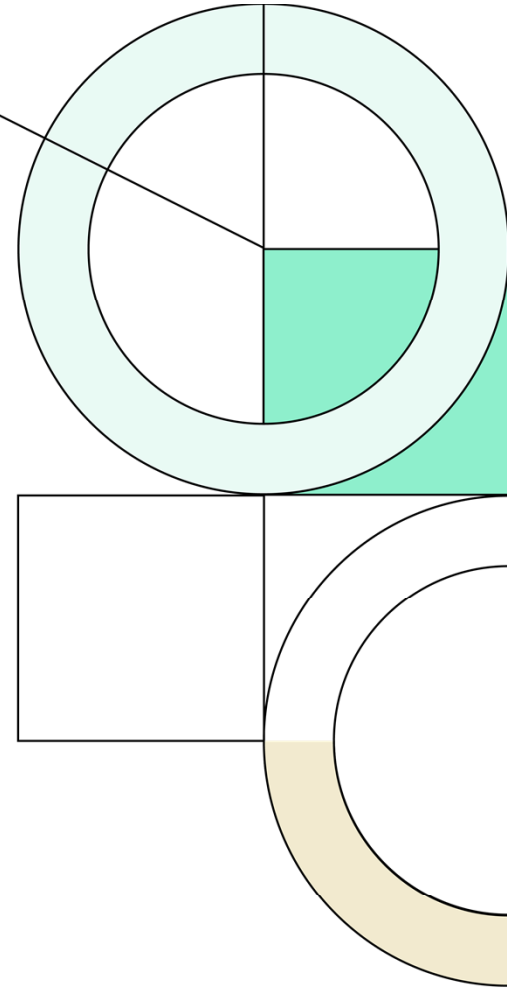


Forney
Independent
School
District

3Q24

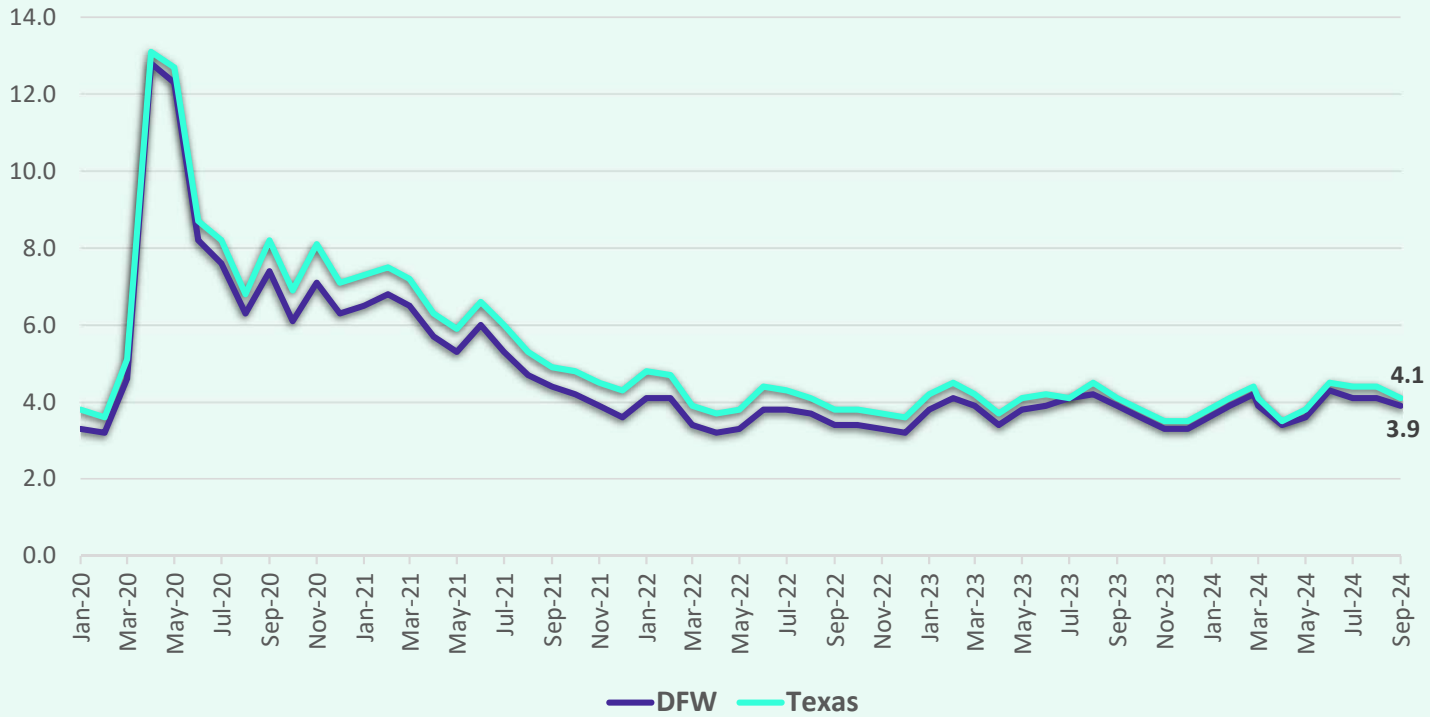
Demographic Report



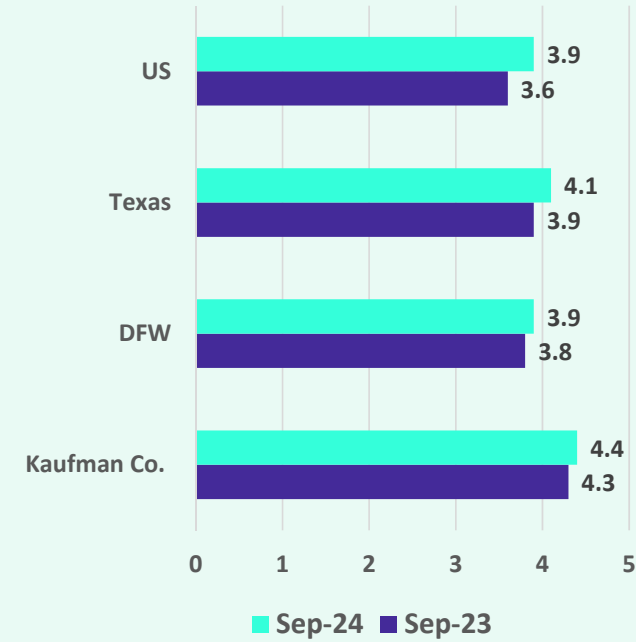


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Sept. 2024



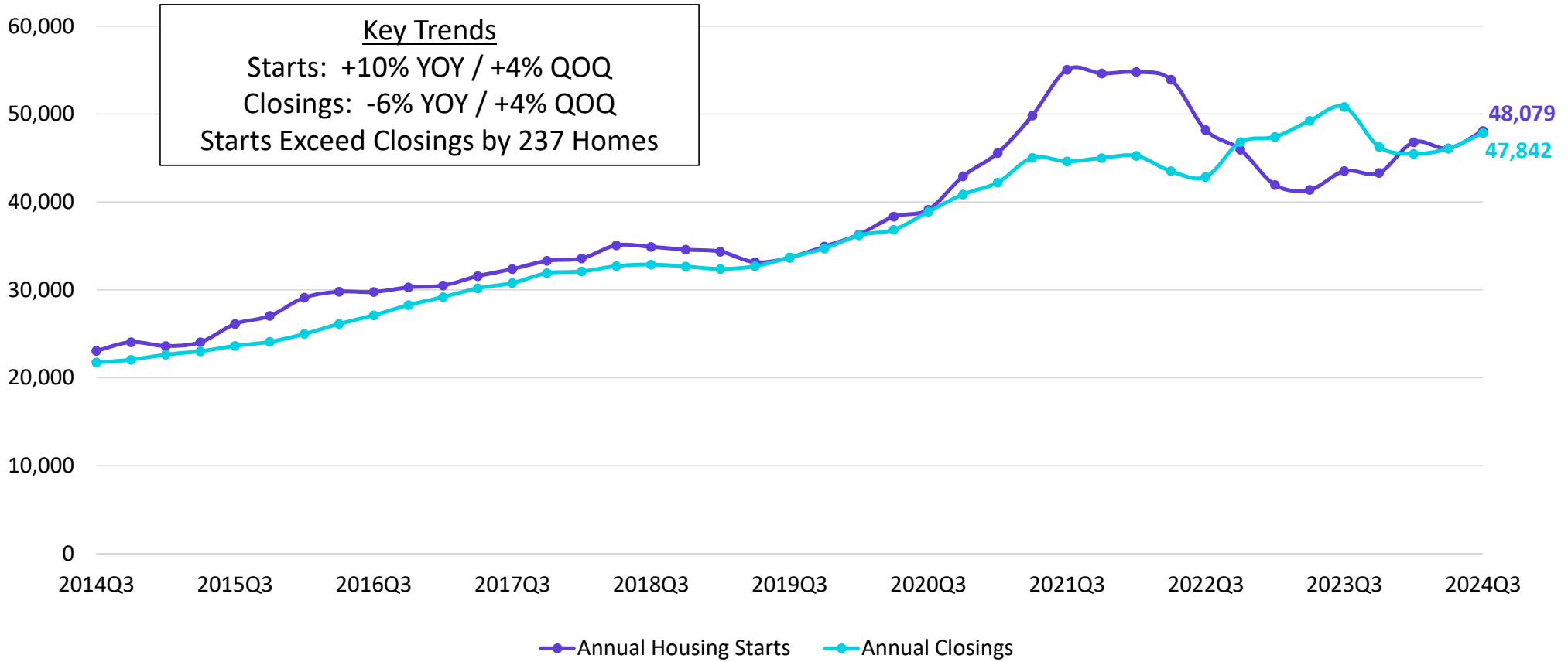
Unemployment Rate, Year over Year





DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



Source: Zonda



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,854	3,490	1,498	2,693	10,698
2	NORTHWEST ISD	2,877	3,124	1,711	4,005	40,279
3	PRINCETON ISD	3,123	2,725	1,529	3,572	8,099
4	DENTON ISD	2,434	2,546	1,323	2,716	25,427
5	MCKINNEY ISD	2,565	2,127	1,328	2,640	10,475
6	FORNEY ISD	2,016	2,086	1,056	4,094	22,407
7	EAGLE MT-SAGINAW ISD	1,413	1,848	661	1,753	12,629
8	COMMUNITY ISD	1,666	1,389	873	2,791	7,322
9	MELISSA ISD	1,021	1,369	479	990	2,422
10	CRANDALL ISD	1,622	1,291	764	2,398	15,692
11	ROYSE CITY ISD	1,040	1,283	527	2,452	9,461
12	AUBREY ISD	1,225	1,282	477	1,167	5,797
13	DALLAS ISD	1,227	1,276	1,426	2,461	4,722
14	ANNA ISD	1,098	1,142	692	1,090	12,263
15	CROWLEY ISD	1,110	1,132	633	2,620	12,798
16	ROCKWALL ISD	1,273	1,118	835	2,808	8,515
17	CELINA ISD	1,474	1,114	1,038	4,051	36,498
18	FRISCO ISD	1,212	1,051	802	2,274	7,542
19	MIDLOTHIAN ISD	1,017	892	742	2,206	11,950
20	MANSFIELD ISD	777	839	555	2,039	5,513

