



New Braunfels Independent School District

Demographic Study Fall 2019



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

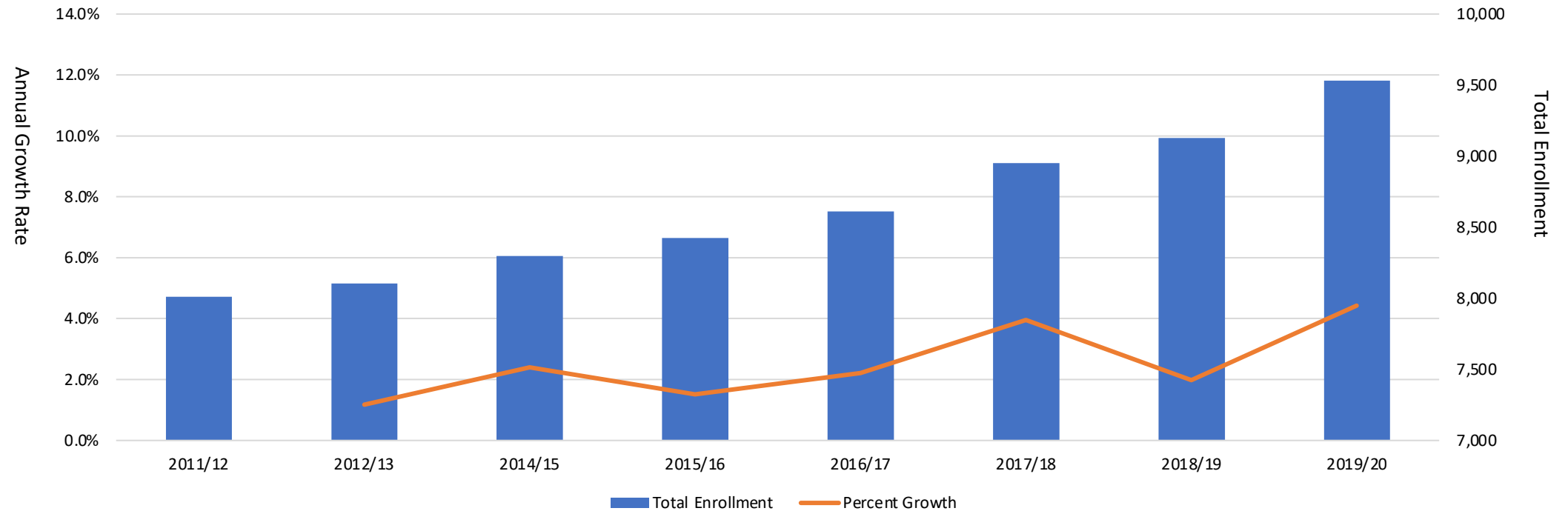


Enrollment History

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	13	243	652	626	682	602	657	626	621	663	649	629	681	595	485	8,424		
2016/17	20	256	613	672	614	682	631	667	639	683	675	684	640	636	498	8,610	186	2%
2017/18	34	299	645	673	657	668	677	669	711	654	710	695	688	581	589	8,950	340	4%
2018/19	26	328	717	695	673	671	693	693	697	731	662	737	654	623	527	9,127	177	2%
2019/20	0	361	712	790	685	715	693	747	728	721	736	701	737	623	582	9,531	404	4.4%

Yellow box = largest grade per year
Green box = second largest grade per year

New Braunfels ISD Enrollment History





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	13	243	652	626	682	602	657	626	621	663	649	629	681	595	485	8,424		
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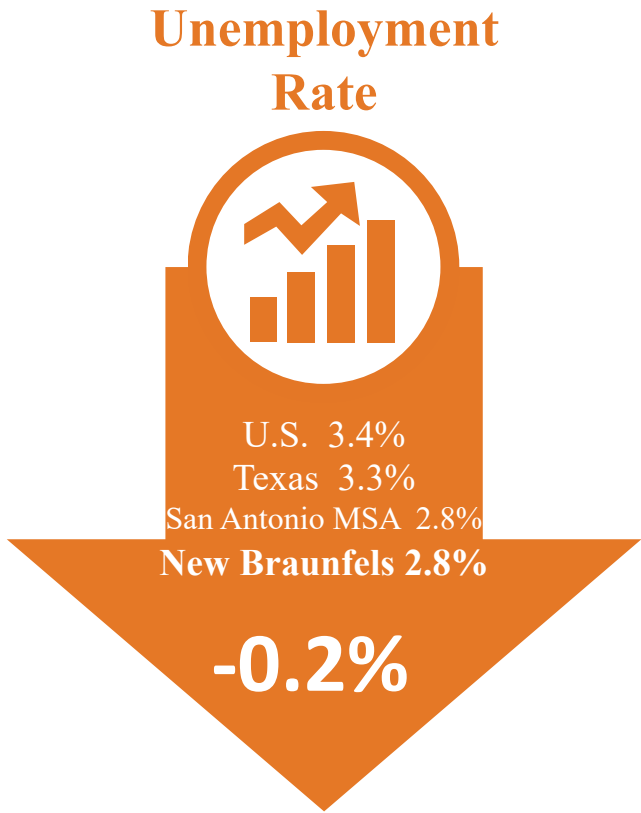
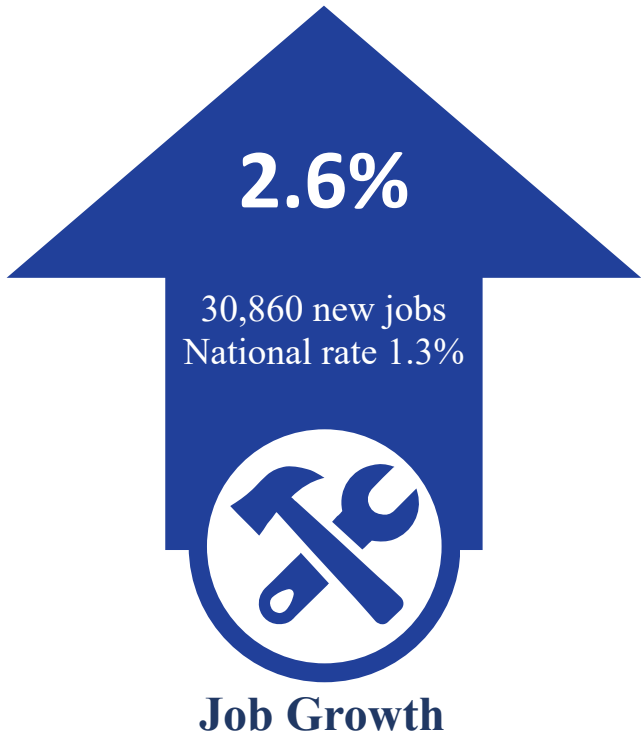
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Green box = second largest grade per year

Year	EE	PK	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem.	MS	HS
3 Year Avg	0.822	1.122	1.052	1.092	0.988	1.057	1.021	1.054	1.053	1.029	1.020	1.042	0.982	0.922	0.922	1.044	1.034	0.967
2016/17	1.538	1.053	0.940	1.031	0.981	1.000	1.048	1.015	1.021	1.100	1.018	1.054	1.017	0.934	0.837	1.003	1.046	0.961
2017/18	1.700	1.168	1.052	1.098	0.978	1.088	0.993	1.060	1.066	1.023	1.040	1.030	1.006	0.908	0.926	1.045	1.043	0.967
2018/19	0.765	1.097	1.112	1.078	1.000	1.021	1.037	1.024	1.042	1.028	1.012	1.038	0.941	0.906	0.907	1.045	1.027	0.948
2019/20	0.000	1.101	0.993	1.102	0.986	1.062	1.033	1.078	1.051	1.034	1.007	1.059	1.000	0.953	0.934	1.042	1.031	0.986

- New Braunfels ISD added more than 400 students this fall for a growth rate of more than 4%
- The district had historically high cohorts in 1st, 5th, 9th, 11th and 12th grades, resulting in a higher than average high school cohort



Economic Conditions – San Antonio Area (December 2019)





