



Little Elm
Independent
School
District

Quarterly Report 3Q19



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

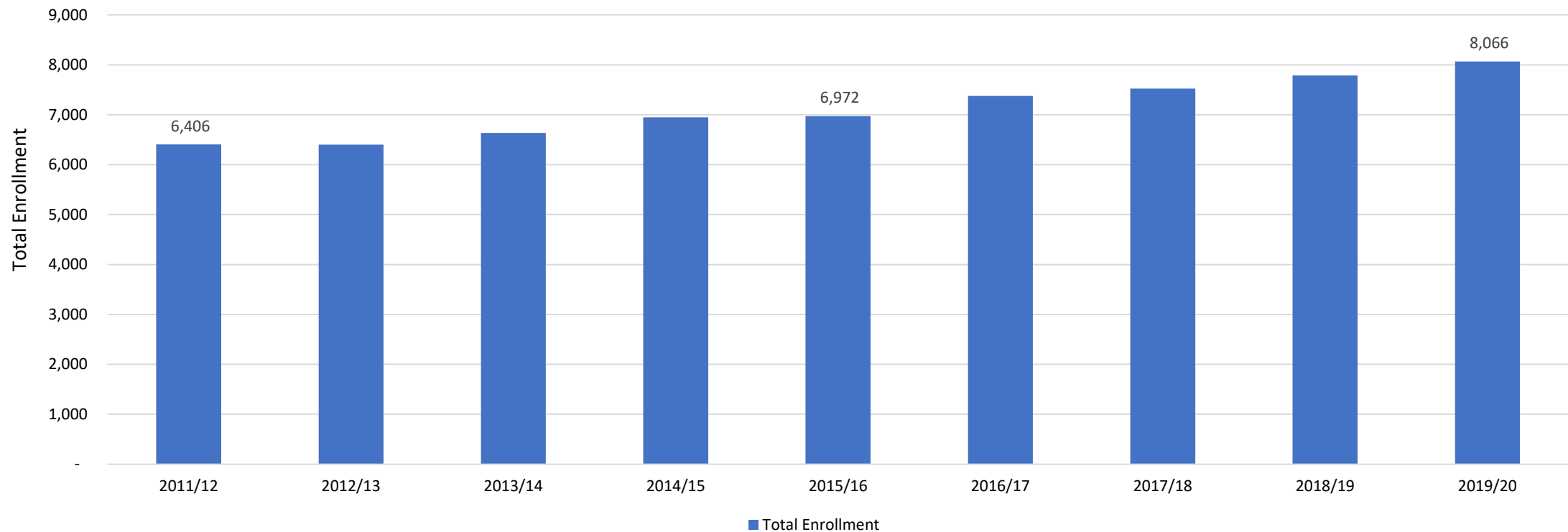


Enrollment History

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	42	188	575	548	560	604	579	549	518	526	502	628	606	407	362	7,194		
2016/17	41	185	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375	181	2.5%
2017/18	33	187	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526	151	2.0%
2018/19	39	179	593	591	576	608	606	634	599	623	575	593	563	529	479	7,787	261	3.5%
2019/20	45	181	600	623	611	605	620	616	639	629	630	659	570	556	482	8,066	279	3.6%

*Yellow Box = largest grade per year
Green Box = second largest grade per year

Little Elm ISD Historical Enrollment





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	42	188	575	548	560	604	579	549	518	526	502	628	606	407	362	7,194		
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	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total		
2019/20 Proj.	39	179	617	619	607	607	636	627	626	620	645	664	547	465	517	8,017		-0.6%
Difference	-6	-2	17	-4	-4	2	16	11	-13	-9	15	5	-23	-91	35	-49		Difference

3 year avg	1.047	0.993	1.031	1.041	1.016	1.048	1.029	1.019	0.990	1.030	1.029	1.126	0.918	0.963	0.979	1.031	1.016	0.996
Cohorts	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
2016/17	0.976	0.984	0.953	1.042	1.027	1.025	1.025	1.055	0.976	0.983	1.042	1.225	0.909	0.729	1.017	1.021	1.000	0.970
2017/18	0.805	1.011	1.033	1.027	0.990	1.069	1.061	0.998	0.992	1.011	1.014	1.082	0.844	0.883	1.075	1.030	1.006	0.971
2018/19	1.182	0.957	1.048	1.044	1.023	1.025	1.007	1.041	0.969	1.028	1.061	1.149	0.949	1.019	0.950	1.031	1.019	1.017
2019/20	1.154	1.011	1.012	1.051	1.034	1.050	1.020	1.017	1.008	1.050	1.011	1.146	0.961	0.988	0.911	1.030	1.023	1.002

- Little Elm ISD continues grow due to strong housing growth and economic conditions
- 6th and 7th grade had historically high cohort growth



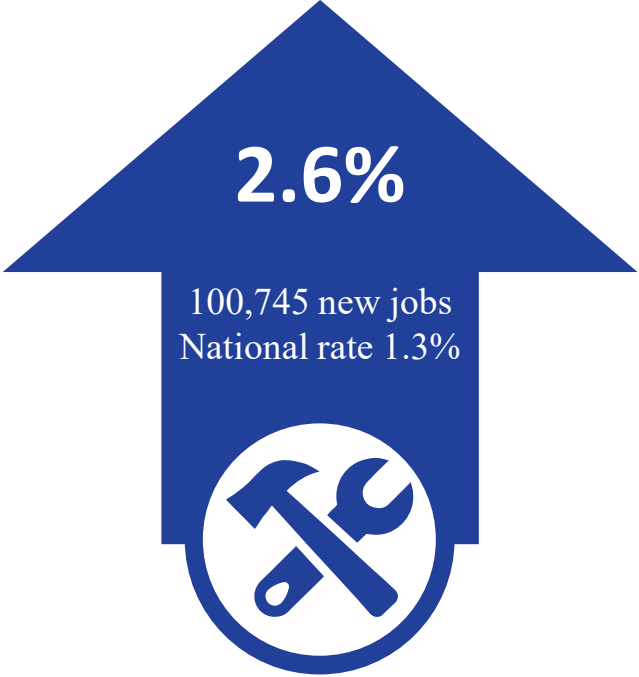
Economic Conditions – DFW Area (October 2019)

Unemployment Rate



U.S. 3.3%
Texas 3.3%
DFW MSA 3.1%
Little Elm 3.0%

-0.2%



2.6%
100,745 new jobs
National rate 1.3%

Job Growth

Annual Home Starts

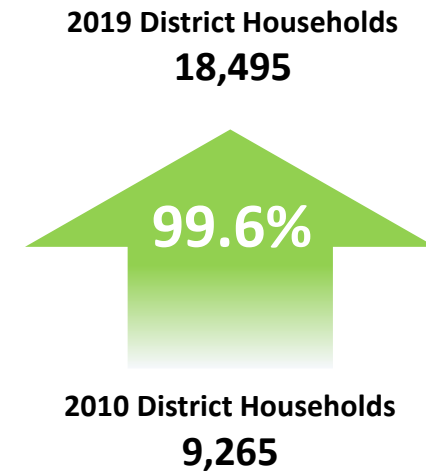
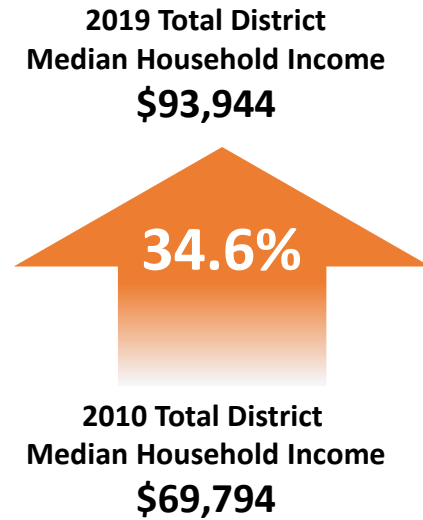
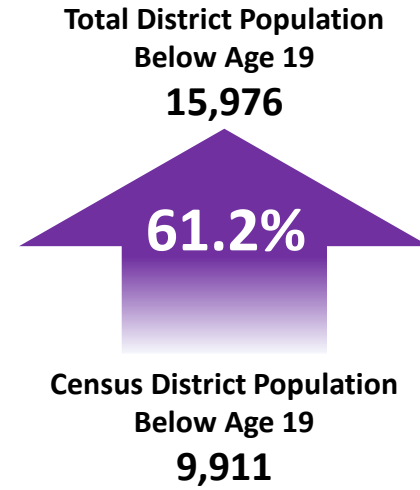
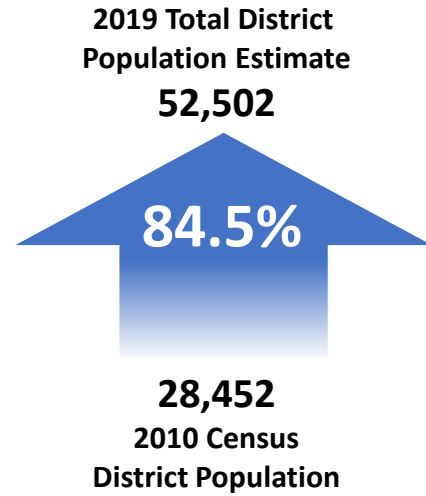