* Based on additional research by Zonda Education
 ** Totals **DO NOT** include age-restricted communities



District New Home Starts and Closings by Quarter



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	313	260	310	560	490	236	314
2Q	361	403	367	1071	526	530	579
3Q	281	397	520	1156	237	596	548
4Q	220	403	739	579	357	575	
Total	1,175	1,463	1,936	3,366	1,610	1,937	1,441

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	262	219	298	538	699	207	404
2Q	406	250	401	704	804	363	428
3Q	302	336	384	714	369	375	861
4Q	302	413	537	692	726	393	
Total	1,272	1,218	1,620	2,648	2,598	1,338	1,693


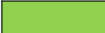



District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BLACKBURN	0	0	0	0	0	0	0	7,030
CLAYBON	75	28	69	35	28	34	119	166
CRISWELL	49	4	178	21	4	6	3	268
CROSBY	304	142	135	70	145	223	849	1,789
DEWBERRY	323	40	348	179	44	107	657	4,448
GRIFFIN	543	124	684	261	136	256	891	2,055
HENDERSON	215	75	161	72	80	124	474	1,322
JOHNSON	191	67	119	68	82	148	562	3,546
LEWIS	47	6	77	32	9	29	0	0
WILLETT	289	80	302	115	80	129	539	1,783
Grand Totals	2,036	566	2,073	853	608	1,056	4,094	22,407



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

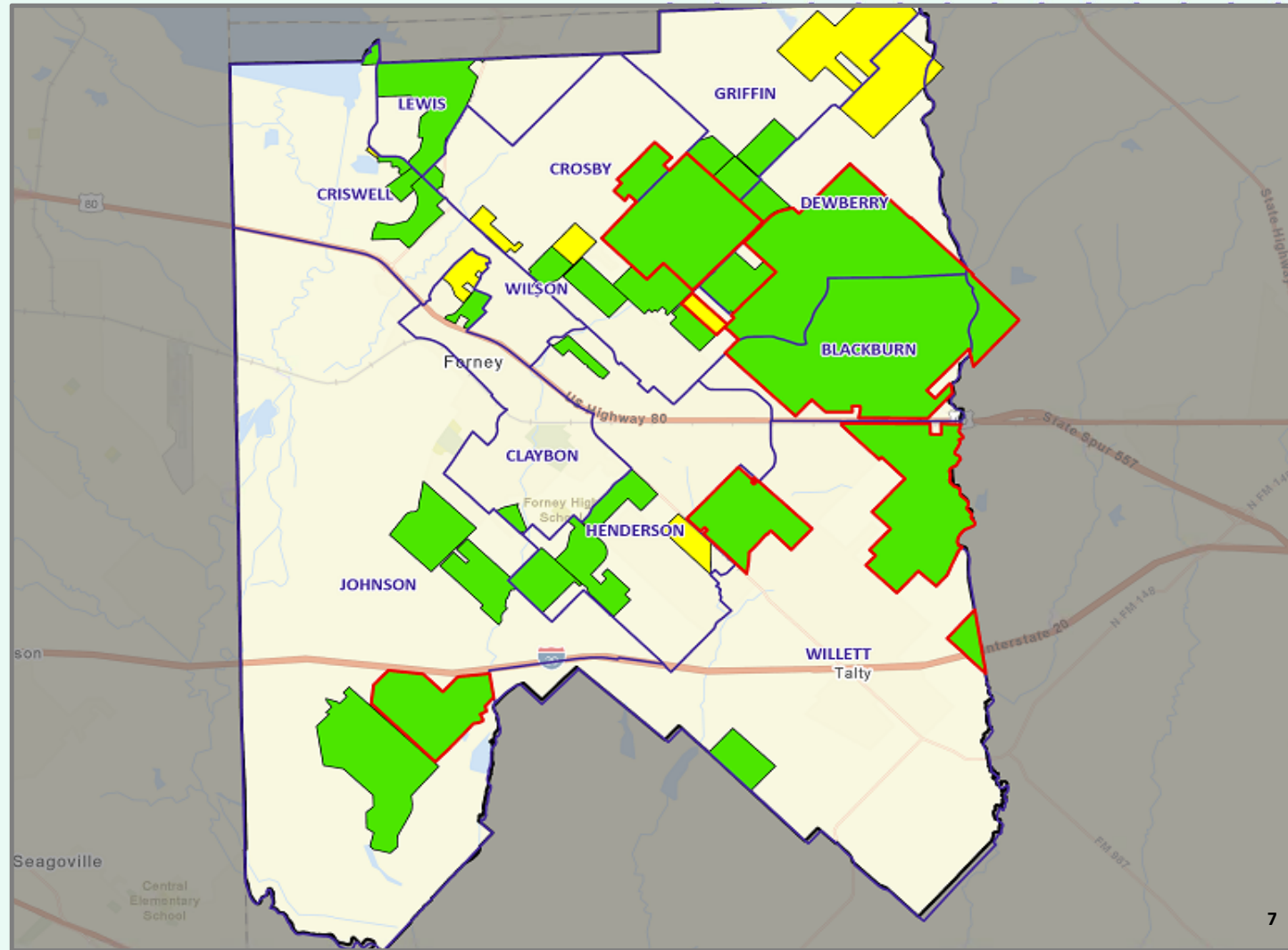




District Housing Overview

- The district has 34 actively building subdivisions
- Within FISD there are 9 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 3,700 lots within 7 subdivisions
- 633 lots were delivered in the 3rd quarter

- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones





Residential Activity

October 2024



- ### Gateway Parks
- 2,087 total future lots
 - 842 future lots
 - 167 vacant developed lots
 - 46 homes UC, 12 inventory homes
 - 1,020 occupied homes
 - 2,000 acre community with multiple developers priced from the mid-\$200's
 - 807 FUSD students currently reside in Gateway Parks; student yield = 0.79



Residential Activity

October 2024





Residential Activity

October 2024



Talia

- 2,434 total lots
- 2,251 futures lots
- 182 vacant developed lots
- 1 home under construction
- Developer anticipates building 200-250 homes per year



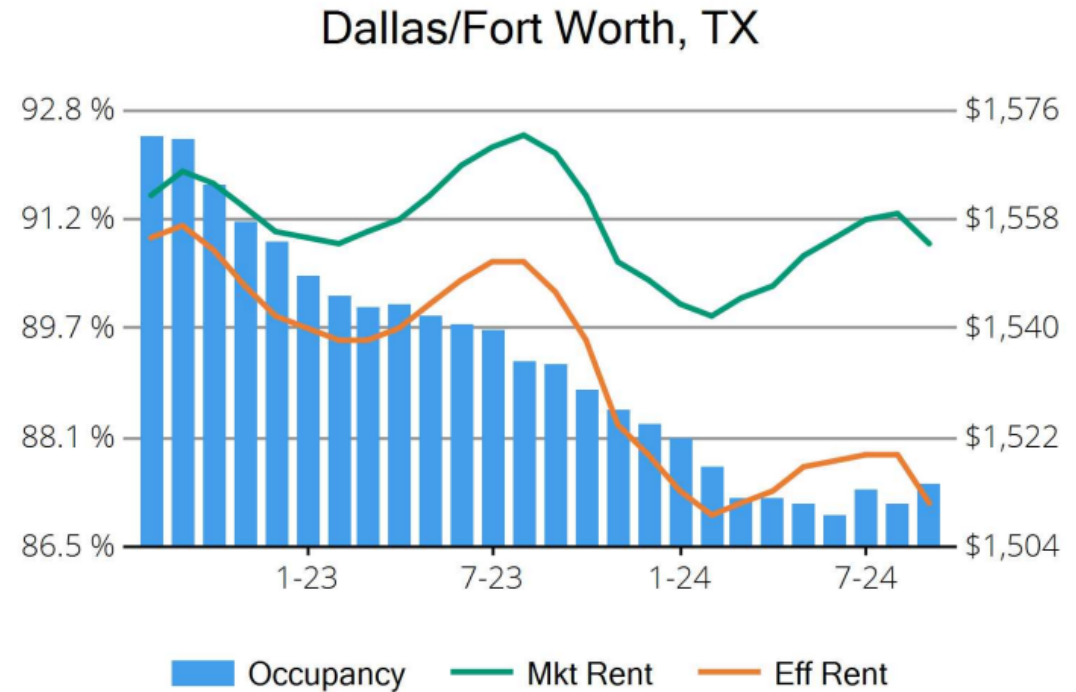


Housing Market Trends: Multi-family Market- September 2024



Stabilized and Lease-up Properties



Conventional Properties	Sep 2024	Annual Change
Occupancy	87.4	-2.0%
Unit Change	37,217	
Units Absorbed (Annual)	18,083	
Average Size (SF)	879	+0.6%
Asking Rent	\$1,554	-0.9%
Asking Rent per SF	\$1.77	-1.4%
Effective Rent	\$1,511	-2.2%
Effective Rent per SF	\$1.72	-2.7%
% Offering Concessions	38%	+62.8%
Avg. Concession Package	6.7%	+25.3%

