Aledo Independent School District

Attendance Zone Committee Demographic Report 2020/21

TEMPLETON DEMOGRAPHICS

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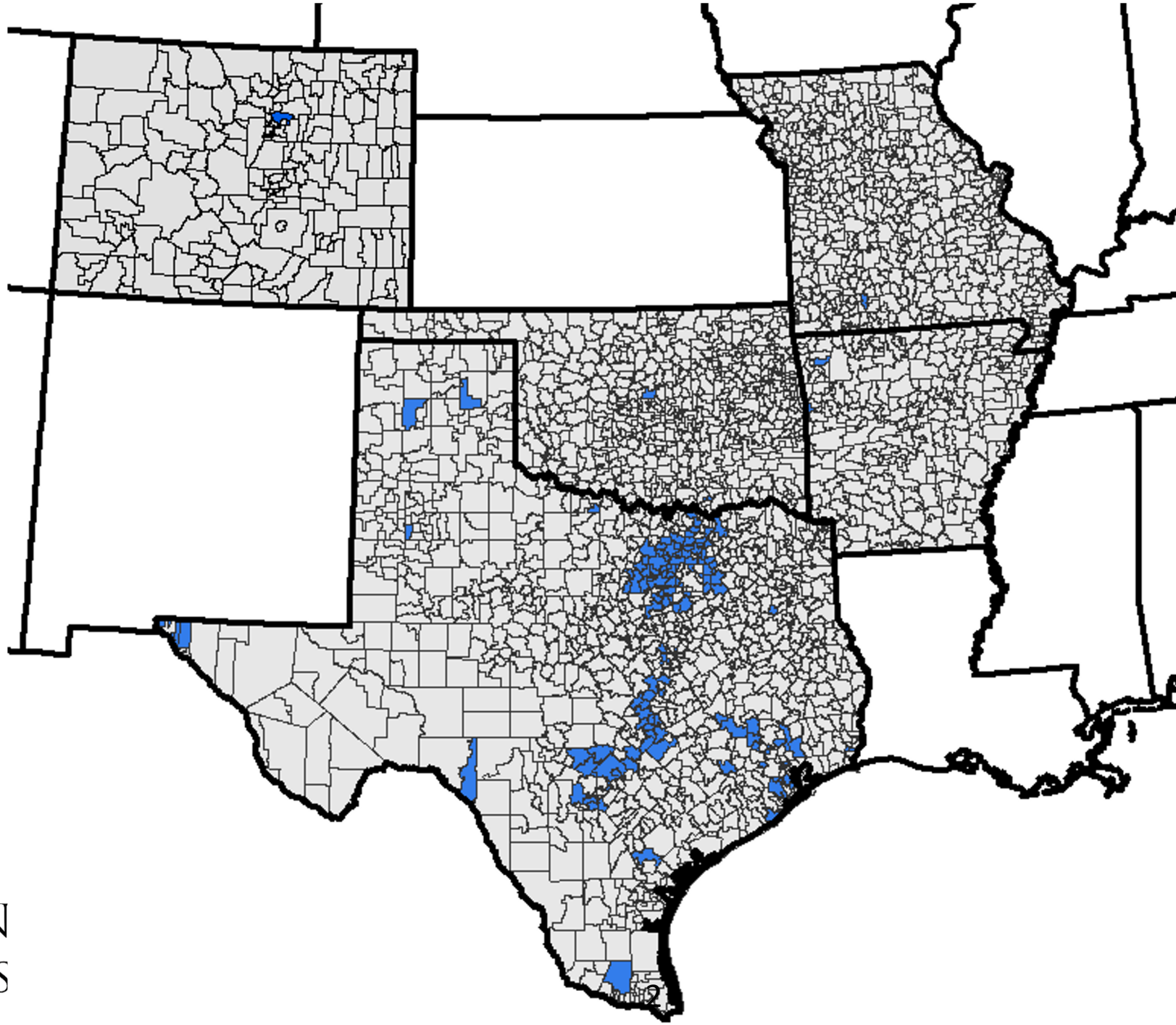
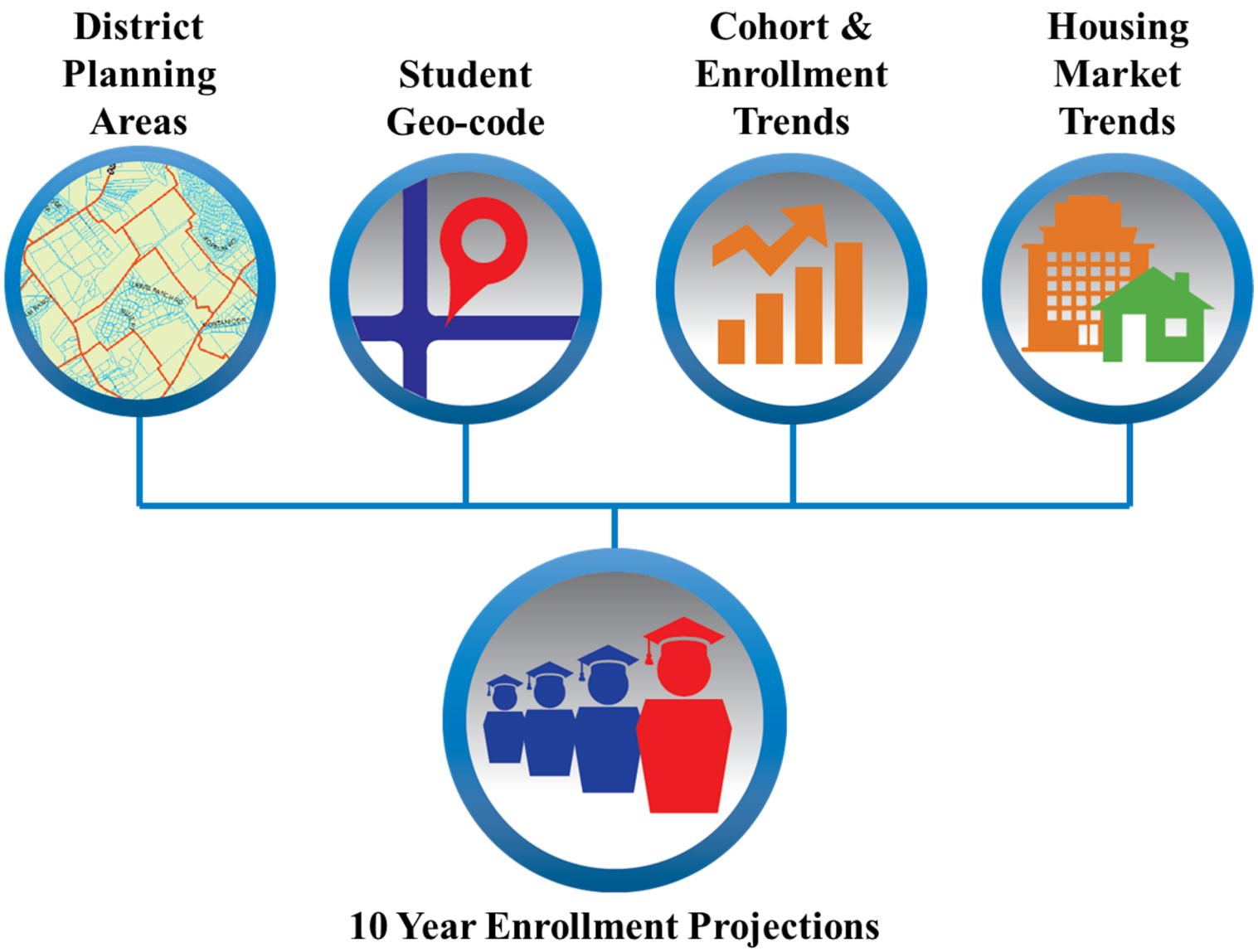
In 2019-20, Templeton Demographics worked with more than 90 school districts across Texas, Oklahoma, Missouri, S.C., and Colorado



TEMPLETON DEMOGRAPHICS

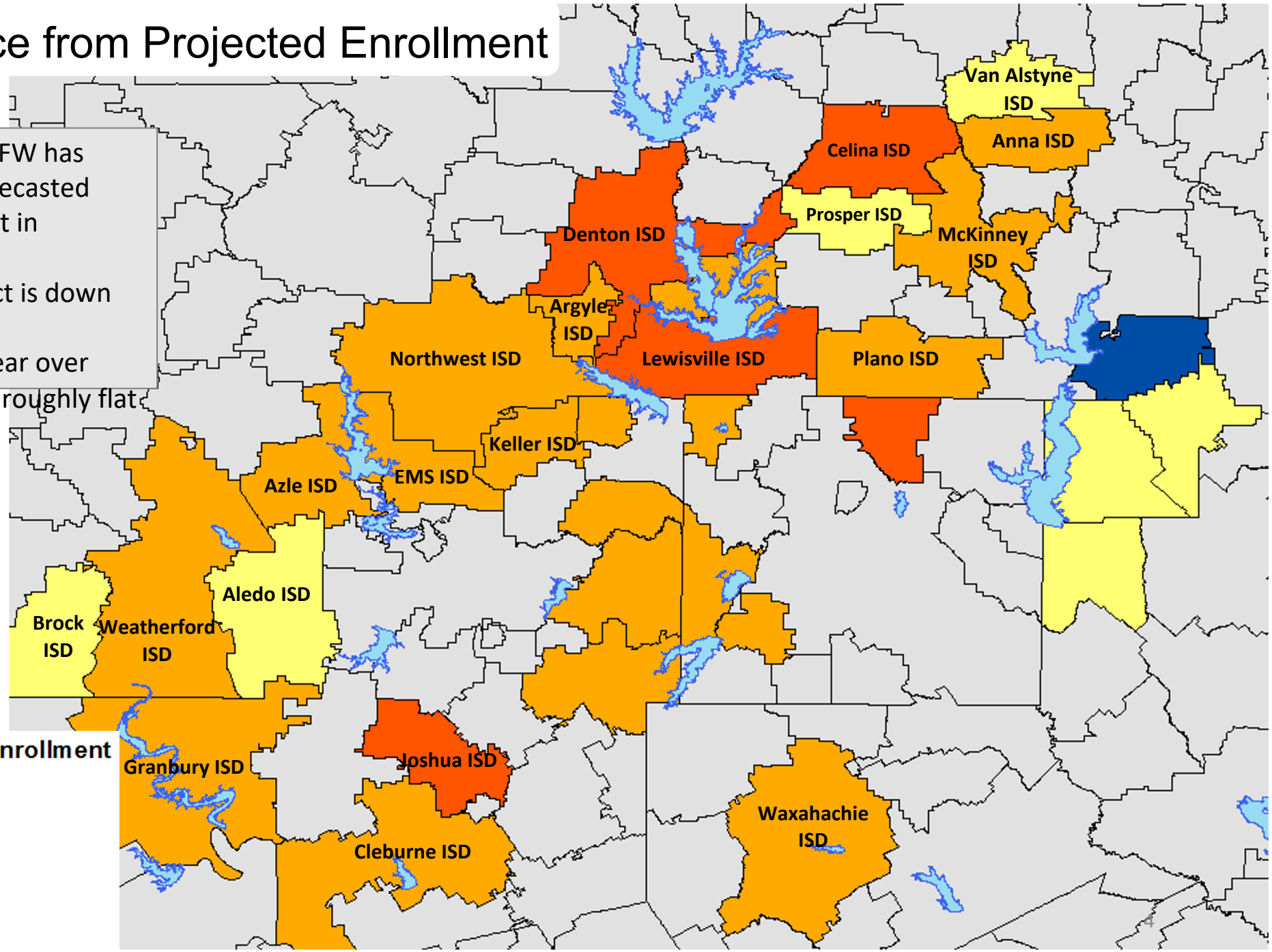
hanley wood | metrostudy

Methodology for Enrollment Projections



Percent Difference from Projected Enrollment

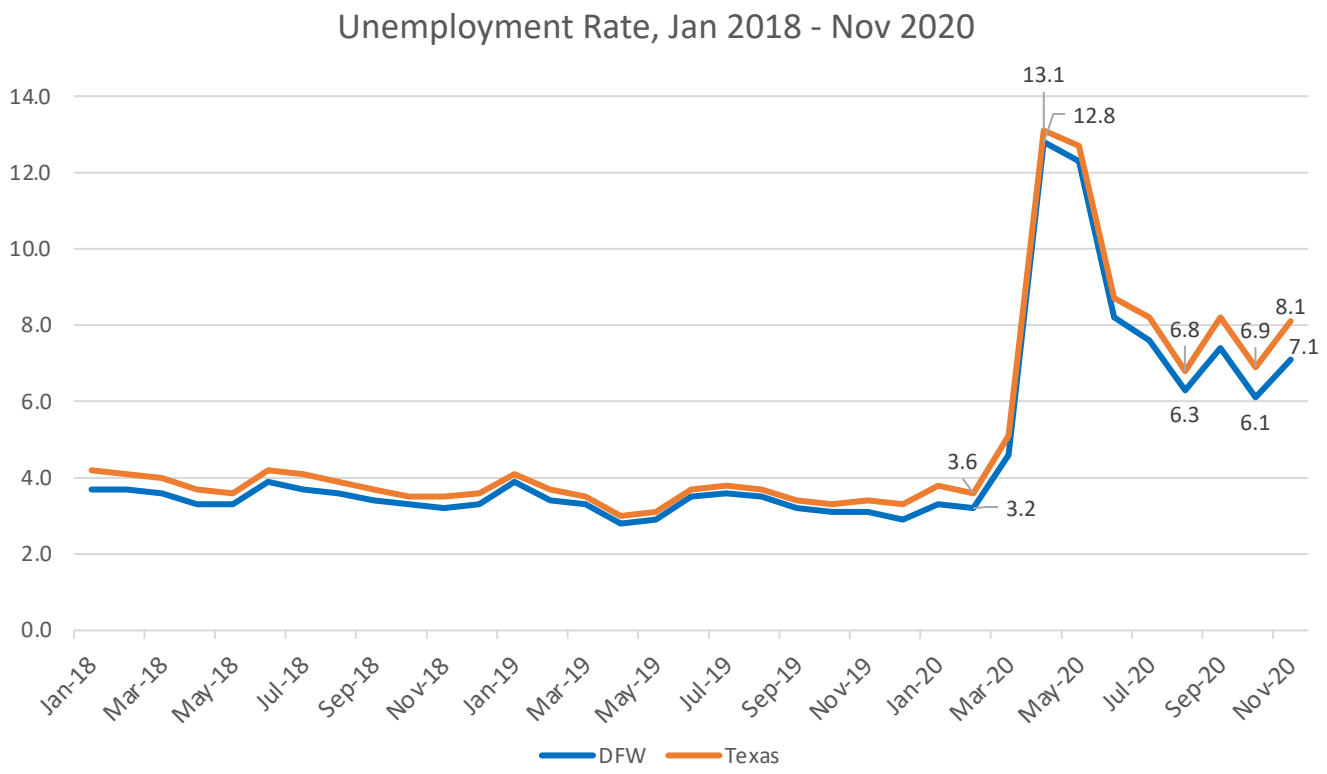
- Only 1 district in DFW has exceeded their forecasted student enrollment in 2020/21
- The average district is down 3% from projected enrollment, and year over year enrollment is roughly flat

