

*Northwest
Independent
School
District*

Quarterly
Report
4Q18



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


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW MSA (December 2018)

3.4%

127,326 new jobs
National rate 1.9%



Job Growth

34,586

1,324 more
starts than 4Q17



Annual
Home Starts

0.1%

U.S. 3.7%
Texas 3.6%
DFW MSA 3.3%
Fort Worth 3.4%



Unemployment
Rate

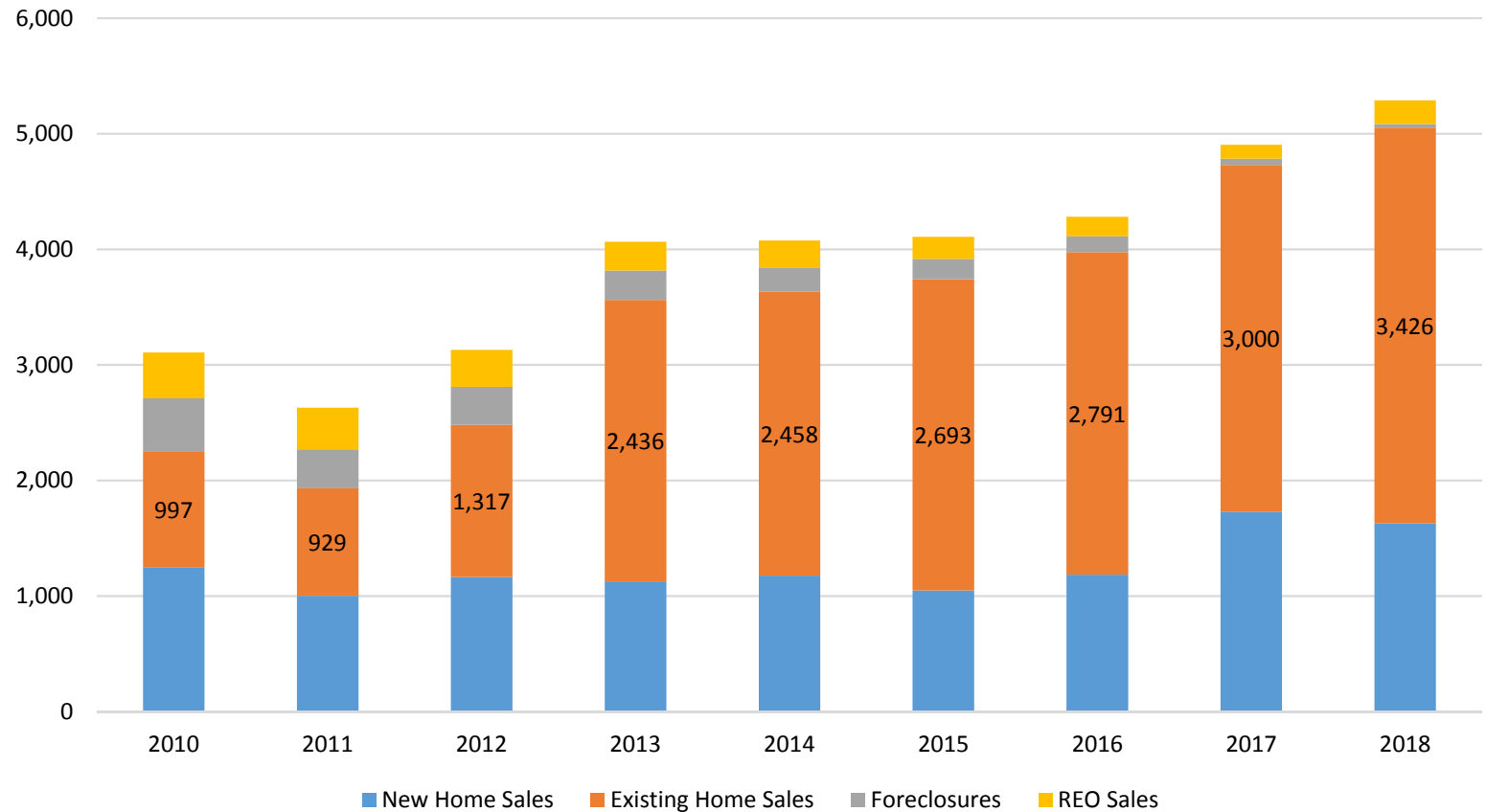




Northwest ISD Annual Home Sales

Total Annual Home Sales by Transaction Type, 2010 - 2018

Annual District Home Sales by Type, 2010 - 2018



- The total number of home sales within NISD has risen dramatically in the last 2-3 years
- Distressed property sales have declined from more than 26% of total home sales in 2010 – 2011 to less than 5% of total home sales in 2018

