

*Aledo
Independent
School
District*



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

Spring 2016
Demographic
Update



TEMPLETON
DEMOGRAPHICS

Economic Conditions – DFW Area (May 2016)

3.6%

120,800 new jobs
National rate 1.7%



Job Growth

**Unemployment
Rate**



U.S. 4.5%
Texas 4.2%
DFW MSA 3.5%
Fort Worth 3.6%

-0.5%

28,800

5,060 more
than 1Q15



**Annualized
Home Starts**



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,841	2,757	4,327	7,716
2	Denton ISD	2,093	1,799	2,647	16,832
3	Prosper ISD	1,942	1,475	3,769	29,339
4	Lewisville ISD	1,369	1,180	2,204	2,665
5	Northwest ISD	1,306	1,141	2,194	22,411
6	Dallas ISD	1,305	1,078	2,323	5,777
7	Keller ISD	947	960	895	2,157
8	Little Elm ISD	1,289	957	1,175	4,897
9	Eagle Mt.-Saginaw ISD	945	903	1,216	19,610
10	Rockwall ISD	836	686	1,837	8,203
11	Mansfield ISD	712	569	1,095	5,329
12	Wylie ISD	693	545	1,112	4,735
13	McKinney ISD	660	504	1,434	5,954
14	Crowley ISD	633	491	1,049	7,831
15	Forney ISD	502	470	536	15,090
16	Allen ISD	510	455	1,180	1,521
17	Midlothian ISD	550	453	1,168	20,856
18	Burleson ISD	481	446	605	3,282
19	Plano ISD	488	446	1,067	2,729
20	HEB ISD	459	432	369	4,892
21	Waxahachie ISD	440	381	891	8,590
22	Garland ISD	446	377	766	4,124
23	Coppell ISD	489	352	674	579
24	Argyle ISD	368	344	545	5,362
25	Fort Worth ISD	364	326	989	4,201
26	Royse City ISD	301	323	401	10,047
27	Desoto ISD	423	315	458	2,389
28	Aledo ISD	304	306	649	12,321*
29	Melissa ISD	371	268	386	4,856
30	Weatherford ISD	183	225	495	1,192

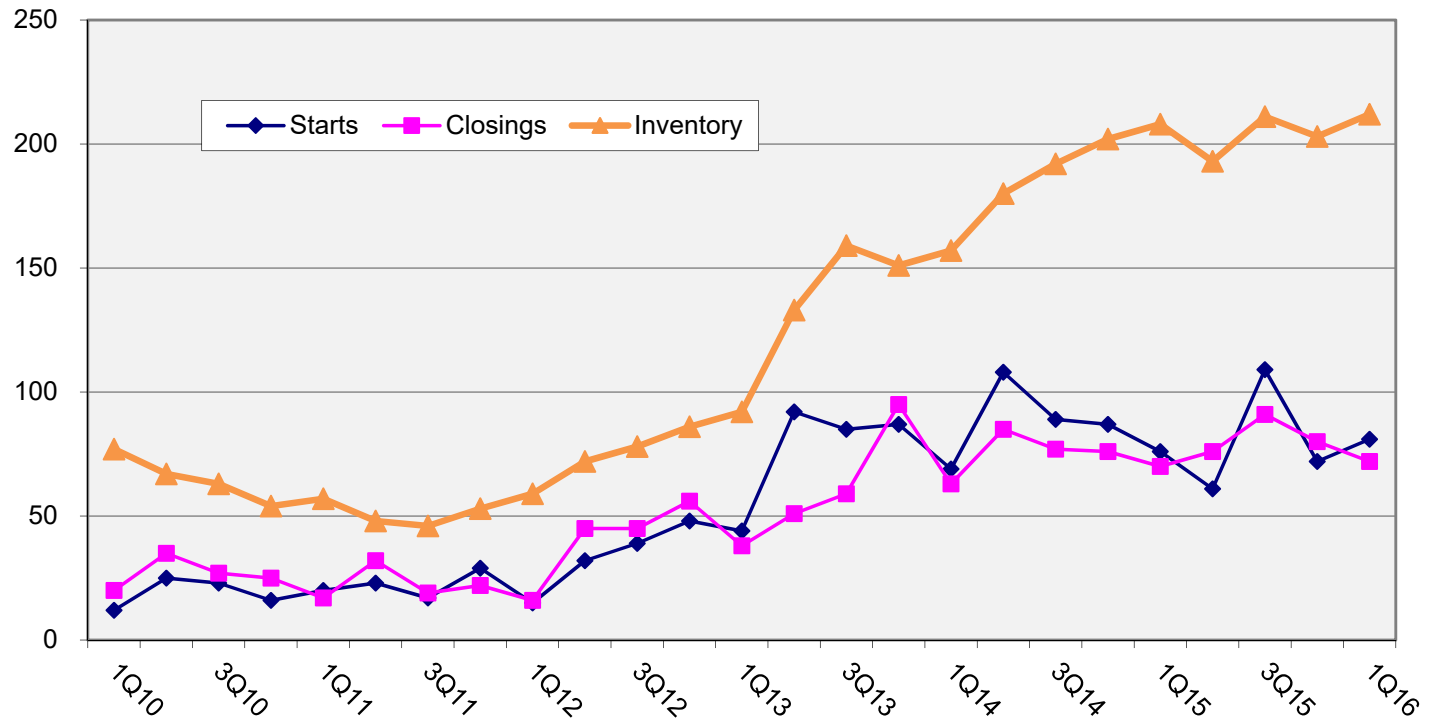
*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD





New Housing Activity

Aledo ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	12	20	15	44	69	76	81
2Q	25	23	32	92	108	61	
3Q	23	17	39	85	89	109	
4Q	16	29	48	87	87	72	
Total	76	89	134	308	353	318	81

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	20	17	16	38	63	70	72
2Q	35	32	45	51	85	76	
3Q	27	19	45	59	77	91	
4Q	25	22	56	95	76	80	
Total	107	90	162	243	301	317	72

- The district had 81 first unit new home starts, 5 units more than the previous first quarter
- Aledo ISD had the most first quarter new home starts in more than 9 years
- The district had the most first quarter new home closings in 9 years
- New home inventory is rising due to labor constraints and build times

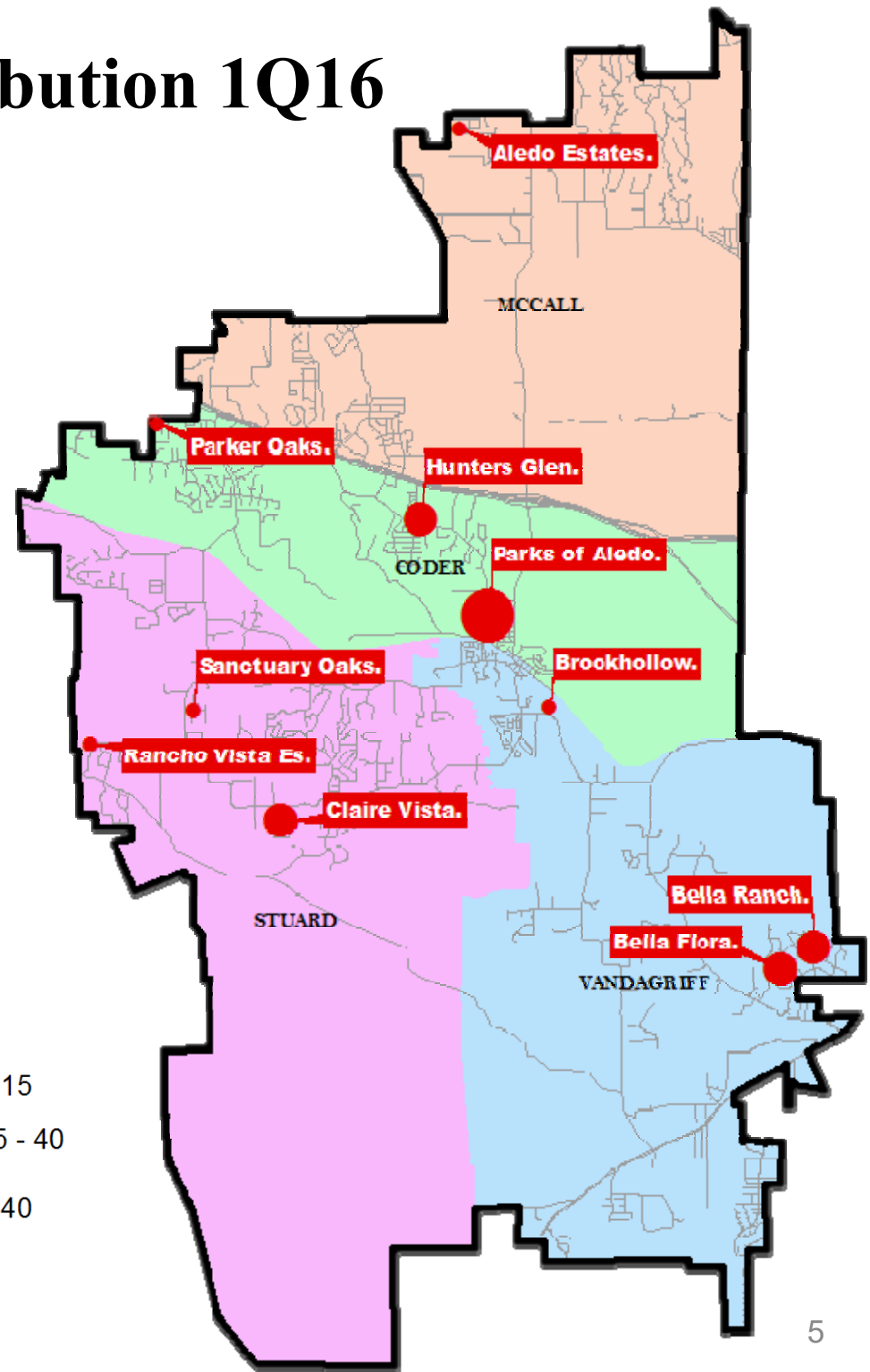




Annual Closing Distribution 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Parks of Aledo	55	13	120
2	Bella Ranch	39	8	76
3	Bella Flora	33	9	50
4	Hunters Glen	32	6	0
5	Claire Vista	28	6	27
6	Sanctuary Oaks	14	4	24
7	Aledo Estates	10	1	12
8	Rancho Vista Estates	8	2	13
9	Brookhollow	7	5	104
10	Parker Oaks	7	2	2
Totals		233	56	428