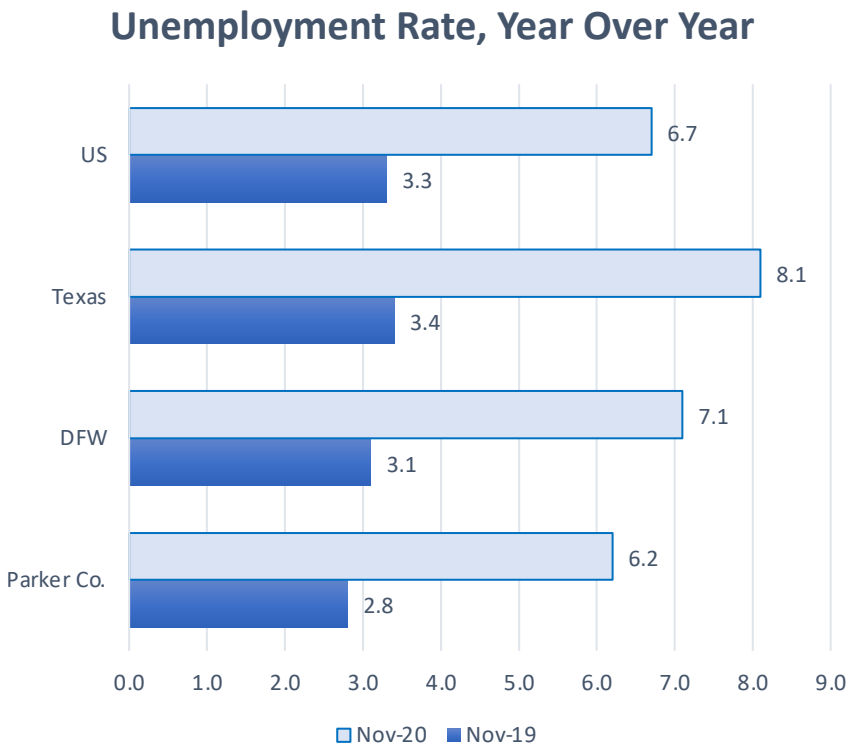


Difference from Forecasted Enrollment

- < -7%
- -7% to -5%
- -5% to -2%
- -2% to 0%
- > 0%

DFW MSA Economic Update





District Demographic Snap Shot

2020 Total District
Population Estimate
32,410

57.3%

20,611
2010 Census
District Population

Total District Population
Below Age 19
8,898

27.5%

2010 Census District
Population Below Age 19
6,493

2020 Total District
Median Household Income
$121,668

36.9%

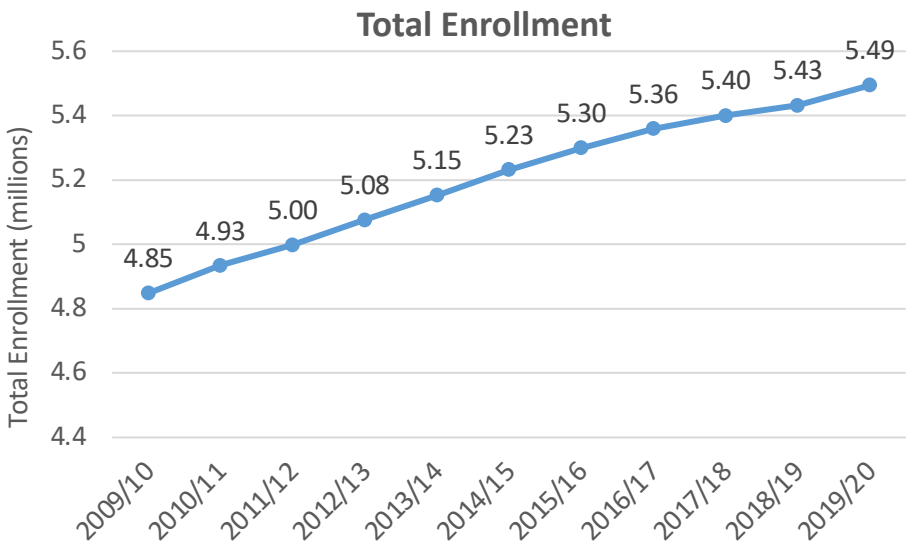
2010 Census Total District
Median Household Income
$88,843

