

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
3Q17

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (September 2017)

2.8%

99,800 new jobs
National rate 1.2%



Job Growth

Unemployment Rate



U.S. 4.1%
Texas 4.0%
DFW MSA 3.4%
Fort Worth 3.5%

-0.8%

32,086

2,651 more starts than 3Q16



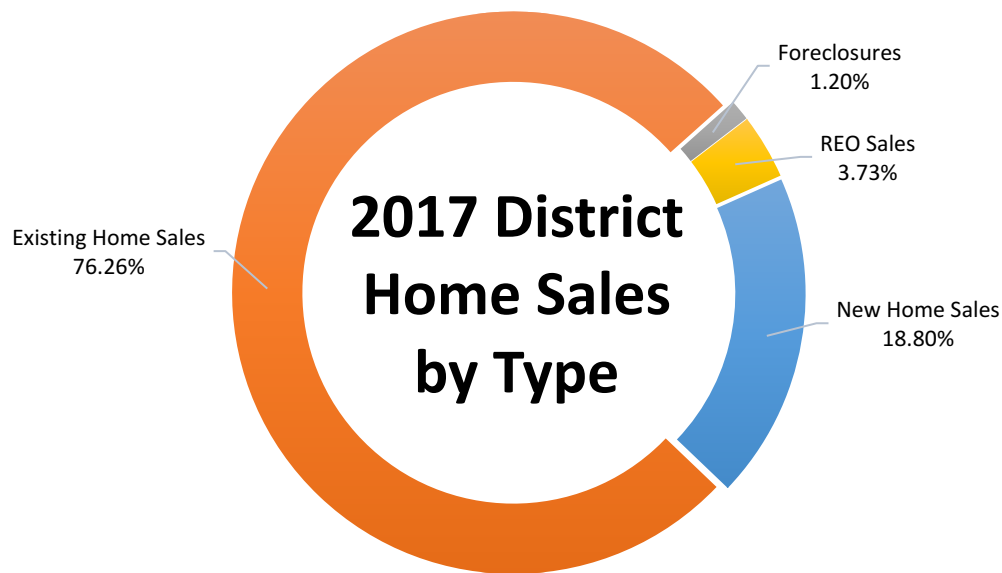
Annual Home Starts





EMS ISD Housing Activity

January – October 2017 Home Sales by Type



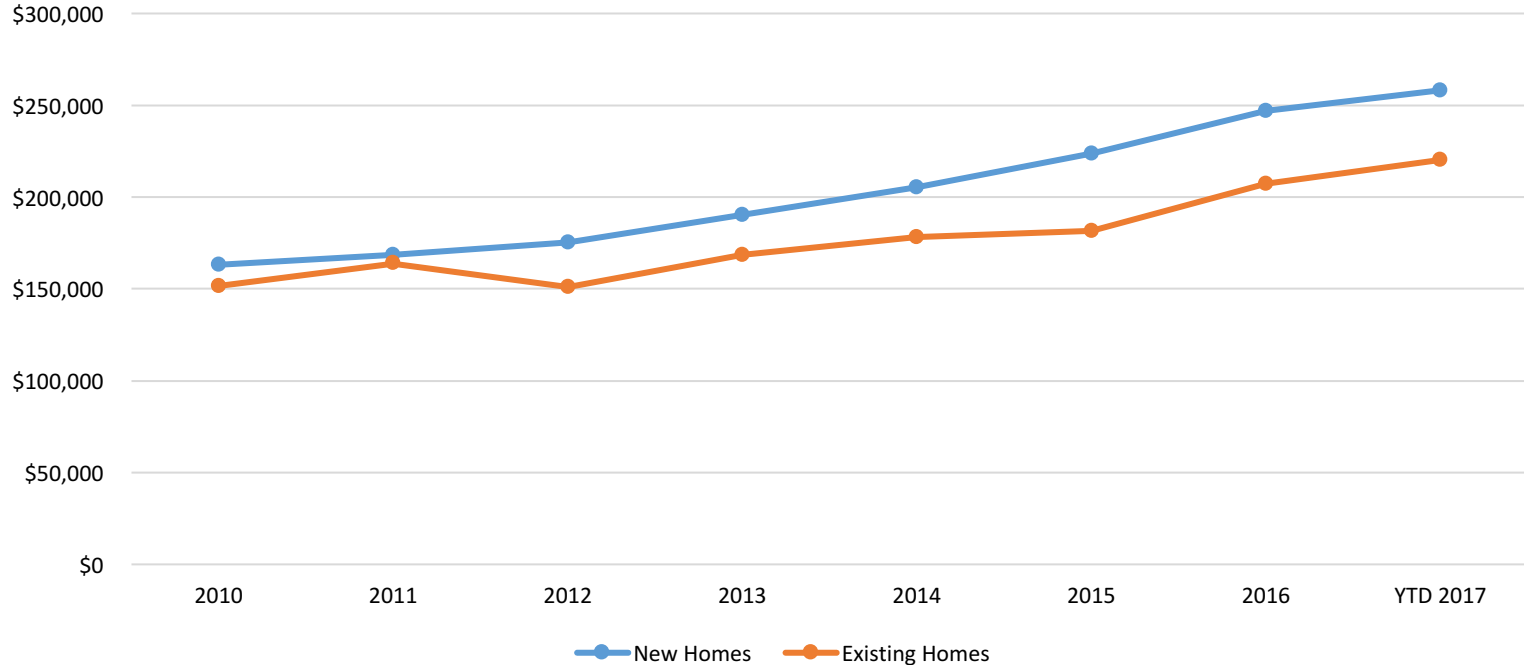
- EMS ISD has had 2,570 home sales in 2017, and roughly 18% were new homes
- Within EMS ISD, the average new home sale price is \$258,199
- Within EMS ISD, the average existing home sale price is \$220,268





