Facilities, Planning, Construction & Growth Report
April 25, 2022

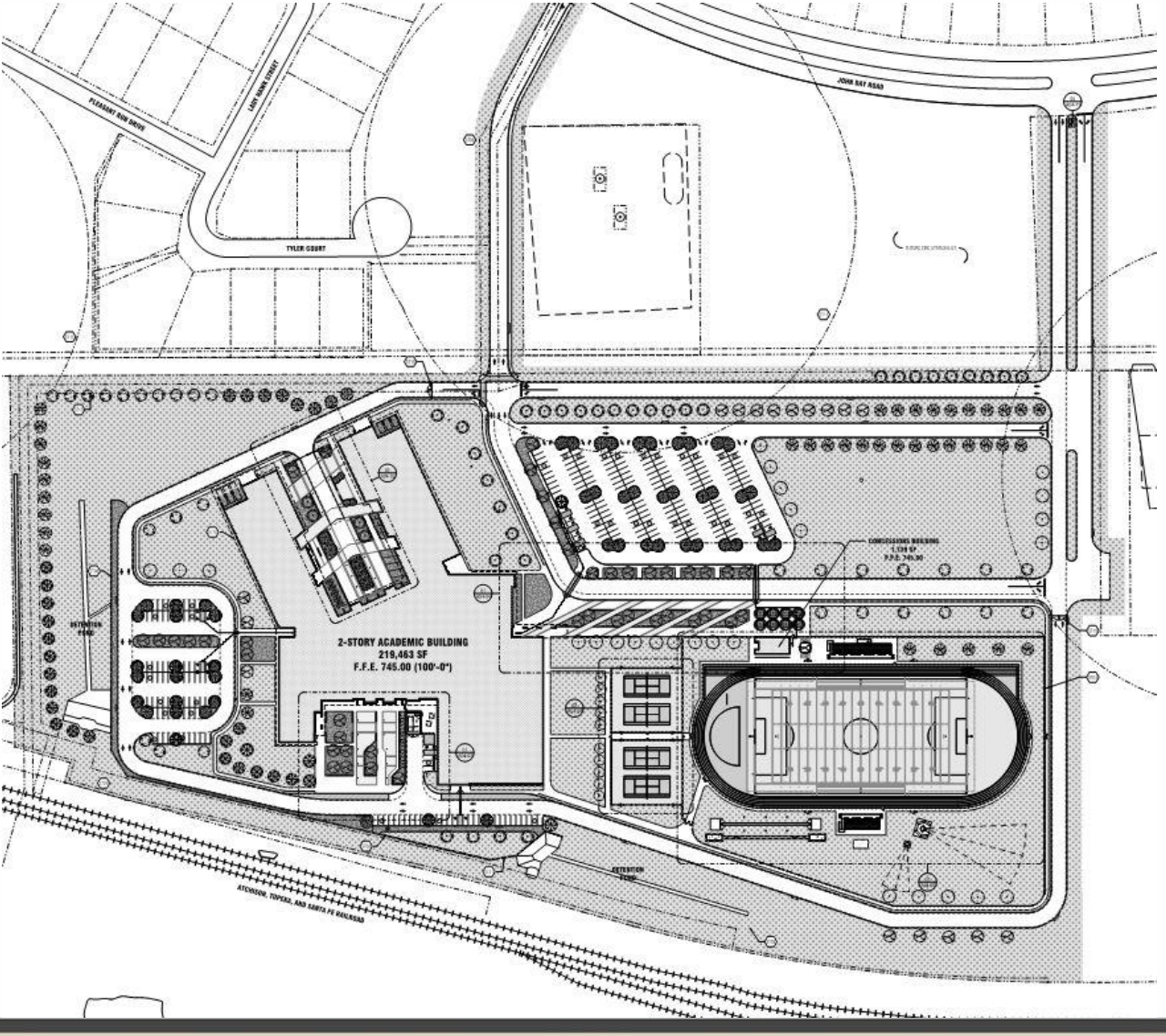
Northwest
INDEPENDENT SCHOOL DISTRICT

Construction Update:

- C.W. Worthington Middle School #7
- West Operations Facility – Renovations
- Carter Elementary School #21
- Seven Hills Replacement ES
- Daniel Elementary School #22 (no photos)
- Hatfield Replacement ES

Northwest
INDEPENDENT SCHOOL DISTRICT

C.W. Worthington - Middle School #7



JCB

West Operations Facility

Carter Elementary School #21

Seven Hills Replacement ES

CAT

Hatfield Replacement ES

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Pop Quiz…

Is Northwest ISD growing?

