

*Northwest
Independent
School
District*



Quarterly
Report
2Q17

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


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (June 2017)

2.5%

88,220 new jobs
National rate 1.4%



Job Growth

Unemployment
Rate



U.S. 4.5%
Texas 4.7%
DFW MSA 4.0%
Fort Worth 4.3%

-0.3%

31,254

1,692 more
starts than
2Q16



Annual
Home Starts





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,576	2,597	4,359	6,639
2	Prosper ISD	2,808	2,399	5,432	26,728
3	Denton ISD	1,948	1,948	2,585	20,648
4	Northwest ISD*	1,908	1,681	1,640	28,971
5	Dallas ISD	1,800	1,496	2,091	6,593
6	Lewisville ISD	1,234	1,344	1,677	4,561
7	Little Elm ISD	1,137	1,057	1,532	3,646
8	Rockwall ISD	953	974	1,948	8,190
9	Wylie ISD	813	821	1,127	4,150
10	McKinney ISD	835	819	1,495	6,881
11	Eagle Mt.-Saginaw ISD	914	798	1,504	19,242
12	Keller ISD	725	791	749	1,716
13	Mansfield ISD	739	720	926	6,723
14	Crowley ISD	563	679	1,052	9,213
15	Forney ISD	810	654	1,501	13,496
16	Allen ISD	683	597	1,109	1,724
17	Garland ISD	594	569	415	4,119
18	Midlothian ISD	603	546	1,607	19,524
19	Coppell ISD	467	505	427	490
20	Waxahachie ISD	481	463	889	9,522

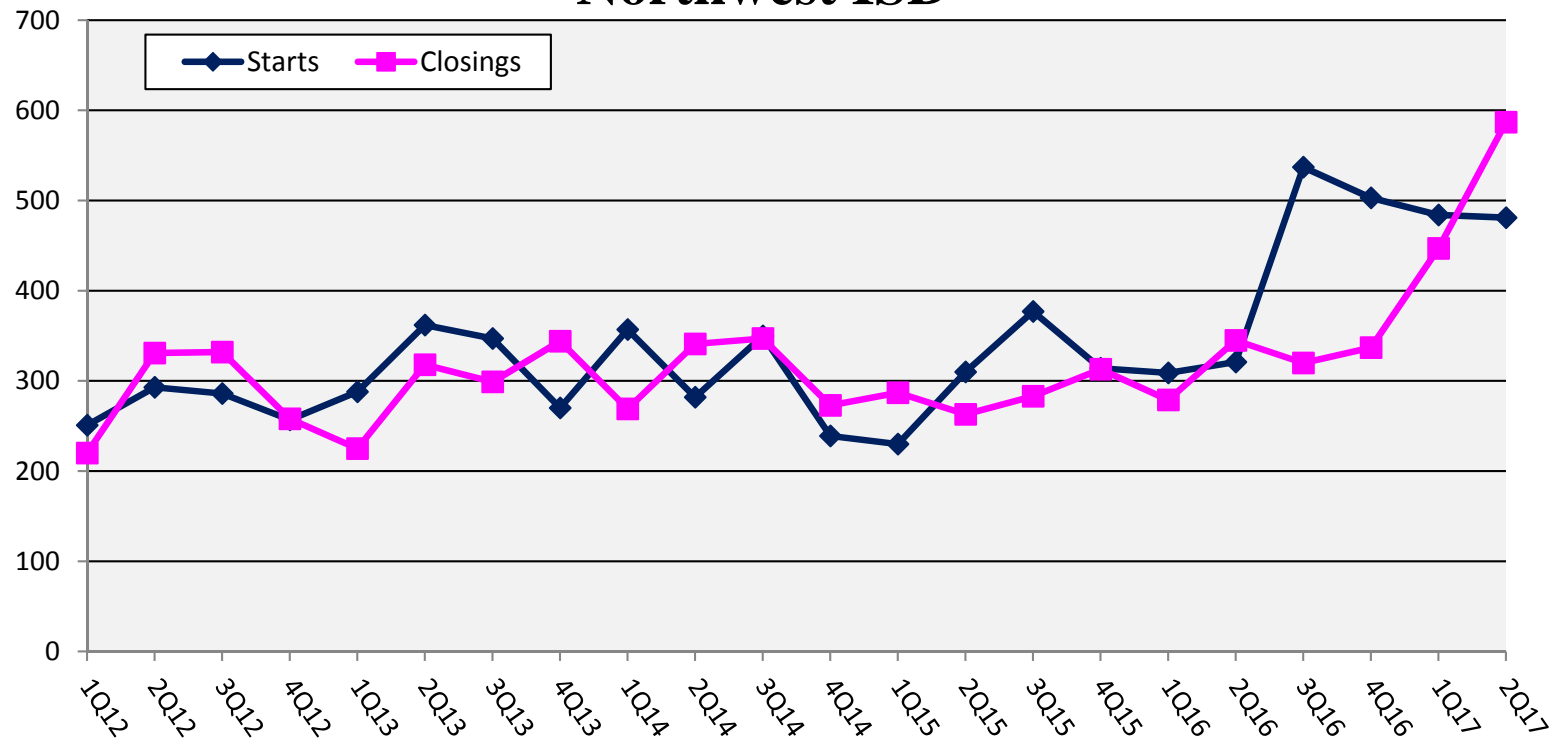
*Adjusted based on additional research by Templeton Demographics staff





New Housing Activity

Northwest ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	251	288	357	230	309	484
2Q	293	362	282	310	321	481
3Q	286	347	350	377	537	
4Q	257	270	239	314	503	
Total	1,087	1,267	1,228	1,231	1,670	965

Closings	2012	2013	2014	2015	2016	2017
1Q	220	225	269	287	279	447
2Q	331	318	341	263	345	587
3Q	332	299	347	283	320	
4Q	258	344	273	313	337	
Total	1,141	1,186	1,230	1,146	1,281	1,034