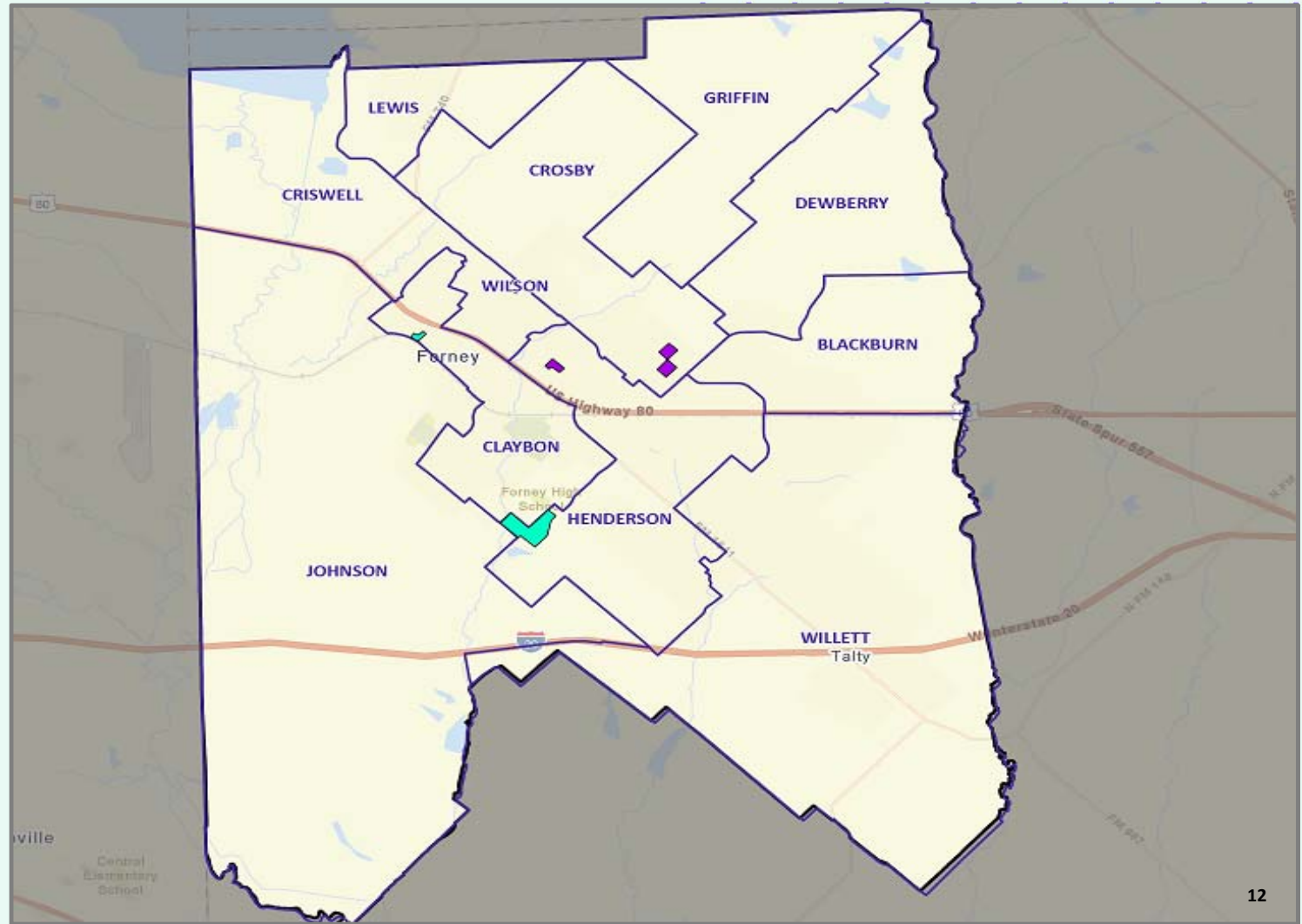




District Multifamily Overview

- There are roughly 975 multifamily units under construction across the district
- There are 450 future multifamily units in various stages of planning across the district, including 150 single family rental units

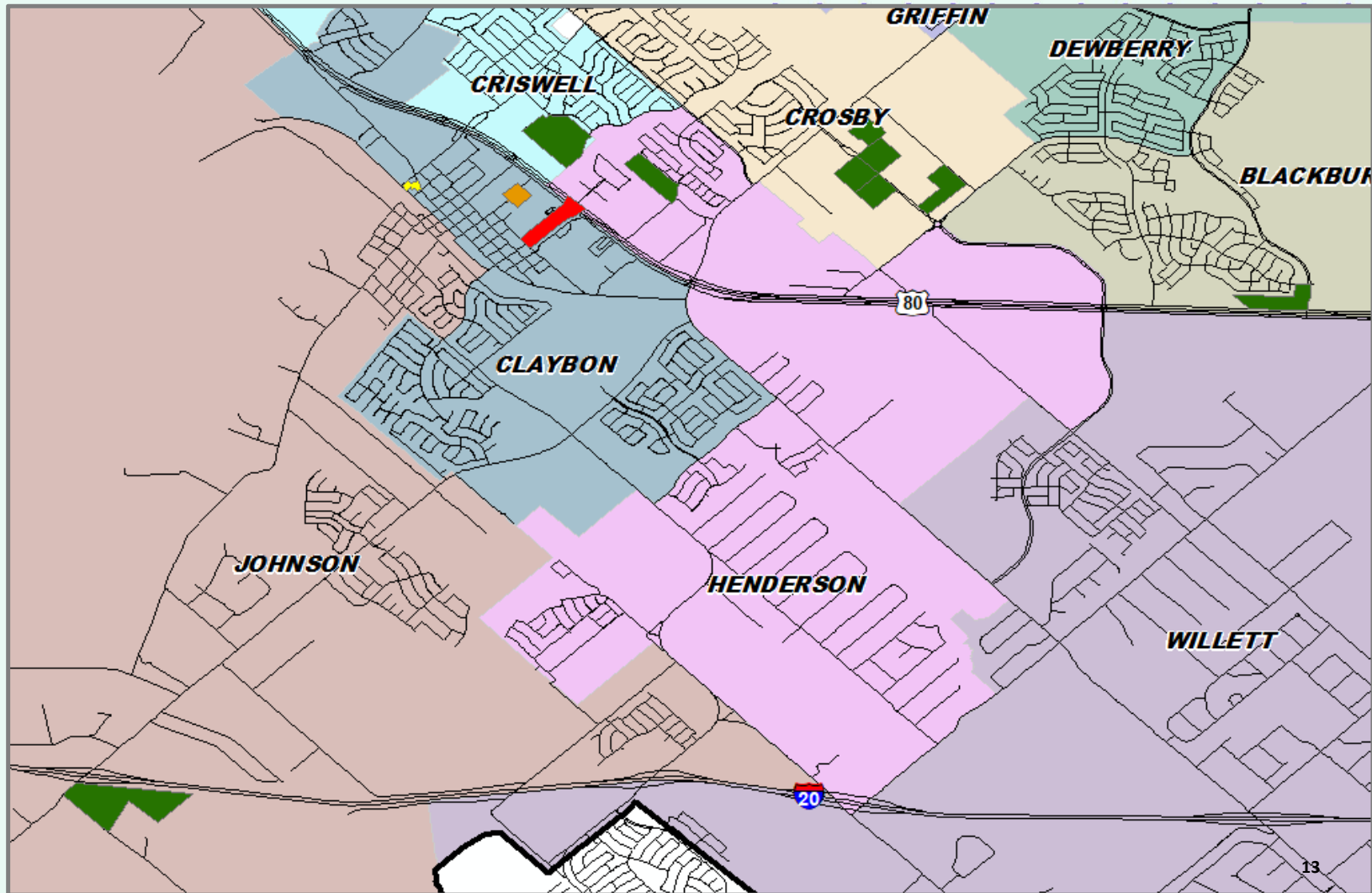
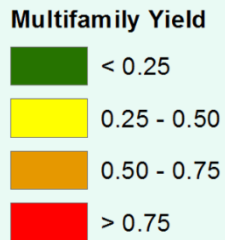
-  Future
-  Under Construction