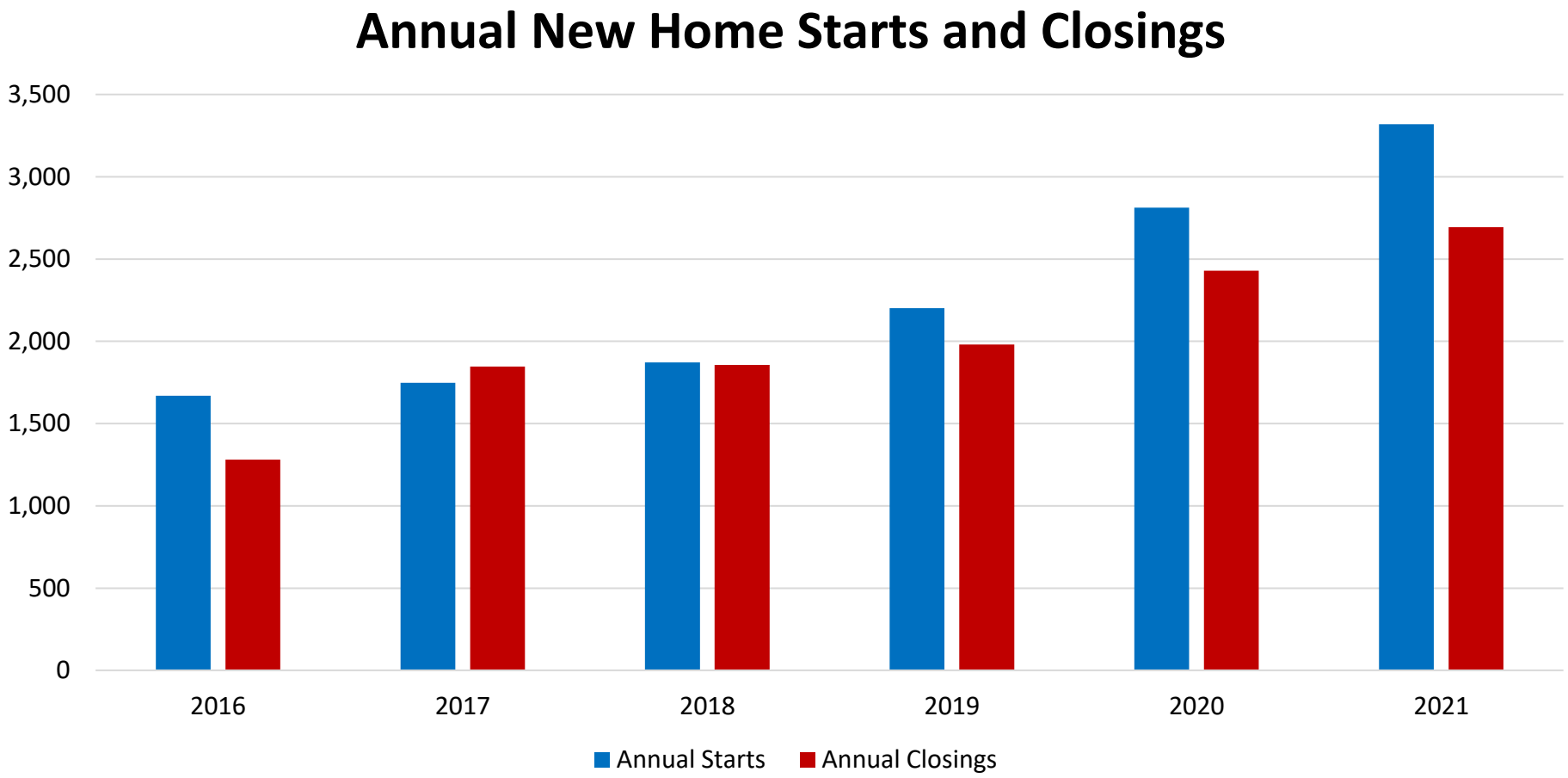
Yes, absolutely!

D-FW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	**Northwest ISD***	**4,590**	**3,669**	**2,451**	**3,144**	**38,366**
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Prosper ISD	3,459	2,589	2,269	2,694	22,114
4	Forney ISD	3,224	2,525	1,707	1,684	30,754
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

District New Home Starts and Closings by Quarter



Starts	2016	2017	2018	2019	2020	2021
1Q	309	449	493	493	630	719
2Q	321	445	471	490	557	1,156
3Q	537	458	501	599	560	1,415
4Q	503	396	407	619	1,066	1,300
Total	**1,670**	**1,748**	**1,872**	**2,201**	**2,813**	**4,590**

Closings	2016	2017	2018	2019	2020	2021
1Q	279	426	417	402	511	785
2Q	345	562	517	504	710	1,024
3Q	320	473	549	513	614	920
4Q	337	386	373	562	594	940
Total	**1,281**	**1,847**	**1,856**	**1,981**	**2,429**	**3,669**

