

*Northwest
Independent
School
District*

Quarterly
Report
2Q18



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



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (June 2018)

3.1%

113,710 new jobs
National rate 1.5%



Job Growth

Unemployment
Rate



U.S. 4.2%
Texas 4.2%
DFW MSA 3.8%
Fort Worth 4.0%

-0.1%

35,264

4,010 more
starts than 2Q17

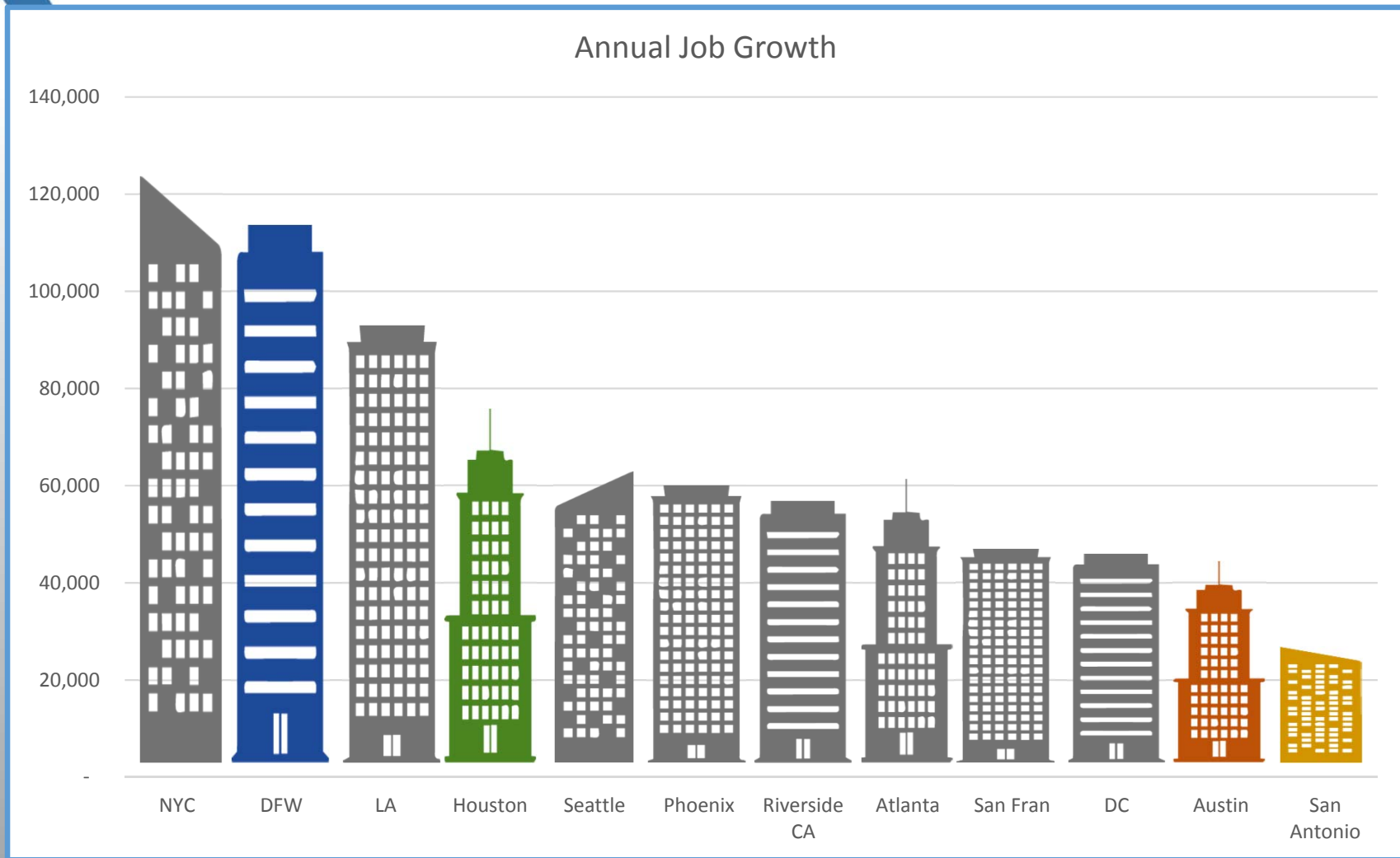


Annual
Home Starts





Economic Conditions – Job Growth



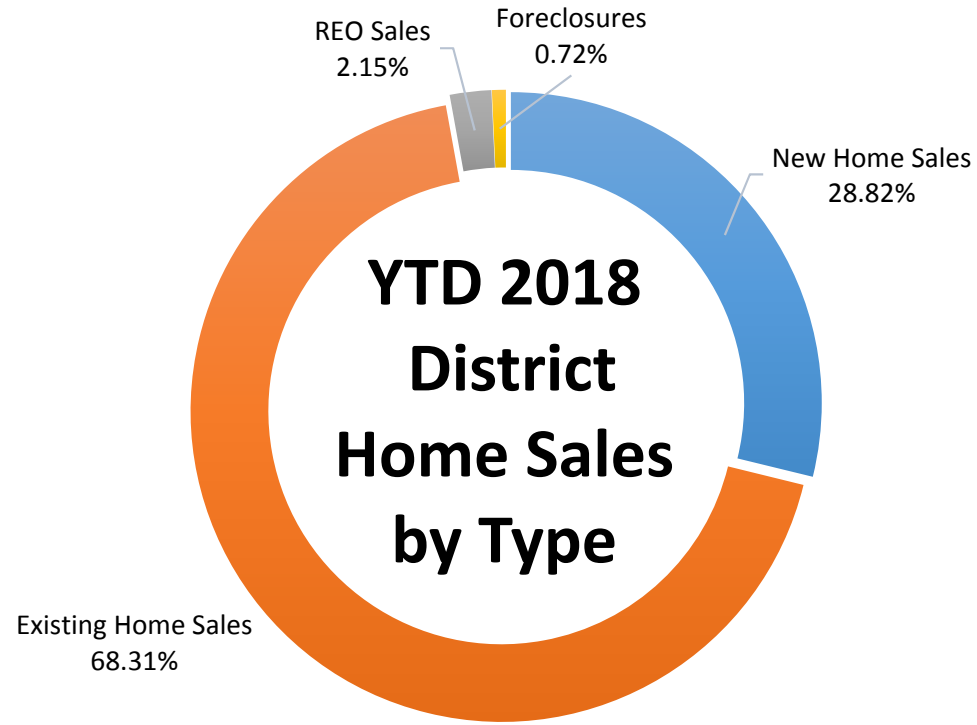
- Texas has 4 of the top 25 job growth cities in the U.S.
- DFW grew almost 115,000 jobs in the last 12 months and is second only to NYC in number of jobs





