

*Northwest
Independent
School
District*



Quarterly
Report
4Q17

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


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (December 2017)

2.8%

101,539 new jobs
National rate 1.2%



Job Growth

**Unemployment
Rate**



U.S. 3.9%
Texas 3.7%
DFW MSA 3.1%
Fort Worth 3.3%

-0.7%

33,262

3,202 more
starts than 4Q16



**Annual
Home Starts**

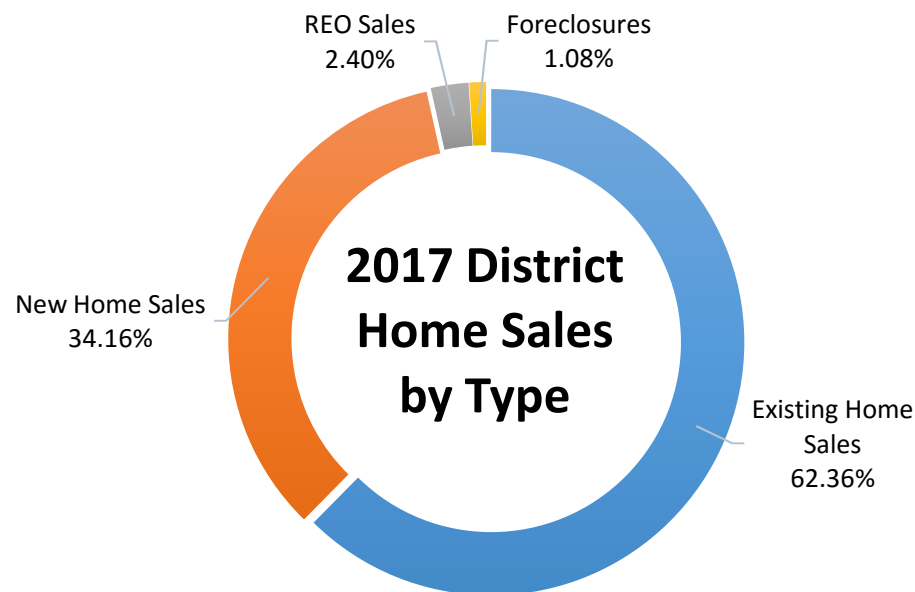


Sources: Texas Workforce Commission & Metrostudy



Northwest ISD Housing Activity

2017 Home Sales by Type



- Northwest ISD had roughly 4,830 home sales in 2017, and about 35% were new homes
- Within NISD, the average new home sale price was \$327,283
- Within NISD, the average existing home sale price was \$296,085





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,486	2,729	4,488	5,628
2	Prosper ISD	2,890	2,692	6,351	24,785
3	Denton ISD	2,037	1,883	2,613	20,065
4	Dallas ISD	2,041	1,854	1,733	7,339
5	Northwest ISD*	1,748	1,847	1,941	31,864
6	Little Elm ISD	1,473	1,258	1,227	3,436
7	Lewisville ISD	1,141	1,188	1,943	4,485
8	Rockwall ISD	968	961	1,862	8,291
9	Eagle Mt.-Saginaw ISD	1,181	925	1,377	19,265
10	McKinney ISD	788	863	1,626	8,084
11	Forney ISD	1,120	850	1,595	13,949
12	Wylie ISD	813	759	1,164	3,996
13	Mansfield ISD	654	710	1,018	6,836
14	Allen ISD	711	707	1,406	1,208
15	Midlothian ISD	768	611	1,331	19,550
16	Fort Worth ISD	587	606	824	5,034
17	Garland ISD	411	578	390	4,065
18	Crowley ISD	653	537	996	12,584
19	Waxahachie ISD	574	511	754	9,446
20	Keller ISD	372	487	708	1,746

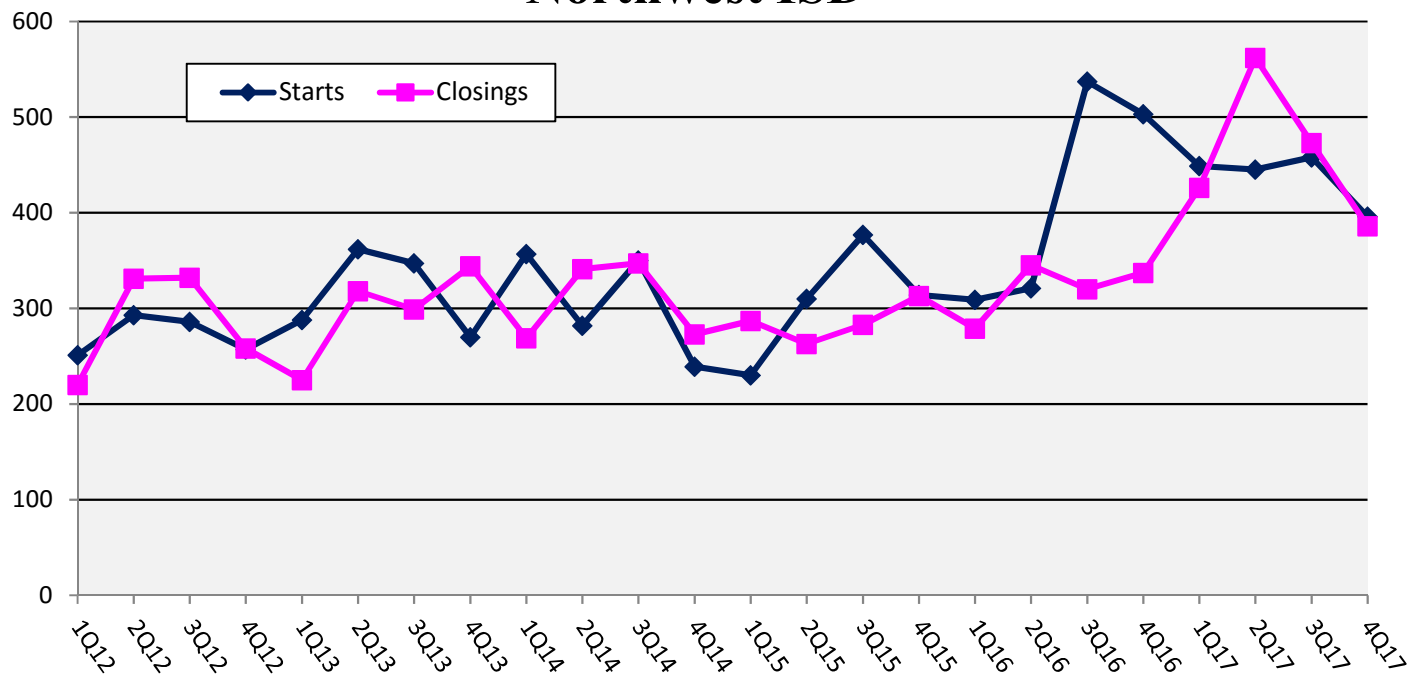
*Adjusted based on additional research by Templeton Demographics staff