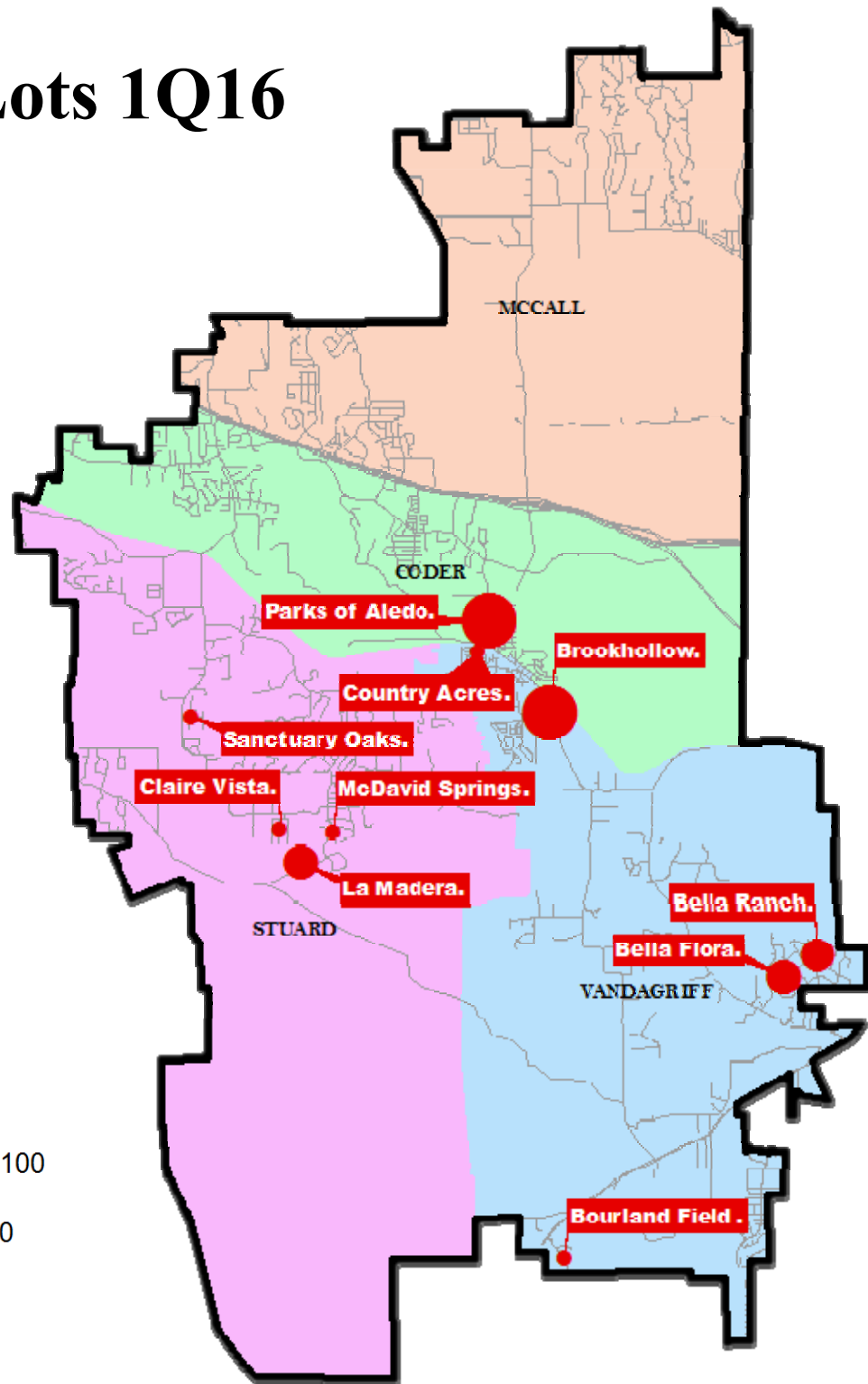




Vacant Developed Lots 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	Parks of Aledo.	55	120	0
2	Brookhollow.	7	104	0
3	Bella Ranch.	39	76	55
4	Bella Flora.	33	50	0
5	La Madera.	1	47	0
6	Claire Vista.	28	27	0
7	Sanctuary Oaks.	14	24	0
8	Country Acres.	7	21	0
9	Bourland Field Estates.	0	20	0
10	McDavid Springs.	5	16	0
Totals		189	505	55