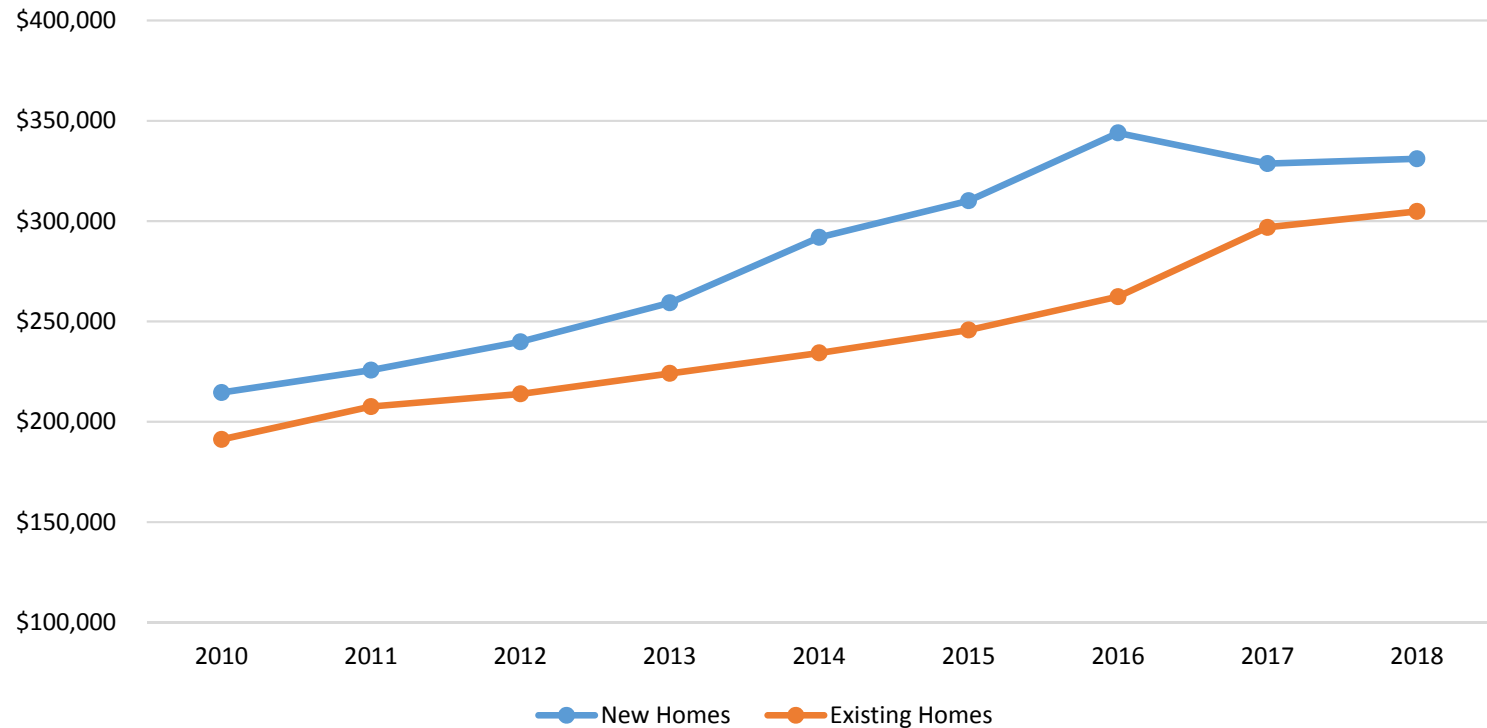




Northwest ISD Sale Price Analysis

Average Annual New and Existing Home Sale Price, 2010 - 2018

New vs Existing Sale Price, 2010 - 2018



	New Homes	Existing Homes
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864

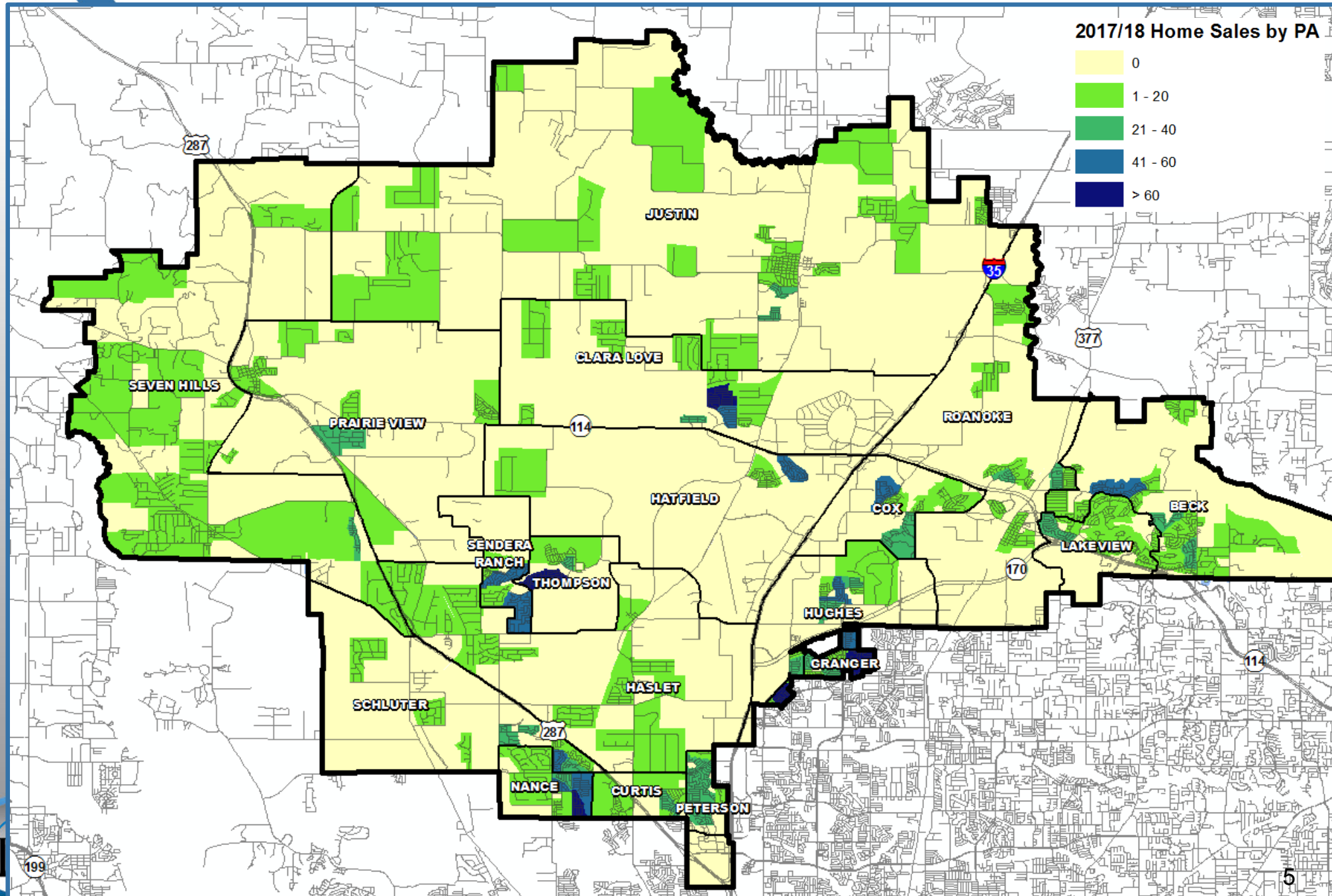
- The average new home sale price has risen more than 54% since 2010, a rise of more than \$116,000
- The average new home price has stabilized in recent years as builders bring more affordable product to the market
- The average existing home sale price is up nearly 60% since 2010, or \$113,600





