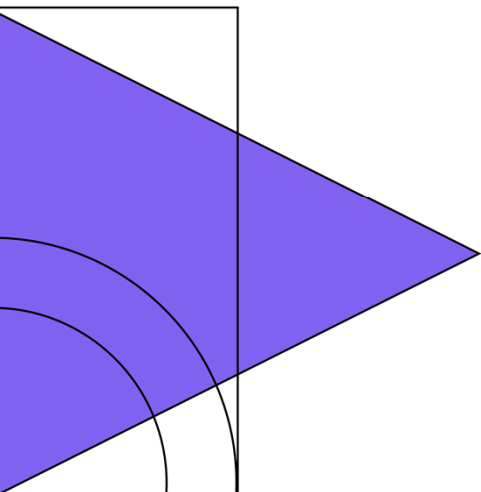
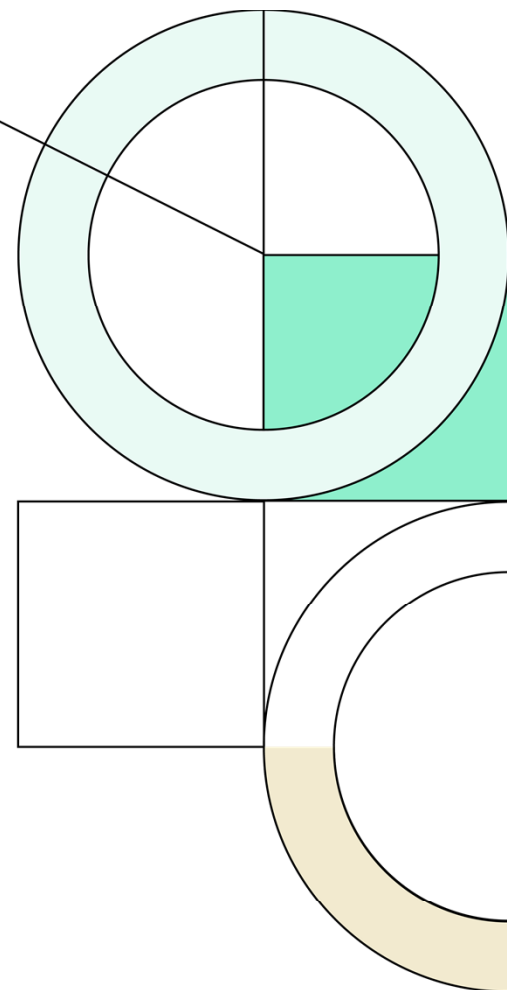