San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 2Q19

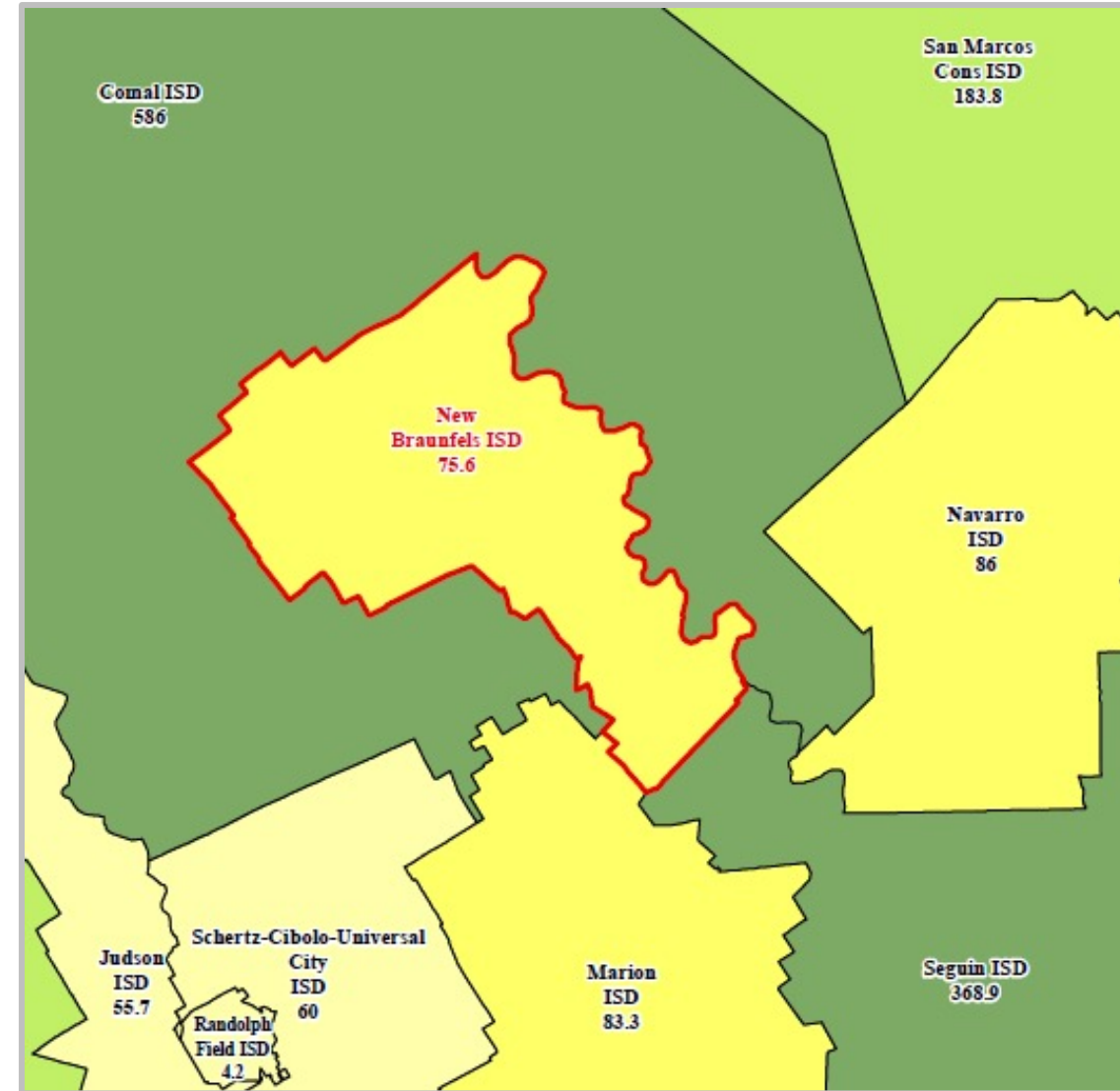
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,832	3,701	5,154	30,753
2	Comal ISD	2,089	1,969	2,792	28,558
3	Judson ISD	1,329	1,264	1,475	5,774
4	New Braunfels ISD*	824	848	1,126	8,049
5	Medina Valley ISD	876	704	1,137	22,447
6	Schertz-Cibolo U City ISD	740	697	1,304	8,275
7	Boerne ISD	681	685	1,683	11,101
8	East Central ISD	582	599	1,050	10,380
9	North East ISD	497	386	882	6,144
10	Southwest ISD	278	202	532	7,057
11	San Antonio ISD	215	141	427	1,480
12	Southside ISD	148	124	37	7,565
13	Navarro ISD	88	102	33	4,367
14	Harlandale ISD	75	72	20	29
15	South San Antonio ISD	116	58	95	514
16	Marion ISD	44	56	56	236
17	Seguin ISD	38	52	144	3,833
18	Alamo Heights ISD	33	47	76	58
19	Comfort ISD	0	0	0	0
20	Edgewood ISD	17	0	0	121

*Adjusted based on additional research by Templeton Demographics staff



New Braunfels ISD Land Size Comparison

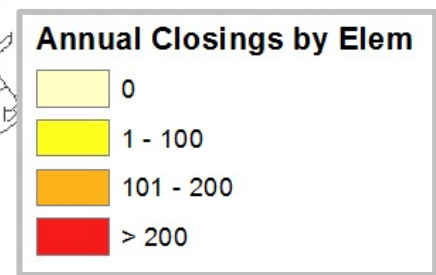
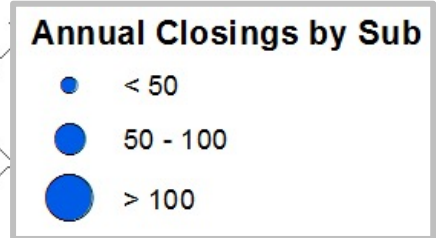
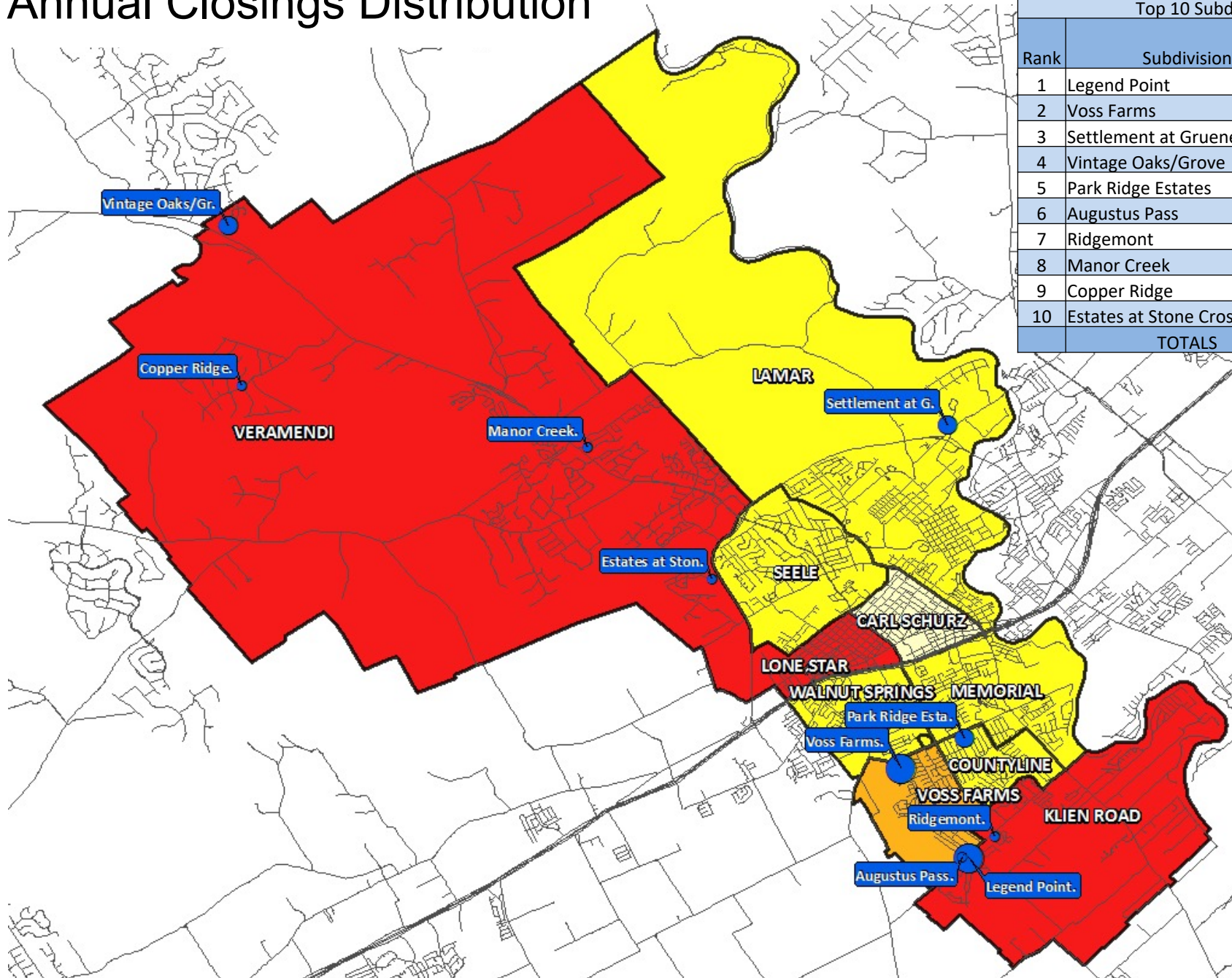
Rank	District Name	Annual Starts	District Sq. Miles	Starts per Sq. Mile	Students per Sq. Mile
1	Northside ISD	3,832	317.10	12.08	335.86
2	Comal ISD	2,089	586.04	3.56	40.84
3	Judson ISD	1,329	55.70	23.86	410.56
4	New Braunfels ISD*	824	75.59	10.90	120.75
5	Medina Valley ISD	876	290.78	3.01	18.76
6	Schertz-Cibolo U City ISD	740	60.01	12.33	263.58
7	Boerne ISD	681	306.82	2.23	29.89
8	East Central ISD	582	199.14	2.92	50.42
9	North East ISD	497	132.24	3.76	492.93
10	Southwest ISD	278	108.89	2.55	126.36