New Housing Activity

Northwest ISD



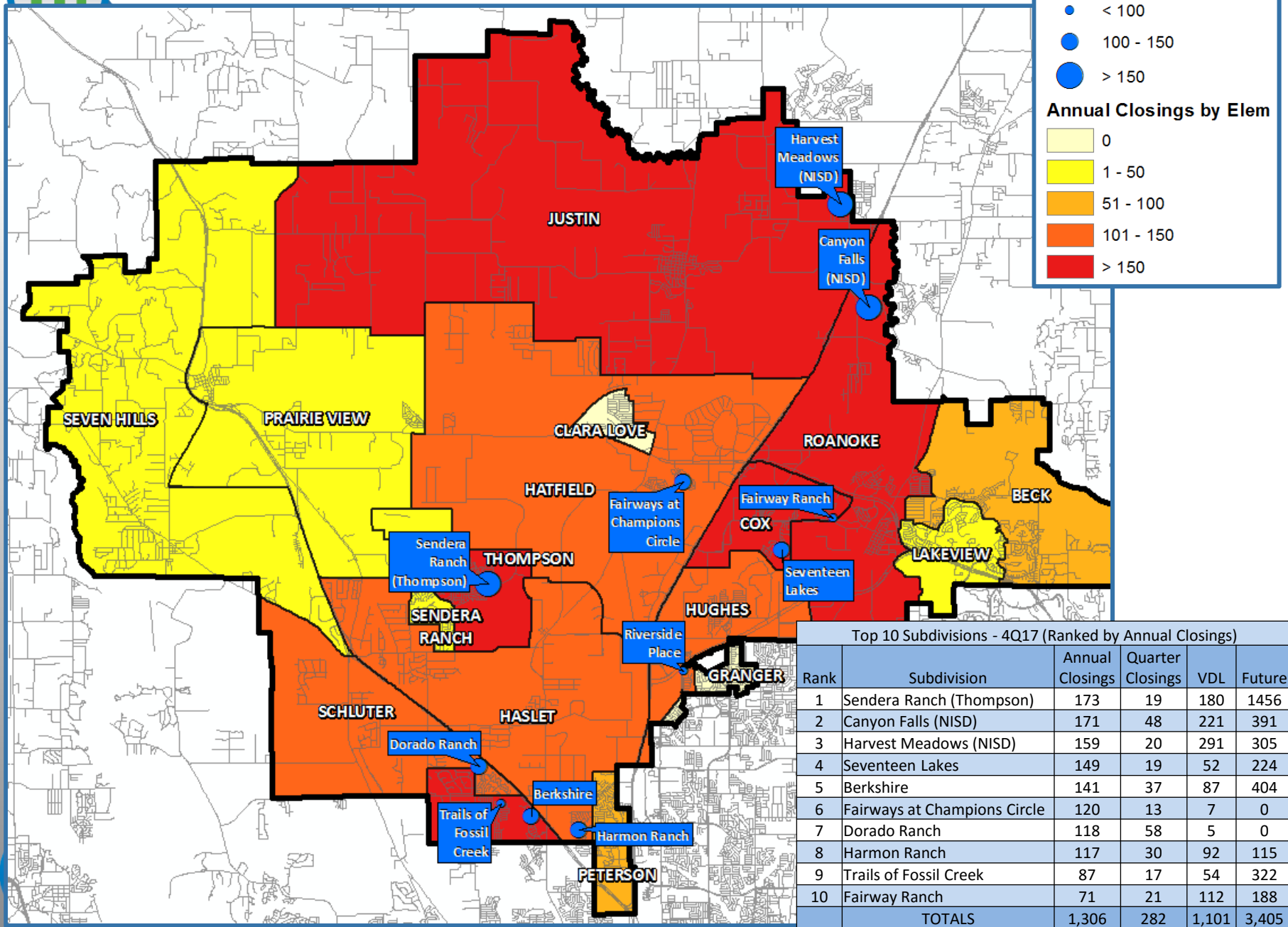
Starts	2012	2013	2014	2015	2016	2017
1Q	251	288	357	230	309	449
2Q	293	362	282	310	321	445
3Q	286	347	350	377	537	458
4Q	257	270	239	314	503	396
Total	1,087	1,267	1,228	1,231	1,670	1,748

Closings	2012	2013	2014	2015	2016	2017
1Q	220	225	269	287	279	426
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

- Northwest ISD started 1,750 new homes in 2017, the most annual starts since 2007
- The district had 386 new home closings in 4Q17, a nearly 15% rise over the previous fourth quarter
- Within NISD, there were 1,850 new home closings in 2017, the most annual closings in 10 years