Annual Closing Distribution – 4Q21

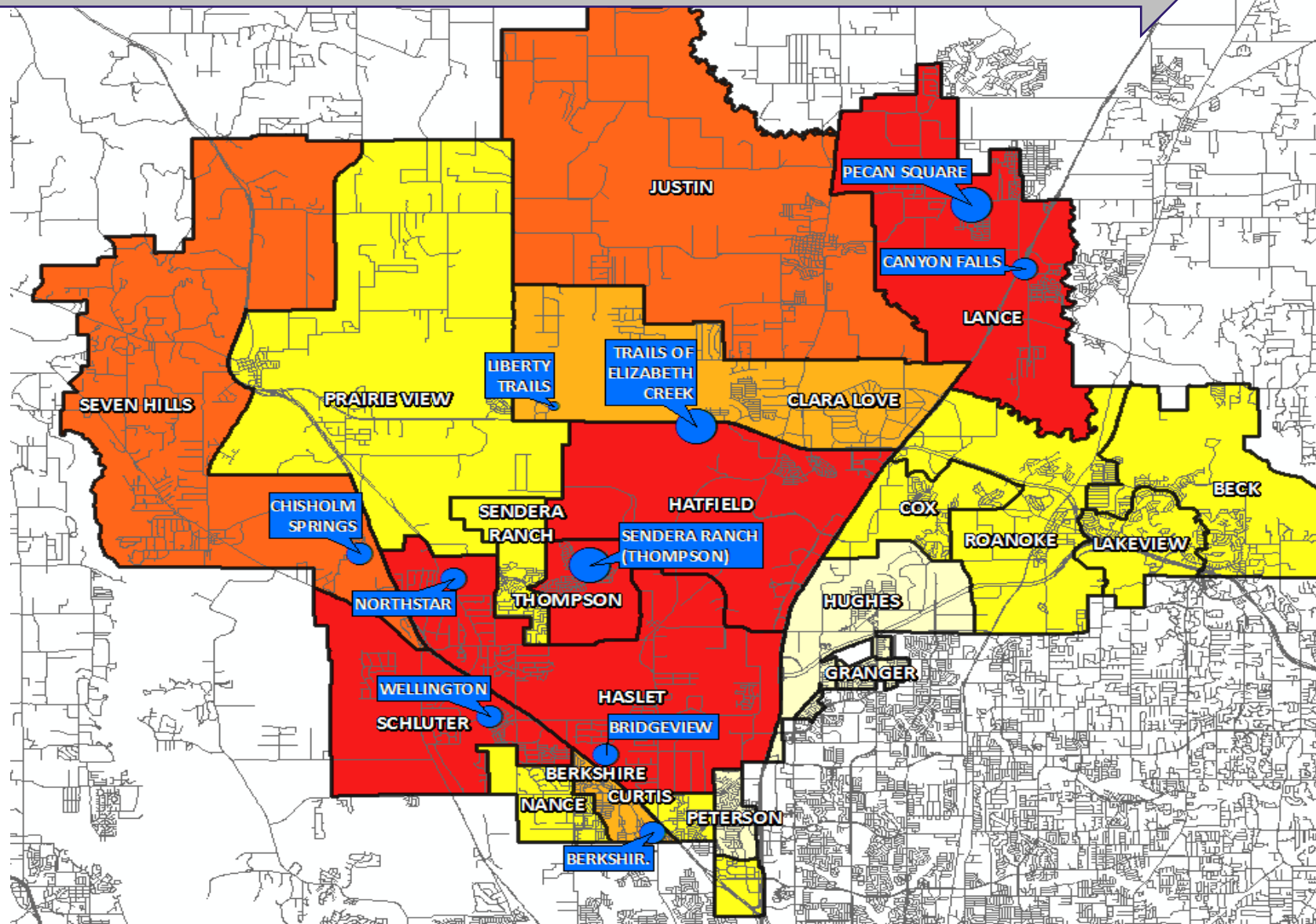
Annual Closings by Sub

- < 150
- 150 - 300
- > 300

Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300

Top 10 Subdivisions- 4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	SENDERA RANCH (THOMPSON)	366	67	152	481
2	PECAN SQUARE	360	73	299	2,088
3	TRAILS OF ELIZABETH CREEK	327	152	343	310
4	WELLINGTON	298	48	9	965
5	NORTHSTAR	241	47	197	1,594
6	CHISHOLM SPRINGS	196	40	222	203
7	BRIDGEVIEW	192	0	78	181
8	CANYON FALLS	186	61	10	0
9	BERKSHIRE	183	30	27	68
10	LIBERTY TRAILS	126	92	201	308
	TOTALS	2,475	610	1,538	6,198



