

*Northwest
Independent
School
District*



Quarterly
Report
1Q17

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



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

Economic Conditions – DFW Area (March 2017)

3.1%

109,035 new jobs
National rate 1.2%



Job Growth

5.1%

21,575 YTD
home sales
in DFW



**Year to Date
Home Sales**

0.4%

U.S. 4.6%
Texas 5.0%
DFW MSA 4.3%
Fort Worth 4.5%



**Unemployment
Rate**



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q17

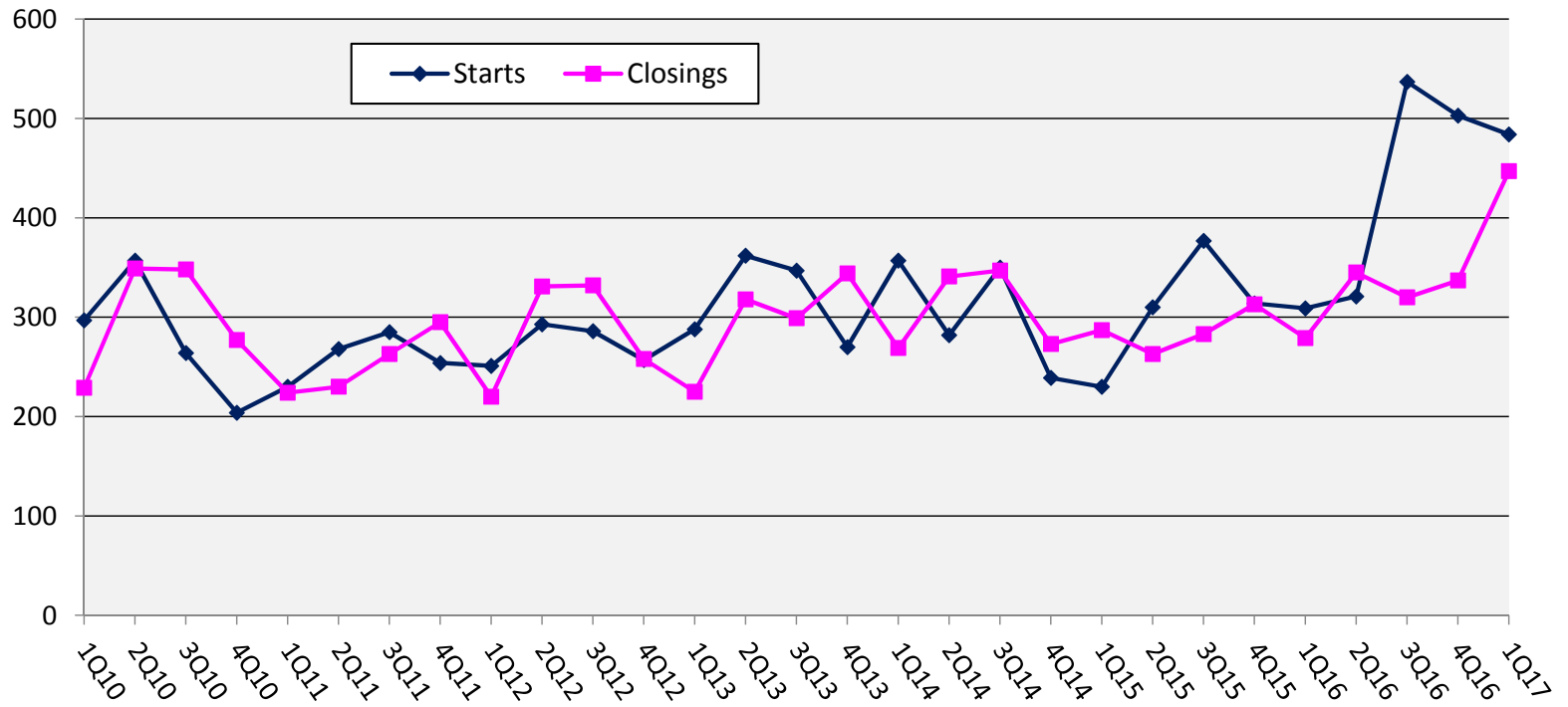
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,651	2,592	3,714	7,467
2	Prosper ISD	2,676	2,215	4,610	27,888
3	Denton ISD	1,894	2,053	2,544	19,756
4	Northwest ISD	1,798	1,447	1,911	30,211*
5	Lewisville ISD	1,263	1,347	1,852	4,243
6	Dallas ISD	1,713	1,337	2,252	5,917
7	Little Elm ISD	947	1,037	1,745	3,839
8	Rockwall ISD	968	914	1,893	7,901
9	Eagle Mt.-Saginaw ISD	769	821	1,658	19,552
10	Crowley ISD	622	782	811	9,056
11	Wylie ISD	754	780	1,391	4,017
12	McKinney ISD	857	769	1,552	6,818
13	Keller ISD	751	750	881	1,669
14	Mansfield ISD	739	716	874	6,528
15	Forney ISD	767	598	1,073	14,067
16	Allen ISD	597	563	1,064	1,622
17	Coppell ISD	436	486	554	478
18	Midlothian ISD	559	472	1,339	19,758
19	Garland ISD	581	467	516	3,925
20	Waxahachie ISD	476	463	921	9,360

