

*Northwest
Independent
School
District*



Quarterly
Report
1Q18

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


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (March 2018)

3.4%

124,514 new jobs
National rate 1.2%



Job Growth

**Unemployment
Rate**



U.S. 4.1%
Texas 4.1%
DFW MSA 3.7%
Fort Worth 4.0%

-0.2%

33,516

3,298 more
starts than 1Q17



**Annual
Home Starts**



Sources: Texas Workforce Commission & Metrostudy

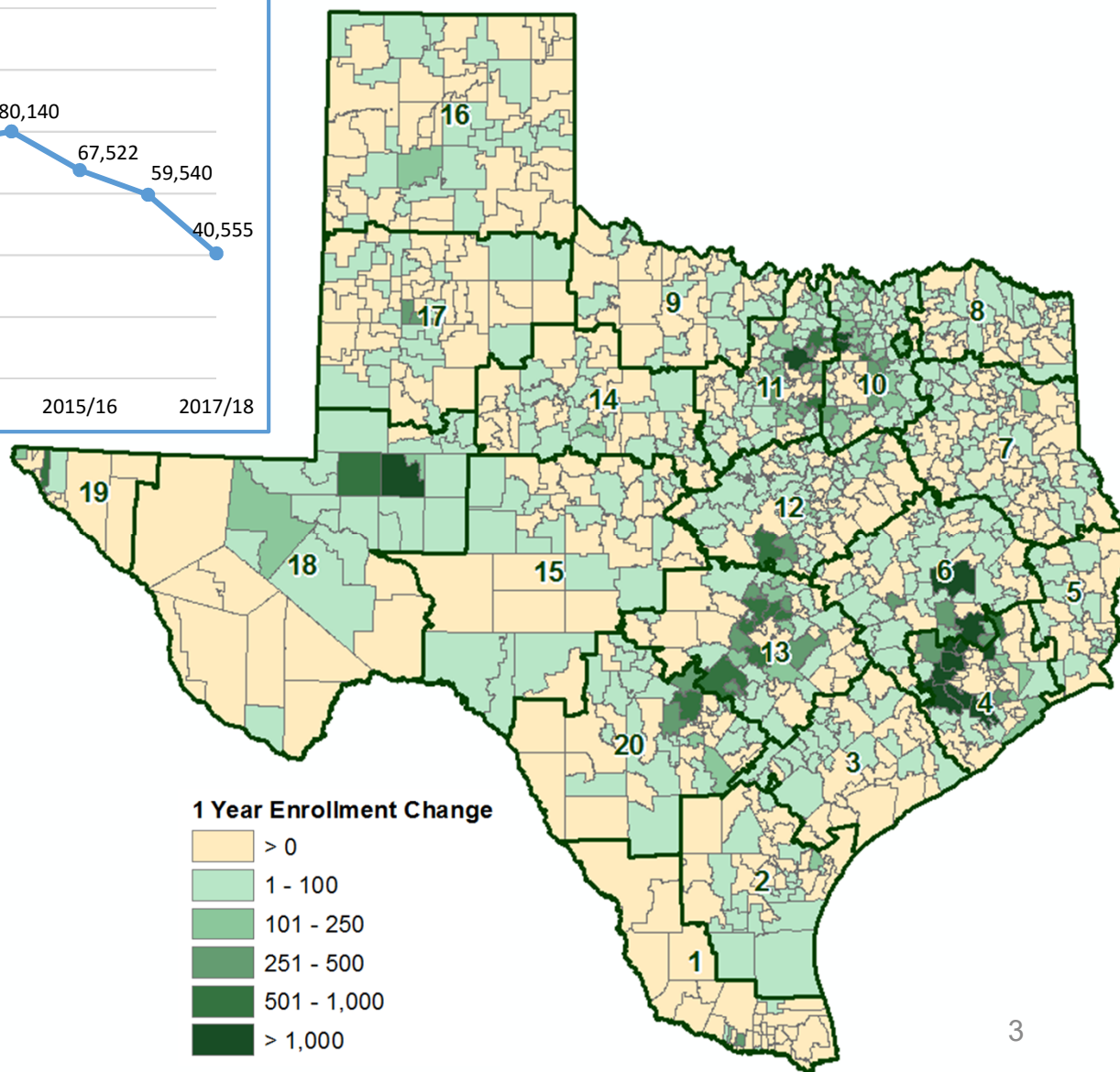
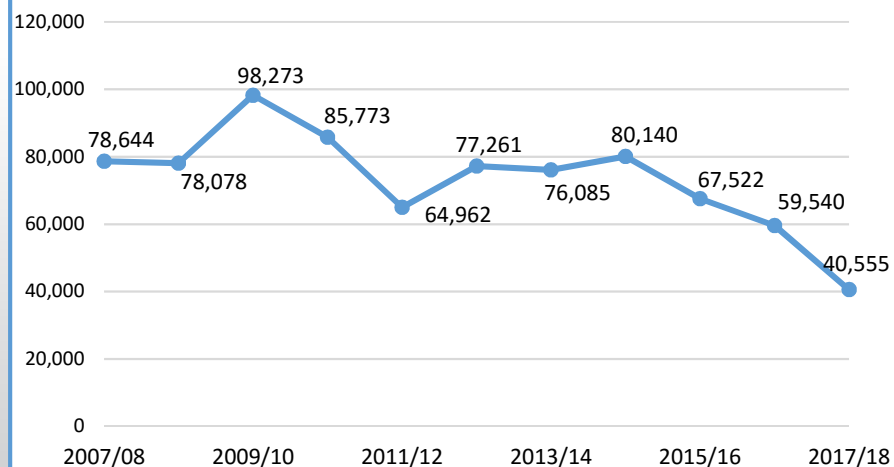