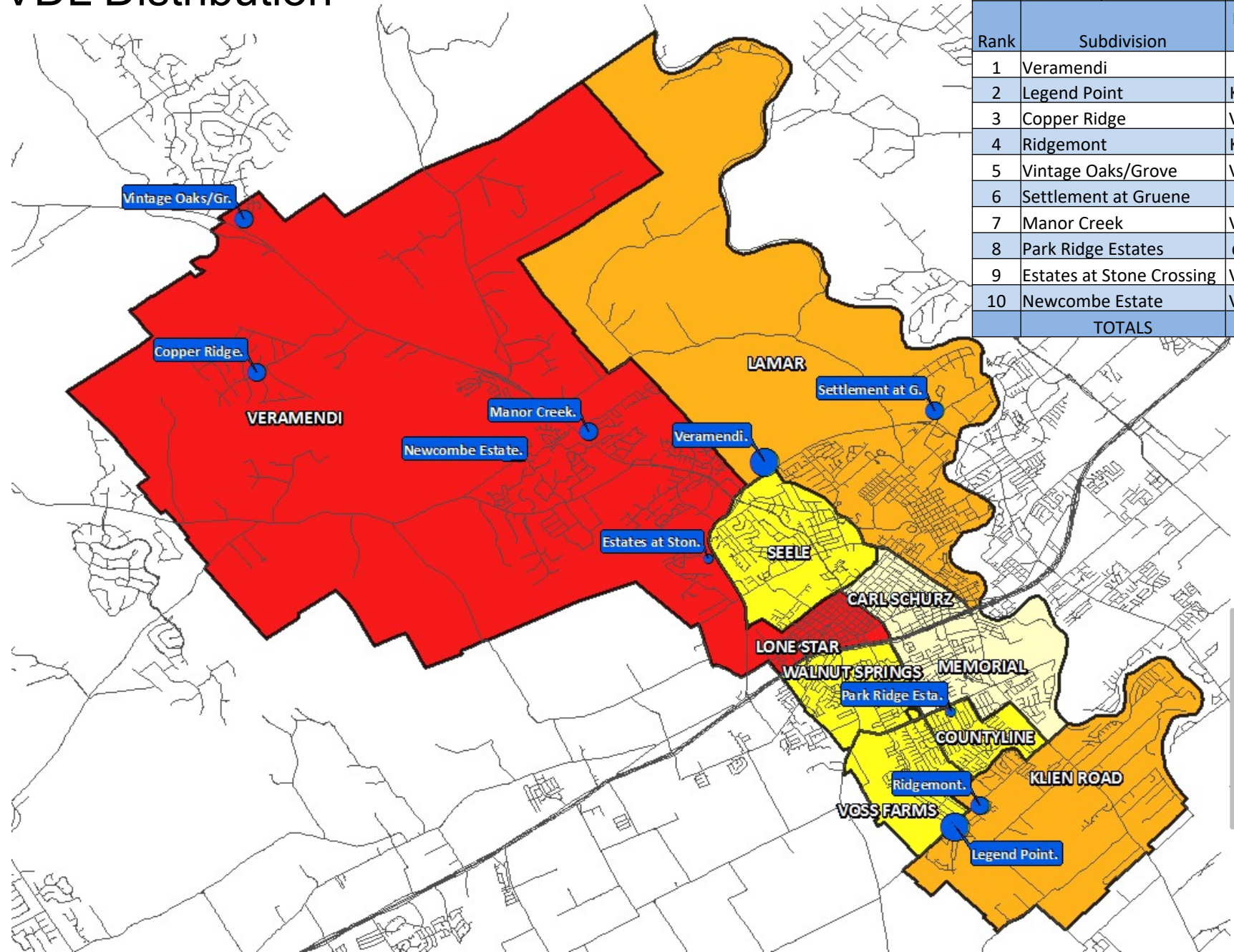
Annual Closings Distribution

Top 10 Subdivisions - 2Q19 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Legend Point	KLIEN ROAD	116	44	127	337
2	Voss Farms	VOSS FARMS	110	42	20	260
3	Settlement at Gruene	LAMAR	80	15	82	0
4	Vintage Oaks/Grove	VERAMENDI	59	20	84	245
5	Park Ridge Estates	COUNTYLINE	56	9	69	0
6	Augustus Pass	VOSS FARMS	48	10	3	0
7	Ridgemont	KLIEN ROAD	48	13	85	0
8	Manor Creek	VERAMENDI	43	15	79	51
9	Copper Ridge	VERAMENDI	40	14	87	227
10	Estates at Stone Crossing	VERAMENDI	38	16	67	0
TOTALS			638	198	703	1,120





VDL Distribution



Top 10 Subdivisions - 2Q19 (Ranked by remaining VDL)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Veramendi	LAMAR	0	0	172	4,959
2	Legend Point	KLIEN ROAD	116	44	127	337
3	Copper Ridge	VERAMENDI	40	14	87	227
4	Ridgemont	KLIEN ROAD	48	13	85	0
5	Vintage Oaks/Grove	VERAMENDI	59	20	84	245
6	Settlement at Gruene	LAMAR	80	15	82	0
7	Manor Creek	VERAMENDI	43	15	79	51
8	Park Ridge Estates	COUNTYLINE	56	9	69	0
9	Estates at Stone Crossing	VERAMENDI	38	16	67	0
10	Newcombe Estate	VERAMENDI	15	4	51	0
TOTALS			495	150	903	5,819

VDL by Sub

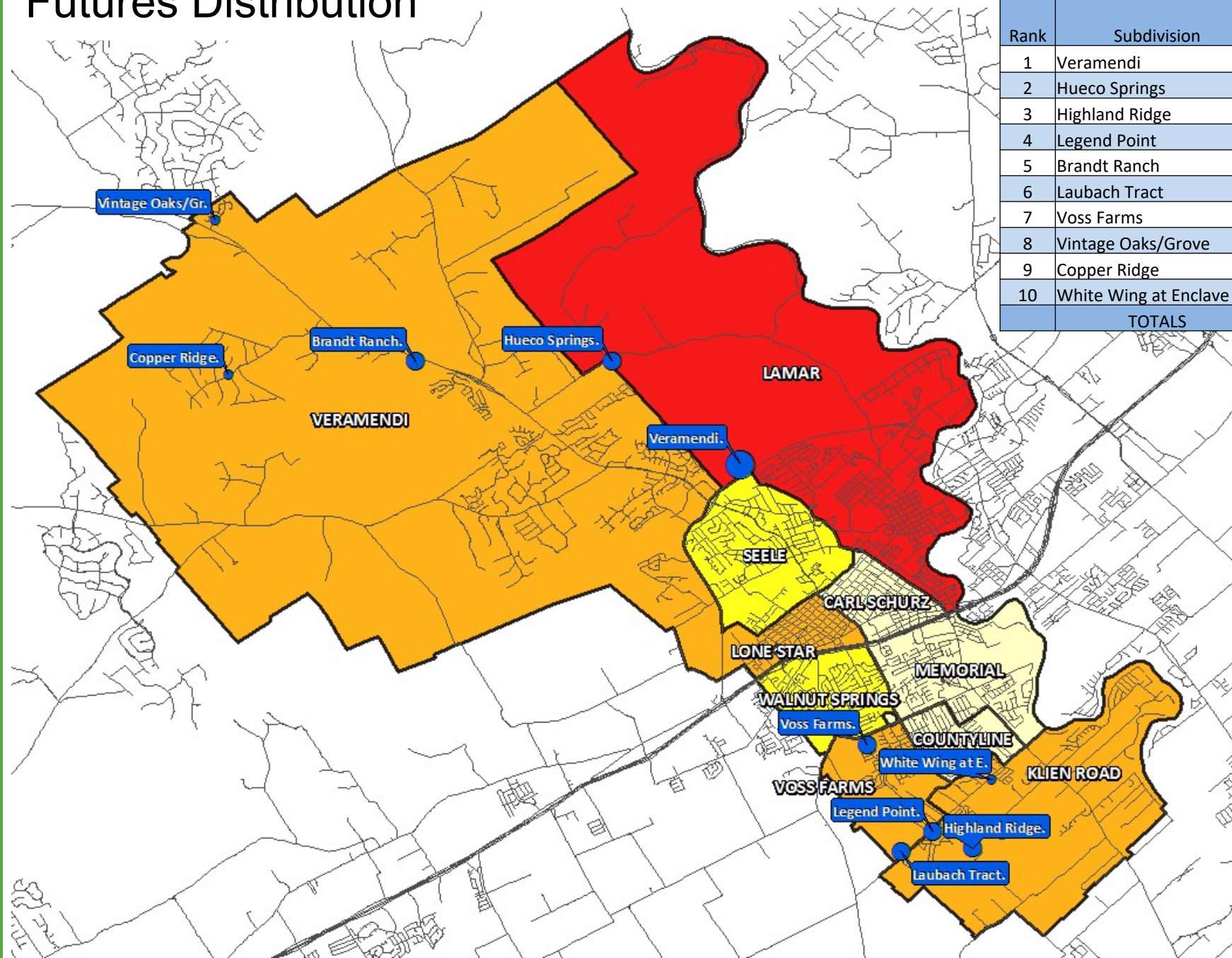
- < 75
- 75 - 100
- > 100

VDL by Elem Zone

- 0
- 1 - 150
- 151 - 300
- > 300



Futures Distribution

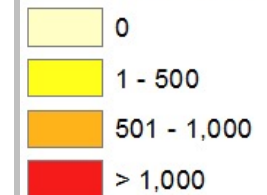


Top 10 Subdivisions - 2Q19 (Ranked by Future Inventory)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Veramendi	LAMAR	0	0	172	4,959
2	Hueco Springs	LAMAR	0	0	0	350
3	Highland Ridge	KLIEN ROAD	0	0	0	339
4	Legend Point	KLIEN ROAD	116	44	127	337
5	Brandt Ranch	VERAMENDI	0	0	0	303
6	Laubach Tract	VOSS FARMS	0	0	0	300
7	Voss Farms	VOSS FARMS	110	42	20	260
8	Vintage Oaks/Grove	VERAMENDI	59	20	84	245
9	Copper Ridge	VERAMENDI	40	14	87	227
10	White Wing at Enclave	KLIEN ROAD	0	0	0	109
TOTALS			325	120	490	7,429

