

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
1Q17

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (March 2017)

3.1%

109,035 new jobs
National rate 1.2%



Job Growth

5.1%

21,575 YTD
home sales
in DFW



**Year to Date
Home Sales**

0.4%

U.S. 4.6%
Texas 5.0%
DFW MSA 4.3%
Fort Worth 4.5%



**Unemployment
Rate**





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,651	2,592	3,714	7,467
2	Prosper ISD	2,676	2,215	4,610	27,888
3	Denton ISD	1,894	2,053	2,544	19,756
4	Northwest ISD	1,845	1,449	1,776	23,198
5	Lewisville ISD	1,263	1,347	1,852	4,243
6	Dallas ISD	1,713	1,337	2,252	5,917
7	Little Elm ISD	947	1,037	1,745	3,839
8	Rockwall ISD	968	914	1,893	7,901
9	Eagle Mt.-Saginaw ISD	771	820	1,658	20,652*
10	Crowley ISD	622	782	811	9,056
11	Wylie ISD	754	780	1,391	4,017
12	McKinney ISD	857	769	1,552	6,818
13	Keller ISD	751	750	881	1,669
14	Mansfield ISD	739	716	874	6,528
15	Forney ISD	767	598	1,073	14,067
16	Allen ISD	597	563	1,064	1,622
17	Coppell ISD	436	486	554	478
18	Midlothian ISD	559	472	1,339	19,758
19	Garland ISD	581	467	516	3,925
20	Waxahachie ISD	476	463	921	9,360

* Based on additional Templeton Demographics housing research

Source: Metrostudy





New Housing Activity

Eagle Mountain- Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	125	112	205	173	177	178
2Q	148	253	209	268	223	
3Q	196	193	210	293	243	
4Q	168	176	188	207	125	
Total	637	734	812	941	768	178

Closings	2012	2013	2014	2015	2016	2017
1Q	138	144	181	154	189	154
2Q	141	199	227	220	227	
3Q	164	171	214	269	265	
4Q	150	195	200	224	175	
Total	593	709	822	867	856	154