Texas Enrollment Trends

2017/18 State Enrollment

Total Enrollment 5,399,682
Total Growth 40,555

Annual Enrollment Change







Region 10 & 11 Enrollment Trends

Region 10

Rank	District	2012/13 Enrollment	2017/18 Enrollment	5-YEAR Change (12/13-17/18)	5-YEAR PCT Growth
1	Frisco ISD	42,703	58,450	15,747	36.9%
2	Prosper ISD	5,502	12,133	6,631	120.5%
3	Grand Prairie ISD	26,928	29,362	2,434	9.0%
4	Wylie ISD (Collin)	13,425	15,769	2,344	17.5%
5	Mesquite ISD	39,128	41,022	1,894	4.8%
6	Rockwall ISD	14,483	16,295	1,812	12.5%
7	Coppell ISD	10,997	12,625	1,628	14.8%
8	Forney ISD	8,571	10,196	1,625	19.0%
9	Midlothian ISD	7,560	8,872	1,312	17.4%
10	Allen ISD	19,891	21,159	1,268	6.4%
11	Richardson ISD	38,046	39,314	1,268	3.3%
12	Melissa ISD	1,695	2,792	1,097	64.7%
13	Crandall ISD	3,030	4,056	1,026	33.9%
14	Princeton ISD	3,435	4,381	946	27.5%
15	Anna ISD	2,526	3,459	933	36.9%
16	Waxahachie ISD	7,652	8,517	865	11.3%
17	Royse City ISD	4,905	5,739	834	17.0%
18	Lancaster ISD	6,538	7,371	833	12.7%
19	De Soto ISD	8,900	9,657	757	8.5%
20	Community ISD	1,635	2,262	627	38.3%

Region 11

Rank	DISTRICT	2012/13 Enrollment	2017/18 Enrollment	5-YEAR CHANGE (12/13-17/18)	5-YEAR PCT Growth
1	Northwest ISD	17,813	23,141	5,328	29.9%
2	Denton ISD	25,782	29,420	3,638	14.1%
3	Fort Worth ISD	83,491	86,234	2,743	3.3%
4	Mansfield ISD	32,883	35,054	2,171	6.6%
5	Burleson ISD	10,581	12,221	1,640	15.5%
6	Hurst-Euless-Bedford ISD	21,819	23,429	1,610	7.4%
7	Eagle Mt-Saginaw ISD	17,731	19,317	1,586	8.9%
8	Keller ISD	33,365	34,937	1,572	4.7%
9	Little Elm ISD	6,399	7,526	1,127	17.6%
10	Aledo ISD	4,729	5,718	989	20.9%
11	Argyle ISD	1,907	2,716	809	42.4%
12	Carroll ISD	7,711	8,360	649	8.4%
13	Joshua ISD	4,906	5,528	622	12.7%
14	Granbury ISD	6,536	7,143	607	9.3%
15	Grapevine-Colleyville ISD	13,386	13,975	589	4.4%
16	Azle ISD	5,930	6,496	566	9.5%
17	Aubrey ISD	2,006	2,495	489	24.4%
18	Weatherford ISD	7,635	8,116	481	6.3%
19	Everman ISD	5,401	5,838	437	8.1%
20	Brock ISD	1,002	1,373	371	37.0%

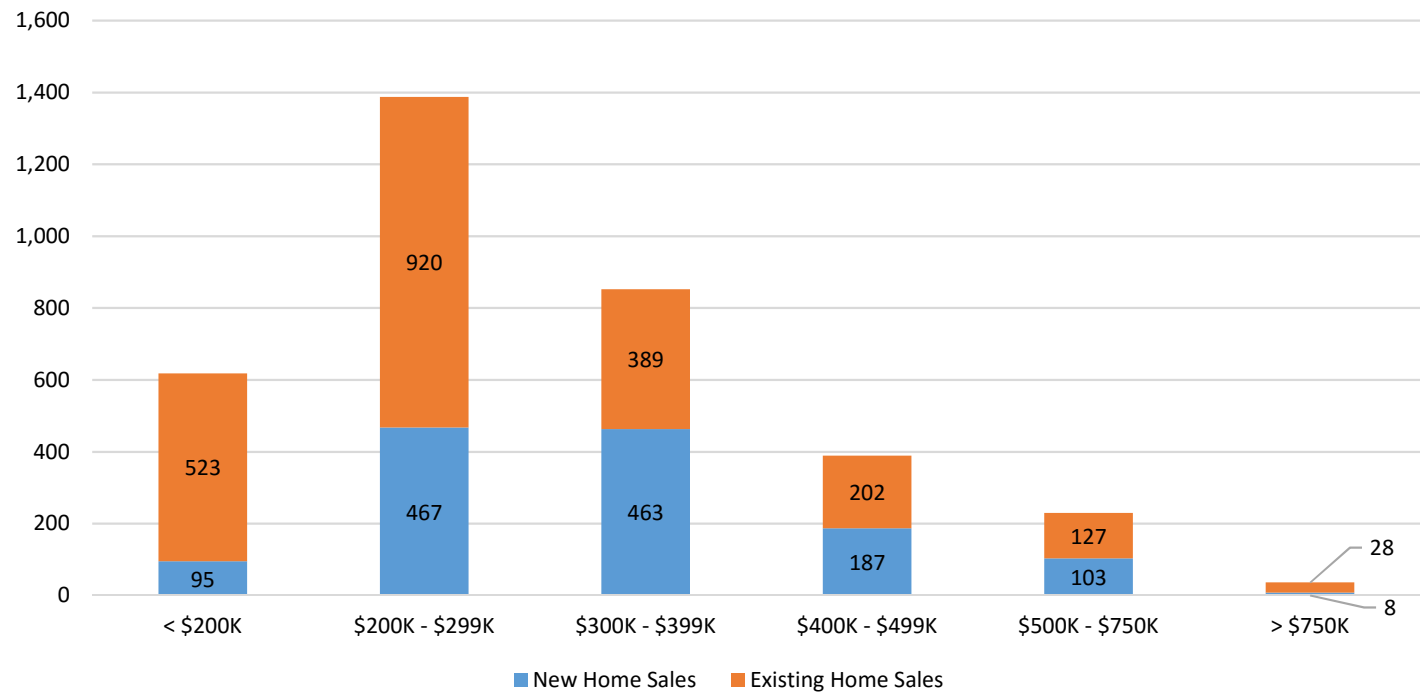




Northwest ISD Home Sales

May 2017- April 2018 Home Sales by Price Point

New vs Existing Home Sales by Price Range



- In the last 12 months, the highest number of home sales within Northwest ISD have been in the \$200K-\$299K price range
- The average sale price in NISD for a new home in the last 12 months was \$333,419
- The average sale price in NISD for an existing home in the last 12 months was \$289,525