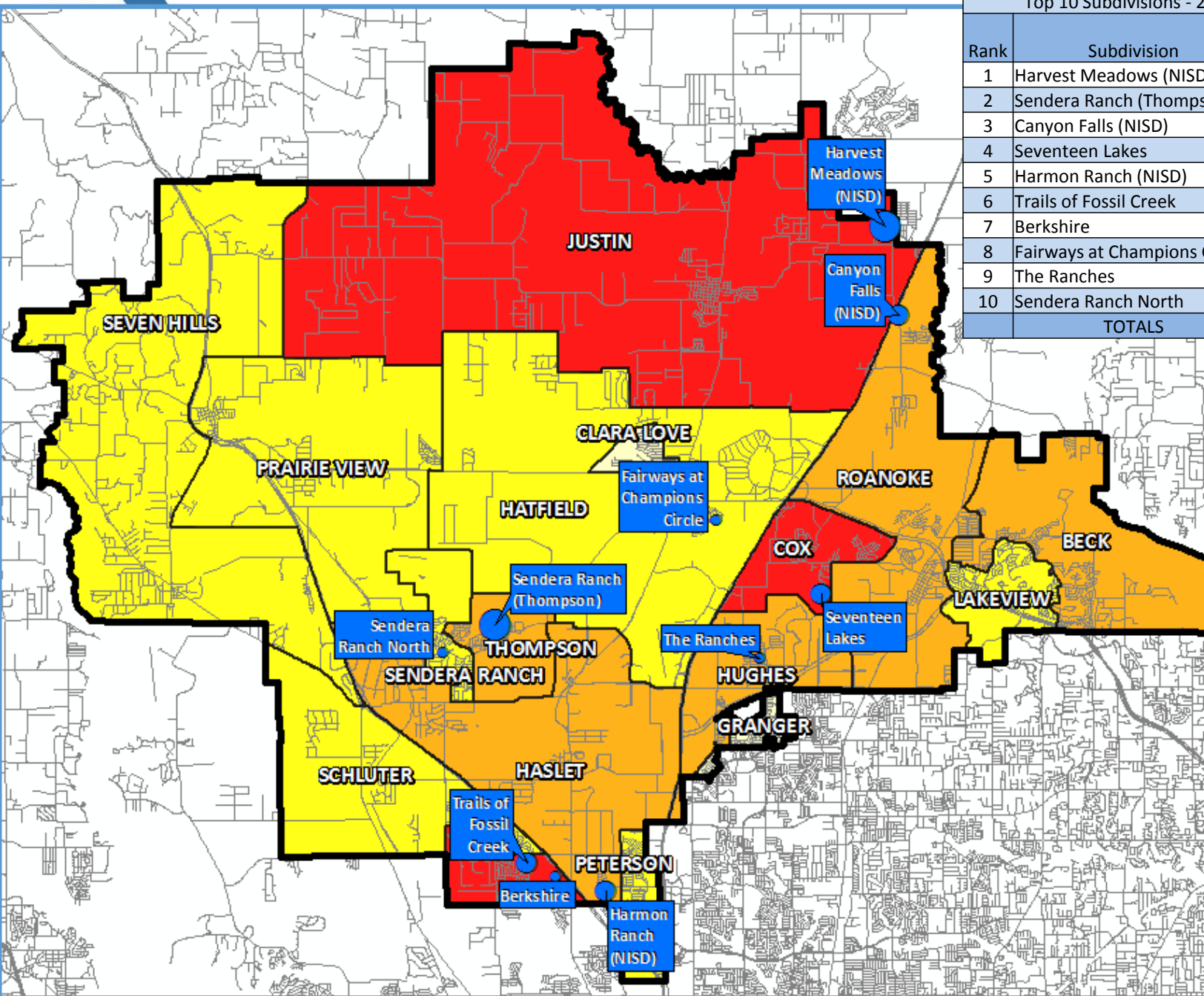
- Northwest ISD started more than 480 new homes for the 4th straight quarter
- The district closed more than 580 new homes in 2Q17, the most 2nd quarter starts since 2007
- New home inventory is at 6.6 month's supply, with 555 homes under construction



Annual Closing Distribution 2Q17

Top 10 Subdivisions - 2Q17 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Harvest Meadows (NISD)	162	73	50	311
2	Sendera Ranch (Thompson)	160	80	89	2596
3	Canyon Falls (NISD)	143	41	153	543
4	Seventeen Lakes	121	42	79	227
5	Harmon Ranch (NISD)	118	29	40	210
6	Trails of Fossil Creek	102	25	96	322
7	Berkshire	99	47	139	461
8	Fairways at Champions Circle	72	69	13	0
9	The Ranches	69	20	1	0
10	Sendera Ranch North	65	8	12	3415
TOTALS		1,111	434	672	8,085



Annual Closings by Sub

- < 100
- 100 - 150
- > 150

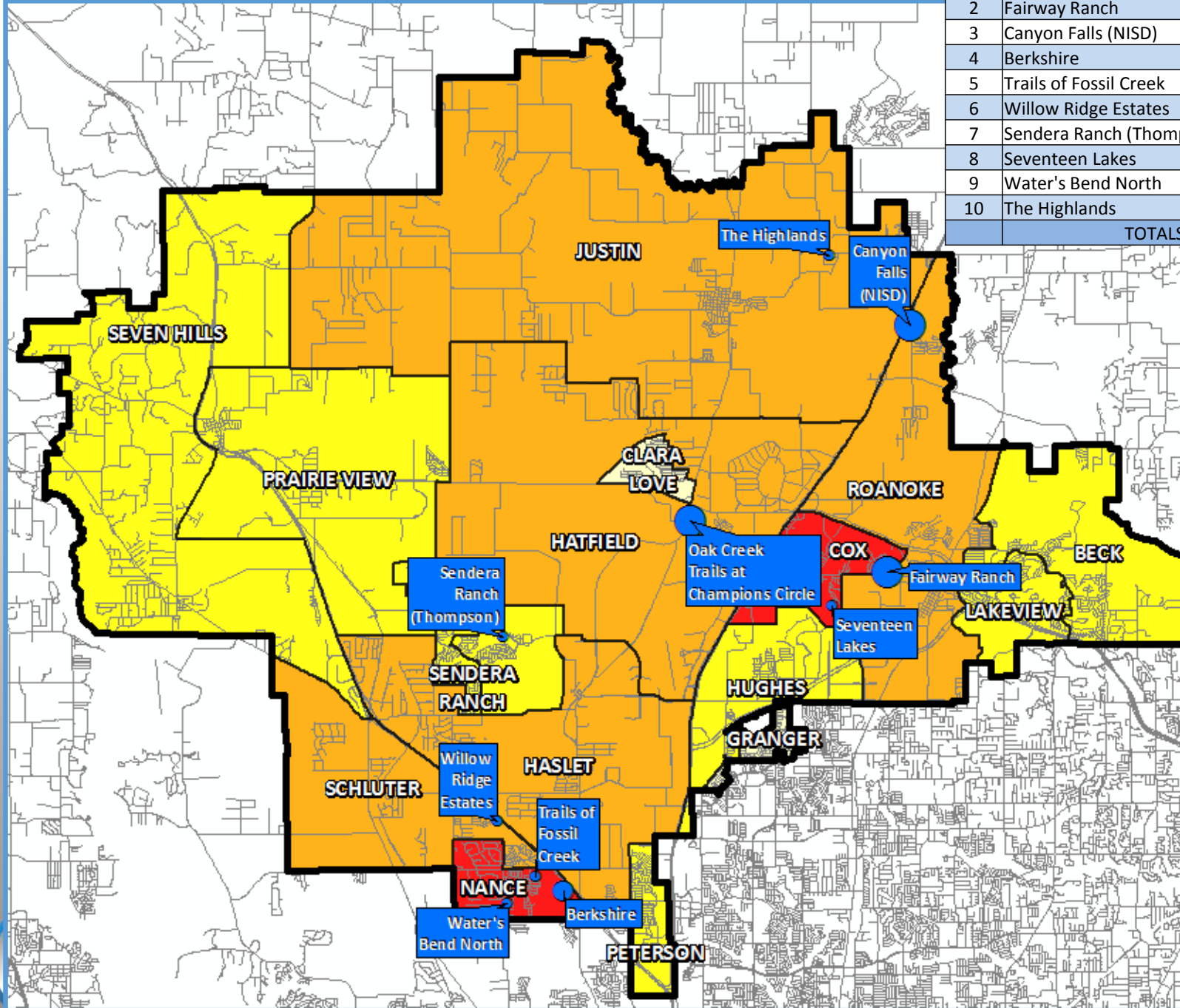
Annual Closings by Elem Zone

- 0
- 1 - 100
- 101 - 200
- > 200



VDL Distribution

Top 10 Subdivisions - 2Q17 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Oak Creek Trails at Champions Circle	0	181	635
2	Fairway Ranch	60	159	165
3	Canyon Falls (NISD)	143	153	543
4	Berkshire	99	139	461
5	Trails of Fossil Creek	102	96	322
6	Willow Ridge Estates	13	96	328
7	Sendera Ranch (Thompson)	160	89	2,596
8	Seventeen Lakes	121	79	227
9	Water's Bend North	13	79	313
10	The Highlands	4	58	163
TOTALS		715	1,129	5,753