1,391 fewer starts than 3Q18

33,675



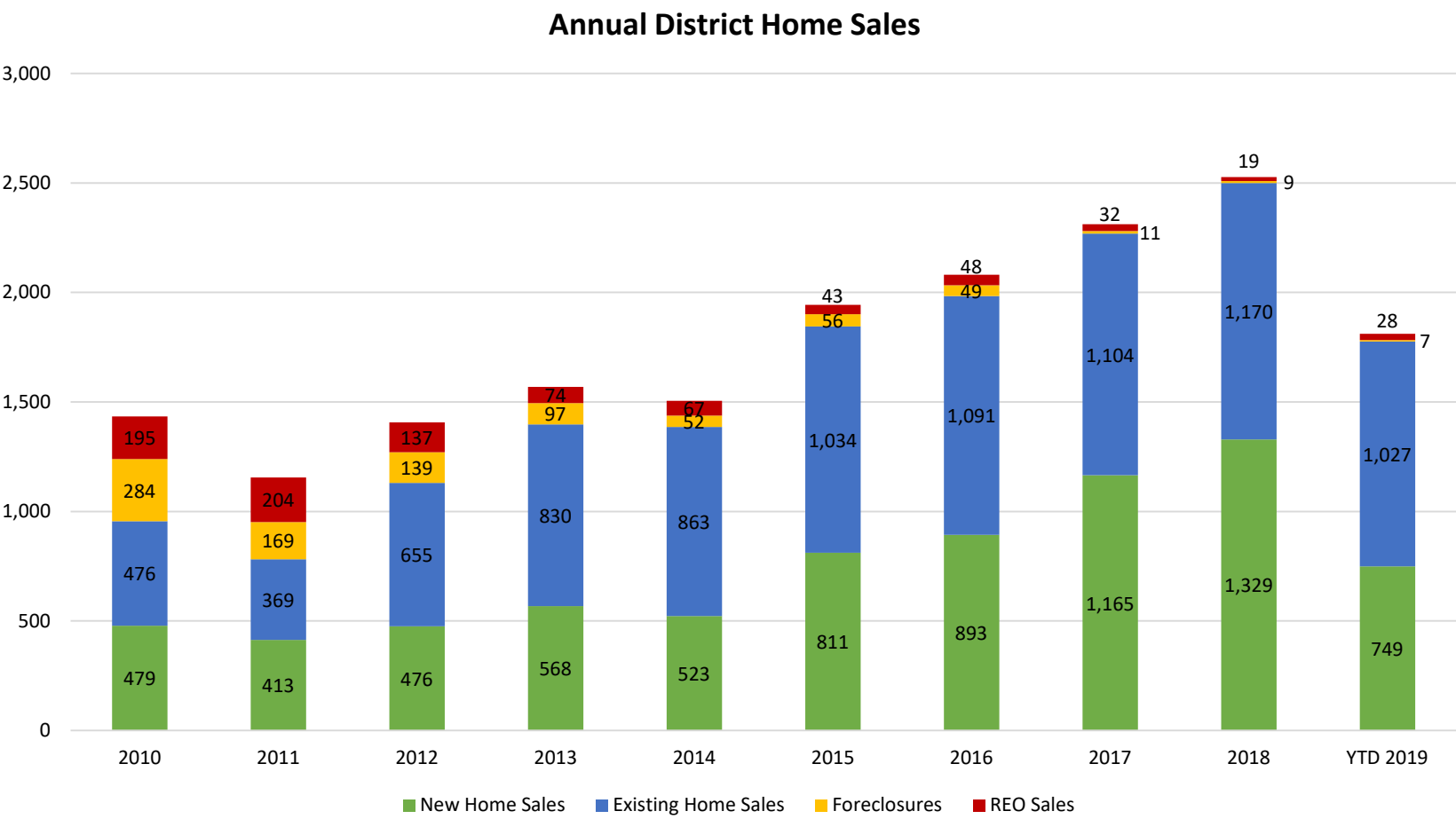
District Demographic Snapshot





Little Elm ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – Oct 2019



- In 2019 there have been more than 1,800 home sales in LEISD putting them on path to close nearly 2,000 homes by the end of the year
- Total foreclosures and REO sales throughout Little Elm ISD have decreased by 92% since 2010
- New homes sales within the district have increased by more than 56% since 2010