2Q22

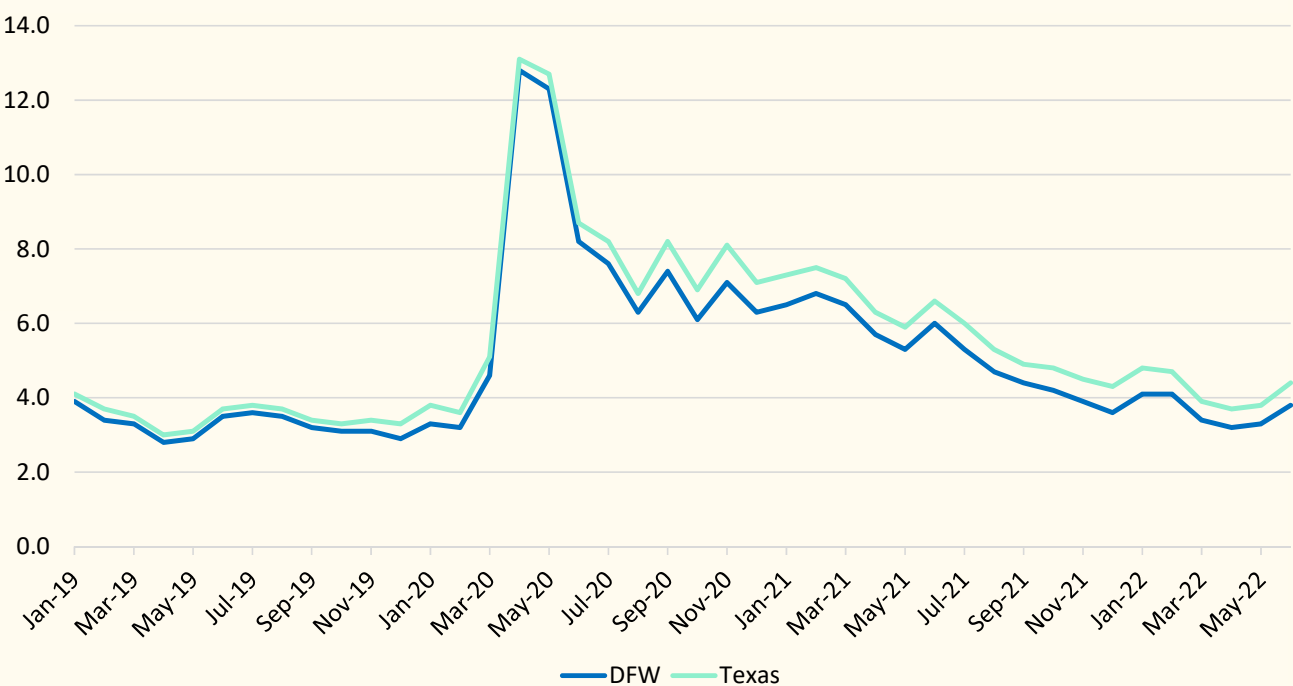
Demographic Report



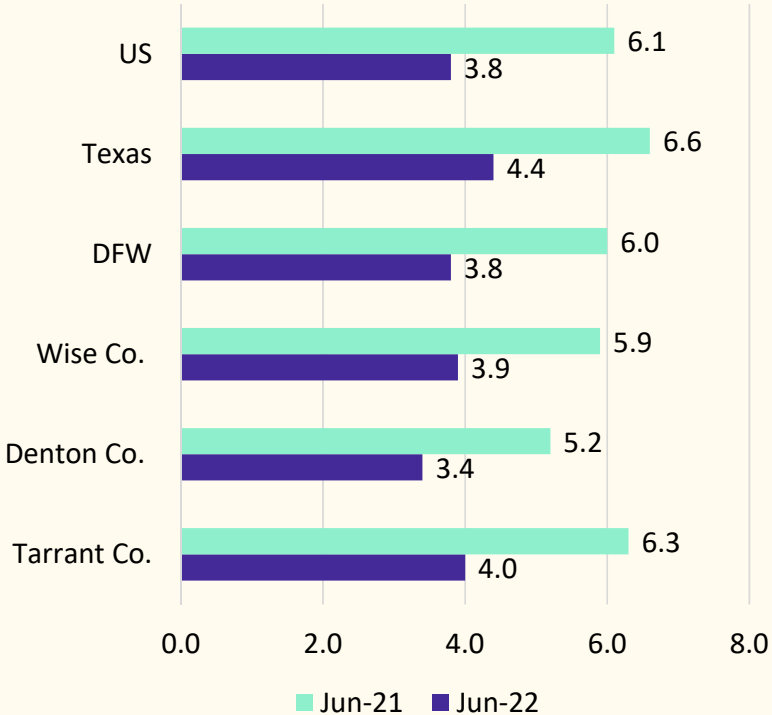


Local Economic Conditions

Unemployment Rate, Jan. 2018 - June 2022



Unemployment Rate, Year over Year





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Futures
1	NORTHWEST ISD*	4,519	3,608	2,508	3,040	36,070
2	DENTON ISD	2,817	2,753	2,160	3,124	31,273
3	FORNEY ISD	2,484	2,712	1,109	2,412	30,175
4	PROSPER ISD	2,844	2,630	2,323	3,032	21,195
5	FRISCO ISD	1,590	1,799	1,291	1,339	9,749
6	DALLAS ISD	2,031	1,614	1,834	2,128	6,257
7	PRINCETON ISD	2,434	1,557	1,609	1,826	9,571
8	ROYSE CITY ISD	1,812	1,312	1,348	1,929	8,515
9	MIDLOTHIAN ISD	1,341	1,157	916	1,037	20,949
10	CROWLEY ISD	1,334	1,154	796	2,130	16,373
11	CRANDALL ISD	1,486	1,138	890	1,021	13,856
12	WAXAHACHIE ISD	1,030	1,072	540	1,172	26,958
13	LEWISVILLE ISD	1,242	1,015	989	1,208	2,504
14	EAGLE MT-SAGINAW ISD	1,225	987	820	2,277	16,479
15	ROCKWALL ISD	1,411	942	1,214	2,369	8,989
16	MCKINNEY ISD	1,146	940	883	1,512	14,761
17	ANNA ISD	1,164	913	732	880	7,162
18	CELINA ISD	1,330	880	1,035	765	33,549
19	AUBREY ISD	1,590	841	1,154	680	5,737
20	COMMUNITY ISD	1,245	835	895	706	8,679

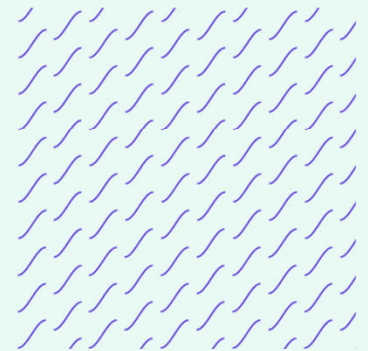
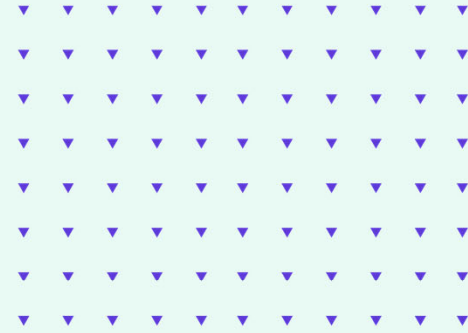
* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



1 Year Change in District Housing

	2Q21	2Q22	Difference
Annual Starts	3,510	4,519	+1,009
Quarterly Starts	1,148	1,112	-36
Annual Closings	3,011	3,608	+597
Quarterly Closings	1,024	1,056	+32
Under Construction	1,401	2,306	+905
Inventory	1,588	2,508	+920
VDL	3,176	3,040	-136
Futures	37,954	36,070	-1,884





District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
BECK	6	0	6	1	7	8	19	100
BERKSHIRE	85	6	139	21	23	24	4	423
CLARA LOVE	706	256	218	56	493	501	344	2,583
COX	36	3	41	12	25	27	22	0
CURTIS	0	0	1	0	0	0	0	40
GRANGER	0	0	0	0	0	0	4	0
HASLET	1,059	211	988	398	439	499	867	3,745
HATFIELD	433	107	223	48	231	240	203	302
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	291	71	209	63	209	221	186	4,576
LAKEVIEW	0	0	0	0	0	0	0	16
LANCE	814	98	782	219	311	383	411	2,738
NANCE	63	1	84	24	21	22	0	1,323
PETERSON	2	2	0	0	2	3	0	0
PRAIRIE VIEW	212	80	114	25	142	144	137	6,569
ROANOKE	13	0	16	2	11	12	19	122
SCHLUTER	163	8	263	47	35	45	10	2,322
SENDERA RANCH	55	39	1	0	54	56	54	5,625
SEVEN HILLS	282	130	214	72	174	192	394	5,477
THOMPSON	299	100	309	68	129	131	366	109
GRAND TOTAL*	4,519	1,112	3,608	1,056	2,306	2,508	3,040	36,070