VDL

- < 100
- 100 - 150
- > 150

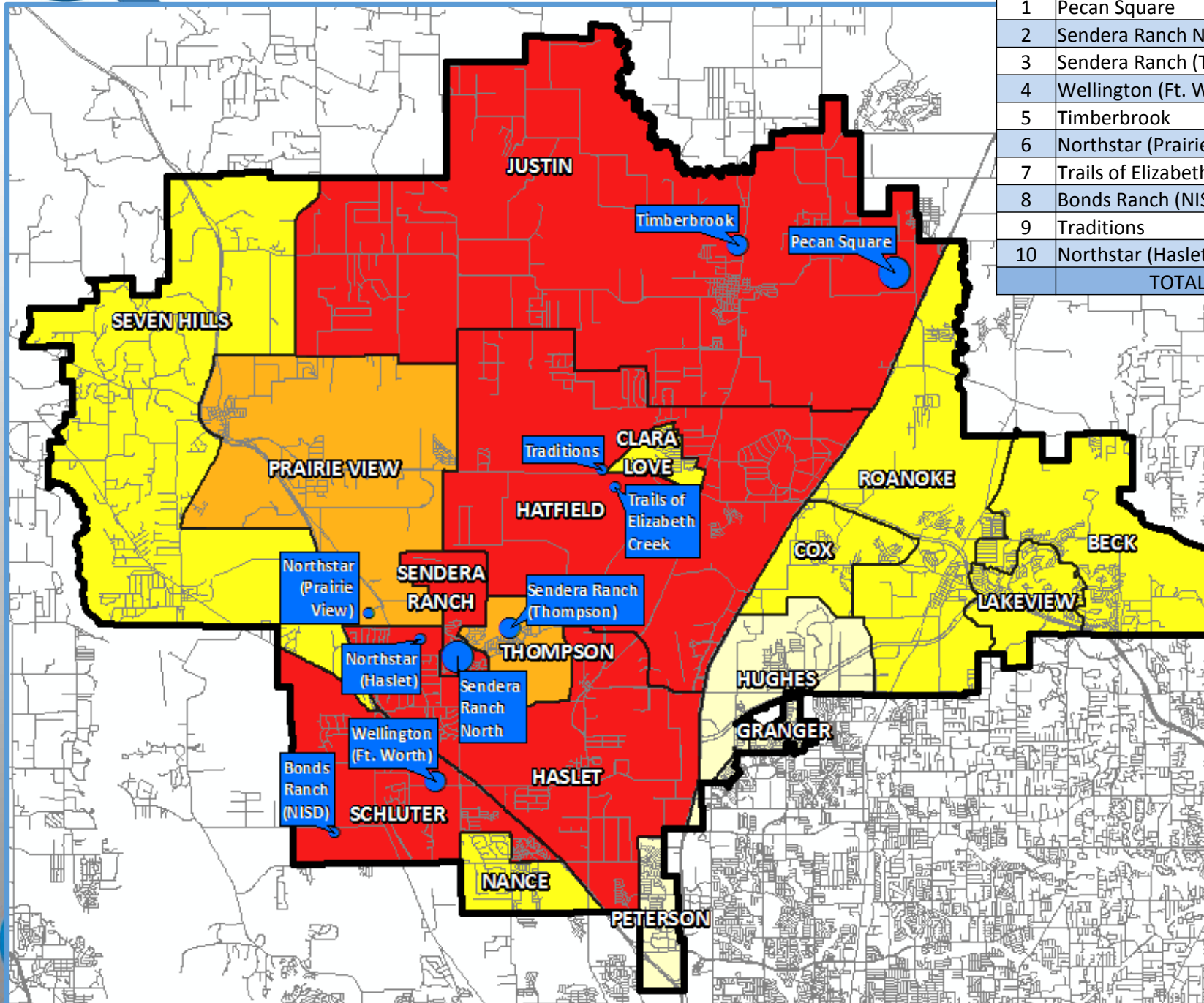
VDL by Elem Zone

- 0
- 1 - 100
- 101 - 200
- > 200



Futures Distribution

Top 10 Subdivisions - 2Q17 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Pecan Square	0	3,425
2	Sendera Ranch North	12	3,415
3	Sendera Ranch (Thompson)	89	2,596
4	Wellington (Ft. Worth)	0	1,622
5	Timberbrook	0	1,561
6	Northstar (Prairie View)	0	1,255
7	Trails of Elizabeth Creek	0	1,211
8	Bonds Ranch (NISD)	0	1,179
9	Traditions	0	1,131
10	Northstar (Haslet)	0	897
TOTALS		101	18,370