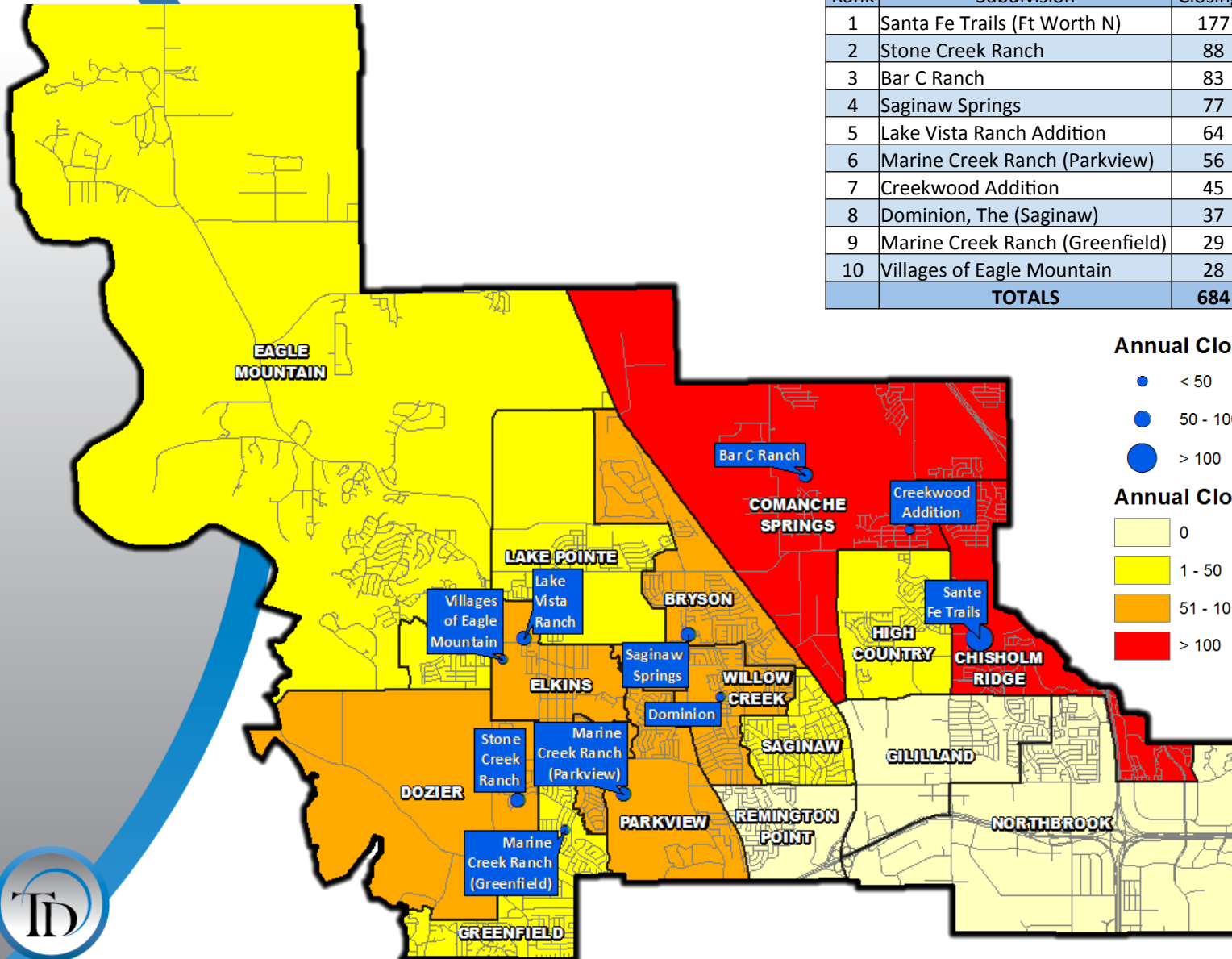
- The district started more than 170 new homes in 1Q17 for the 4th year in a row
- 2Q starts are expected to rise due to large lot deliveries in 1Q17
- The district has more than 220 homes currently under construction
- New home inventory is at 5 month's supply





Annual Closing Distribution 1Q17

Top 10 Subdivisions - 1Q17 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Santa Fe Trails (Ft Worth N)	177	3	1	0
2	Stone Creek Ranch	88	8	70	509
3	Bar C Ranch	83	29	55	816
4	Saginaw Springs	77	23	17	0
5	Lake Vista Ranch Addition	64	19	31	372
6	Marine Creek Ranch (Parkview)	56	11	106	744
7	Creekwood Addition	45	5	127	0
8	Dominion, The (Saginaw)	37	12	26	0
9	Marine Creek Ranch (Greenfield)	29	2	2	0
10	Villages of Eagle Mountain	28	0	154	309
TOTALS		684	112	589	2,750