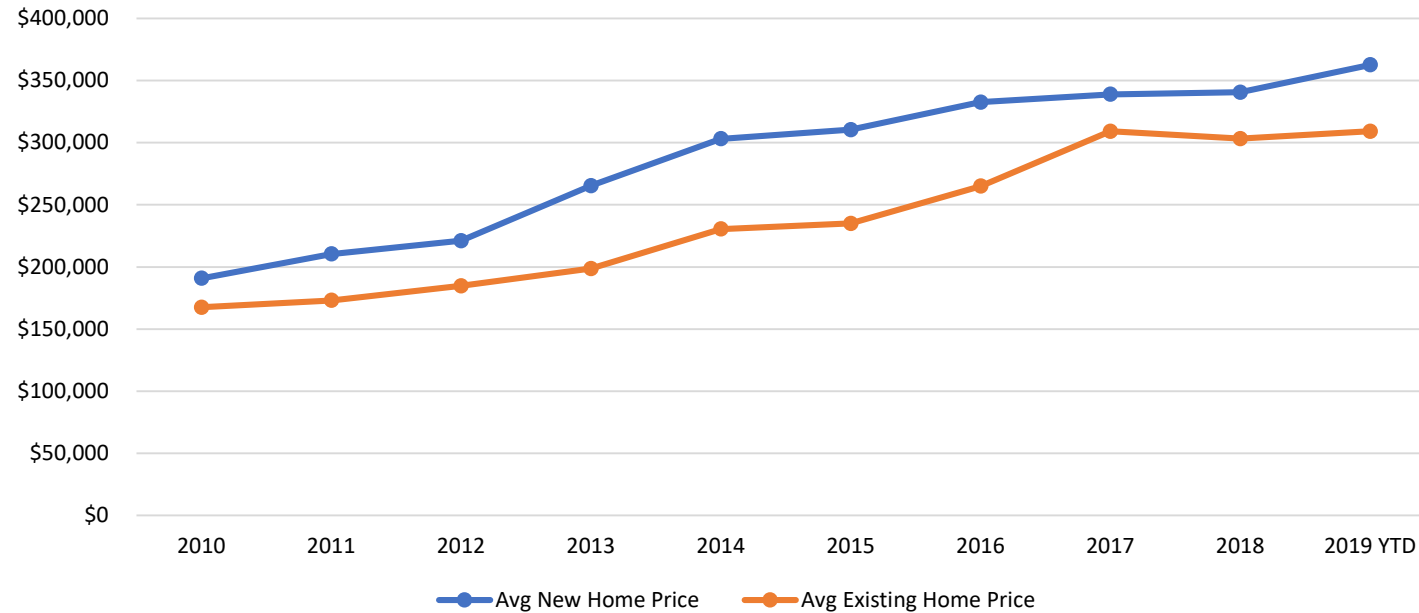




Little Elm ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – Oct 2019

Average District New vs Existing Home Sale Price, 2010 – Oct 2019



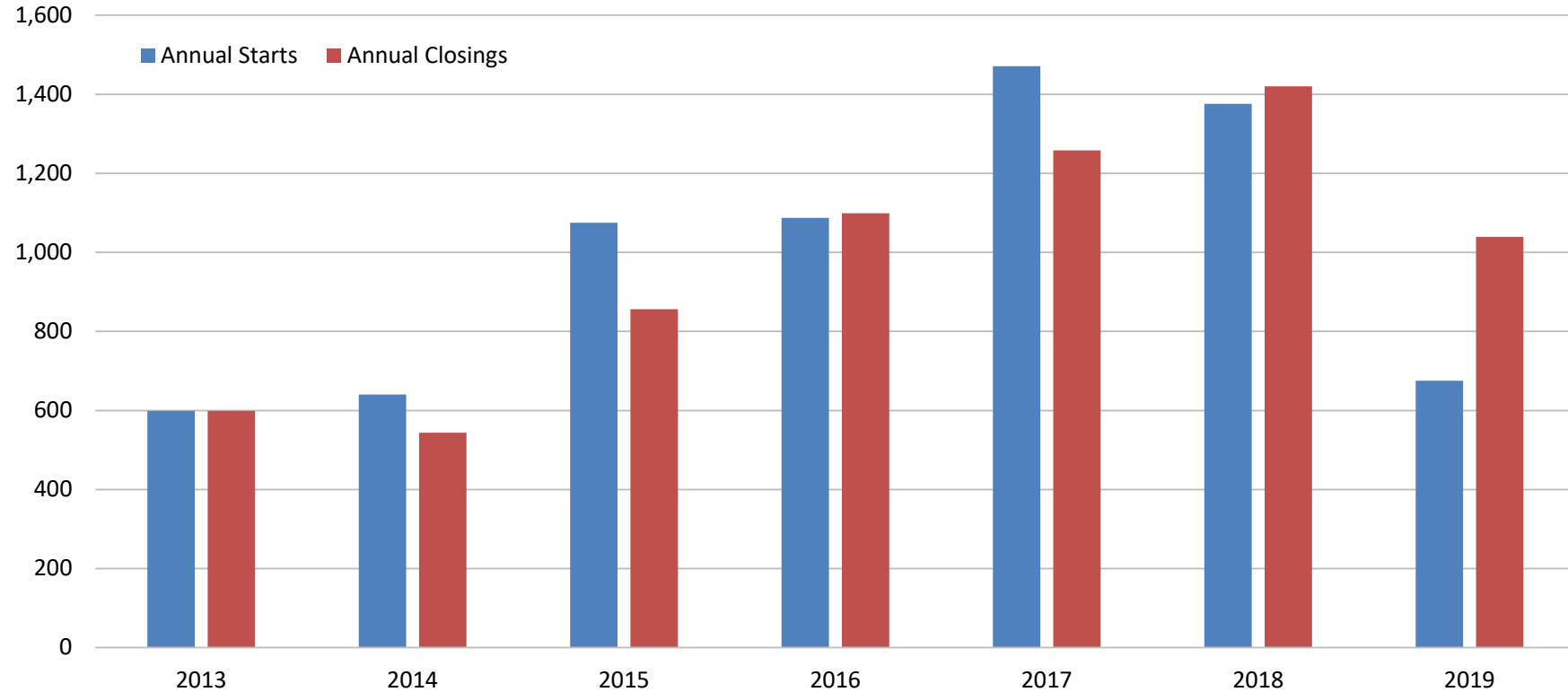
	Avg New Home Price	Avg Existing Home Price
2010	\$190,852	\$167,551
2011	\$210,427	\$173,006
2012	\$221,009	\$184,811
2013	\$265,277	\$198,685
2014	\$303,107	\$230,464
2015	\$310,435	\$234,949
2016	\$332,549	\$264,961
2017	\$338,806	\$309,087
2018	\$340,549	\$303,117
2019 YTD	\$362,517	\$309,032

- Since 2010, the average new home price in Little Elm ISD has increased by \$171,665, or 90%
- The average existing home price within the district has increased by 84%, or roughly \$141,480 since 2010



New Housing Activity

Little Elm ISD



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	174	136	167	381	237	330	219
2Q	175	126	261	242	435	319	240
3Q	141	240	389	163	489	391	216
4Q	109	138	258	301	310	336	
Total	599	640	1,075	1,087	1,471	1,376	675

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	143	114	155	256	194	349	213
2Q	180	146	182	262	282	366	374
3Q	155	124	211	378	323	283	452
4Q	121	160	308	203	459	422	
Total	599	544	856	1,099	1,258	1,420	1,039

- Since 2013, LEISD's 3rd quarter starts have increased by 53%, or 75 starts
- Little Elm ISD quarterly closings increased in the 3rd quarter by 21%, putting them on pace to close over 1,300 homes by the end of 2019



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,361	2,771	4,216	21,262
2	Denton ISD	2,380	2,279	4,986	18,777
3	Frisco ISD	2,093	2,153	4,133	4,470
4	Northwest ISD	1,972	1,793	3,413	20,429
5	Eagle Mt.-Saginaw ISD	1,750	1,647	1,914	17,736
6	Dallas ISD	1,667	1,517	1,973	5,655
7	Little Elm ISD	1,003	1,271	1,123	2,400*
8	Lewisville ISD	1,151	1,255	1,908	3,124
9	Forney ISD	1,260	1,103	2,253	27,579
10	Crowley ISD	1,010	968	1,247	16,829
11	Mansfield ISD	929	967	1,181	7,288
12	Rockwall ISD	827	847	2,494	9,367
13	Royse City ISD	742	783	1,372	12,958
14	Wylie ISD	613	776	765	3,881
15	McKinney ISD	816	771	2,081	9,063
16	Princeton ISD	545	692	1,025	7,984
17	Melissa ISD	629	673	752	5,455
18	Fort Worth ISD	726	667	1,337	5,474
19	Allen ISD	554	663	1,139	1,023
20	Midlothian ISD	591	643	1,292	19,171

* Based on additional Templeton Demographics housing research



New Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Futures
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	0	0	0	0	0	0	0	6
HACKBERRY	17	1	66	3	1	1	5	364
LAKEVIEW	216	50	276	58	61	121	215	368
OAK POINT	300	70	384	93	88	193	477	1,370
PRESTWICK	239	79	254	60	86	140	326	292
TOTALS	772	200	980	214	236	455	1,032	2,400

*Does NOT include Age-Restricted Communities

 Highest activity in the category

 Second highest activity in the category

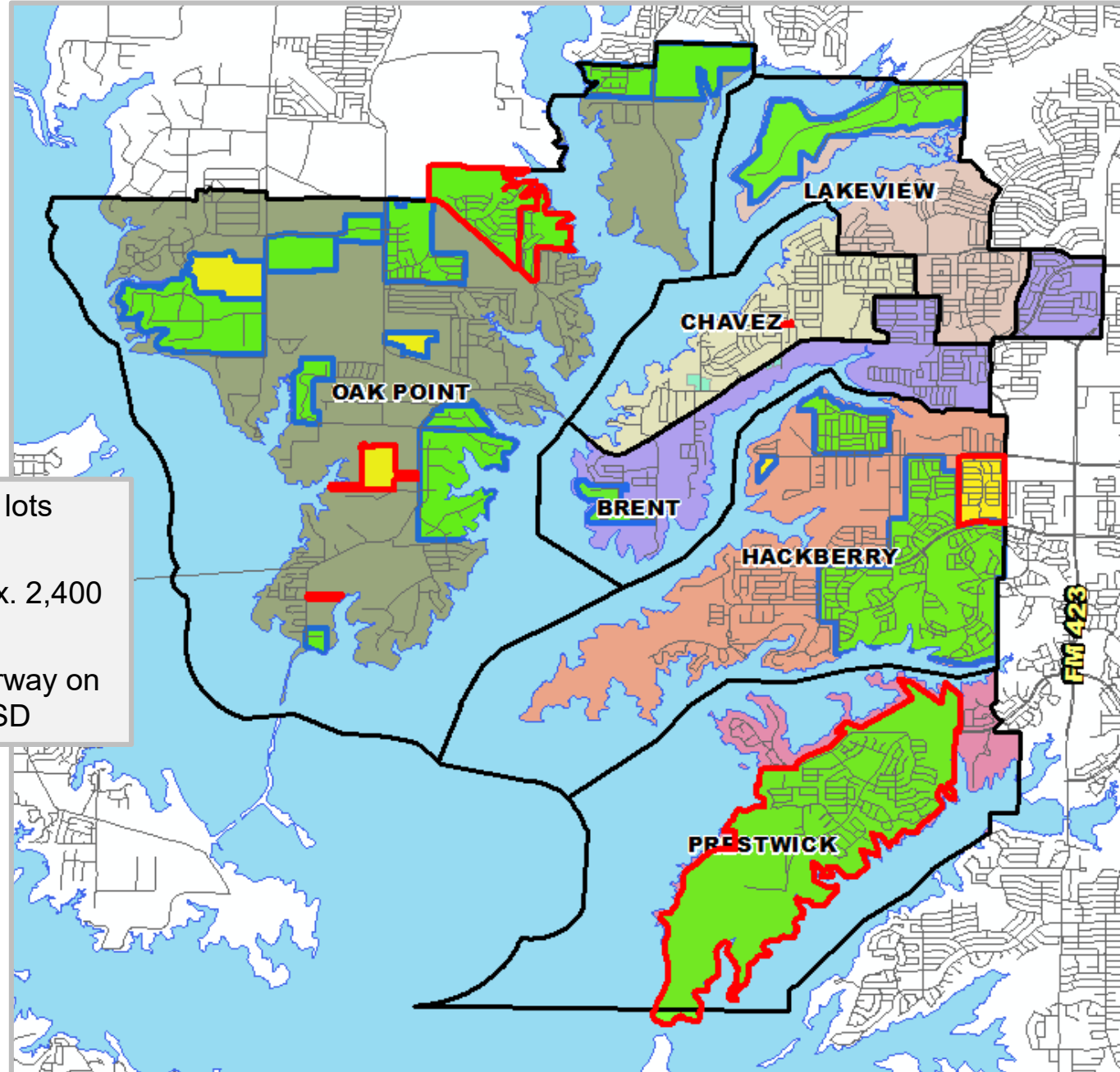


District Housing Overview

- The district has approx. 1,032 lots available to build on
- Within LEISD there are approx. 2,400 planned future lots
- Of those, groundwork is underway on more than 813 lots within LEISD