*Does NOT include age-restricted communities

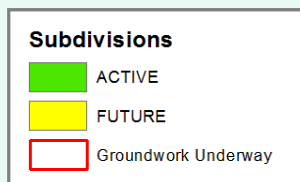
 Highest activity in the category

 Second highest activity in the category

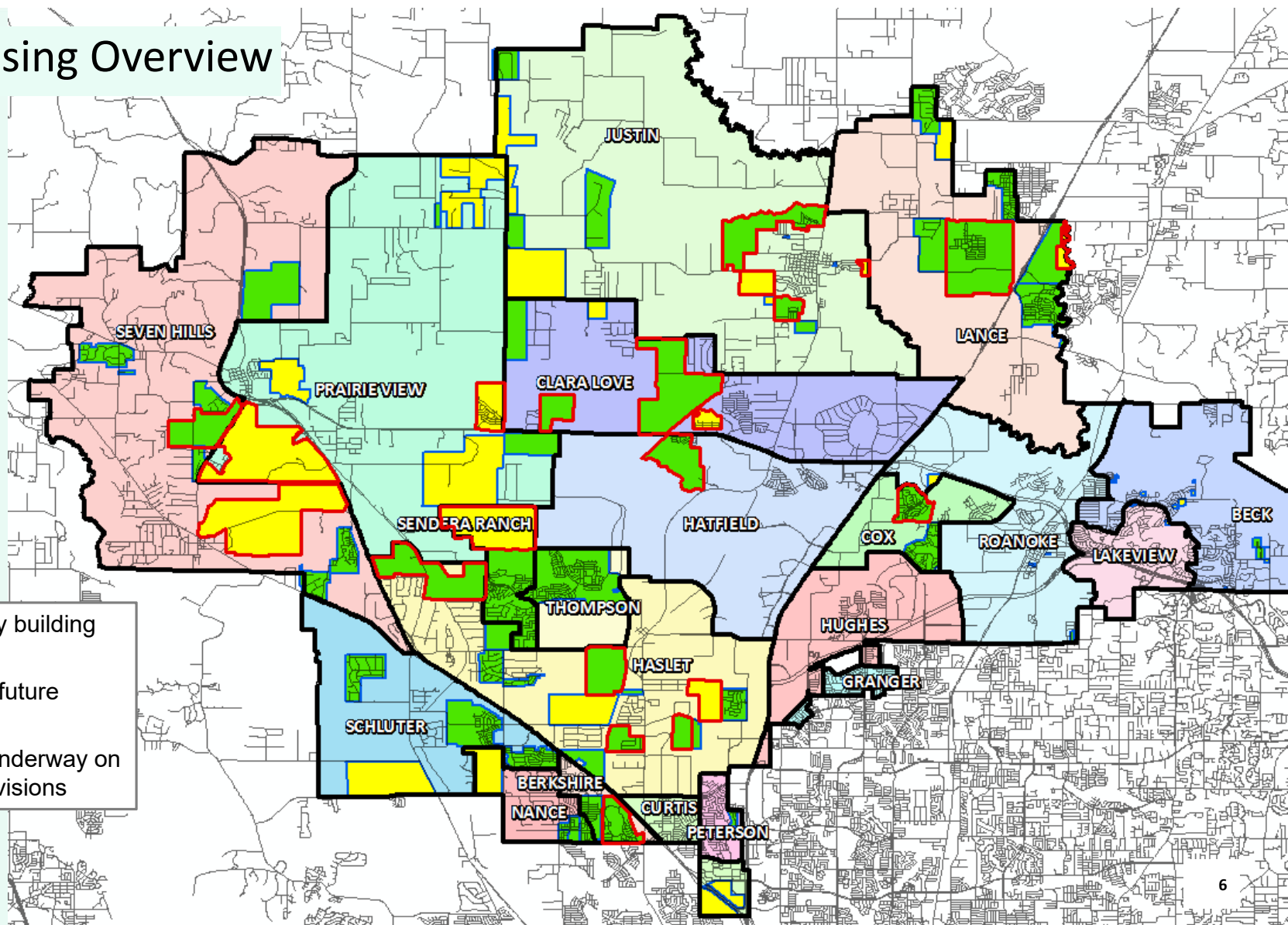
 Third highest activity in the category



District Housing Overview



- The district has 57 actively building subdivisions
- Within NISD there are 39 future subdivisions
- Of these, groundwork is underway on 6,600 lots within 23 subdivisions