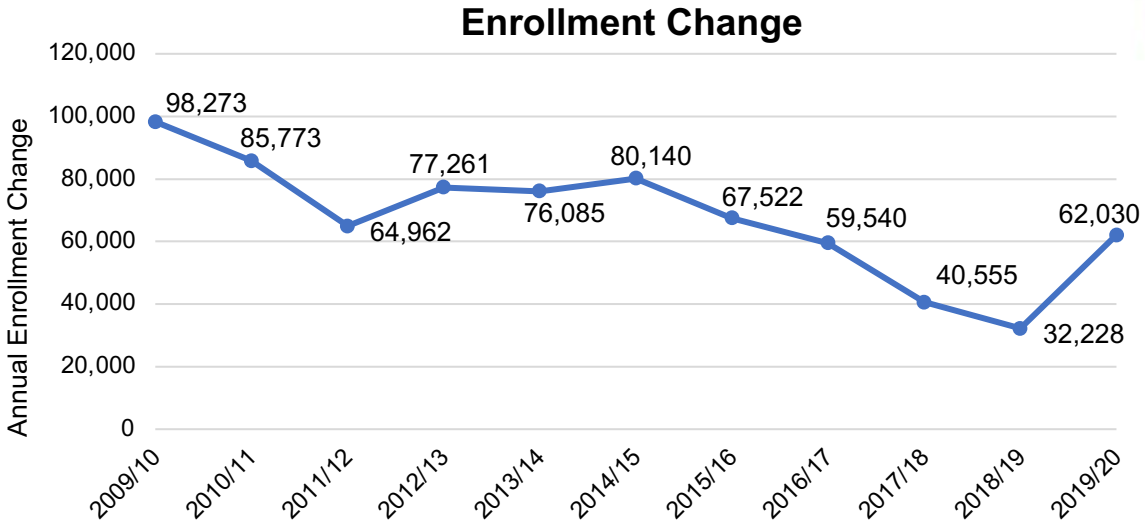
2020 District Households
11,141

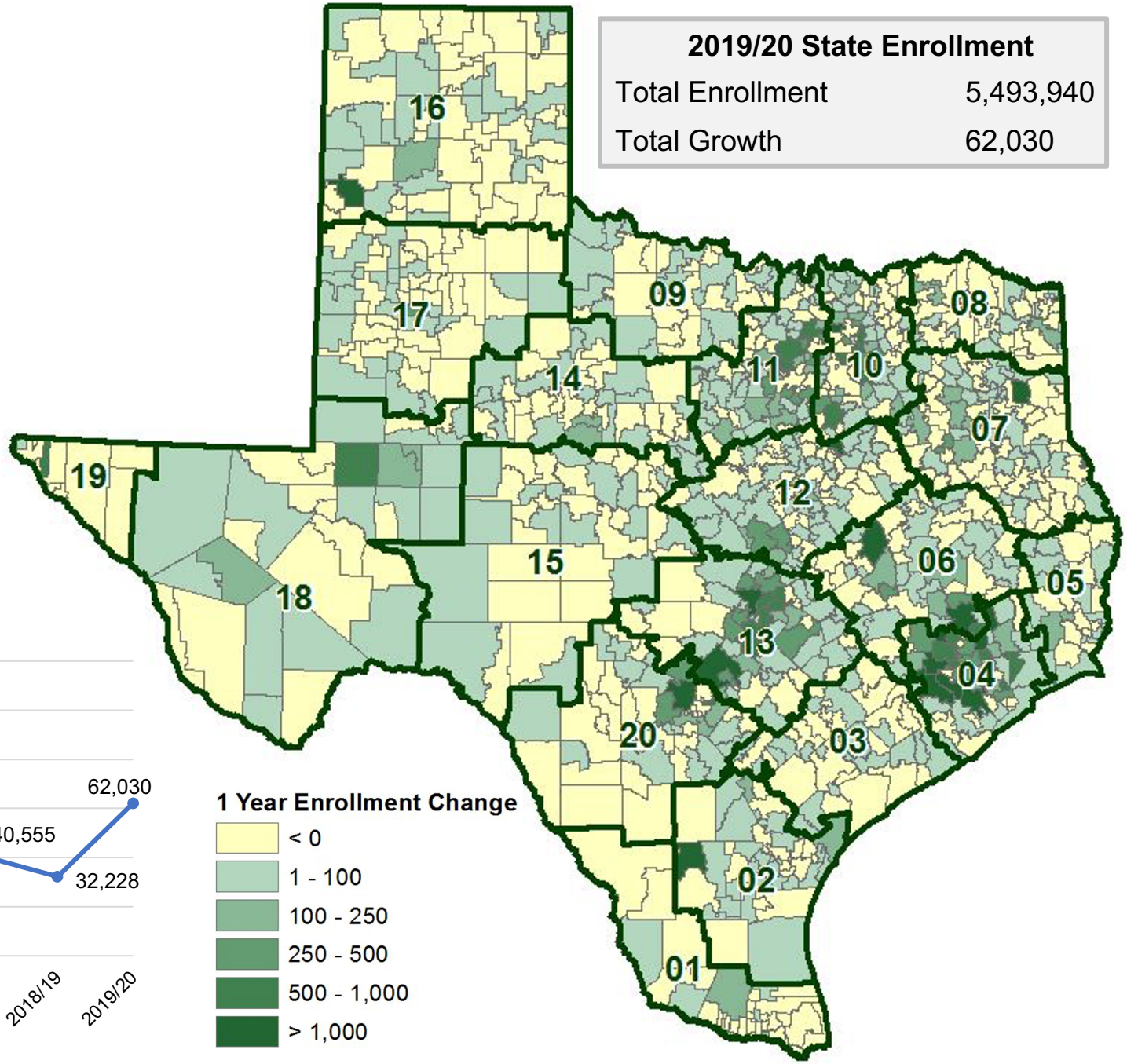
57.2%

2010 District Households
7,089

State Enrollment Trends



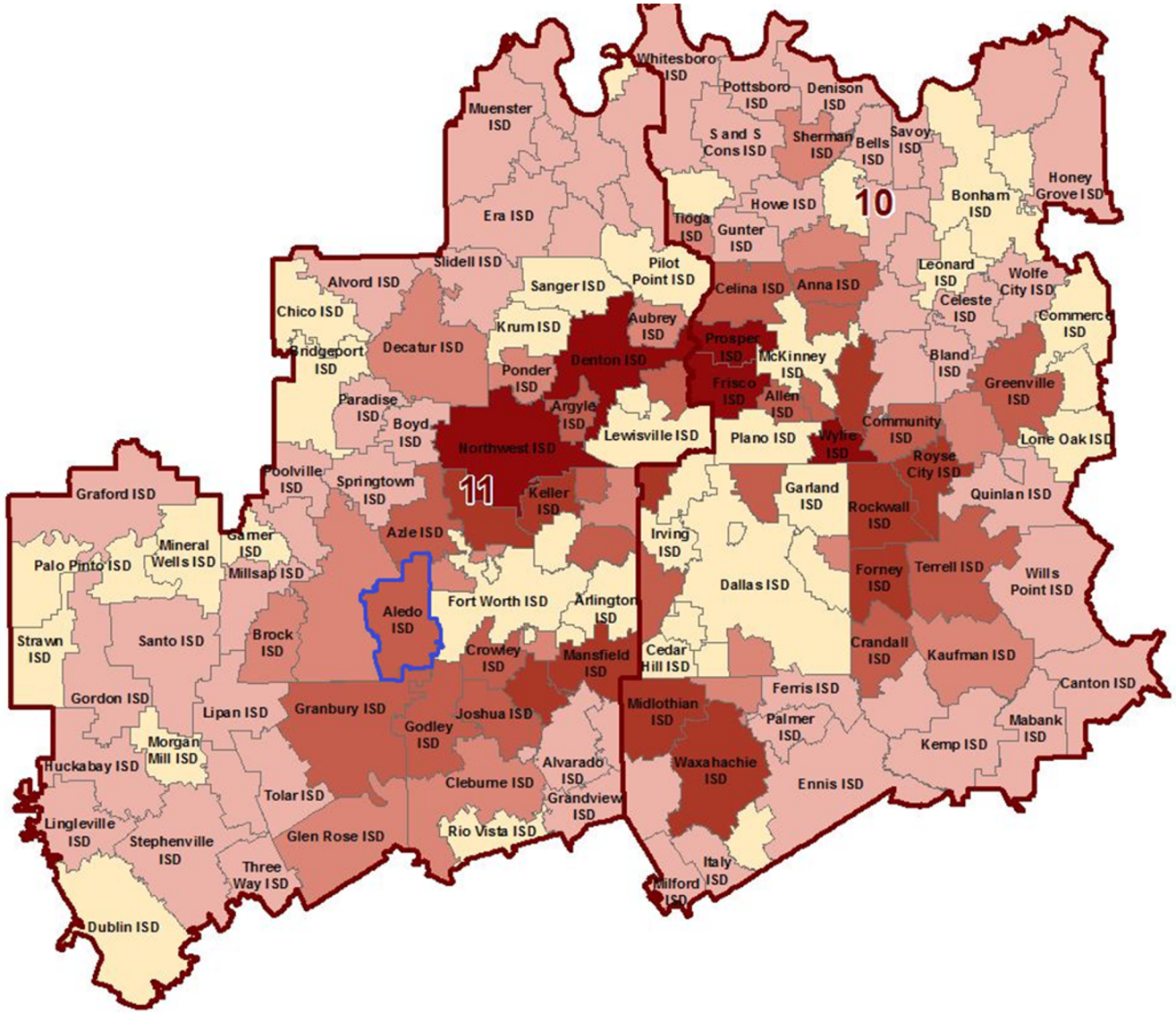




2019/20 State Enrollment	
Total Enrollment	5,493,940
Total Growth	62,030

ESC Region 10 & 11 Enrollment Trends 2014/15 to 2019/20

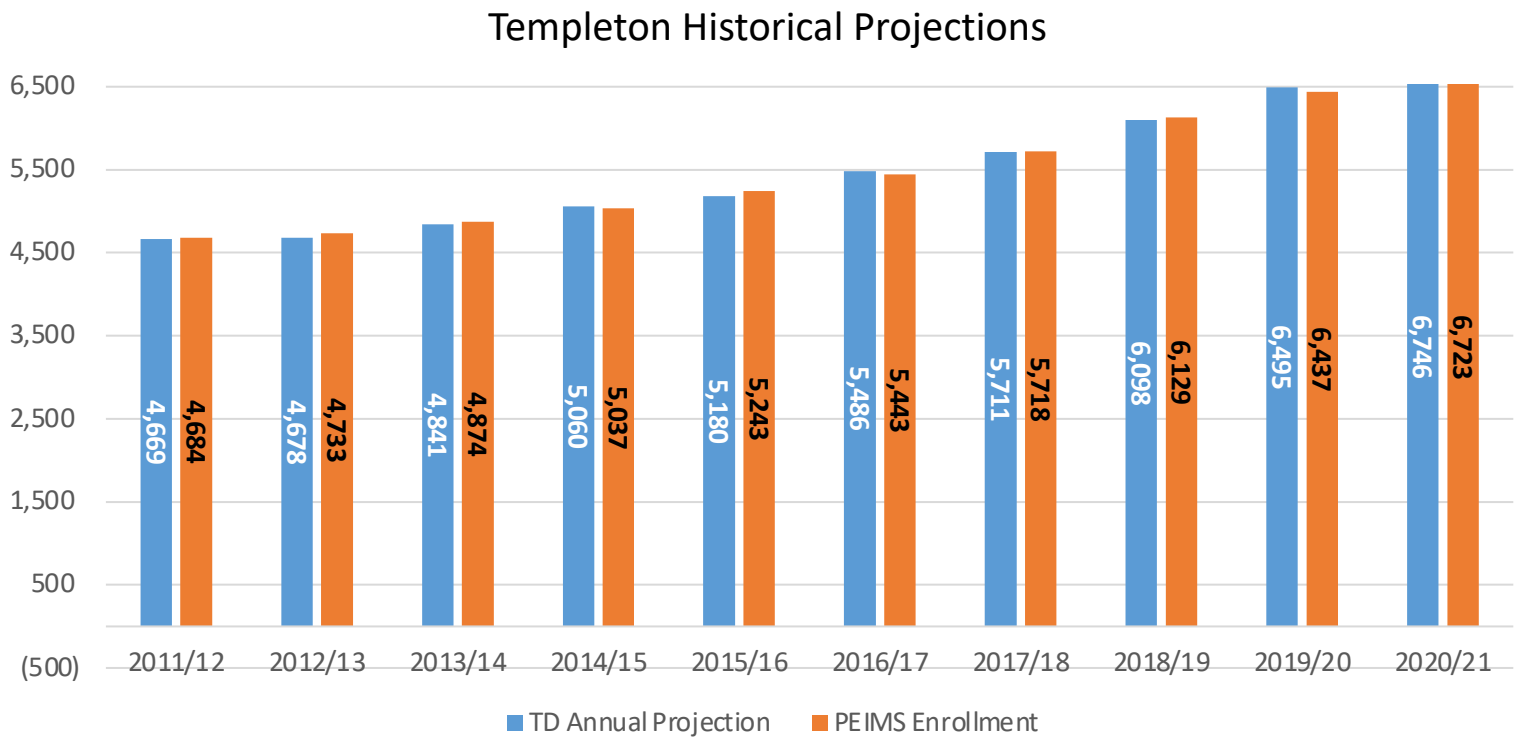
Aledo ISD added 1,400 students in the last 5 years, a growth rate of 27.8%



5 Yr Enrollment Change

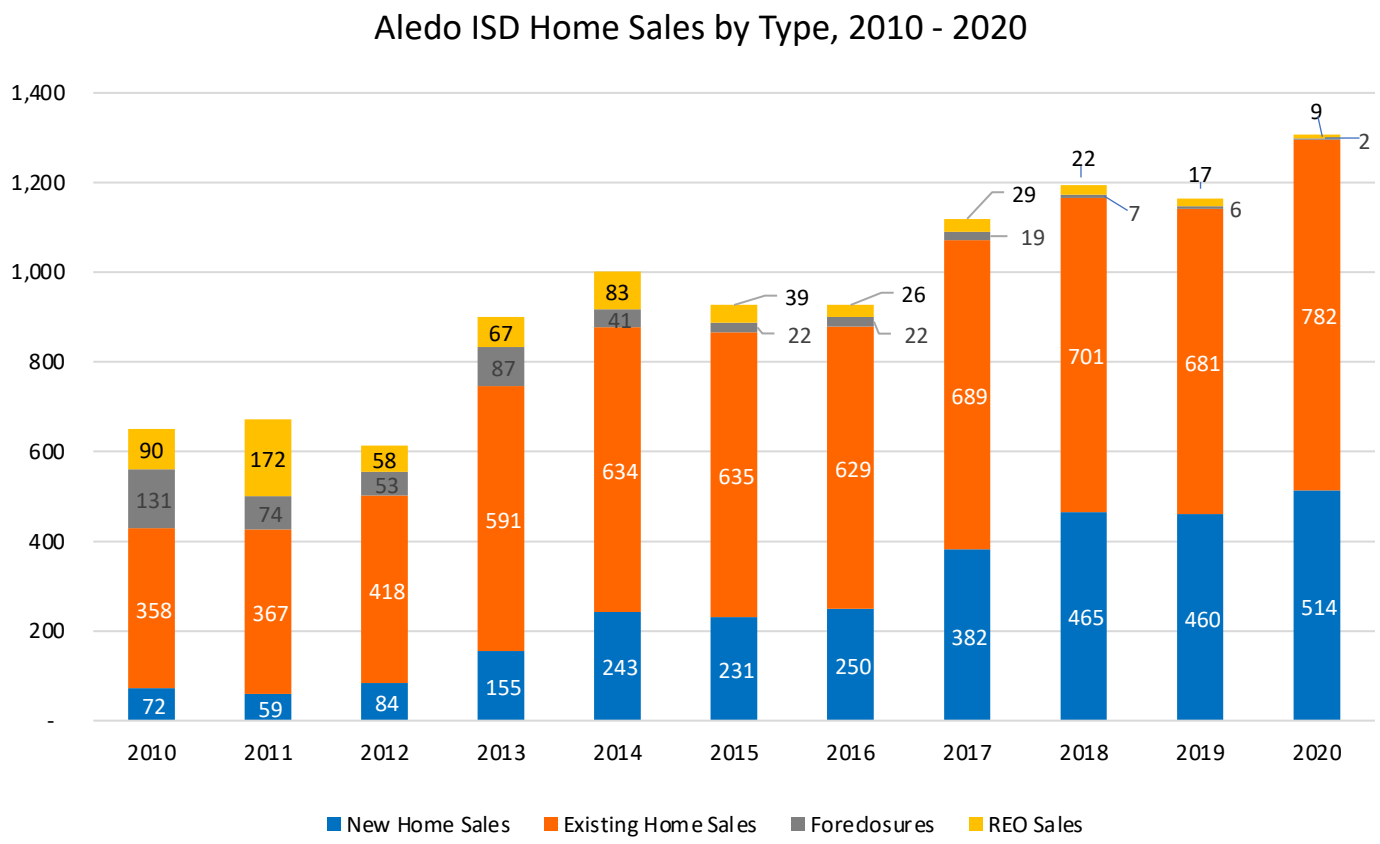
- < 0
- 1 - 250
- 250 - 500
- 500 - 1,500
- 1,500 - 3,000
- > 3,000

Templeton Demographics and Aledo ISD



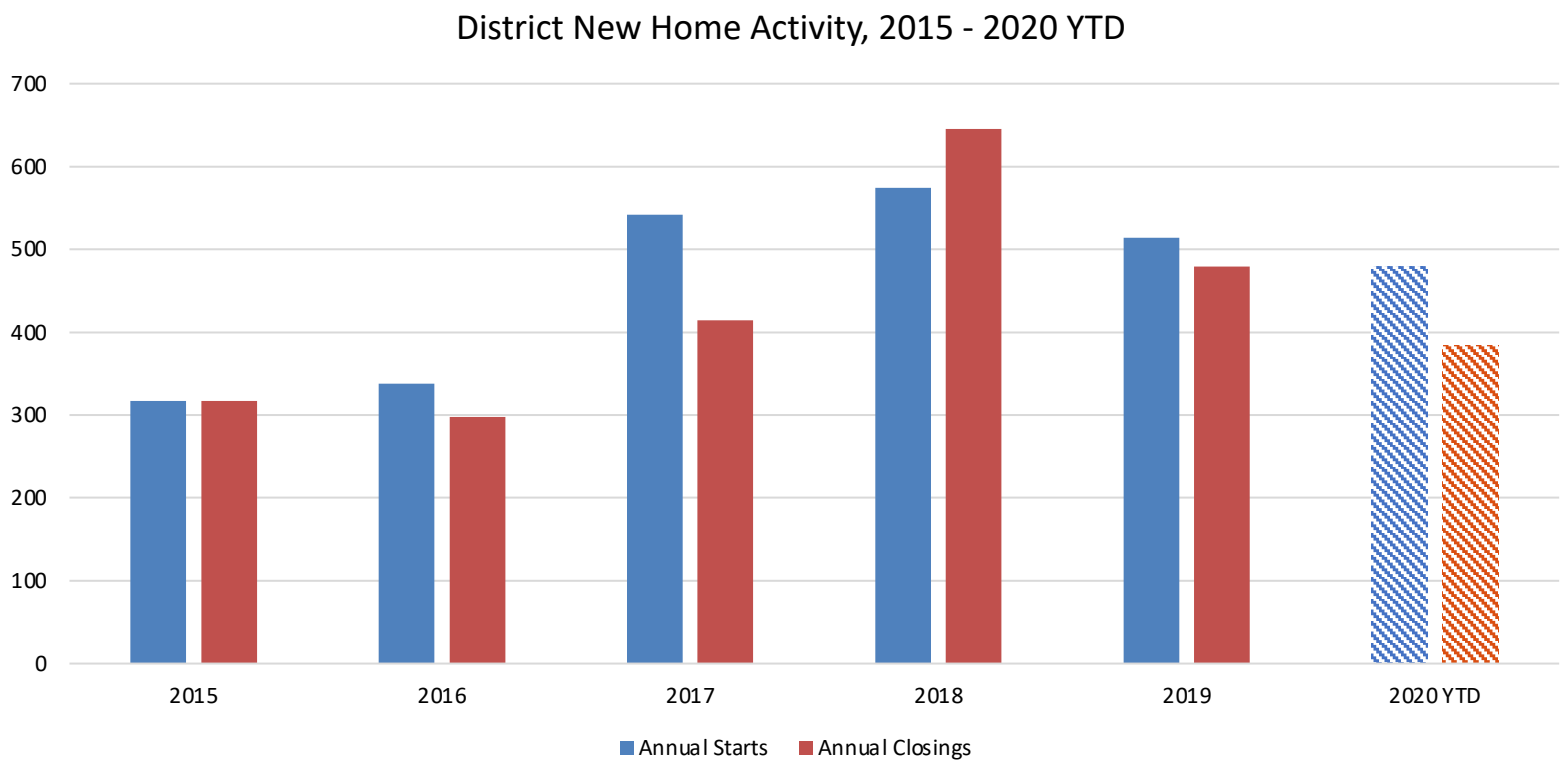
	TD Annual Projection	PEIMS Enrollment	Difference	% Varience
2011/12	4,669	4,684	-15	-0.32%
2012/13	4,678	4,733	-55	-1.16%
2013/14	4,841	4,874	-33	-0.68%
2014/15	5,060	5,037	23	0.46%
2015/16	5,180	5,243	-63	-1.20%
2016/17	5,486	5,443	43	0.79%
2017/18	5,711	5,718	-7	-0.12%
2018/19	6,098	6,129	-31	-0.51%
2019/20	6,495	6,437	58	0.90%
2020/21	6,746	6,723	23	0.34%
			Average Variance	-0.15%

Aledo ISD Housing Activity



- Aledo ISD has sold over 1,000 homes on average a year for the last 7 years
- The district closed 514 new homes in 2020, highest in 10 years
- The amount of REO sales and foreclosures has steadily decreased since 2010

ISD New Home Starts and Closings By Quarter



Starts	2015	2016	2017	2018	2019	2020 YTD
1Q	75	85	143	169	156	105
2Q	60	60	106	176	136	186
3Q	109	80	113	122	116	188
4Q	73	113	180	107	106	
Total	**317**	**338**	**542**	**574**	**514**	**479**

Closings	2015	2016	2017	2018	2019	2020 YTD
1Q	70	73	79	99	97	106
2Q	76	66	110	182	104	148
3Q	91	92	123	184	142	130
4Q	80	67	102	180	136	
Total	**317**	**298**	**414**	**645**	**479**	**384**

DFW New Home Ranking Report

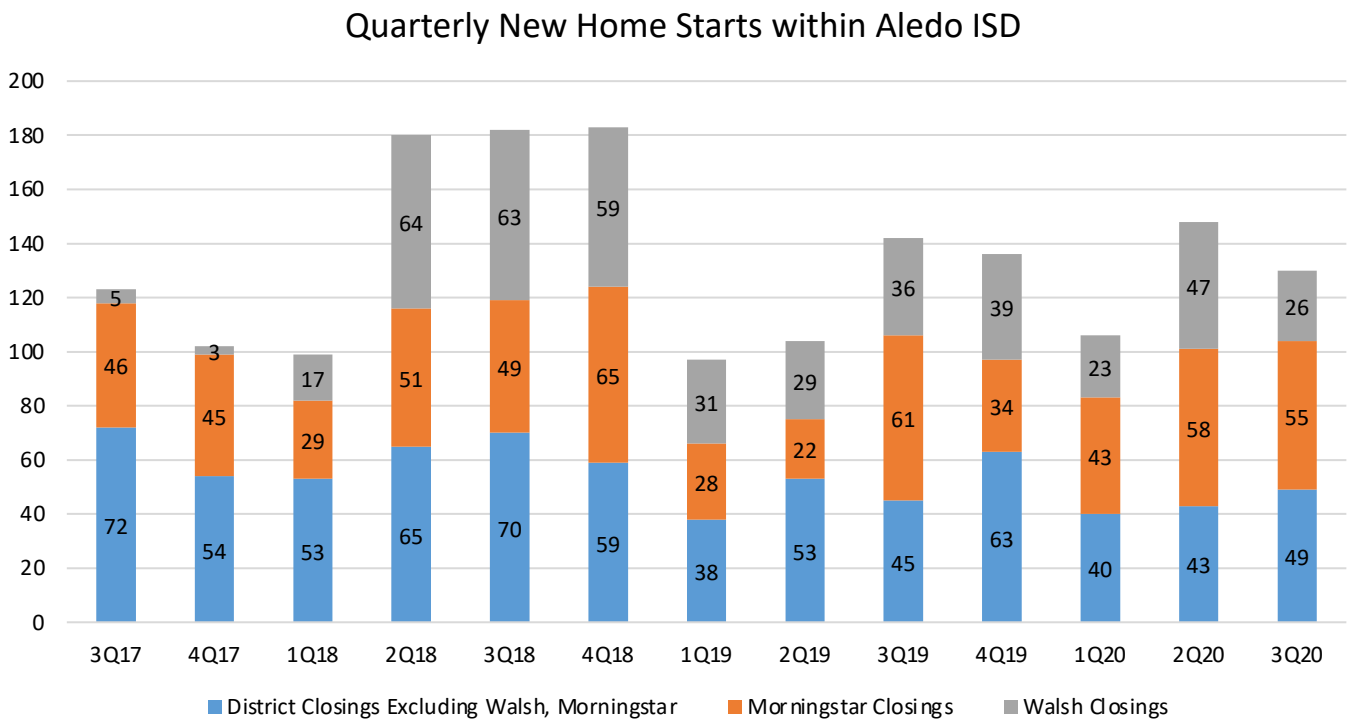
ISD Ranked by Annual Closings – 3Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,558	2,857	1,290	3,763	19,487
2	Denton ISD	2,705	2,809	1,240	4,401	19,052
3	Frisco ISD	2,187	2,552	1,251	2,823	9,008
4	Northwest ISD	2,362	2,399	1,027	3,414	21,946
5	Eagle Mt.-Saginaw ISD	2,030	2,012	807	1,718	18,548
6	Dallas ISD	1,583	1,807	1,756	2,370	5,830
7	Forney ISD	1,592	1,490	857	3,082	27,142
8	Crowley ISD	1,069	1,267	334	1,017	16,508
9	Lewisville ISD	1,066	1,247	636	1,543	2,937
10	Little Elm ISD	894	1,027	388	850	1,823
11	Rockwall ISD	1,022	959	631	2,124	8,371
12	McKinney ISD	849	923	421	1,872	8,019
13	Mansfield ISD	978	906	542	1,146	7,332
14	Waxahachie ISD	766	828	385	1,016	19,223
15	Royse City ISD	960	780	497	1,767	11,688
16	Princeton ISD	1,147	746	571	1,095	7,934
17	Melissa ISD	761	727	382	756	4,778
18	Wylie ISD	754	710	421	960	3,191
19	Allen ISD	634	651	415	1,003	724
20	Plano ISD	395	618	197	627	1,153
21	Midlothian ISD	653	605	401	1,344	19,076
22	Fort Worth ISD	613	587	432	1,560	5,038
23	Anna ISD	657	581	350	116	4,183
24	HEB ISD	556	530	322	772	3,360
25	Celina ISD	612	529	328	1,293	15,105
26	**Aledo ISD**	**585**	**519**	**425**	**1,317**	**20,290***