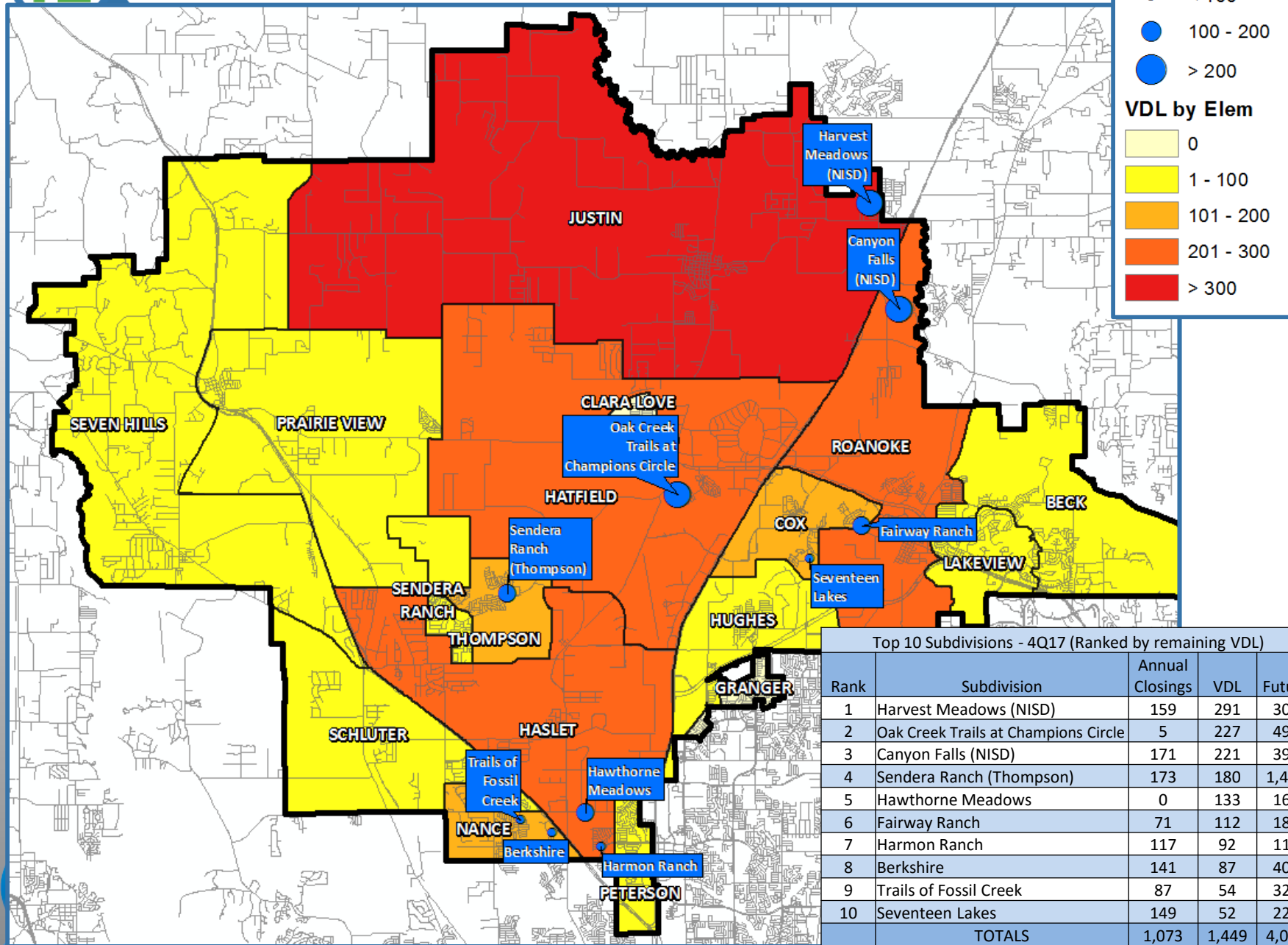


Annual Closing Distribution



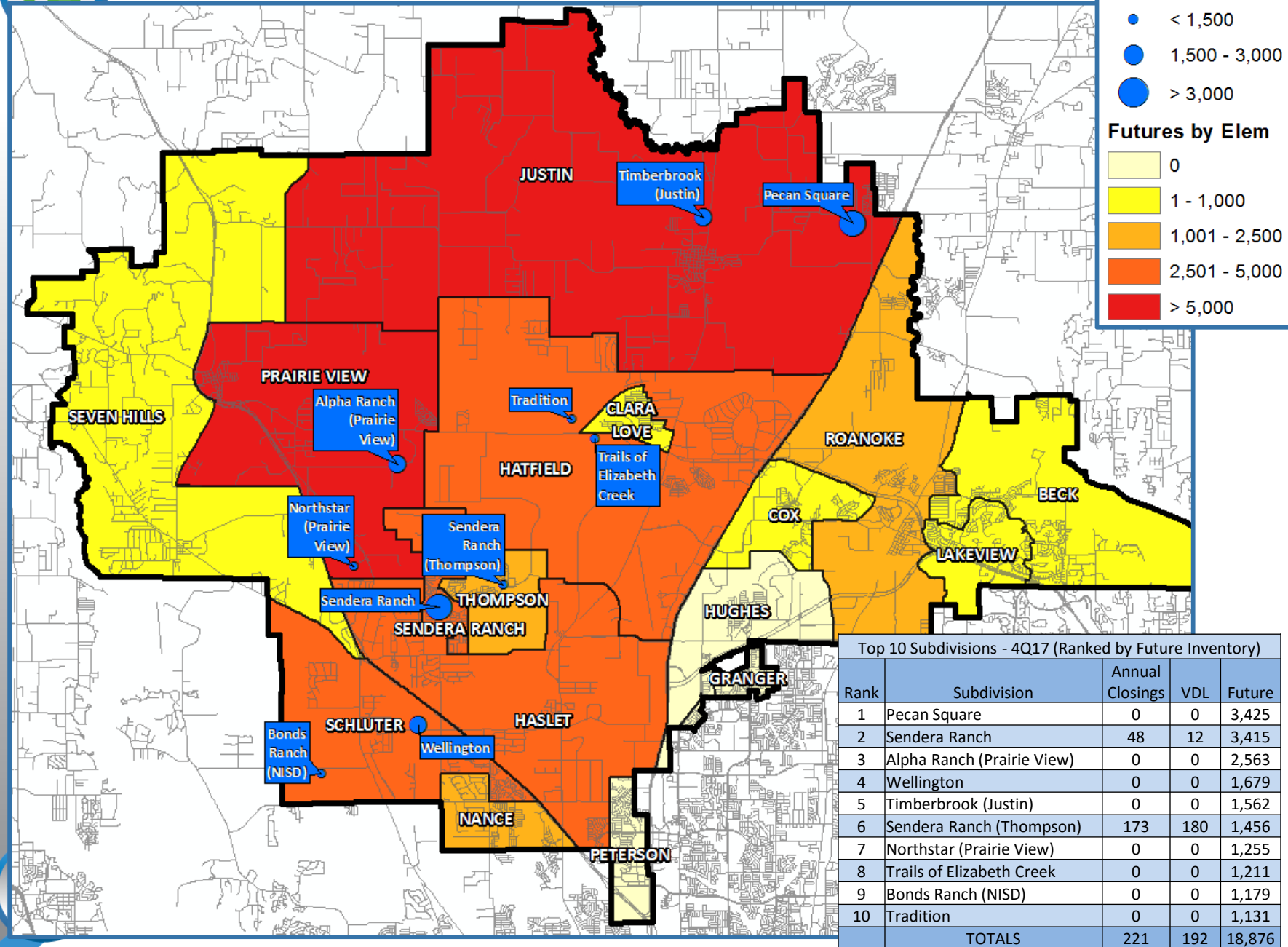


VDL Distribution





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	34	12	51	10	21	26	88	12
CLARA LOVE	0	0	0	0	0	0	0	334
COX	202	31	262	48	60	104	193	499
GRANGER	0	0	0	0	0	0	0	0
HASLET	160	55	134	36	71	101	294	3,692
HATFIELD	219	64	125	18	107	128	234	4,178
HUGHES	61	1	108	10	6	20	17	0
JUSTIN	256	55	272	50	75	119	414	6,107
LAKEVIEW	9	3	13	2	4	7	15	305
NANCE	214	55	242	54	75	124	189	1,150
PETERSON	5	5	61	0	5	7	4	0
PRAIRIE VIEW	4	0	11	0	0	0	1	5,323
ROANOKE	177	32	186	51	25	60	221	1,054
SCHLUTER	221	21	148	84	47	80	54	3,404
SENDERA RANCH	6	0	48	0	0	4	12	3,415
SEVEN HILLS	13	4	13	4	4	5	25	935
THOMPSON	167	58	173	19	67	109	180	1,456
Grand Total	1,748	396	1,847	386	567	894	1,941	31,864

