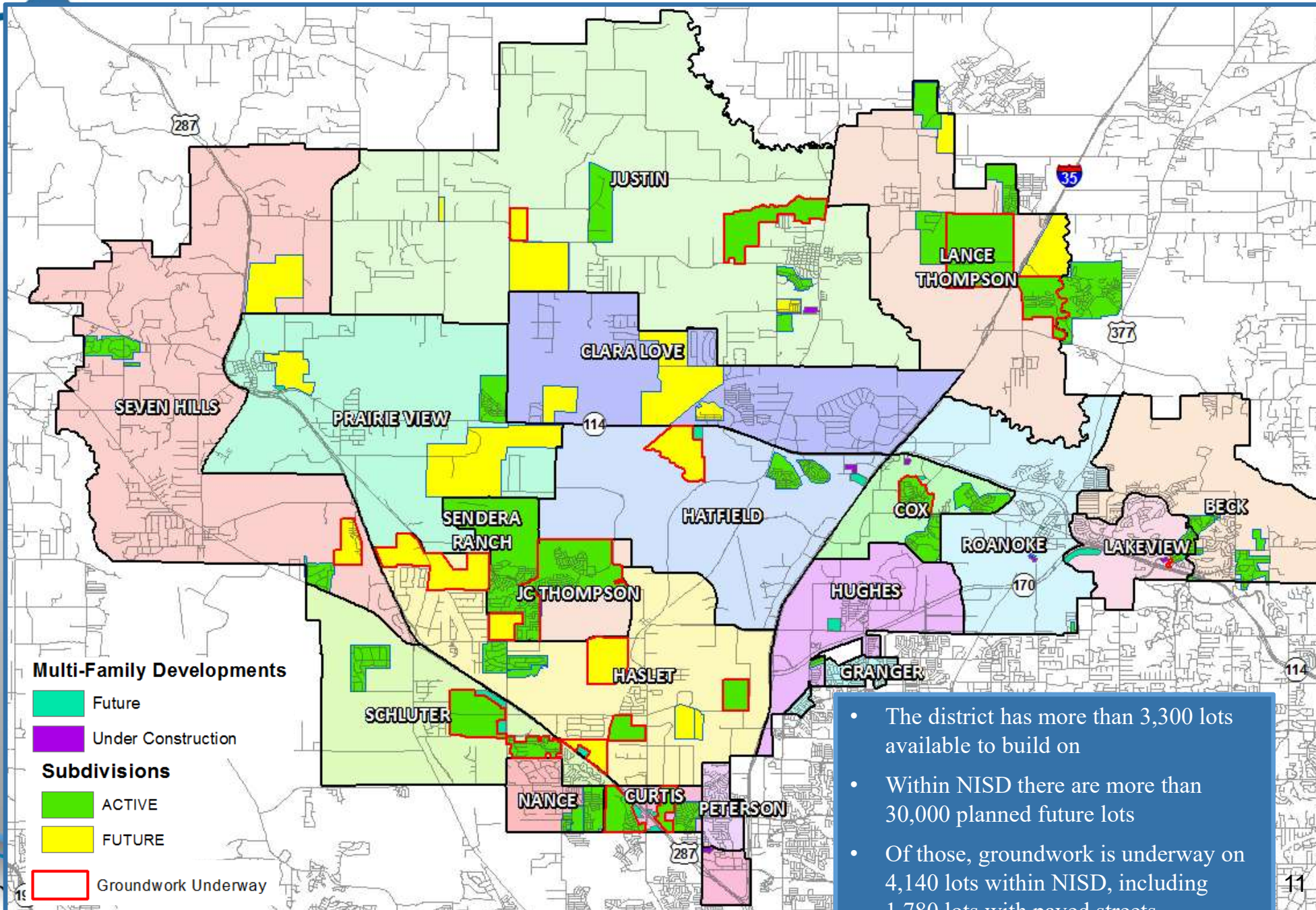
 Second highest activity in the category