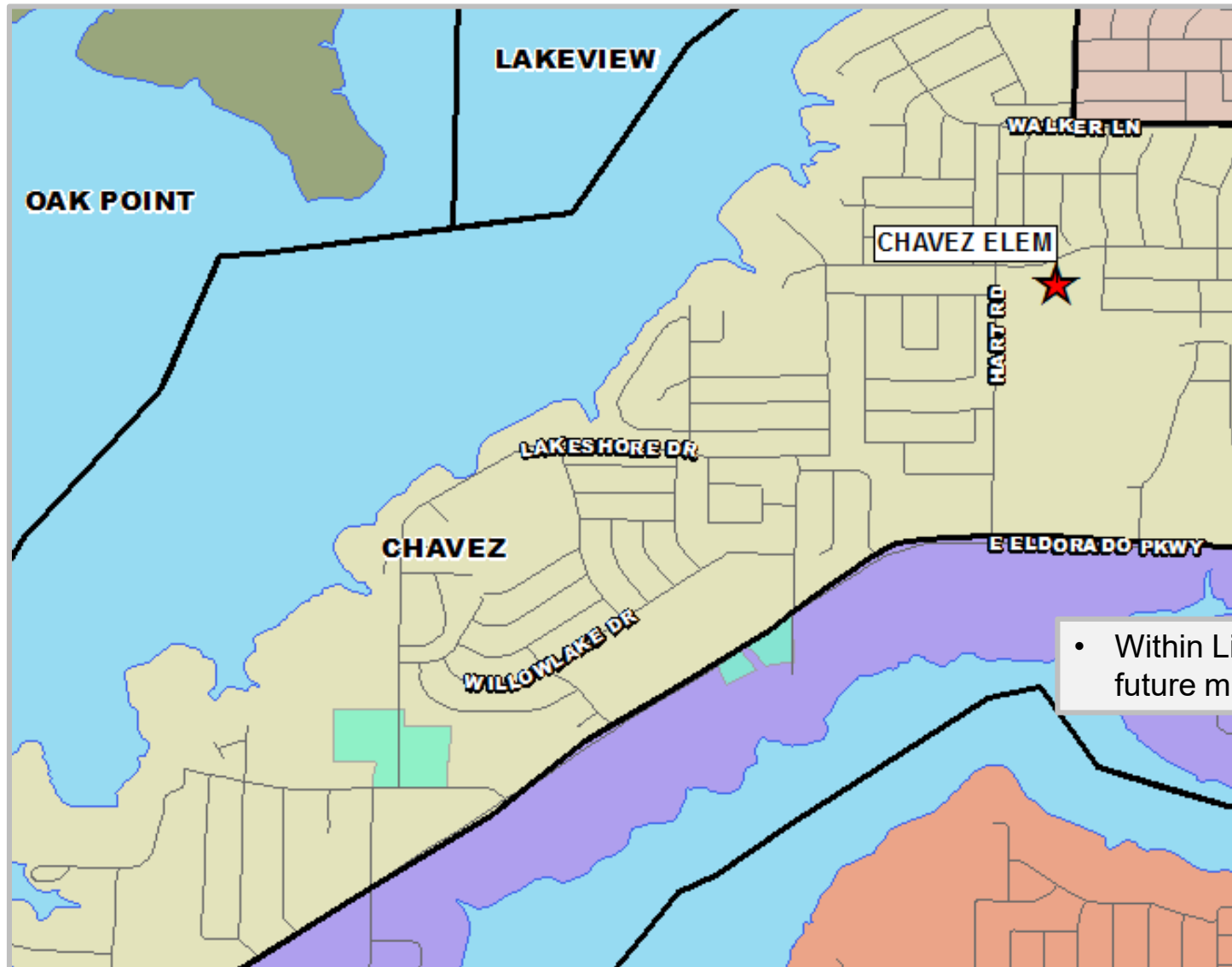
Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Multi-Family Housing Overview



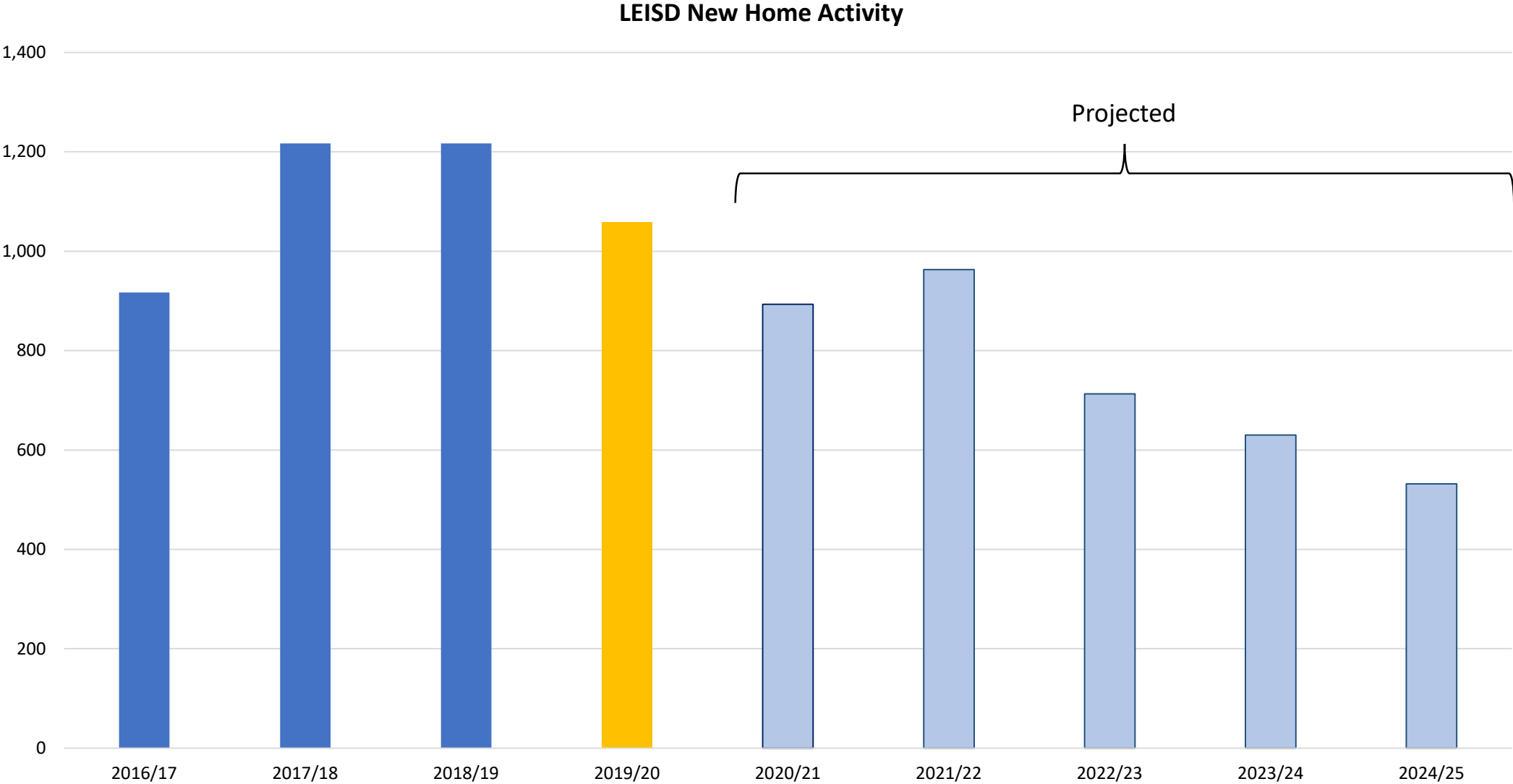
- Within Little Elm ISD there are roughly 740 future multi-family units in the planning stages