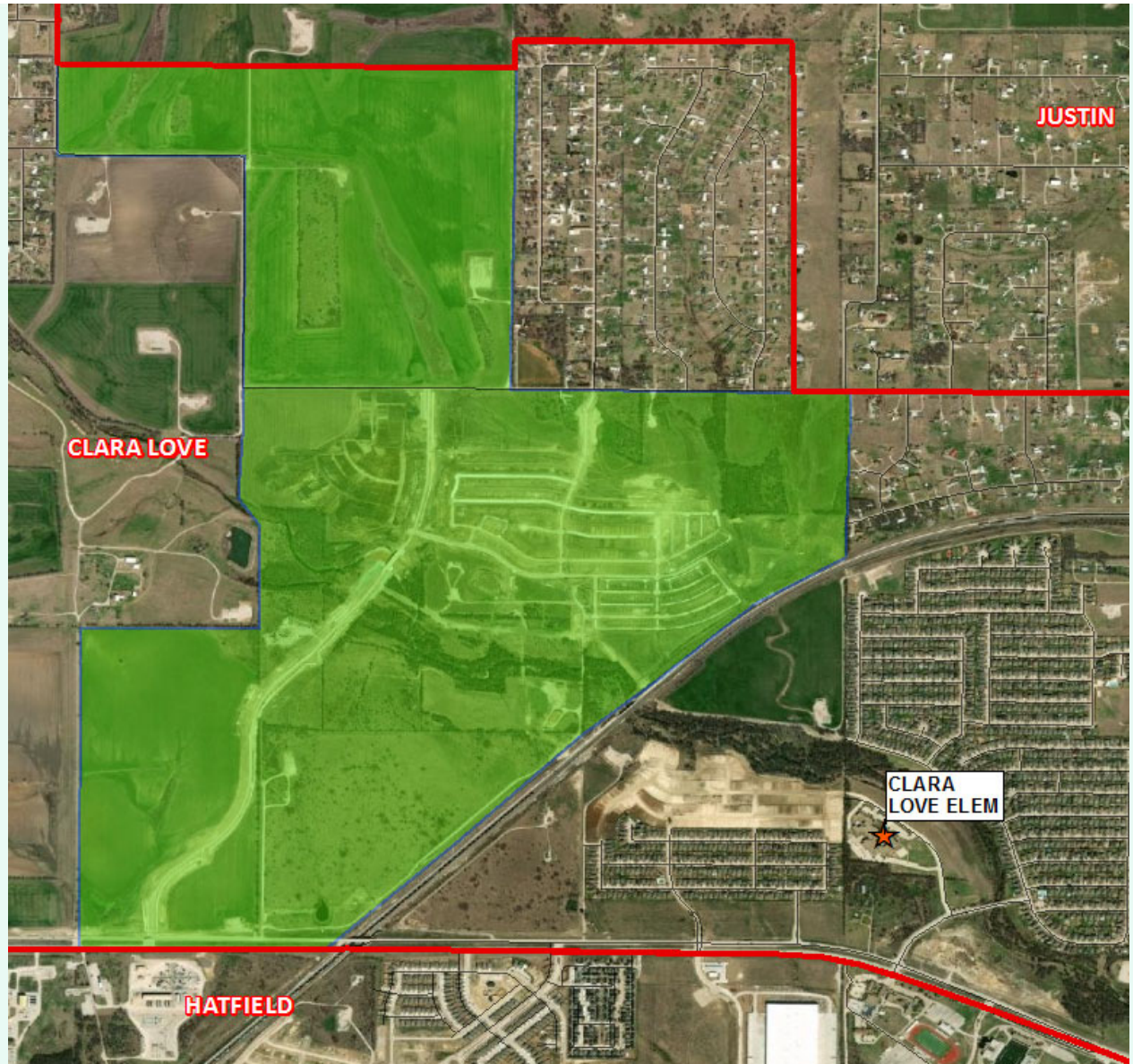




Residential Activity

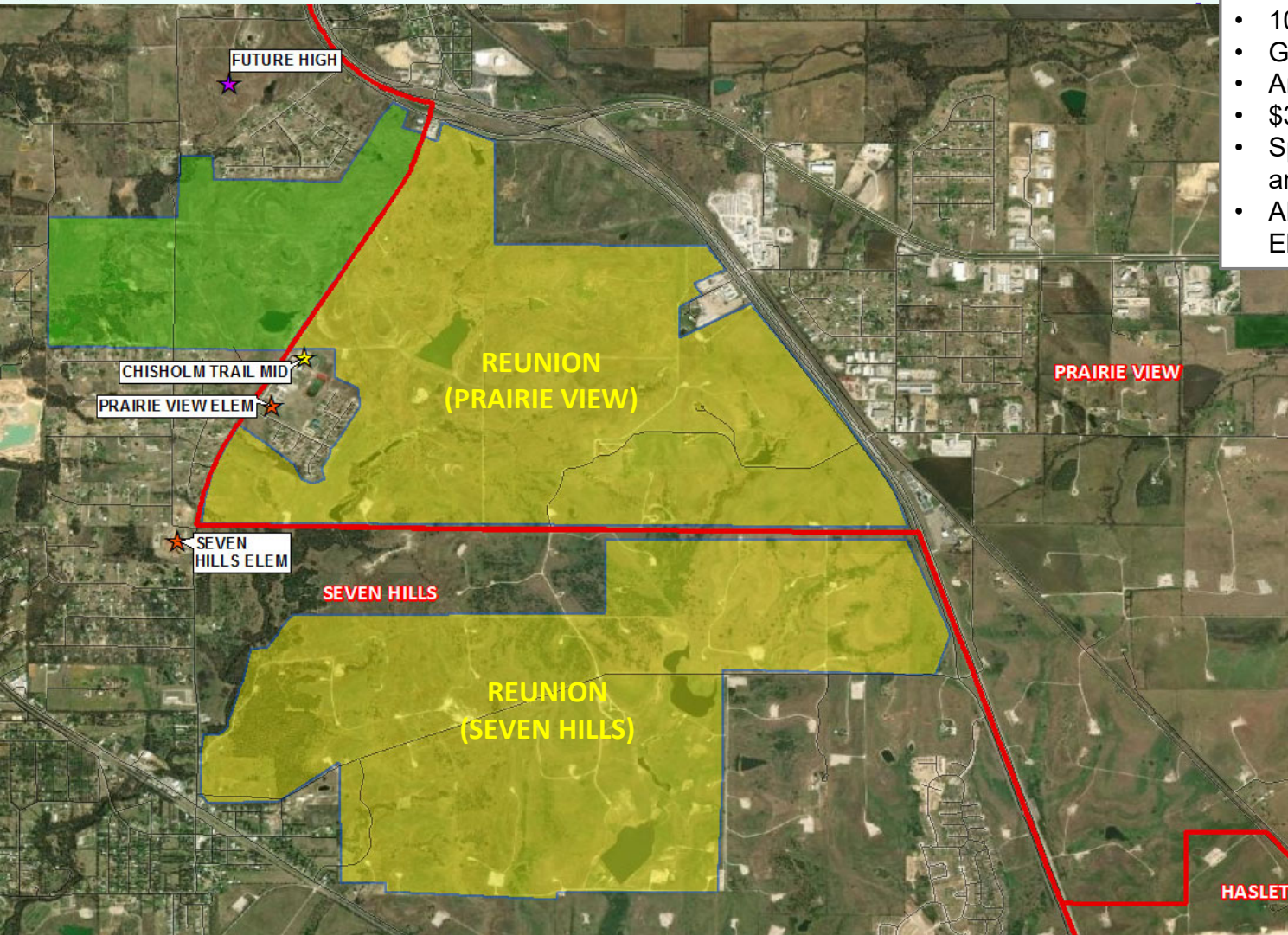
Wildflower Ranch

- 2,356 total lots
- 1,867 future lots
- 12 occupied homes
- 259 VDL and 212 homes under construction
- Groundwork is underway on over 880 lots
- Started 230 homes in the last 12 months
- \$355K-\$655K
- Hines Development
- Clara Love Elementary