Source: Tarrant County Deed Transactions



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,864	2,716	6,166	24,116
2	Frisco ISD	2,455	2,620	4,894	4,938
3	Denton ISD	2,156	2,045	3,130	19,458
4	Northwest ISD*	1,816	1,822	1,766	31,939
5	Dallas ISD	1,895	1,744	1,850	7,374
6	Little Elm ISD	1,568	1,413	1,790	2,581
7	Eagle Mt.-Saginaw ISD	1,390	1,064	1,539	19,079
8	Lewisville ISD	1,107	1,039	2,329	3,982
9	Forney ISD	1,234	948	1,678	14,207
10	Rockwall ISD	903	914	1,820	8,406
11	Wylie ISD	922	809	1,006	4,150
12	Keller ISD	580	737	759	1,686
13	McKinney ISD	636	718	1,609	6,425
14	Allen ISD	703	703	1,371	1,219
15	Mansfield ISD	676	658	1,086	6,689
16	Midlothian ISD	717	635	1,280	19,666
17	Fort Worth ISD	582	612	833	4,966
18	Crowley ISD	825	595	911	12,430
19	Garland ISD	348	538	319	4,080
20	Waxahachie ISD	553	514	845	9,823

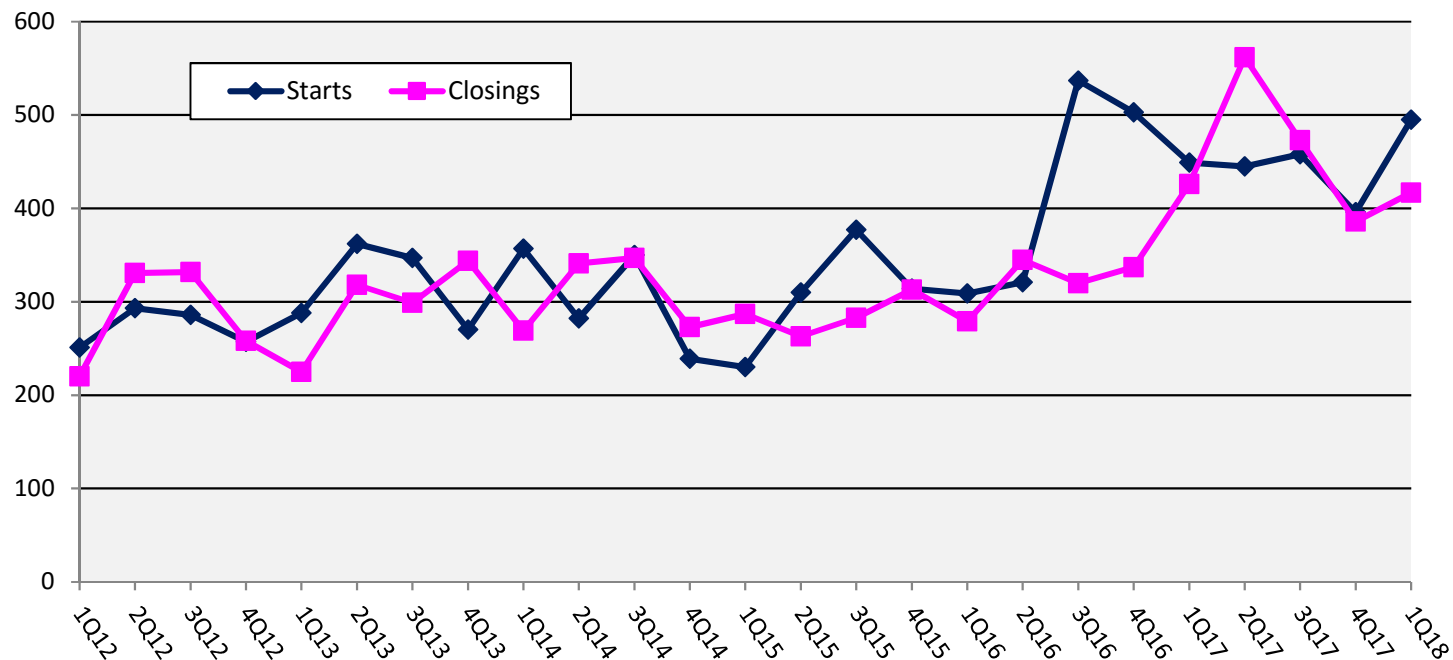
*Adjusted based on additional research by Templeton Demographics staff





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	
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	495