Future by Sub



Future by Elem Zone





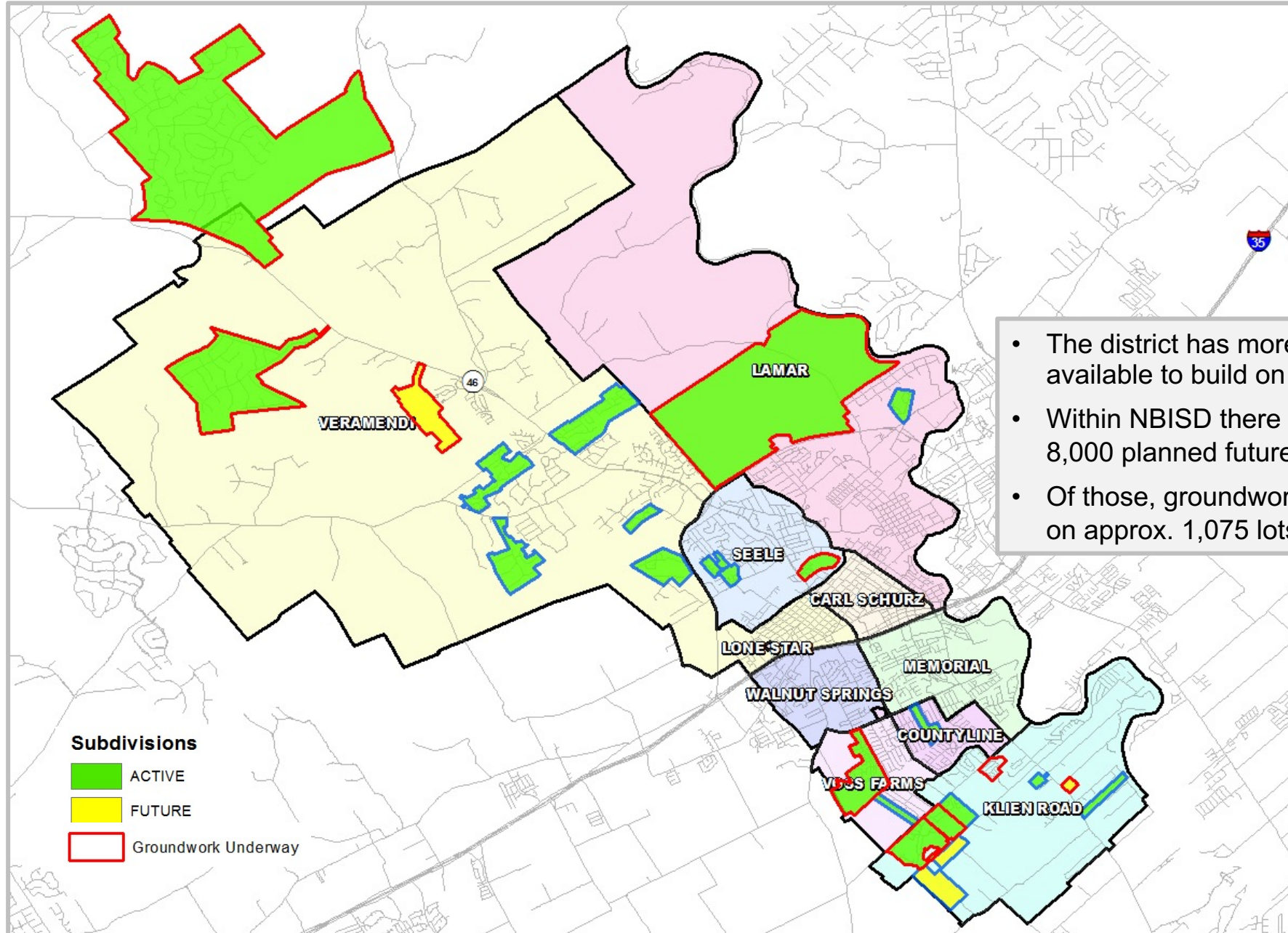
New Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
COUNTYLINE	40	11	56	9	12	23	79	0
KLIEN ROAD	269	61	244	85	84	132	291	988
LAMAR	71	25	86	19	28	44	274	5,357
MEMORIAL	2	0	21	1	0	0	0	0
SEELE	21	2	42	9	6	15	64	154
VERAMENDI	225	61	225	77	85	140	387	922
VOSS FARMS	186	62	162	52	83	106	23	560
WALNUT SPRINGS	10	2	12	1	4	6	8	68
Grand Total	824	224	848	253	302	466	1,126	8,049

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category



District Housing Overview



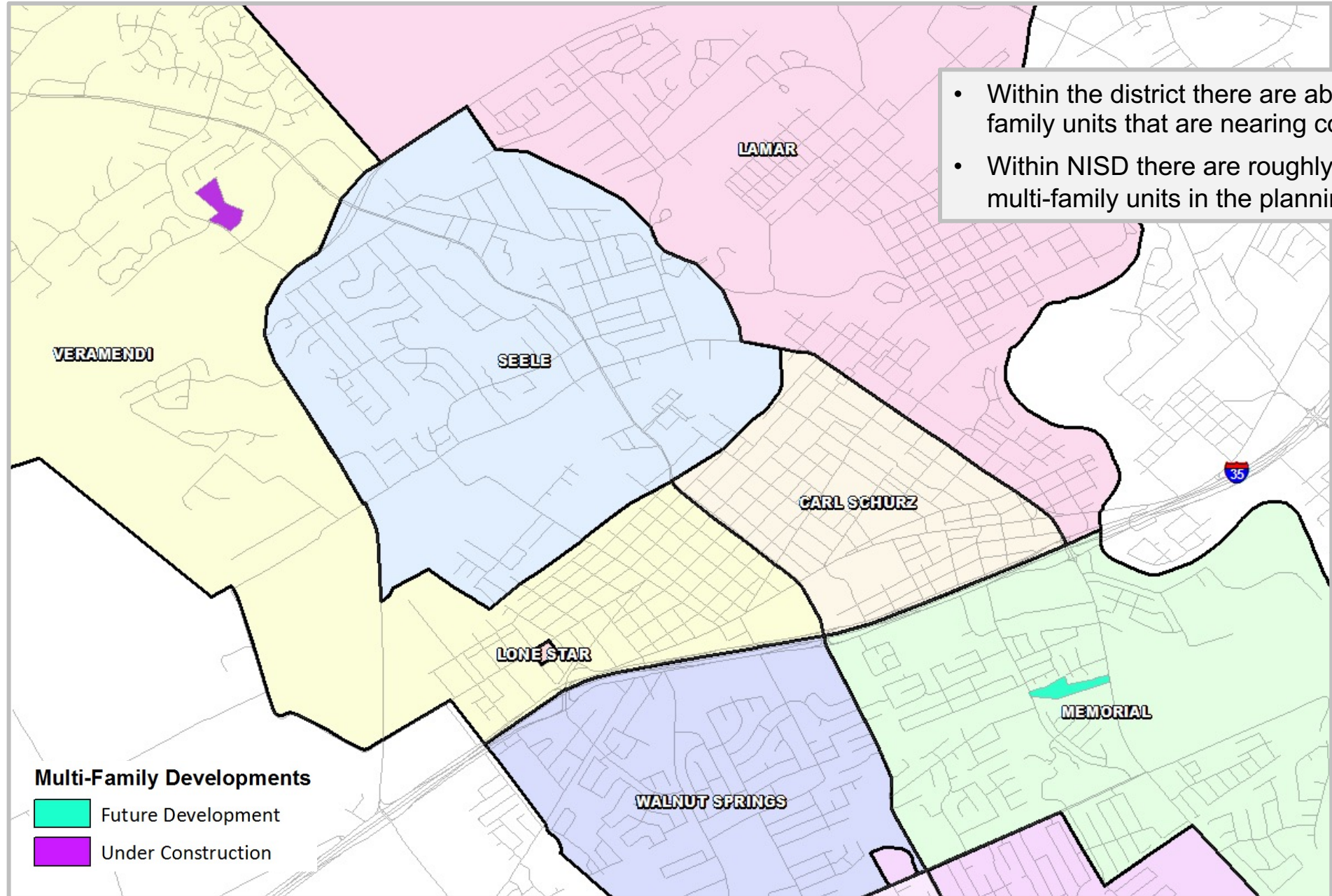
- The district has more than 1,100 lots available to build on
- Within NBISD there are more than 8,000 planned future lots
- Of those, groundwork is underway on approx. 1,075 lots within NBISD

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



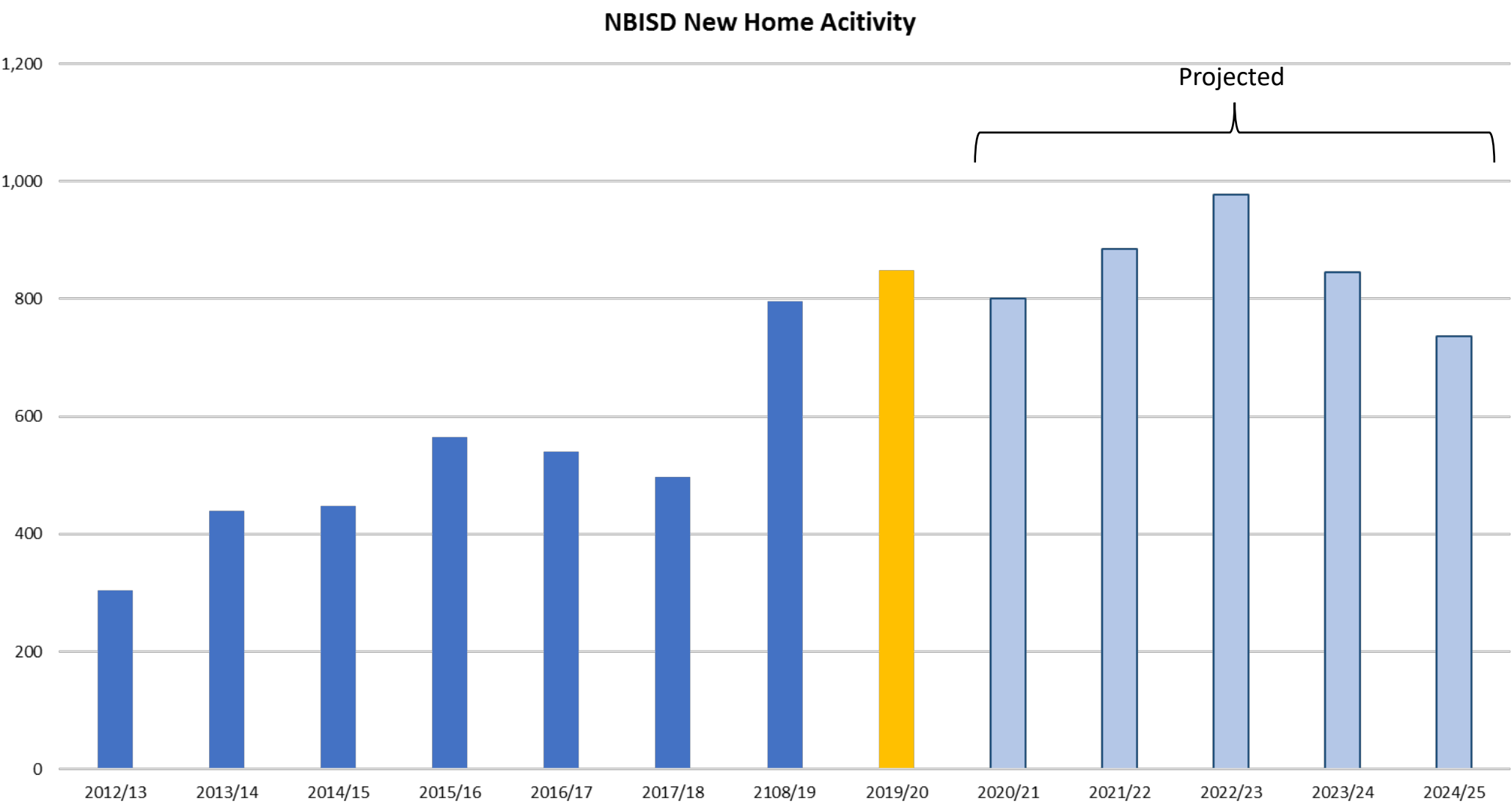
Multi-Family Housing Overview



- Within the district there are about 68 multi-family units that are nearing completion
- Within NISD there are roughly 128 future multi-family units in the planning stages