EMS ISD Historical Home Price Analysis

New vs Existing Sale Price, 2010 - 2017



	New Homes	Existing Homes
2010	\$163,161	\$151,632
2011	\$168,742	\$163,959
2012	\$175,160	\$151,026
2013	\$190,163	\$168,783
2014	\$205,395	\$178,399
2015	\$223,965	\$181,650
2016	\$246,979	\$207,117
YTD 2017	\$258,199	\$220,268

- The average new home price has risen 58% since 2010, a price difference of \$95,038
- The average existing home price within EMS ISD has risen 45% since 2010, a price change of \$68,636





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,552	2,681	4,067	6,325
2	Prosper ISD	2,804	2,524	5,703	25,970
3	Denton ISD	2,014	1,963	2,569	20,596
4	Northwest ISD	1,976	1,863	2,074	24,277
5	Dallas ISD	1,939	1,739	2,088	7,298
6	Lewisville ISD	1,141	1,277	1,493	4,749
7	Rockwall ISD	943	1,005	1,917	8,053
8	Little Elm ISD	1,465	1,002	1,383	3,586
9	McKinney ISD	847	827	1,504	8,253
10	Wylie ISD	865	801	1,006	4,313
11	Keller ISD	690	795	826	1,961
12	Eagle Mt.-Saginaw ISD*	1,087	781	1,426	19,748
13	Mansfield ISD	616	710	857	7,133
14	Forney ISD	916	684	1,530	14,322
15	Allen ISD	683	634	1,094	1,713
16	Crowley ISD	599	632	1,049	12,551
17	Garland ISD	494	604	453	4,102
18	Midlothian ISD	686	582	1,402	19,477
19	Fort Worth ISD	567	476	964	4,499
20	Waxahachie ISD	497	476	910	9,453

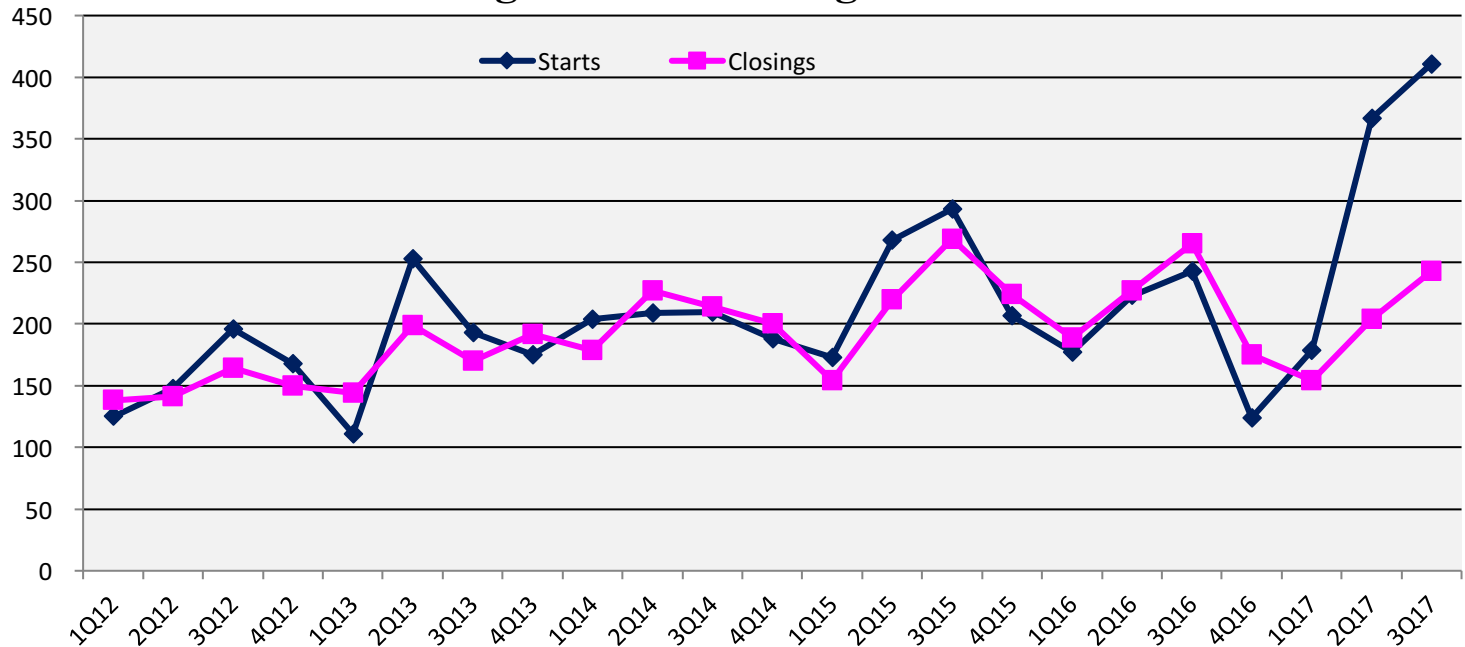
* Based on additional Templeton Demographics housing research