Multi-Family Developments

-  Future Development
-  Under Construction



Forecasted LEISD New Home Activity

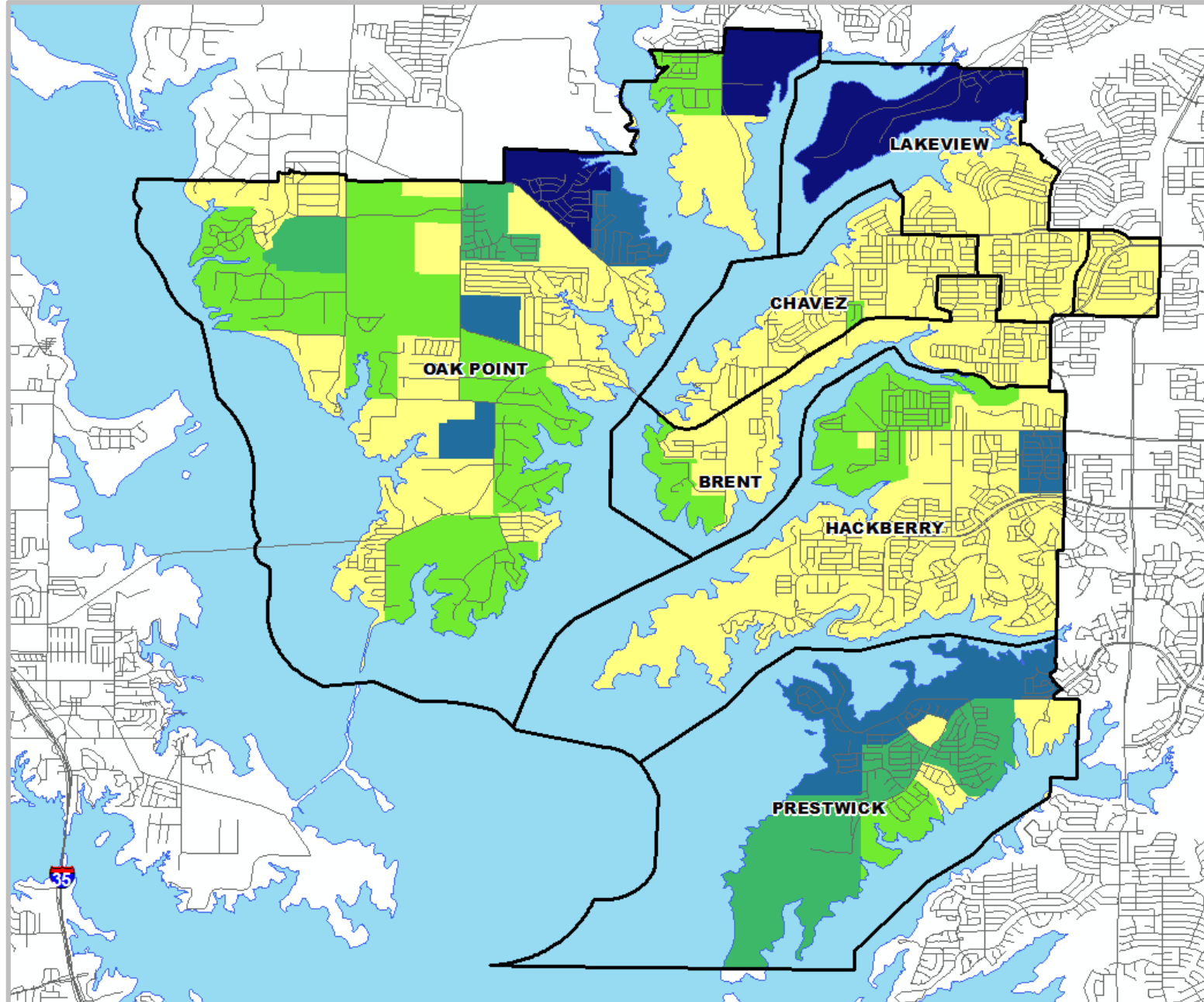


Little Elm ISD is forecasted to close roughly 800-900 new homes annually for the next 2 years



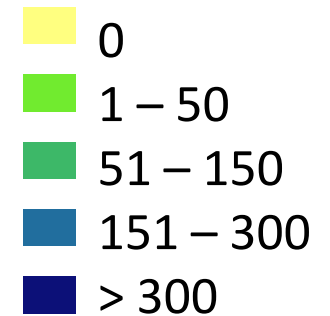


5 Year Change in Residential Units by Planning Area



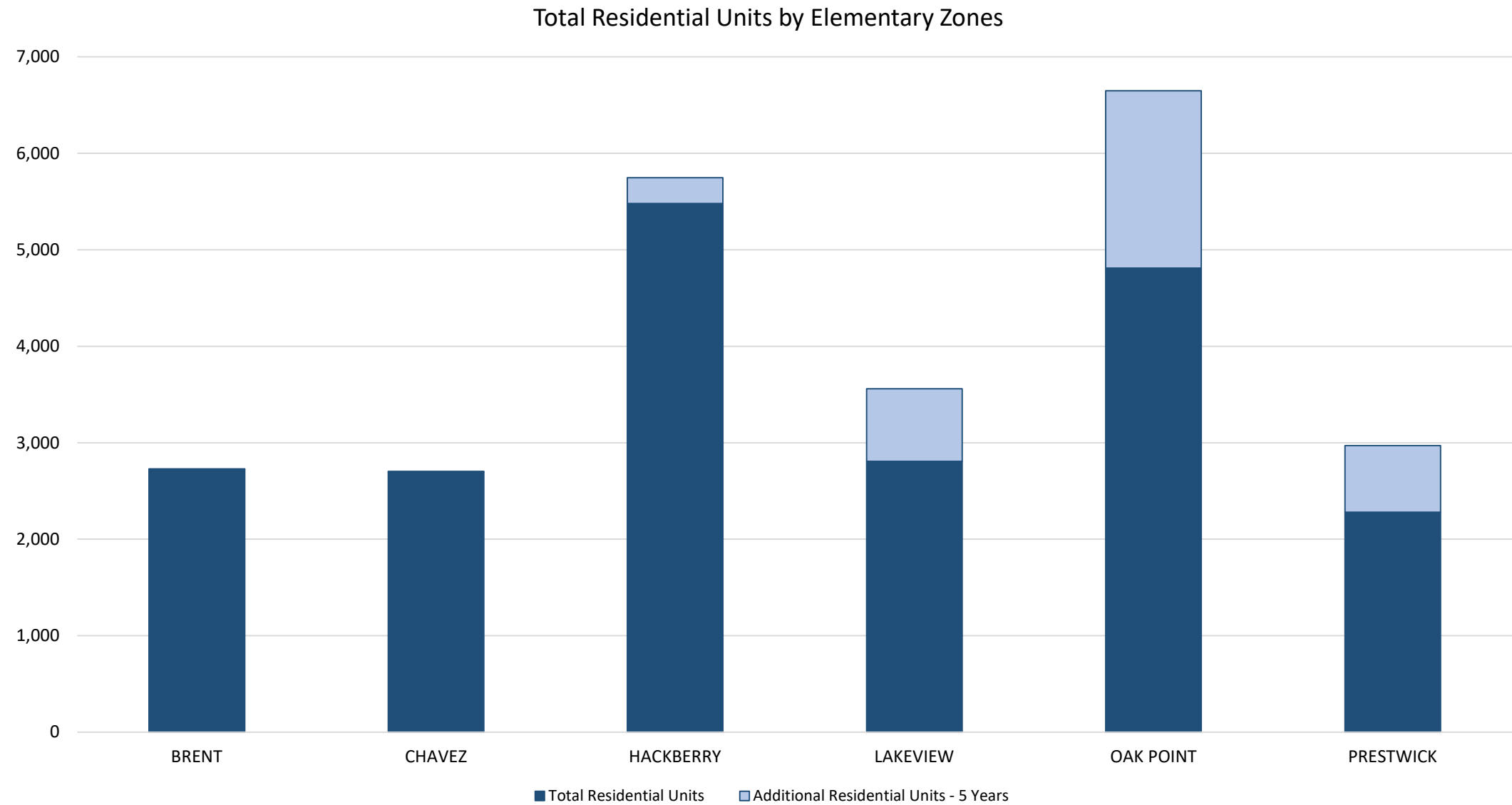
Elementary Zone	Total Change in Residential Units 2019/20 – 2024/25
OAK POINT	1,838
LAKEVIEW	753
PRESTWICK	692
HACKBERRY	269
CHAVEZ	6
BRENT	5
TOTAL	3,563