Residential Activity



Reunion

- 10,710 total future lots
- Groundwork is underway on over 600 lots
- Anticipate building 300-400 homes/year
- \$300K and up
- Split between Prairie View Elementary and Seven Hills Elementary
- All activity is currently in Prairie View Elementary Zone

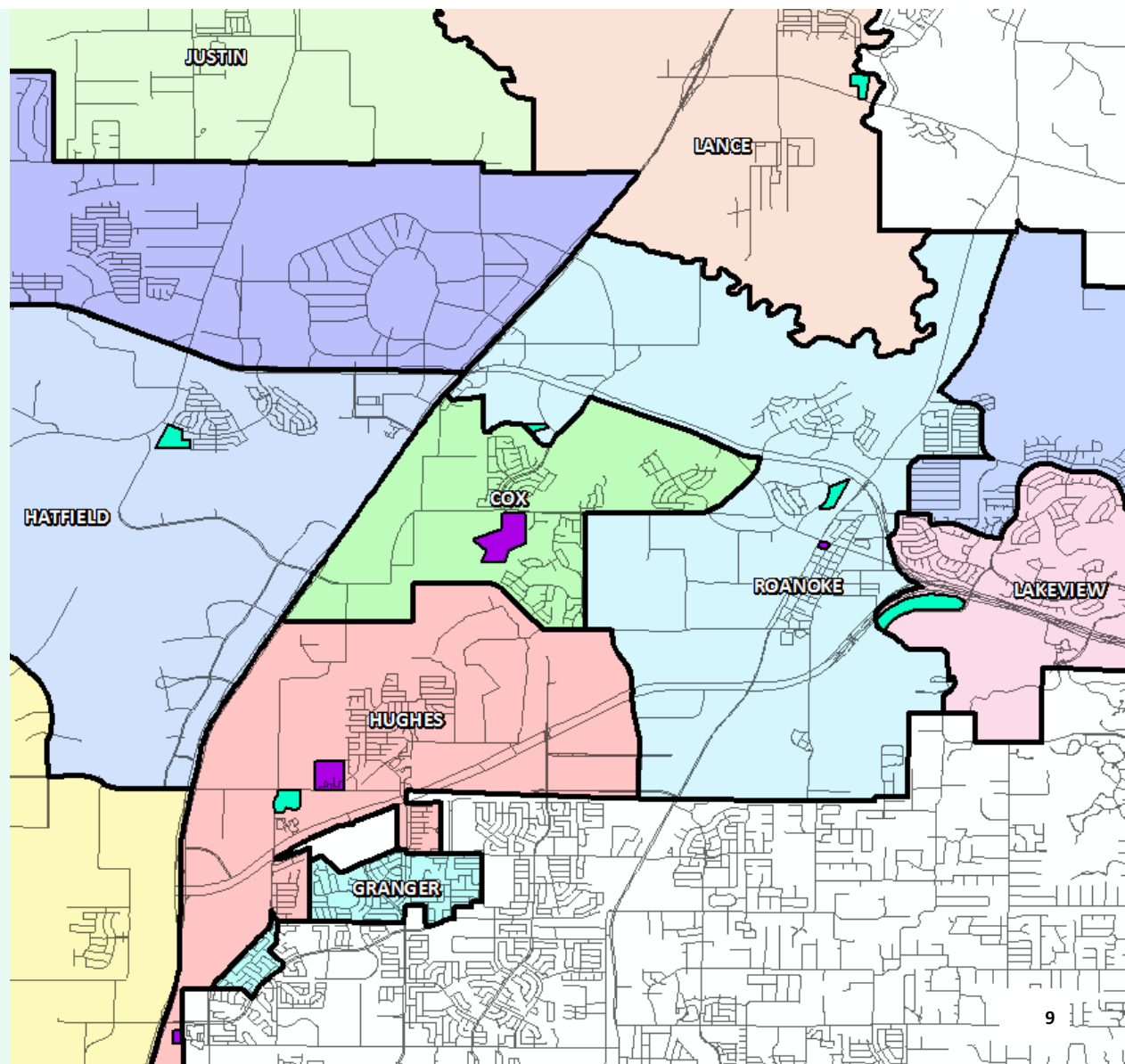


Multi-Family Housing Overview

Multi-Family Developments

-  Future Development
-  Under Construction

- There are currently 1,039 units under construction in the district
- Within Northwest ISD there are roughly 1,733 future multi-family units in the planning stages





Litsy Creek Cottages – Single family for Rent

396 units – starting to lease as they build



Floor Plans

2
BEDROOM

MOVE IN

Carnaby

2 BED 2 BATH



\$2555 | 1087 SF

5 AVAILABLE

Abbey

2 BED 2 BATH



\$2555 | 1079 SF

4 AVAILABLE



Litsy Creek will impact Cox Elementary, Tidwell M.S. and Bryon Nelson H.S.