Existing Home Sales by Planning Area

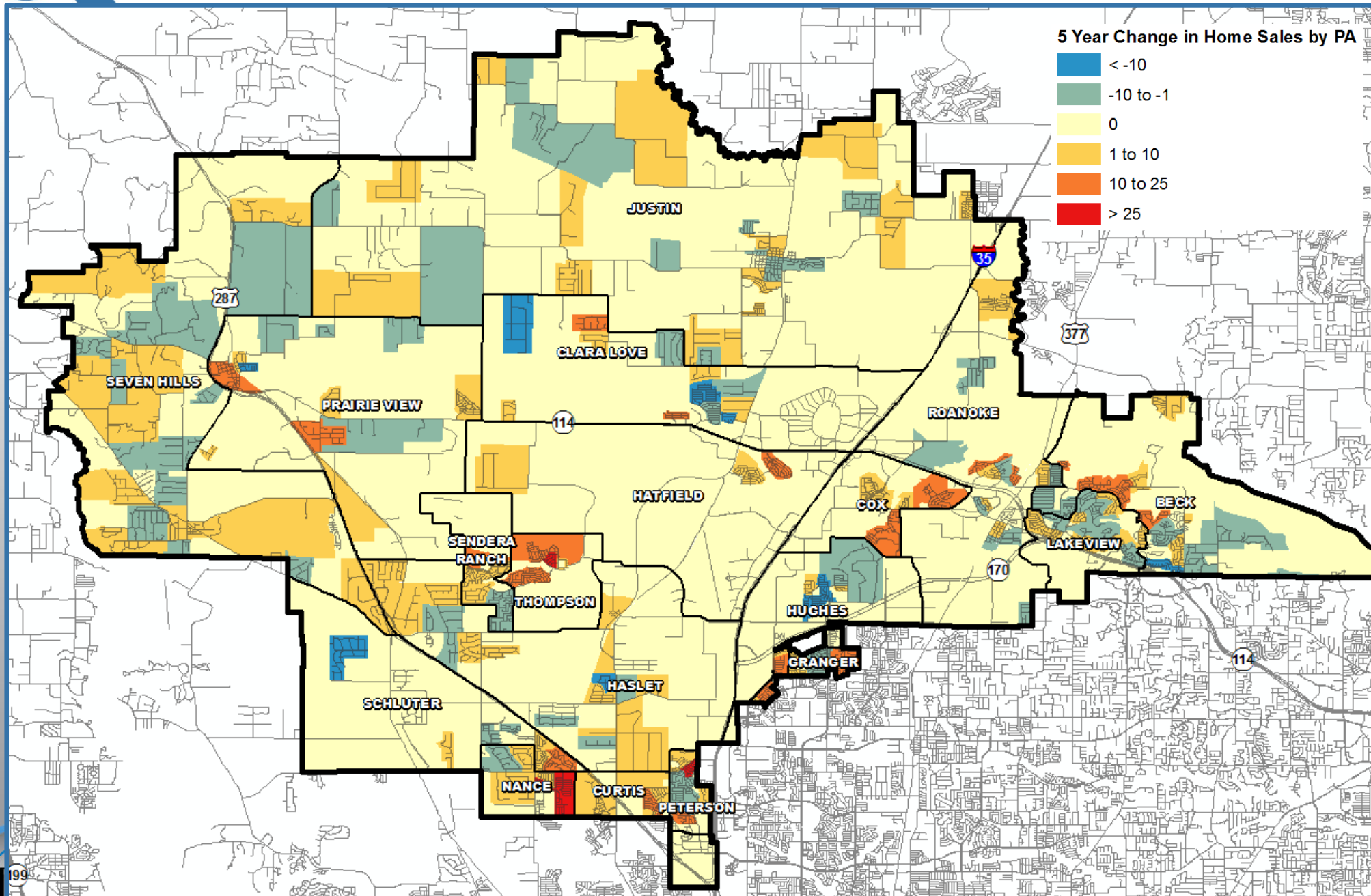
Oct 2017 – Oct 2018 Single Family Existing Home Sales





Change in Existing Home Sales by Planning Area

Difference in Home Sales by PA, 2012/13 – 2017/18



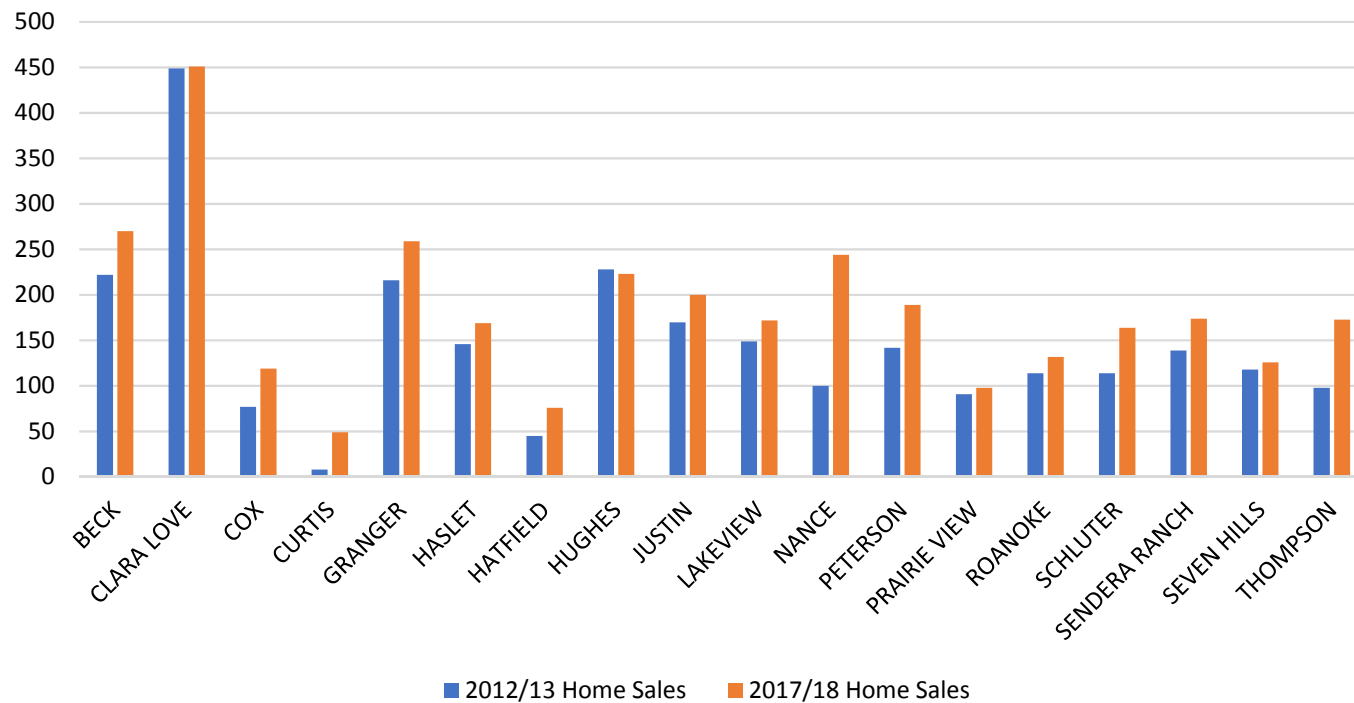


Change in Existing Home Sales by Elementary

Difference in Home Sales by Elementary Zone, 2012/13 – 2017/18

Elementary Zone	2012/13 Home Sales	2017/18 Home Sales	5 Year Change
BECK	222	270	48
CLARA LOVE	449	451	2
COX	77	119	42
CURTIS	8	49	41
GRANGER	216	259	43
HASLET	146	169	23
HATFIELD	45	76	31
HUGHES	228	223	-5
JUSTIN	170	200	30
LAKEVIEW	149	172	23
NANCE	100	244	144
PETERSON	142	189	47
PRAIRIE VIEW	91	98	7
ROANOKE	114	132	18
SCHLUTER	114	164	50
SENDERA RANCH	139	174	35
SEVEN HILLS	118	126	8
THOMPSON	98	173	75