5 Year Change In Units





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

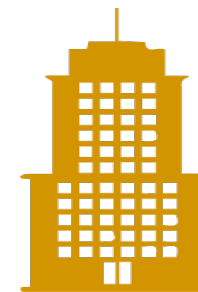




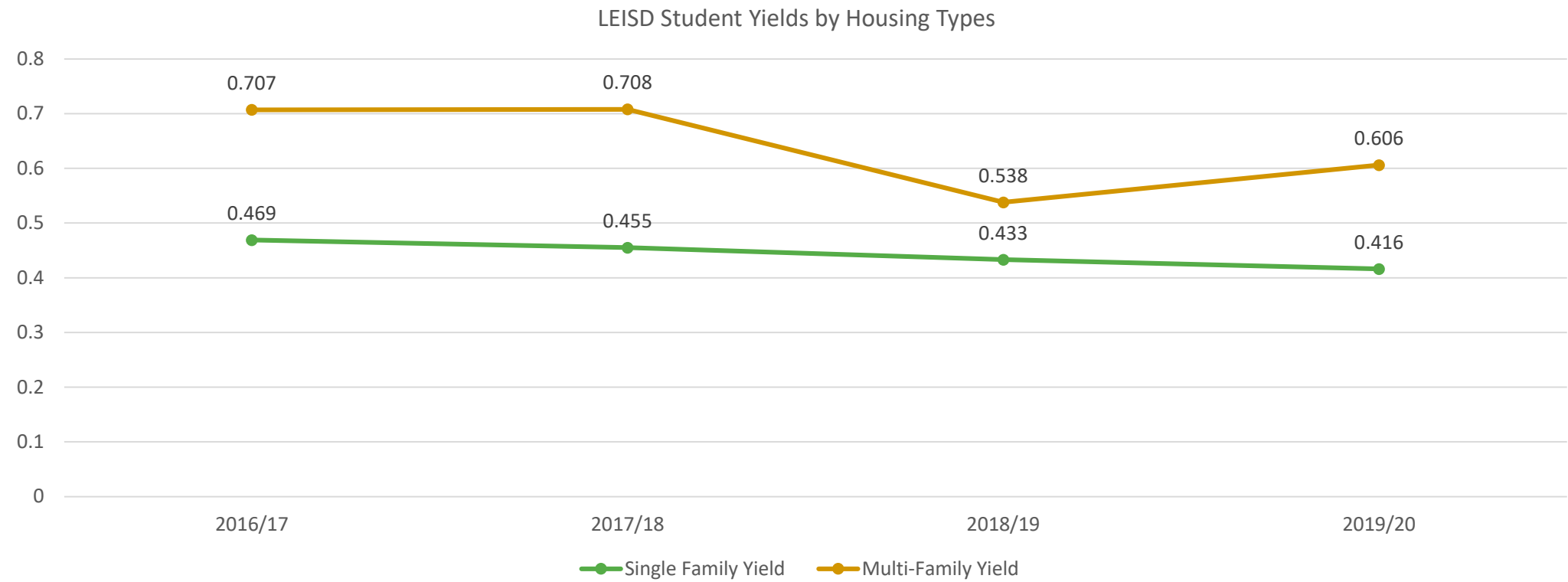
District Yields



Single Family Yield
0.416

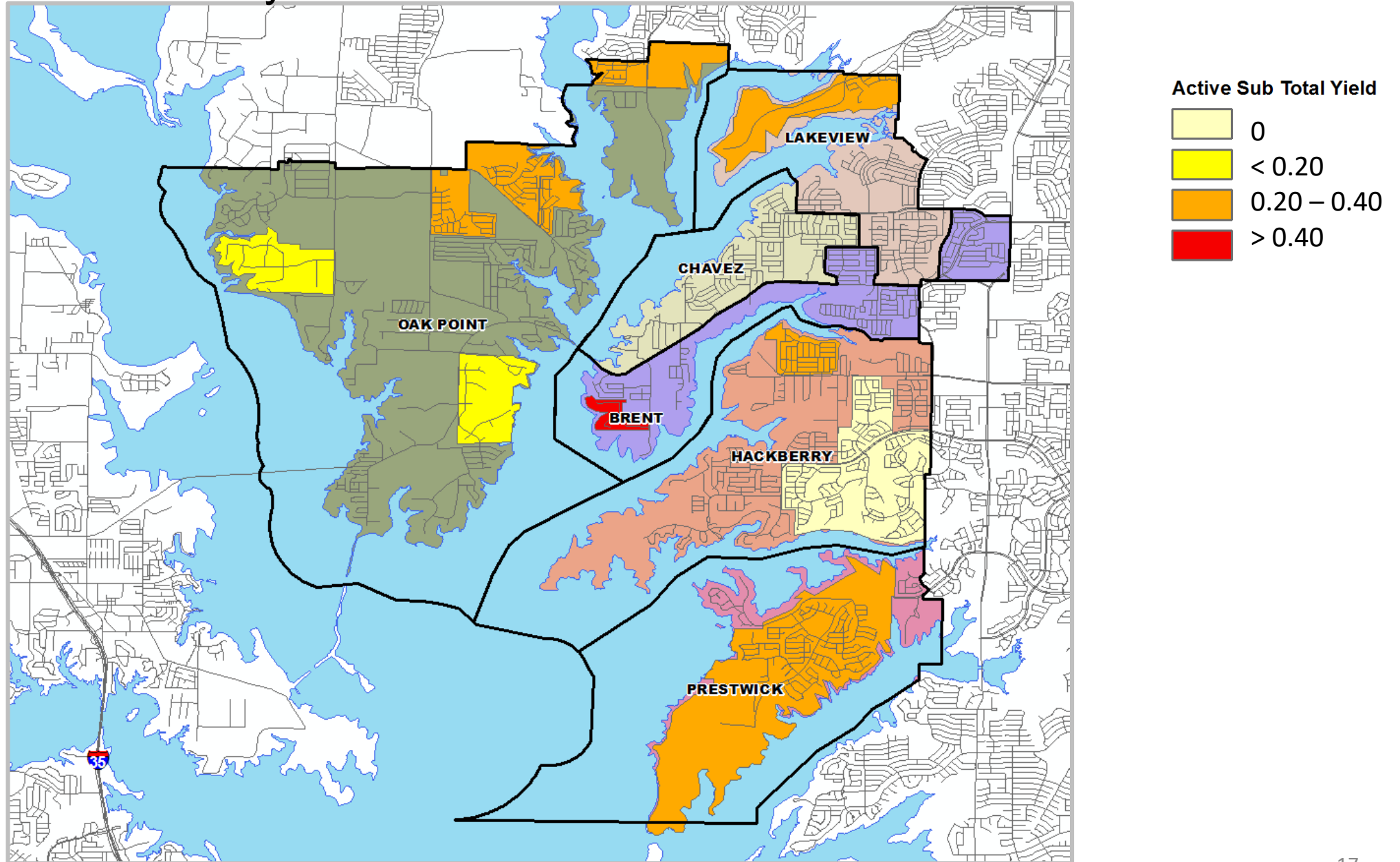


Multi-Family Yield
0.606





Total Student Yield by Active Subdivision

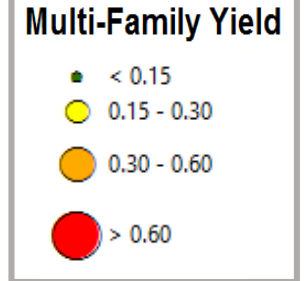
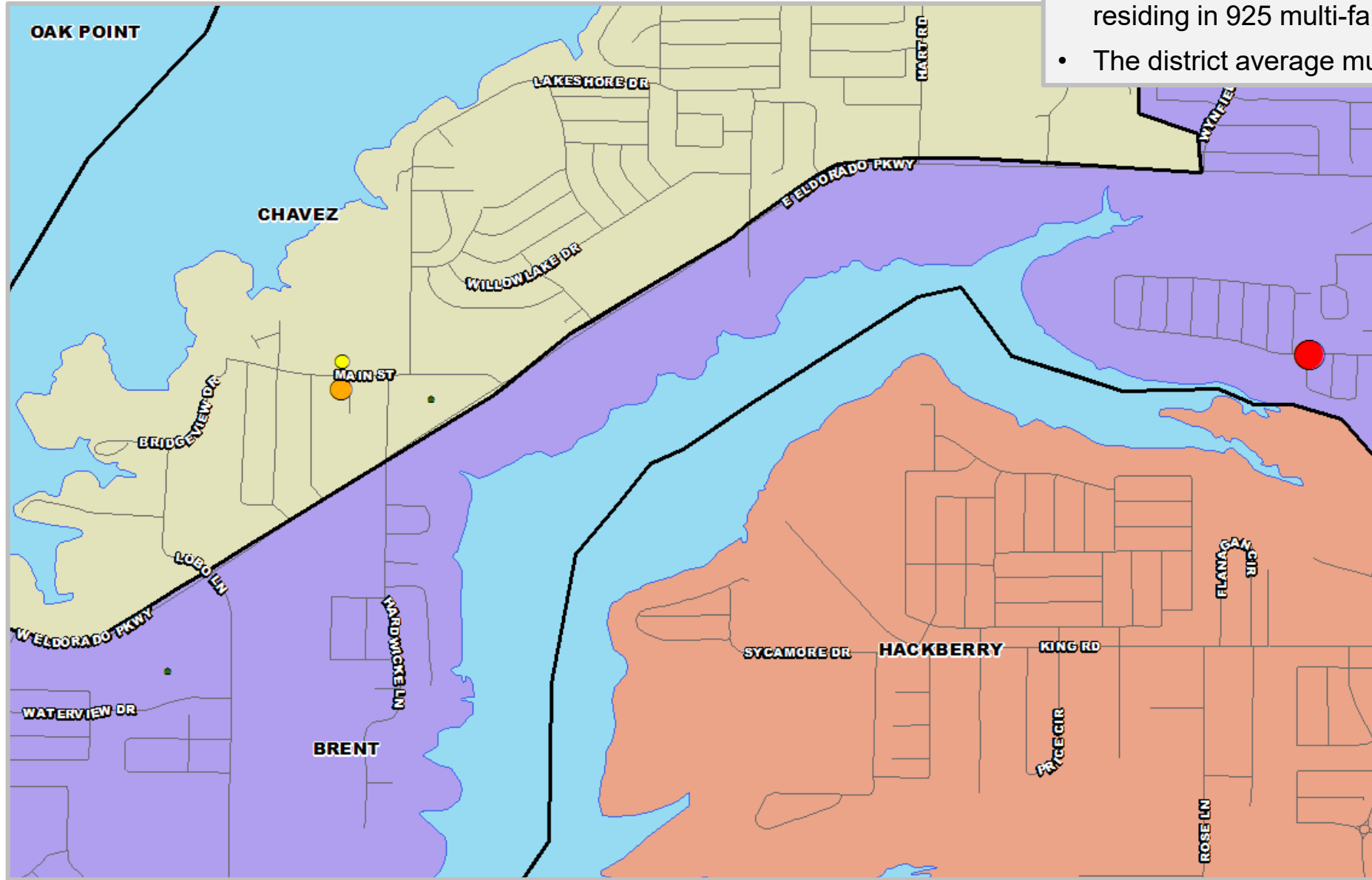