*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	
3Q	286	347	350	377	537	
4Q	257	270	239	314	503	
Total	1,087	1,267	1,228	1,231	1,670	484

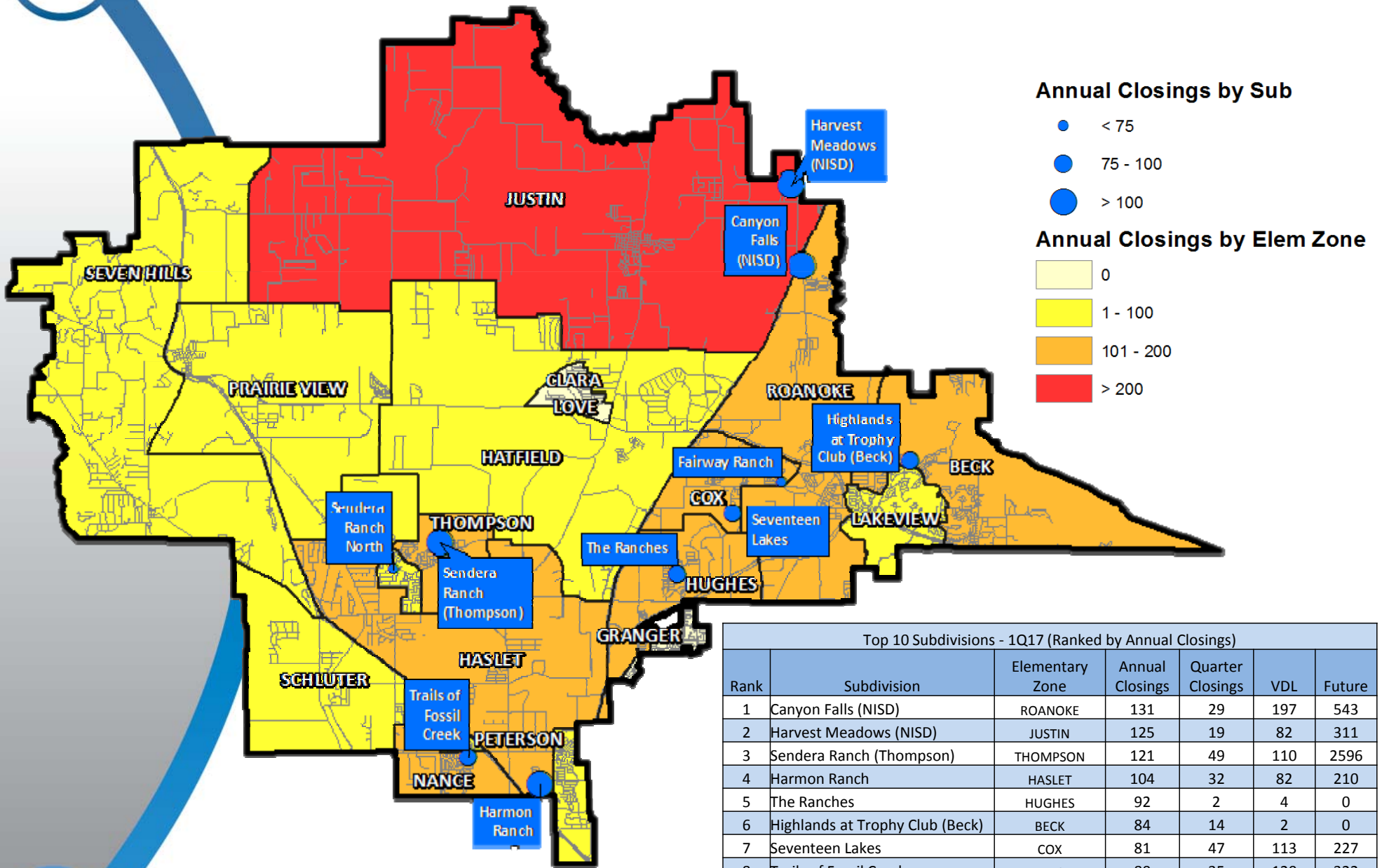
Closings	2012	2013	2014	2015	2016	2017
1Q	220	225	269	287	279	447
2Q	331	318	341	263	345	
3Q	332	299	347	283	320	
4Q	258	344	273	313	337	
Total	1,141	1,186	1,230	1,146	1,281	447