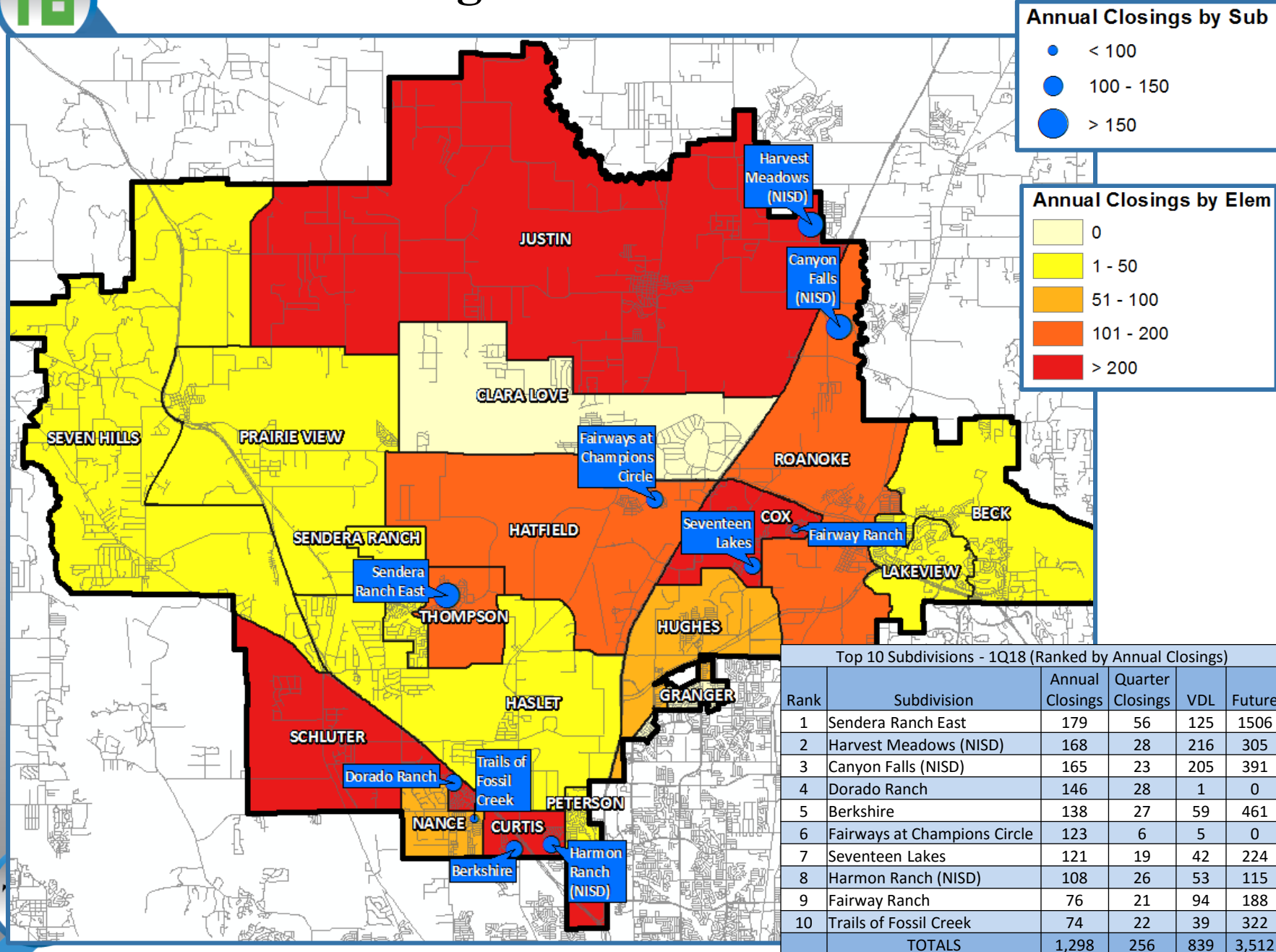
Closings	2012	2013	2014	2015	2016	2017	2018
1Q	220	225	269	287	279	426	417
2Q	331	318	341	263	345	562	
3Q	332	299	347	283	320	473	
4Q	258	344	273	313	337	386	
Total	1,141	1,186	1,230	1,146	1,281	1,847	417

- Northwest ISD had the most 1Q new home starts in more than 10 years
- New home closings slowed slightly as builders started new inventory
- New home inventory is at a healthy 6.2 month's supply