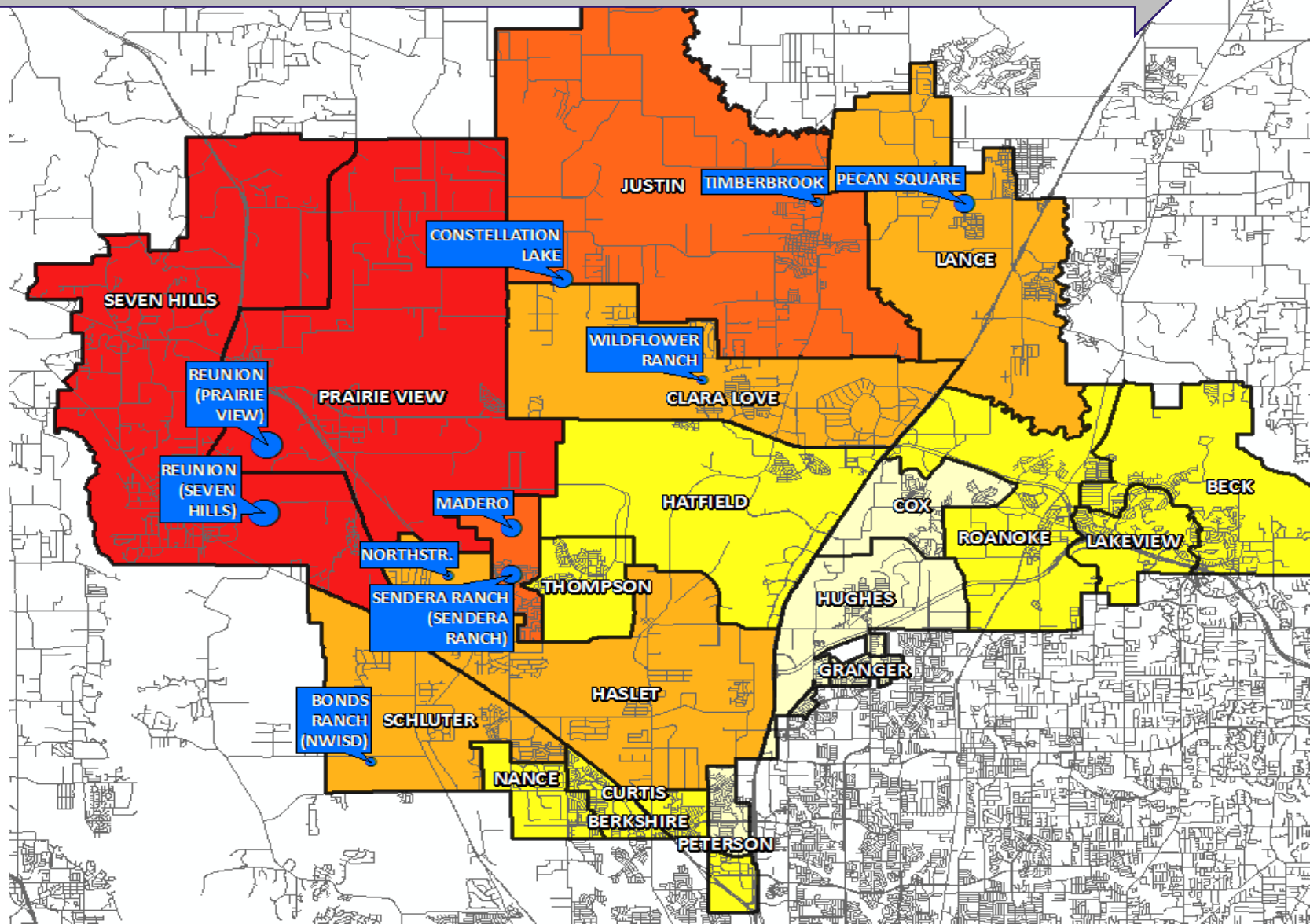
Futures Distribution – 4Q21

Futures by Sub

- < 2,000
- 2,000 - 4,000
- > 4,000

Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	REUNION (SEVEN HILLS)	0	0	0	5,710
2	REUNION (PRAIRIE VIEW)	0	0	0	5,000
3	MADERO	0	0	0	3,509
4	SENDERA RANCH (SENDERA RANCH)	3	0	12	2,261
5	CONSTELLATION LAKE	0	0	0	2,100
6	PECAN SQUARE	360	73	299	2,088
7	WILDFLOWER RANCH	0	0	336	1,943
8	NORTHSTAR	241	47	197	1,594
9	TIMBERBROOK	126	23	57	1,564
10	BONDS RANCH (NWISD)	0	0	0	1,179
	TOTALS	730	143	901	26,948