Futures

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


Futures by Elem Zone

- 0
- 1 - 1,500
- 1,501 - 3,000
- > 3,000



Housing Activity by Elementary Zone

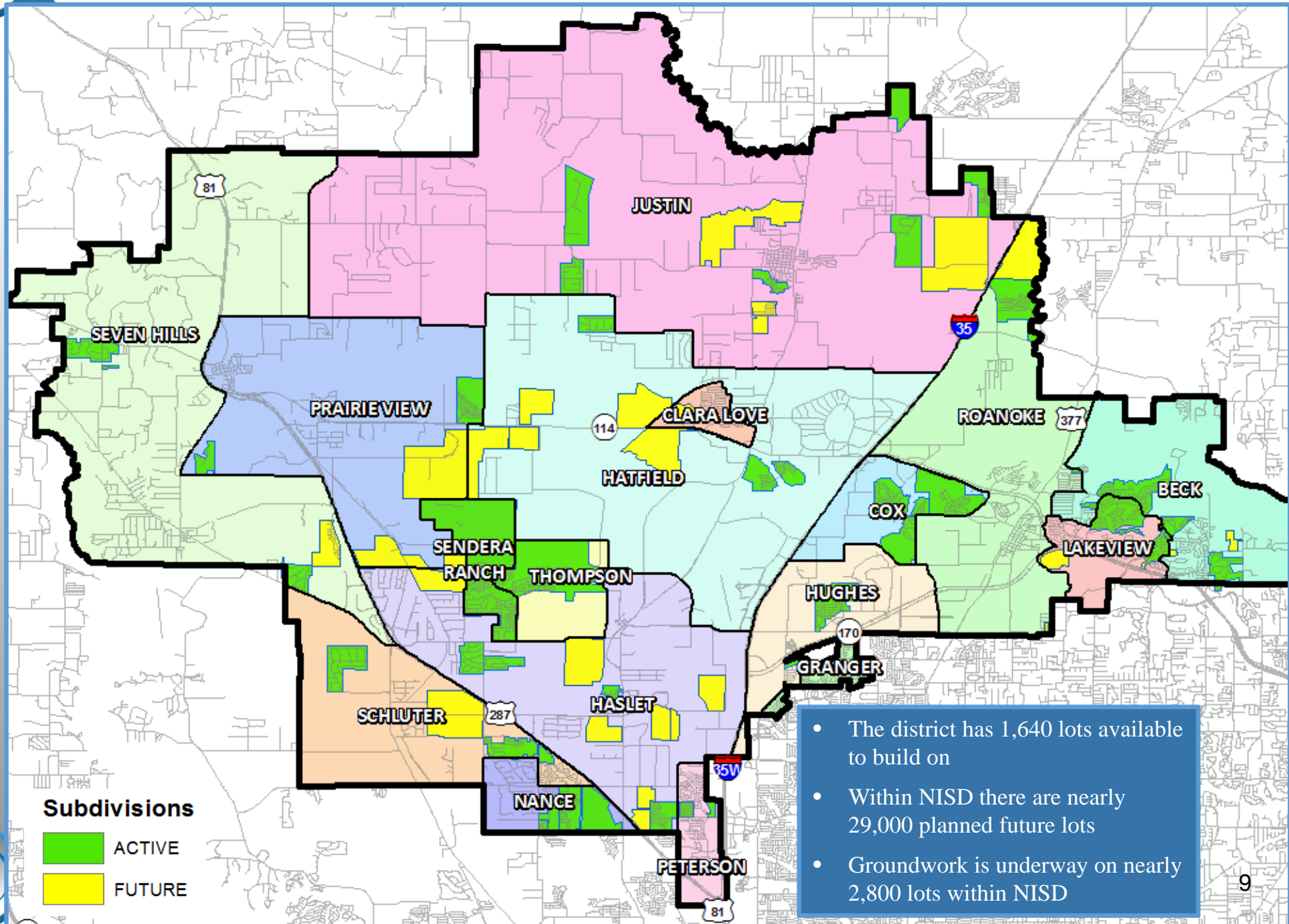
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	37	4	102	9	10	20	43	69
CLARA LOVE	0	0	0	0	0	0	0	334
COX	286	61	229	76	78	134	276	479
GRANGER	0	0	0	0	0	0	0	0
HASLET	146	33	137	35	50	70	129	3,055
HATFIELD	129	33	72	69	46	57	194	4,306
HUGHES	120	18	129	54	19	40	29	0
JUSTIN	275	66	272	97	76	125	183	6,090
LAKEVIEW	8	0	17	3	5	8	19	315
NANCE	256	62	216	78	59	99	315	1,207
PETERSON	68	0	64	26	0	8	9	0
PRAIRIE VIEW	11	3	15	0	3	5	1	2,046
ROANOKE	176	49	173	44	55	85	153	1,083
SCHLUTER	129	88	18	1	116	127	154	3,276
SENDERA RANCH	68	0	65	8	1	7	12	3,415
SEVEN HILLS	9	1	12	2	4	6	34	700
THOMPSON	190	21	160	80	33	48	89	2,596
Grand Total	1,908	439	1,681	582	555	839	1,640	28,971

 Highest activity in the category

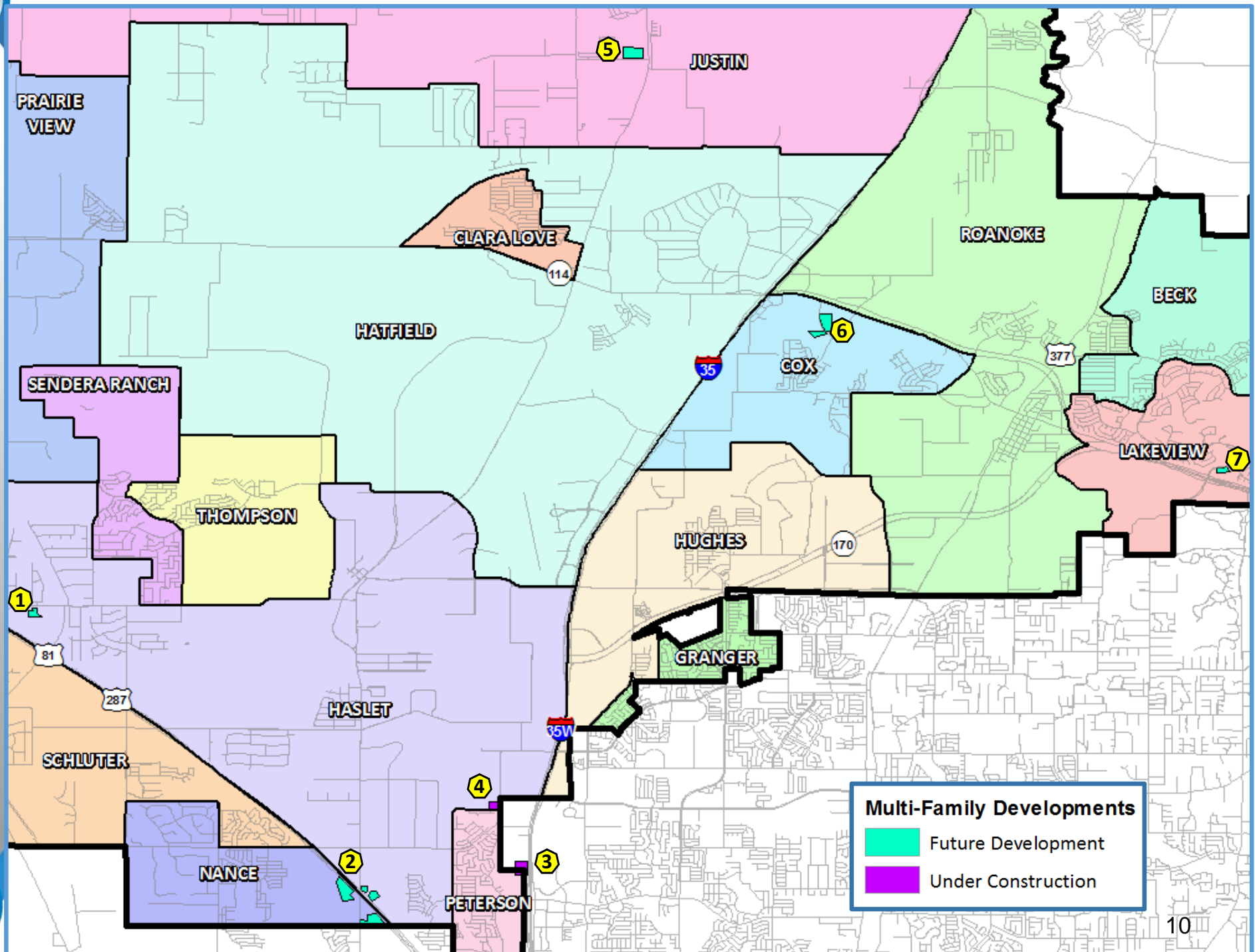
 Second highest activity in the category