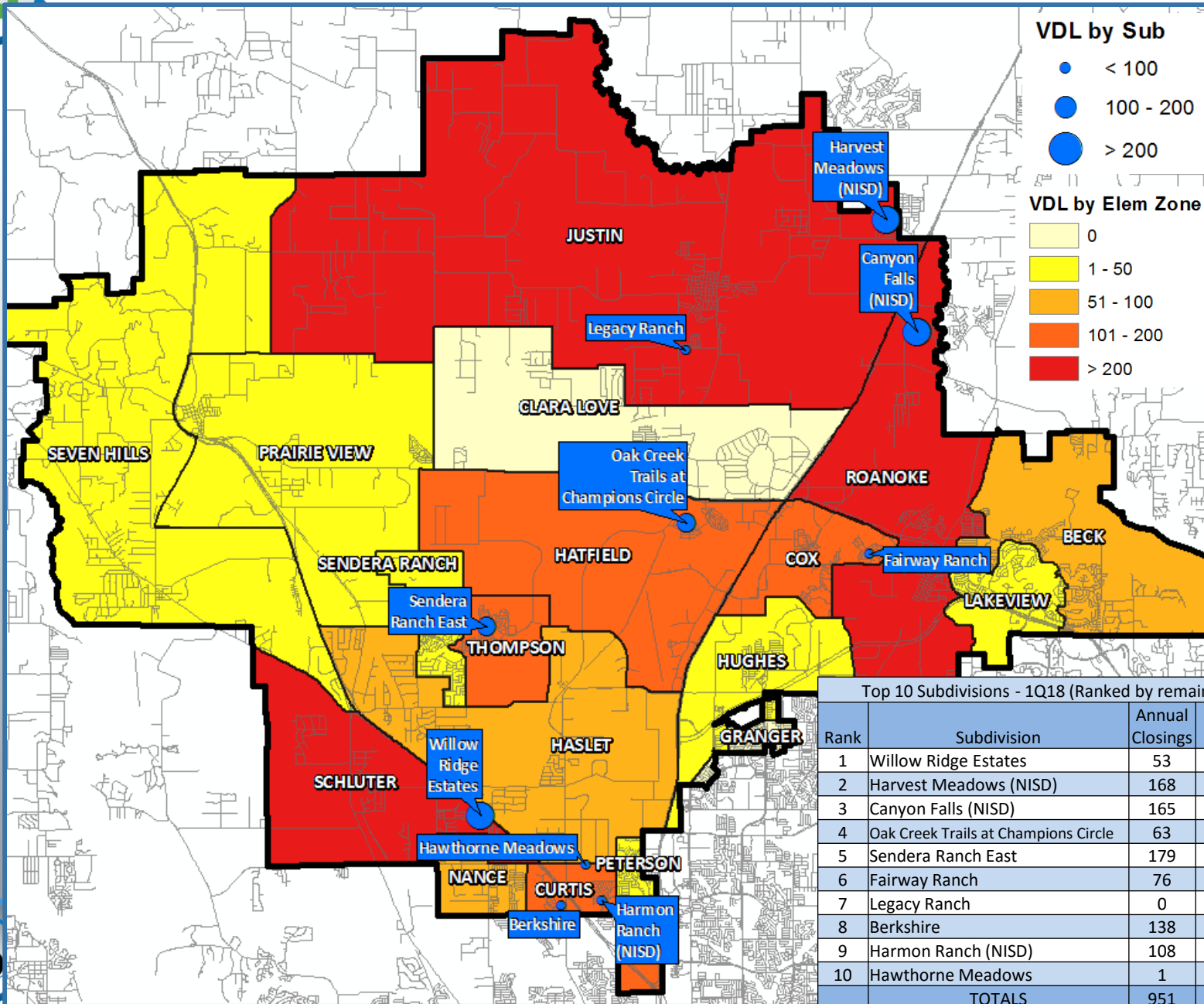


Annual Closing Distribution



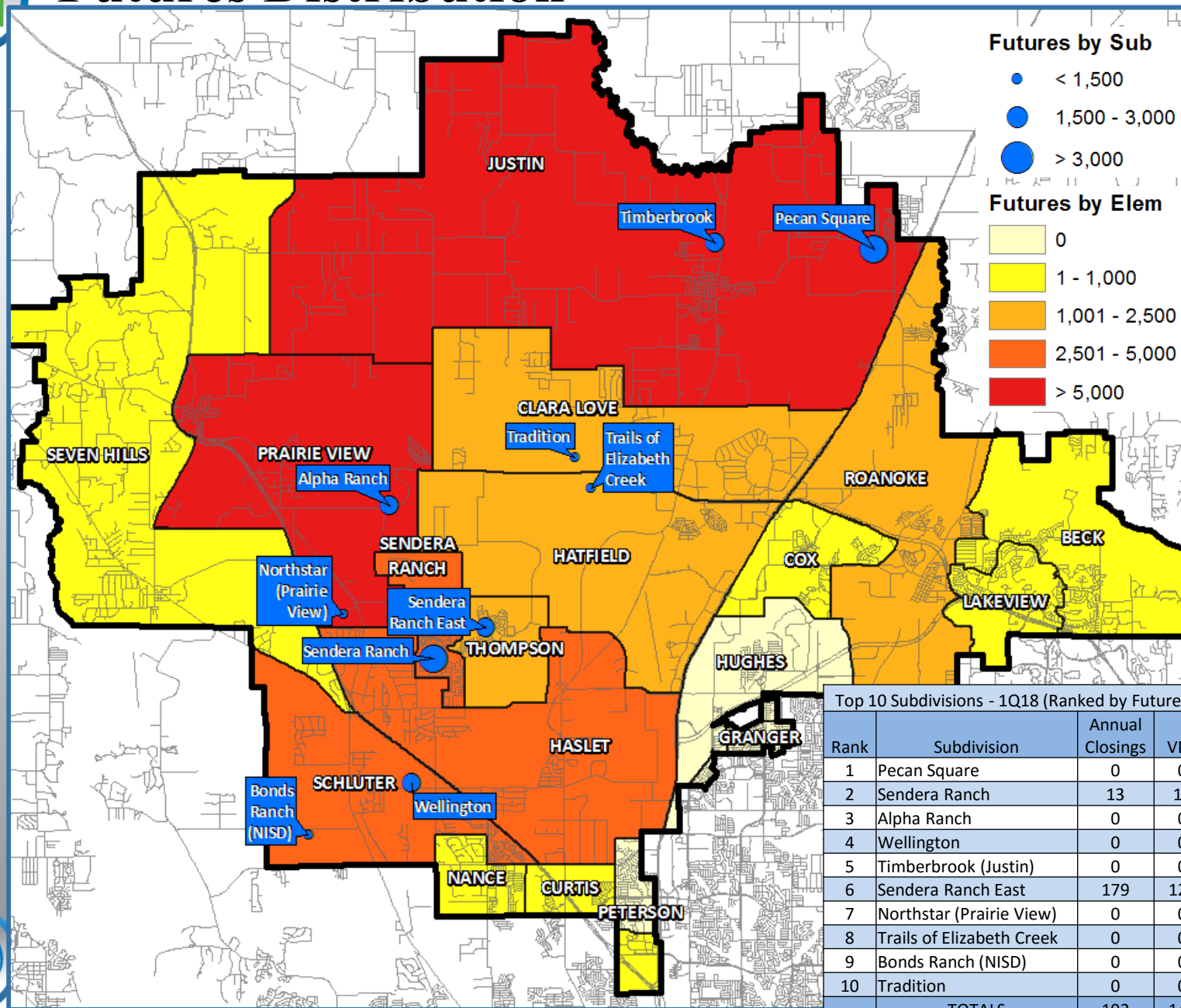


VDL Distribution






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	36	8	32	5	23	29	80	12
CLARA LOVE	0	0	0	0	0	0	0	2,239
COX	174	30	235	46	42	88	161	499
CURTIS	339	153	247	54	184	232	163	992
GRANGER	0	0	0	0	0	0	0	0
HASLET	30	4	22	10	10	14	65	3,584
HATFIELD	232	75	186	64	89	139	156	2,156
HUGHES	44	15	89	4	16	31	2	0
JUSTIN	283	96	279	53	112	161	442	5,978
LAKEVIEW	7	3	11	2	5	7	12	305
NANCE	120	22	98	39	39	67	80	746
PETERSON	7	2	33	1	5	8	2	0
PRAIRIE VIEW	3	0	5	0	0	0	1	5,318
ROANOKE	149	17	179	26	26	50	205	1,054
SCHLUTER	205	19	202	56	23	43	231	3,208
SENDERA RANCH	5	3	13	1	3	7	16	3,407
SEVEN HILLS	10	0	12	0	4	5	25	935
THOMPSON	172	48	179	56	56	100	125	1,506
Grand Total	1,816	495	1,822	417	637	981	1,766	31,939