Northwest ISD Housing Activity

January 2018 – July 2018 Home Sales by Type



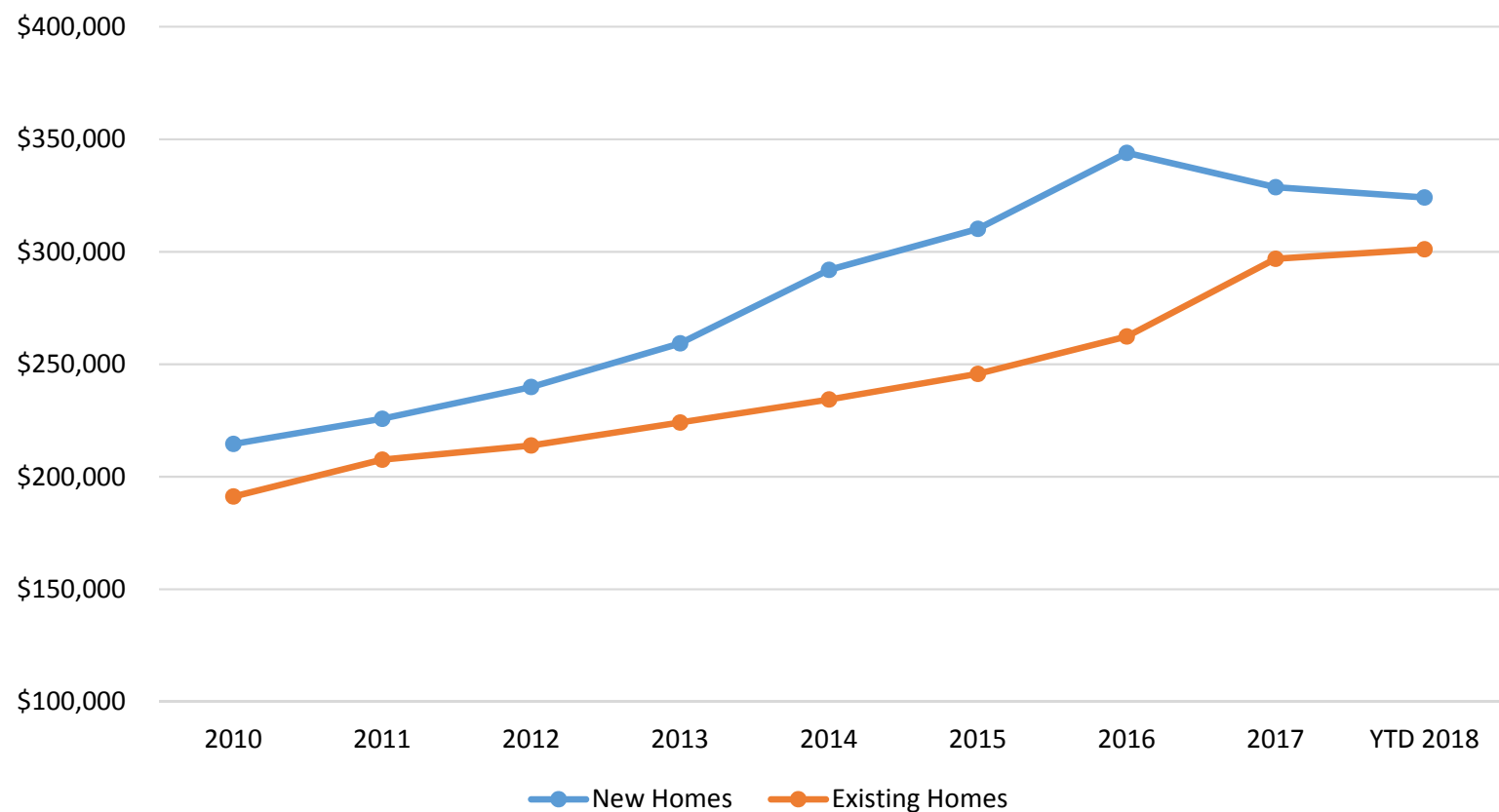
- Northwest ISD had roughly 2,090 home sales through the first half of 2018, and roughly 29% were new homes
- Within NISD, the average new home sale price through the first half of 2018 was \$324,136
- Within NISD, the average existing home sale price through the first half of 2018 was \$301,123





Northwest ISD Historical Home Price Analysis

New vs Existing Sale Price, 2010 – YTD 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
YTD 2018	\$324,136	\$301,123

- The average new home price has risen 51% since 2010, a price difference of \$109,550
- The average existing home price within NISD has risen 57% since 2010, a price change of \$109,882





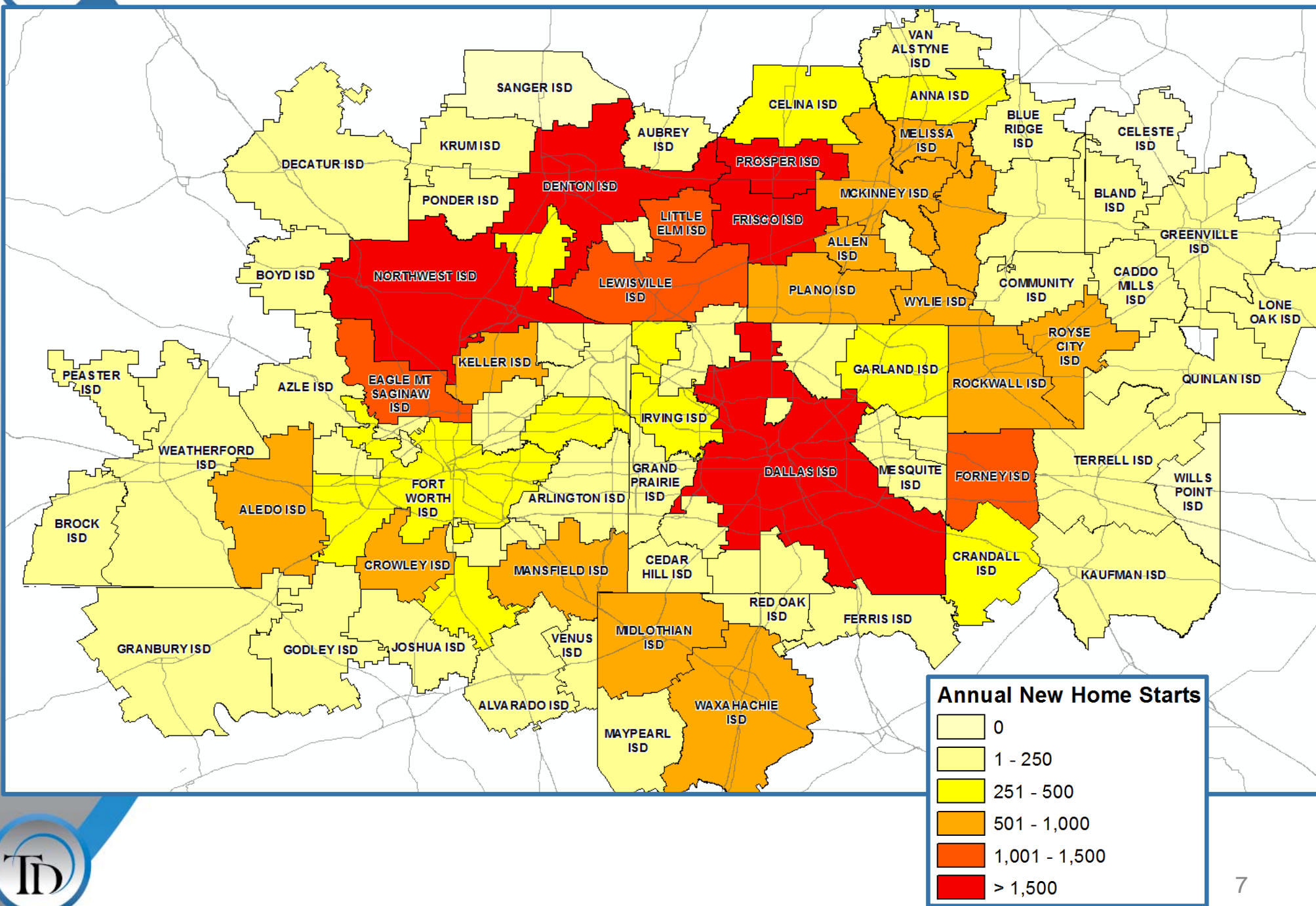
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,939	2,663	5,419	23,144
2	Frisco ISD	2,475	2,526	4,984	4,480
3	Denton ISD	2,462	2,162	3,104	19,240
4	Northwest ISD*	1,862	1,771	2,282	30,808
5	Dallas ISD	1,885	1,700	2,103	7,040
6	Little Elm ISD	1,448	1,497	1,805	2,573
7	Eagle Mt.-Saginaw ISD	1,438	1,172	1,392	21,135
8	Forney ISD	1,389	1,154	1,373	14,003
9	Lewisville ISD	1,181	1,041	2,160	3,899
10	Rockwall ISD	932	883	2,153	8,856
11	McKinney ISD	795	813	1,941	8,801
12	Wylie ISD	909	811	972	3,978
13	Crowley ISD	979	711	972	12,044
14	Midlothian ISD	756	685	1,212	19,610
15	Mansfield ISD	725	673	1,390	6,466
16	Allen ISD	687	631	1,235	1,150
17	Keller ISD	586	620	635	1,682
18	Princeton ISD	727	605	824	5,279
19	Fort Worth ISD	474	582	1,131	4,837
20	Waxahachie ISD	659	576	911	9,975