Highest activity in the category

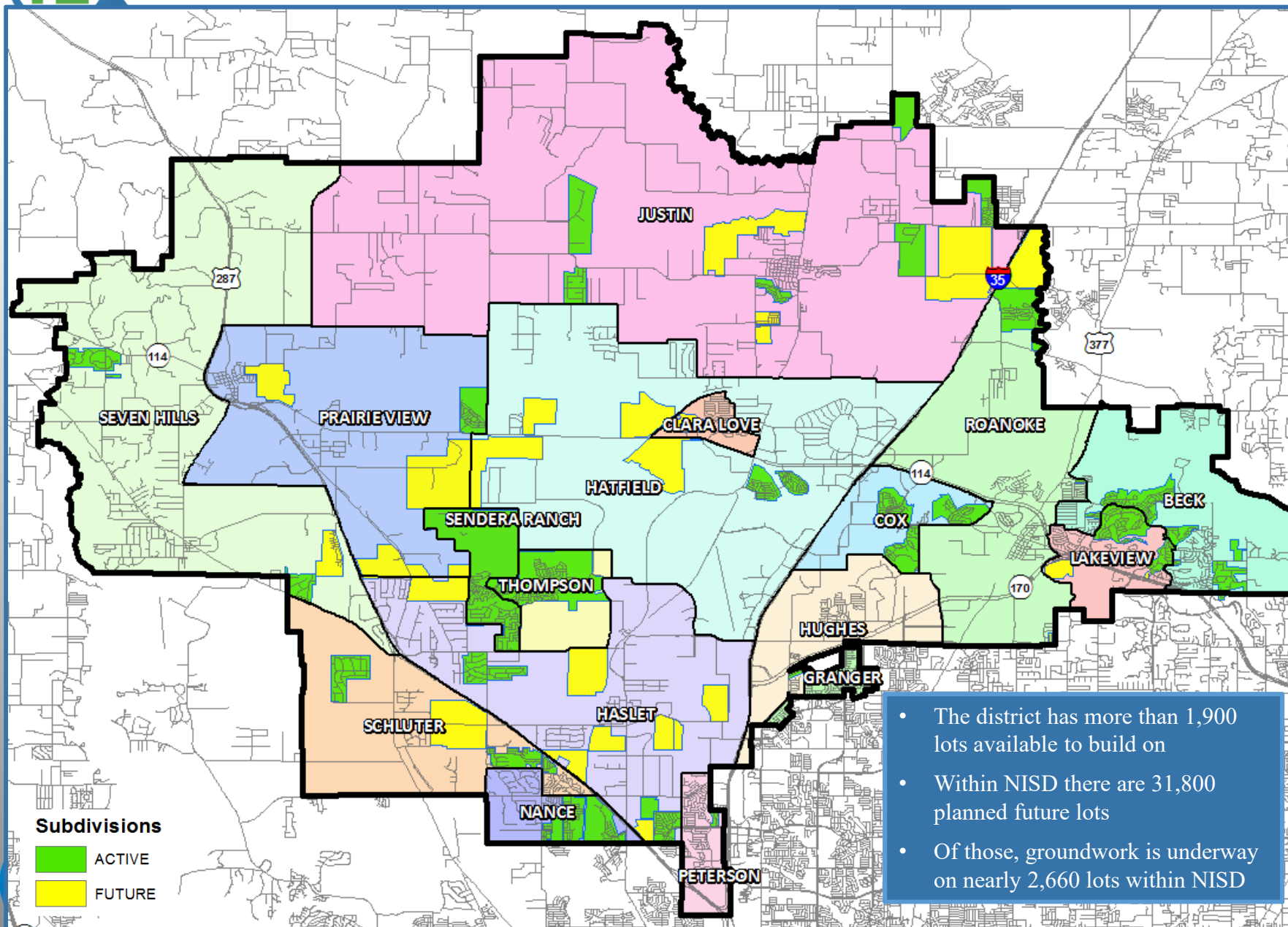
Second highest activity in the category

Third highest activity in the category





District Housing Overview



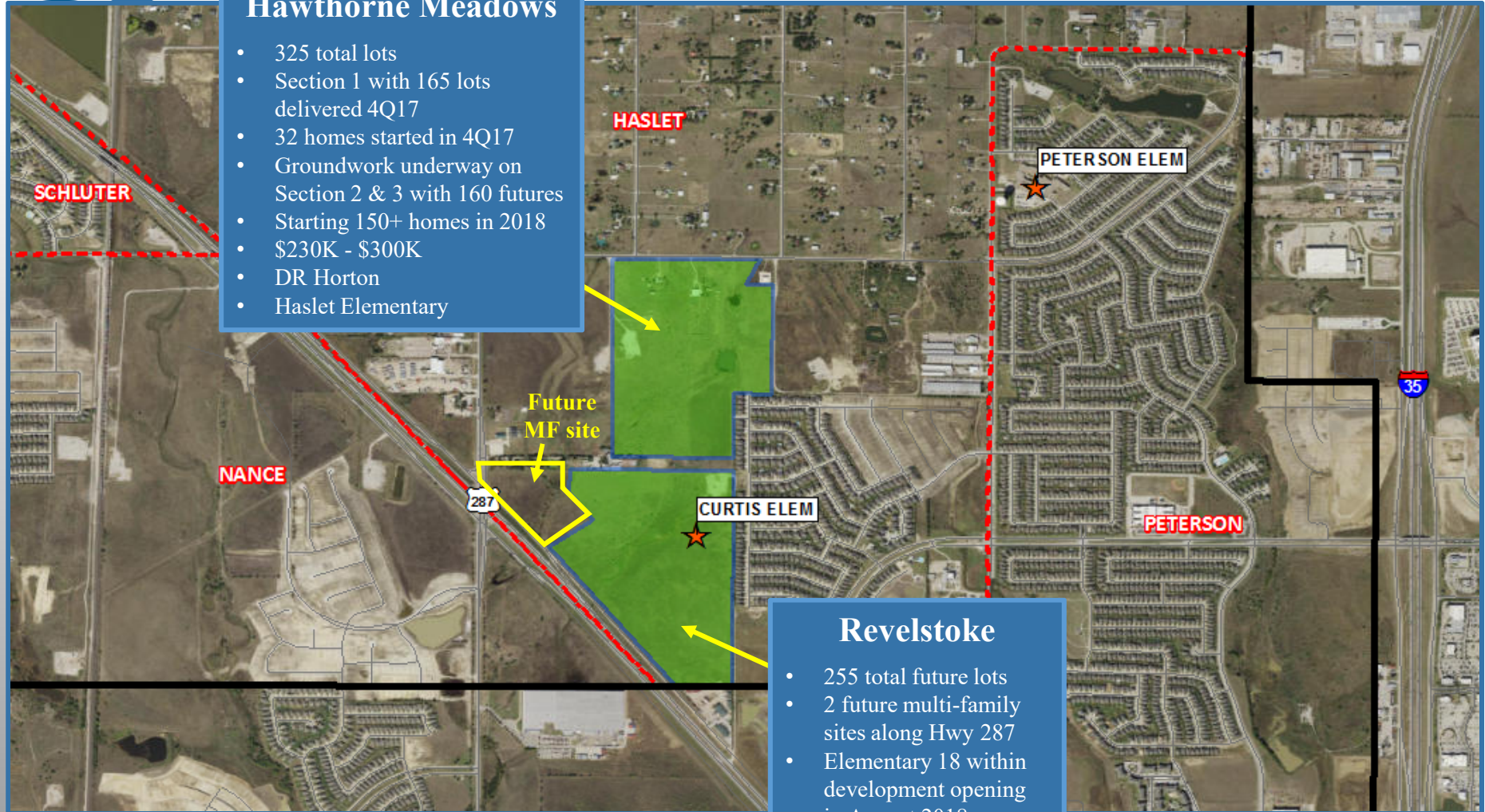
- The district has more than 1,900 lots available to build on
- Within NISD there are 31,800 planned future lots
- Of those, groundwork is underway on nearly 2,660 lots within NISD



Residential Activity

Hawthorne Meadows

- 325 total lots
- Section 1 with 165 lots delivered 4Q17
- 32 homes started in 4Q17
- Groundwork underway on Section 2 & 3 with 160 futures
- Starting 150+ homes in 2018
- \$230K - \$300K
- DR Horton
- Haslet Elementary