Forecasted NBISD New Home Activity

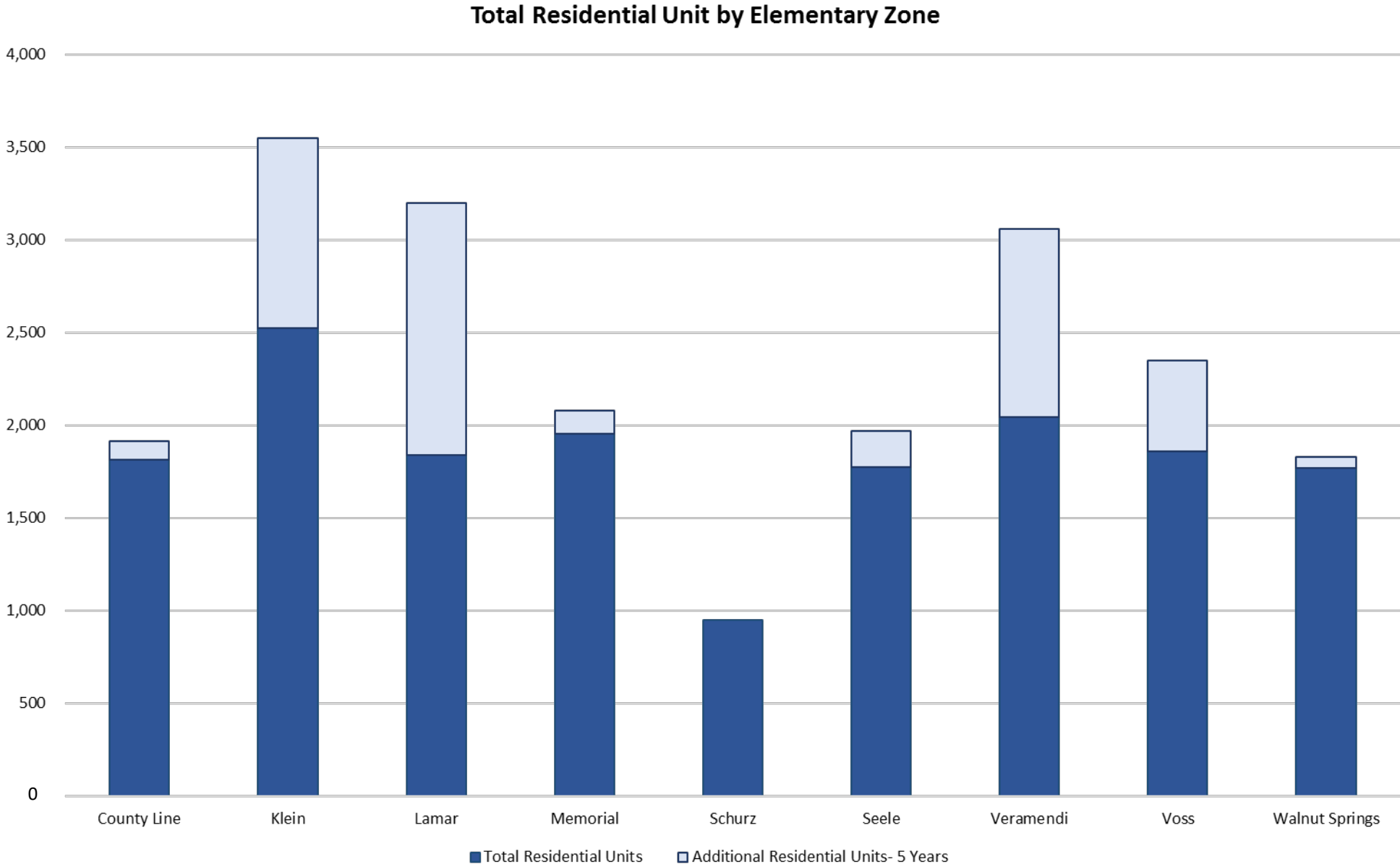


New Braunfels ISD is forecasted to close roughly 700-900 new homes annually for the next 3-5 years





Total Residential Units by Elementary Zone, 2019/20 – 2024/25





Residential Activity



Veramendi

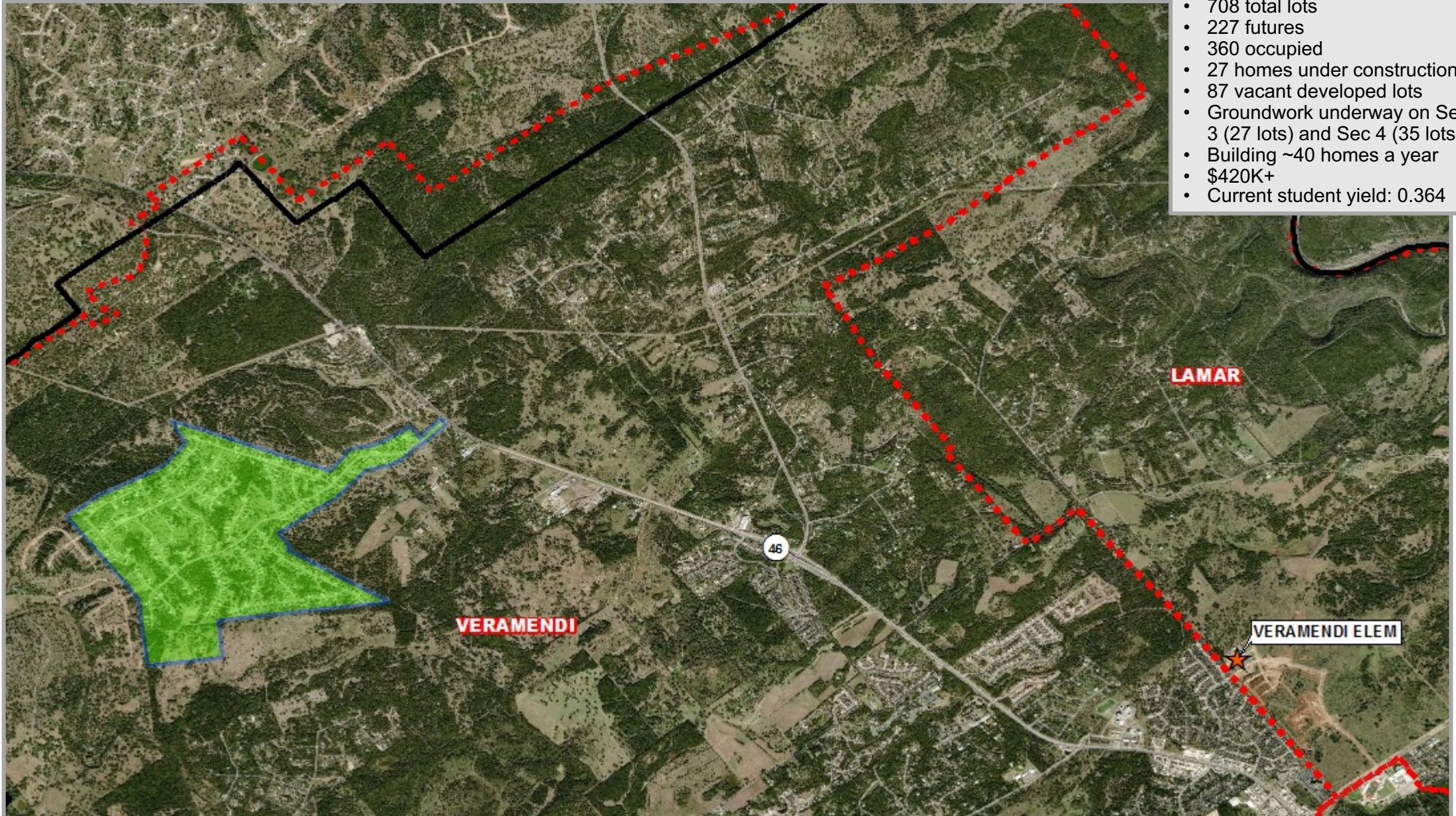
- 5,141 total lots
- 4,895 futures
- 2 occupied
- 32 homes under construction
- 207 vacant developed lots
- Building 120-150 homes a year
- \$250K+
- No current student yield



Residential Activity

Copper Ridge

- 708 total lots
- 227 futures
- 360 occupied
- 27 homes under construction
- 87 vacant developed lots
- Groundwork underway on Sec 3 (27 lots) and Sec 4 (35 lots)
- Building ~40 homes a year
- \$420K+
- Current student yield: 0.364





Residential Activity



Voss Farms

- 852 total lots
- 234 futures
- 533 occupied
- 60 homes under construction
- 14 vacant developed lots
- Groundwork underway on 190 lots in Phase 3 & Phase 8
- Building 110-120 homes a year
- \$240K+
- Current student yield: 0.409

Preston Estates

- 264 total lots
- 101 futures
- 112 occupied
- 12 homes under construction
- 22 vacant developed lots
- Groundwork underway on 62 lots in Phase 3 & Phase 4
- Building ~40 homes a year
- \$230K-\$340K
- Current student yield: 0.473

Legend Pointe

- 866 total lots
- 337 futures
- 352 occupied
- 30 homes under construction
- 127 vacant developed lots
- Groundwork underway on 37 lots in Phase 3
- Building 120-130 homes a year
- \$190K+
- Current student yield: 0.761



Future Residential Activity



Glendale

- 90 total future lots
- Groundwork underway on all lots
- Estimated lot delivery spring 2020