5 Year Change in Home Sales





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,844	2,715	4,666	22,429
2	Denton ISD	2,464	2,235	3,998	22,053
3	Frisco ISD	2,366	2,146	4,629	5,470
4	Northwest ISD	1,872	1,856	2,931	31,779
5	Dallas ISD	1,761	1,516	2,154	5,526
6	Little Elm ISD	1,380	1,422	1,311	2,412
7	Eagle Mt.-Saginaw ISD	1,613	1,346	1,873	19,634
8	Forney ISD	1,175	1,272	1,926	15,368
9	Lewisville ISD	1,313	1,100	2,061	3,771
10	Crowley ISD	1,001	889	1,371	14,062
11	Rockwall ISD	815	886	2,092	9,559
12	Wylie ISD	850	885	912	3,752
13	Midlothian ISD	627	737	1,182	19,670
14	Princeton ISD	820	733	550	8,273
15	Mansfield ISD	846	725	1,192	7,635
16	McKinney ISD	785	705	1,789	8,696
17	Aledo ISD	573	648	1,221	14,928
18	Allen ISD	715	616	1,234	1,072
19	Waxahachie ISD	651	605	907	20,807
20	Royse City ISD	684	597	1,435	9,692

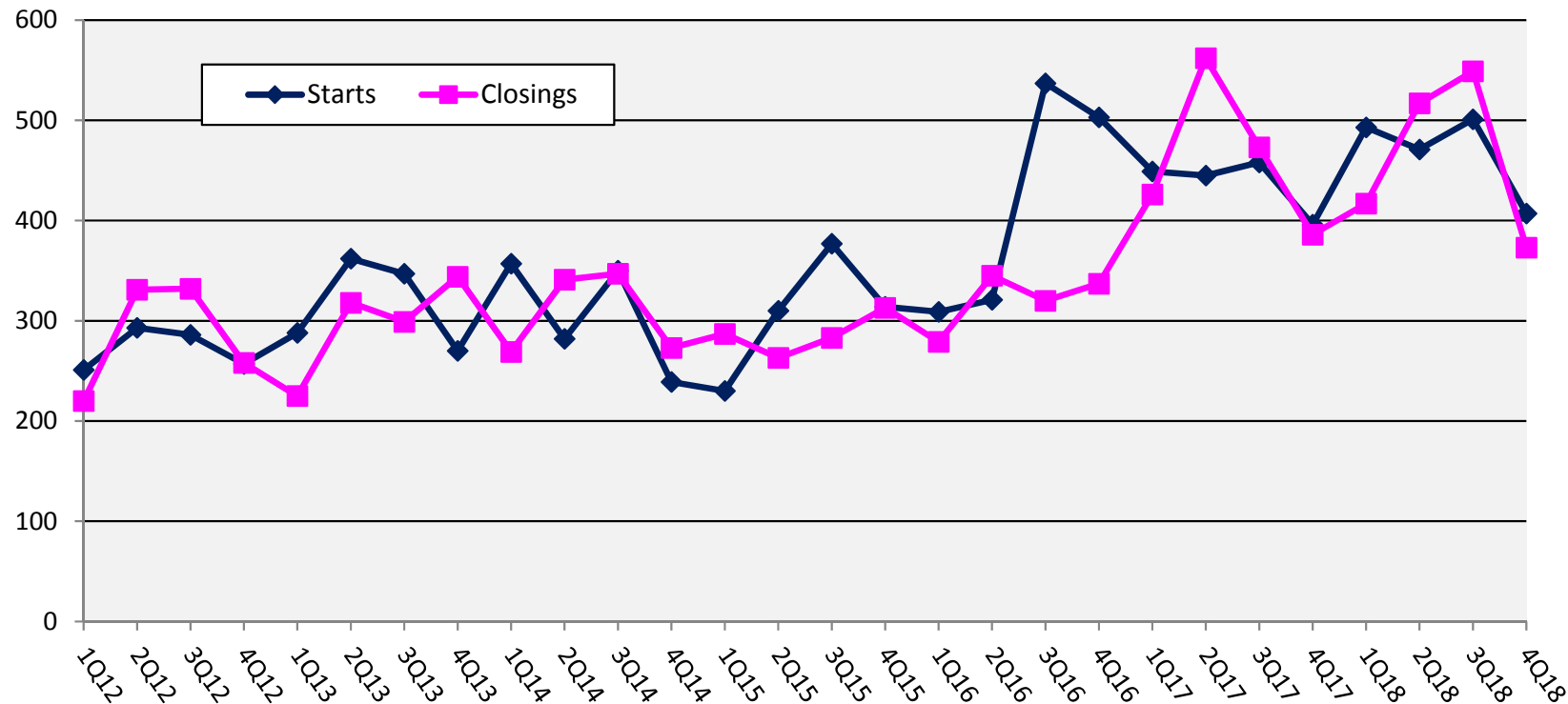
*Adjusted based on additional research by Templeton Demographics staff





New Housing Activity

Northwest ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	251	288	357	230	309	449	493
2Q	293	362	282	310	321	445	471
3Q	286	347	350	377	537	458	501
4Q	257	270	239	314	503	396	407
Total	1,087	1,267	1,228	1,231	1,670	1,748	1,872

Closings	2012	2013	2014	2015	2016	2017	2018
1Q	220	225	269	287	279	426	417
2Q	331	318	341	263	345	562	517
3Q	332	299	347	283	320	473	549
4Q	258	344	273	313	337	386	373
Total	1,141	1,186	1,230	1,146	1,281	1,847	1,856

- Northwest ISD had more than 1,870 new home starts in 2018, the most annual district starts since 2007
- NISD had more than 1,800 annual closings for the second straight year

Annual Closing Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Annual Closings)