 Third highest activity in the category





District Housing Overview



- The district has more than 3,300 lots available to build on
- Within NISD there are more than 30,000 planned future lots
- Of those, groundwork is underway on 4,140 lots within NISD, including 1,780 lots with paved streets



Residential Activity

Pecan Square

- 3,425 total lots
- Groundwork completed on Sec 1 with 675 lots, including 43 Townhome lots
- Model homes and first spec homes under construction
- Developer anticipates building 200 homes in 2020 and 300 homes in 2021
- \$270K+
- 10 production builders

Harvest

- 980 total lots within NISD
- 207 futures
- 588 occupied
- 119 annual starts
- 178 annual closings
- 31 homes under construction
- \$275K - \$320K



Canyon Falls

- 983 total lots within NISD
- 95 futures
- 503 occupied
- 63 under construction
- Started 59 homes in 2Q19
- Building 150 homes a year
- \$275K - \$530K



Residential Activity

Timberbrook

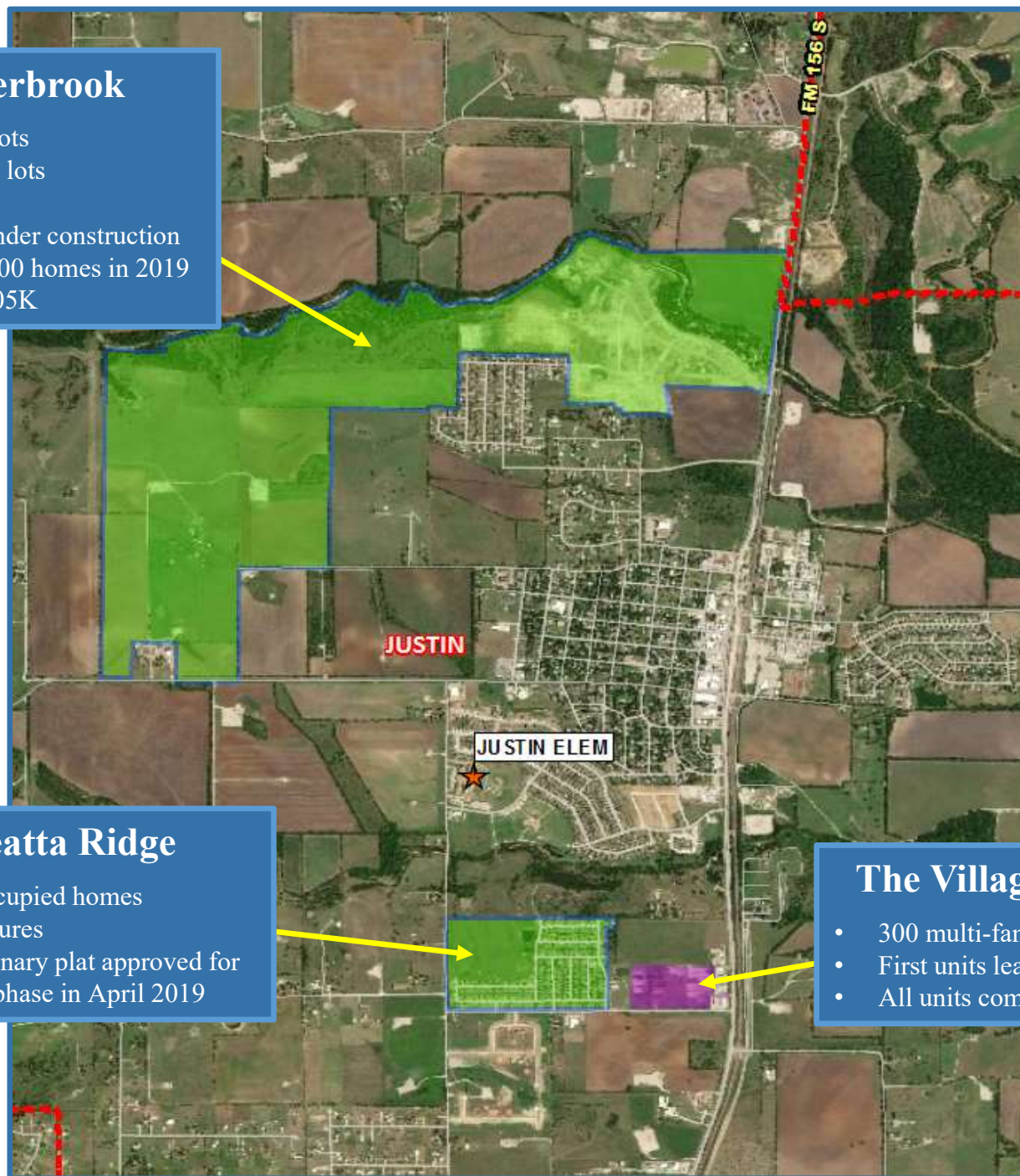
- 1,561 total lots
- 1,352 future lots
- 39 occupied
- 33 homes under construction
- Building ~100 homes in 2019
- \$275K - \$405K