*Student Yields for active subdivisions with at least 50 homes occupied as of 3Q19



District Multi-Family Yield

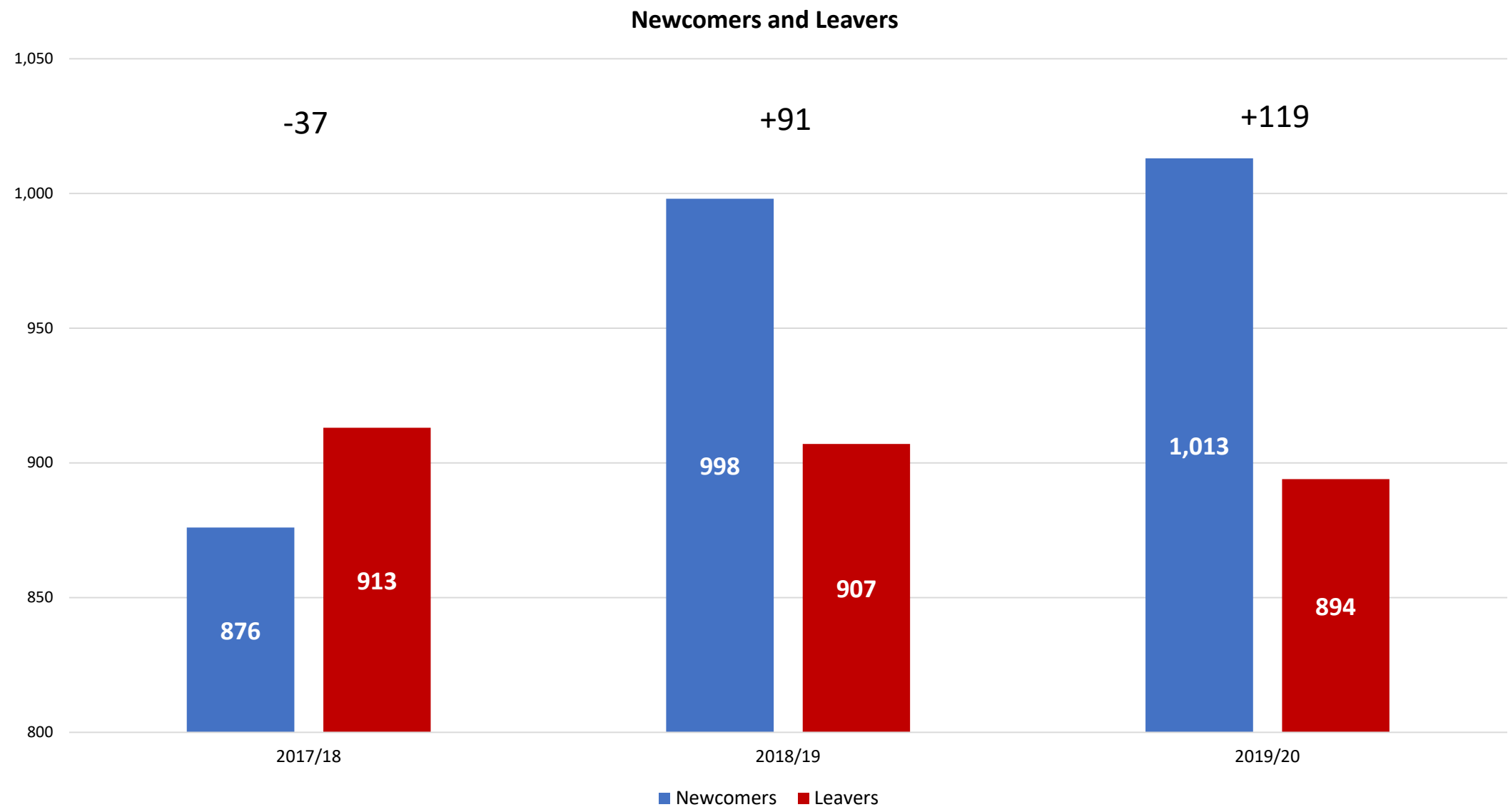
- Within LEISD there are currently 561 students residing in 925 multi-family units
- The district average multi-family yield is 0.606



*Includes Manufactured Home Communities



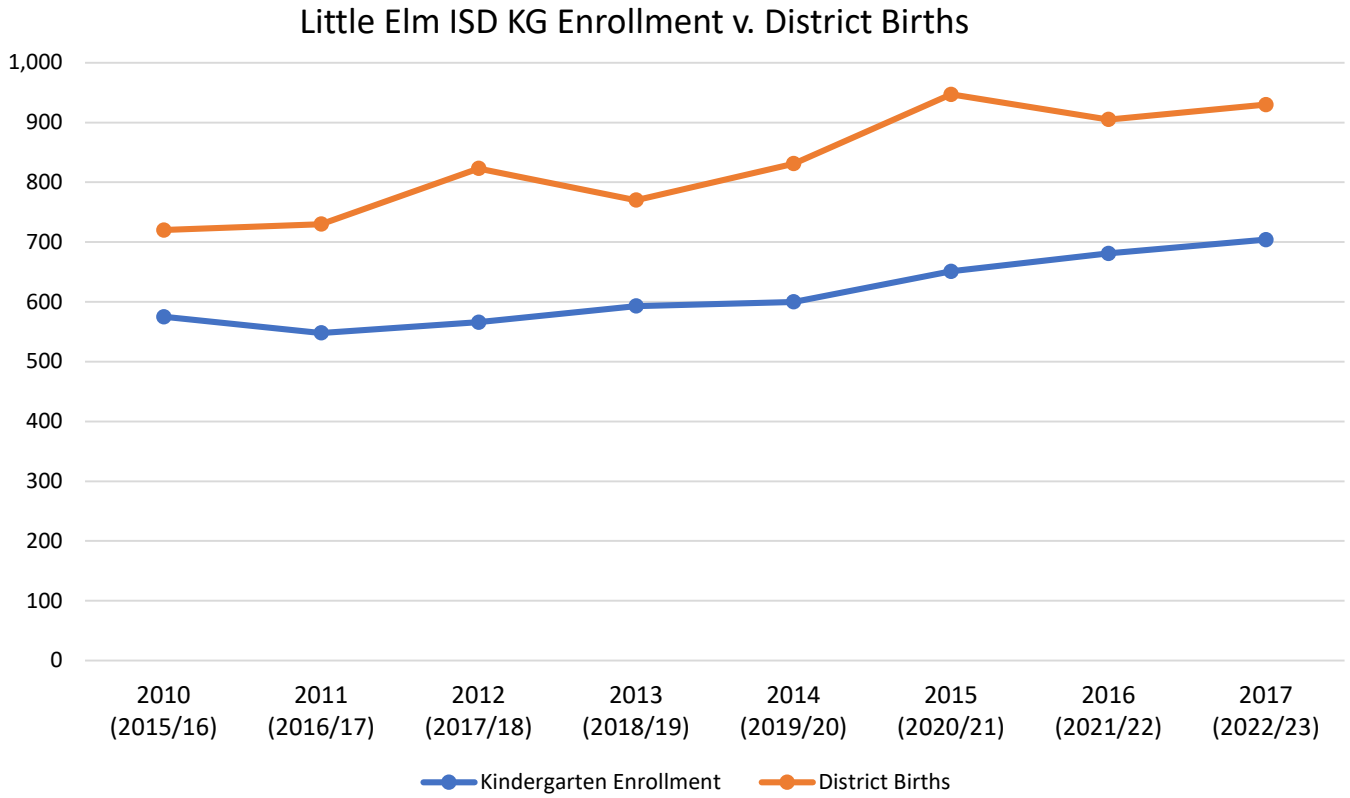
Newcomer and Leaver Analysis





LEISD KG Enrollment vs. District Births

	Kindergarten Enrollment	District Births
2010 (2015/16)	575	720
2011 (2016/17)	548	730
2012 (2017/18)	566	823
2013 (2018/19)	593	770
2014 (2019/20)	600	831
2015 (2020/21)	651	947
2016 (2021/22)	681	905
2017 (2022/23)	704	930