*Adjusted based on additional research by Templeton Demographics staff

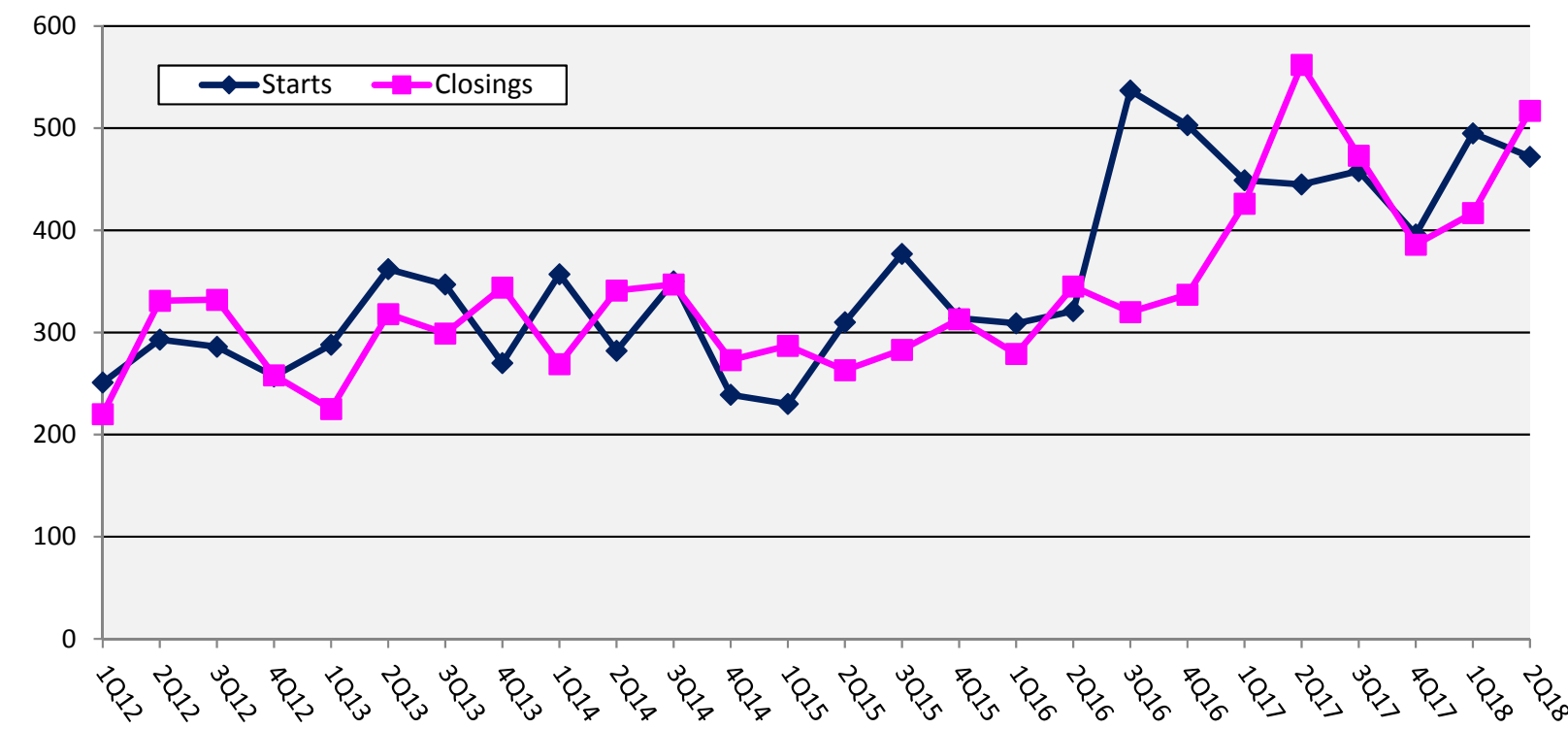






New Housing Activity

Northwest ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	251	288	357	230	309	449	495
2Q	293	362	282	310	321	445	472
3Q	286	347	350	377	537	458	
4Q	257	270	239	314	503	396	
Total	1,087	1,267	1,228	1,231	1,670	1,748	967

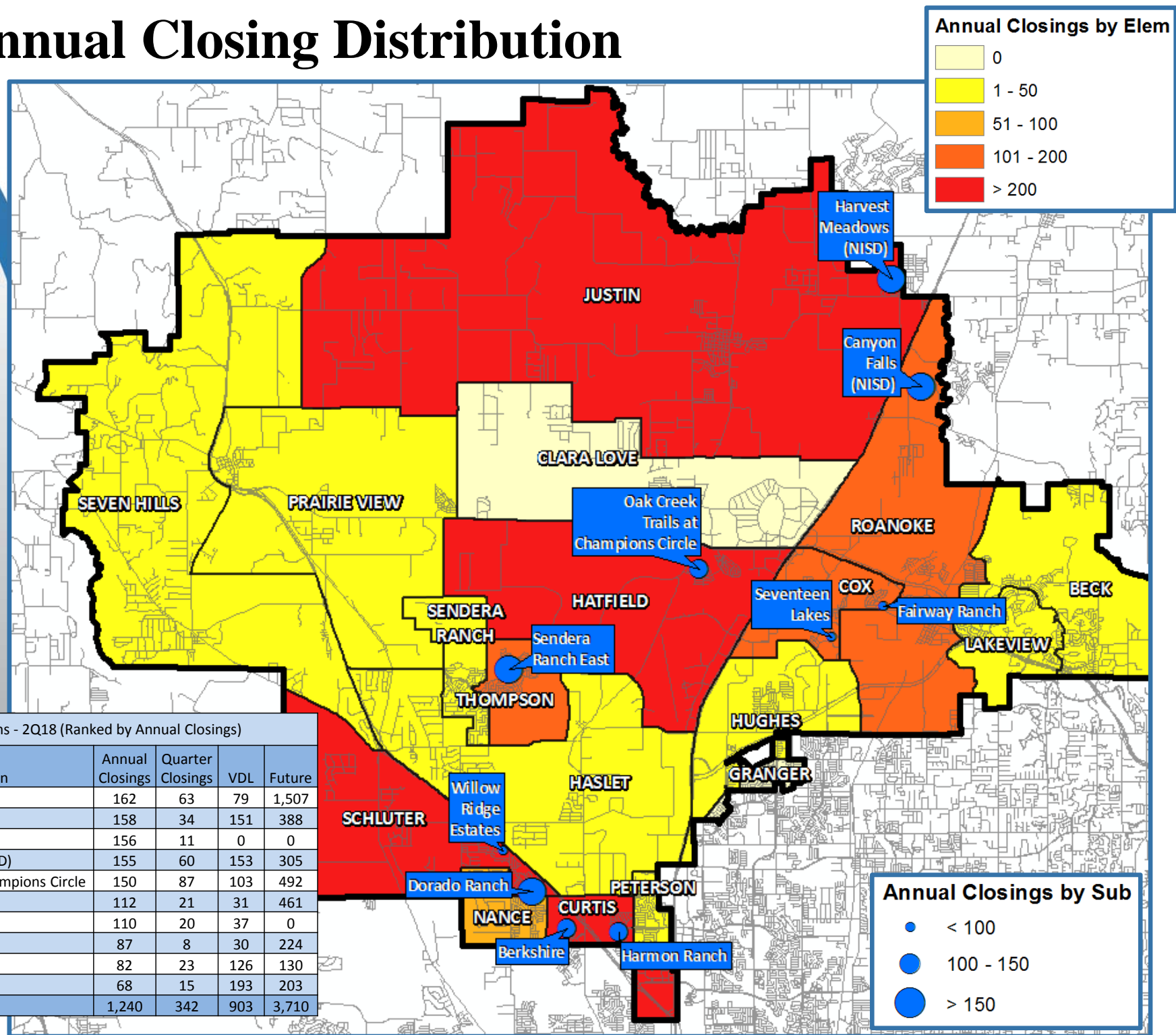
Closings	2012	2013	2014	2015	2016	2017	2018
1Q	220	225	269	287	279	426	417
2Q	331	318	341	263	345	562	517
3Q	332	299	347	283	320	473	
4Q	258	344	273	313	337	386	
Total	1,141	1,186	1,230	1,146	1,281	1,847	934