*Adjusted based on additional research by Templeton Demographics staff

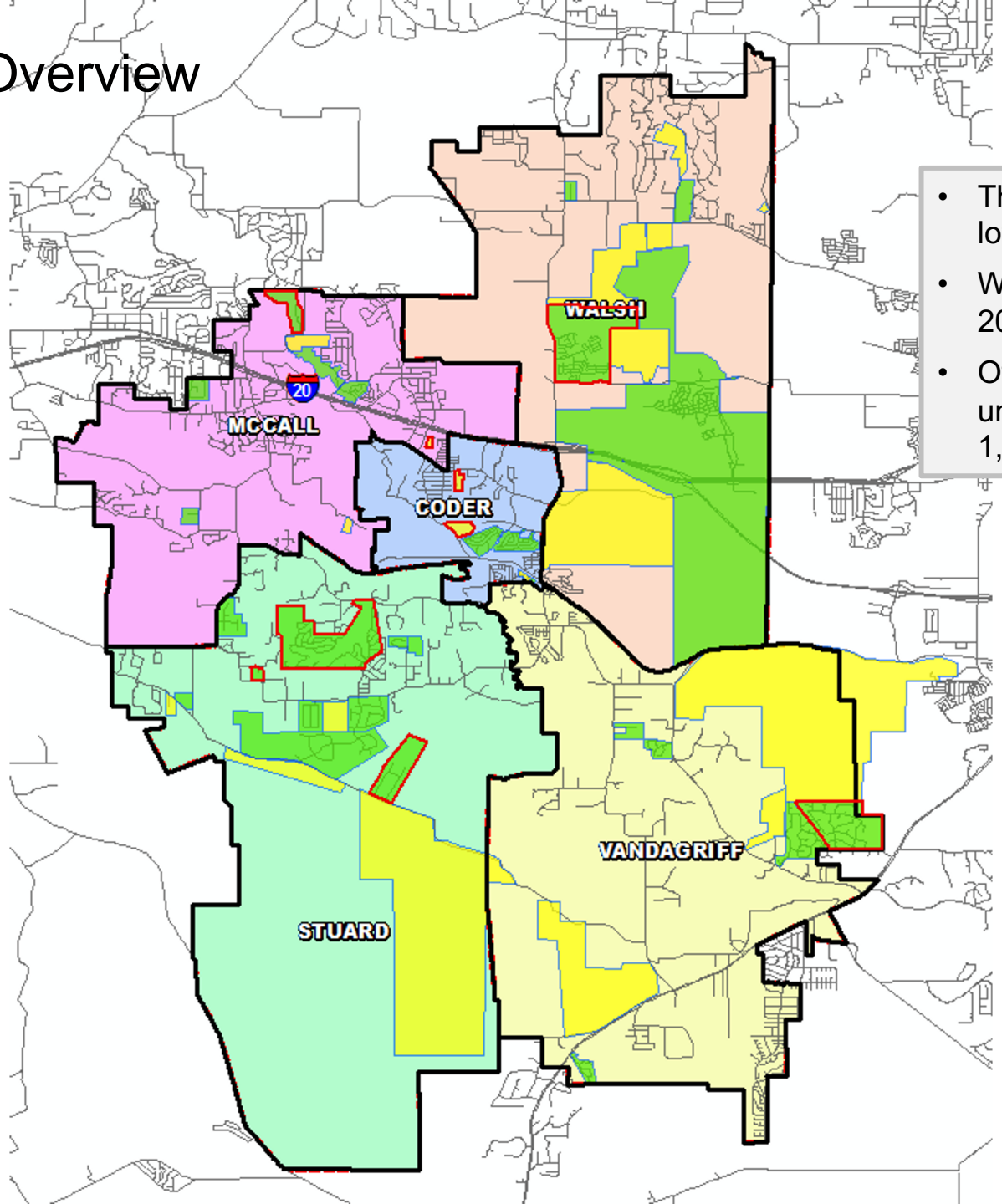
Aledo ISD Housing Market

Quarterly New Home Activity within Aledo ISD by Subdivision



		3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20
District excluding Morningstar, Walsh	Starts	64	51	52	69	57	60	49	55	41	34	41	48	49
	Closings	72	54	53	65	70	59	38	53	45	63	40	43	49
Morningstar	Starts	46	50	55	52	25	13	66	47	36	37	40	98	61
	Closings	46	45	29	51	49	63	28	22	61	34	43	58	55
Walsh	Starts	3	79	62	55	40	34	41	34	39	35	24	40	78
	Closings	5	3	17	64	65	59	31	29	36	39	23	47	26
District Total	**Starts**	**113**	**180**	**169**	**176**	**122**	**107**	**156**	**136**	**116**	**106**	**105**	**186**	**188**
	Closings	**123**	**102**	**99**	**180**	**184**	**181**	**97**	**104**	**142**	**136**	**106**	**148**	**130**

District Housing Overview

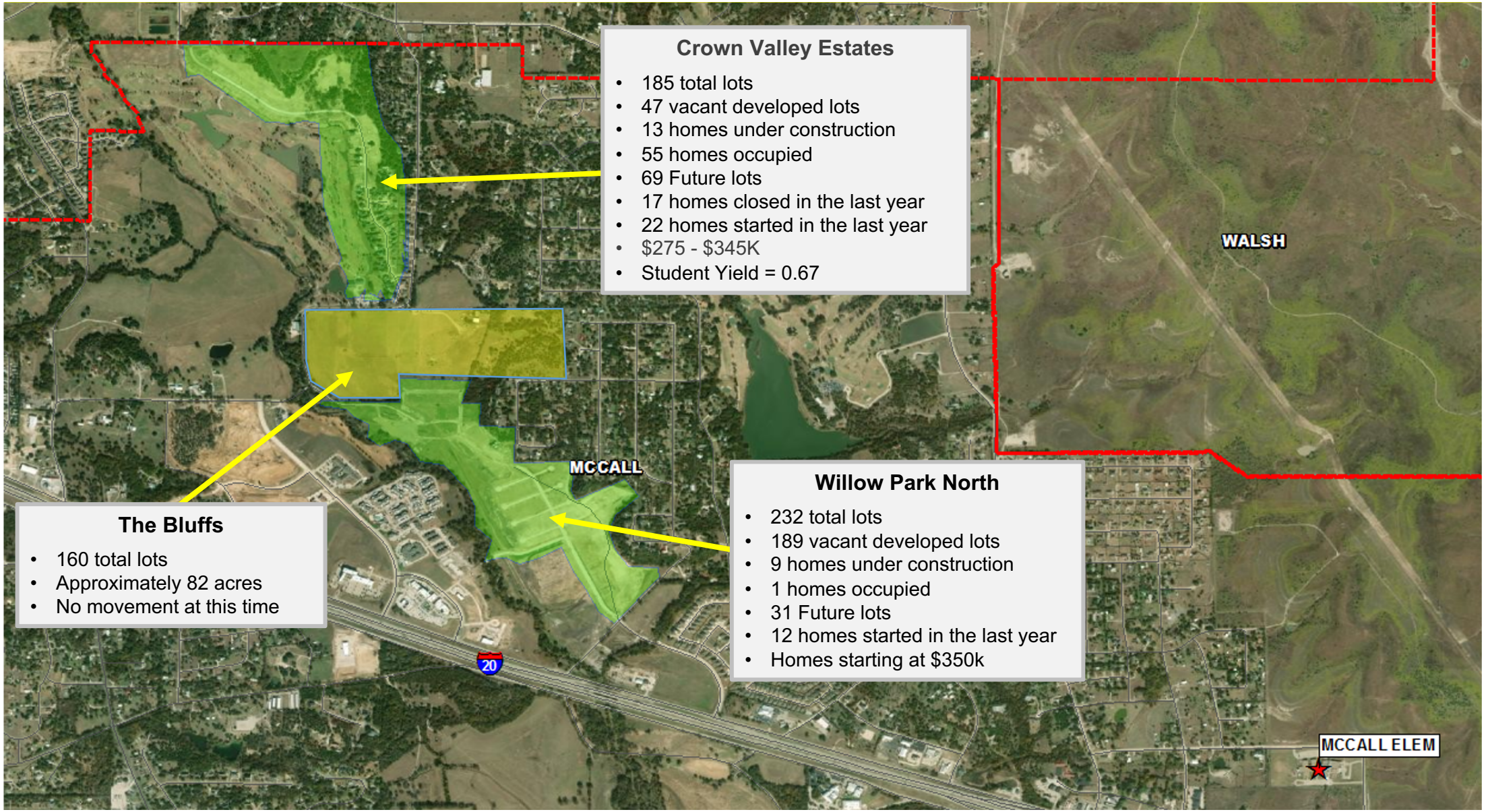


Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has more than 1,300 lots available to build on
- Within AISD there are more than 20,000 planned future lots
- Of those, groundwork is underway on approximately 1,049 lots within AISD

Residential Activity



Crown Valley Estates

- 185 total lots
- 47 vacant developed lots
- 13 homes under construction
- 55 homes occupied
- 69 Future lots
- 17 homes closed in the last year
- 22 homes started in the last year
- $275 - $345K
- Student Yield = 0.67

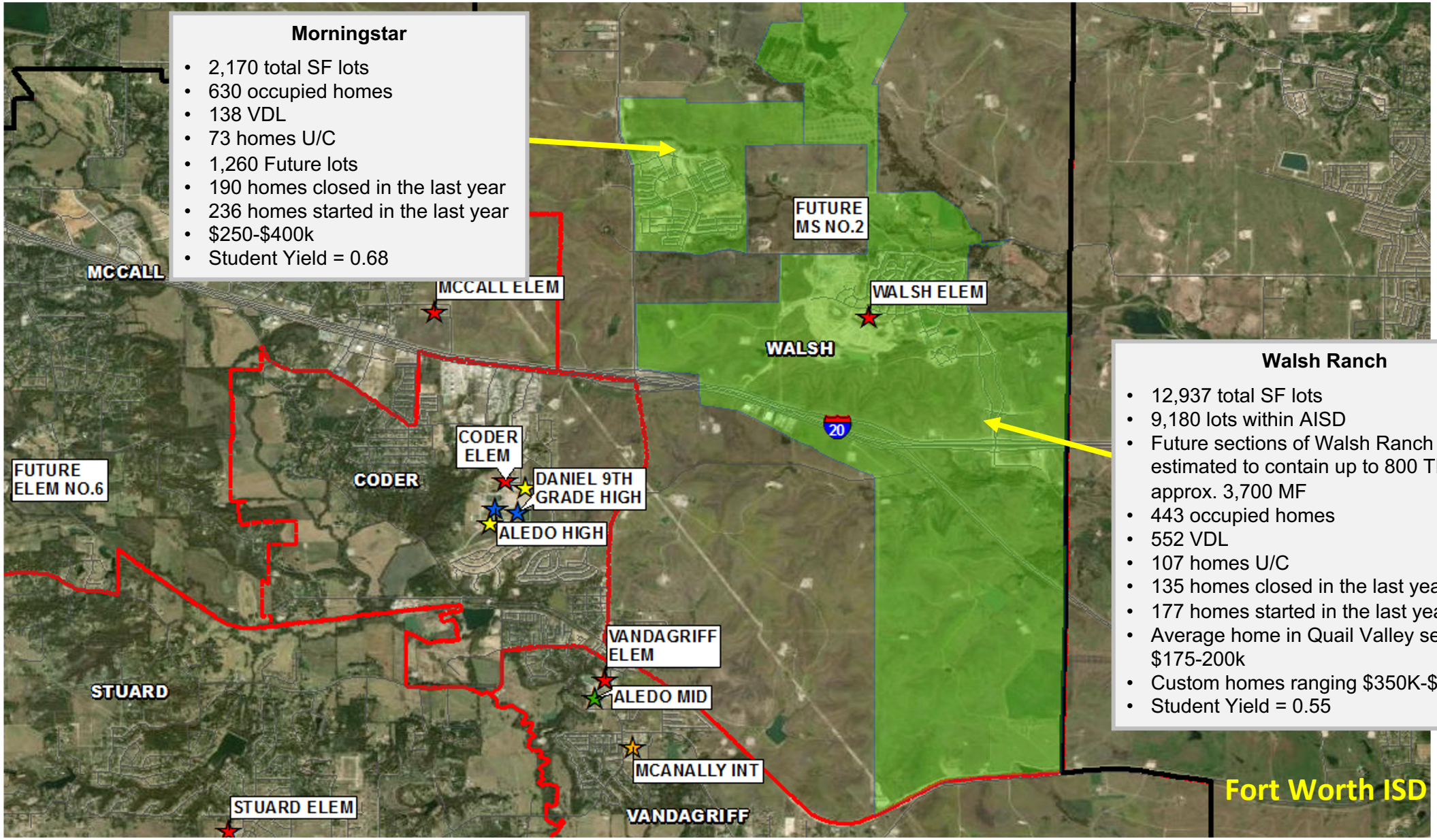
The Bluffs

- 160 total lots
- Approximately 82 acres
- No movement at this time

Willow Park North

- 232 total lots
- 189 vacant developed lots
- 9 homes under construction
- 1 homes occupied
- 31 Future lots
- 12 homes started in the last year
- Homes starting at $350k