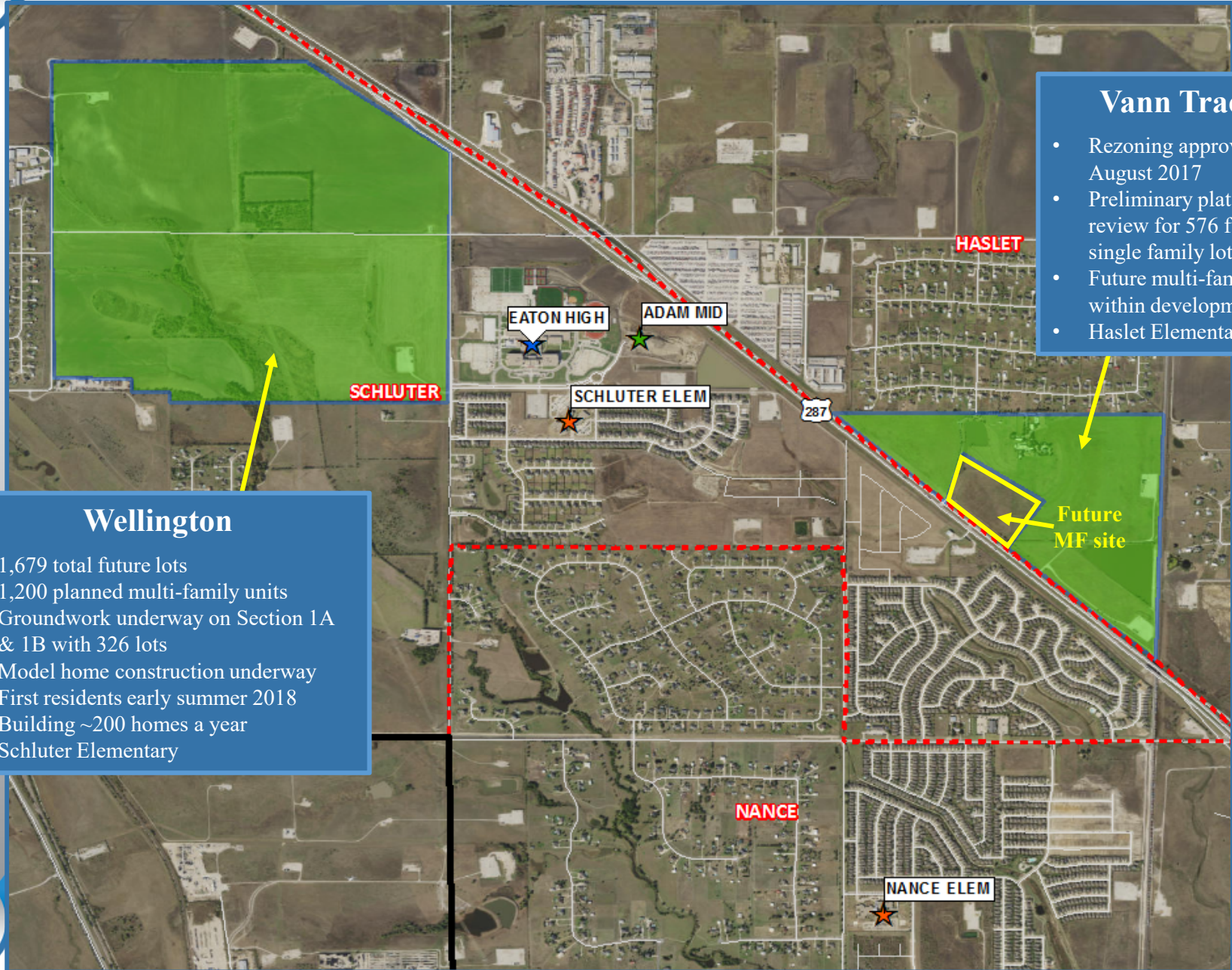
Revelstoke

- 255 total future lots
- 2 future multi-family sites along Hwy 287
- Elementary 18 within development opening in August 2018
- Groundwork underway on all 255 future lots
- Haslet Elementary





Residential Activity



Wellington

- 1,679 total future lots
- 1,200 planned multi-family units
- Groundwork underway on Section 1A & 1B with 326 lots
- Model home construction underway
- First residents early summer 2018
- Building ~200 homes a year
- Schluter Elementary

Vann Tract

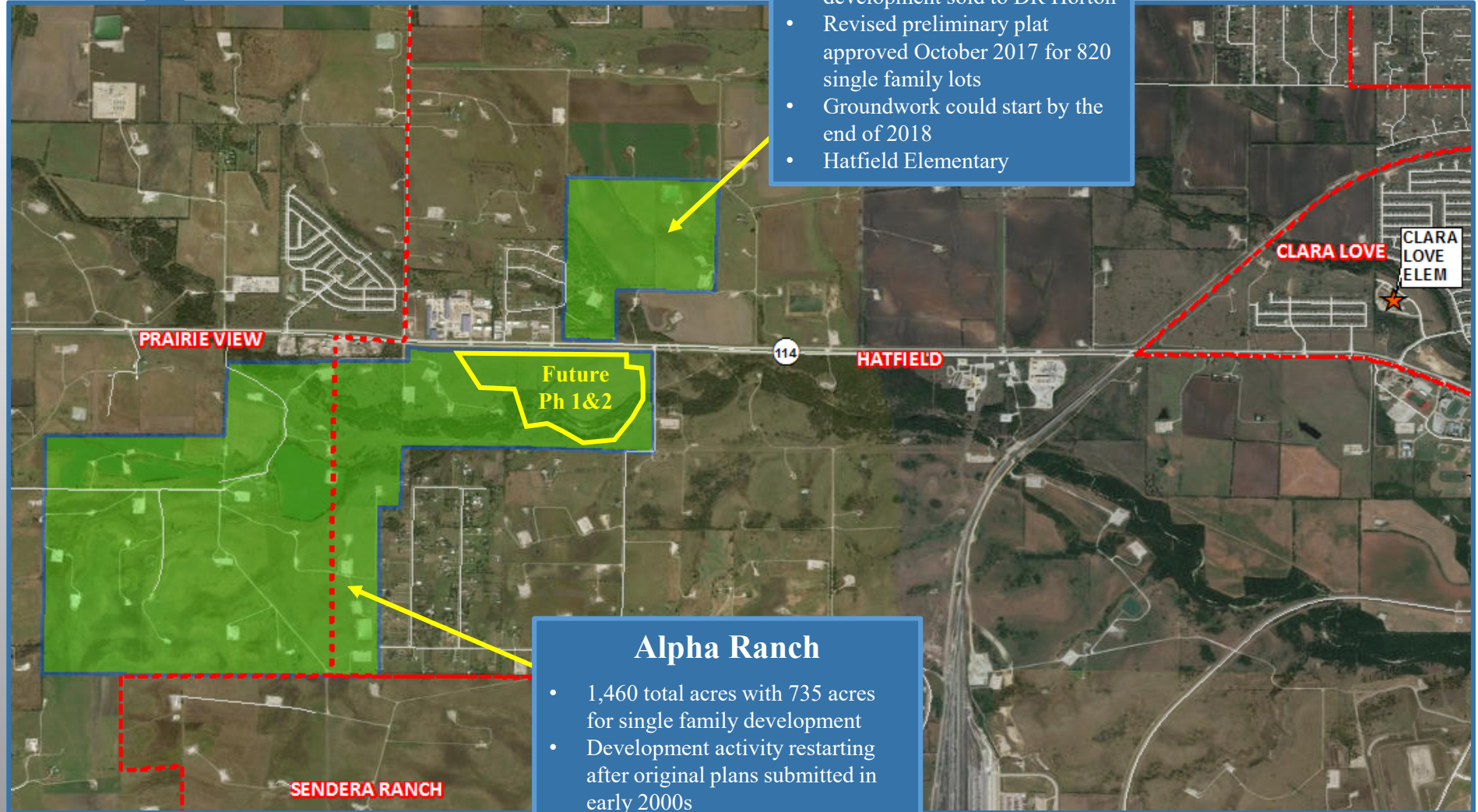
- Rezoning approved August 2017
- Preliminary plat under review for 576 future single family lots
- Future multi-family site within development
- Haslet Elementary