 Highest activity in the category

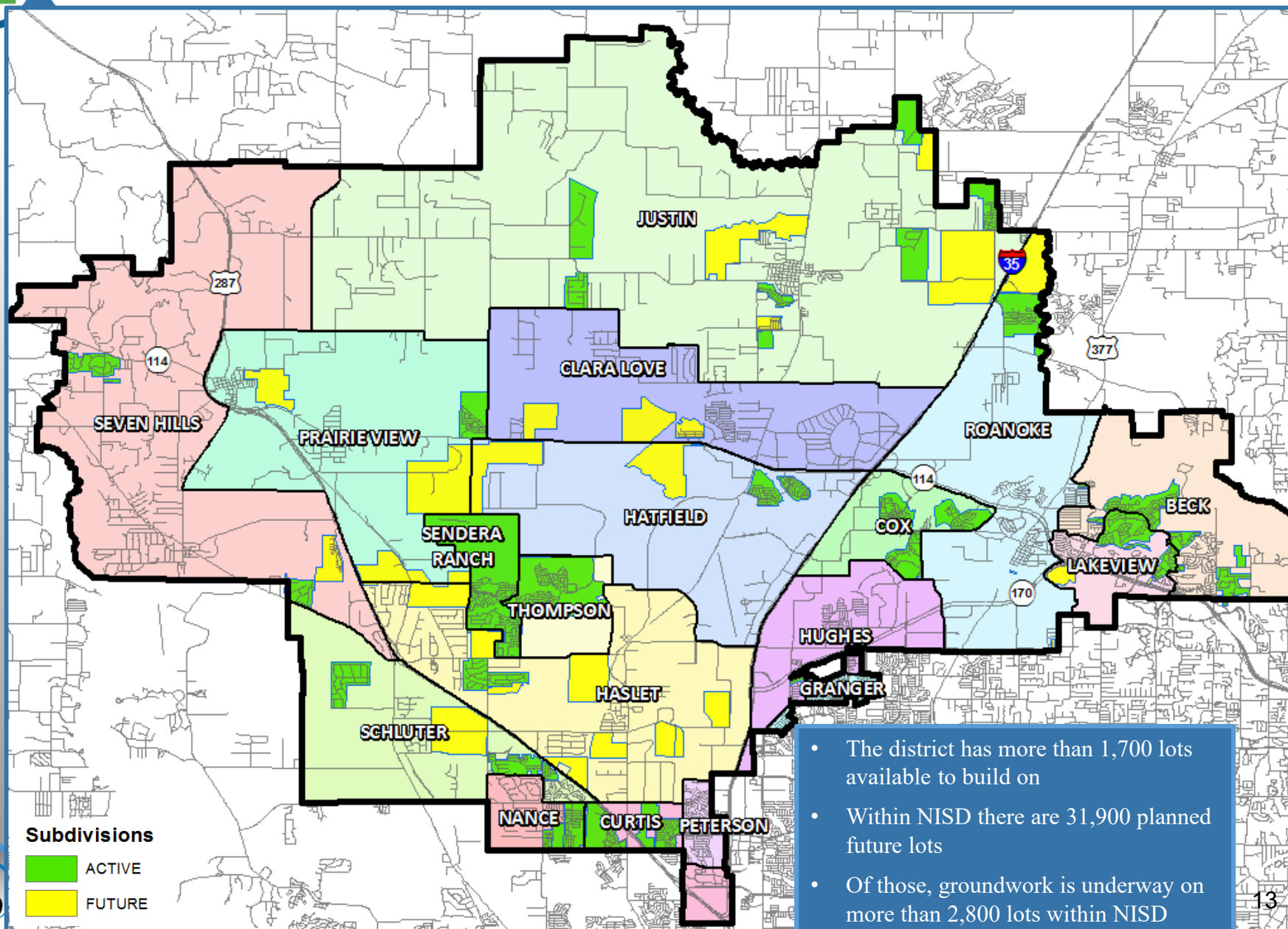
 Second highest activity in the category

 Third highest activity in the category





District Housing Overview



- The district has more than 1,700 lots available to build on
- Within NISD there are 31,900 planned future lots
- Of those, groundwork is underway on more than 2,800 lots within NISD



Residential Activity

Berkshire

- 760 total lots
- 461 futures
- 190 occupied
- 29 under construction
- Building 120 – 150 in 2018
- \$275K - \$425K
- Future school site in development
- DR Horton