Residential Activity



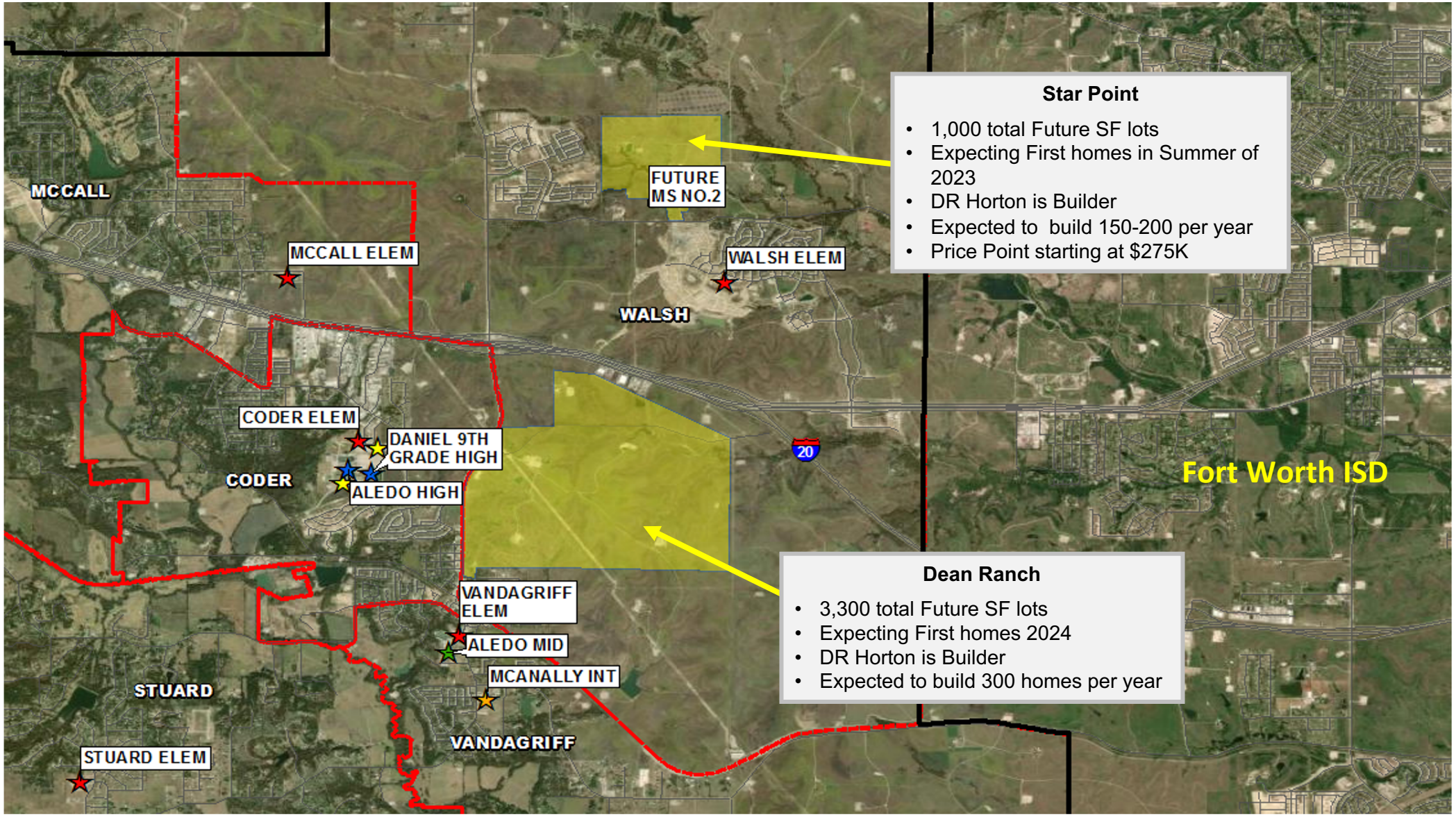
Morningstar

- 2,170 total SF lots
- 630 occupied homes
- 138 VDL
- 73 homes U/C
- 1,260 Future lots
- 190 homes closed in the last year
- 236 homes started in the last year
- $250-$400k
- Student Yield = 0.68

Walsh Ranch

- 12,937 total SF lots
- 9,180 lots within AISD
- Future sections of Walsh Ranch estimated to contain up to 800 TH and approx. 3,700 MF
- 443 occupied homes
- 552 VDL
- 107 homes U/C
- 135 homes closed in the last year
- 177 homes started in the last year
- Average home in Quail Valley section $175-200k
- Custom homes ranging $350K-$2 million+
- Student Yield = 0.55

Residential Activity



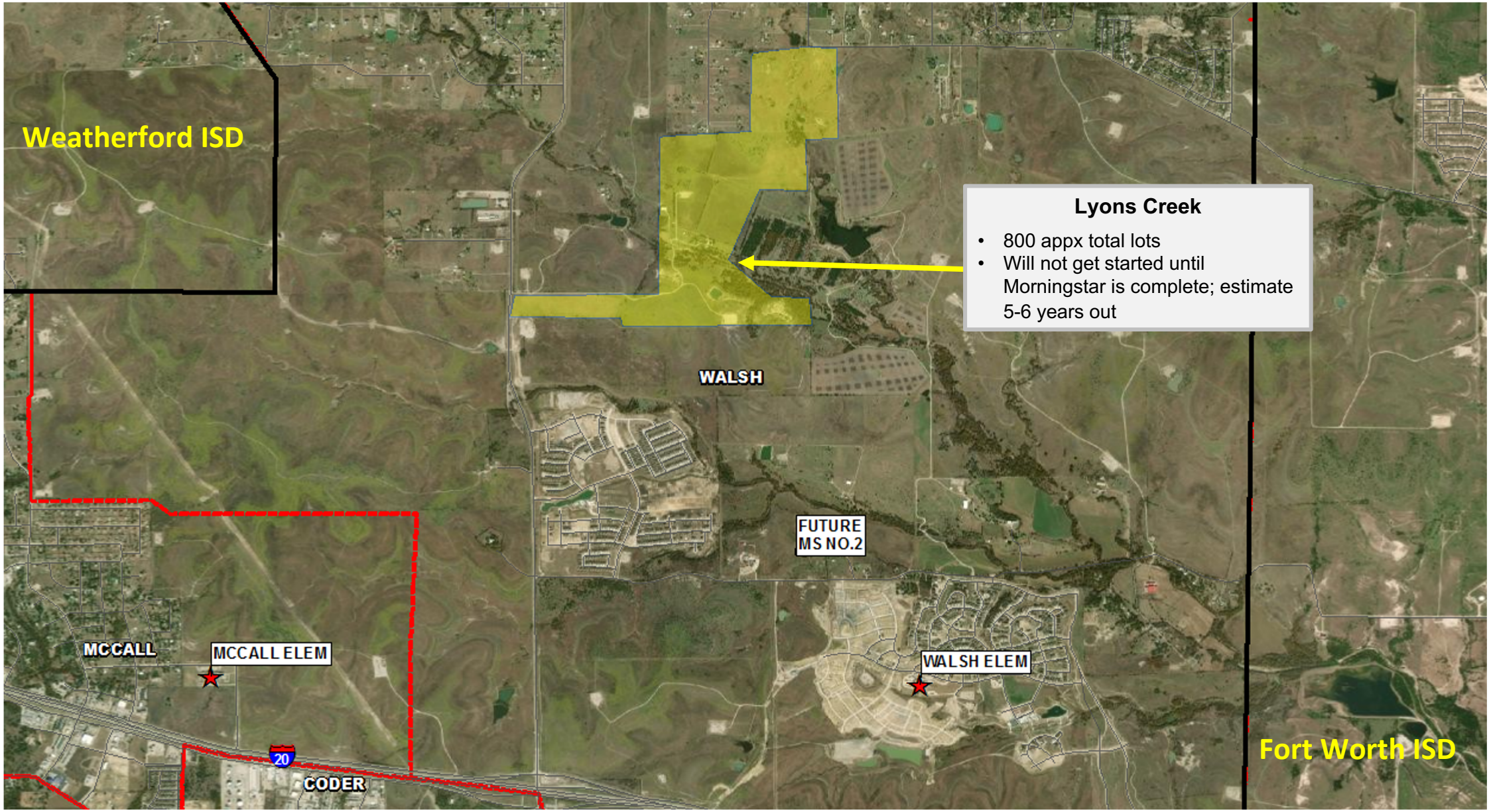
Star Point

- 1,000 total Future SF lots
- Expecting First homes in Summer of 2023
- DR Horton is Builder
- Expected to build 150-200 per year
- Price Point starting at $275K

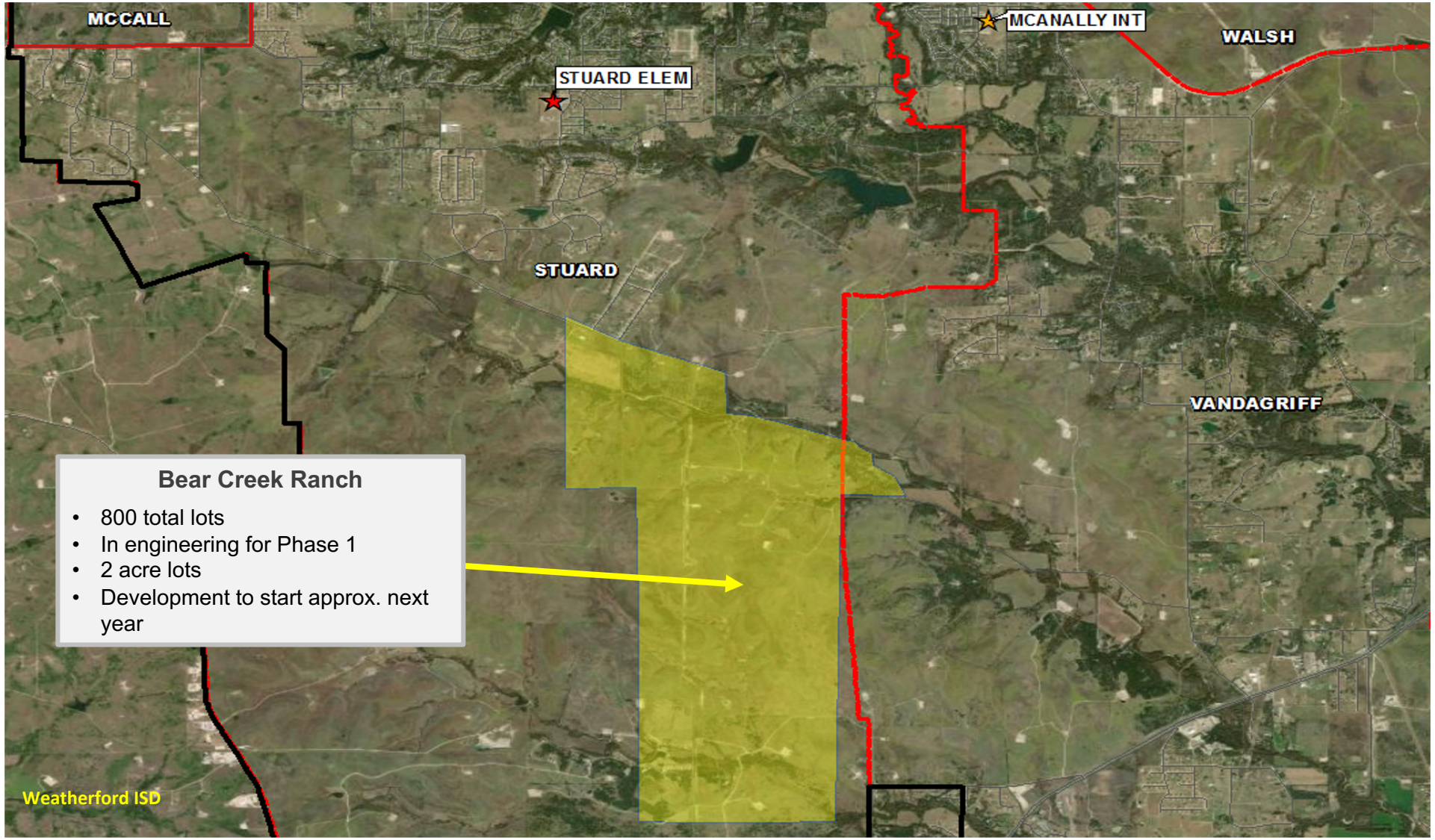
Dean Ranch

- 3,300 total Future SF lots
- Expecting First homes 2024
- DR Horton is Builder
- Expected to build 300 homes per year