New Housing Activity

Eagle Mountain-Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	125	112	205	173	177	179
2Q	148	253	209	268	223	367
3Q	196	193	210	293	243	411
4Q	168	176	188	207	124	
Total	637	734	812	941	767	957

Closings	2012	2013	2014	2015	2016	2017
1Q	138	144	181	154	189	154
2Q	141	199	227	220	227	204
3Q	164	171	214	269	265	243
4Q	150	195	200	224	175	
Total	593	709	822	867	856	601

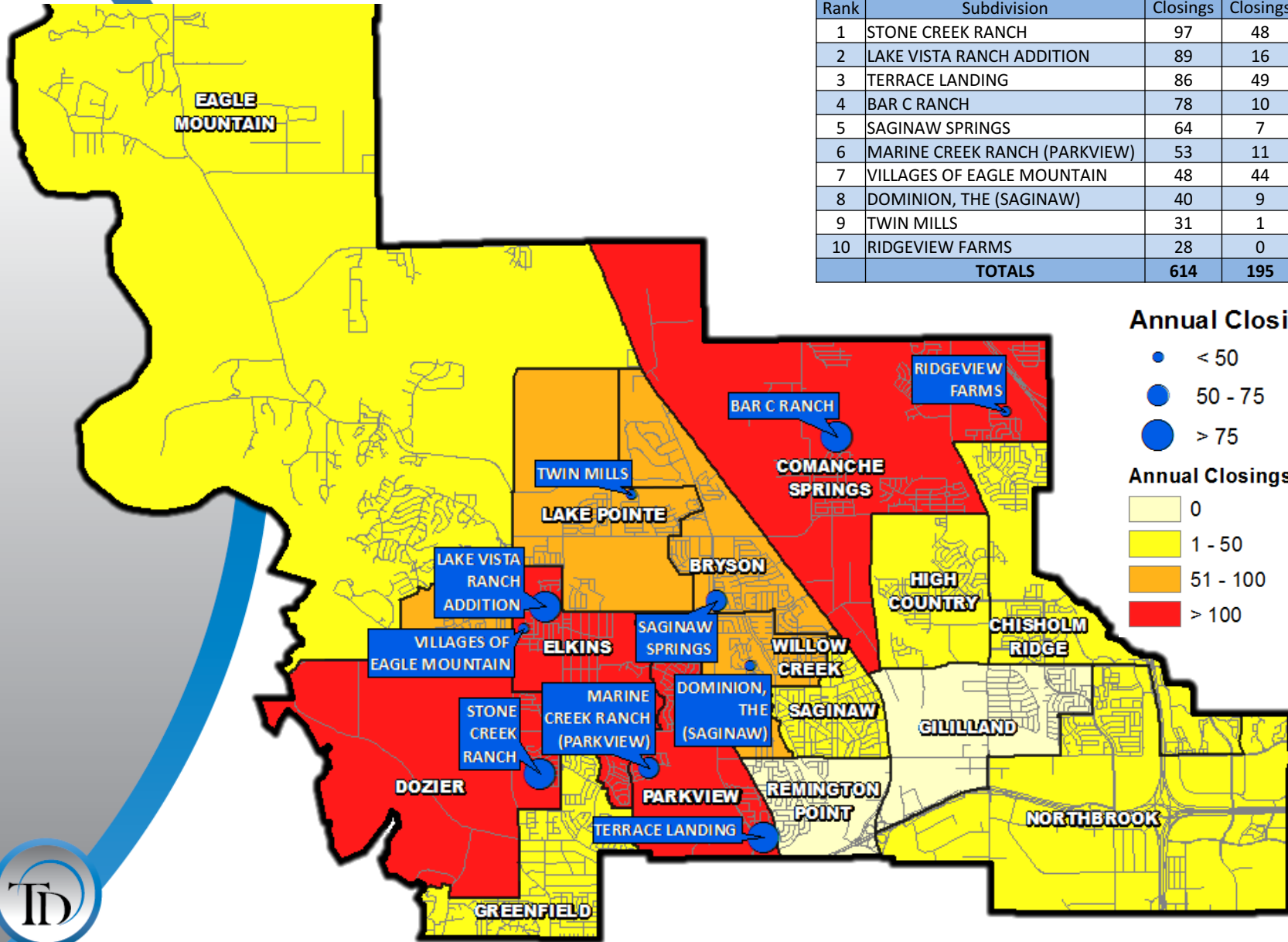
- EMS ISD had 411 home starts in 3Q17, the most starts in a single quarter in more than 10 years
- The district has had more than 600 new home closings in 2017 and is on pace to close more than 850 homes for the second straight year
- New home inventory is up due to the large number of homes under construction