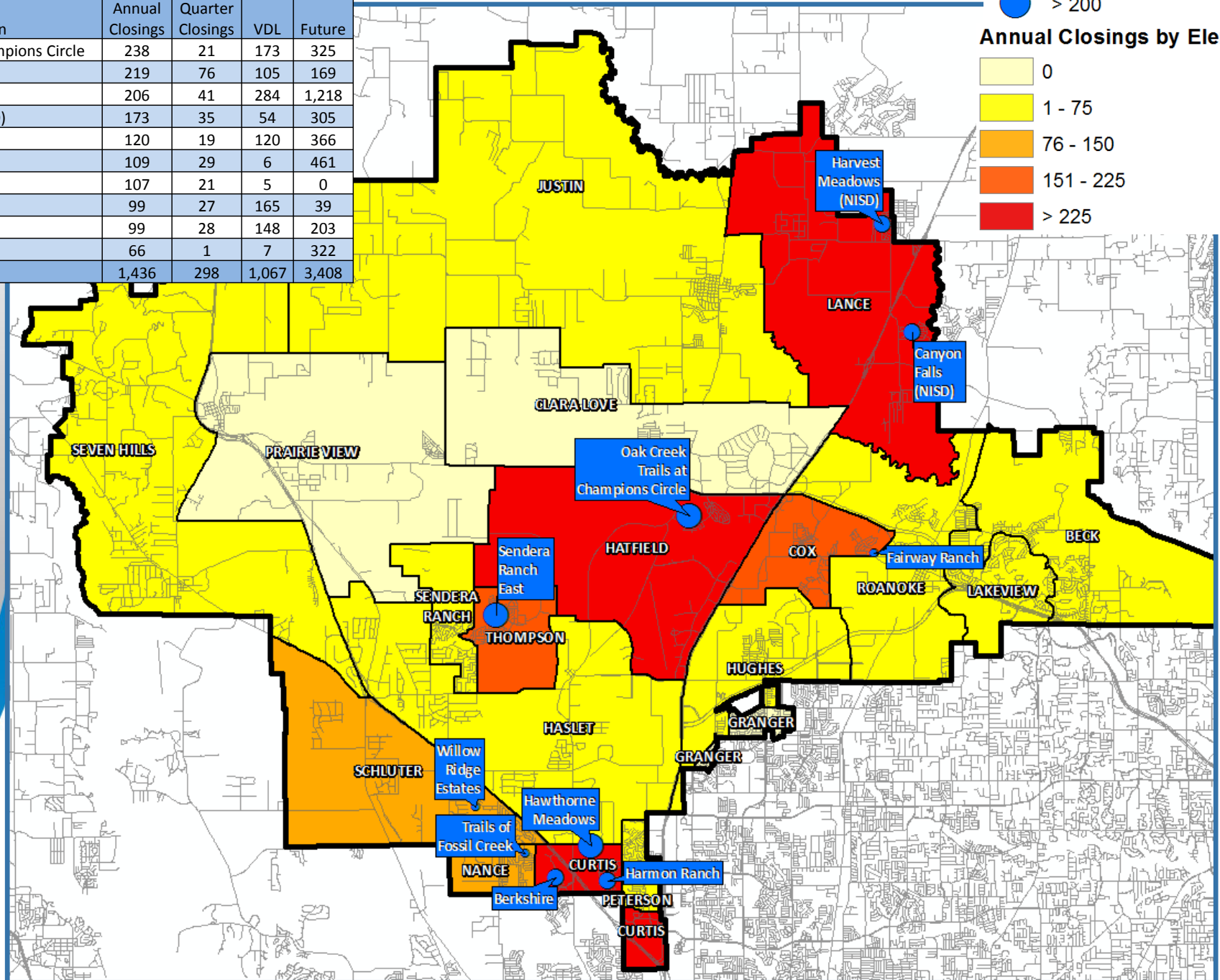
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Oak Creek Trails at Champions Circle	238	21	173	325
2	Hawthorne Meadows	219	76	105	169
3	Sendera Ranch East	206	41	284	1,218
4	Harvest Meadows (NISD)	173	35	54	305
5	Canyon Falls (NISD)	120	19	120	366
6	Berkshire	109	29	6	461
7	Harmon Ranch	107	21	5	0
8	Fairway Ranch	99	27	165	39
9	Willow Ridge Estates	99	28	148	203
10	Trails of Fossil Creek	66	1	7	322
TOTALS		1,436	298	1,067	3,408

Annual Closings by Sub

- < 100
- 100 - 200
- > 200

Annual Closings by Elem

- 0
- 1 - 75
- 76 - 150
- 151 - 225
- > 225



VDL Distribution

Top 10 Subdivisions - 4Q18 (Ranked by remaining VDL)

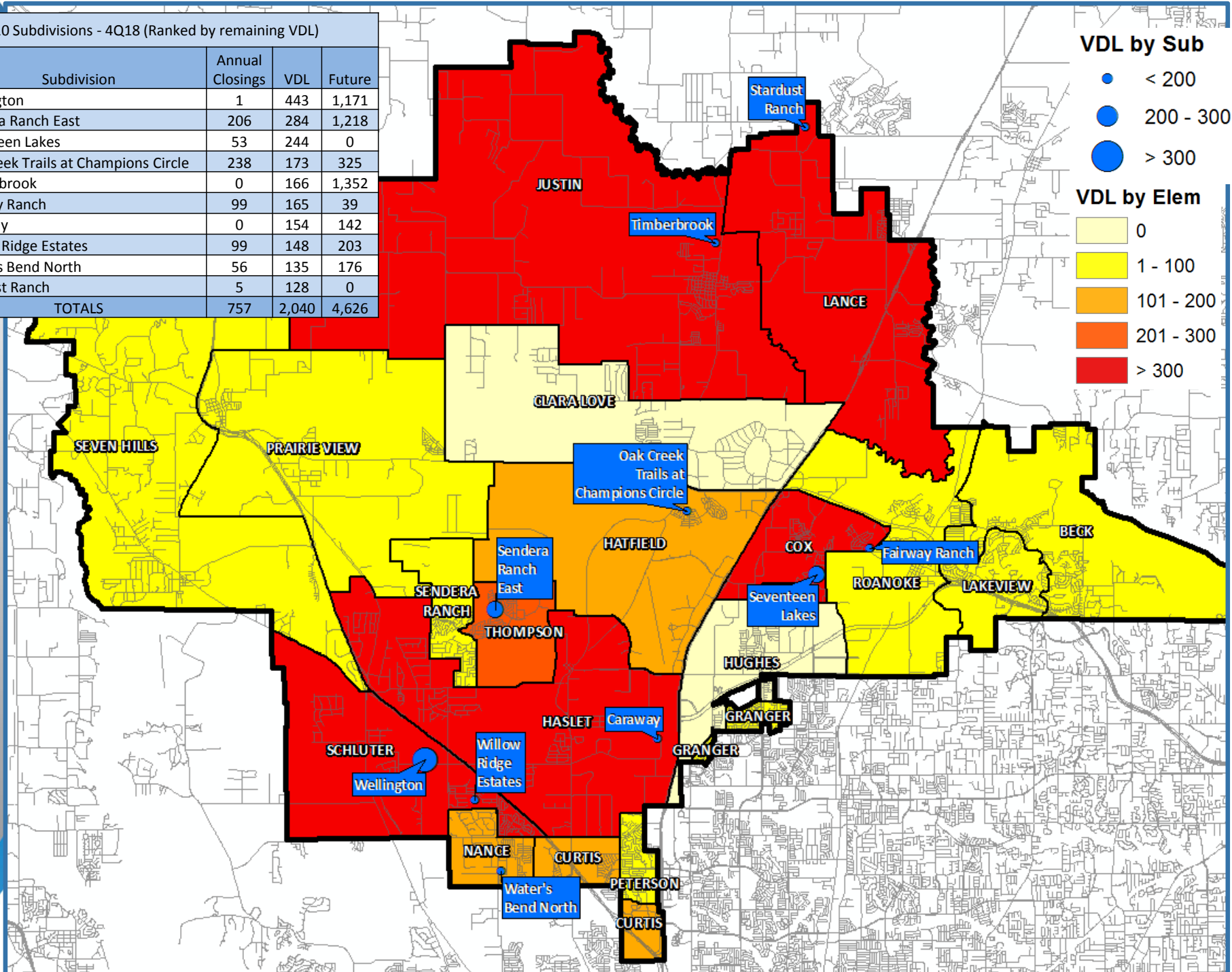
Rank	Subdivision	Annual Closings	VDL	Future
1	Wellington	1	443	1,171
2	Sendera Ranch East	206	284	1,218
3	Seventeen Lakes	53	244	0
4	Oak Creek Trails at Champions Circle	238	173	325
5	Timberbrook	0	166	1,352
6	Fairway Ranch	99	165	39
7	Caraway	0	154	142
8	Willow Ridge Estates	99	148	203
9	Water's Bend North	56	135	176
10	Stardust Ranch	5	128	0
TOTALS		757	2,040	4,626