Future MF site





Residential Activity



Brookfield

- Former Centurion American development sold to DR Horton
- Revised preliminary plat approved October 2017 for 820 single family lots
- Groundwork could start by the end of 2018
- Hatfield Elementary

Alpha Ranch

- 1,460 total acres with 735 acres for single family development
- Development activity restarting after original plans submitted in early 2000s
- Preliminary plats for Phase 1&2 with 377 lots under review with the City of Fort Worth
- Approx. 2,940 future lots planned

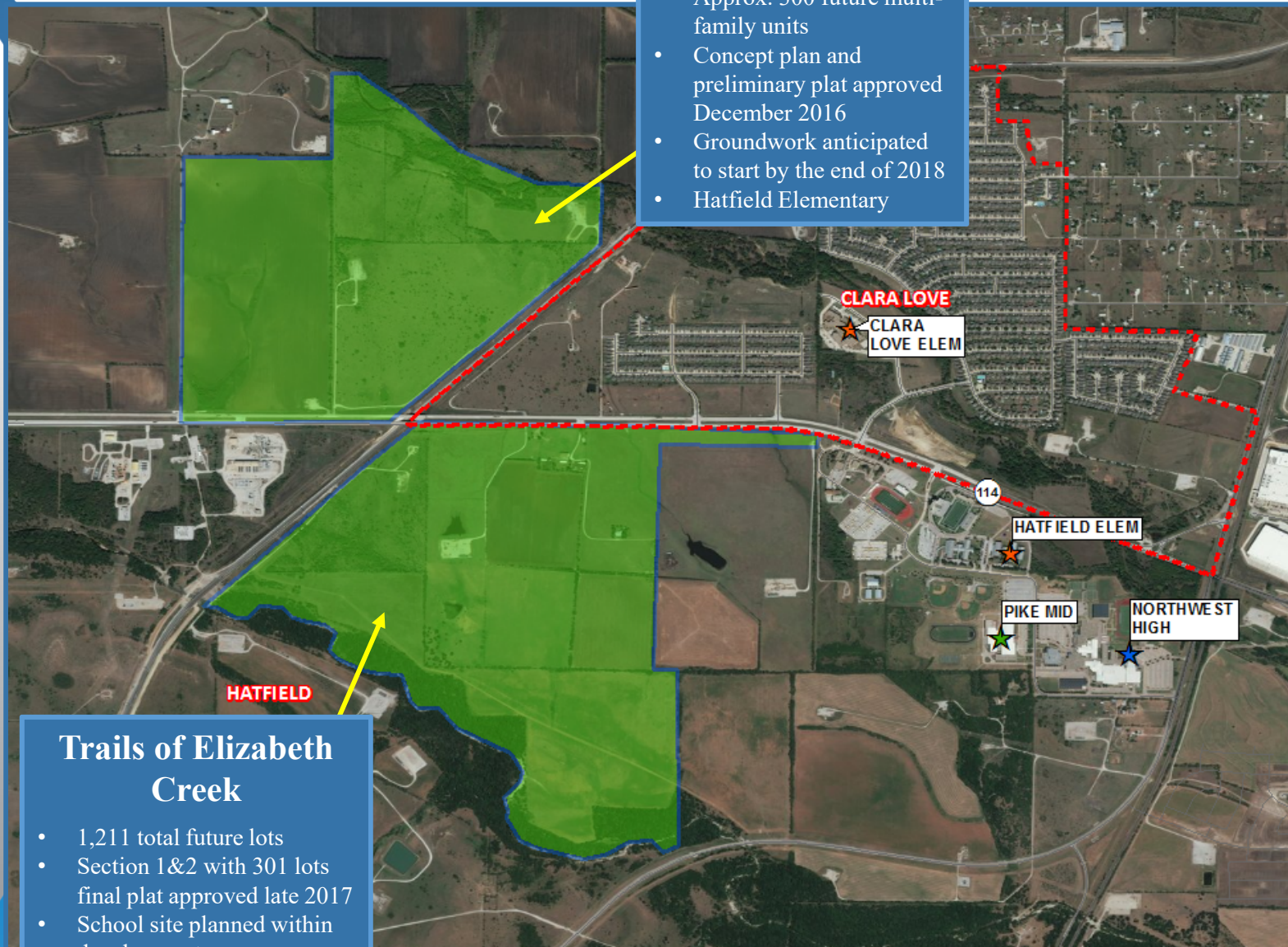




Residential Activity

Tradition

- 1,131 total future lots
- Approx. 300 future multi-family units
- Concept plan and preliminary plat approved December 2016
- Groundwork anticipated to start by the end of 2018
- Hatfield Elementary



Trails of Elizabeth Creek

- 1,211 total future lots
- Section 1&2 with 301 lots final plat approved late 2017
- School site planned within development
- DR Horton development
- Hatfield Elementary





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	435	1,834	1,870	1,827	1,798	1,916	1,931	1,946	1,887	1,860	1,961	1,758	1,678	1,570	24,271	1,137	4.9%
2019/20	435	1,928	1,980	1,993	1,948	1,918	2,038	2,014	2,030	1,978	2,057	1,923	1,674	1,564	25,480	1,209	5.0%
2020/21	435	2,009	2,082	2,110	2,124	2,093	2,054	2,130	2,099	2,131	2,190	1,996	1,835	1,569	26,857	1,377	5.4%
2021/22	435	2,104	2,172	2,217	2,246	2,266	2,230	2,153	2,220	2,200	2,351	2,130	1,901	1,711	28,336	1,479	5.5%
2022/23	435	2,191	2,269	2,309	2,354	2,387	2,409	2,335	2,254	2,302	2,425	2,281	2,029	1,775	29,755	1,419	5.0%
2023/24	435	2,281	2,371	2,402	2,441	2,492	2,523	2,520	2,432	2,348	2,538	2,339	2,174	1,880	31,176	1,421	4.8%
2024/25	435	2,377	2,470	2,505	2,536	2,578	2,639	2,647	2,619	2,521	2,588	2,462	2,229	2,017	32,623	1,447	4.6%
2025/26	435	2,475	2,581	2,610	2,634	2,678	2,728	2,768	2,732	2,725	2,776	2,507	2,355	2,069	34,073	1,450	4.4%
2026/27	435	2,571	2,684	2,734	2,749	2,777	2,834	2,868	2,858	2,831	2,994	2,688	2,415	2,184	35,622	1,549	4.5%
2027/28	435	2,683	2,791	2,850	2,880	2,900	2,945	2,979	2,962	2,963	3,108	2,904	2,588	2,242	37,230	1,608	4.5%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- NISD will reach 25,480 students by 2019
- 5 year growth = 6,621 students
- 2022/23 enrollment = 29,755 students
- 10 year growth = 14,096 students
- 2027/28 enrollment = 37,230 students