- < 30
- 30 - 100
- > 100

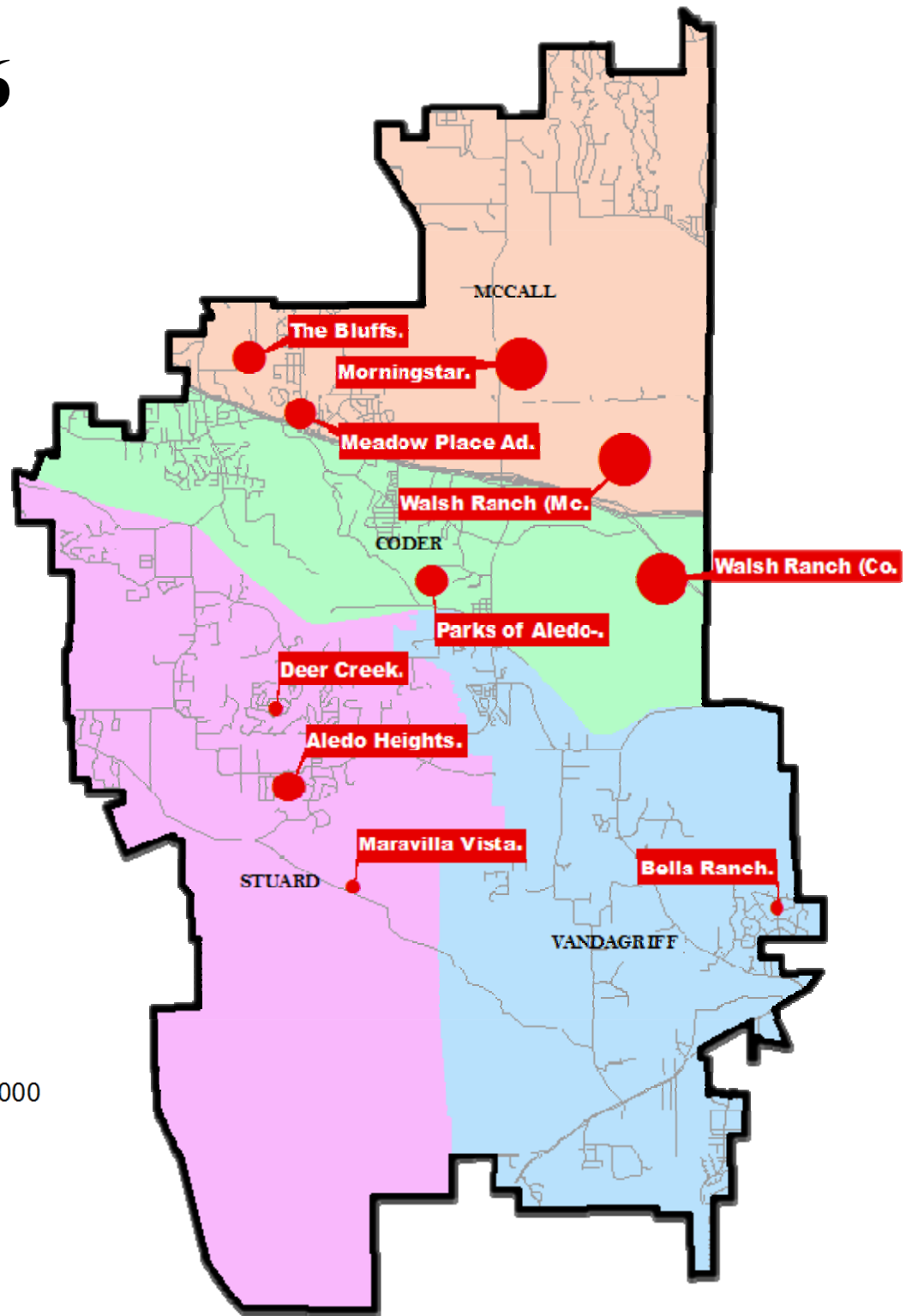




Future Lots 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by Future Inventory)

Rank	Subdivision	VDL	Future
1	Walsh Ranch (McCall)	0	5,294
2	Walsh Ranch (Coder)	0	3,886
3	Morningstar	0	2,042
4	Parks of Aledo- Point Vista	0	266
5	Aledo Heights	0	260
6	The Bluffs	0	161
7	Meadow Place Addition	0	117
8	Deer Creek	6	70
9	Bella Ranch	76	55
10	Maravilla Vistas	0	44
	Totals	82	12,195







Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	100	33	102	22	53	124	4,152
MCCALL	15	0	11	1	8	28	7,648
STUARD	71	18	87	19	50	184	429
VANDAGRIFF	118	23	106	24	88	313	92
Grand Total	304	74	306	66	199	649	12,321