Annual Closings Distribution

Top 10 Subdivisions - 3Q17 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	STONE CREEK RANCH	97	48	1	383
2	LAKE VISTA RANCH ADDITION	89	16	76	278
3	TERRACE LANDING	86	49	2	0
4	BAR C RANCH	78	10	33	802
5	SAGINAW SPRINGS	64	7	4	0
6	MARINE CREEK RANCH (PARKVIEW)	53	11	50	744
7	VILLAGES OF EAGLE MOUNTAIN	48	44	171	140
8	DOMINION, THE (SAGINAW)	40	9	10	0
9	TWIN MILLS	31	1	41	439
10	RIDGEVIEW FARMS	28	0	7	335
TOTALS		614	195	395	3,121



Annual Closings by Sub

- < 50
- 50 - 75
- > 75

Annual Closings by Elem Zone

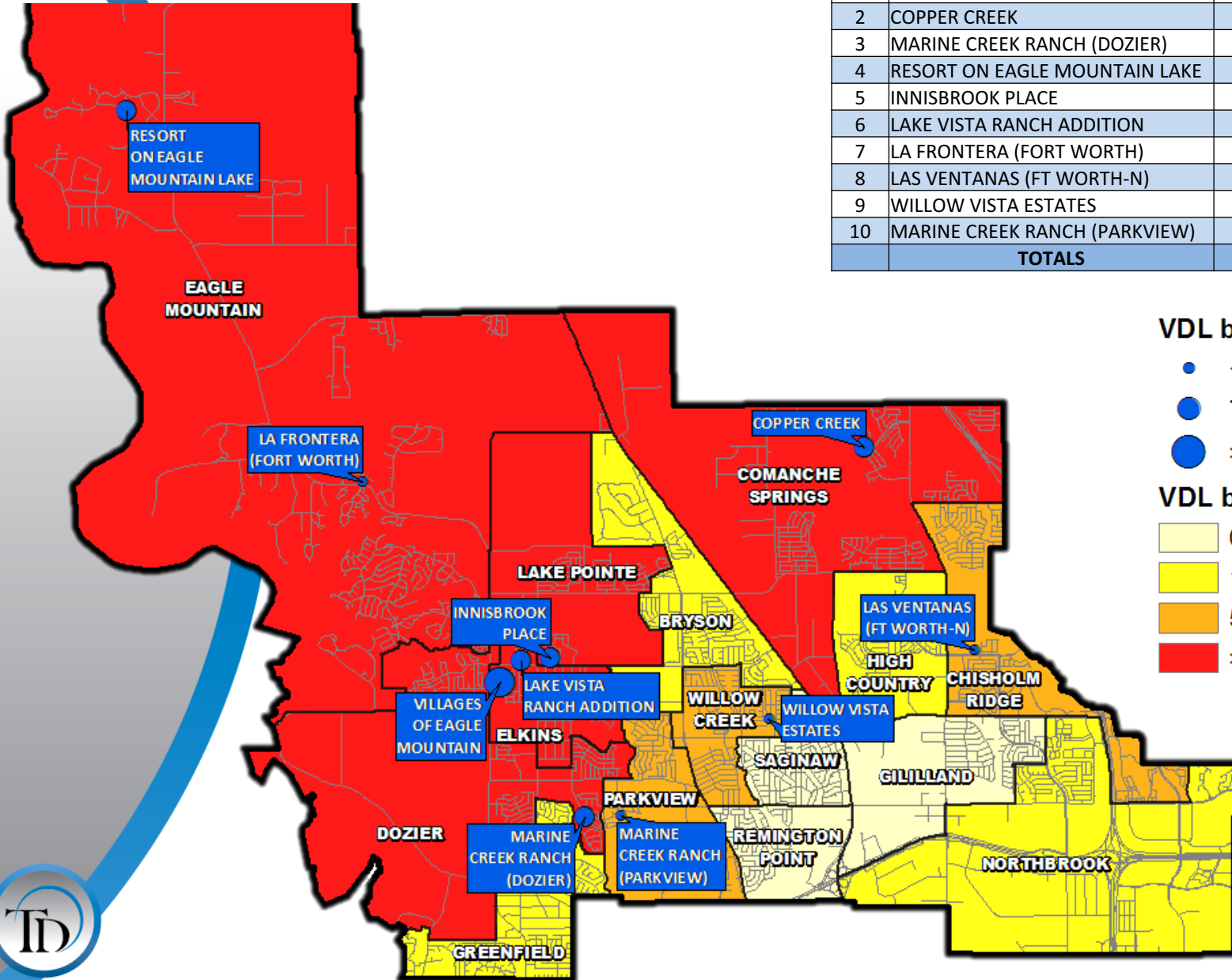
- 0
- 1 - 50
- 51 - 100
- > 100





VDL Distribution

Top 10 Subdivisions - 3Q17 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	VILLAGES OF EAGLE MOUNTAIN	48	171	140
2	COPPER CREEK	1	137	615
3	MARINE CREEK RANCH (DOZIER)	3	120	128
4	RESORT ON EAGLE MOUNTAIN LAKE	15	116	160
5	INNISBROOK PLACE	13	83	131
6	LAKE VISTA RANCH ADDITION	89	76	278
7	LA FRONTERA (FORT WORTH)	0	69	327
8	LAS VENTANAS (FT WORTH-N)	7	61	214
9	WILLOW VISTA ESTATES	19	56	74
10	MARINE CREEK RANCH (PARKVIEW)	53	50	744
TOTALS		248	939	2,811