- Northwest ISD is on pace to start more than 1,900 new homes in 2018
- The district closed more than 500 new homes in 2Q18





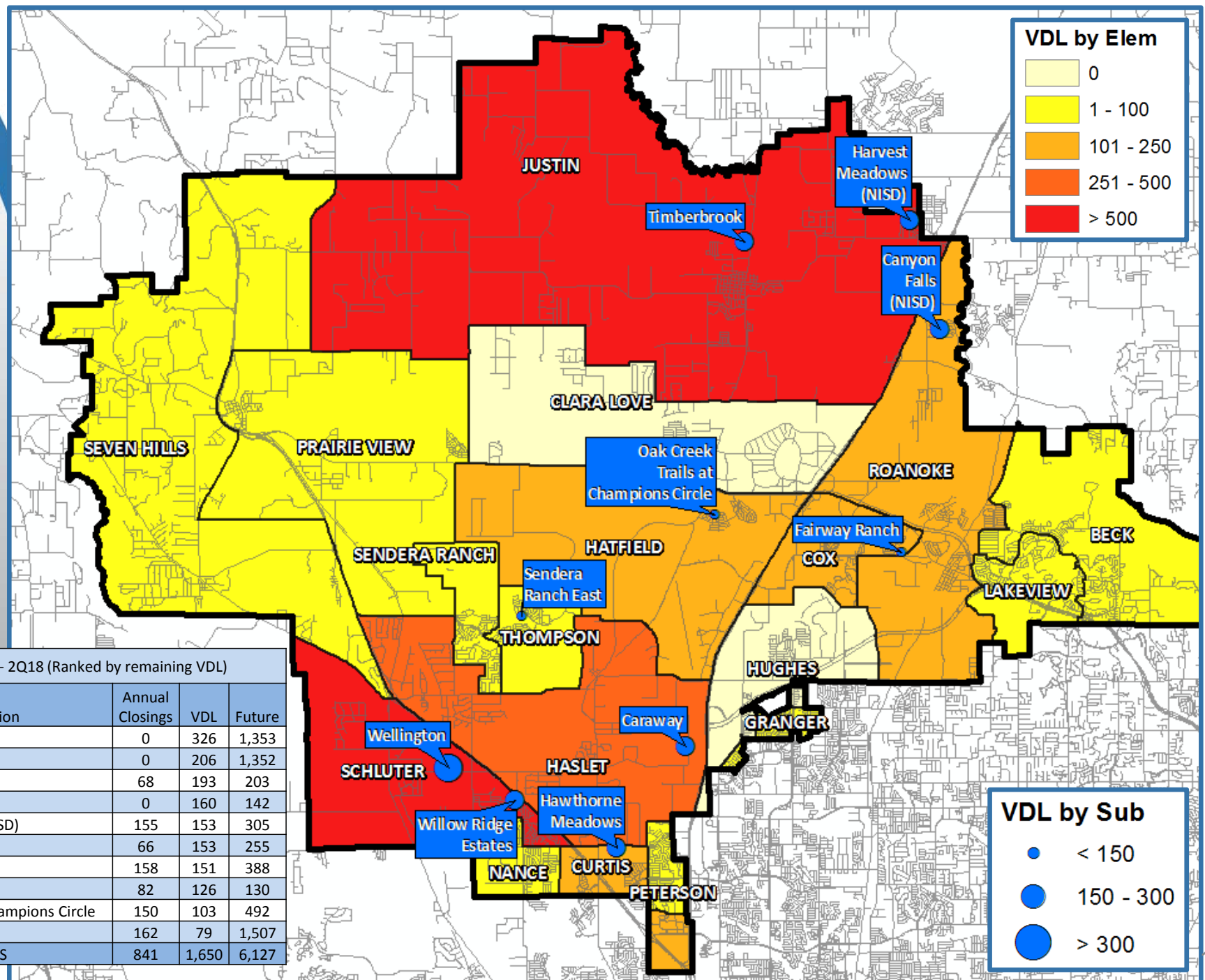
Annual Closing Distribution



Top 10 Subdivisions - 2Q18 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Sendera Ranch East	162	63	79	1,507
2	Canyon Falls (NISD)	158	34	151	388
3	Dorado Ranch	156	11	0	0
4	Harvest Meadows (NISD)	155	60	153	305
5	Oak Creek Trails at Champions Circle	150	87	103	492
6	Berkshire	112	21	31	461
7	Harmon Ranch	110	20	37	0
8	Seventeen Lakes	87	8	30	224
9	Fairway Ranch	82	23	126	130
10	Willow Ridge Estates	68	15	193	203
TOTALS		1,240	342	903	3,710