Annual Closings by Sub

- < 50
- 50 - 100
- > 100

Annual Closings by Elem Zone

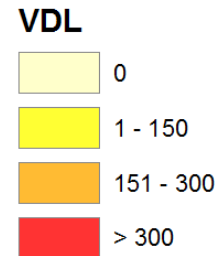
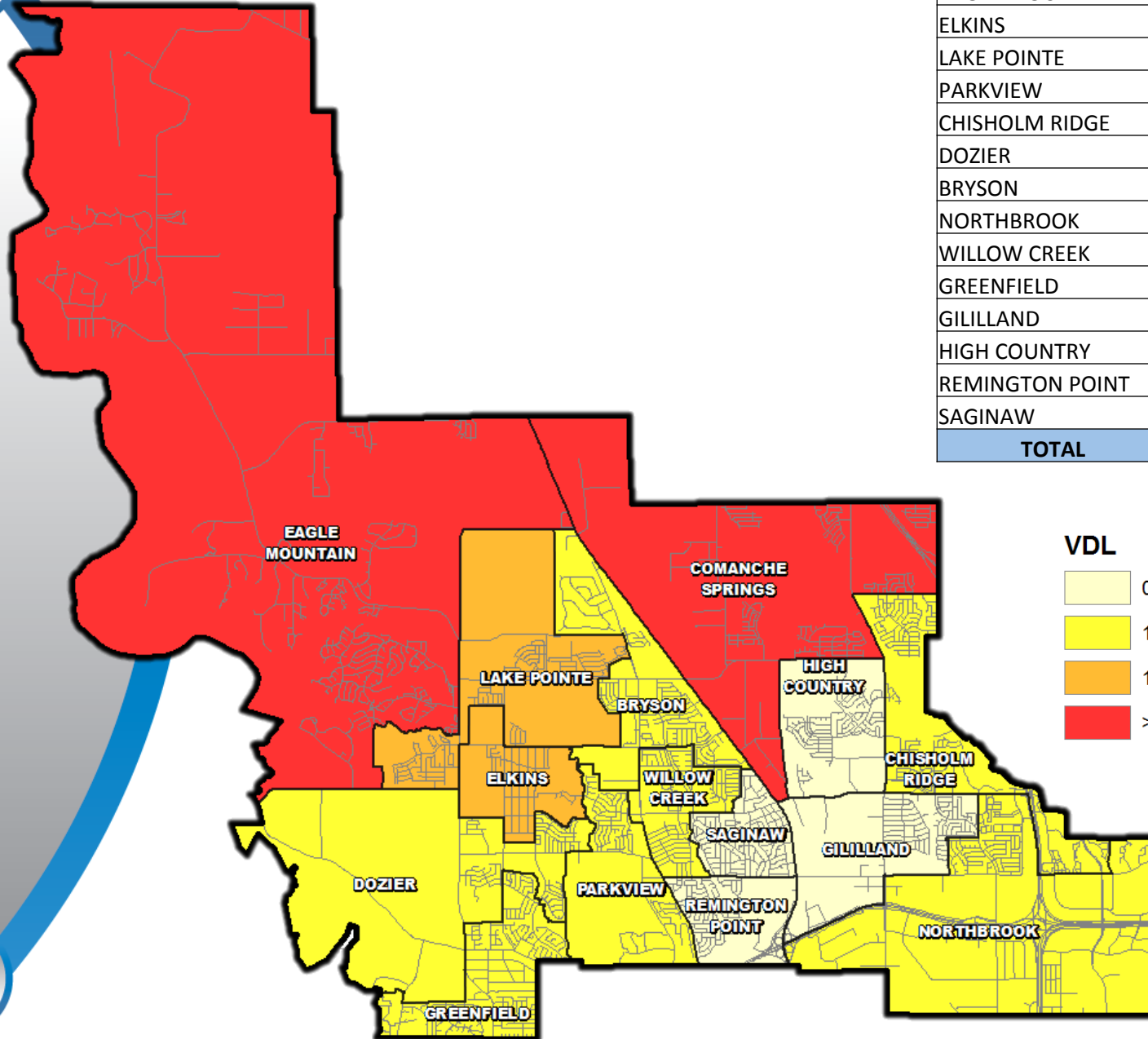
- 0
- 1 - 50
- 51 - 100
- > 100