VDL by Sub

- < 75
- 75 - 150
- > 150

VDL by Elem Zone

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

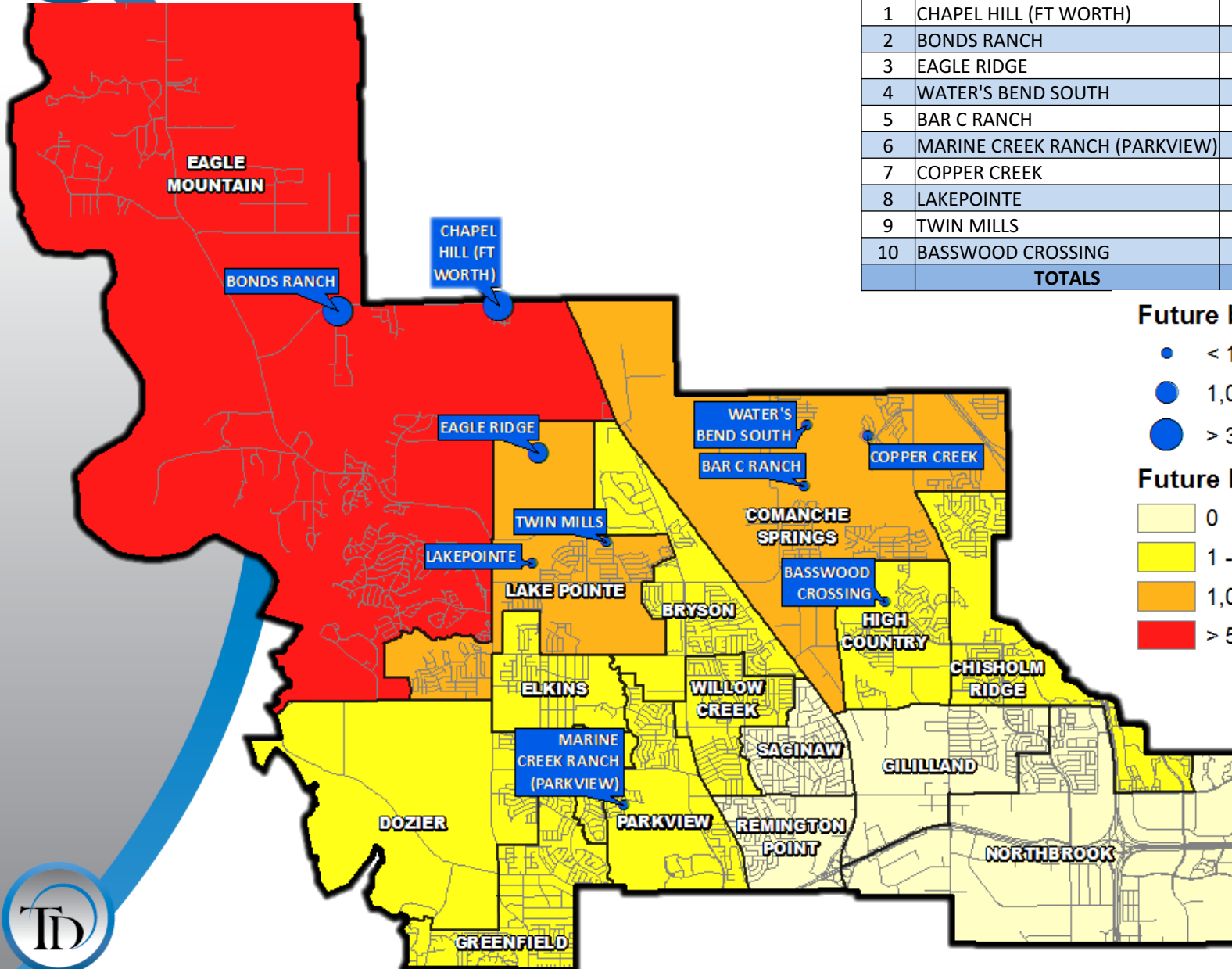




Futures Distribution

Top 10 Subdivisions - 3Q17 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	VDL	Future
1	CHAPEL HILL (FT WORTH)	0	5	4,713
2	BONDS RANCH	0	0	4,065
3	EAGLE RIDGE	0	0	1,800
4	WATER'S BEND SOUTH	0	5	852
5	BAR C RANCH	78	33	802
6	MARINE CREEK RANCH (PARKVIEW)	53	50	744
7	COPPER CREEK	1	137	615
8	LAKEPOINTE	0	0	594
9	TWIN MILLS	31	41	439
10	BASSWOOD CROSSING	0	0	429
	TOTALS	163	271	15,053



Future by Sub

- < 1,000
- 1,000 - 3,000
- > 3,000

Future by Elem Zone


- 0
- 1 - 1,000
- 1,001 - 5,000
- > 5,000






District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	56	31	64	7	38	40	196
CHISHOLM RIDGE	48	8	32	6	42	62	633
COMANCHE SPRINGS	222	145	139	20	181	236	2,667
DOZIER	95	0	109	54	22	122	994
EAGLE MOUNTAIN	46	13	27	8	40	301	9,664
ELKINS	224	102	137	60	135	268	751
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	2	1	13	1	2	19	192
HIGH COUNTRY	62	54	2	0	61	33	476
LAKE POINTE	86	17	51	10	46	205	3,357
NORTHBROOK	36	12	7	7	29	5	0
PARKVIEW	170	15	139	60	59	69	744
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	2	0	0	0	0
WILLOW CREEK	40	11	59	10	16	66	74
GRAND TOTAL	1,087	409	781	243	671	1,426	19,748