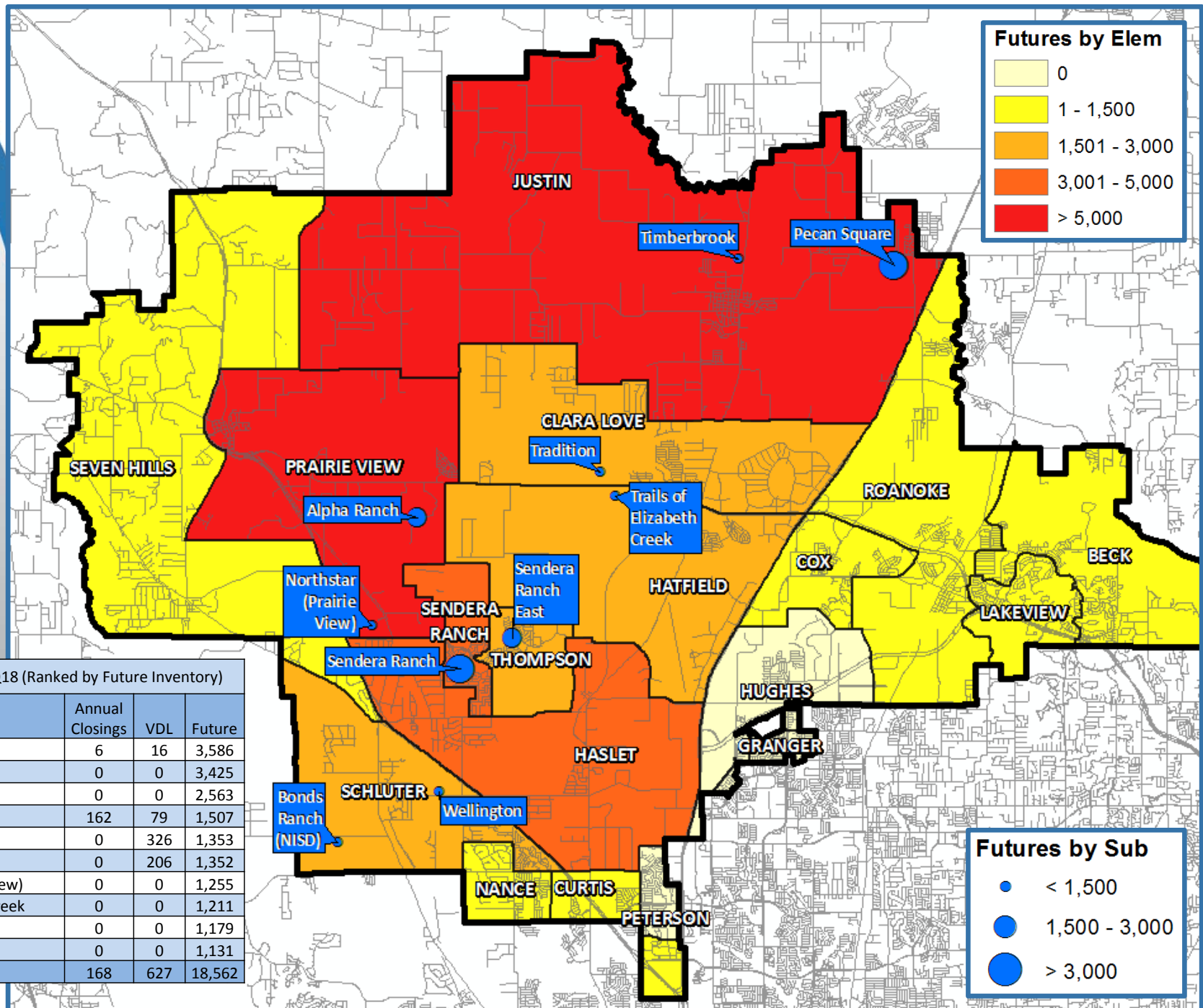


VDL Distribution



Top 10 Subdivisions - 2Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Wellington	0	326	1,353
2	Timberbrook	0	206	1,352
3	Willow Ridge Estates	68	193	203
4	Caraway	0	160	142
5	Harvest Meadows (NISD)	155	153	305
6	Hawthorne Meadows	66	153	255
7	Canyon Falls (NISD)	158	151	388
8	Fairway Ranch	82	126	130
9	Oak Creek Trails at Champions Circle	150	103	492
10	Sendera Ranch East	162	79	1,507
TOTALS		841	1,650	6,127


Futures Distribution





Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	39	7	36	13	14	23	73	12
CLARA LOVE	0	0	0	0	0	0	0	2,219
COX	163	51	193	34	67	104	169	441
CURTIS	388	103	288	106	181	232	221	716
GRANGER	0	0	0	0	0	0	4	0
HASLET	33	5	24	5	9	14	289	3,357
HATFIELD	242	43	208	91	54	91	108	2,156
HUGHES	28	2	48	13	5	20	0	0
JUSTIN	304	89	265	83	130	168	562	5,691
LAKEVIEW	8	1	11	3	4	5	11	314
NANCE	133	37	100	33	50	71	43	746
PETERSON	7	0	12	5	1	3	2	0
PRAIRIE VIEW	0	0	5	0	0	0	1	5,318
ROANOKE	154	54	170	35	51	69	160	928
SCHLUTER	150	33	228	27	33	49	524	2,882
SENDERA RANCH	6	1	6	1	1	7	16	3,586
SEVEN HILLS	11	1	15	5	1	2	20	935
THOMPSON	196	45	162	63	58	82	79	1,507
Grand Total	1,862	472	1,771	517	659	940	2,282	30,808

 Highest activity in the category

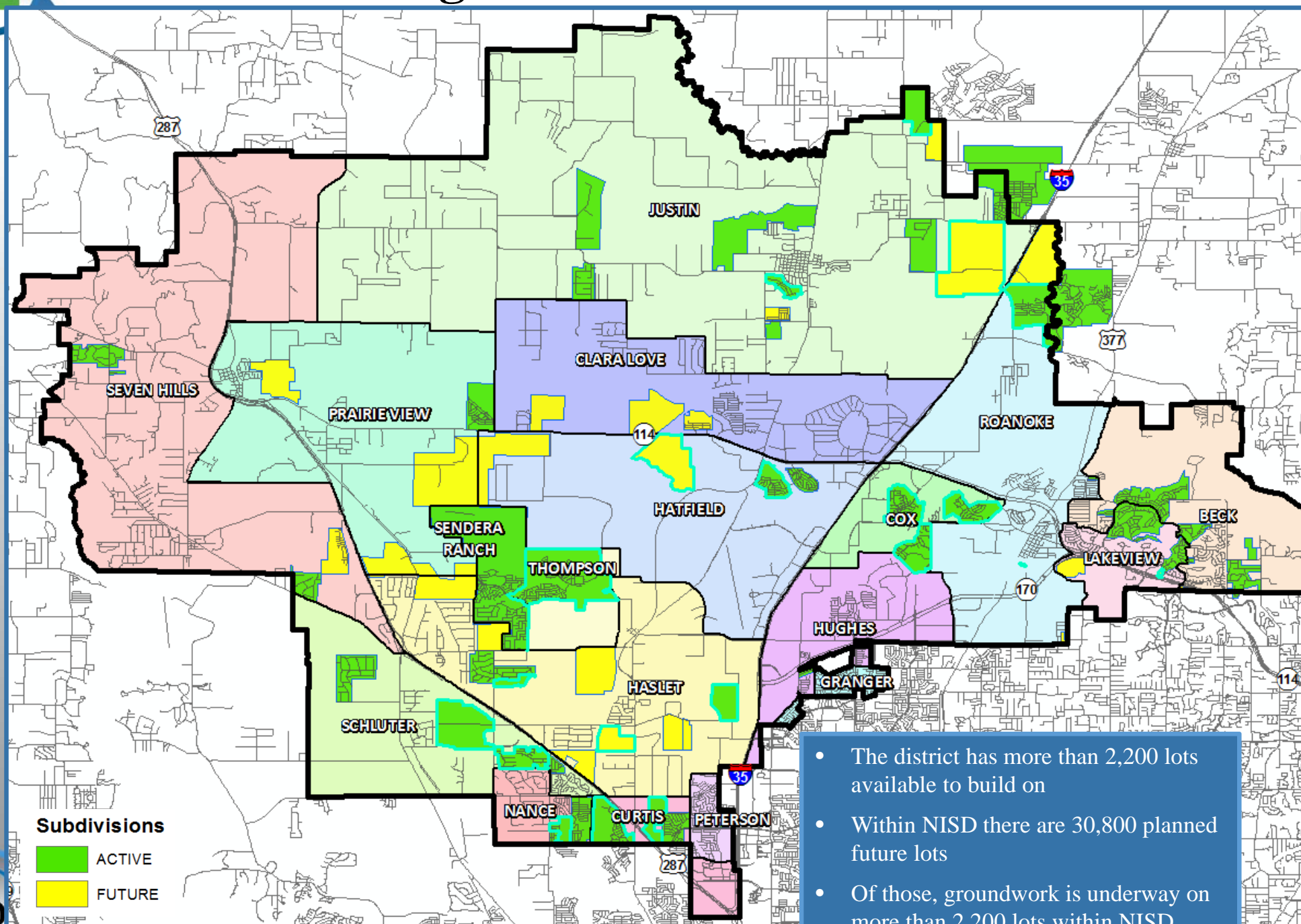
 Second highest activity in the category

 Third highest activity in the category





District Housing Overview



- The district has more than 2,200 lots available to build on
- Within NISD there are 30,800 planned future lots
- Of those, groundwork is underway on more than 2,200 lots within NISD