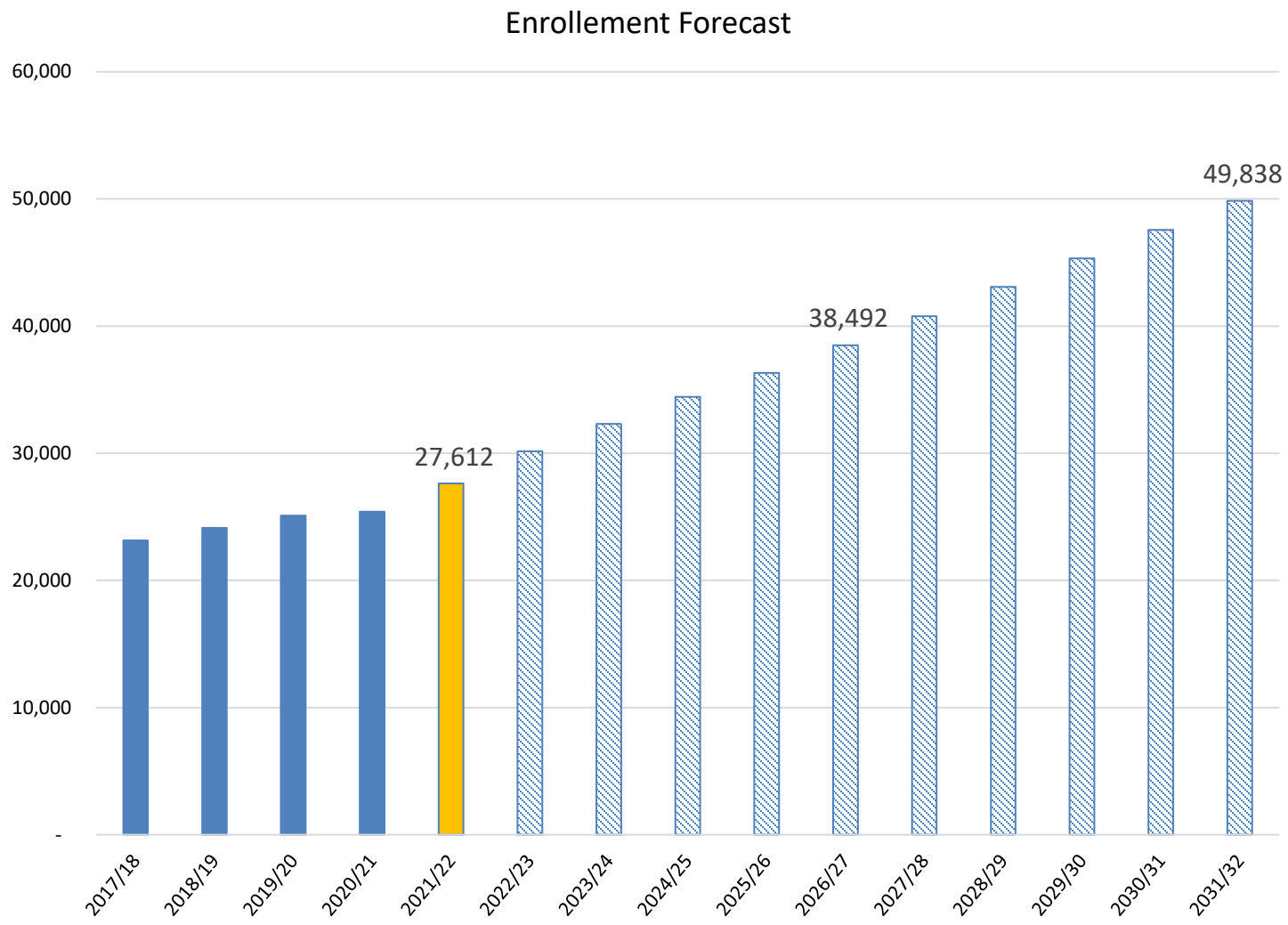
Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Beck Elementary	850	755	758	733	745	750	738	737	743	748	760	776
Berkshire Elementary	850	598	690	737	788	828	864	860	862	857	860	869
Clara Love Elementary	850	644	757	874	976	1,082	1,193	1,315	1,440	1,570	1,712	1,867
Cox Elementary	850	757	801	797	808	810	821	831	822	824	822	831
Curtis Elementary	850	618	628	632	631	642	651	659	669	685	704	717
Granger Elementary	850	743	723	694	685	662	675	699	715	729	743	759
Haslet Elementary	850	775	1,104	1,365	1,627	1,823	2,001	2,112	2,204	2,283	2,353	2,406
Hatfield Elementary	450/850	510	622	735	817	869	919	966	1,018	1,078	1,132	1,188
Hughes Elementary	850	673	697	705	695	688	694	717	728	738	747	769
Justin Elementary	650	608	714	807	889	959	1,019	1,100	1,179	1,268	1,380	1,475
Lakeview Elementary	650	561	548	551	548	541	565	577	590	612	624	643
Lance Elementary	850	674	955	1,184	1,422	1,596	1,762	1,929	2,098	2,253	2,418	2,565
Nance Elementary	650	521	558	611	634	682	730	756	784	809	815	822
Peterson Elementary	850	685	682	652	633	605	623	624	629	631	640	653
Prairie View Elementary	650	590	694	755	829	935	1,090	1,242	1,398	1,536	1,688	1,824
Roanoke Elementary	850	656	651	671	679	675	670	678	690	708	725	741
Sendera Ranch Elementary	850	586	594	607	615	631	656	695	761	819	876	935
Seven Hills Elementary	650	602	710	832	951	1,071	1,200	1,290	1,401	1,512	1,627	1,745
Schluter Elementary	850	684	765	841	895	977	1,103	1,187	1,282	1,340	1,404	1,482
Thompson Elementary	850	795	936	1,028	1,070	1,085	1,125	1,134	1,113	1,105	1,114	1,107
ELEMENTARY SCHOOL TOTALS	15,150	13,035	14,587	15,811	16,937	17,911	19,099	20,108	21,126	22,105	23,144	24,174
Elementary Absolute Growth		1,257	1,552	1,224	1,126	974	1,188	1,009	1,018	979	1,039	1,030
Elementary Percent Growth		10.67%	11.91%	8.39%	7.12%	5.75%	6.63%	5.28%	5.06%	4.63%	4.70%	4.45%