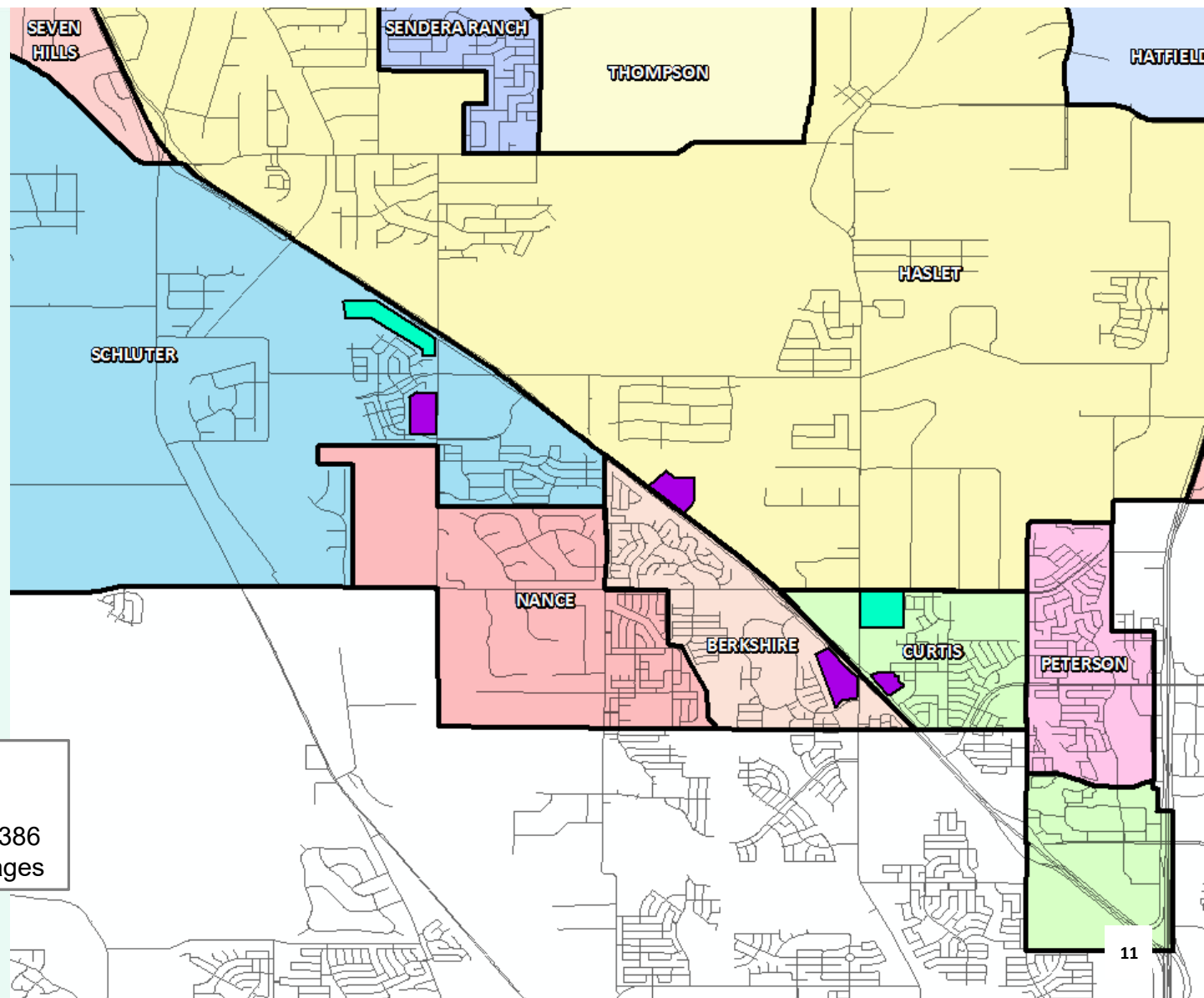


Multi-Family Housing Overview

Multi-Family Developments

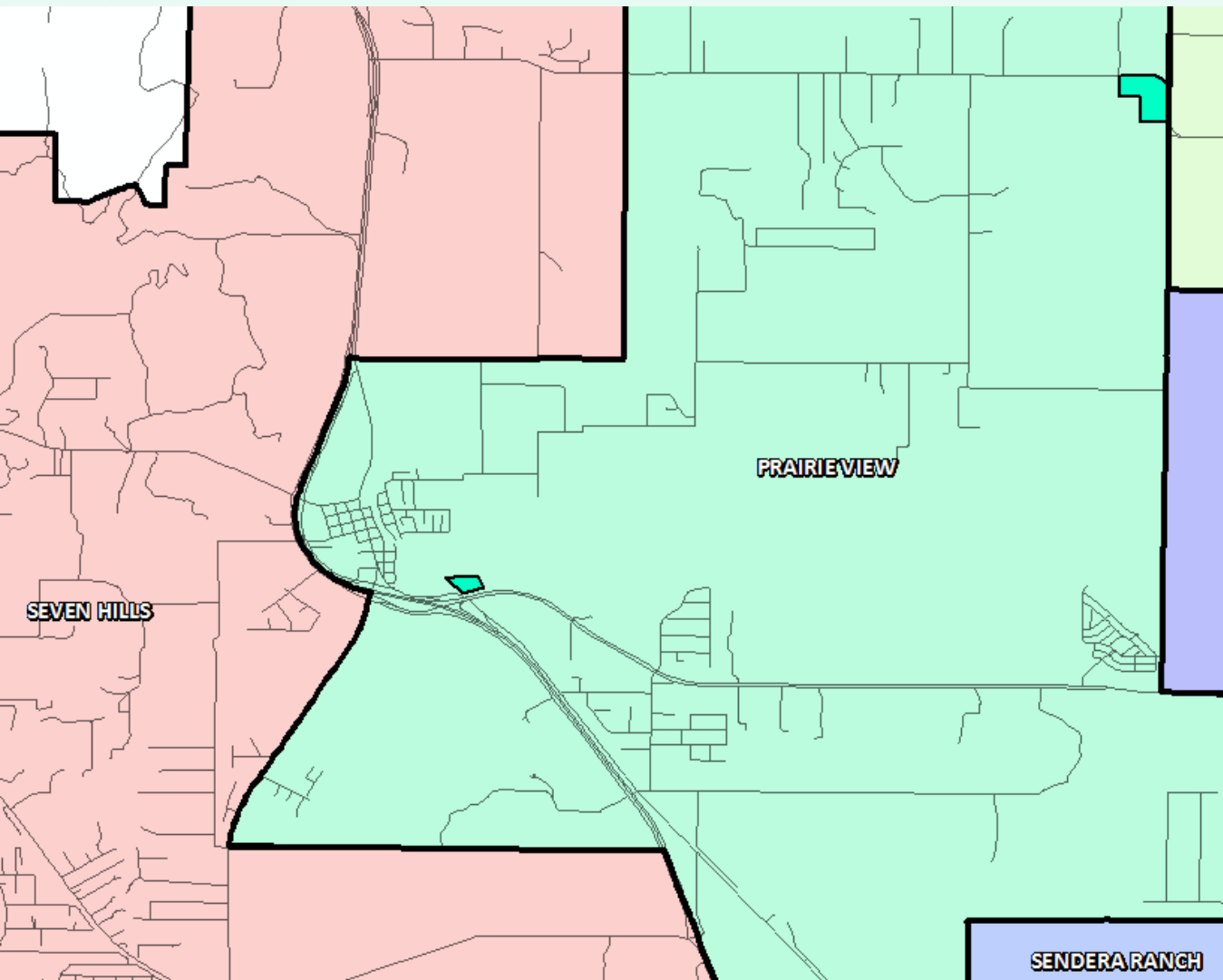
-  Future Development
-  Under Construction