District Yields & Student Density



Single Family Yield
0.385

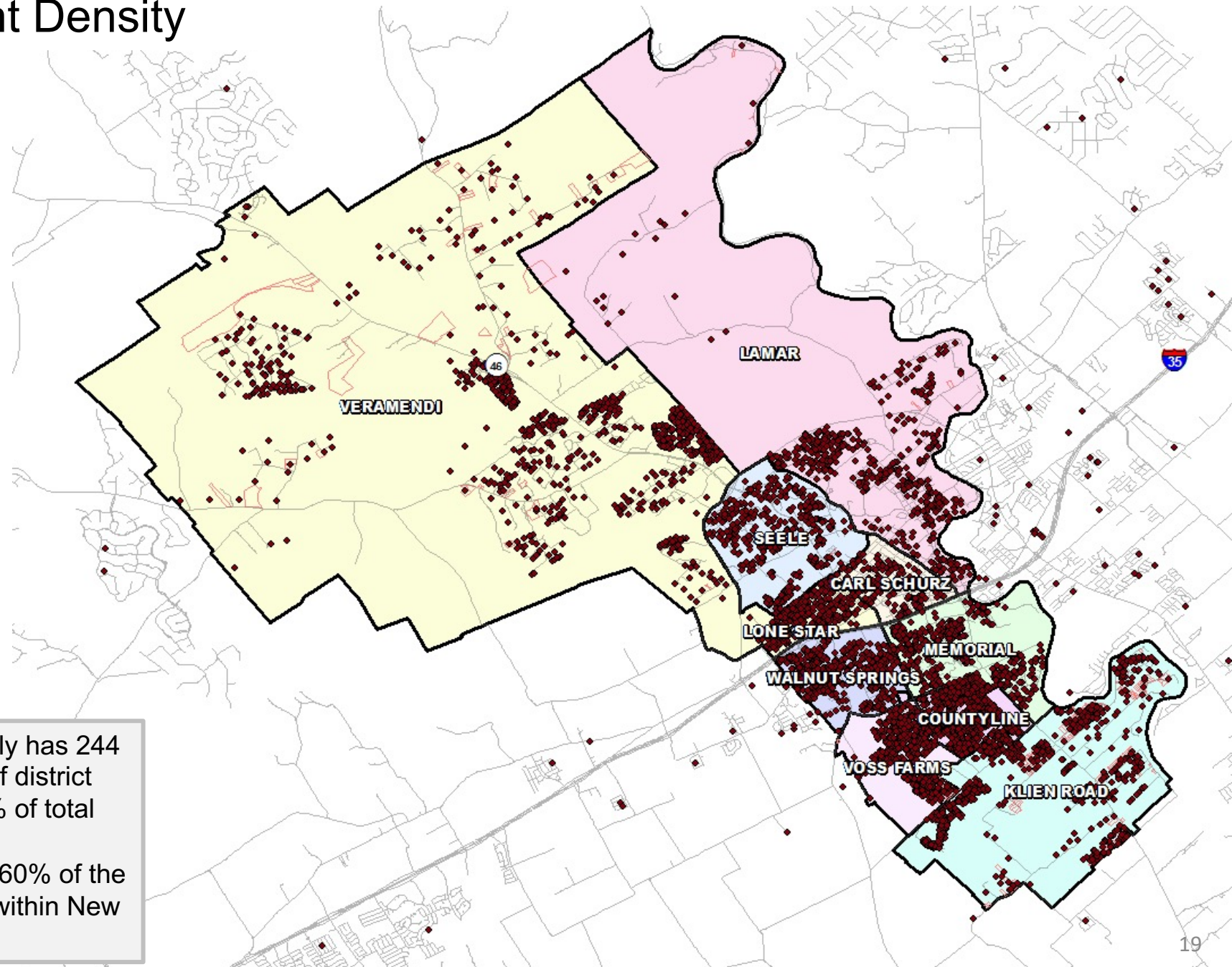


Apartment Yield
0.29



Manufactured Home Yield
0.519

- New Braunfels ISD currently has 244 students residing outside of district
- This represents roughly 3% of total NBISD students
- 5,457 students, or roughly 60% of the district population resides within New Braunfels city limits

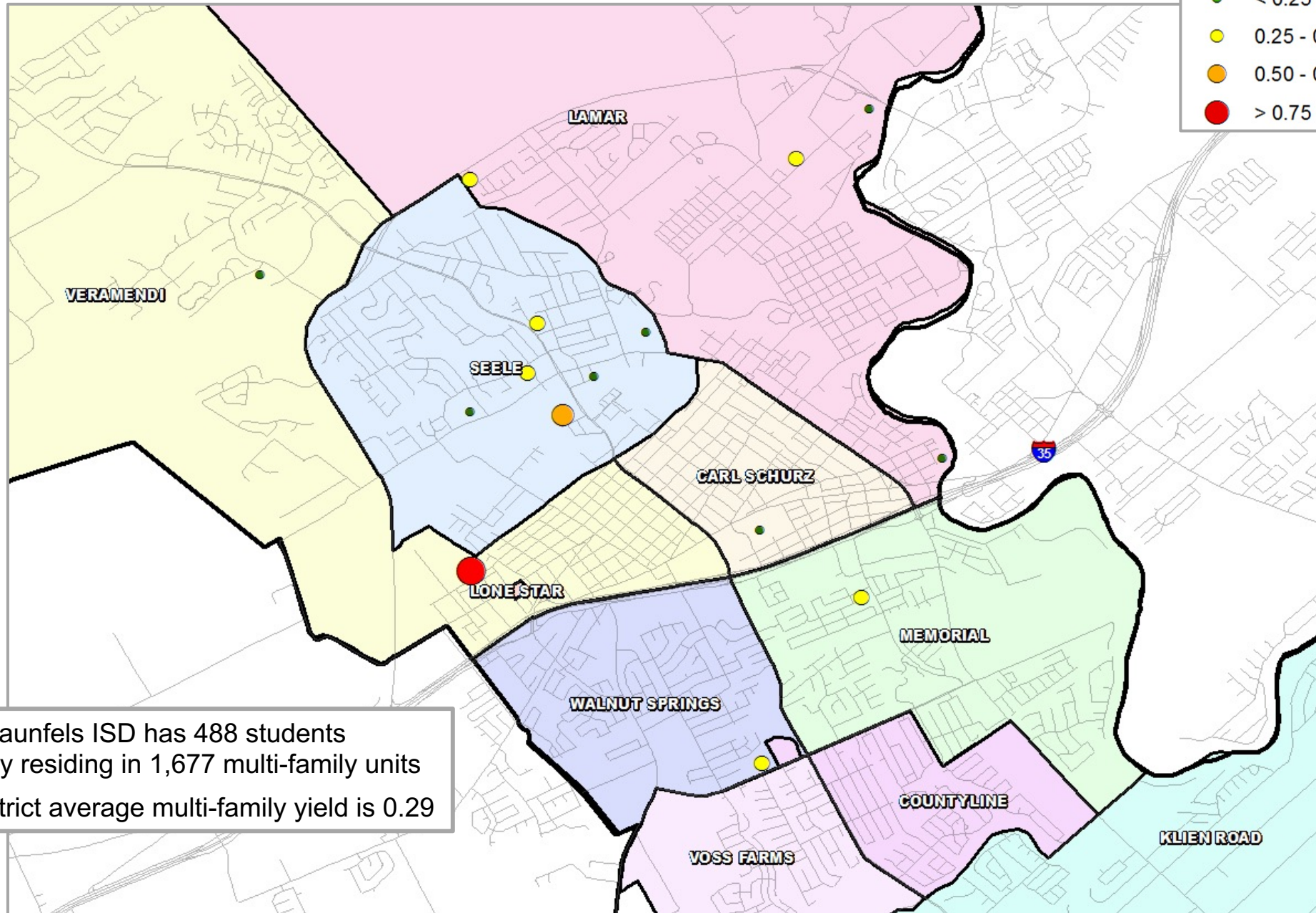




Apartment Yield

Multi-Family Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75



- New Braunfels ISD has 488 students currently residing in 1,677 multi-family units
- The district average multi-family yield is 0.29



TEA Transfer Report

Transfers In From	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Yr Change
Comal ISD	62	59	53	61	66	77	+15
Marion ISD	6	5	3	3	3	3	-3
Schertz-Cibolo-U City ISD	3	7	8	8	10	3	0
Seguin ISD	9	10	11	11	12	11	+2
Total Transfers In*	87	92	88	102	105	123	+36

Transfers Out To	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Yr Change
Comal ISD	139	111	197	177	224	230	+91
John H Wood Jr Public Charter	11	3	3	3	0	0	-11
Marion ISD	14	16	10	12	13	20	+6
Navarro ISD	10	9	10	9	3	3	-7
Premier High Schools	87	51	59	57	61	65	-22
Schertz-Cibolo-U City ISD	17	14	18	17	28	32	+15
Seguin ISD	6	6	9	3	3	0	-6
Texas College Prep Academy	26	20	13	14	21	20	-6
Total Transfers Out*	357	271	358	333	413	468	+111