Ten Year Forecast by Secondary Campus

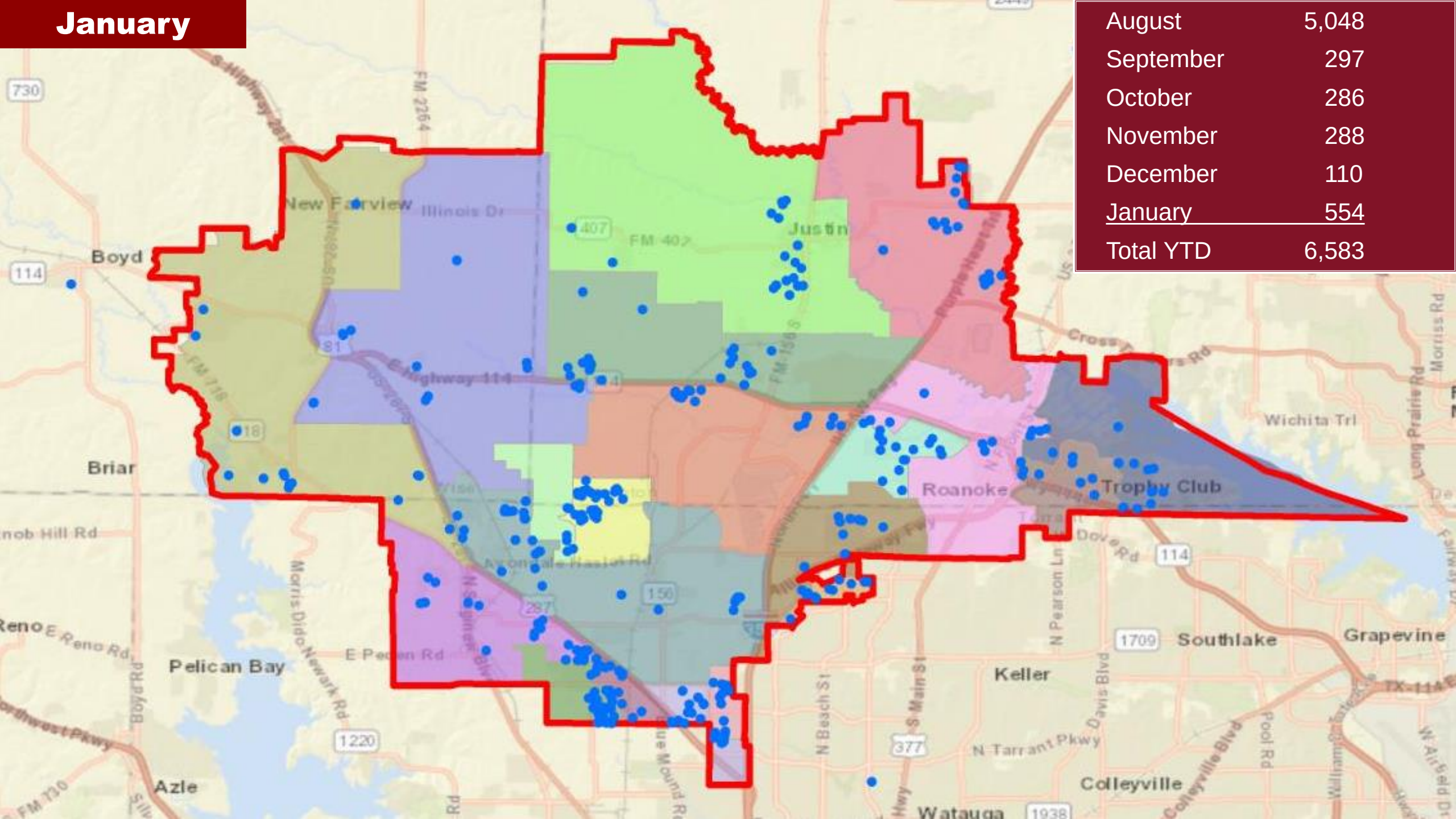
		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adams Middle School	1,200	1,331	1,418	1,491	1,561	1,576	1,583	1,663	1,814	1,978	2,023	2,051
Chisholm Trail Middle School	1,100	629	724	806	846	914	946	1,066	1,235	1,442	1,584	1,753
Gene Pike Middle School	1,100	1,111	1,237	1,369	1,572	1,805	2,090	2,348	2,582	2,753	2,928	3,166
Medlin Middle School	1,200	994	1,017	1,052	1,051	1,026	1,014	1,006	992	974	1,006	1,024
Tidwell Middle School	1,200	1,061	1,053	1,083	1,108	1,170	1,148	1,114	1,078	1,065	1,112	1,126
Wilson Middle School	1,200	1,294	1,411	1,542	1,718	1,887	2,012	2,185	2,355	2,491	2,525	2,568
MIDDLE SCHOOL TOTALS	7,000	6,420	6,860	7,343	7,856	8,378	8,793	9,382	10,056	10,703	11,178	11,688
Middle School Absolute Growth		355	440	483	513	522	415	589	674	647	475	510
Middle School Percent Growth		5.85%	6.85%	7.04%	6.99%	6.64%	4.95%	6.70%	7.18%	6.43%	4.44%	4.56%
Northwest High School	3,200	2,181	2,387	2,570	2,815	2,990	3,268	3,589	3,909	4,326	4,770	5,210
Byron Nelson High School	3,200	2,737	2,843	2,874	2,870	2,893	2,938	2,968	3,040	3,043	2,934	2,924
Eaton High School	3,200	2,999	3,237	3,461	3,711	3,909	4,154	4,490	4,705	4,912	5,294	5,602
Steele Accelerated High School	450	237	237	237	237	237	237	237	237	237	237	237
Denton County JJAEP		3	3	3	3	3	3	3	3	3	3	3
HIGH SCHOOL TOTALS	10,050	8,157	8,707	9,145	9,636	10,032	10,600	11,287	11,894	12,521	13,238	13,976
High School Absolute Growth		601	550	438	491	396	568	687	607	627	717	738
High School Percent Growth		7.95%	6.74%	5.03%	5.37%	4.11%	5.66%	6.48%	5.38%	5.27%	5.73%	5.57%
DISTRICT TOTALS	**32,200**	**27,612**	**30,154**	**32,299**	**34,429**	**36,321**	**38,492**	**40,777**	**43,076**	**45,329**	**47,560**	**49,838**
District Absolute Growth		2,213	2,542	2,145	2,130	1,892	2,171	2,285	2,299	2,253	2,231	2,278
District Percent Growth		8.7%	9.2%	7.1%	6.6%	5.5%	6.0%	5.9%	5.6%	5.2%	4.9%	4.8%