Reatta Ridge

- 225 occupied homes
- 128 futures
- Preliminary plat approved for future phase in April 2019

The Village at Reatta Ridge

- 300 multi-family units under construction
- First units leasing late 2019 or early 2020
- All units complete by mid to late 2020





Residential Activity

Trails of Elizabeth Creek

- 1,211 total future lots
- Streets paved in Section 1 with 156 lots
- Groundwork underway on additional 740 lots
- Homes likely starting by October 2019
- Groundwork also underway on Avilla Reserve community on site with 227 single family homes for rent

ESTATE HIGHWAY 114

PRAIRIE VIEW

Phase 1

114

CLARA LOVE

CLARA LOVE
ELEM

HATFIELD ELEM

PIKE MID

NORTHWEST ST
HIGH

FM 156

HATFIELD

Alpha Ranch

- 3,000 total planned future lots
- Phase 1: Elizabeth Creek at Alpha Ranch with 377 lots groundwork underway
- Homes starting by late 2020 or early 2021

Oak Creek Trails at Champions Circle

- 708 total lots
- 580 occupied
- 10 VDL
- 65 homes under construction
- Closed 97 homes in 2Q19
- Built out by 4Q19
- \$250K - \$375K

Residential Activity

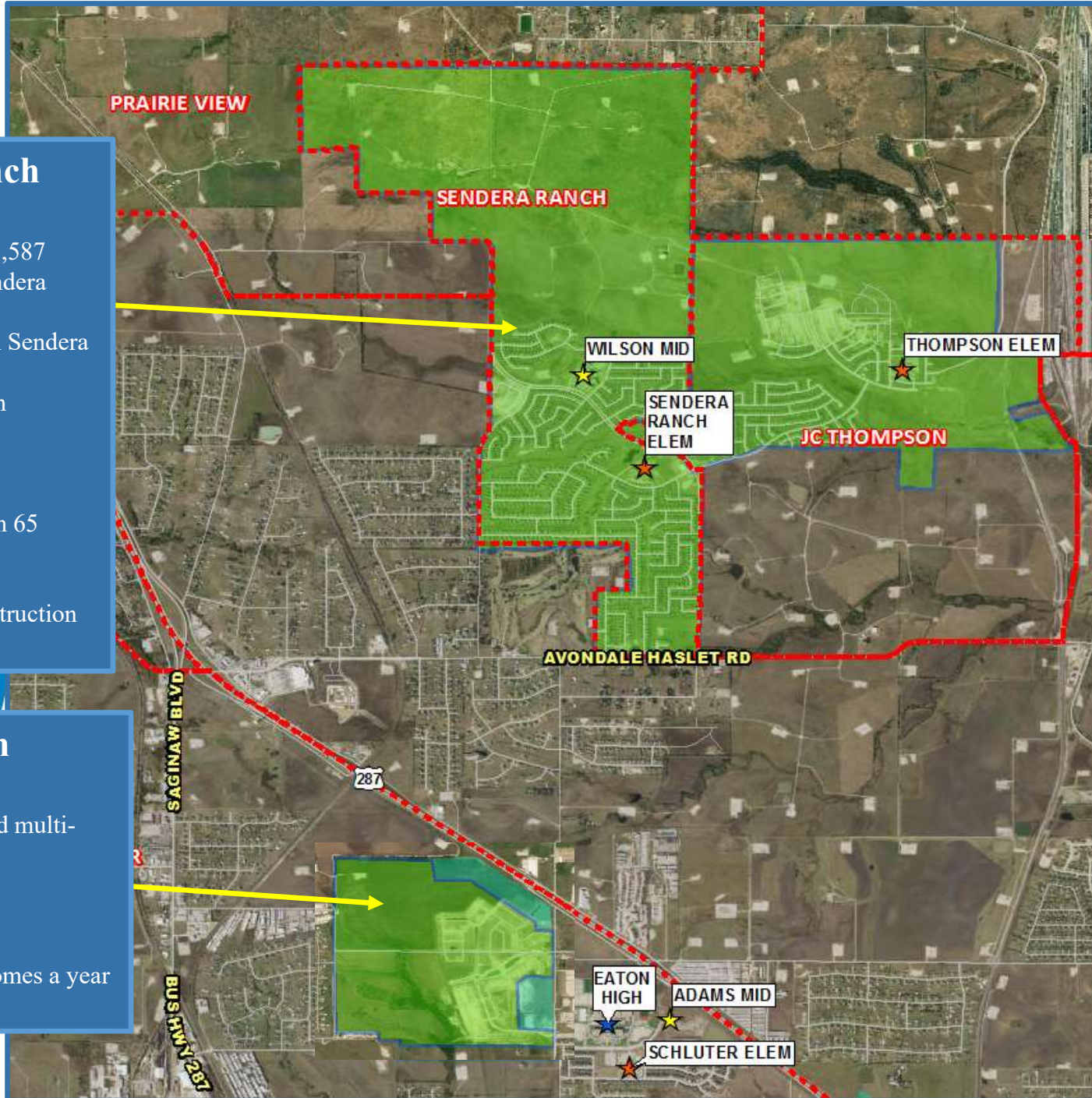


Sendera Ranch

- 8,308 total lots
- 1,603 occupied and 3,587 future lots within Sendera Ranch Elem
- No current activity in Sendera Ranch Elem zone
- 3,099 total lots within Thompson Elem
- 1,606 occupied
- 1,138 futures
- 219 annual starts with 65 starts in 2Q19
- 175 annual closings
- 59 homes under construction
- 229 VDL

Wellington

- 1,679 total lots
- Approx. 1,400 planned multi-family units
- 68 occupied
- 361 VDL
- 145 annual starts
- Building 150 – 175 homes a year
- \$300K - \$425K





Residential Activity

Vann Tract

- 575 future single family lots
- 468 future multi-family units
- Groundwork underway on Sec 1 with 199 lots
- Homes starting late 2019 or early 2020
- First residents 2Q20