 Highest activity in the category

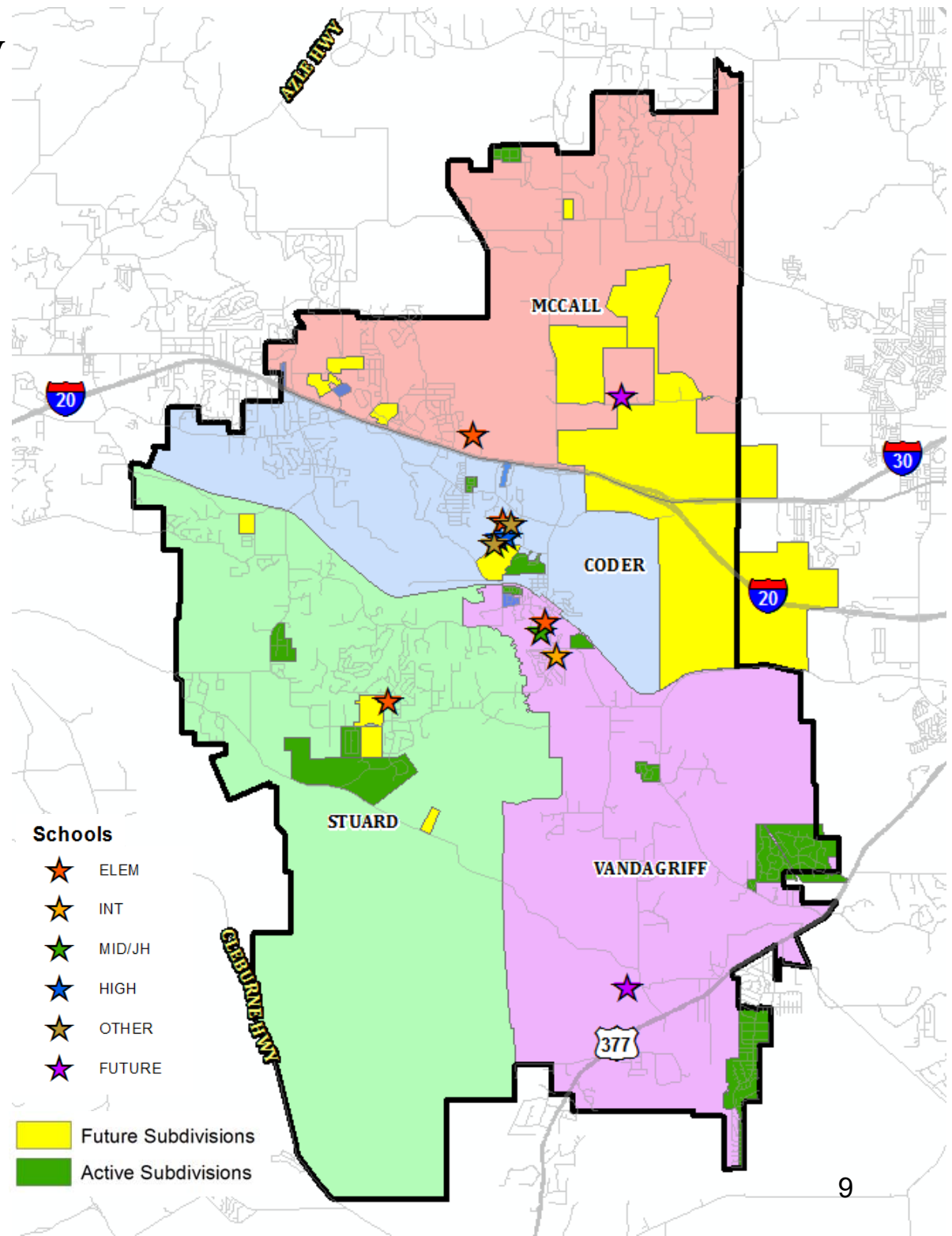
 Second highest activity in the category





District Overview

- Aledo ISD has nearly 650 lots ready to build on
- The district has more than 12,300 planned future lots





Active Subdivision

Parks of Aledo



Pointe Vista

- 266 future lots
- 132 acres
- 50+ acres of parks
- Phase 2 of Parks of Aledo, the top closing subdivision in Aledo ISD
- Groundwork underway on Phase 1 with 70 lots
- Phase 1 delivering by the end of first quarter 2017
- Building 15-20 homes in 2017
- Mid \$400K+
- Coder Elementary

Parks of Aledo

- 294 total lots
- 120 VDL
- 125 occupied
- 39 U/C
- Building 50-75 in 2016
- \$290K-\$525K
- Coder Elementary