VDL by Sub

- < 200
- 200 - 300
- > 300

VDL by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



Futures Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Future Inventory)

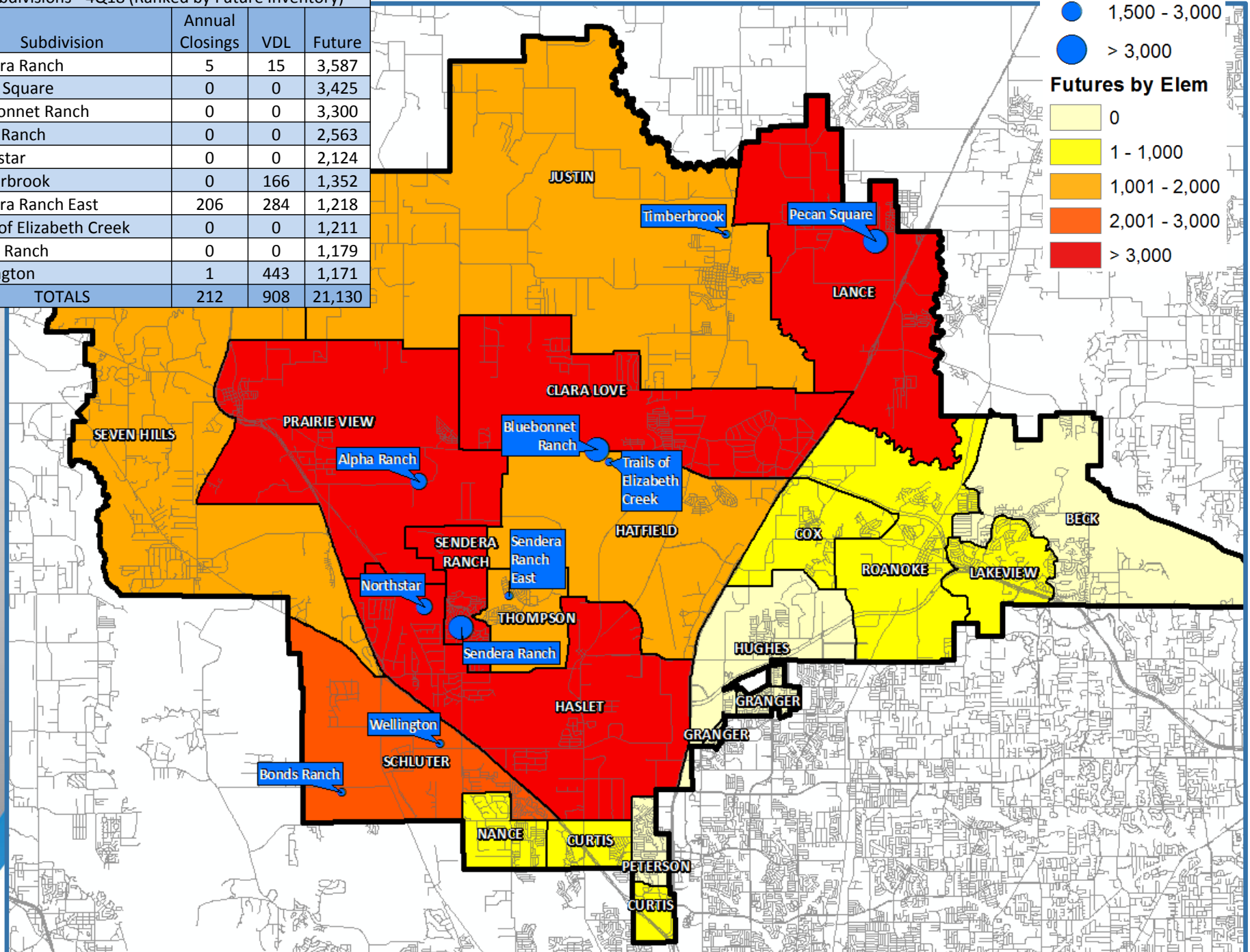
Rank	Subdivision	Annual Closings	VDL	Future
1	Sendera Ranch	5	15	3,587
2	Pecan Square	0	0	3,425
3	Bluebonnet Ranch	0	0	3,300
4	Alpha Ranch	0	0	2,563
5	Northstar	0	0	2,124
6	Timberbrook	0	166	1,352
7	Sendera Ranch East	206	284	1,218
8	Trails of Elizabeth Creek	0	0	1,211
9	Bonds Ranch	0	0	1,179
10	Wellington	1	443	1,171
TOTALS		212	908	21,130

Futures by Sub

- < 1,500
- 1,500 - 3,000
- > 3,000

Futures by Elem

- 0
- 1 - 1,000
- 1,001 - 2,000
- 2,001 - 3,000
- > 3,000





Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	27	5	34	6	8	19	73	0
CLARA LOVE	0	0	0	0	0	0	0	4,400
COX	146	19	178	48	40	71	415	126
CURTIS	471	60	435	126	109	172	116	630
GRANGER	0	0	0	0	0	0	4	0
HASLET	41	21	30	8	25	31	355	4,582
HATFIELD	214	58	248	21	80	94	178	1,536
HUGHES	17	0	28	1	0	9	0	0
JUSTIN	104	52	71	16	59	73	356	1,738
LAKEVIEW	7	1	9	1	3	4	8	306
LANCE	394	70	321	60	98	205	327	4,823
NANCE	99	20	122	11	48	61	142	609
PETERSON	2	0	8	0	0	1	2	0
PRAIRIE VIEW	0	0	0	0	0	0	1	4,440
ROANOKE	6	6	6	0	6	6	39	4
SCHLUTER	162	46	148	30	53	94	596	2,700
SENDERA RANCH	4	0	5	2	0	4	15	3,587
SEVEN HILLS	1	0	7	2	0	0	20	1,080
THOMPSON	177	49	206	41	53	79	284	1,218
Grand Total	1,872	407	1,856	373	582	923	2,931	31,779