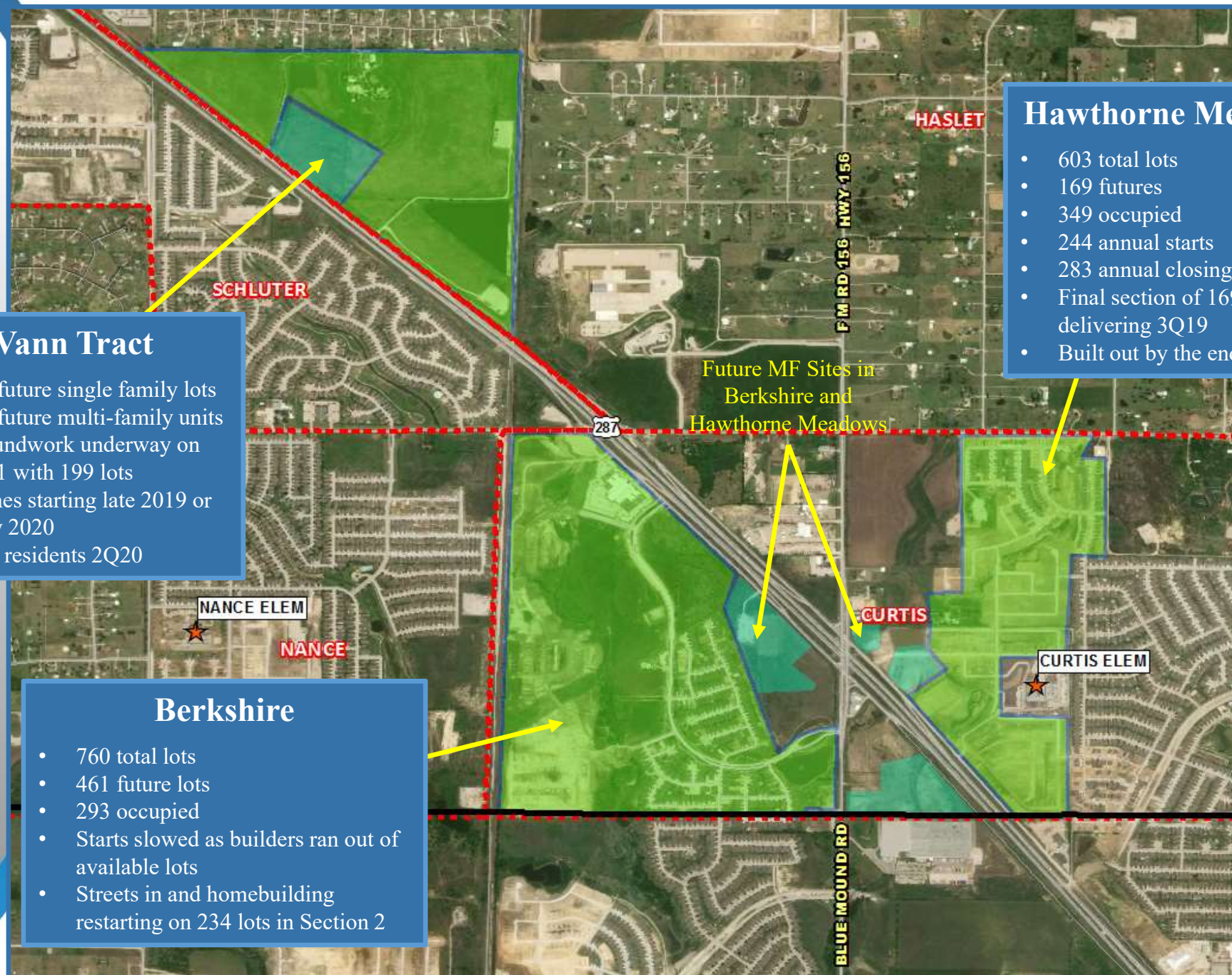
Berkshire

- 760 total lots
- 461 future lots
- 293 occupied
- Starts slowed as builders ran out of available lots
- Streets in and homebuilding restarting on 234 lots in Section 2

Hawthorne Meadows

- 603 total lots
- 169 futures
- 349 occupied
- 244 annual starts
- 283 annual closings
- Final section of 169 lots delivering 3Q19
- Built out by the end of 2020