Ten Year Forecast

By Elementary Campus

Campus	Capacity	HISTORY	Current	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	844	832	855	873	887	886	888	885	888	886
Clara Love Elementary	850	657	623	615	618	620	630	654	667	681	691	700	708
Cox Elementary	850	525	620	708	797	848	889	942	960	953	957	956	957
Granger Elementary	850	935	927	923	931	942	957	961	965	966	965	967	971
Haslet Elementary	650	601	707	790	865	951	1,064	1,177	1,257	1,325	1,386	1,432	1,496
Hatfield Elementary	450	478	499	526	574	660	771	857	974	1,075	1,176	1,287	1,401
Hughes Elementary	650	612	626	662	672	702	730	757	759	756	758	762	766
Justin Elementary	650	559	584	629	701	805	902	999	1,051	1,096	1,165	1,225	1,316
Lakeview Elementary	650	579	617	622	647	656	669	682	686	687	699	714	727
Nance Elementary	650	513	563	613	677	734	797	855	911	962	994	1,026	1,053
Peterson Elementary	850	734	776	830	863	884	889	885	893	911	914	916	900
Prairie View Elementary	650	422	449	451	488	502	543	592	652	738	825	917	1,026
Roanoke Elementary	850	722	745	772	802	847	919	965	980	1,007	1,029	1,060	1,085
Sendera Ranch Elementary	650	566	564	568	584	608	630	655	730	813	907	1,037	1,196
Seven Hills Elementary	650	573	557	553	569	567	569	584	594	599	613	625	630
Schluter Elementary	850	671	717	760	825	881	932	976	1,022	1,078	1,125	1,180	1,240
Thompson Elementary	650	582	683	745	795	845	906	926	958	1,005	1,052	1,092	1,126
ELEMENTARY SCHOOL TOTALS	12,250	10,563	11,094	11,611	12,240	12,907	13,670	14,354	14,945	15,540	16,141	16,784	17,484
Elementary Absolute Growth		365	531	517	629	667	763	684	591	595	601	643	700
Elementary Percent Growth		3.58%	5.03%	4.66%	5.42%	5.45%	5.91%	5.00%	4.12%	3.98%	3.87%	3.98%	4.17%

*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	Current	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
Chisholm Trail Middle School	1,100	1,016	1,061	1,090	1,134	1,250	1,312	1,418	1,480	1,591	1,709	1,801	1,887
Gene Pike Middle School	1,100	830	936	1,009	1,060	1,120	1,187	1,278	1,361	1,481	1,587	1,707	1,819
Medlin Middle School	1,100	1,145	1,114	1,162	1,206	1,235	1,192	1,186	1,227	1,287	1,332	1,337	1,356
Tidwell Middle School	1,200	1,167	1,220	1,282	1,376	1,448	1,525	1,585	1,689	1,780	1,872	1,908	1,937
Wilson Middle School	1,200	972	1,053	1,149	1,245	1,306	1,356	1,423	1,542	1,647	1,724	1,803	1,904
MIDDLE SCHOOL TOTALS	5,700	5,130	5,384	5,692	6,021	6,359	6,572	6,890	7,299	7,786	8,224	8,556	8,903
Middle School Absolute Growth		332	254	308	329	338	213	318	409	487	438	332	347
Middle School Percent Growth		6.92%	4.95%	5.72%	5.78%	5.61%	3.35%	4.84%	5.94%	6.67%	5.63%	4.04%	4.06%
Northwest High School	2,525	2,009	1,761	1,827	1,923	2,020	2,115	2,216	2,353	2,464	2,630	2,817	2,994
Byron Nelson High School	2,400	2,553	2,524	2,581	2,601	2,722	2,881	3,026	3,148	3,230	3,295	3,456	3,625
Eaton High School	2,500	1,603	2,186	2,381	2,516	2,670	2,919	3,090	3,252	3,424	3,604	3,830	4,045
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	6,968	7,219	7,591	8,094	8,511	8,932	9,297	9,708	10,282	10,843
High School Absolute Growth		371	305	312	251	372	503	417	421	365	411	574	561
High School Percent Growth		6.20%	4.80%	4.69%	3.60%	5.15%	6.63%	5.15%	4.95%	4.09%	4.42%	5.91%	5.46%
DISTRICT TOTALS	25,825	22,044	23,134	24,271	25,480	26,857	28,336	29,755	31,176	32,623	34,073	35,622	37,230
District Absolute Growth		1,068	1,090	1,137	1,209	1,377	1,479	1,419	1,421	1,447	1,450	1,549	1,608
District Percent Growth		5.1%	4.9%	4.9%	5.0%	5.4%	5.5%	5.0%	4.8%	4.6%	4.4%	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 below 3.5%.
- Nearly 35% of district home sales are of new homes.
- The district closed roughly 1,850 new homes in 2017, a rise of almost 45% over last year.
- Hawthorne Meadows has started homebuilding at the end of 2017, and Wellington will start homes in 1Q18.
- Northwest ISD has more than 1,900 lots to build on with groundwork underway on nearly 2,660 lots.
- NISD can expect an increase of approximately 6,600 students during the next 5 years.
- 2022/23 enrollment projection: 29,755 students.
- NISD is projected to enroll 37,230 students for the 2027/28 school year.