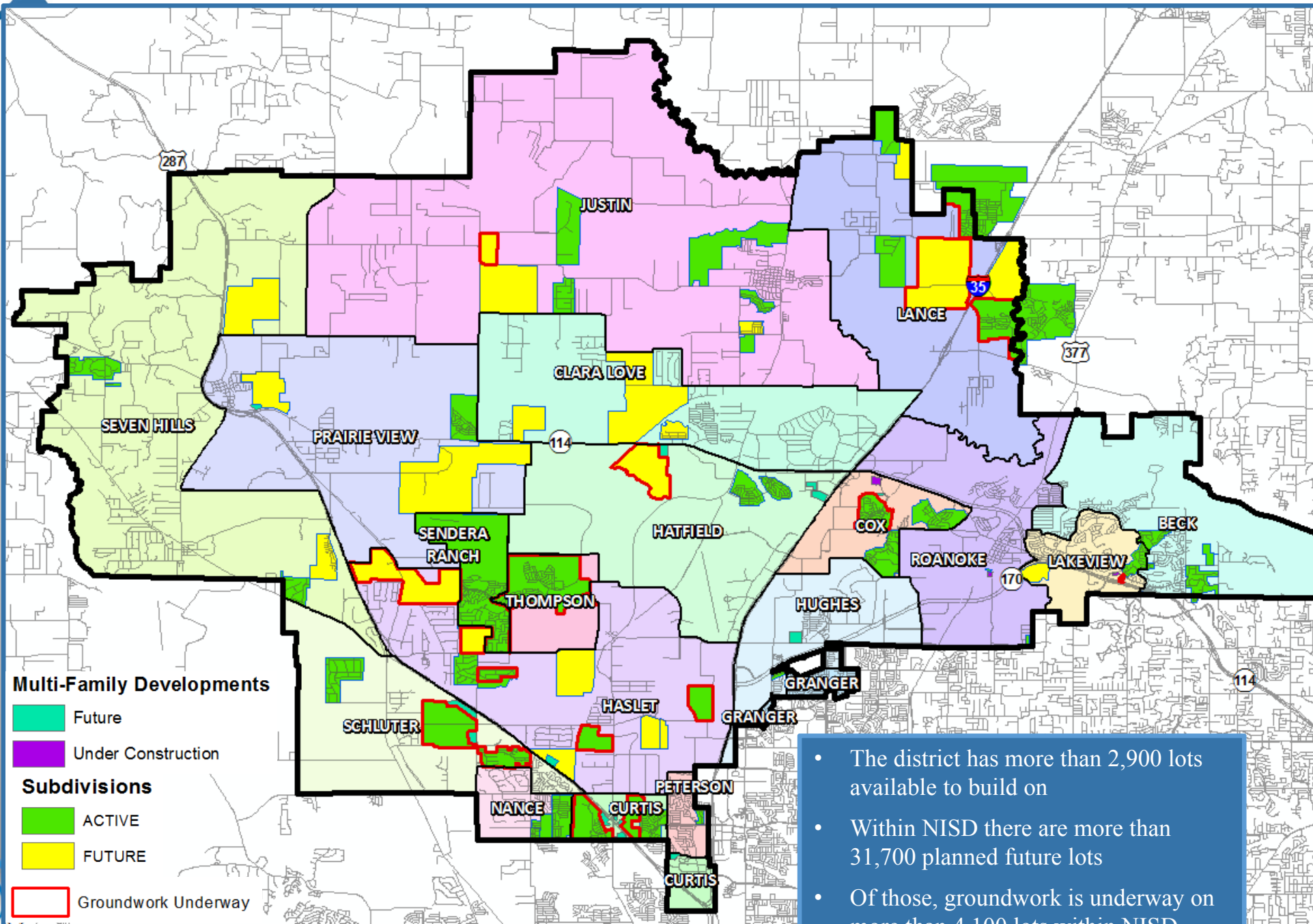
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview



- The district has more than 2,900 lots available to build on
- Within NISD there are more than 31,700 planned future lots
- Of those, groundwork is underway on more than 4,100 lots within NISD



Residential Activity

Falcon Ridge

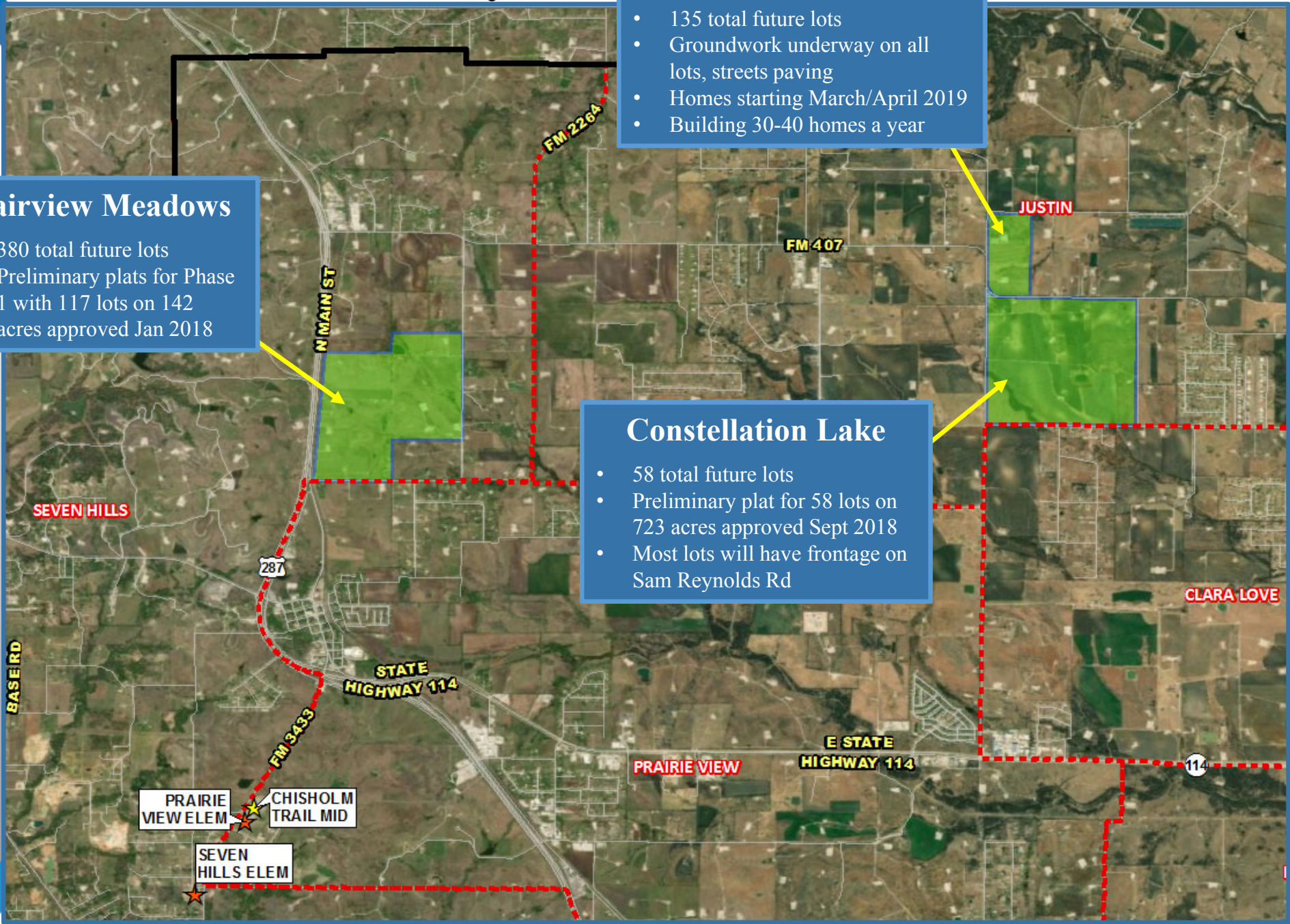
- 135 total future lots
- Groundwork underway on all lots, streets paving
- Homes starting March/April 2019
- Building 30-40 homes a year