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
2015/16	42	188	575	548	560	604	579	549	518	405	401	628	606	407	362	6,972		
2016/17	41	185	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375	403	5.8%
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2020/21	45	181	651	624	633	634	619	644	609	637	637	708	607	550	518	8,297	231	2.9%
2021/22	45	181	681	689	635	652	656	642	626	626	660	725	668	601	512	8,599	302	3.6%
2022/23	45	181	704	718	698	652	671	680	625	637	649	750	683	655	555	8,903	304	3.5%
2023/24	45	181	714	746	724	711	664	689	662	636	662	735	702	668	608	9,147	244	2.7%
2024/25	45	181	724	757	757	736	727	683	669	675	658	752	691	690	620	9,365	218	2.4%
2025/26	45	181	720	763	766	776	745	748	665	681	693	747	706	678	639	9,553	188	2.0%
2026/27	45	181	723	760	772	782	790	766	732	677	704	786	701	692	629	9,740	187	2.0%
2027/28	45	181	723	765	770	789	797	815	745	747	699	799	738	688	642	9,943	203	2.1%
2028/29	45	181	739	767	775	789	805	821	781	758	767	793	750	724	638	10,133	190	1.9%
2029/30	45	181	761	783	778	793	805	830	787	795	778	870	745	736	671	10,358	225	2.2%

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



Ten Year Forecast by Campus

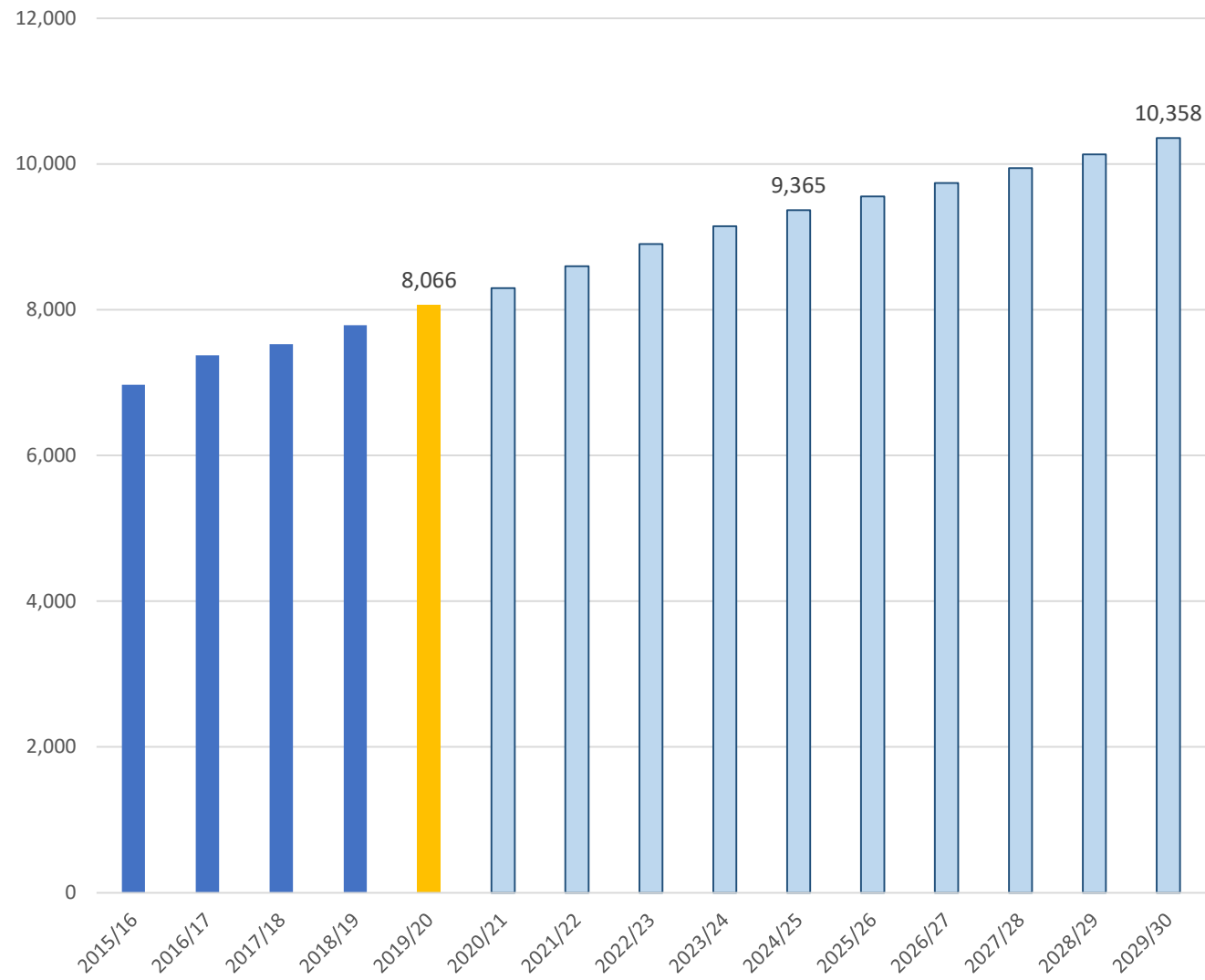
	Maximum	History	Fall	Projections									
Campus	Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Brent Elementary	914	692	758	761	773	797	799	806	803	783	780	778	784
Chavez Elementary	914	687	623	613	606	611	629	641	664	677	691	694	701
Hackberry Elementary	914	667	715	740	780	813	840	858	861	862	858	859	856
Lakeview Elementary	914	573	581	594	603	620	642	667	695	719	740	756	772
Oak Point Elementary	1,070	764	779	861	933	994	1,034	1,083	1,150	1,201	1,237	1,258	1,280
Prestwick Elementary (EE-5th)	402/834	443	445	462	486	514	530	555	571	577	579	577	583
ELEMENTARY SCHOOL TOTAL	4,726	3,826	3,901	4,031	4,181	4,349	4,474	4,610	4,744	4,819	4,885	4,922	4,976
Elementary Absolute Growth		55	75	130	150	168	125	136	134	75	66	37	54
Elementary Percent Growth		1.46%	1.96%	3.33%	3.72%	4.02%	2.87%	3.04%	2.91%	1.58%	1.37%	0.76%	1.10%
Prestwick Junior High (6th-8th)	432	323	288	0	0	0	0	0	0	0	0	0	0
Lakeside Middle School	1,500	1,474	1,609	0	0	0	0	0	0	0	0	0	0
Strike Middle School	1,200	0	0	1,014	1,036	1,045	1,043	1,056	1,083	1,150	1,204	1,248	1,259
Walker Middle School	1,200	0	0	868	875	865	916	945	955	962	986	1,057	1,100
MIDDLE SCHOOL TOTAL		1,797	1,897	1,882	1,911	1,910	1,959	2,001	2,038	2,112	2,190	2,305	2,359
Middle School Absolute Growth		133	100	-15	29	-1	49	42	37	74	78	115	54
Middle School Percent Growth		7.99%	5.56%	-0.79%	1.54%	-0.05%	2.57%	2.14%	1.85%	3.63%	3.69%	5.25%	2.34%
Little Elm High School	2,500	2,162	2,261	2,377	2,500	2,637	2,707	2,747	2,764	2,802	2,861	2,899	3,016
Denton County JJ AEP		2	7	7	7	7	7	7	7	7	7	7	7
HIGH SCHOOL TOTAL		2,164	2,268	2,384	2,507	2,644	2,714	2,754	2,771	2,809	2,868	2,906	3,023
High School Absolute Growth		73	104	116	123	137	70	40	17	38	59	38	117
High School Percent Growth		3.49%	4.81%	5.11%	5.16%	5.46%	2.65%	1.47%	0.62%	1.37%	2.10%	1.32%	4.03%
DISTRICT TOTAL		7,787	8,066	8,297	8,599	8,903	9,147	9,365	9,553	9,740	9,943	10,133	10,358
District Absolute Growth		261	279	231	302	304	244	218	188	187	203	190	225
District Percent Growth		3.47%	3.58%	2.86%	3.64%	3.54%	2.74%	2.38%	2.01%	1.96%	2.08%	1.91%	2.22%



Key Takeaways



Projected Enrollment



- Little Elm ISD will continue to experience enrollment growth due to a strong local economy and housing market
- Oak Point Elementary zone could see more than 1,800 additional residential units in the next 5 years
- LEISD saw a 15% increase in newcomers since 2017-18
- The district is forecasted to add 530 to 960 single family homes a year for the next 5 years
- Little Elm ISD is expected to enroll more than 9,360 students by 2024-25 and more than 10,350 students by 2029-30