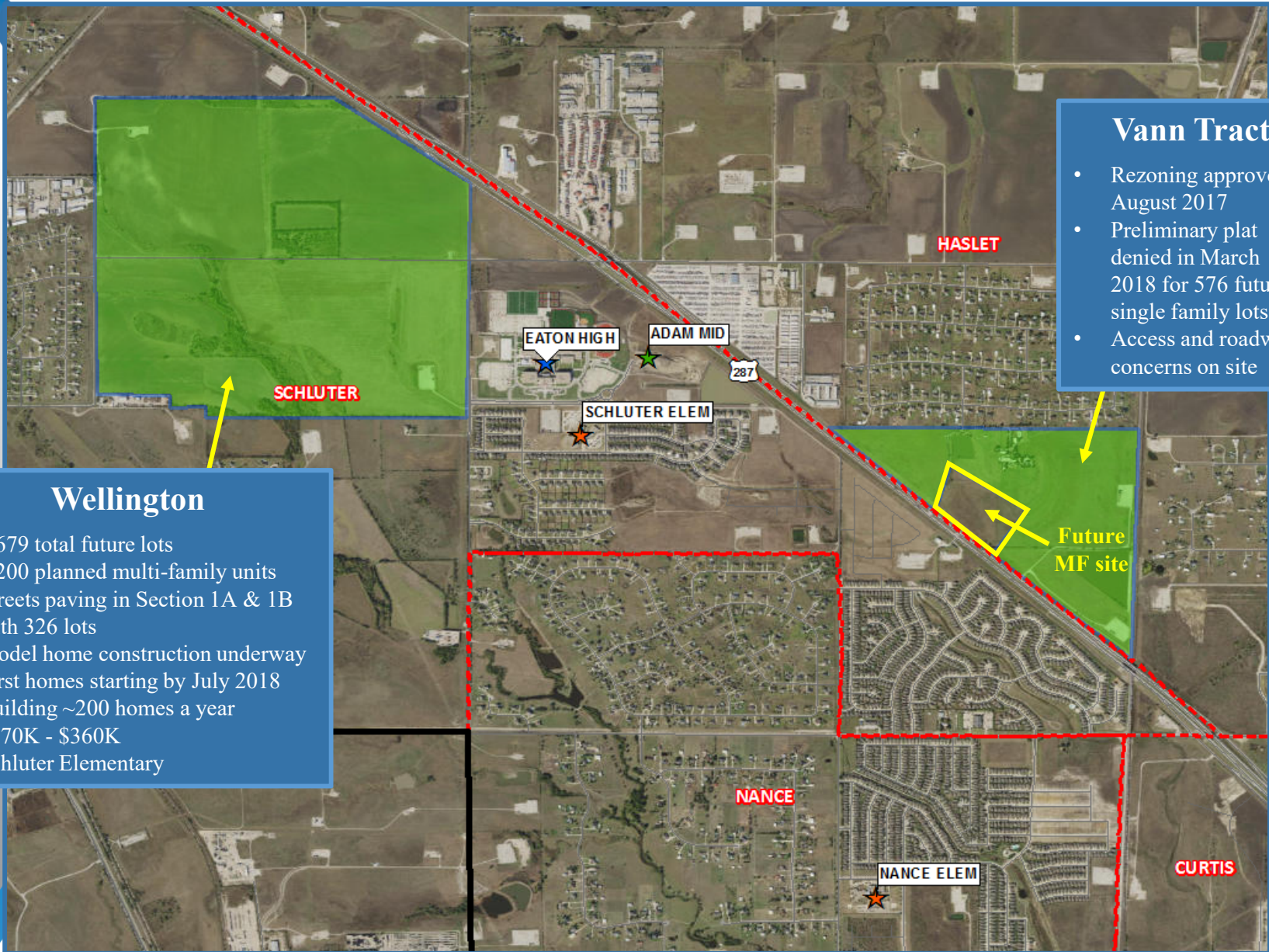
Hawthorne Meadows

- 580 total lots
- 113 annual starts
- 81 starts in 1Q18
- First home closings underway
- Groundwork underway on Section 2A & B with 236 lots, delivering summer 2018
- Starting 150+ homes in 2018
- \$230K - \$300K
- DR Horton





Residential Activity



Vann Tract

- Rezoning approved August 2017
- Preliminary plat denied in March 2018 for 576 future single family lots
- Access and roadway concerns on site

Wellington

- 1,679 total future lots
- 1,200 planned multi-family units
- Streets paving in Section 1A & 1B with 326 lots
- Model home construction underway
- First homes starting by July 2018
- Building ~200 homes a year
- \$270K - \$360K
- Schluter Elementary





Residential Activity



Oak Creek Trails

- 1,038 total lots
- 492 future lots
- 261 occupied
- 87 homes under construction
- 197 annual starts, with 73 starts in 1Q18
- 63 annual closings
- Building 200 homes in 2018
- \$250K - \$375K

Fairways at Champions Circle

- 533 total lots
- 0 futures
- 523 occupied
- 123 annual closings
- Built out by late summer 2018

Seventeen Lakes

- 748 total lots
- 224 futures
- 458 occupied
- 121 annual closings
- 69 annual starts
- Groundwork underway on final 224 lots, delivering fall 2018