VDL Distribution

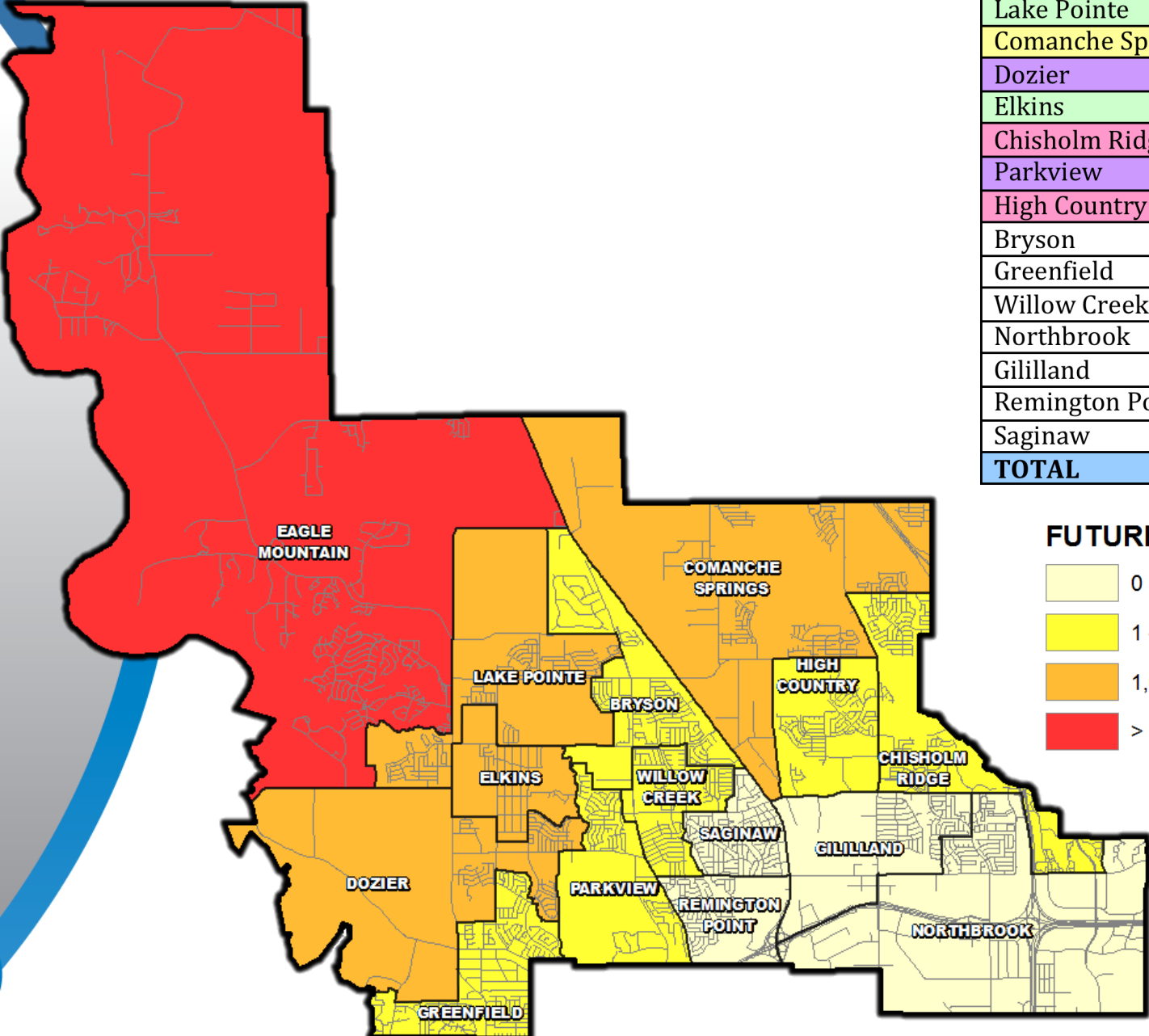
Elementary Zone	VDL
COMANCHE SPRINGS	478
EAGLE MOUNTAIN	334
ELKINS	213
LAKE POINTE	153
PARKVIEW	147
CHISHOLM RIDGE	88
DOZIER	76
BRYSON	73
NORTHBROOK	41
WILLOW CREEK	35
GREENFIELD	20
GILILLAND	0
HIGH COUNTRY	0
REMINGTON POINT	0
SAGINAW	0
TOTAL	1,658