Fairview Meadows

- 380 total future lots
- Preliminary plats for Phase 1 with 117 lots on 142 acres approved Jan 2018

Constellation Lake

- 58 total future lots
- Preliminary plat for 58 lots on 723 acres approved Sept 2018
- Most lots will have frontage on Sam Reynolds Rd





Residential Activity

Alta Champions Circle

Final plat filed Feb 2019 for 285 unit apartment complex
First units leasing by late 2020

Chadwick Apartments

264 units complete and leasing
Current yield: 0.246
Ph 2 with 249 units under construction
Future Ph 3 planned with 188 units

Gray Dove Apartments

Approx. 700 future multi-family units planned

Seventeen Lakes

- 747 total lots
- 492 occupied
- Final section delivered 4Q18 with 244 lots
- Building 75-100 homes in 2019
- \$345K - \$465K
- Current student yield: 0.633

Alliance Apartments

Preliminary plat approved Sept 2018 for 2 MF sites on 35 acres
580 – 650 units possible





Residential Activity



NorthGlen

- 297 total lots
- Phase 1 with 85 lots delivered with 6 homes under construction
- \$530K - \$650K

Schluter

Haslet

Eaton High

Adams Mid

287

Schluter Elem

FM RD 156

Wellington

- 1,679 total lots
- Approx. 1,400 planned multi-family units
- 65 homes started in the last 2 quarters
- First home closings underway
- 443 VDL
- Building ~200 homes a year
- \$300K - \$425K

Willow Ridge Estates

- 846 total lots
- Groundwork underway on final 203 lots
- 466 occupied
- 148 VDL
- Building 100 homes a year
- \$250K - \$400K
- Student yield: 1.03



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	1,918	1,893	1,918	1,909	1,895	1,966	1,991	2,007	1,945	2,040	1,993	1,697	1,547	25,234	1,118	4.6%
2020/21	515	2,030	2,062	2,004	2,029	2,009	2,028	2,066	2,076	2,072	2,165	2,069	1,867	1,642	26,634	1,400	5.5%
2021/22	515	2,110	2,184	2,186	2,121	2,140	2,148	2,130	2,162	2,151	2,307	2,197	1,955	1,815	28,121	1,487	5.6%
2022/23	515	2,206	2,271	2,320	2,302	2,247	2,262	2,252	2,222	2,237	2,373	2,302	2,062	1,879	29,450	1,329	4.7%
2023/24	515	2,302	2,373	2,401	2,437	2,423	2,362	2,365	2,355	2,310	2,463	2,353	2,177	1,995	30,831	1,381	4.7%
2024/25	515	2,413	2,453	2,491	2,493	2,543	2,538	2,463	2,458	2,435	2,520	2,458	2,228	2,102	32,110	1,279	4.1%
2025/26	515	2,516	2,576	2,572	2,597	2,621	2,670	2,681	2,558	2,558	2,658	2,526	2,336	2,178	33,562	1,452	4.5%
2026/27	515	2,595	2,684	2,705	2,689	2,718	2,739	2,787	2,788	2,651	2,782	2,666	2,427	2,276	35,022	1,460	4.4%
2027/28	515	2,679	2,765	2,819	2,818	2,802	2,832	2,848	2,884	2,885	2,875	2,778	2,558	2,364	36,422	1,400	4.0%
2028/29	515	2,763	2,848	2,895	2,938	2,939	2,940	2,966	2,958	2,994	3,090	2,877	2,627	2,465	37,815	1,393	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 = 6,715
- 2023/24 enrollment = 30,831 students
- 10 year student growth = 13,699
- 2028/29 enrollment = 37,815 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	622	743	860	927	970	993	1,008	1,004	995	987
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
Sendra 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	12,014	12,677	13,404	14,123	14,813	15,446	16,067	16,645	17,230	17,838
Elementary Absolute Growth		567	362	522	663	727	719	690	633	621	578	585	608
Elementary Percent Growth		5.37%	3.25%	4.54%	5.52%	5.73%	5.36%	4.89%	4.27%	4.02%	3.60%	3.51%	3.53%

*Additional capacity opening in 2019/20

Green box = within 5% of capacity

Yellow box = over 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	1,407	1,534	1,685	1,771	1,845	1,947	2,045	2,115	2,153
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	6,214	6,443	6,711	7,030	7,356	7,797	8,226	8,617	8,918
Middle School Absolute Growth		249	268	296	271	229	268	319	326	441	429	391	301
Middle School Percent Growth		4.85%	4.98%	5.24%	4.56%	3.69%	4.16%	4.75%	4.64%	6.00%	5.50%	4.75%	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	3,495	3,701	3,920	4,162	4,435	4,704
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	8,988	9,308	9,698	10,151	10,575	11,059
High School Absolute Growth		281	345	300	466	531	342	372	320	390	453	424	484
High School Percent Growth		4.42%	5.20%	4.30%	6.40%	6.86%	4.13%	4.32%	3.56%	4.19%	4.67%	4.18%	4.58%
DISTRICT TOTALS	28,925	23,141	24,116	25,234	26,634	28,121	29,450	30,831	32,110	33,562	35,022	36,422	37,815
District Absolute Growth		1,097	975	1,118	1,400	1,487	1,329	1,381	1,279	1,452	1,460	1,400	1,393
District Percent Growth		5.0%	4.2%	4.6%	5.5%	5.6%	4.7%	4.7%	4.1%	4.5%	4.4%	4.0%	3.8%

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



Summary

- Fort Worth's unemployment rate is below 3.5%.
- Northwest ISD started and closed more than 1,800 new homes in 2018, the most annual starts and closings since 2007.
- Even with the average existing home sale price within NISD rising nearly 60% since 2010, the number of existing home sales is up again in 2018.
- Nance elementary zone has had the largest increase in existing home sales in the last 5 years.
- The future Lance Elementary zone had the second most annual starts and closings in the district.
- 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.