- Northwest ISD started more than 480 new homes in 1Q17, the most first quarter starts since 2006
- The district had nearly 450 1Q closings, a rise of 60% over the previous first quarter, and the most closings in a single quarter since 2008
- The district's month's supply is slightly high due to a large number of homes under construction





Annual Closing Distribution 1Q17



Annual Closings by Sub

- < 75
- 75 - 100
- > 100

Annual Closings by Elem Zone

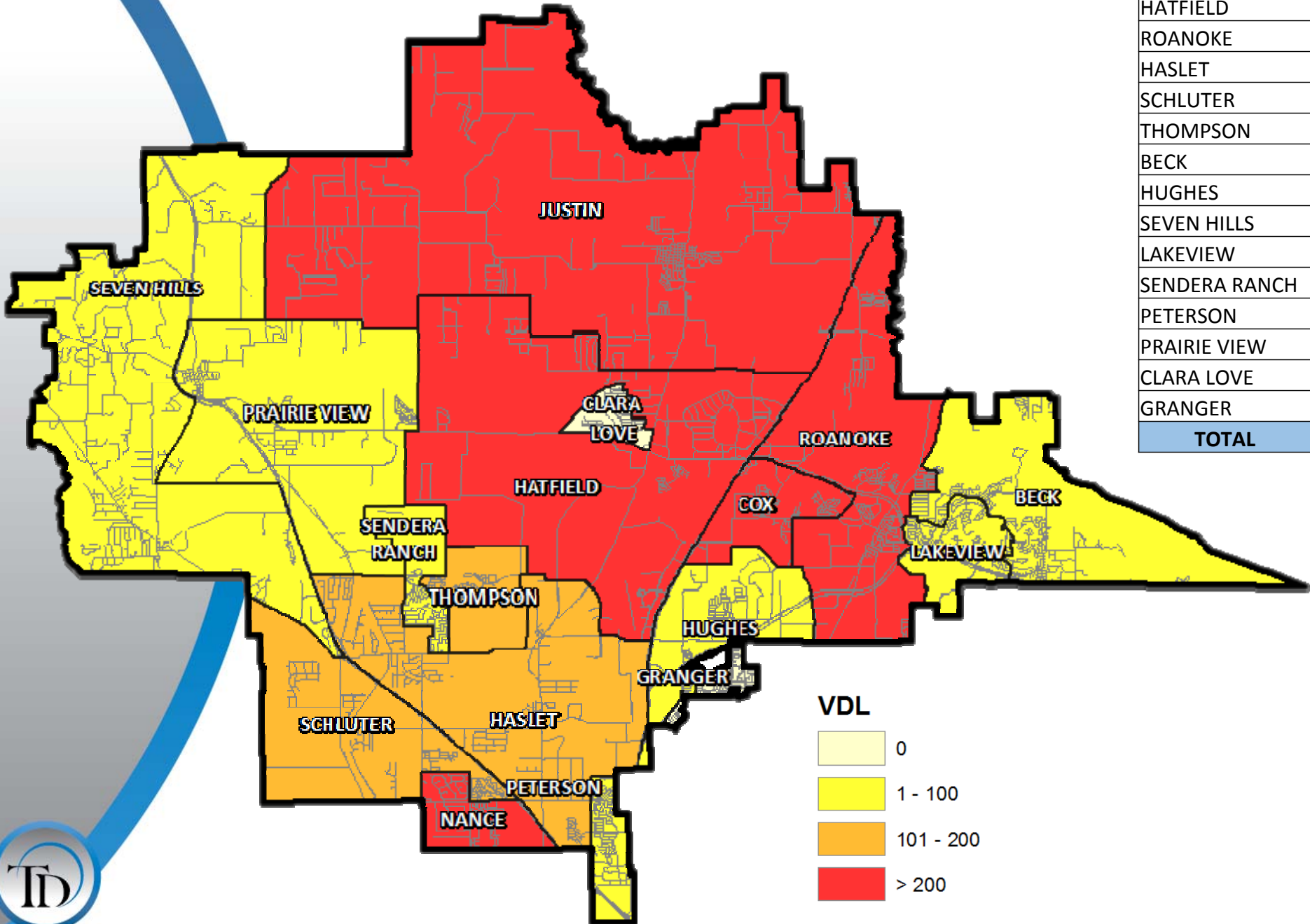
- 0
- 1 - 100
- 101 - 200
- > 200

Top 10 Subdivisions - 1Q17 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Canyon Falls (NISD)	ROANOKE	131	29	197	543
2	Harvest Meadows (NISD)	JUSTIN	125	19	82	311
3	Sendera Ranch (Thompson)	THOMPSON	121	49	110	2596
4	Harmon Ranch	HASLET	104	32	82	210
5	The Ranches	HUGHES	92	2	4	0
6	Highlands at Trophy Club (Beck)	BECK	84	14	2	0
7	Seventeen Lakes	COX	81	47	113	227
8	Trails of Fossil Creek	NANCE	80	35	120	322
9	Sendera Ranch North	SENDERA RANCH	57	37	12	3415
10	Fairway Ranch	COX	53	16	180	165
TOTALS			928	280	902	7,789