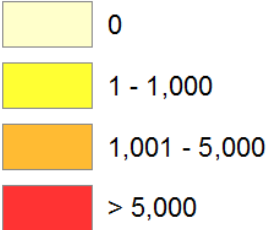


Futures Distribution

Elementary Zone	Future
Eagle Mountain	9,764
Lake Pointe	3,232
Comanche Springs	2,684
Dozier	1,236
Elkins	1,014
Chisholm Ridge	905
Parkview	744
High Country	561
Bryson	196
Greenfield	192
Willow Creek	124
Northbrook	0
Gililland	0
Remington Point	0
Saginaw	0
TOTAL	20,652



FUTURE





District Housing Overview by Elem Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	60	1	77	23	26	73	196
CHISHOLM RIDGE	99	21	177	3	24	88	905
COMANCHE SPRINGS	137	19	154	47	57	478	2,684
DOZIER	89	20	94	11	30	76	1,236
EAGLE MOUNTAIN	31	9	34	6	22	334	9,764
ELKINS	98	16	92	19	30	213	1,014
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	16	0	30	2	4	20	192
HIGH COUNTRY	2	0	2	0	2	0	561
LAKE POINTE	43	5	45	11	28	153	3,232
NORTHBROOK	0	0	0	0	0	41	0
PARKVIEW	132	77	56	11	93	147	744
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	2	0	1	0	1	0	0
WILLOW CREEK	62	10	58	21	23	35	124
GRAND TOTAL	771	178	820	154	340	1,658	20,652

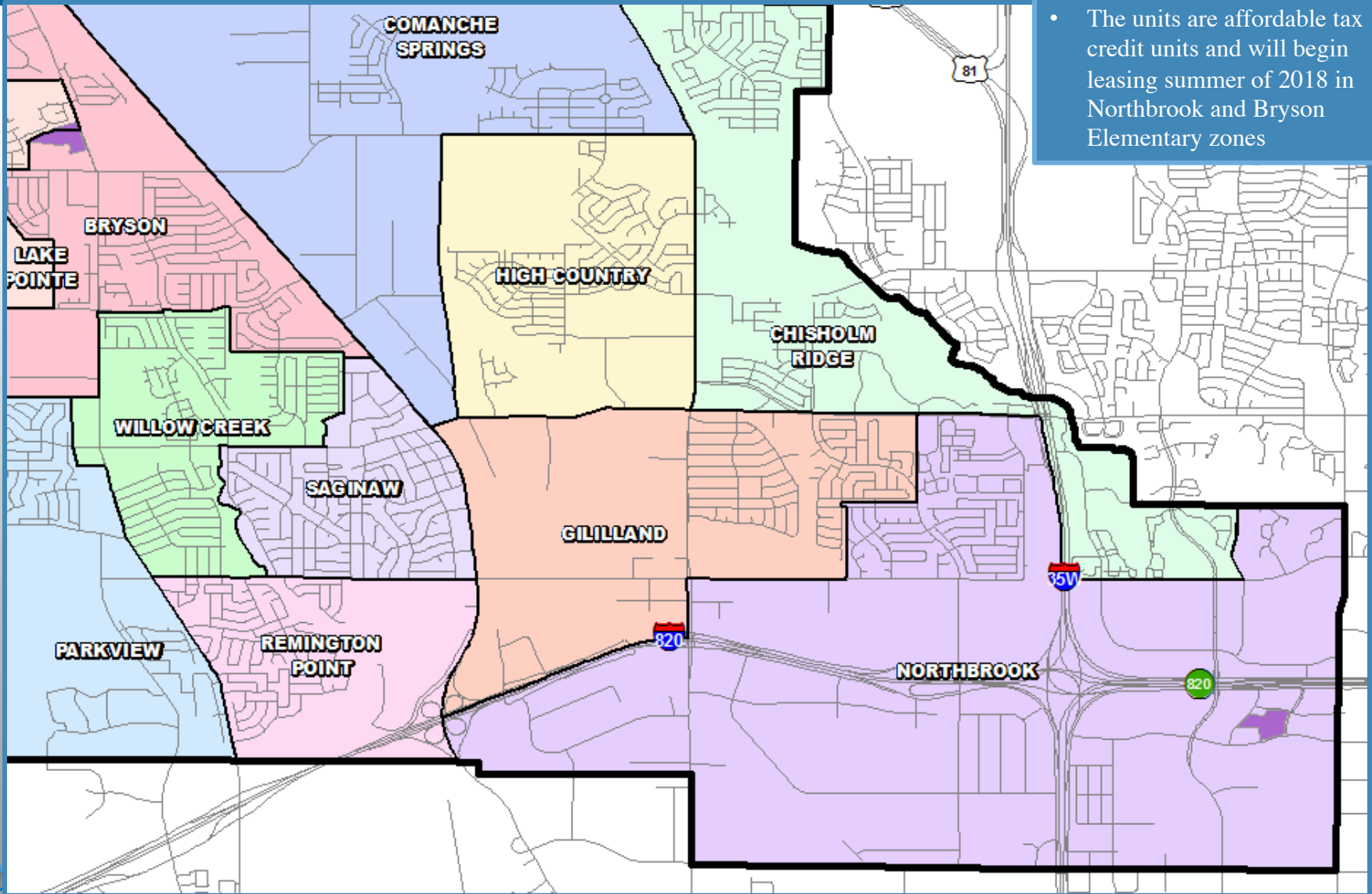
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