Enrollment Forecast



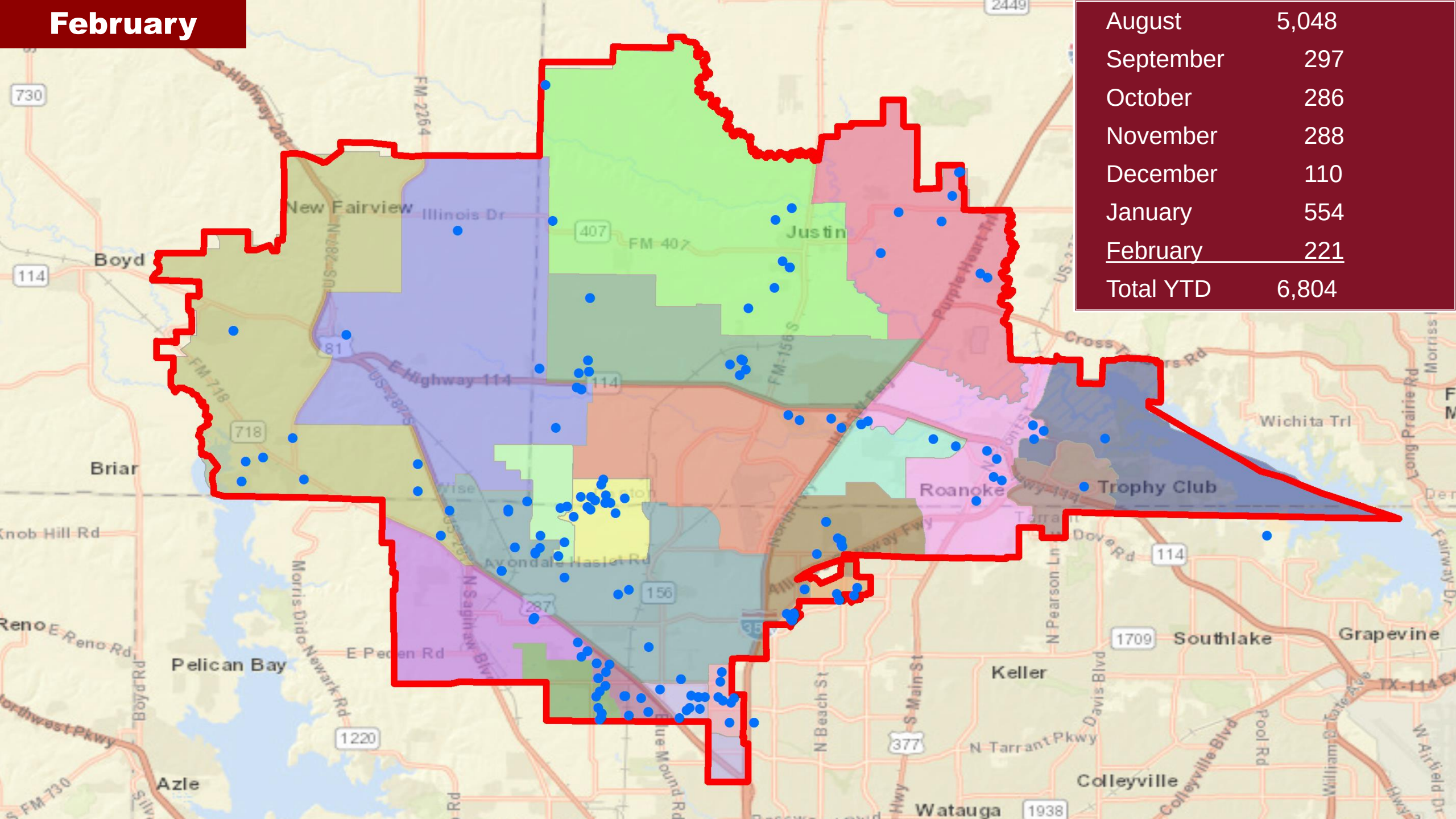
- The annual new home start rate has double in the last two years
- Multifamily construction also surging with 2,630 units under construction
- Northwest ISD has 4,400 future lots in the development pipeline
- Fall 2022 will again be record breaking year for enrollment growth (2,500+)
- Northwest ISD can expect to enroll more than 38,400 students by 2026/27 and more than 49,800 by 2031/32