 Highest activity in the category

 Second highest activity in the category

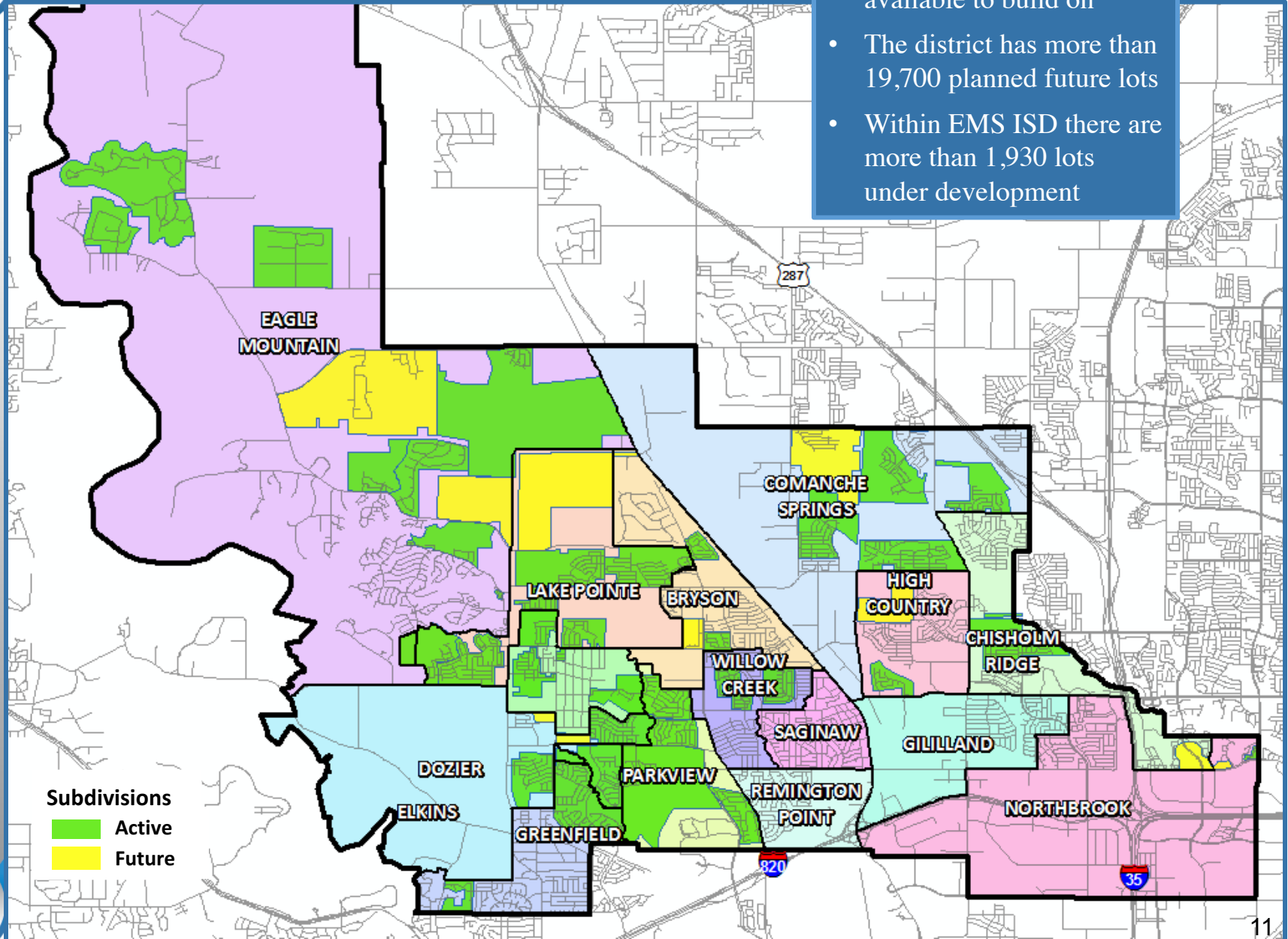
 Third highest activity in the category



District Housing Overview



- EMS ISD has 1,400 lots available to build on
- The district has more than 19,700 planned future lots
- Within EMS ISD there are more than 1,930 lots under development