Multi-Family Housing Overview

- Within EMS ISD there are currently 452 MF units under construction
- The units are affordable tax credit units and will begin leasing summer of 2018 in Northbrook and Bryson Elementary zones



Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
HAFLEY DEVELOPMENT CENTER	300	394	394	394	394	394	394	394	394	394	394	394
BRYSON ELEMENTARY	675	558	570	582	645	685	696	700	704	710	715	723
CHISHOLM RIDGE ELEMENTARY	803	721	754	758	781	821	857	885	902	928	947	968
COMANCHE SPRINGS ELEMENTARY	753	595	626	687	773	849	940	1,037	1,118	1,189	1,246	1,299
DOZIER ELEMENTARY	803	545	580	605	639	674	719	767	810	836	849	877
EAGLE MOUNTAIN ELEMENTARY	758	605	626	652	667	685	706	765	817	869	912	956
ELKINS ELEMENTARY	605	321	317	341	371	405	430	463	490	514	550	586
GILILLAND ELEMENTARY	734	505	487	493	488	503	502	511	513	510	510	508
GREENFIELD ELEMENTARY	803	767	749	742	730	731	750	757	766	778	787	797
HIGH COUNTRY ELEMENTARY	745	582	584	572	575	599	619	615	610	607	611	619
LAKE POINTE ELEMENTARY	779	724	740	745	766	804	872	928	991	1,045	1,083	1,128
NORTHBROOK ELEMENTARY	706	624	632	614	742	815	797	790	791	818	832	850
PARKVIEW ELEMENTARY	779	526	513	526	555	589	630	681	725	757	793	828
REMINGTON POINT ELEMENTARY	758	586	574	572	556	563	579	597	611	606	603	606
SAGINAW ELEMENTARY	519	427	423	412	416	410	421	420	423	422	424	428
WILLOW CREEK ELEMENTARY	727	708	715	716	726	729	733	744	754	760	762	760
ELEMENTARY TOTALS	11,247	9,188	9,284	9,411	9,824	10,256	10,645	11,054	11,419	11,743	12,018	12,327
Elementary Percent Change		0.86%	1.04%	1.37%	4.39%	4.40%	3.79%	3.84%	3.30%	2.84%	2.34%	2.57%
Elementary Absolute Change		78	96	127	413	432	389	409	365	324	275	309