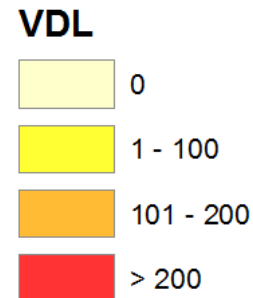




VDL Distribution

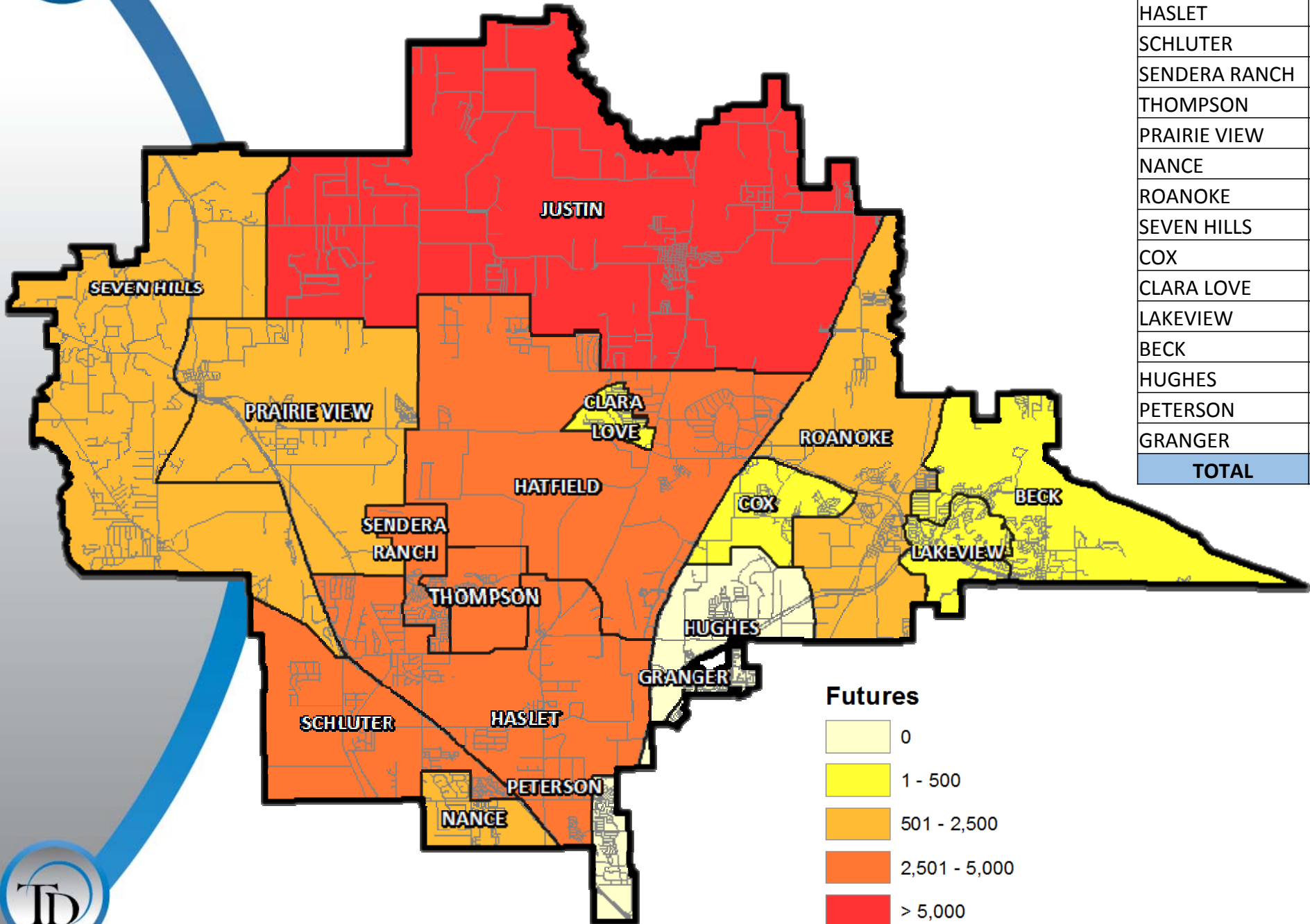


ELEMENTARY	VDL
COX	337
NANCE	298
JUSTIN	249
HATFIELD	227
ROANOKE	202
HASLET	176
SCHLUTER	139
THOMPSON	110
BECK	47
HUGHES	47
SEVEN HILLS	35
LAKEVIEW	19
SENDERA RANCH	12
PETERSON	9
PRAIRIE VIEW	4
CLARA LOVE	0
GRANGER	0
TOTAL	1,911