Future MF Sites in
Berkshire and
Hawthorne Meadows



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
2014/15	311	1,550	1,538	1,618	1,596	1,553	1,557	1,550	1,521	1,541	1,595	1,481	1,275	1,145	19,831		
2015/16	333	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	1,145	5.8%
2016/17	360	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	22,044	1,068	5.1%
2017/18	445	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	23,141	1,097	5.0%
2018/19	503	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	24,116	975	4.2%
2019/20	515	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	1,147	4.8%
2020/21	515	2,037	2,070	2,018	2,034	2,013	2,030	2,067	2,076	2,072	2,165	2,069	1,867	1,642	26,675	1,412	5.6%
2021/22	515	2,118	2,192	2,195	2,137	2,146	2,152	2,132	2,163	2,151	2,307	2,197	1,955	1,815	28,175	1,500	5.6%
2022/23	515	2,214	2,280	2,328	2,312	2,265	2,269	2,256	2,224	2,238	2,373	2,302	2,062	1,879	29,517	1,342	4.8%
2023/24	515	2,310	2,382	2,411	2,445	2,433	2,380	2,373	2,359	2,312	2,464	2,353	2,177	1,995	30,909	1,392	4.7%
2024/25	515	2,421	2,462	2,500	2,504	2,552	2,548	2,482	2,466	2,439	2,522	2,459	2,228	2,102	32,200	1,291	4.2%
2025/26	515	2,525	2,584	2,581	2,606	2,632	2,679	2,692	2,577	2,566	2,663	2,528	2,337	2,178	33,663	1,463	4.5%
2026/27	515	2,604	2,693	2,713	2,698	2,728	2,751	2,796	2,799	2,670	2,791	2,671	2,429	2,277	35,135	1,472	4.4%
2027/28	515	2,688	2,775	2,828	2,826	2,811	2,843	2,861	2,893	2,896	2,895	2,787	2,563	2,365	36,546	1,411	4.0%
2028/29	515	2,772	2,858	2,905	2,948	2,948	2,950	2,977	2,972	3,003	3,102	2,897	2,636	2,470	37,953	1,407	3.8%

Yellow box = largest grade per year

Green box = second largest grade per year

- Northwest ISD is expected to enroll more than 25,000 students next fall, and more than 30,000 by 2023
- 5 year student growth = 6,793
- 2023/24 enrollment = 30,909 students
- 10 year student growth = 13,837
- 2028/29 enrollment = 37,953 students

Ten Year Forecast

By Elementary Campus

		HISTORY	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Beck Elementary	850	838	822	786	792	796	806	807	840	855	872	881	883
Clara Love Elementary	850	614	743	718	717	744	800	873	953	1,019	1,095	1,163	1,232
Cox Elementary	850	620	677	749	813	881	933	963	974	983	985	994	1,018
Curtis Elementary	850	0	503	651	783	911	987	1,033	1,049	1,063	1,061	1,051	1,045
Granger Elementary	850	928	793	769	766	766	775	768	788	809	814	811	812
Haslet Elementary	650	708	469	490	530	599	701	797	884	986	1,087	1,197	1,278
Hatfield Elementary	450	505	380	374	421	481	540	601	663	716	749	783	824
Hughes Elementary	850	632	691	716	751	772	809	835	853	854	847	848	853
Justin Elementary	650	572	633	539	572	598	633	666	682	694	708	728	750
Lakeview Elementary	650	623	591	605	599	603	610	618	633	650	683	704	730
Lance Elementary	850	0	0	322	421	527	603	686	741	790	845	910	965
Nance Elementary	650	572	616	646	675	724	756	800	823	828	833	836	833
Peterson Elementary	850	769	741	787	799	824	846	853	870	862	863	842	834
Prairie View Elementary	650	447	447	478	475	501	525	570	625	706	794	894	992
Roanoke Elementary	850	754	763	657	665	673	657	663	667	671	680	689	703
Sendera Ranch Elementary*	650	565	655	644	648	648	664	694	719	759	824	916	1,002
Seven Hills Elementary	650	572	564	562	578	568	578	581	586	604	616	635	660
Schluter Elementary	850	720	798	866	949	989	1,045	1,093	1,143	1,224	1,277	1,327	1,391
Thompson Elementary*	650	691	606	684	763	850	915	975	1,009	1,049	1,069	1,077	1,091
ELEMENTARY SCHOOL TOTALS	14,150	11,130	11,492	12,043	12,717	13,455	14,183	14,876	15,502	16,122	16,702	17,286	17,896
Elementary Absolute Growth		567	362	551	674	738	728	693	626	620	580	584	610
Elementary Percent Growth		5.37%	3.25%	4.79%	5.60%	5.80%	5.41%	4.89%	4.21%	4.00%	3.60%	3.50%	3.53%