- There are currently 1,360 units under construction in the district
- Within Northwest ISD there are roughly 1,386 future multi-family units in the planning stages





Multi-Family Housing Overview



Multi-Family Developments	
	Future Development
	Under Construction

- Within Northwest ISD there are roughly 490 future multi-family units in the planning stages



Ten Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142		
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%
2021/22	180	439	1,982	1,975	2,068	2,115	2,168	2,108	2,129	2,123	2,168	2,325	2,136	1,942	1,754	27,612	2,213	8.7%
2022/23	178	519	2,222	2,316	2,243	2,309	2,401	2,404	2,280	2,301	2,279	2,404	2,382	2,039	1,882	30,159	2,547	9.2%
2023/24	178	524	2,413	2,537	2,582	2,479	2,521	2,615	2,519	2,407	2,408	2,510	2,414	2,248	1,973	32,328	2,169	7.2%
2024/25	178	524	2,621	2,696	2,790	2,812	2,681	2,706	2,733	2,641	2,504	2,670	2,532	2,271	2,163	34,522	2,194	6.8%
2025/26	178	524	2,771	2,864	2,884	2,975	2,982	2,829	2,808	2,859	2,742	2,755	2,702	2,368	2,207	36,448	1,926	5.6%
2026/27	178	524	2,953	3,044	3,052	3,080	3,170	3,161	2,934	2,937	2,977	2,998	2,776	2,518	2,301	38,603	2,155	5.9%
2027/28	178	527	3,107	3,220	3,235	3,244	3,268	3,339	3,270	3,089	3,038	3,242	3,019	2,617	2,440	40,833	2,230	5.8%
2028/29	178	527	3,262	3,396	3,398	3,442	3,441	3,446	3,445	3,406	3,208	3,302	3,257	2,842	2,535	43,085	2,252	5.5%
2029/30	178	532	3,376	3,557	3,558	3,603	3,635	3,585	3,586	3,580	3,516	3,463	3,302	3,063	2,751	45,285	2,200	5.1%
2030/31	178	532	3,553	3,656	3,774	3,738	3,781	3,781	3,720	3,739	3,695	3,777	3,460	3,106	2,957	47,447	2,162	4.8%
2031/32	178	532	3,761	3,848	3,798	3,964	3,930	3,933	3,927	3,868	3,861	3,965	3,777	3,250	3,000	49,592	2,145	4.5%

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



Ten Year Forecast by Elementary Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		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	760	735	747	751	738	737	743	748	760	776
Berkshire Elementary	850	598	692	740	792	833	870	867	870	865	867	875
Clara Love Elementary	850	644	761	879	983	1,090	1,203	1,326	1,455	1,590	1,734	1,892
Cox Elementary	850	757	804	801	814	817	828	838	829	830	828	837
Curtis Elementary	850	618	738	789	841	875	874	865	862	861	861	852
Granger Elementary	850	743	725	696	687	664	676	699	715	729	743	759
Haslet Elementary	850	775	912	1,140	1,370	1,566	1,715	1,802	1,858	1,901	1,916	1,913
Hatfield Elementary	450/850	510	622	735	817	869	919	966	1,018	1,078	1,132	1,188
Hughes Elementary	850	673	699	707	697	689	694	717	728	738	747	769
Justin Elementary	650	608	716	809	891	960	1,020	1,100	1,179	1,268	1,380	1,475
Lakeview Elementary	650	561	549	552	549	542	566	577	590	612	624	643
Lance Elementary	850	674	959	1,191	1,431	1,607	1,772	1,939	2,110	2,265	2,427	2,575
Nance Elementary	650	521	558	611	634	682	730	756	784	809	815	822
Peterson Elementary	850	685	730	708	690	658	676	665	660	662	669	677
Prairie View Elementary	650	590	698	760	835	942	1,098	1,250	1,406	1,545	1,699	1,835
Roanoke Elementary	850	656	652	672	680	676	670	678	690	708	725	741
Sendera Ranch Elementary	850	586	596	609	617	633	657	695	761	819	876	935
Seven Hills Elementary	650	602	713	837	957	1,078	1,209	1,299	1,412	1,523	1,640	1,760
Schluter Elementary	850	684	768	845	900	983	1,114	1,199	1,297	1,357	1,424	1,501
Thompson Elementary	850	795	940	1,033	1,076	1,092	1,133	1,143	1,123	1,116	1,126	1,119
ELEMENTARY SCHOOL TOTALS	15,150	13,035	14,592	15,849	17,008	18,007	19,162	20,118	21,090	22,024	22,993	23,944
Elementary Absolute Growth		1,257	1,557	1,257	1,159	999	1,155	956	972	934	969	951
Elementary Percent Growth		10.67%	11.94%	8.61%	7.31%	5.87%	6.41%	4.99%	4.83%	4.43%	4.40%	4.14%