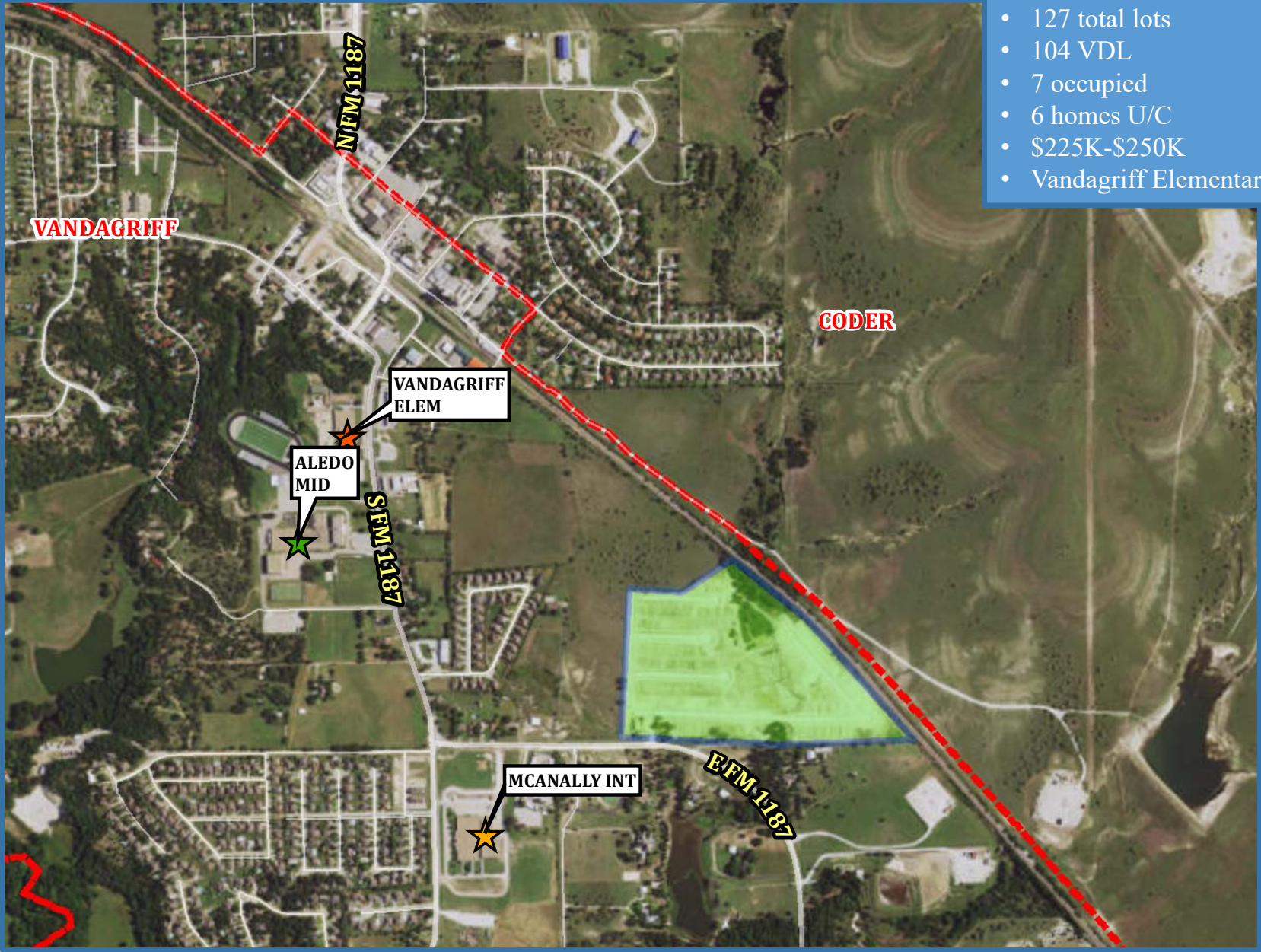




Active Development

Brookhollow

- 127 total lots
- 104 VDL
- 7 occupied
- 6 homes U/C
- \$225K-\$250K
- Vandagriff Elementary





Future Development

Morningstar



Morningstar

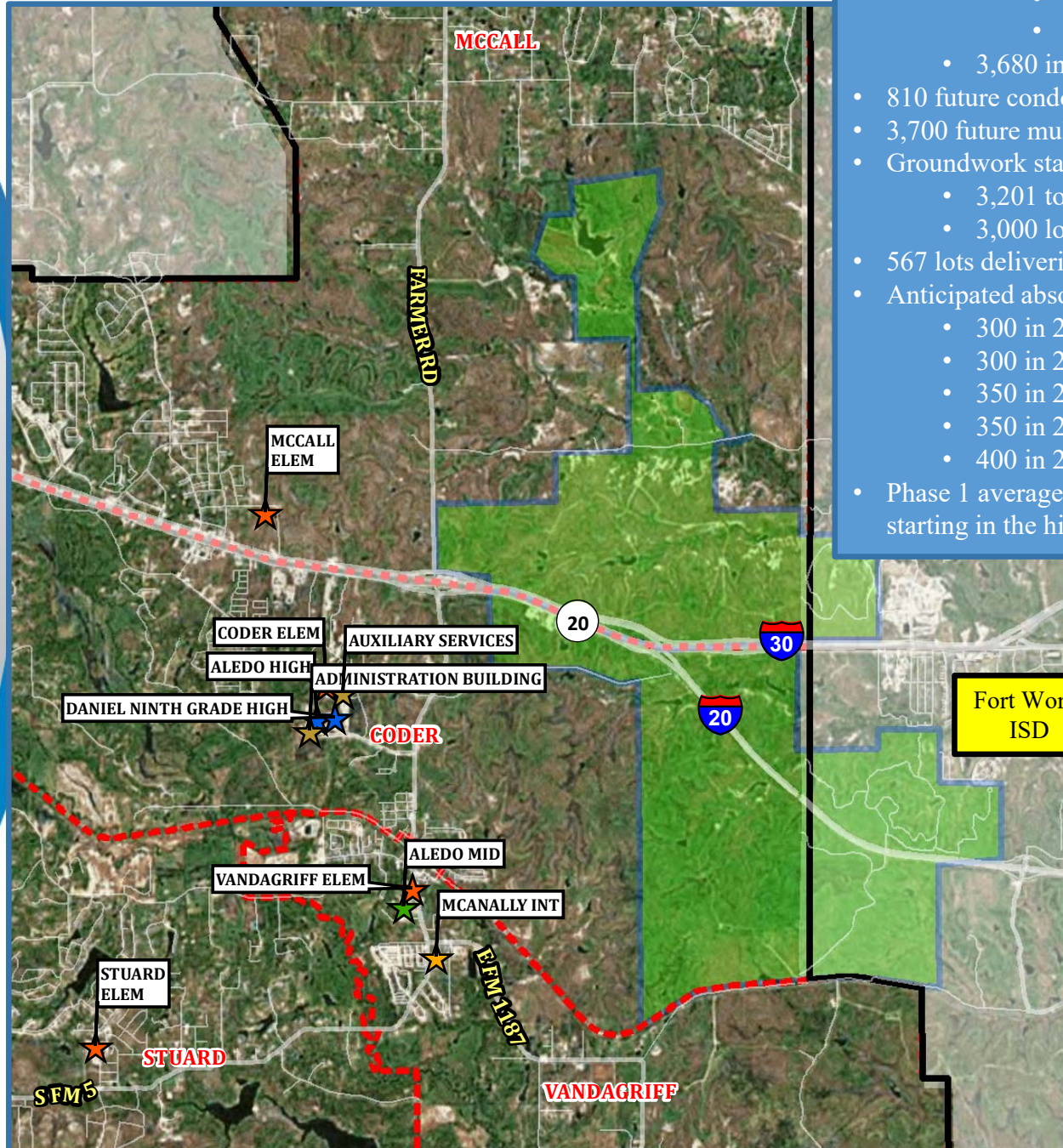
- 2,042 future lots
- Groundwork underway on 340 lots opening to builders by August 2016
- DR Horton expected to start 50 homes by September 2016
- Estimated absorption rate:
 - 50 homes in 2016
 - 150-200 homes in 2017
- \$250K-\$400K
- DR Horton, Impression, Rendition and Highland Homes
- McCall Elementary