*Additional capacity opening in 2019/20

Green box = within 5% of capacity

Yellow box = over 105% of capacity

Ten Year Forecast

By Secondary Campus

		HISTORY	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Adams Middle School	1,200	0	1,177	1,302	1,408	1,537	1,692	1,785	1,876	1,985	2,084	2,148	2,187
Chisholm Trail Middle School	1,100	1,067	472	476	519	523	557	591	642	707	778	860	942
Gene Pike Middle School	1,100	933	982	1,040	1,087	1,120	1,163	1,210	1,301	1,402	1,538	1,609	1,682
Medlin Middle School	1,100	1,117	1,121	1,150	1,157	1,114	1,091	1,100	1,077	1,058	1,048	1,092	1,116
Tidwell Middle School	1,200	1,212	965	1,020	1,035	1,089	1,107	1,179	1,213	1,286	1,323	1,387	1,385
Wilson Middle School	1,200	1,050	930	955	1,009	1,063	1,108	1,179	1,278	1,397	1,494	1,554	1,640
MIDDLE SCHOOL TOTALS	6,900	5,379	5,647	5,943	6,215	6,446	6,718	7,044	7,387	7,835	8,265	8,650	8,952
Middle School Absolute Growth		249	268	296	272	231	272	326	343	448	430	385	302
Middle School Percent Growth		4.85%	4.98%	5.24%	4.58%	3.72%	4.22%	4.85%	4.87%	6.06%	5.49%	4.66%	3.49%
Northwest High School	2,525	1,756	1,817	1,906	1,977	2,073	2,135	2,234	2,306	2,428	2,551	2,665	2,802
Byron Nelson High School	2,400	2,508	2,502	2,520	2,685	2,804	2,943	3,037	3,079	3,128	3,216	3,253	3,331
Eaton High School	2,500	2,190	2,437	2,629	2,859	3,175	3,316	3,496	3,704	3,928	4,179	4,470	4,750
Steele Accelerated High School	450	144	190	190	190	190	190	190	190	190	190	190	190
Denton County JJAEP		1	1	1	1	1	1	1	1	1	1	1	1
Denton Creek		33	30	31	31	31	31	31	31	31	31	31	31
HIGH SCHOOL TOTALS	7,875	6,632	6,977	7,277	7,743	8,274	8,616	8,989	9,311	9,706	10,168	10,610	11,105
High School Absolute Growth		281	345	300	466	531	342	373	322	395	462	442	495
High School Percent Growth		4.42%	5.20%	4.30%	6.40%	6.86%	4.13%	4.33%	3.58%	4.24%	4.76%	4.35%	4.67%
DISTRICT TOTALS	28,925	23,141	24,116	25,263	26,675	28,175	29,517	30,909	32,200	33,663	35,135	36,546	37,953
District Absolute Growth		1,097	975	1,147	1,412	1,500	1,342	1,392	1,291	1,463	1,472	1,411	1,407
District Percent Growth		5.0%	4.2%	4.8%	5.6%	5.6%	4.8%	4.7%	4.2%	4.5%	4.4%	4.0%	3.8%

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



Summary

- Fort Worth's unemployment rate is below 4%.
- Northwest ISD is the fastest growing district in Region 11 over the last 5 years.
- Pecan Square and the Trails of Elizabeth Creek will begin homebuilding in the next 2-3 months.
- The new Curtis Elementary zone has closed more than 500 homes in the last 12 months.
- The future Lance Elementary is expected to open this fall with more than 320 students.
- NISD can expect an increase of approximately 6,700 students during the next 5 years.
- 2023/24 enrollment projection: 30,831 students.
- NISD is projected to enroll 37,815 students for the 2028/29 school year.