 Third highest activity in the category

District Housing Overview



Multi-Family Housing Overview





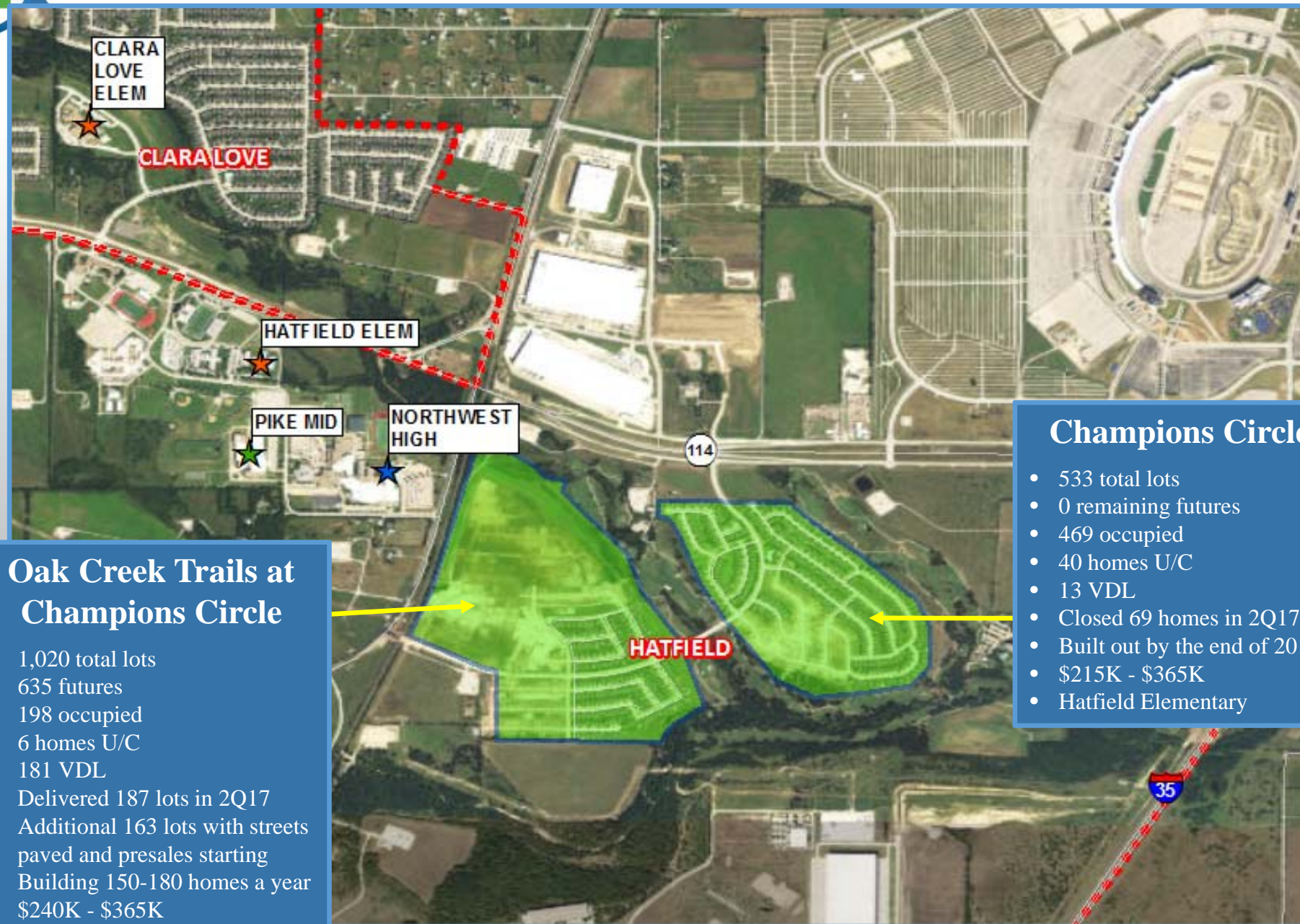
Multi-Family Housing Overview

	Apartment	Units	Tax-Credit	Status	Impact	Elementary Zone
1	Avondale Farms Senior	121	Yes	Apartment for Elderly Preference under construction	None	Haslet
2	Revelstoke and Berkshire MF Sites	~850	N/A	48 acres zoned future Multi-family, no plans at this time	2019 +	Haslet/Nance
3	Junction Crossing	277	No	Under construction; Split between KISD and NISD	Spring 2018	Peterson/KISD
4	Harmon Senior Villas	160	Yes	Tax Credit Apartment for Elderly Preference under construction	None	Haslet
5	Villages at Reatta	300	No	Site plan under review, construction starting by end of 2017	Spring 2019	Justin
6	Chadwick Farms Phase 2&3	437	No	Phase 2 with 188 future units plat submitted	Late 2018	Cox
7	The Byron at Trophy Club	250	No	Initial ground clearing started	2019	Lakeview

- Northwest ISD has 1,545 planned multi-family units coming online in the next 2-3 years
- Of those, 281 units are marketed to seniors and 1,260 units are in market-rate complexes
- Vera Presidio with 312 units has opened and will impact the 2017/18 school year in Peterson Elementary



Residential Activity



Oak Creek Trails at Champions Circle

- 1,020 total lots
- 635 futures
- 198 occupied
- 6 homes U/C
- 181 VDL
- Delivered 187 lots in 2Q17
- Additional 163 lots with streets paved and presales starting
- Building 150-180 homes a year
- \$240K - \$365K
- Hatfield Elementary

Champions Circle

- 533 total lots
- 0 remaining futures
- 469 occupied
- 40 homes U/C
- 13 VDL
- Closed 69 homes in 2Q17
- Built out by the end of 2017
- \$215K - \$365K
- Hatfield Elementary



Residential Activity

Tradition

- 1,131 total future lots
- Approx. 300 future MF units planned
- Preliminary plat approved Dec 2016
- First homes expected mid to late 2019
- Future elementary school site in development
- Hatfield Elementary

Preliminary plat approved
Oct 2016 for 217 future
lots in River's Edge
No movement at this time