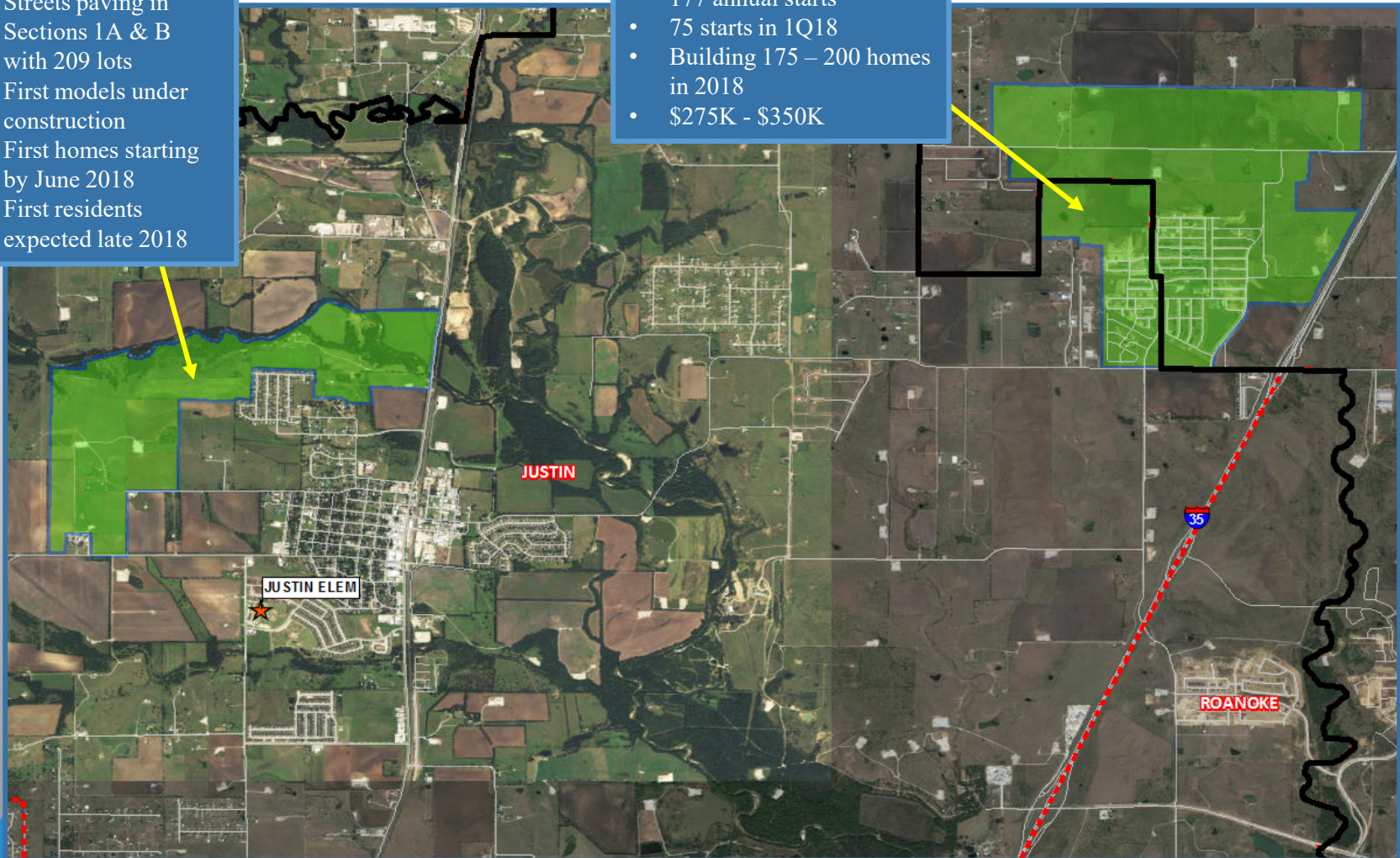
Residential Activity

Timberbrook

- 1,550 total future lots
- Streets paving in Sections 1A & B with 209 lots
- First models under construction
- First homes starting by June 2018
- First residents expected late 2018

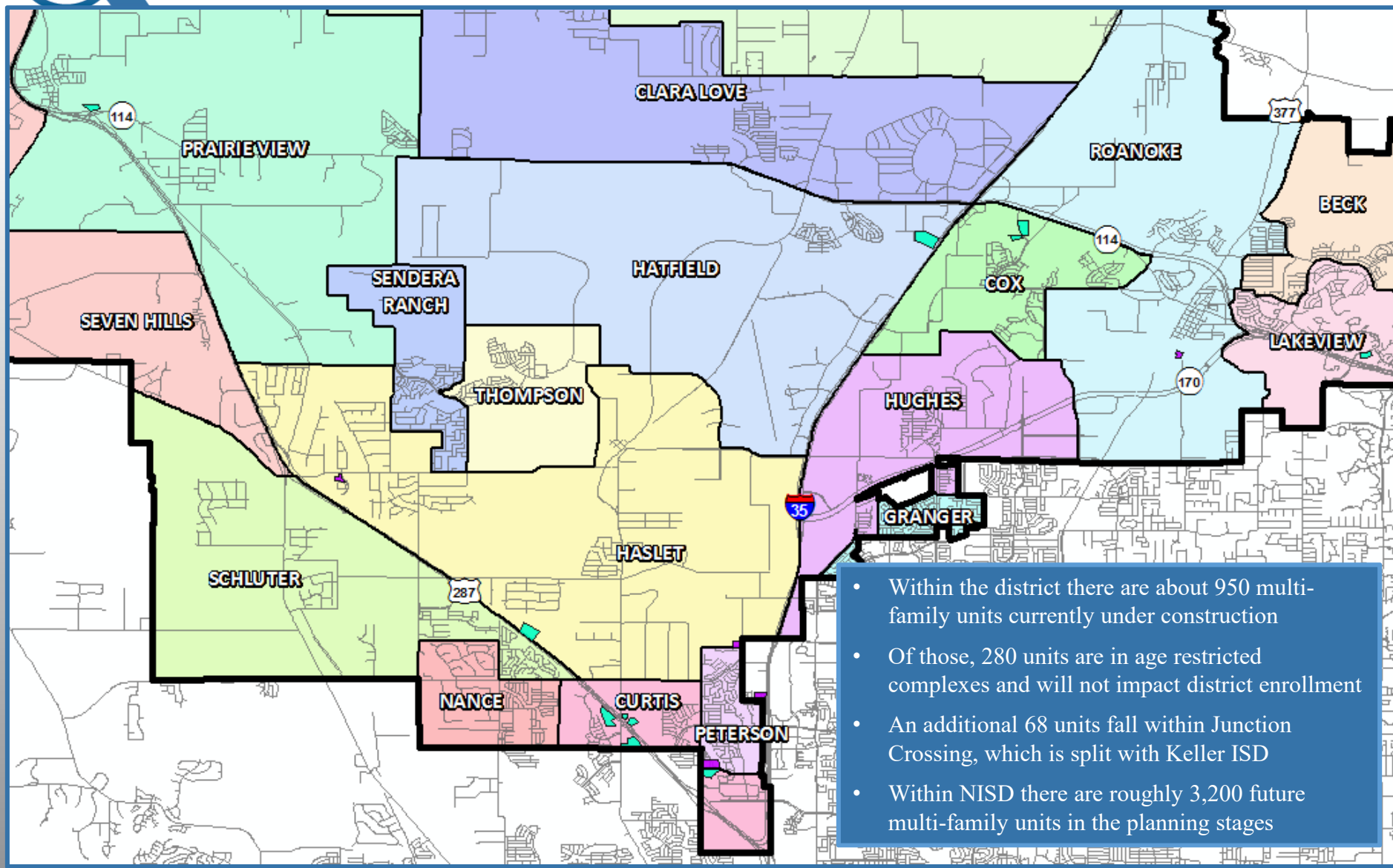
Harvest

- 3,700 total lots
- 980 total lots within NISD
- 305 futures
- 350 occupied
- 177 annual starts
- 75 starts in 1Q18
- Building 175 – 200 homes in 2018
- \$275K - \$350K





District Multi-Family Overview



- Within the district there are about 950 multi-family units currently under construction
- Of those, 280 units are in age restricted complexes and will not impact district enrollment
- An additional 68 units fall within Junction Crossing, which is split with Keller ISD
- Within NISD there are roughly 3,200 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	1,334	1,232	1,067	18,950		
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

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
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%.
- Northwest ISD is the fastest growing school district in Region 11.
- The average new home sale price within NISD is more than \$333,000 in the last 12 months.
- The district has the most 1Q new home starts in more than 10 years.
- Wellington and Timberbrook will start homebuilding in the next 6-8 weeks.
- 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.