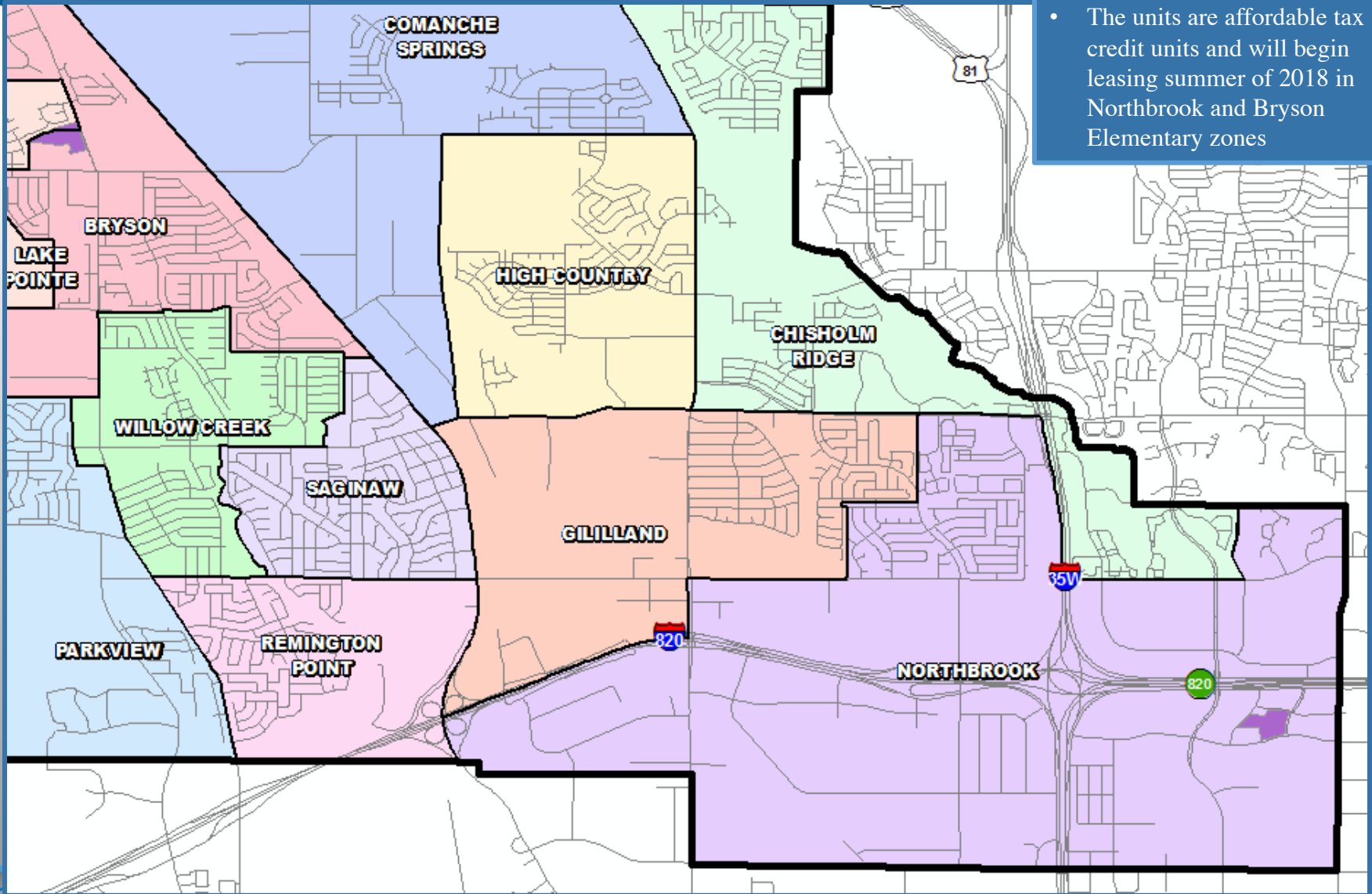
Subdivisions

- Active
- Future



Multi-Family Housing Overview

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