CLARA LOVE

CLARA
LOVE ELEM

HATFIELD ELEM

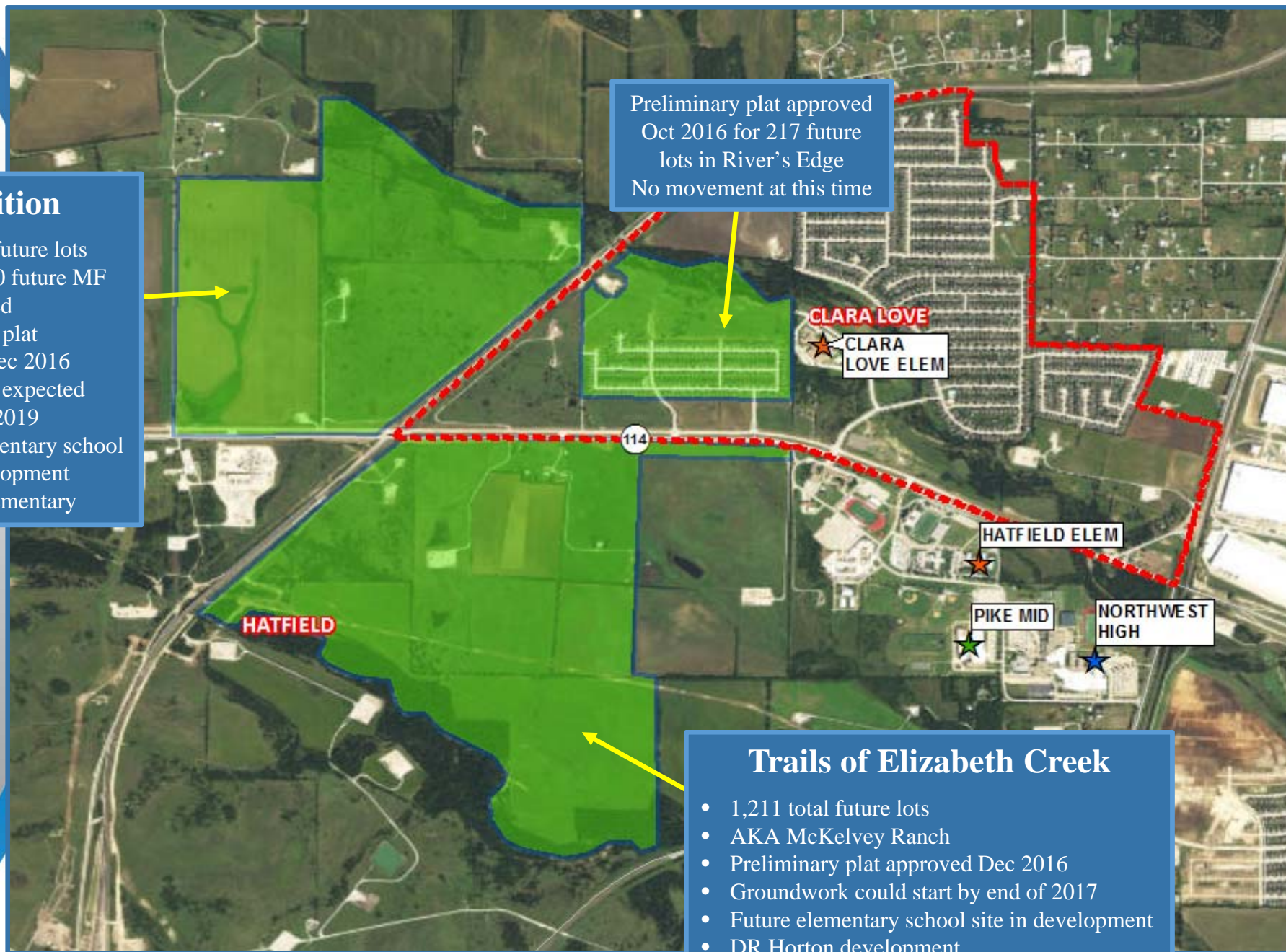
PIKE MID

NORTHWEST
HIGH

HATFIELD

Trails of Elizabeth Creek

- 1,211 total future lots
- AKA McKelvey Ranch
- Preliminary plat approved Dec 2016
- Groundwork could start by end of 2017
- Future elementary school site in development
- DR Horton development
- Hatfield Elementary





Residential Activity

Hawthorne Meadows

- 276 total future lots
- Groundwork underway on Phases 1&2 with 190 lots
- Homes starting by Oct 2017
- DR Horton development
- Haslet Elementary



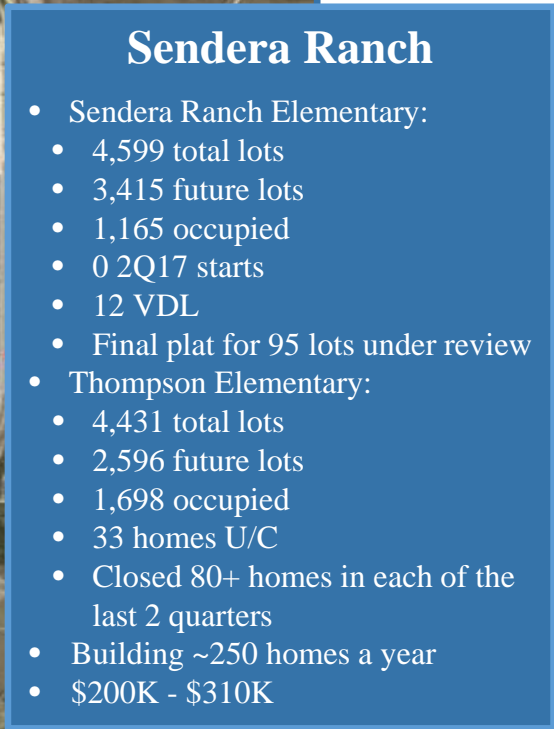
Berkshire

- 760 total lots
- 461 future lots
- 99 homes occupied
- 33 U/C
- 139 VDL
- Building 125 – 150 homes a year
- Approx. 20 acres for future MF site
- \$275K - \$415K
- Nance Elementary

Revelstoke

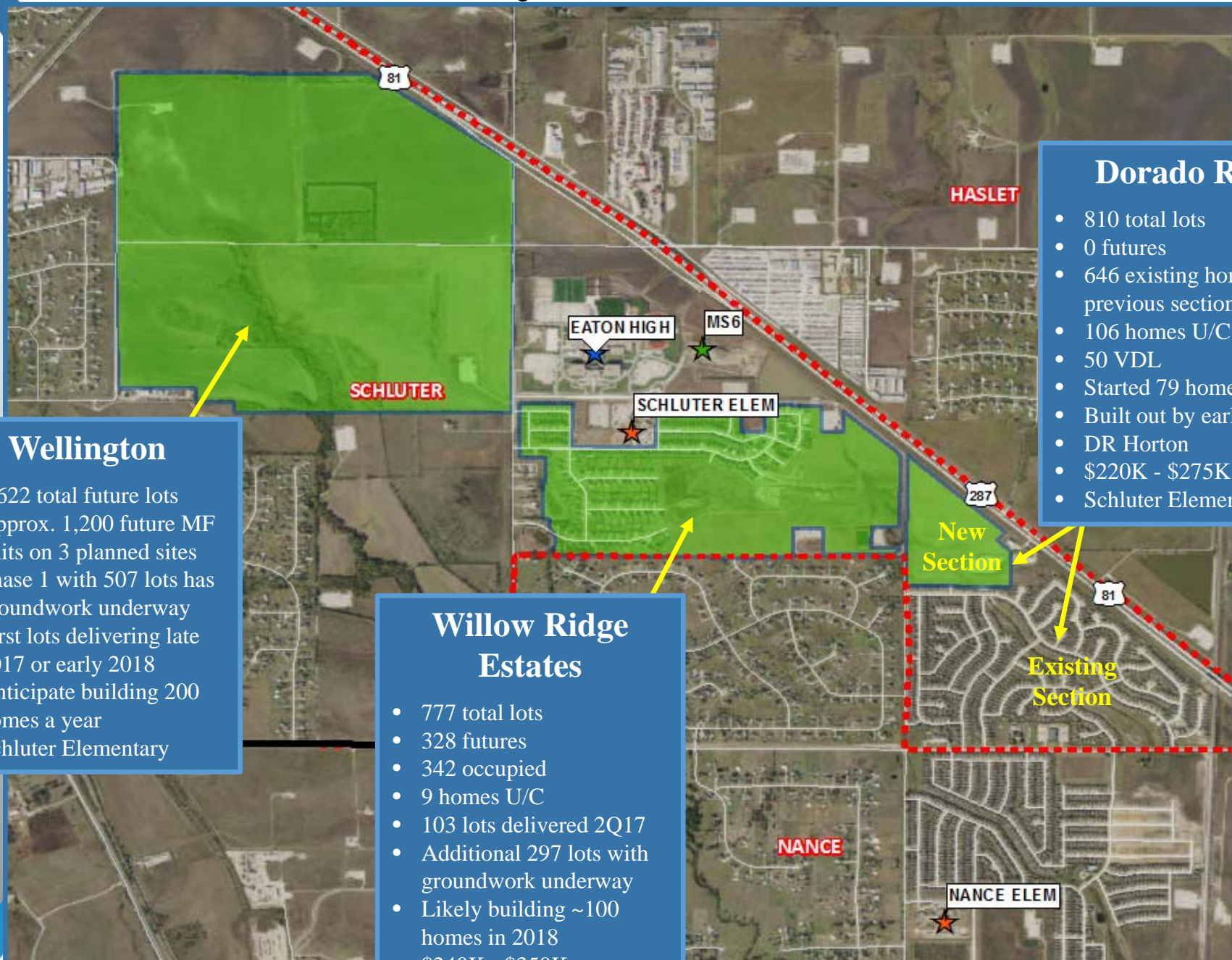
- 255 total future lots
- Preliminary plat revised from 339 future lots to 255 with the addition of a future school site
- Groundwork underway on Phase 1 with 87 lots
- DR Horton development
- Haslet Elementary