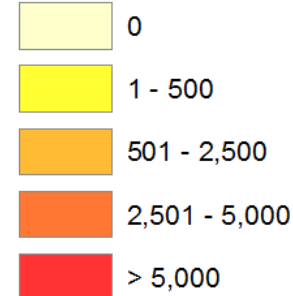


Futures Distribution



ELEMENTARY	FUTURE
JUSTIN	6,090
HATFIELD	4,910
HASLET	3,451
SCHLUTER	3,447
SENDERA RANCH	3,415
THOMPSON	2,596
PRAIRIE VIEW	2,046
NANCE	1,286
ROANOKE	1,083
SEVEN HILLS	700
COX	479
CLARA LOVE	334
LAKEVIEW	305
BECK	69
HUGHES	0
PETERSON	0
GRANGER	0
TOTAL	30,211


Futures






Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	64	6	134	24	20	25	47	69
CLARA LOVE	0	0	0	0	0	0	0	334
COX	258	58	196	73	91	149	337	479
GRANGER	0	0	0	0	0	0	0	0
HASLET	143	39	122	37	64	77	176	3,451
HATFIELD	96	62	3	3	84	93	227	4,910
HUGHES	132	32	128	23	49	76	47	0
JUSTIN	286	67	235	46	119	156	249	6,090
LAKEVIEW	10	5	17	5	7	11	19	305
NANCE	251	41	141	78	52	115	298	1,286
PETERSON	68	0	42	29	10	34	9	0
PRAIRIE VIEW	13	1	19	6	1	2	4	2,046
ROANOKE	186	44	174	33	44	80	202	1,083
SCHLUTER	44	35	44	2	36	40	139	3,447
SENDERA RANCH	68	6	57	37	6	15	12	3,415
SEVEN HILLS	9	3	14	1	5	7	35	700
THOMPSON	170	41	121	49	77	107	110	2,596
Grand Total	1,798	440	1,447	446	665	987	1,911	30,211