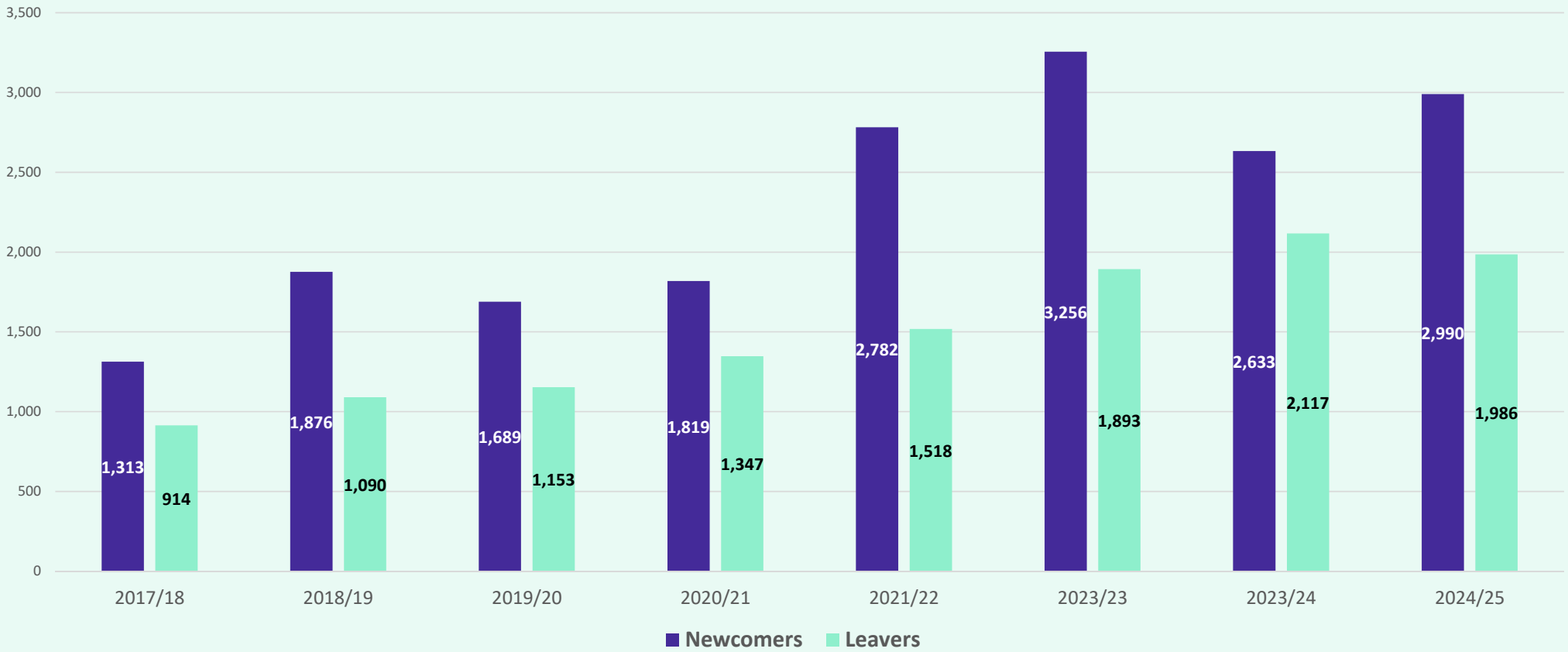
District Multifamily Yield

- There are 341 students residing in 2,388 multifamily units across the district
- The overall district multifamily yield is 0.143