Residential Activity



Wellington

- 1,622 total future lots
- Approx. 1,200 future MF units on 3 planned sites
- Phase 1 with 507 lots has groundwork underway
- First lots delivering late 2017 or early 2018
- Anticipate building 200 homes a year
- Schluter Elementary

Willow Ridge Estates

- 777 total lots
- 328 futures
- 342 occupied
- 9 homes U/C
- 103 lots delivered 2Q17
- Additional 297 lots with groundwork underway
- Likely building ~100 homes in 2018
- \$240K - \$350K
- Schluter Elementary

Dorado Ranch

- 810 total lots
- 0 futures
- 646 existing homes in previous section
- 106 homes U/C
- 50 VDL
- Started 79 homes in 2Q17
- Built out by early 2018
- DR Horton
- \$220K - \$275K
- Schluter Elementary



Residential Activity

Pecan Square

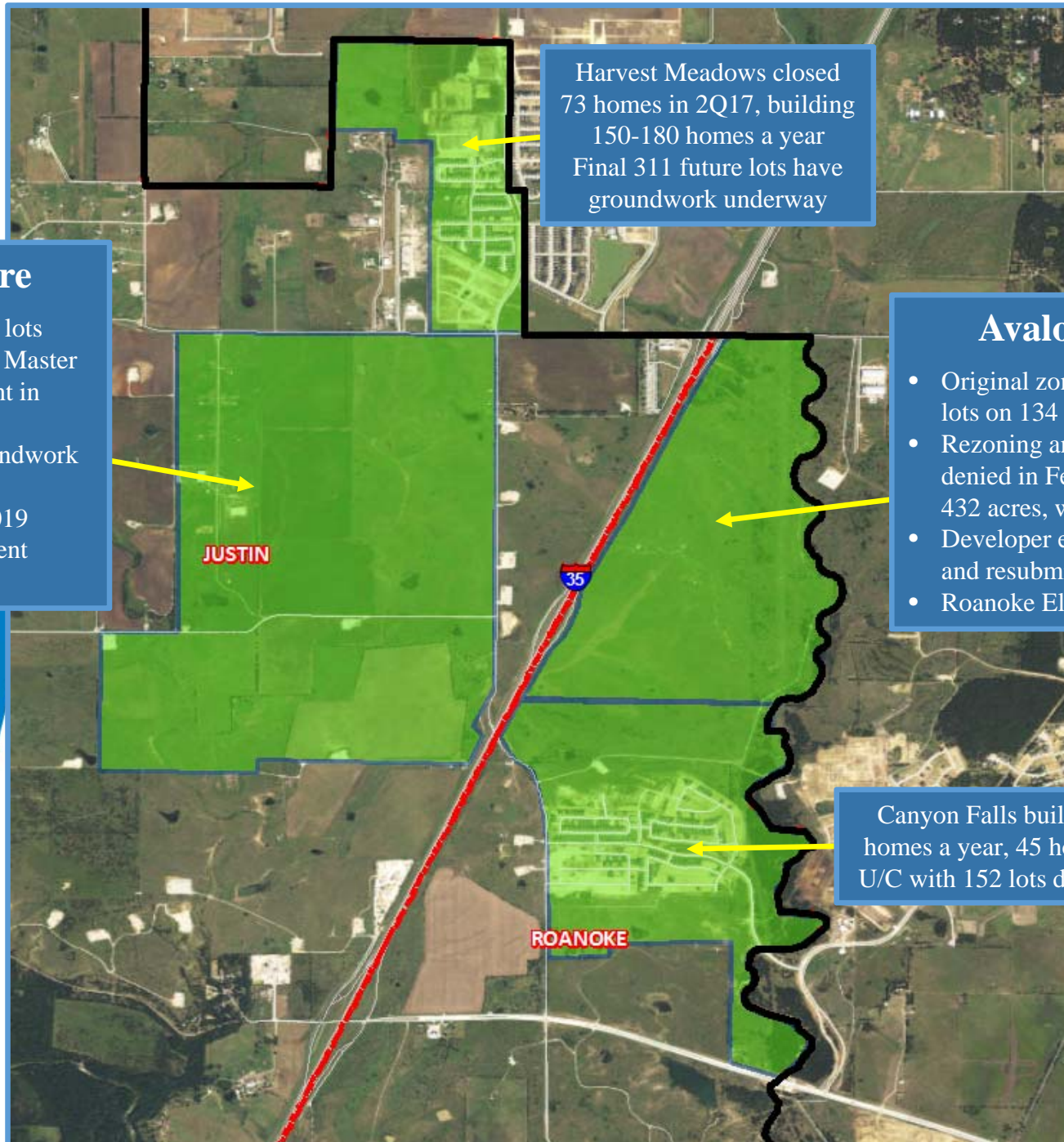
- 3,425 planned future lots
- Property rezoned for Master Planned Development in April 2017
- Hoping to start Groundwork by end of 2017
- First homes likely 2019
- Hillwood Development
- Justin Elementary

Harvest Meadows closed 73 homes in 2Q17, building 150-180 homes a year
Final 311 future lots have groundwork underway

Avalon at Argyle

- Original zoning approved for 334 lots on 134 acres within NISD
- Rezoning and Preliminary plat denied in Feb 2017 for 700 lots on 432 acres, with 531 lots in NISD
- Developer expected to redraw plans and resubmit to Town of Argyle
- Roanoke Elementary

Canyon Falls building 150-180 homes a year, 45 homes currently U/C with 152 lots delivering 3Q17