Residential Activity



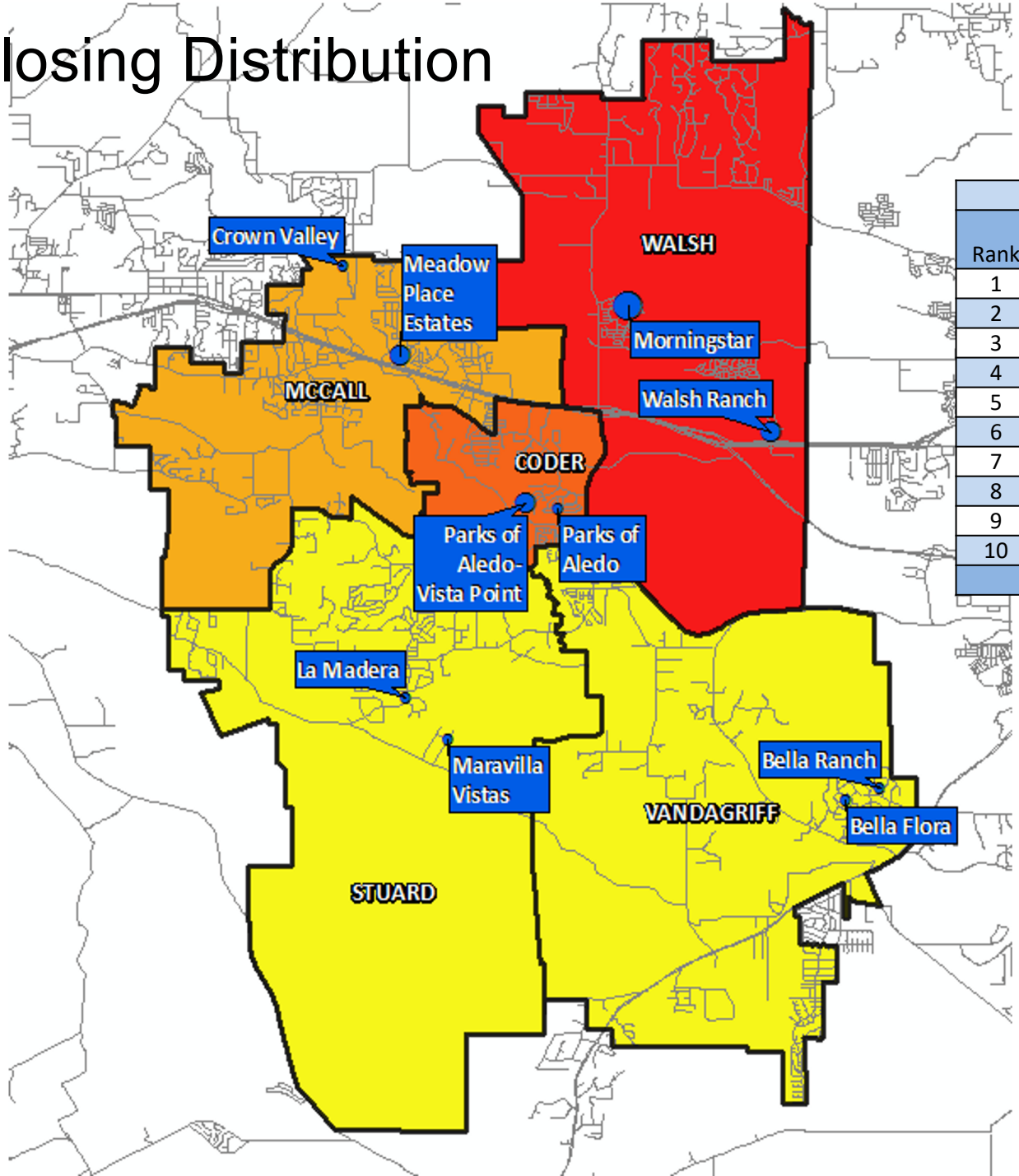
Residential Activity



Bear Creek Ranch

- 800 total lots
- In engineering for Phase 1
- 2 acre lots
- Development to start approx. next year

Annual Closing Distribution



Top 10 Subdivisions -3Q20 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Morningstar	190	55	138	1,260
2	Walsh Ranch	135	26	552	11,811
3	Parks of Aledo- Vista Point	67	12	81	0
4	Meadow Place Estates	26	10	11	18
5	Bella Ranch	19	2	56	0
6	Crown Valley	17	12	47	69
7	Maravilla Vistas	14	0	19	29
8	Parks of Aledo	11	3	7	0
9	La Madera	9	5	57	10
10	Bella Flora	7	1	11	0
	Totals	495	126	979	13,197

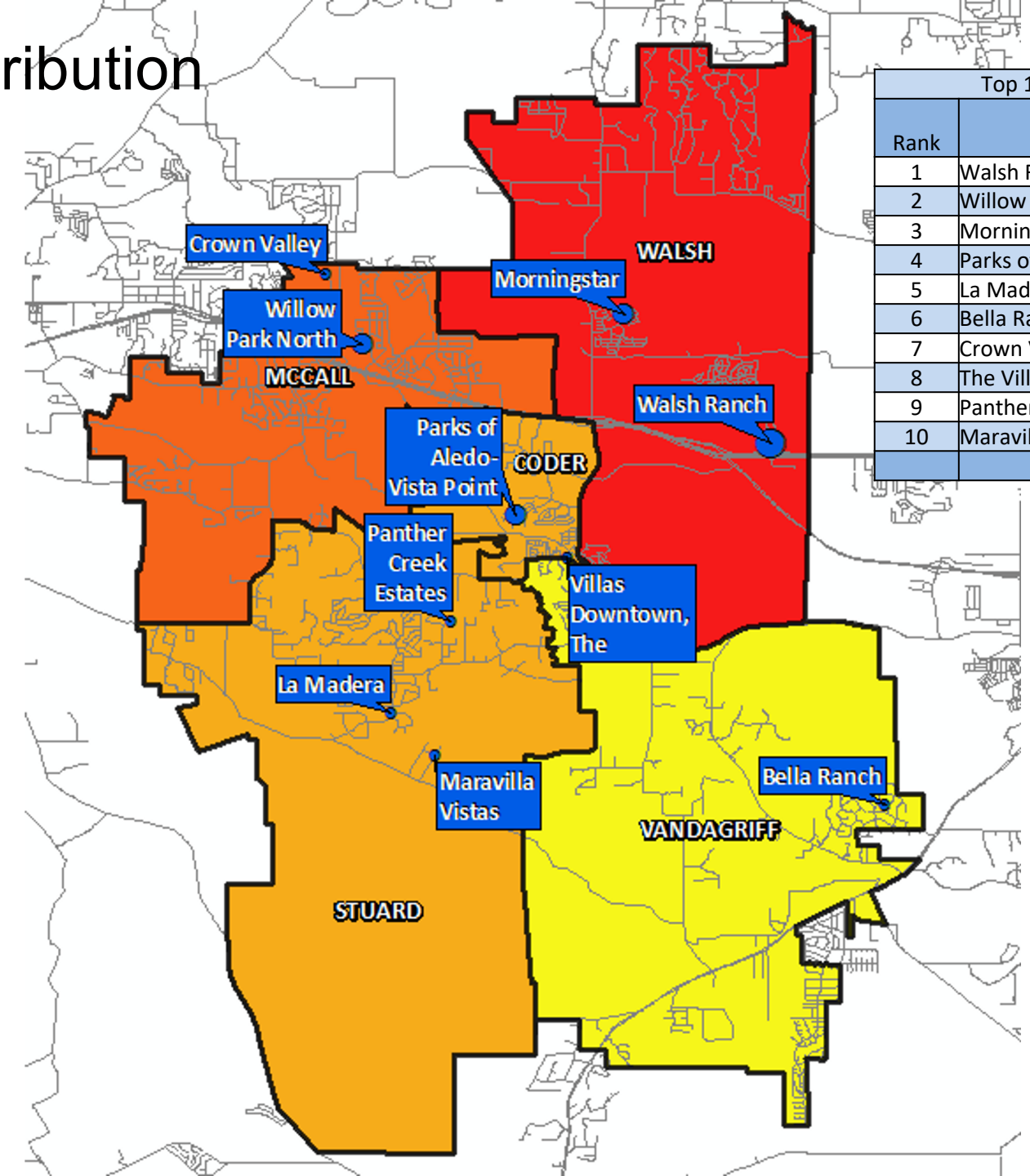
Annual Close by Sub

- < 25
- 25 - 150
- > 150

Annual Close by Elem

- < 35
- 36 - 70
- 71 - 100
- > 100

VDL Distribution



Top 10 Subdivisions - 3Q20 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Walsh Ranch	135	26	552	11,811
2	Willow Park North	1	1	189	31
3	Morningstar	190	55	138	1,260
4	Parks of Aledo- Vista Point	67	12	81	0
5	La Madera	9	5	57	10
6	Bella Ranch	19	2	56	0
7	Crown Valley	17	12	47	69
8	The Villas Downtown	0	0	35	0
9	Panther Creek Estates	0	0	31	0
10	Maravilla Vistas	14	0	19	29
	Totals	452	113	1,205	13,210

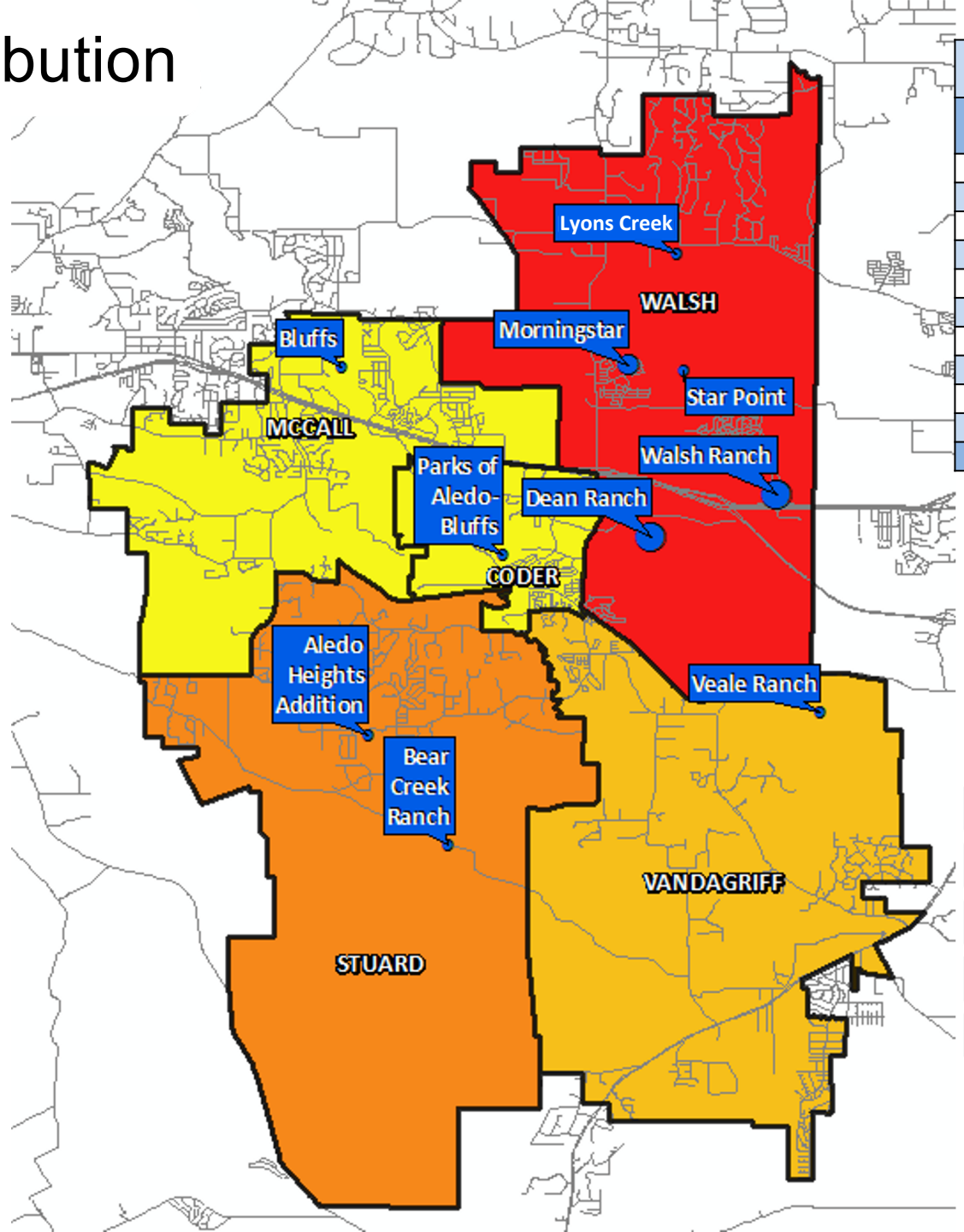
VDL by Sub

- < 75
- 75 - 500
- > 500

VDL by Elem

- < 100
- 101 - 200
- 201 - 300
- > 300

Futures Distribution



Top 10 Subdivisions - 3Q20 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Walsh Ranch	135	552	11,811
2	Dean Ranch	0	0	3,300
3	Morningstar	190	138	1,260
4	Star Point	0	0	1,000
5	Bear Creek Ranch	0	0	800
6	Lyons Creek	0	0	800
7	Veale Ranch	0	0	600
8	Parks of Aledo- Bluffs	0	0	202
9	Bluffs	0	0	161
10	Aledo Heights Addition	0	0	81
	Totals	325	690	20,015

Future by Sub

- < 1,000
- 1,000 - 2,000
- > 2,000

Future by Elem

- < 500
- 501 - 1,000
- 1,001 - 1,500
- 1,501 - 2,000
- > 2,000

New Housing Activity by Elementary Zone

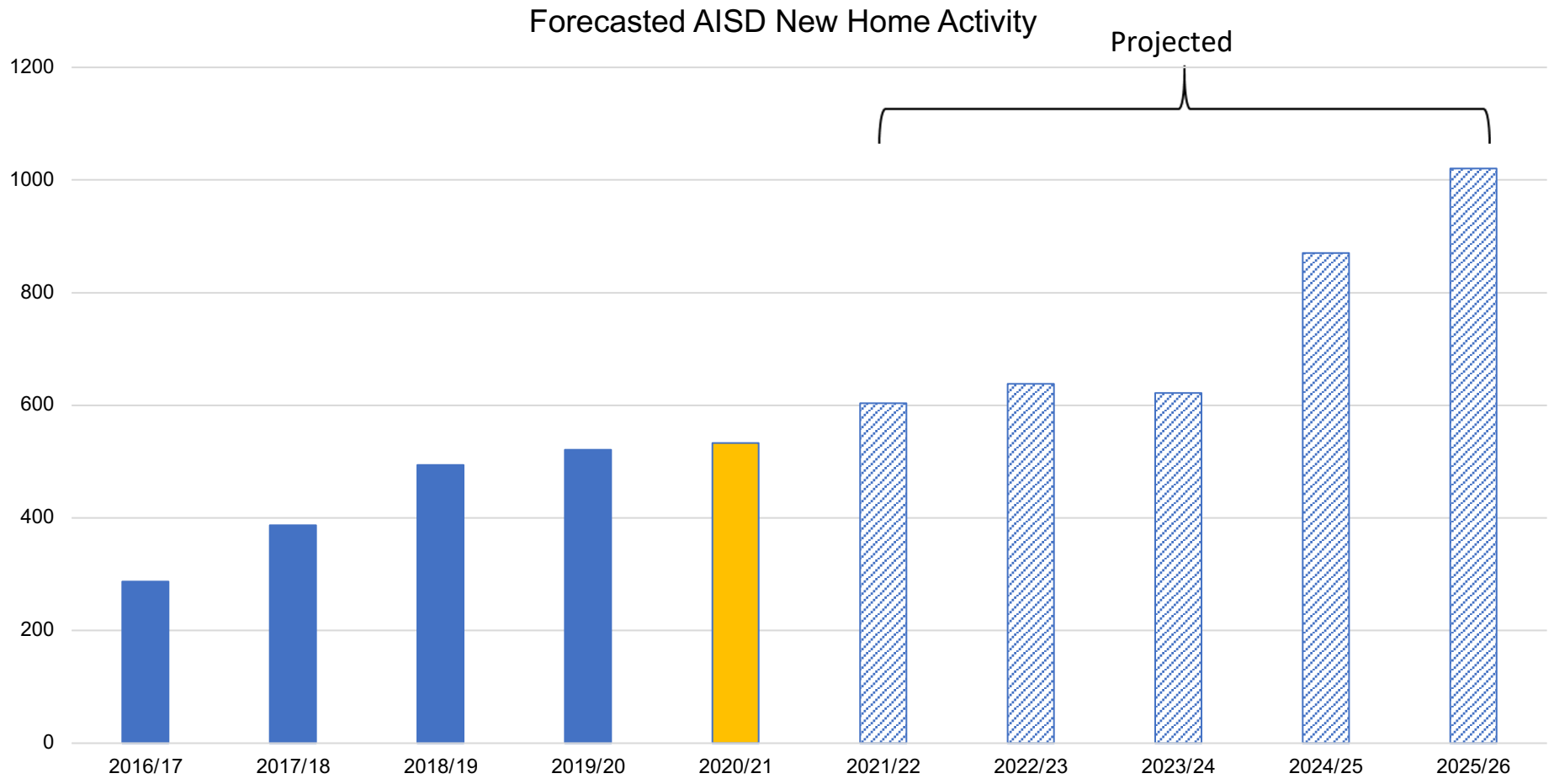
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Future Lots
CODER	66	19	78	15	32	42	123	301
MCCALL	49	19	48	23	31	40	251	483
STUARD	31	7	31	6	25	29	140	1,044
VANDAGRIFF	20	4	34	5	17	24	96	678
WALSH	419	139	328	81	185	290	707	17,784
Grand Total	**585**	**188**	**519**	**130**	**290**	**425**	**1,317**	**20,290**