January



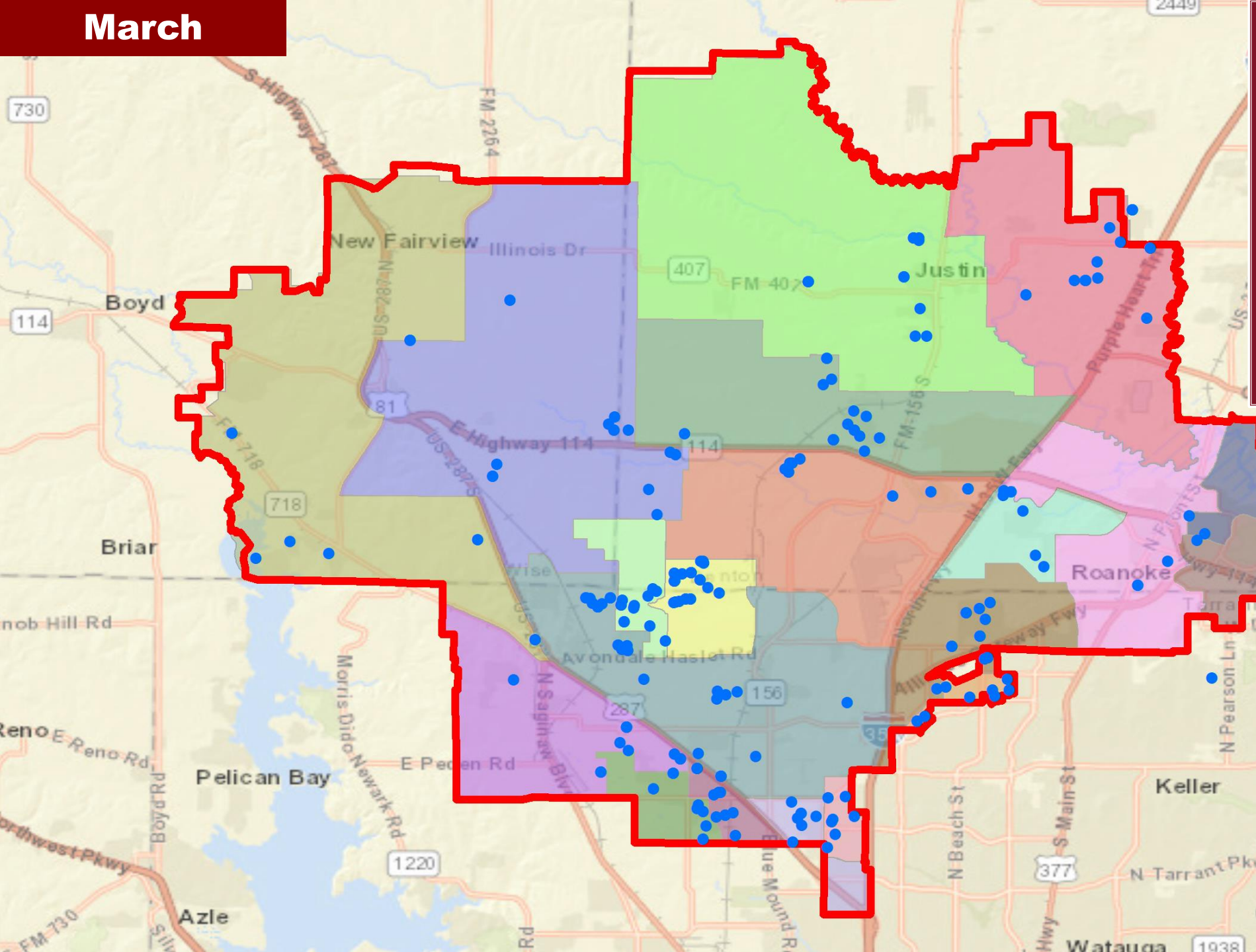
August	5,048
September	297
October	286
November	288
December	110
January	554
Total YTD	6,583

February



August	5,048
September	297
October	286
November	288
December	110
January	554
February	221
Total YTD	6,804

March



August	5,048
September	297
October	286
November	288
December	110
January	554
February	221
March	226
Total YTD	7,030

Discussion…