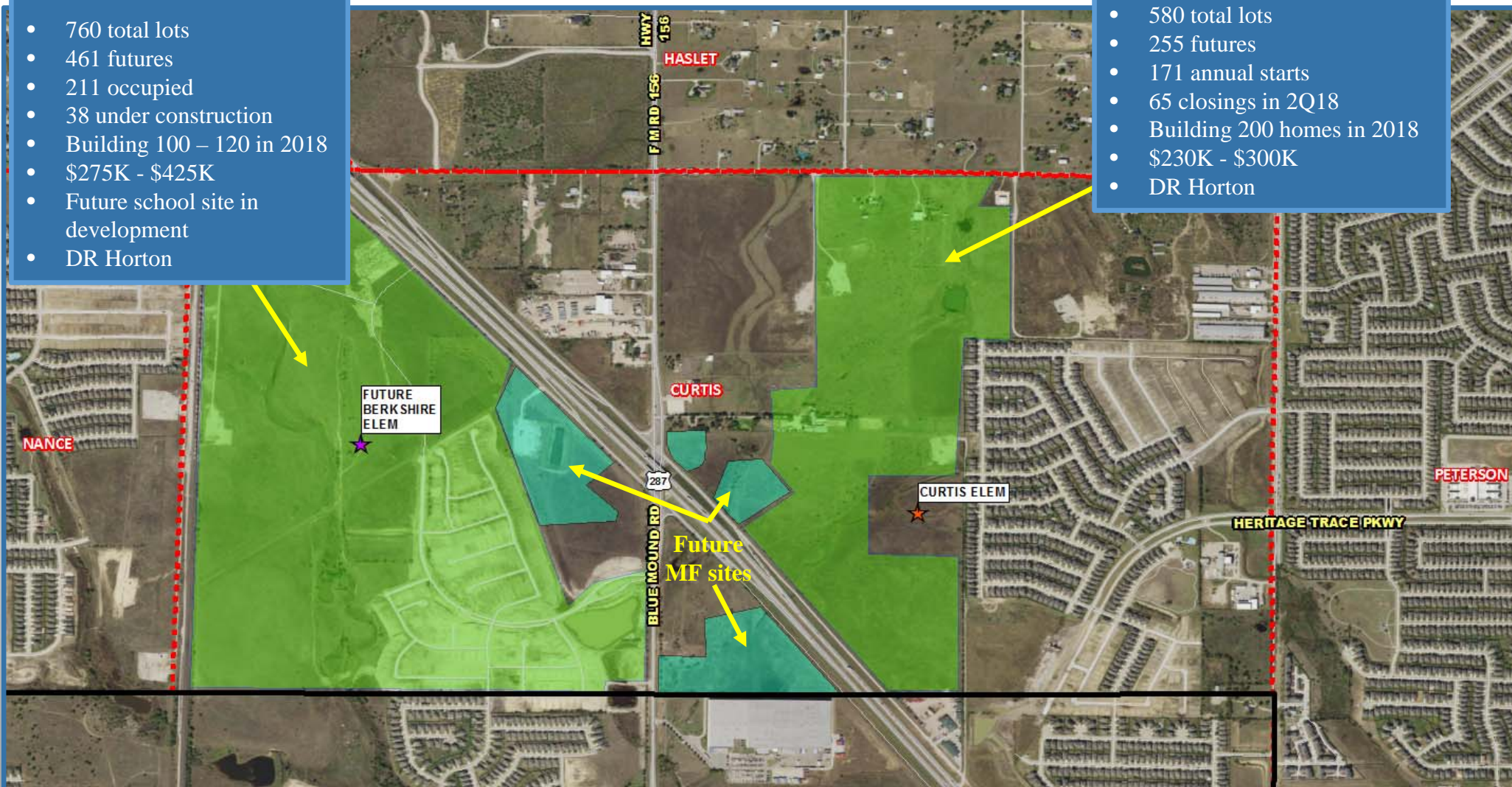
Residential Activity

Berkshire

- 760 total lots
- 461 futures
- 211 occupied
- 38 under construction
- Building 100 – 120 in 2018
- \$275K - \$425K
- Future school site in development
- DR Horton

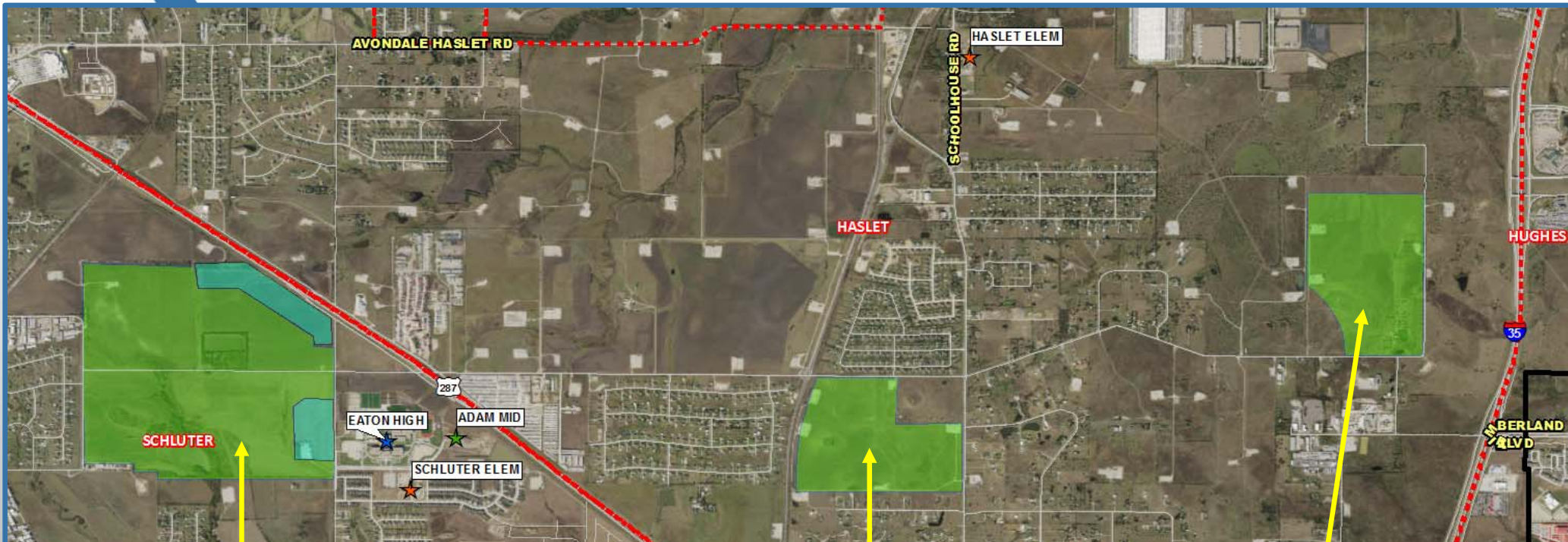
Hawthorne Meadows

- 580 total lots
- 255 futures
- 171 annual starts
- 65 closings in 2Q18
- Building 200 homes in 2018
- \$230K - \$300K
- DR Horton





Residential Activity



Wellington

- 1,679 total lots
- Approx. 1,400 planned multi-family units
- Phase 1 with 326 lots delivered 2Q18
- First spec homes under construction
- First residents expected Sept/Oct
- 6 production builders
- Building ~200 homes a year
- \$300K - \$425K

NorthGlen

- 297 total future lots
- Groundwork underway on Phase 1 with 85 lots
- Homes starting late 2018 or early 2019