Future Development

Walsh Development



Walsh

- 12,860 future single family homes
 - 9,180 in Aledo ISD
 - 5,294 in McCall Elementary
 - 3,886 in Coder Elementary
 - 3,680 in Fort Worth ISD
- 810 future condo and townhome units
- 3,700 future multi-family units
- Groundwork started on Quail Valley (Phase 1):
 - 3,201 total lots
 - 3,000 lots within Aledo ISD
- 567 lots delivering early 2017
- Anticipated absorption rates:
 - 300 in 2017
 - 300 in 2018
 - 350 in 2019
 - 350 in 2020
 - 400 in 2021
- Phase 1 average home price of \$400K with homes starting in the high \$200s to the low \$300s





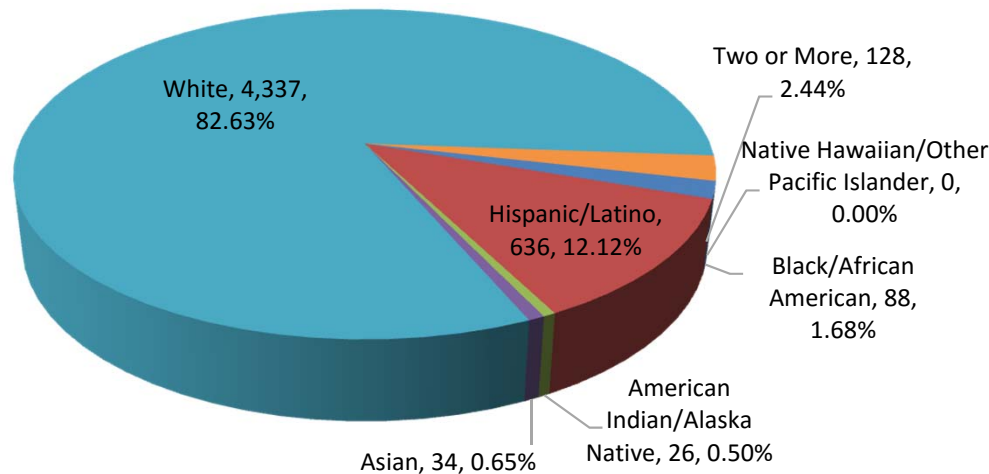
Enrollment History

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685		
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%

Student Race/Ethnicity and Economically Disadvantaged

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%
2011/12	4,685	66	1.4%	490	10.5%	29	0.6%	42	0.9%	3,962	84.6%	94	2.0%	2	0.0%
2012/13	4,733	82	1.7%	509	10.8%	29	0.6%	36	0.8%	3,970	83.9%	107	2.3%	0	0.0%
2013/14	4,874	70	1.4%	532	10.9%	26	0.5%	32	0.7%	4,097	84.1%	117	2.4%	0	0.0%
2014/15	5,037	81	1.6%	585	11.6%	25	0.5%	38	0.8%	4,180	83.0%	128	2.5%	0	0.0%
2015/16	5,249	88	1.7%	636	12.1%	26	0.5%	34	0.6%	4,337	82.6%	128	2.4%	0	0.0%

2015-16 STUDENT RACE/ETHNICITY TOTALS



Year (Oct.)	Economically Disadvantaged	% ED
2011/12	583	12.4%
2012/13	581	12.3%
2013/14	614	12.6%
2014/15	630	12.5%
2015/16	631	12.0%