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
2012/13	300	1,448	1,465	1,448	1,466	1,433	1,402	1,400	1,375	1,325	1,344	1,302	1,153	950	17,811		
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	1,139	6.4%
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	881	4.6%
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	362	1,622	1,621	1,735	1,715	1,783	1,726	1,747	1,726	1,659	1,727	1,778	1,546	1,300	22,047	1,071	5.1%
2017/18	362	1,714	1,746	1,727	1,836	1,811	1,885	1,805	1,815	1,799	1,845	1,678	1,668	1,472	23,163	1,116	5.1%
2018/19	362	1,815	1,857	1,853	1,838	1,956	1,930	1,948	1,872	1,894	1,990	1,812	1,565	1,606	24,298	1,135	4.9%
2019/20	362	1,925	1,975	2,000	1,983	1,975	2,097	1,997	2,040	1,958	2,087	1,968	1,696	1,495	25,558	1,261	5.2%
2020/21	362	2,016	2,091	2,116	2,129	2,099	2,105	2,185	2,089	2,138	2,161	2,042	1,846	1,630	27,008	1,450	5.7%
2021/22	362	2,079	2,175	2,228	2,251	2,257	2,212	2,182	2,272	2,184	2,352	2,135	1,914	1,774	28,377	1,369	5.1%
2022/23	362	2,142	2,233	2,303	2,353	2,391	2,371	2,285	2,279	2,341	2,398	2,315	2,004	1,834	29,612	1,235	4.4%
2023/24	362	2,237	2,324	2,375	2,442	2,508	2,535	2,458	2,372	2,358	2,571	2,348	2,176	1,941	31,006	1,394	4.7%
2024/25	362	2,329	2,421	2,469	2,508	2,589	2,647	2,609	2,546	2,443	2,645	2,530	2,207	2,098	32,403	1,398	4.5%
2025/26	362	2,433	2,535	2,563	2,589	2,648	2,727	2,729	2,692	2,632	2,738	2,599	2,391	2,149	33,788	1,384	4.3%
2026/27	362	2,538	2,648	2,693	2,694	2,734	2,792	2,817	2,816	2,773	2,945	2,688	2,477	2,334	35,311	1,524	4.5%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- NISD will reach 25,500 students by 2019
- 5 year growth = 6,330 students
- 2021/22 enrollment = 28,377 students
- 10 year growth = 13,264 students
- 2026/27 enrollment = 35,311 students



Ten Year Forecast

By Elementary Campus

		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
Beck Elementary	850	834	866	876	864	870	876	891	891	897	903	907
Clara Love Elementary	850	658	640	637	657	656	664	676	683	689	694	702
Cox Elementary	850	525	603	666	733	787	823	877	922	932	930	933
Granger Elementary	850	936	947	944	947	970	977	978	976	975	974	982
Haslet Elementary	650	601	651	688	728	768	826	892	950	1,001	1,046	1,083
Hatfield Elementary	450	478	513	550	591	639	708	795	885	977	1,065	1,161
Hughes Elementary	650	612	654	709	712	730	736	730	729	725	726	728
Justin Elementary	650	559	598	634	714	805	888	992	1,093	1,129	1,184	1,224
Lakeview Elementary	650	579	606	631	687	690	700	712	721	728	740	759
Nance Elementary	650	513	558	620	709	783	868	921	985	1,034	1,074	1,125
Peterson Elementary	850	734	775	831	858	865	871	875	888	902	903	905
Prairie View Elementary	650	421	413	407	436	452	476	507	565	646	729	814
Roanoke Elementary	850	722	745	787	846	904	981	994	997	1,015	1,023	1,040
Sendera Ranch Elementary	650	566	586	608	655	694	750	800	897	1,001	1,114	1,271
Seven Hills Elementary	650	573	570	554	571	577	587	598	608	614	626	633
Schluter Elementary	650	671	729	800	887	953	1,004	1,062	1,103	1,132	1,166	1,207
Thompson Elementary	650	582	627	669	722	775	829	855	890	928	960	987
ELEMENTARY SCHOOL TOTALS	12,050	10,564	11,081	11,611	12,317	12,918	13,564	14,155	14,783	15,325	15,857	16,461
Elementary Absolute Growth		366	517	529	707	601	646	591	627	542	532	604
Elementary Percent Growth		3.59%	4.89%	4.78%	6.09%	4.88%	5.00%	4.36%	4.43%	3.67%	3.47%	3.81%

*Green box = within 5% of capacity

*Yellow box = over capacity





Ten Year Forecast

By Secondary Campus

		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
Chisholm Trail Middle School	1,100	1,016	1,080	1,121	1,169	1,269	1,326	1,422	1,485	1,599	1,729	1,835
Gene Pike Middle School	1,100	831	920	981	1,020	1,101	1,163	1,202	1,259	1,365	1,491	1,585
Medlin Middle School	1,100	1,145	1,150	1,198	1,241	1,316	1,278	1,253	1,245	1,287	1,358	1,391
Tidwell Middle School	1,200	1,167	1,225	1,300	1,419	1,505	1,620	1,691	1,774	1,827	1,868	1,900
Wilson Middle School	1,200	973	1,044	1,114	1,146	1,221	1,251	1,337	1,425	1,520	1,607	1,695
MIDDLE SCHOOL TOTALS	5,700	5,132	5,419	5,714	5,995	6,412	6,638	6,905	7,188	7,598	8,053	8,406
Middle School Absolute Growth		334	287	295	281	417	226	267	283	410	455	353
Middle School Percent Growth		6.96%	5.59%	5.44%	4.92%	6.96%	3.52%	4.02%	4.10%	5.70%	5.99%	4.38%
Northwest High School	2,525	2,009	1,714	1,744	1,851	1,944	2,089	2,183	2,328	2,427	2,530	2,700
Byron Nelson High School	2,400	2,553	2,614	2,663	2,690	2,850	2,985	3,147	3,330	3,491	3,636	3,810
Eaton High School	2,500	1,603	2,161	2,392	2,531	2,710	2,927	3,048	3,203	3,388	3,537	3,760
Steele Accelerated High School	450	142	142	142	142	142	142	142	142	142	142	142
Denton Creek		43	31	31	31	31	31	31	31	31	31	31
HIGH SCHOOL TOTALS	7,875	6,351	6,663	6,973	7,246	7,678	8,175	8,552	9,035	9,480	9,877	10,444
High School Absolute Growth		371	312	310	273	432	497	377	483	445	397	567
High School Percent Growth		6.20%	4.92%	4.65%	3.91%	5.97%	6.47%	4.61%	5.65%	4.93%	4.19%	5.74%
DISTRICT TOTALS	25,625	22,047	23,163	24,298	25,558	27,008	28,377	29,612	31,006	32,403	33,788	35,311
District Absolute Growth		1,071	1,116	1,135	1,261	1,450	1,369	1,235	1,394	1,398	1,384	1,524
District Percent Growth		5.1%	5.1%	4.9%	5.2%	5.7%	5.1%	4.4%	4.7%	4.5%	4.3%	4.5%

*Green box = within 5% of capacity

*Yellow box = over capacity





Summary

- Fort Worth's unemployment rate is below 4.5%.
- Northwest ISD closed 587 new homes in 2Q17, the most second quarter closings in more than 10 years.
- With more than 1,900 annual new home starts, the district could be on pace to close more than 1,700 homes in 2017.
- NISD is expected to enroll 23,163 students this fall.
- NISD can expect an increase of approximately 6,200 students during the next 5 years.
- 2021/22 enrollment projection: 28,377 students.
- NISD is projected to enroll more than 35,300 students for the 2026/27 school year.