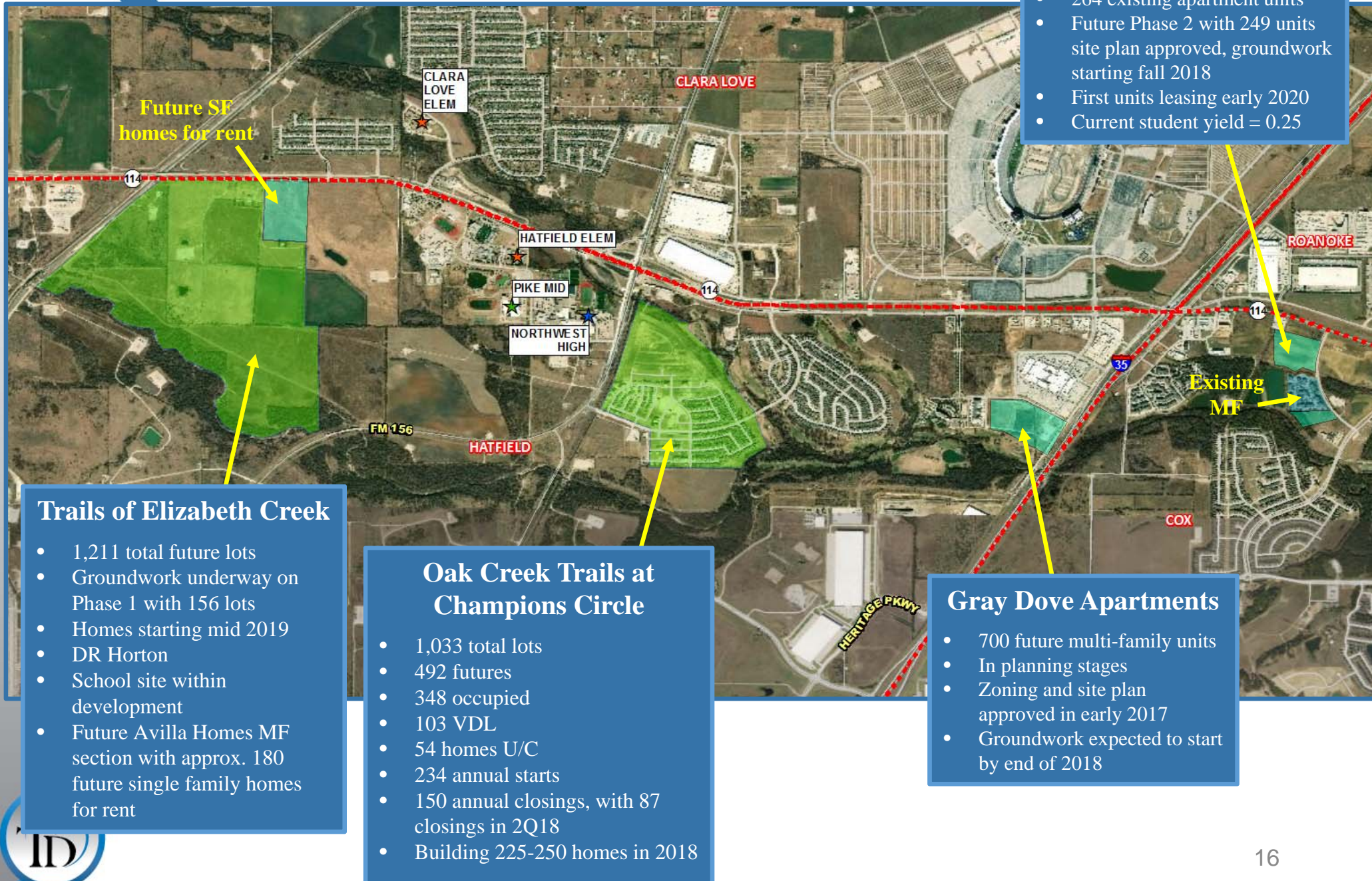
Caraway

- 302 total lots
- Phase 1 with 160 lots delivered 2Q18
- Northern section of development will have mixed use commercial and retail
- Homes starting Oct/Nov 2018 pending permit approval
- First residents spring 2019
- Building ~100 homes a year





Residential Activity





Residential Activity

Pecan Square

- 3,425 total future lots
- Groundwork started June 2018 on Phase 1
- First lots delivering 3Q19
- First residents expected late 2019 or early 2020
- Anticipate building 200 homes in 2020, 250 homes in 2021 and 300 homes by 2022
- \$270K - \$500K+

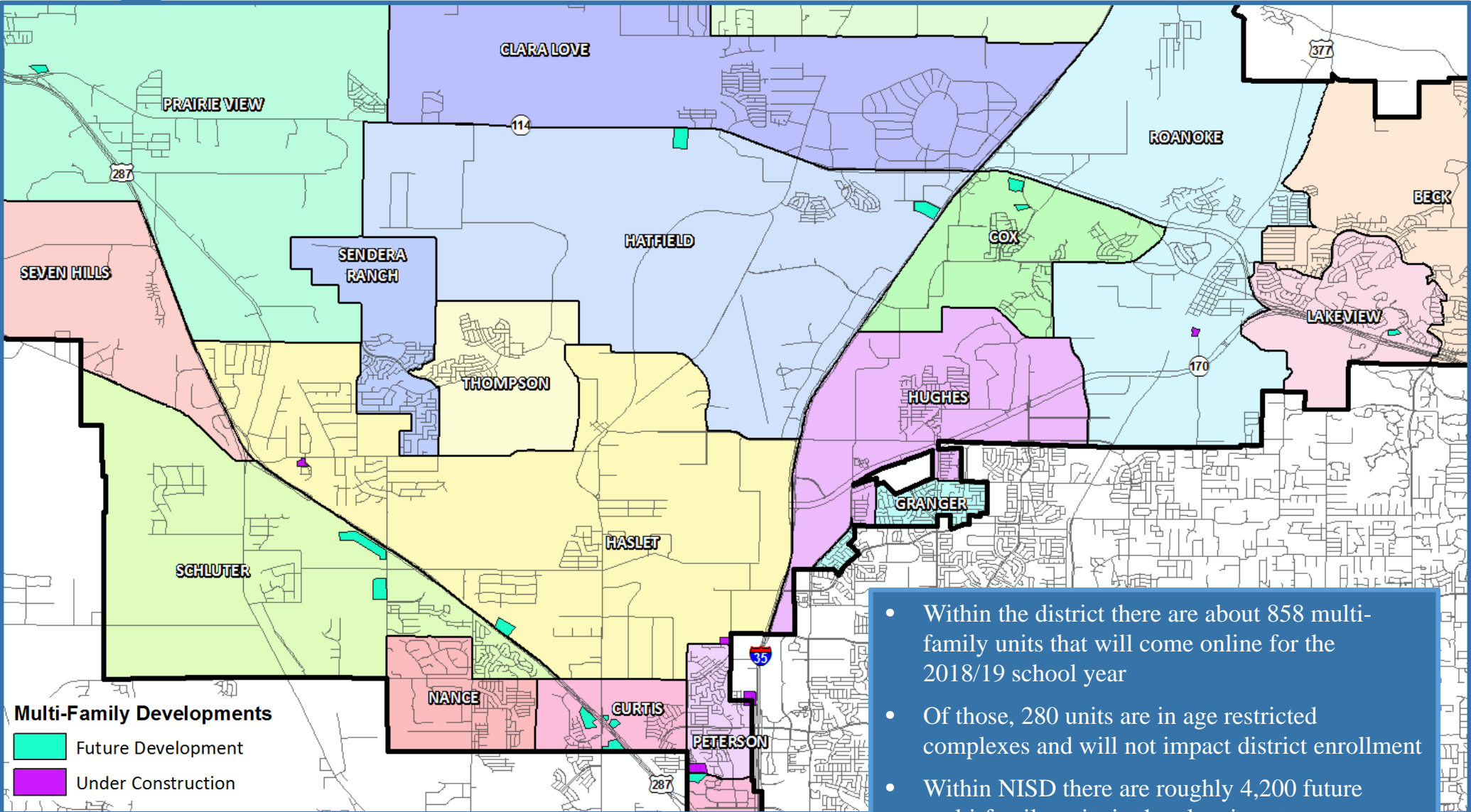


Timberbrook

- 1,550 total lots
- Sections 1A & B with 209 lots delivered 2Q18
- Models under construction
- First residents expected late 2018 or early 2019
- \$250K - \$425K



District Multi-Family Overview



- Within the district there are about 858 multi-family units that will come online for the 2018/19 school year
- Of those, 280 units are in age restricted complexes and will not impact district enrollment
- Within NISD there are roughly 4,200 future multi-family units in the planning stages