*Green box = within 5% of capacity

*Yellow box = over capacity

- By 2018, two elementary campuses may be nearing full capacity
- By 2019, two elementary campuses may be over capacity, and four campuses will be nearing capacity
- Total elementary enrollment may top 10,000 students by 2020



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
CREEKVIEW MIDDLE SCHOOL	1,078	879	921	988	1,027	1,071	1,099	1,109	1,117	1,152	1,254	1,342
HIGHLAND MIDDLE SCHOOL	1,050	862	870	913	936	897	832	795	874	929	958	950
PRAIRIE VISTA MIDDLE SCHOOL	1,002	883	893	936	991	1,039	1,080	1,141	1,204	1,256	1,312	1,372
WAYSIDE MIDDLE SCHOOL	1,002	952	937	979	1,026	1,059	1,099	1,096	1,126	1,166	1,238	1,308
WILLKIE MIDDLE SCHOOL	1,002	963	1,010	1,105	1,205	1,220	1,189	1,139	1,133	1,177	1,234	1,273
MIDDLE SCHOOL TOTALS	5,134	4,539	4,631	4,921	5,185	5,286	5,299	5,280	5,454	5,680	5,996	6,245
Middle School Percent Change		1.91%	2.03%	6.26%	5.36%	1.95%	0.25%	-0.36%	3.30%	4.14%	5.56%	4.15%
Middle School Absolute Change		85	92	290	264	101	13	-19	174	226	316	249
BOSWELL HIGH SCHOOL		1,812	1,897	1,921	2,003	2,040	2,116	2,269	2,346	2,423	2,474	2,496
SAGINAW HIGH SCHOOL		1,915	1,989	2,042	2,076	2,129	2,177	2,229	2,222	2,237	2,332	2,439
CHISHOLM TRAIL HIGH SCHOOL		2,043	2,172	2,220	2,304	2,445	2,578	2,754	2,893	2,930	2,920	2,922
WATSON HIGH SCHOOL		91	91	91	91	91	91	91	91	91	91	91
HIGH SCHOOL TOTALS		5,861	6,150	6,273	6,474	6,705	6,962	7,343	7,551	7,681	7,817	7,949
High School Percent Change		4.47%	4.93%	2.01%	3.19%	3.57%	3.84%	5.47%	2.84%	1.71%	1.78%	1.68%
High School Absolute Change		251	289	124	200	231	258	381	209	129	137	132
TARRANT COUNTY JJAEP		4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE DISCIPLINE SCHOOL		40	40	40	40	40	40	40	40	40	40	40
ALTERNATIVE SCHOOL TOTALS		44	44	44	44	44	44	44	44	44	44	44
DISTRICT TOTALS		19,632	20,109	20,649	21,527	22,291	22,950	23,721	24,468	25,148	25,875	26,565
District Percent Change		2.23%	2.43%	2.69%	4.25%	3.55%	2.96%	3.36%	3.15%	2.78%	2.89%	2.67%
District Absolute Change		429	477	541	877	764	660	771	748	679	728	690

*Green box = within 5% of capacity

*Yellow box = over capacity

- This fall, Willkie Middle School may be over stated capacity
- By 2019, two middle schools may be over stated capacity and two campuses may be nearing capacity





Summary

- Fort Worth's unemployment rate is currently at 4.5%.
- Copper Creek, La Frontera, Talon Hill and Las Ventanas and Ridgeview Farms have delivered more than 530 lots in 1Q17.
- Sante Fe Trails and Marine Creek Ranch accounted for roughly one-third of all district annual closings.
- EMS ISD can expect some enrollment impact from IL of Texas.
- EMS ISD can expect an increase of approximately 3,300 students during the next 5 years.
- 2021/22 enrollment projection: 22,950 students
- EMS ISD is projected to enroll more than 26,500 students for the 2026/27 school year.