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
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685		
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%
2016/17	67	390	412	373	462	430	386	427	411	437	471	436	394	390	5,486	237	4.51%
2017/18	67	425	440	452	411	511	447	425	436	427	487	463	429	371	5,790	305	5.56%
2018/19	67	465	476	473	495	457	537	487	446	464	472	483	458	404	6,183	393	6.78%
2019/20	67	503	515	514	516	545	476	585	495	466	514	468	477	433	6,573	390	6.31%
2020/21	67	547	554	556	565	578	578	520	613	520	516	508	462	450	7,033	460	7.00%
2021/22	67	601	612	611	611	629	607	630	540	646	574	511	513	436	7,587	554	7.88%
2022/23	67	645	672	652	681	674	645	662	652	566	711	569	507	484	8,187	599	7.90%
2023/24	67	693	712	741	696	759	704	704	673	685	624	704	565	479	8,806	619	7.56%
2024/25	67	737	767	758	791	747	790	768	731	707	753	618	700	533	9,467	661	7.50%
2025/26	67	800	822	804	826	850	774	862	791	768	777	746	611	661	10,158	692	7.31%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Aledo ISD will reach 6,500 students by the fall of 2019
- 5 year growth = 1,784 students
- 2020/21 enrollment = 7,033
- 10 year growth = 4,909 students
- 2025/26 enrollment = 10,158



Ten Year Forecast

By Campus

CAMPUS	Maximum Capacity	Functional Capacity	Current	ENROLLMENT PROJECTIONS									
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Coder Elementary	650	585	505	531	578	568	581	612	635	670	698	718	745
McCall Elementary	744	669	423	441	497	596	736	905	1,116	1,327	1,548	1,703	1,954
Stuard Elementary	675	607	570	610	635	639	679	673	678	673	680	686	696
Vandagriff Elementary	584	525	514	552	596	630	664	677	702	721	742	760	774
ELEMENTARY TOTALS	2,653	2,386	2,012	2,134	2,306	2,433	2,660	2,867	3,131	3,391	3,668	3,867	4,169
Elementary Absolute Change			148	122	172	127	227	207	264	260	277	199	302
Elementary Percent Change			7.94%	6.07%	8.04%	5.50%	9.33%	7.79%	9.22%	8.32%	8.17%	5.41%	7.80%
McAnally Intermediate	893	765	793	813	872	1,024	1,061	1,098	1,237	1,307	1,408	1,558	1,636
Aledo Middle School	1,119	958	851	848	863	910	961	1,133	1,186	1,218	1,358	1,438	1,559
Intermediate/Middle Total			1,644	1,661	1,735	1,934	2,022	2,231	2,423	2,525	2,766	2,996	3,195
Intermed/Mid Absolute Change			55	17	74	199	88	209	192	102	241	230	199
Intermed/Mid Percent Change			3.46%	1.03%	4.46%	11.47%	4.55%	10.34%	8.61%	4.21%	9.54%	8.32%	6.64%
Daniel 9th Grade Campus	1,054	899	425	460	476	461	503	505	563	700	613	742	766
Aledo High School	2,081	1,775	1,168	1,231	1,274	1,356	1,389	1,431	1,471	1,571	1,759	1,862	2,029
HIGH SCHOOL TOTALS			1,593	1,691	1,750	1,817	1,892	1,936	2,034	2,271	2,372	2,604	2,795
High School Absolute Change			9	98	59	67	75	44	98	237	101	232	191
High School Percent Change			0.57%	6.12%	3.50%	3.82%	4.13%	2.32%	5.06%	11.65%	4.45%	9.78%	7.34%
DISTRICT TOTALS			5,249	5,486	5,790	6,183	6,573	7,033	7,587	8,187	8,806	9,467	10,158
District Absolute Change			212	237	305	393	390	460	554	599	619	661	692
District Percent Change			4.2%	4.5%	5.6%	6.8%	6.3%	7.0%	7.9%	7.9%	7.6%	7.5%	7.3%

*Yellow box = Exceeds 93% of stated maximum capacity

- By next fall, Vandagriff Elementary may be over 93% of stated maximum enrollment capacity
- By 2019, three elementary campuses may be over 93% of stated maximum enrollment capacity
- Aledo ISD may reach 2,500 elementary students by 2019
- Aledo ISD may reach 2,000 middle school students by 2019, and 2,000 high school students by 2021



Summary

- Aledo ISD had the most first quarter new home starts and closings in more than 9 years.
- Homebuilding will begin in Morningstar by September, and first residents are expected in early 2017.
- Coder and Vandagriff Elementary zones accounted for more than 75% of all first quarter starts for the district due to developments like The Parks of Aledo, Hunters Glen, Bella Flora and Bella Ranch.
- Aledo ISD is expected to add more than 230 new students for the fall of 2016.
- Aledo ISD can expect an increase of approximately 1,800 students during the next 5 years.
- 2020/21 enrollment projection = 7,033.
- Aledo ISD is projected to have more than 10,150 students for the 2025/26 school year.