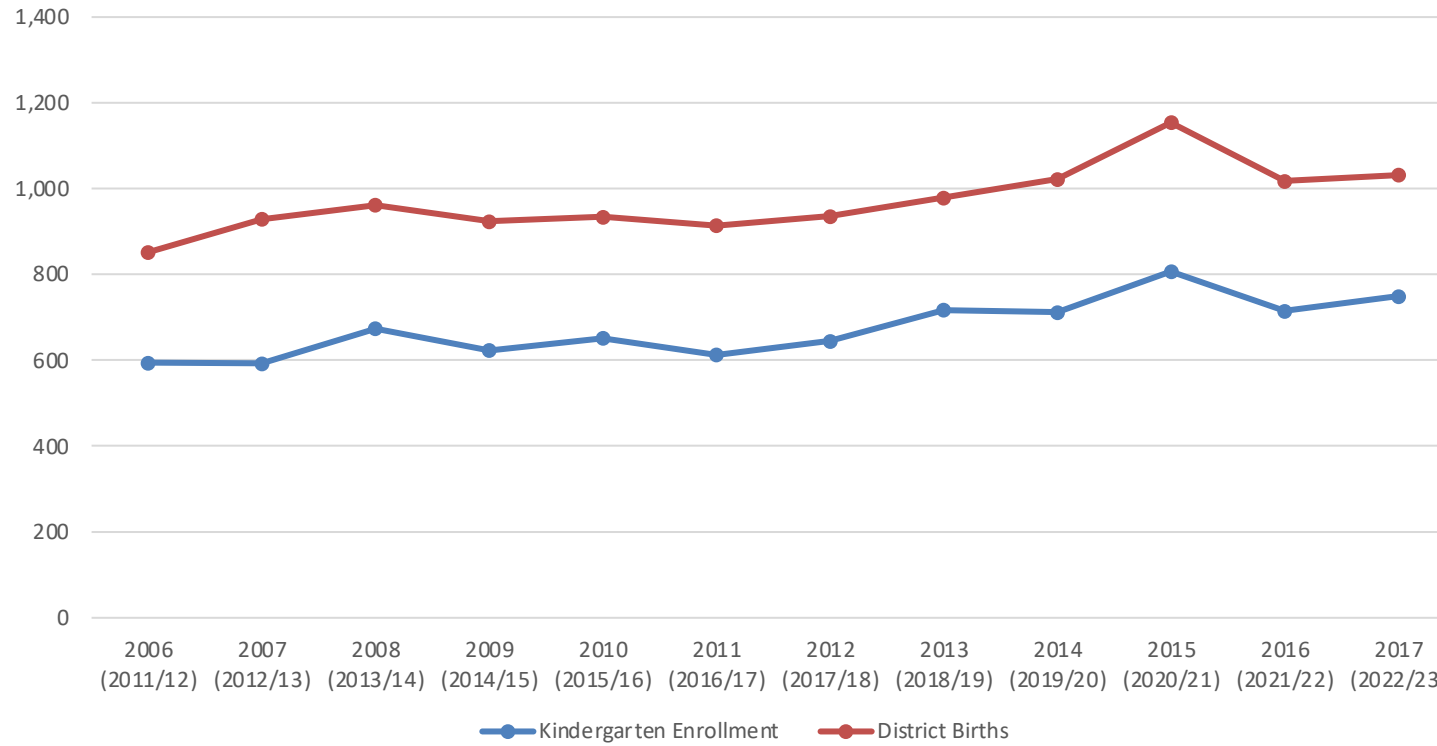
*Totals include additional districts per TEA rounding rules





Birth Rate Analysis

New Braunfels ISD KG Enrollment v. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	594	852	0.697
2007 (2012/13)	593	929	0.638
2008 (2013/14)	674	962	0.701
2009 (2014/15)	623	924	0.674
2010 (2015/16)	652	934	0.698
2011 (2016/17)	613	914	0.671
2012 (2017/18)	645	936	0.689
2013 (2018/19)	717	979	0.732
2014 (2019/20)	712	1,022	0.697
2015 (2020/21)	807	1,154	0.699
2016 (2021/22)	715	1,018	0.702
2017 (2022/23)	749	1,032	0.726



Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	13	243	652	626	682	602	657	626	621	663	649	629	681	595	485	8,424		
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2019/20	0	361	712	790	685	715	693	747	728	721	736	701	737	623	582	9,531	404	4.4%
2020/21	0	361	807	768	830	724	749	732	796	738	734	766	677	691	599	9,972	441	4.6%
2021/22	0	361	715	867	788	863	746	797	748	806	761	764	720	651	698	10,285	313	3.1%
2022/23	0	361	749	784	905	836	911	782	860	782	836	792	743	682	658	10,681	396	3.9%
2023/24	0	361	762	797	811	940	868	955	823	882	807	869	752	719	678	11,023	342	3.2%
2024/25	0	361	785	820	822	842	979	914	1,028	832	896	839	825	726	725	11,394	371	3.4%
2025/26	0	361	809	850	853	862	886	1,031	915	1,041	839	930	788	796	733	11,693	299	2.6%
2026/27	0	361	811	871	884	892	903	928	1,035	926	1,062	871	873	760	802	11,980	287	2.5%
2027/28	0	361	833	871	901	920	929	947	922	1,047	944	1,100	819	841	766	12,201	221	1.8%
2028/29	0	361	834	889	891	939	963	976	941	933	1,068	979	1,034	788	847	12,443	242	2.0%
2029/30	0	361	853	891	916	928	981	1,013	971	952	952	1,106	920	993	794	12,631	188	1.5%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

Campus	Max	Current	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Carl Schurz Elementary	500	397	423	433	446	455	458	454	444	441	438	436
Lamar Elementary	500	357	389	424	493	528	542	613	667	727	788	850
Lone Star Elementary	400	361	361	361	361	361	361	361	361	361	361	361
Seele Elementary School	450	313	329	337	342	346	335	345	341	345	349	351
County Line Elementary	500	407	409	402	399	403	386	405	402	408	413	411
Walnut Springs Elementary	500	358	373	388	381	386	381	377	366	363	359	354
Memorial Elementary	500	408	430	424	422	419	409	406	394	394	389	390
Voss Elementary	800	671	753	788	820	851	886	896	892	902	897	896
Veramendi Elementary	920	801	844	880	956	1,028	1,074	1,108	1,109	1,139	1,172	1,202
Klein Road Elementary School	800	630	660	700	708	717	691	687	674	682	687	692
ELEMENTARY TOTALS		4,703	4,971	5,137	5,328	5,494	5,523	5,652	5,650	5,762	5,853	5,943
Elementary Absolute Growth		207	268	166	191	166	29	129	-2	112	91	90
Elementary Percent Growth		4.60%	5.70%	3.34%	3.72%	3.12%	0.53%	2.34%	-0.04%	1.98%	1.58%	1.54%
Oak Run Middle School	1,200	969	1,006	1,024	1,104	1,161	1,266	1,321	1,462	1,461	1,497	1,486
New Braunfels Middle School	1,250	1,223	1,262	1,291	1,374	1,351	1,490	1,474	1,561	1,452	1,445	1,389
MIDDLE SCHOOL TOTALS		2,192	2,268	2,315	2,478	2,512	2,756	2,795	3,023	2,913	2,942	2,875
Middle School Absolute Growth		99	76	47	163	34	244	39	228	-110	29	-67
Middle School Percent Growth		4.73%	3.47%	2.07%	7.04%	1.37%	9.71%	1.42%	8.16%	-3.64%	1.00%	-2.28%
New Braunfels 9th Grade Center	1,250	680	756	754	782	859	829	920	862	1,091	970	1,097
New Braunfels High School	2,200	1,891	1,924	2,026	2,041	2,109	2,238	2,279	2,400	2,391	2,635	2,675
NBISD Learning Center		65	52	52	52	50	48	47	45	44	43	41
HIGH SCHOOL TOTALS		2,636	2,733	2,833	2,875	3,017	3,115	3,246	3,307	3,526	3,648	3,813
High School Absolute Growth		98	97	100	42	142	98	131	61	219	122	165
High School Percent Growth		3.86%	3.67%	3.67%	1.50%	4.94%	3.24%	4.20%	1.88%	6.63%	3.46%	4.52%
Discipline Alternative School		0	0	0	0	0	0	0	0	0	0	0
DISTRICT TOTALS		9,531	9,972	10,285	10,681	11,023	11,394	11,693	11,980	12,201	12,443	12,631
District Absolute Growth		404	441	313	396	342	371	299	287	221	242	188
District Percent Growth		4.4%	4.6%	3.1%	3.9%	3.2%	3.4%	2.6%	2.5%	1.8%	2.0%	1.5%