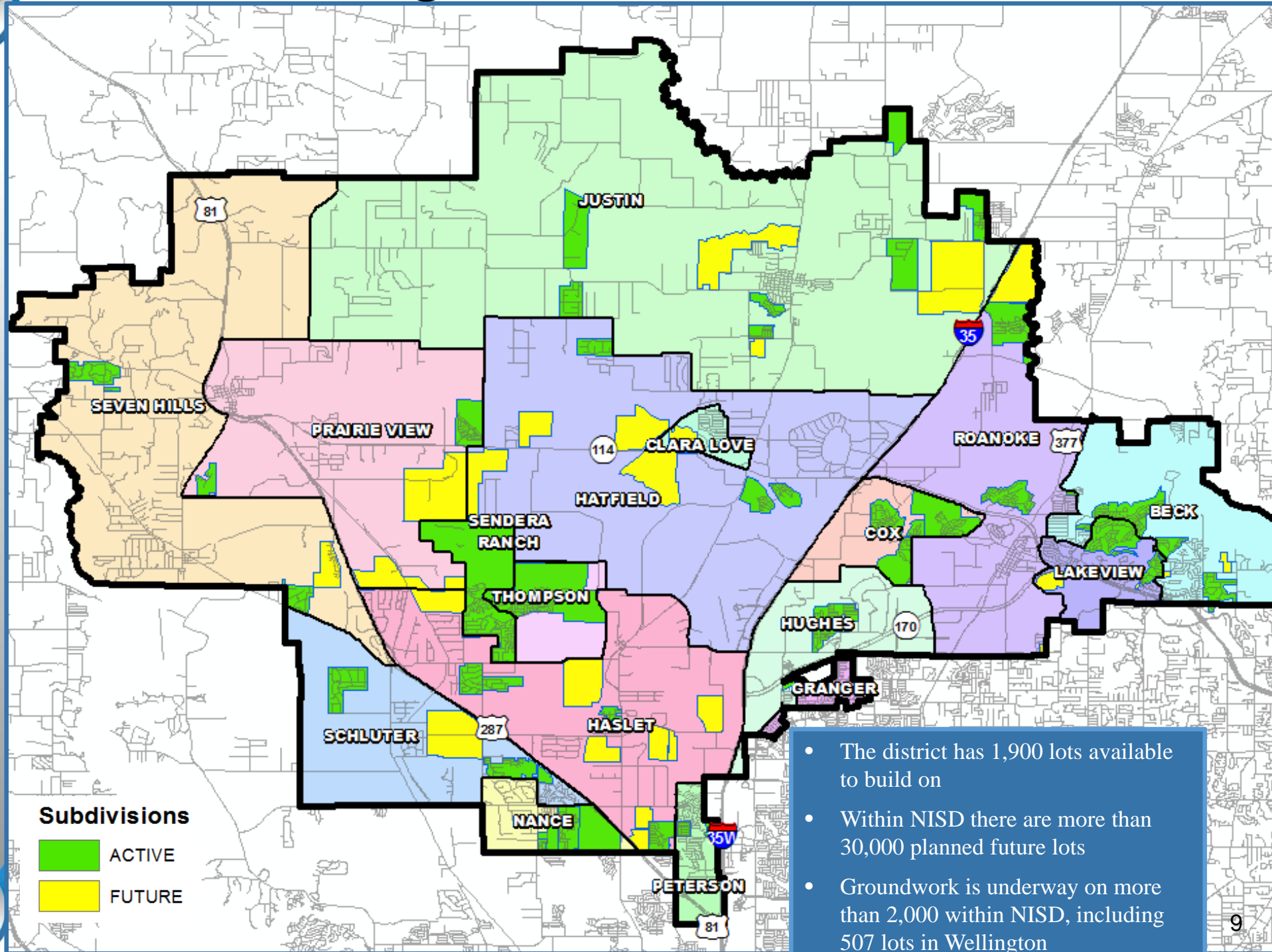
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