Highest activity in the category

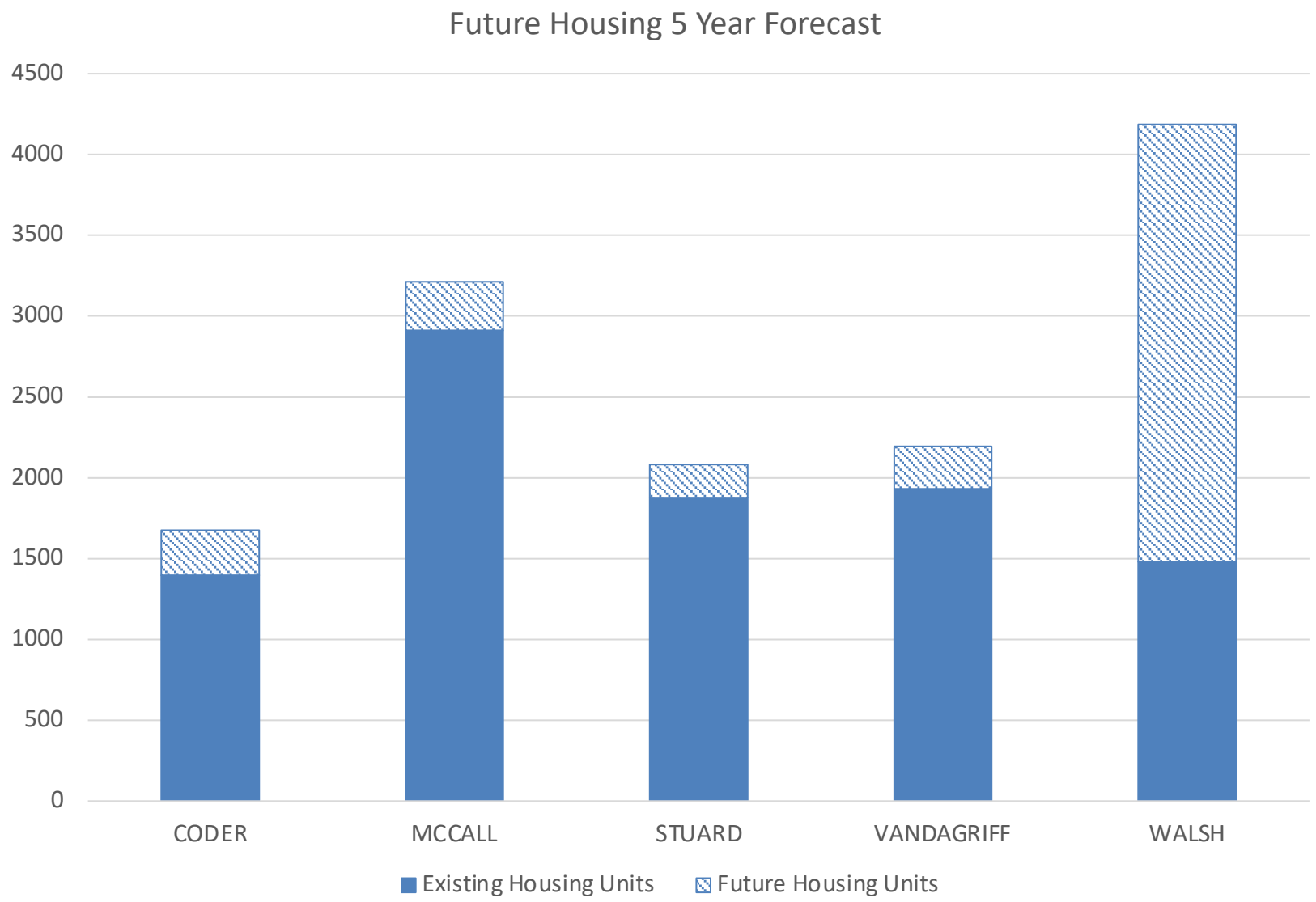
Second highest activity in the category

Third highest activity in the category

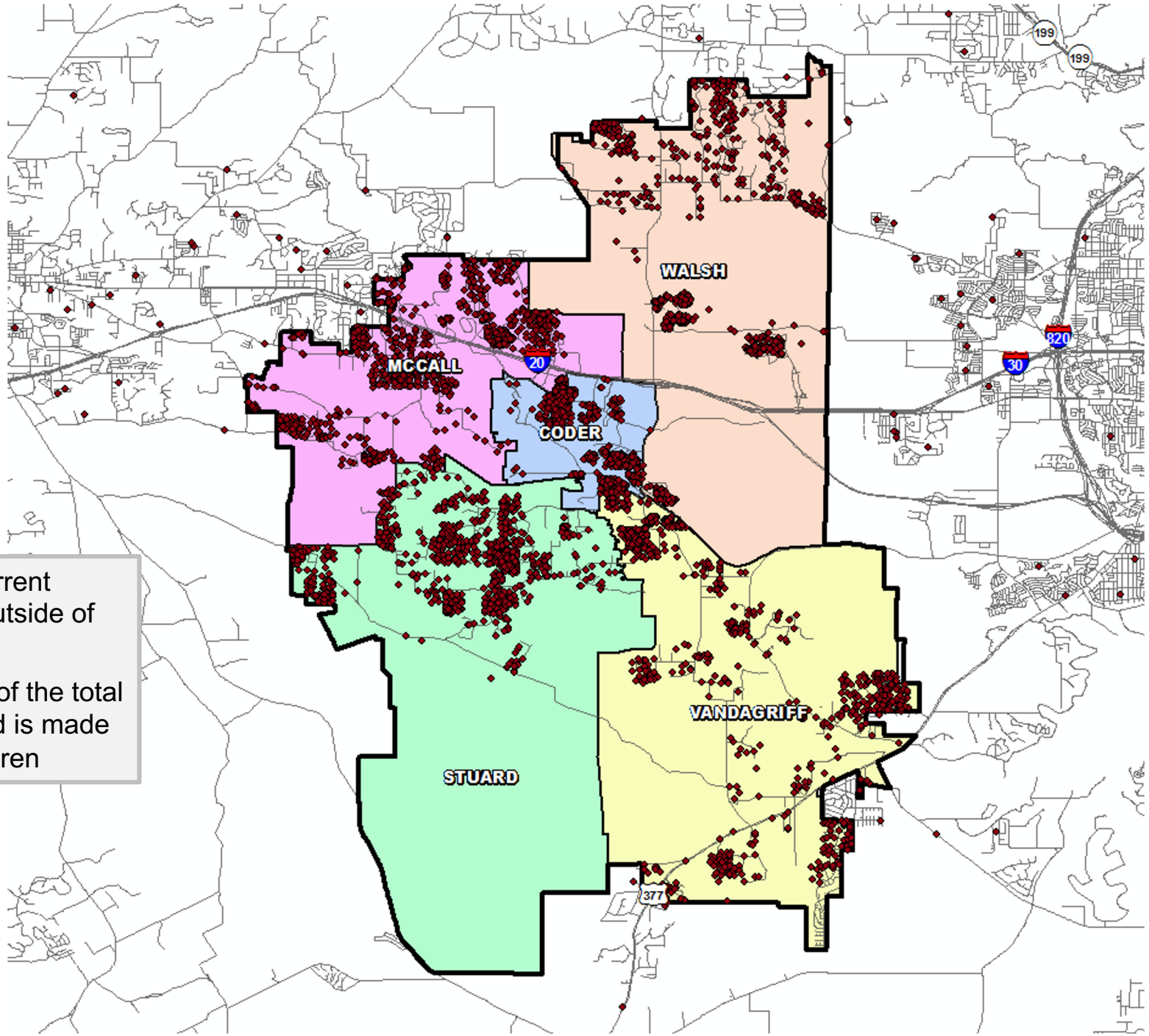
Forecasted AISD New Home Activity



Total Residential Units by Elementary Zone, 2020/21 – 2025/26



Student Density

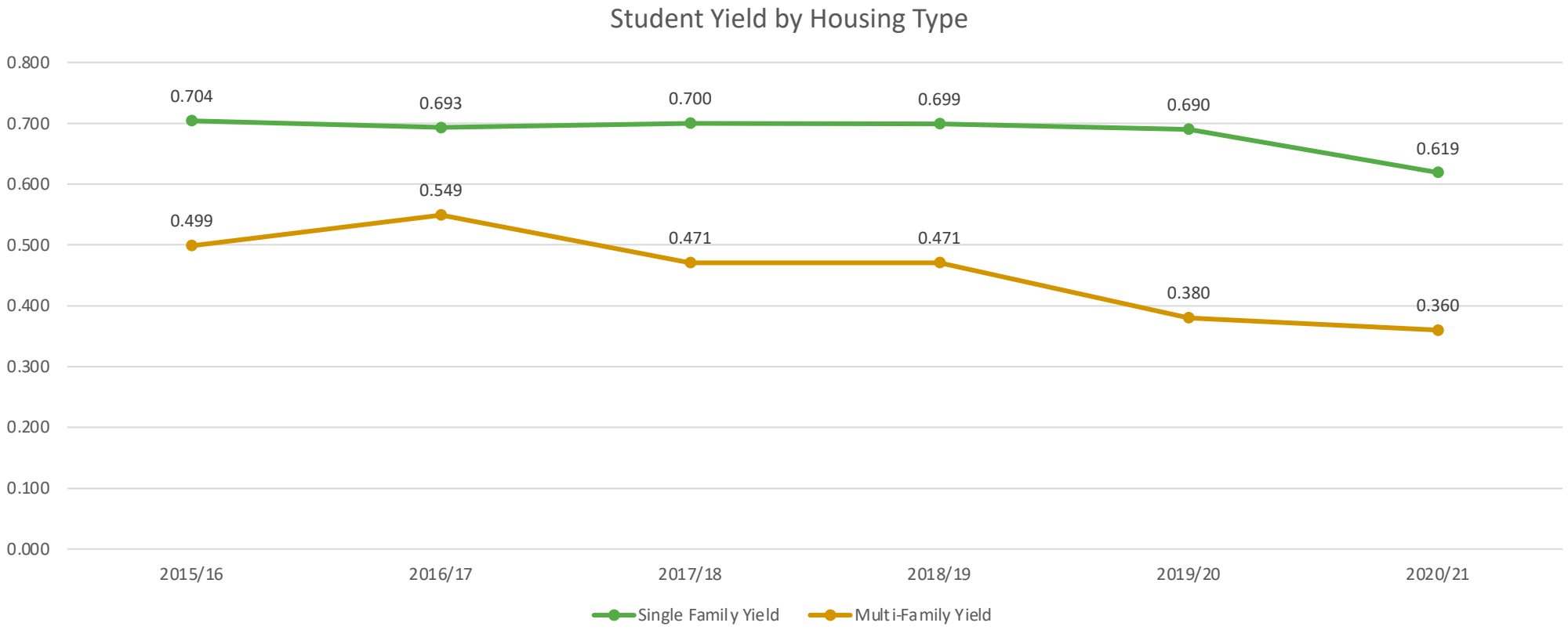


- Aledo ISD has 223 current students that reside outside of the district boundary
- This represents 3.3% of the total student population and is made up of employees' children