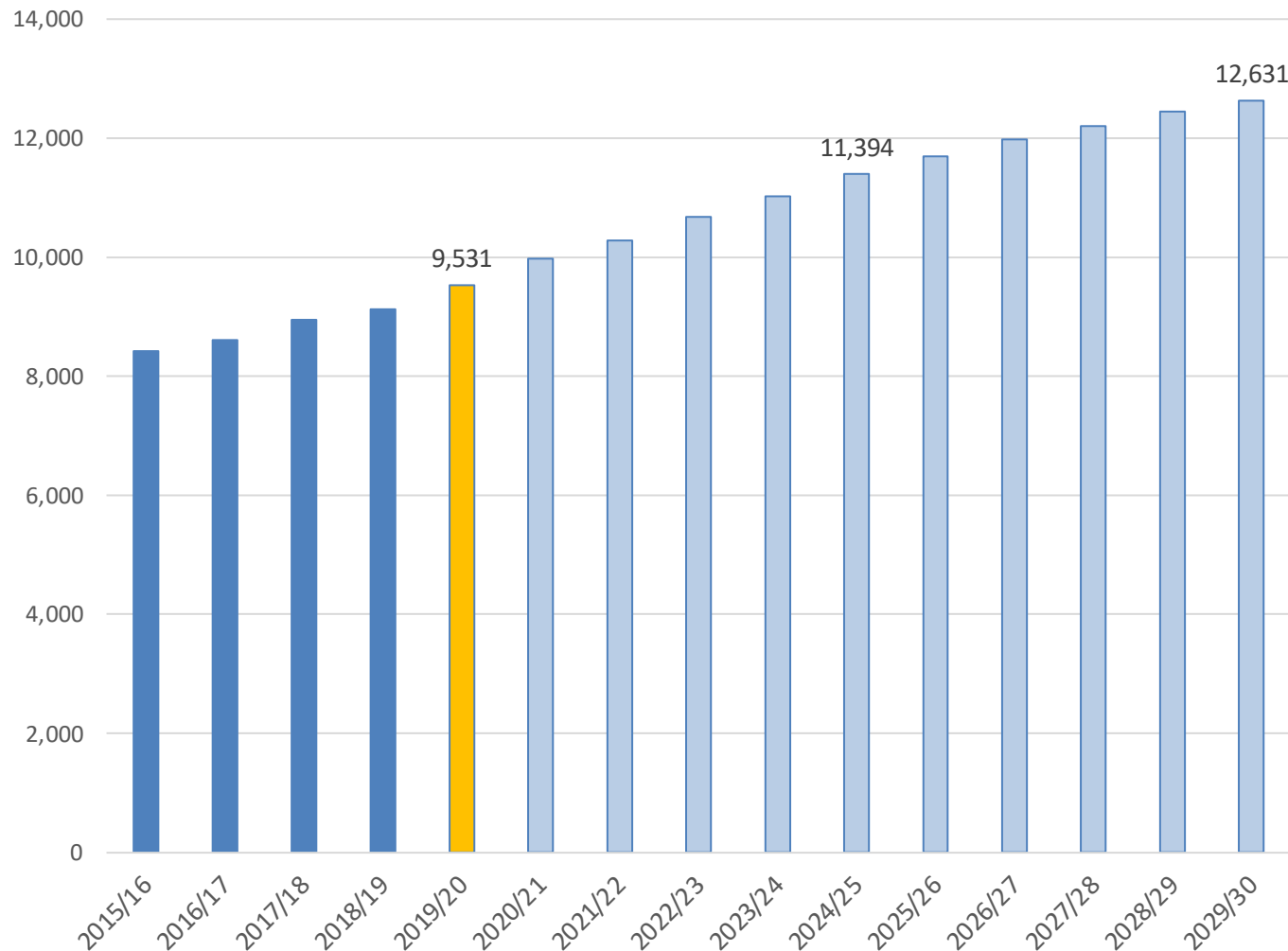
Yellow box = over capacity



Key Takeaways



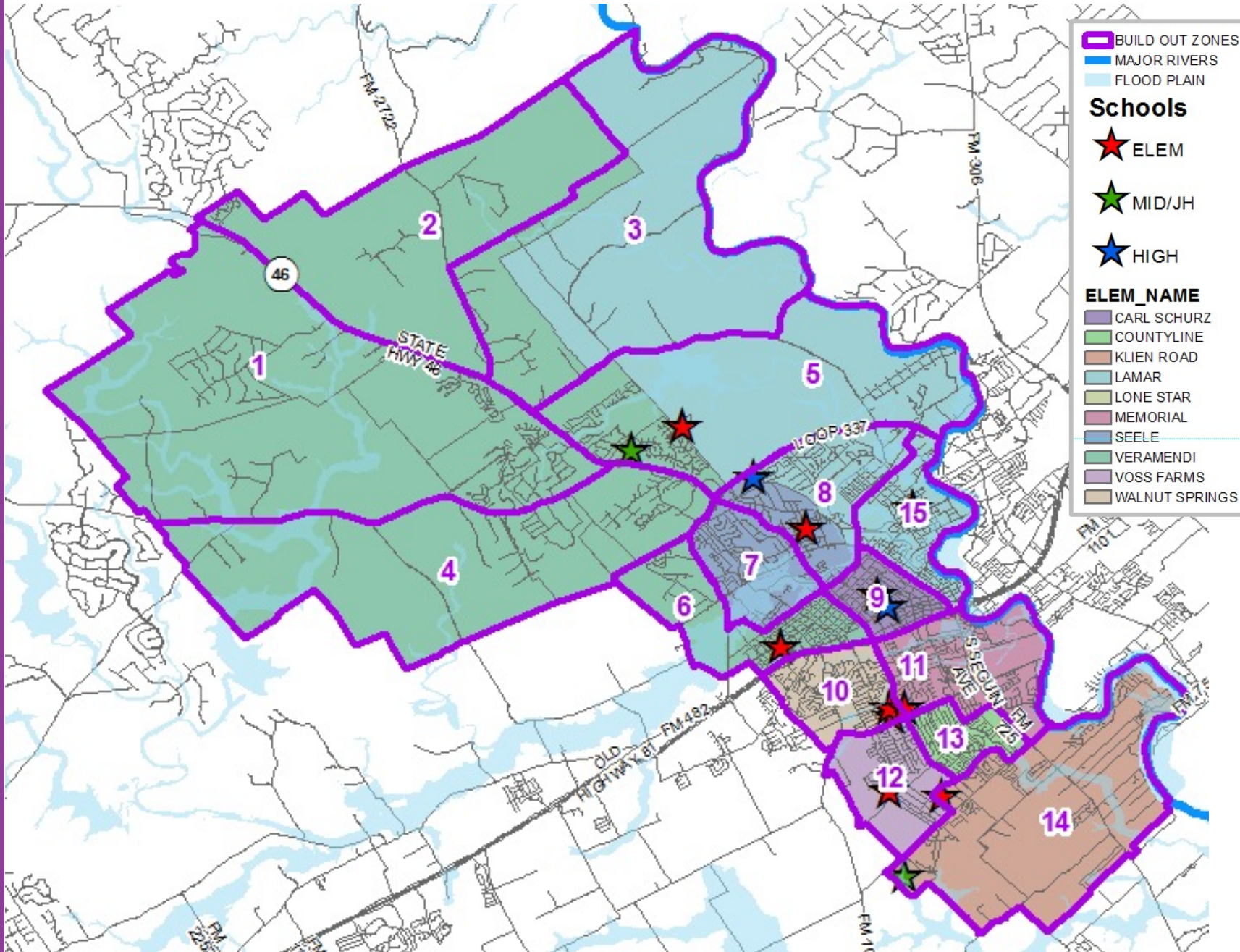
Enrollment Forecast



- New Braunfels ISD will continue to experience enrollment growth due to a strong local economy and housing market
- NBISD has one of the top five annual starts and annual closings of any district in San Antonio region
- The district is forecasted to add 700 to 900 single family homes a year for the next 5 years
- The largest future housing growth is projected to occur in Lamar, Klein and Veramendi Elementary Zones
- 2024/25 enrollment: 11,394
- 2029/30 enrollment: 12,631



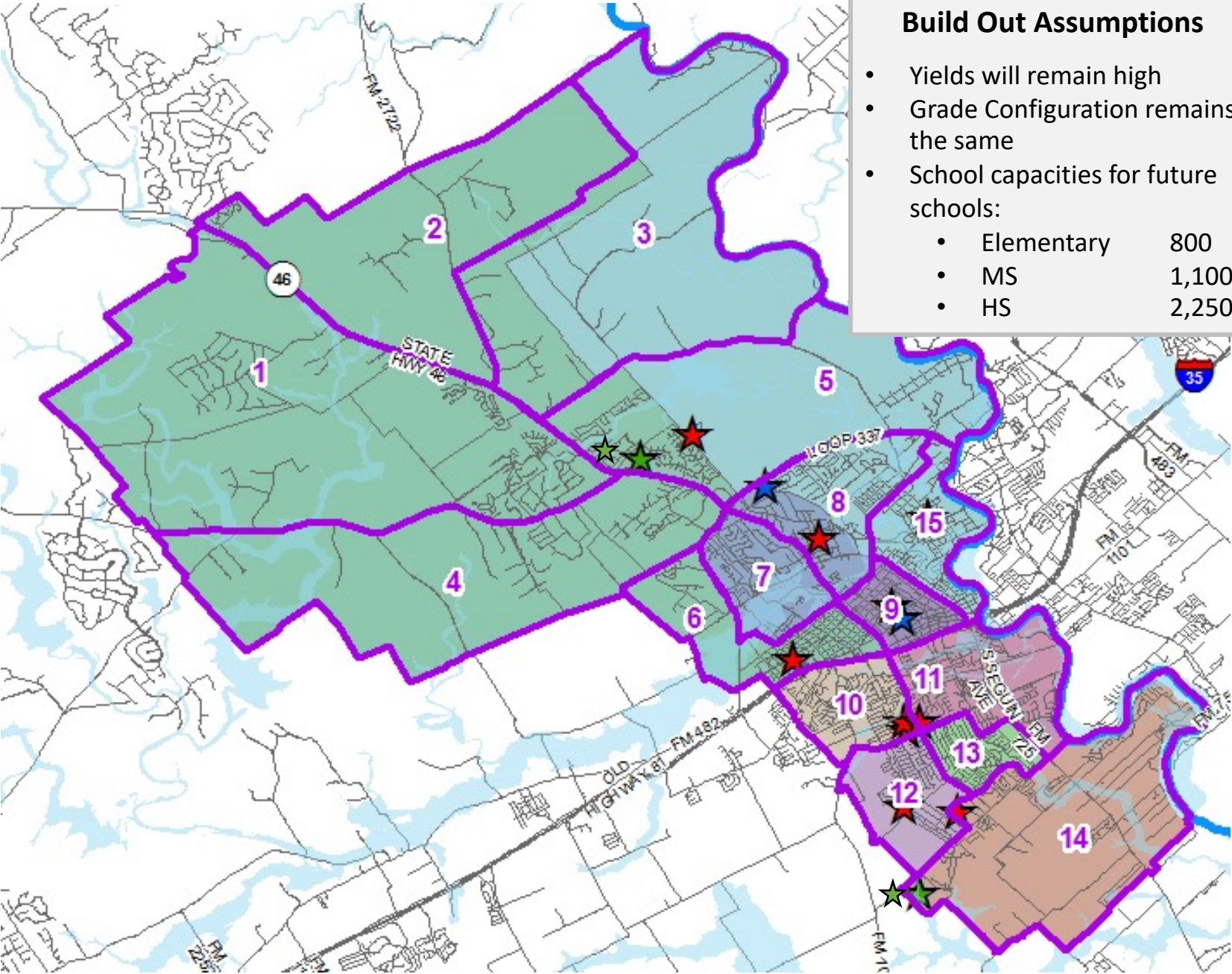
Current District Statistics... where we are today



Current District Totals	
Total Square Miles	68.9
Total Acres	44,093
Total Developed Acres	18,086
% Built Out	41.0%
Total Residential Acres	14,931
% Residential Acres of Developed Acres	82.6%
Residential Parcels	19,173
MF Units	1,847
SF 25+ Acres	3,174
FEMA Floodplain Acres	1,507
Total Vacant Acres	25,933
All Vacant Minus FEMA Floodplain	24,425
Current Elementary Students	4,400
Current MS Students	2,054
Current HS Students	2,336
Total Current Students	8,790
Current Student Yield	0.46



District Build Out Statistics... where we are going



Build Out Assumptions

- Yields will remain high
- Grade Configuration remains the same
- School capacities for future schools:
 - Elementary 800
 - MS 1,100
 - HS 2,250

District Build Out Totals

INV/VDL/ FUT	9,536
Remaining Vacant Acres	27,600
Developable Vacant Cohort	51%
Projected Residential Acres	15,213
Projected Units per Acre	0.87
Projected New Residential Units	23,941
Projected Elem Students	4,146
Projected Middle Students	2,679
Projected HS Students	3,874
Total Projected Students	10,700
Build-Out Elem Students	8,546
Build-Out Middle Students	4,733
Build-Out HS Students	6,210
Total Build-Out Students	19,490
Build-Out Elementary Schools	10.7
Build-Out Middle Schools	4.3
Build-Out High Schools	2.8