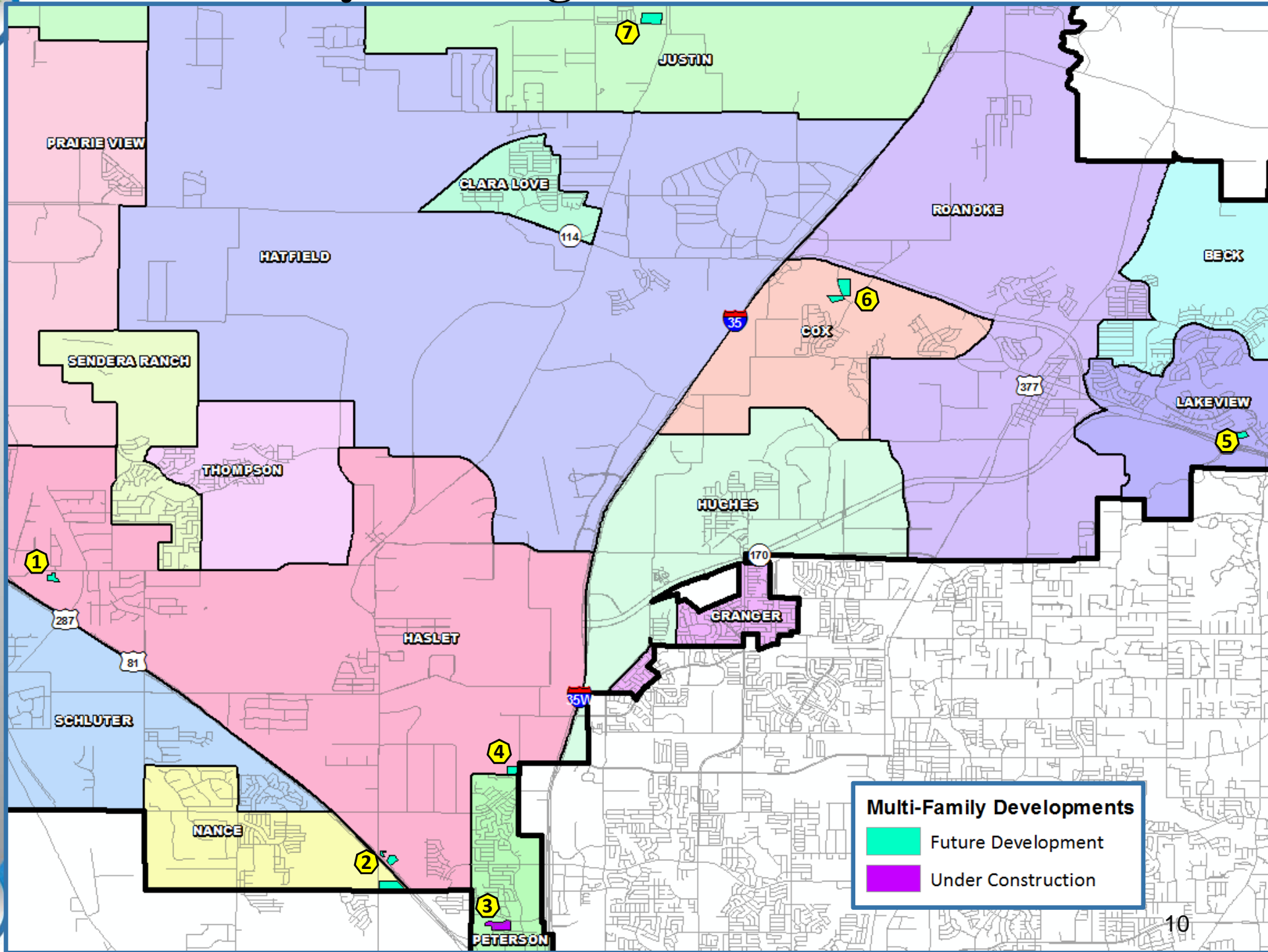
District Housing Overview



- The district has 1,900 lots available to build on
- Within NISD there are more than 30,000 planned future lots
- Groundwork is underway on more than 2,000 within NISD, including 507 lots in Wellington



Multi-Family Housing Overview





Multi-Family Housing Overview

	Apartment	Units	Tax-Credit	Status	Impact	Elementary Zone
1	Avondale Farms Senior	121	Yes	Approved Tax Credit Apartment for Elderly Preference	None	Haslet
2	Revelstoke Multi-Family	N/A	N/A	28 acres zoned future Multi-family, no plans at this time	2019 +	Haslet/Nance
3	Vera Presidio	312	No	First units leasing, all construction complete summer 2017	Spring 2017	Peterson
4	Harmon Senior Villas	160	Yes	Approved Tax Credit Apartment for Elderly Preference	None	Haslet
5	The Byron at Trophy Club	250	No	Initial ground clearing started	2019	Lakeview
6	Chadwick Farms Phase 2&3	437	No	Phase 2 with 188 future units plat submitted	2018	Cox
7	Justin Apartments (Reatta Ridge)	300	No	Rezoning approved for 300 future units	2019+	Justin

- Northwest ISD has 1,580 planned multi-family units coming online in the next 2-3 years
- Of those, 281 units are marketed to seniors and 1,300 units are in market-rate complexes
- 312 units will impact the 2017/18 school year





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

Campus	Capacity	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
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

Campus	Capacity	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
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 5%.
- Northwest ISD started more than 480 new homes in 1Q17, the most first quarter starts since 2006
- With more than 1,600 new home starts in 2016, the district could be on pace to close more than 1,500 homes in 2017.
- Four subdivisions within NISD had more than 100 annual closings.
- NISD is expected to enroll more than 25,500 students by 2019.
- 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.