District Yields

Single Family Yield
0.619

Multi-Family Yield
0.360

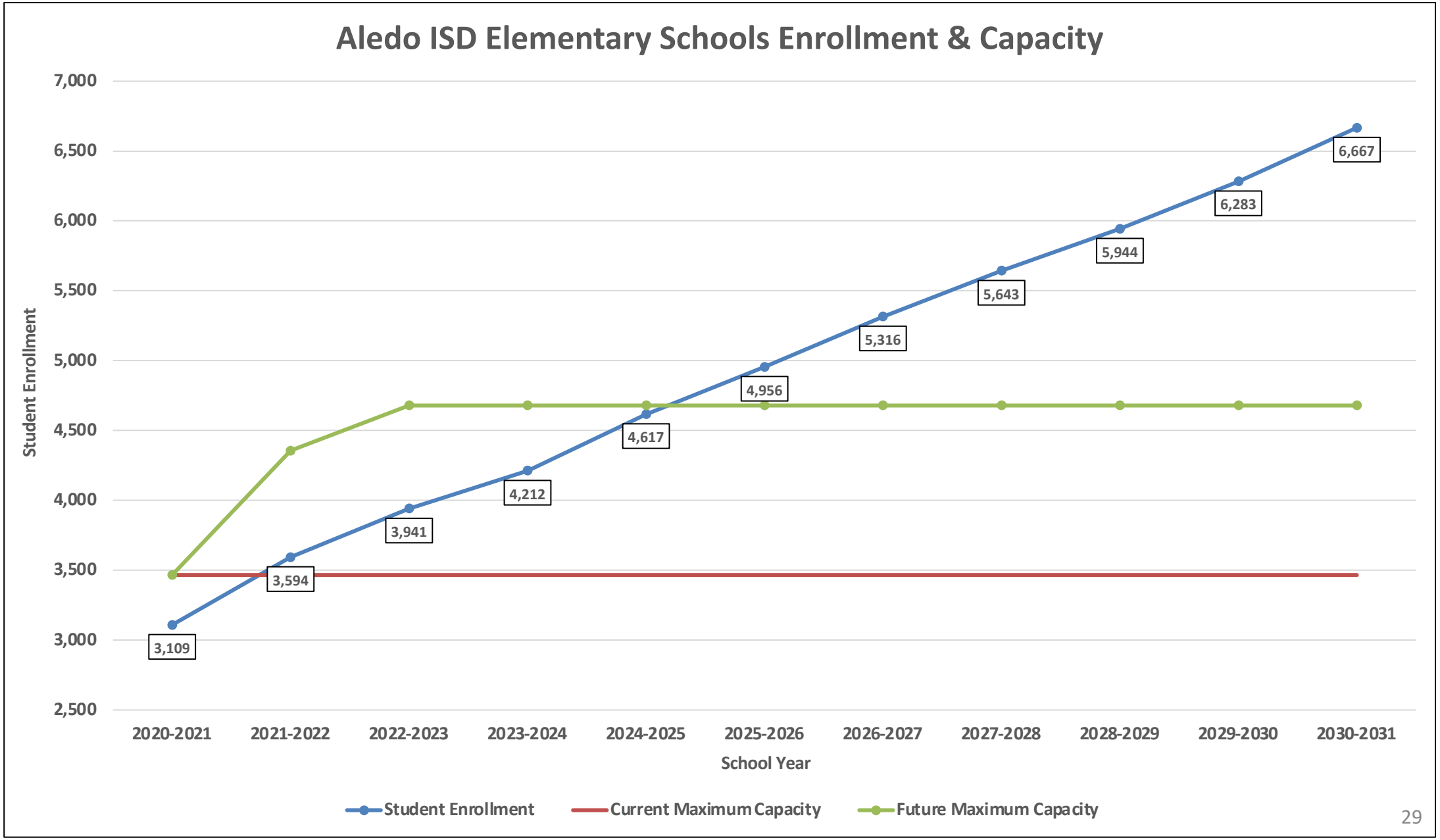


Ten Year Forecast by Grade Level

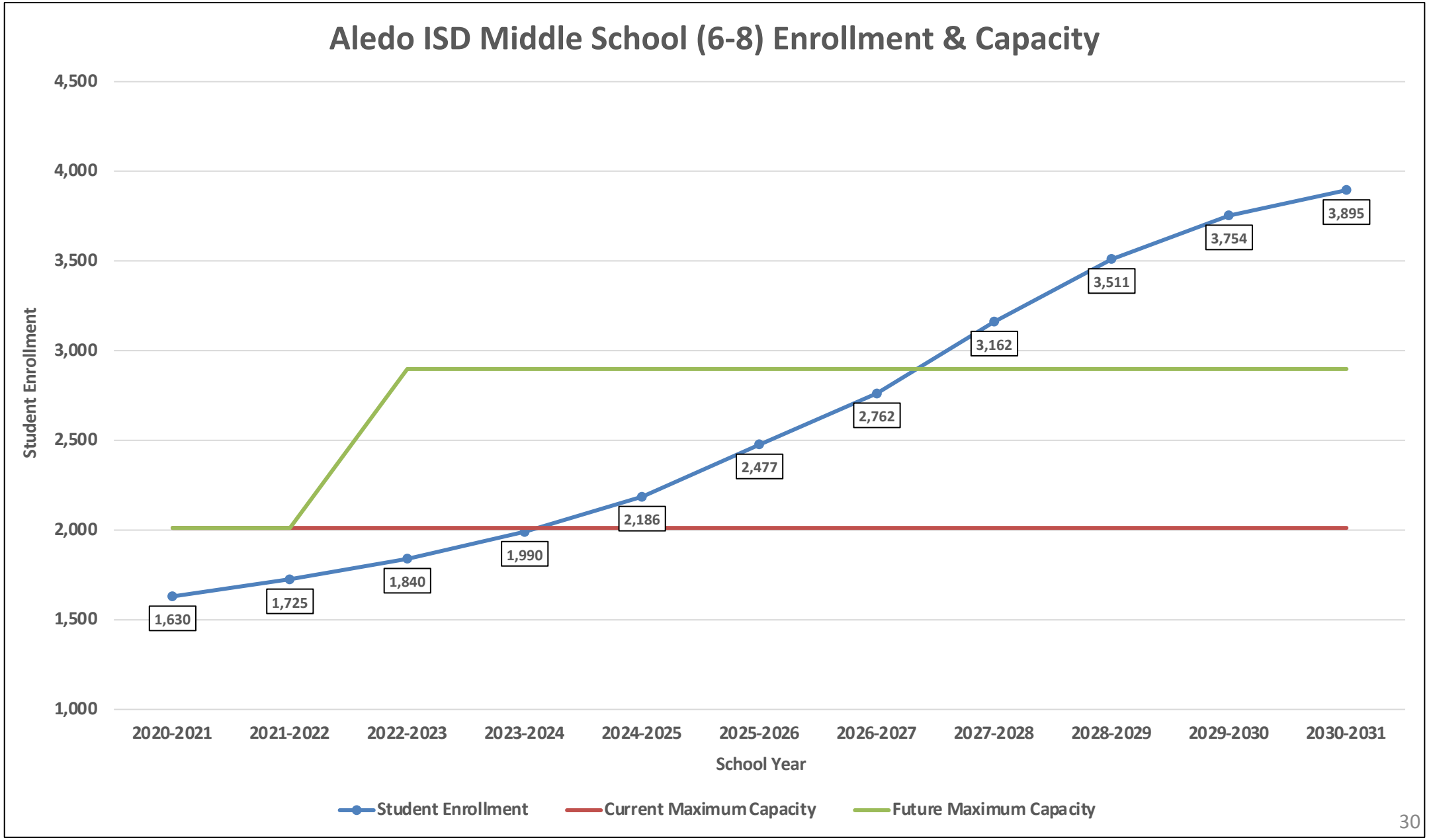
Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	31	46	377	381	358	448	446	406	428	411	436	455	431	400	392	5,446		
2017/18	20	46	416	394	430	396	481	466	429	454	429	471	448	425	392	5,697	251	4.61%
2018/19	34	44	437	472	442	453	452	521	514	466	476	470	473	430	410	6,094	397	6.97%
2019/20	53	36	484	486	508	473	482	505	540	538	473	502	474	443	440	6,437	343	5.63%
2020/21	58	31	489	514	501	522	521	515	542	548	543	513	514	470	442	6,723	286	4.48%
2021/22	21	29	595	615	596	575	596	568	568	585	572	597	508	491	452	7,367	644	9.57%
2022/23	21	29	620	667	683	630	633	658	613	613	614	624	603	495	482	7,985	619	8.40%
2023/24	21	29	642	683	730	725	700	682	710	643	637	662	623	588	486	8,560	575	7.20%
2024/25	21	29	677	713	761	803	807	805	751	763	672	688	654	608	580	9,333	773	9.03%
2025/26	21	29	705	762	775	841	919	904	886	794	797	727	688	644	606	10,098	765	8.20%
2026/27	21	29	755	800	845	866	973	1,027	995	939	828	860	724	674	637	10,973	875	8.66%
2027/28	21	29	805	864	892	937	983	1,112	1,123	1,059	980	894	856	709	668	11,932	959	8.74%
2028/29	21	29	866	929	963	974	1,043	1,119	1,215	1,191	1,105	1,056	891	839	703	12,944	1,012	8.48%
2029/30	21	29	918	981	1,042	1,057	1,089	1,146	1,221	1,290	1,243	1,190	1,052	873	831	13,983	1,038	8.02%
2030/31	21	29	972	1,063	1,102	1,151	1,159	1,171	1,252	1,297	1,346	1,338	1,185	1,031	865	14,981	998	7.14%

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

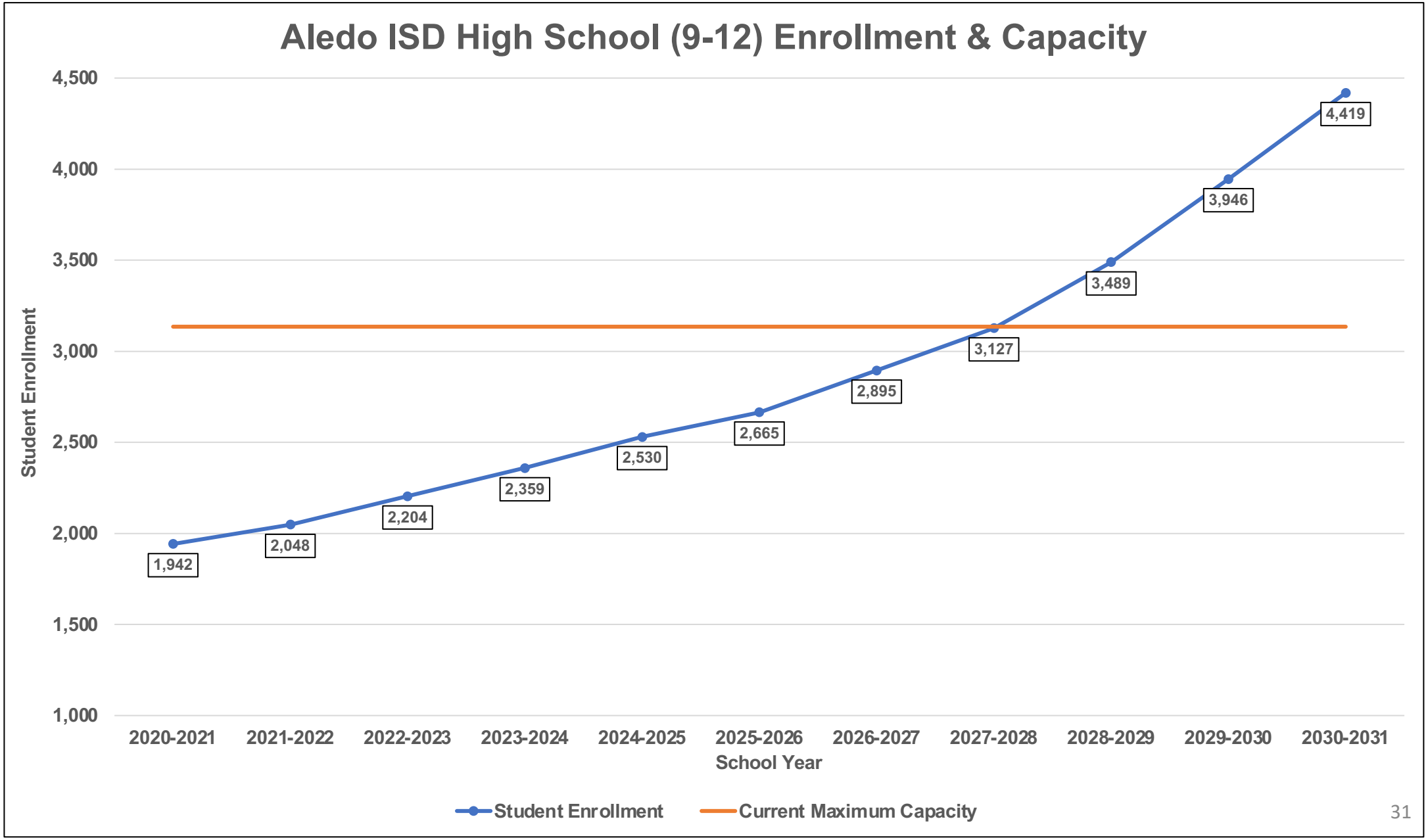
Ten Year Forecast by Combined Elementary Totals (PK-5th)



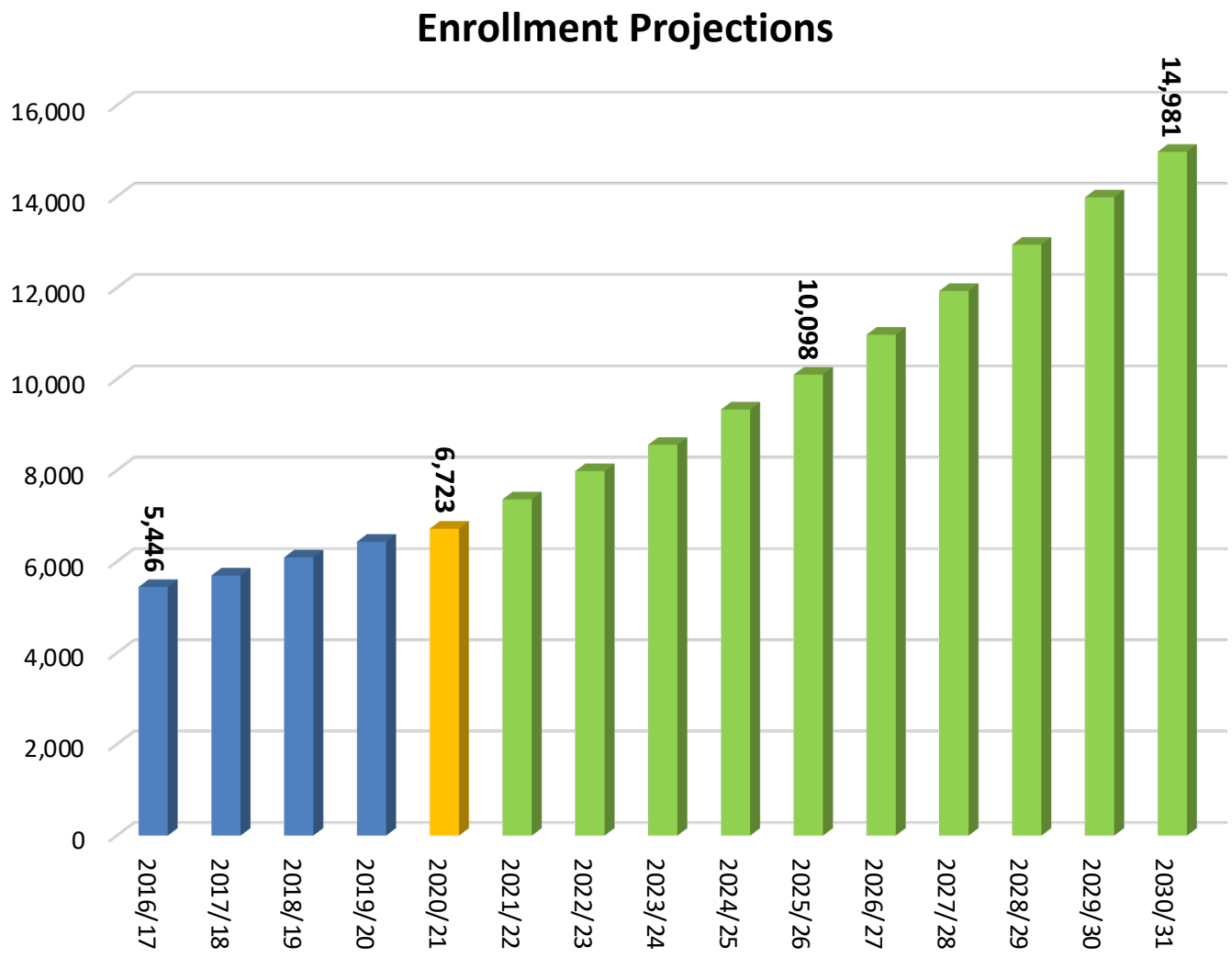
Ten Year Forecast by Total MS Students (6th-8th)



Ten Year Forecast by Total HS Students (9th-12th)



Key Takeaways



- Even though Aledo ISD is currently 1.6% below forecasted enrollment due to COVID-19, we expect the district to rebound and exceed our previous forecast by 2025/26
- AISD is expected to add 600 to 1,000 homes annually for the next 3-5 years
- AISD will enroll more than 10,000 students for the 2025/26 school year, and almost 15,000 by 2030/31