Yellow box = over 105% capacity
Green box = within 5% capacity



Ten Year Forecast by Secondary Campus

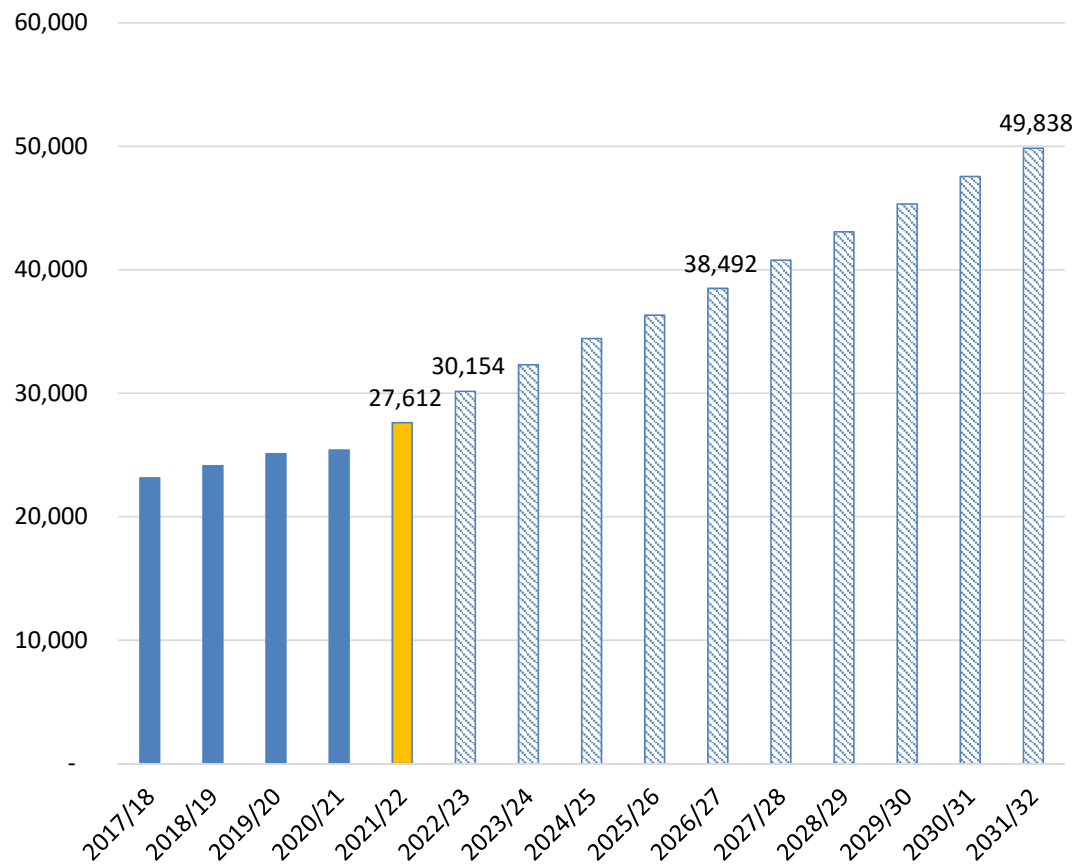
Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adams Middle School	1,200	1,331	1,418	1,515	1,648	1,702	1,739	1,802	1,963	2,115	2,160	2,183
Chisholm Trail Middle School	1,100	629	724	806	846	916	950	1,074	1,245	1,454	1,596	1,766
Gene Pike Middle School	1,100	1,111	1,237	1,369	1,572	1,808	2,097	2,361	2,594	2,765	2,941	3,179
Medlin Middle School	1,200	994	1,017	1,052	1,051	1,027	1,017	1,010	995	975	1,006	1,024
Tidwell Middle School	1,200	1,061	1,053	1,083	1,108	1,171	1,152	1,120	1,085	1,072	1,116	1,130
Wilson Middle School	1,200	1,294	1,411	1,509	1,653	1,785	1,893	2,030	2,177	2,301	2,335	2,374
MIDDLE SCHOOL TOTALS	7,000	6,420	6,860	7,334	7,878	8,409	8,848	9,397	10,059	10,682	11,154	11,656
Middle School Absolute Growth		355	440	474	544	531	439	549	662	623	472	502
Middle School Percent Growth		5.85%	6.85%	6.91%	7.42%	6.74%	5.22%	6.20%	7.04%	6.19%	4.42%	4.50%
Northwest High School	3,200	2,181	2,387	2,570	2,815	2,990	3,268	3,589	3,916	4,339	4,794	5,239
Byron Nelson High School	3,200	2,737	2,843	2,874	2,870	2,893	2,938	2,968	3,042	3,050	2,946	2,937
Eaton High School	3,200	2,999	3,237	3,461	3,711	3,909	4,147	4,521	4,738	4,950	5,320	5,576
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	10,593	11,318	11,936	12,579	13,300	13,992
High School Absolute Growth		601	550	438	491	396	561	725	618	643	721	692
High School Percent Growth		7.95%	6.74%	5.03%	5.37%	4.11%	5.59%	6.84%	5.46%	5.39%	5.73%	5.20%
DISTRICT TOTALS	32,200	27,612	30,159	32,328	34,522	36,448	38,603	40,833	43,085	45,285	47,447	49,592
District Absolute Growth		2,213	2,547	2,169	2,194	1,926	2,155	2,230	2,252	2,200	2,162	2,145
District Percent Growth		8.7%	9.2%	7.2%	6.8%	5.6%	5.9%	5.8%	5.5%	5.1%	4.8%	4.5%

Yellow box = over 105% capacity
Green box = within 5% capacity



Key Takeaways

Enrollement Forecast



- Annual starts maintaining 4,500 pace
- New sales could start to slow in the 3rd Quarter with the rising rates
- Multifamily could play a larger role with enrollment growth
- Groundwork is underway on nearly 6,600 lots within 20 subdivisions
- Fall 2022 enrollment in position to exceed 30,100 students