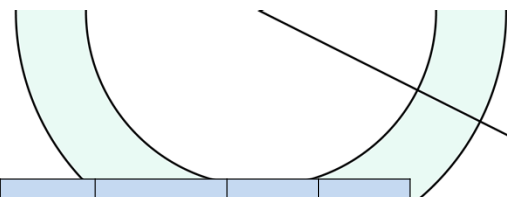


Newcomers and Leavers





Ten Year Forecast by Grade Level

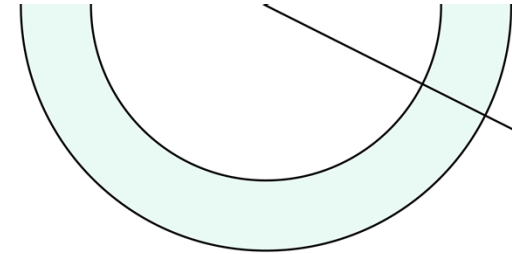


Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total Enrollment	Total Growth	% Growth
2020/21	82	179	855	887	891	947	929	959	1,057	1,057	1,081	1,032	1,083	901	776	12,716		
2021/22	85	238	1,034	999	1,057	1,046	1,046	1,077	1,112	1,187	1,169	1,345	1,101	1,025	828	14,349	1,633	12.8%
2022/23	103	348	1,140	1,248	1,176	1,237	1,210	1,170	1,260	1,243	1,302	1,413	1,317	1,077	967	16,211	1,862	13.0%
2023/24	156	377	1,171	1,225	1,351	1,276	1,288	1,287	1,237	1,281	1,295	1,435	1,372	1,250	1,001	17,002	791	4.9%
2024/25	164	577	1,272	1,322	1,332	1,407	1,423	1,408	1,375	1,374	1,381	1,473	1,475	1,379	1,208	18,570	1,568	9.2%
2025/26	128	679	1,347	1,488	1,511	1,510	1,629	1,595	1,602	1,501	1,492	1,550	1,457	1,429	1,313	20,231	1,661	8.9%
2026/27	183	716	1,431	1,558	1,678	1,711	1,730	1,821	1,782	1,734	1,580	1,703	1,546	1,418	1,395	21,984	1,753	8.7%
2027/28	190	735	1,520	1,648	1,751	1,893	1,938	1,926	2,002	1,890	1,805	1,834	1,703	1,511	1,362	23,708	1,724	7.8%
2028/29	189	784	1,618	1,722	1,820	1,952	2,122	2,150	2,159	2,147	2,020	2,078	1,821	1,660	1,462	25,703	1,995	8.4%
2029/30	208	825	1,685	1,828	1,902	2,003	2,173	2,334	2,383	2,321	2,243	2,343	2,062	1,766	1,601	27,677	1,974	7.7%
2030/31	218	857	1,774	1,900	2,009	2,077	2,215	2,397	2,546	2,584	2,482	2,673	2,318	1,998	1,698	29,746	2,069	7.5%
2031/32	224	897	1,860	2,007	2,117	2,228	2,286	2,426	2,632	2,695	2,738	2,935	2,634	2,241	1,919	31,840	2,094	7.0%
2032/33	236	930	1,966	2,098	2,232	2,341	2,451	2,513	2,658	2,812	2,825	3,005	2,887	2,540	2,148	33,643	1,803	5.7%
2033/34	246	958	2,050	2,211	2,331	2,465	2,572	2,665	2,792	2,803	2,990	3,026	2,955	2,781	2,430	35,276	1,633	4.9%
2034/35	258	987	2,124	2,307	2,466	2,581	2,719	2,820	2,971	2,957	2,975	3,111	2,974	2,845	2,659	36,756	1,480	4.2%

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



Ten Year Forecast by Elementary Campus



Campus Name	Capacity	PEIMS	ATTEND ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
EE/PK	500	341	406	481	494	523	564	587	616	648	682	714
BLACKBURN ELEMENTARY	850	662	683	698	666	660	750	853	931	1,104	1,193	1,244
CLAYBON ELEMENTARY	700	583	575	555	573	554	558	570	578	585	587	582
CRISWELL ELEMENTARY	700	549	567	602	602	632	633	635	644	659	664	671
CROSBY ELEMENTARY	850	452	544	645	806	986	1,076	1,125	1,136	1,147	1,155	1,142
DEWBERRY ELEMENTARY	850	692	784	895	1,009	1,103	1,128	1,152	1,198	1,215	1,247	1,304
GRIFFIN ELEMENTARY	900	717	852	977	1,112	1,190	1,243	1,284	1,353	1,371	1,407	1,471
HENDERSON ELEMENTARY	850	581	685	728	748	770	818	868	948	1,023	1,040	1,087
JOHNSON ELEMENTARY	900	655	714	767	824	888	963	1,100	1,314	1,571	1,893	2,245
LEWIS ELEMENTARY	850	738	769	785	783	762	745	736	747	761	767	780
WILLETT ELEMENTARY	900	741	841	924	1,026	1,132	1,178	1,187	1,220	1,237	1,273	1,285
WILSON ELEMENTARY	900	786	871	950	1,032	1,006	968	954	936	934	927	917
ELEMENTARY SCHOOL TOTALS	9,750	7,497	8,292	9,007	9,675	10,206	10,623	11,050	11,619	12,254	12,834	13,443
Elementary Absolute Change		653	795	715	668	531	416	427	569	635	579	609
Elementary Percent Change		9.54%	10.60%	8.62%	7.42%	5.49%	4.08%	4.02%	5.15%	5.47%	4.73%	4.75%