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
2013/14	301	1,485	1,545	1,512	1,514	1,529	1,517	1,479	1,489	1,457	1,489	1,477	1,281	1,146	19,221		
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	610	3.2%
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	435	1,745	1,718	1,699	1,806	1,818	1,873	1,815	1,782	1,788	1,810	1,763	1,670	1,412	23,134	1,090	4.9%
2018/19	433	1,838	1,870	1,830	1,800	1,910	1,934	1,949	1,873	1,864	1,978	1,758	1,678	1,570	24,285	1,151	5.0%
2019/20	433	1,928	1,983	1,995	1,956	1,921	2,033	2,028	2,022	1,965	2,064	1,940	1,674	1,564	25,506	1,221	5.0%
2020/21	433	2,006	2,075	2,116	2,127	2,095	2,061	2,135	2,114	2,112	2,178	2,003	1,850	1,569	26,874	1,368	5.4%
2021/22	433	2,092	2,160	2,214	2,244	2,268	2,249	2,154	2,210	2,211	2,333	2,116	1,908	1,725	28,317	1,443	5.4%
2022/23	433	2,180	2,261	2,305	2,361	2,385	2,426	2,365	2,229	2,300	2,439	2,261	2,017	1,781	29,743	1,426	5.0%
2023/24	433	2,278	2,368	2,410	2,439	2,496	2,524	2,532	2,446	2,323	2,538	2,349	2,156	1,870	31,162	1,419	4.8%
2024/25	433	2,382	2,459	2,502	2,539	2,578	2,643	2,628	2,607	2,544	2,564	2,460	2,239	2,002	32,580	1,418	4.6%
2025/26	433	2,482	2,567	2,606	2,632	2,682	2,733	2,778	2,722	2,725	2,804	2,479	2,355	2,081	34,079	1,499	4.6%
2026/27	433	2,576	2,692	2,722	2,741	2,774	2,842	2,864	2,869	2,832	2,997	2,709	2,389	2,187	35,627	1,548	4.5%
2027/28	433	2,678	2,798	2,868	2,873	2,890	2,937	2,971	2,950	2,983	3,112	2,901	2,609	2,221	37,224	1,597	4.5%

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

- Northwest ISD is projected to add 1,150 students this fall for a 2018/19 enrollment of 24,285
- 5 year student growth = 6,609
- 2022/23 enrollment = 29,743 students
- 10 year student growth = 14,090
- 2027/28 enrollment = 37,224 students



Ten Year Forecast

By Elementary Campus

Campus	Capacity	HISTORY	Sept 2017	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Beck Elementary	850	834	837	847	834	856	869	884	884	885	882	885	884
Clara Love Elementary	850	657	623	804	826	864	923	991	1,062	1,129	1,184	1,221	1,258
Cox Elementary	850	525	620	706	798	849	888	941	960	951	956	955	956
Curtis Elementary	850	0	0	391	499	622	692	727	741	753	758	768	793
Granger Elementary	850	935	927	832	837	850	861	864	870	872	871	872	875
Haslet Elementary	650	601	707	472	494	536	623	729	809	875	935	976	1,020
Hatfield Elementary	450	478	499	336	367	416	477	524	578	626	683	765	849
Hughes Elementary	850*	612	626	756	763	795	825	852	857	853	854	860	865
Justin Elementary	650	559	584	633	705	800	897	997	1,047	1,091	1,159	1,226	1,315
Lakeview Elementary	650	579	617	620	645	657	671	684	686	688	700	715	727
Nance Elementary	650	513	563	557	574	578	594	623	670	711	737	762	781
Peterson Elementary	850	734	776	811	844	835	842	837	846	861	865	868	853
Prairie View Elementary	650	422	449	450	489	505	542	590	651	737	825	915	1,024
Roanoke Elementary	850	722	745	773	805	849	921	966	983	1,009	1,033	1,058	1,085
Sendera Ranch Elementary**	650	566	564	691	703	726	746	768	842	921	1,016	1,146	1,305
Seven Hills Elementary	650	573	557	555	566	564	567	583	593	600	611	624	629
Schluter Elementary	850	671	717	760	825	882	931	977	1,021	1,078	1,123	1,180	1,240
Thompson Elementary**	650	582	683	621	675	729	791	814	848	896	943	984	1,018
ELEMENTARY SCHOOL TOTALS	13,150	10,563	11,094	11,615	12,249	12,913	13,660	14,351	14,948	15,536	16,135	16,780	17,477
Elementary Absolute Growth		365	531	521	634	664	747	691	597	588	599	645	697
Elementary Percent Growth		3.58%	5.03%	4.70%	5.46%	5.42%	5.78%	5.06%	4.16%	3.93%	3.86%	4.00%	4.15%

*Capacity expansion opening in 2018/19

**Additional capacity opening in 2019/20

Green box = within 5% of capacity

Yellow box = over capacity

The NISD Bond approved in May 2017 will assist
with overcrowding for the next 3-4 years



Ten Year Forecast

By Secondary Campus

		HISTORY	Sept 2017	ENROLLMENT PROJECTIONS									
Campus	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Adams Middle School	1,200	0	0	1,097	1,216	1,367	1,455	1,540	1,622	1,729	1,828	1,894	1,938
Chisholm Trail Middle School	1,100	1,016	1,061	450	428	434	427	452	459	492	530	564	618
Gene Pike Middle School	1,100	830	936	1,013	1,063	1,124	1,196	1,276	1,365	1,480	1,587	1,713	1,818
Medlin Middle School	1,100	1,145	1,114	1,157	1,201	1,233	1,184	1,188	1,224	1,280	1,329	1,332	1,354
Tidwell Middle School	1,200	1,167	1,220	972	1,050	1,102	1,167	1,217	1,297	1,361	1,437	1,464	1,482
Wilson Middle School	1,200	972	1,053	997	1,057	1,101	1,146	1,221	1,334	1,437	1,514	1,598	1,694
MIDDLE SCHOOL TOTALS	6,900	5,130	5,384	5,686	6,015	6,361	6,575	6,894	7,301	7,779	8,225	8,565	8,904
Middle School Absolute Growth		332	254	302	329	346	214	319	407	478	446	340	339
Middle School Percent Growth		6.92%	4.95%	5.61%	5.79%	5.75%	3.36%	4.85%	5.90%	6.55%	5.73%	4.13%	3.96%
Northwest High School	2,525	2,009	1,761	1,844	1,937	1,991	2,043	2,076	2,167	2,250	2,375	2,529	2,662
Byron Nelson High School	2,400	2,553	2,524	2,581	2,592	2,704	2,860	3,016	3,159	3,239	3,299	3,456	3,615
Eaton High School	2,500	1,603	2,186	2,381	2,535	2,727	3,001	3,228	3,409	3,598	3,867	4,119	4,388
Steele Accelerated High School	450	142	144	144	144	144	144	144	144	144	144	144	144
Denton Creek		43	37	31	31	31	31	31	31	31	31	31	31
HIGH SCHOOL TOTALS	7,875	6,351	6,656	6,985	7,243	7,601	8,083	8,499	8,914	9,266	9,720	10,283	10,844
High School Absolute Growth		371	305	329	258	358	482	416	415	352	454	563	561
High School Percent Growth		6.20%	4.80%	4.94%	3.69%	4.94%	6.34%	5.15%	4.88%	3.95%	4.90%	5.79%	5.46%
DISTRICT TOTALS	27,925	22,044	23,134	24,286	25,507	26,875	28,318	29,744	31,163	32,581	34,080	35,628	37,225
District Absolute Growth		1,068	1,090	1,152	1,221	1,368	1,443	1,426	1,419	1,418	1,499	1,548	1,597
District Percent Growth		5.1%	4.9%	5.0%	5.0%	5.4%	5.4%	5.0%	4.8%	4.6%	4.6%	4.5%	4.5%

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

The NISD Bond approved in May 2017 will assist
with overcrowding for the next 3-4 years



Summary

- Fort Worth's unemployment rate is 4%.
- New home sales make up almost 30% of the total district housing market.
- The average new home sale price within NISD is more than \$325,000 in the first half of 2018. This is down slightly as Trophy Club builds out of available lots and production builders seek to bring affordable product online.
- Wellington, Caraway and Timberbrook have delivered their first phase of lots.
- Northwest ISD is expected to enroll 24,285 students this fall.
- NISD can expect an increase of approximately 6,600 students during the next 5 years.
- 2022/23 enrollment projection: 29,744 students.
- NISD is projected to enroll 37,220 students for the 2027/28 school year.