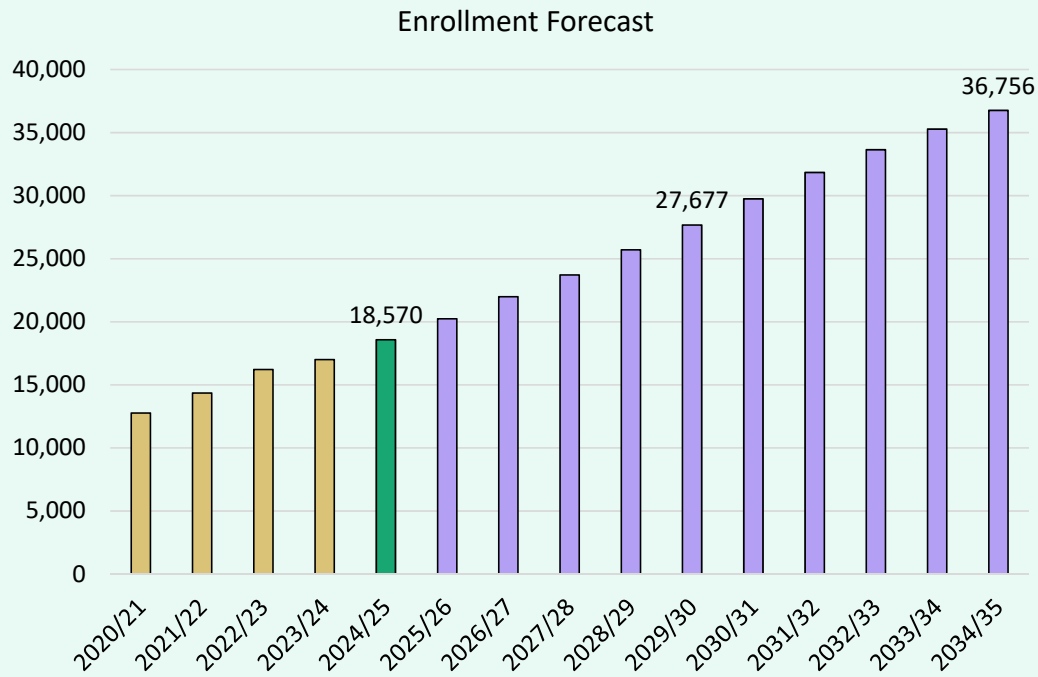


Ten Year Forecast by Secondary Campus

Campus Name	Capacity	PEIMS	ATTEND ENROLLMENT PROJECTIONS									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Intermediate School Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2032/34	2032/35
JONES INTERMEDIATE SCHOOL	1,199	758	844	920	986	1,047	1,122	1,184	1,348	1,486	1,619	1,780
RHEA INTERMEDIATE SCHOOL	1,200	599	732	866	982	1,060	1,171	1,187	1,143	1,097	1,074	1,108
RHODES INTERMEDIATE SCHOOL	1,200	746	861	937	1,003	1,134	1,269	1,347	1,331	1,327	1,377	1,406
SMITH INTERMEDIATE SCHOOL	1,000	680	760	879	957	1,068	1,155	1,224	1,236	1,260	1,388	1,496
INTERMEDIATE SCHOOL TOTALS	3,400	2,783	3,198	3,602	3,928	4,309	4,717	4,942	5,057	5,170	5,457	5,791
Intermediate School Absolute Change		259	415	405	326	381	408	225	115	113	287	333
Intermediate School Percent Change		10.26%	14.90%	12.66%	9.05%	9.70%	9.46%	4.78%	2.32%	2.23%	5.56%	6.10%
Middle School Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2032/34	2032/35
BROWN MIDDLE SCHOOL	1,000	568	589	722	868	961	1,060	1,213	1,377	1,565	1,707	1,695
JACKSON MIDDLE SCHOOL	1,200	807	911	969	1,018	1,086	1,154	1,316	1,461	1,516	1,580	1,637
THEMER MIDDLE SCHOOL	1,200	642	719	794	897	999	1,078	1,120	1,073	1,049	1,085	1,211
WARREN MIDDLE SCHOOL	1,200	738	774	828	913	1,122	1,271	1,418	1,523	1,508	1,421	1,389
MIDDLE SCHOOL TOTALS	4,600	2,755	2,993	3,314	3,695	4,167	4,564	5,066	5,434	5,638	5,793	5,932
Middle School Absolute Change		179	238	321	382	472	397	502	368	204	155	139
Middle School Percent Change		6.95%	8.63%	10.72%	11.52%	12.76%	9.53%	11.01%	7.26%	3.75%	2.76%	2.41%
High School Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2032/34	2032/35
FORNEY HIGH SCHOOL 9th	1,200	687	751	848	935	1,053	1,158	1,299	1,395	1,411	1,424	1,358
FORNEY HIGH SCHOOL	2,800	1,899	1,922	1,977	2,143	2,386	2,659	2,953	3,296	3,612	3,842	3,955
NORTH FORNEY HIGH SCHOOL 9th	1,200	772	784	842	885	1,011	1,172	1,360	1,526	1,580	1,588	1,739
NORTH FORNEY HIGH SCHOOL	2,800	1,876	1,990	2,094	2,146	2,270	2,483	2,774	3,212	3,676	4,037	4,238
HIGH SCHOOL TOTALS	8,000	5,234	5,448	5,761	6,109	6,719	7,472	8,386	9,428	10,280	10,891	11,289
High School Absolute Change		449	214	313	348	611	753	914	1,042	852	611	398
High School Percent Change		9.38%	4.09%	5.74%	6.04%	10.00%	11.21%	12.23%	12.43%	9.03%	5.95%	3.66%
FORNEY LEARNING ACADEMY		104	104	104	104	104	104	104	104	104	104	104
VIRTUAL ACADEMY		197	197	197	197	197	197	197	197	197	197	197
DISTRICT TOTALS	25,750	18,570	20,231	21,984	23,708	25,703	27,677	29,746	31,840	33,643	35,276	36,756
District Absolute Change		1,568	1,661	1,753	1,724	1,995	1,974	2,069	2,094	1,803	1,633	1,480
District Percent Change		9.22%	8.95%	8.67%	7.84%	8.41%	7.68%	7.48%	7.04%	5.66%	4.85%	4.19%



Key Takeaways



- With over 800 closings in the 3rd Quarter, FISD closed more homes than in any other quarter in history
- The district has more than 1,000 homes currently in inventory and roughly 4,000 additional lots available to build on
- Groundwork is underway on more than 3,700 lots within 7 subdivisions
- Forney ISD is forecasted to enroll almost 27,000 students by 2029/30 and pushing 37,000 students by 2034/35