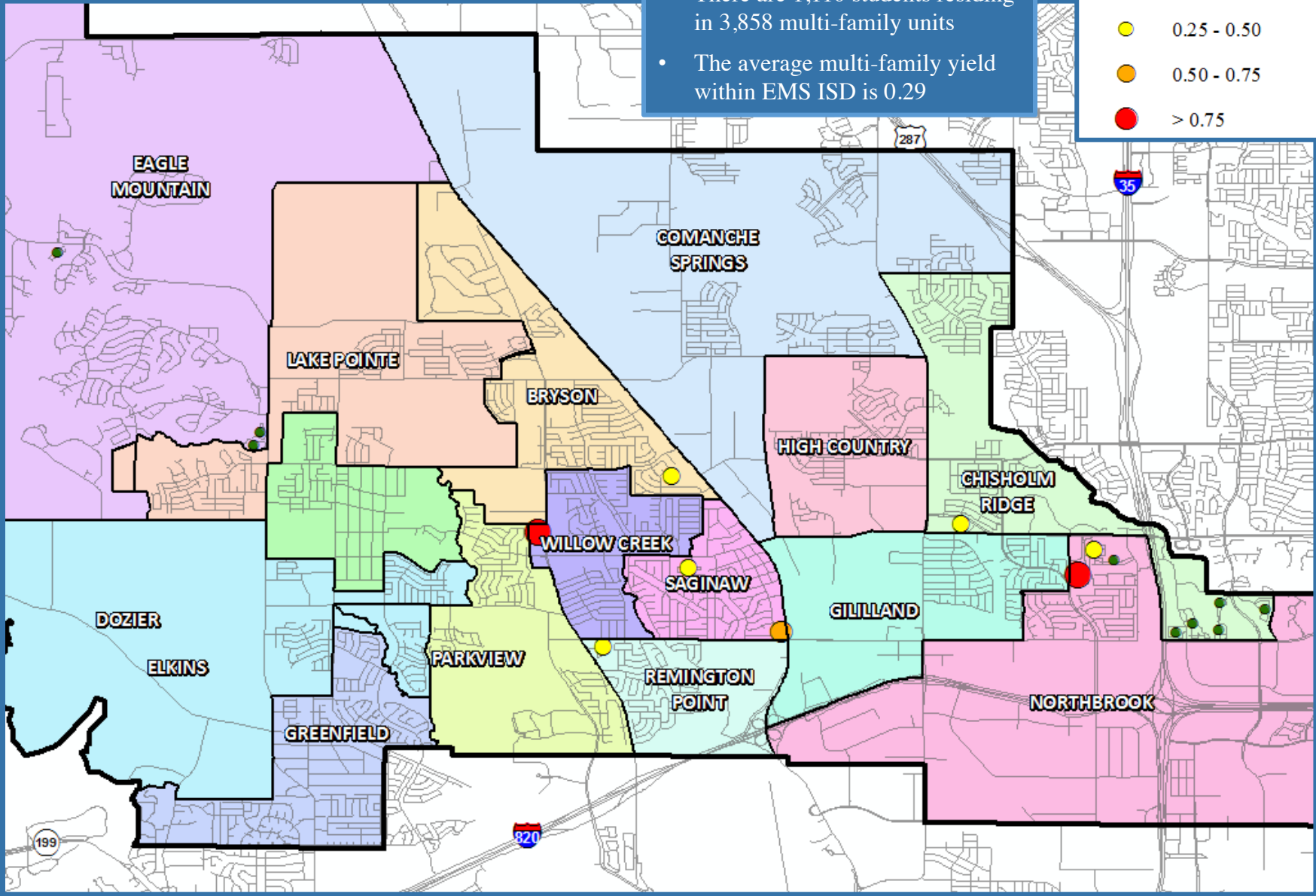
Apartment Yield Analysis



- There are 1,110 students residing in 3,858 multi-family units
- The average multi-family yield within EMS ISD is 0.29

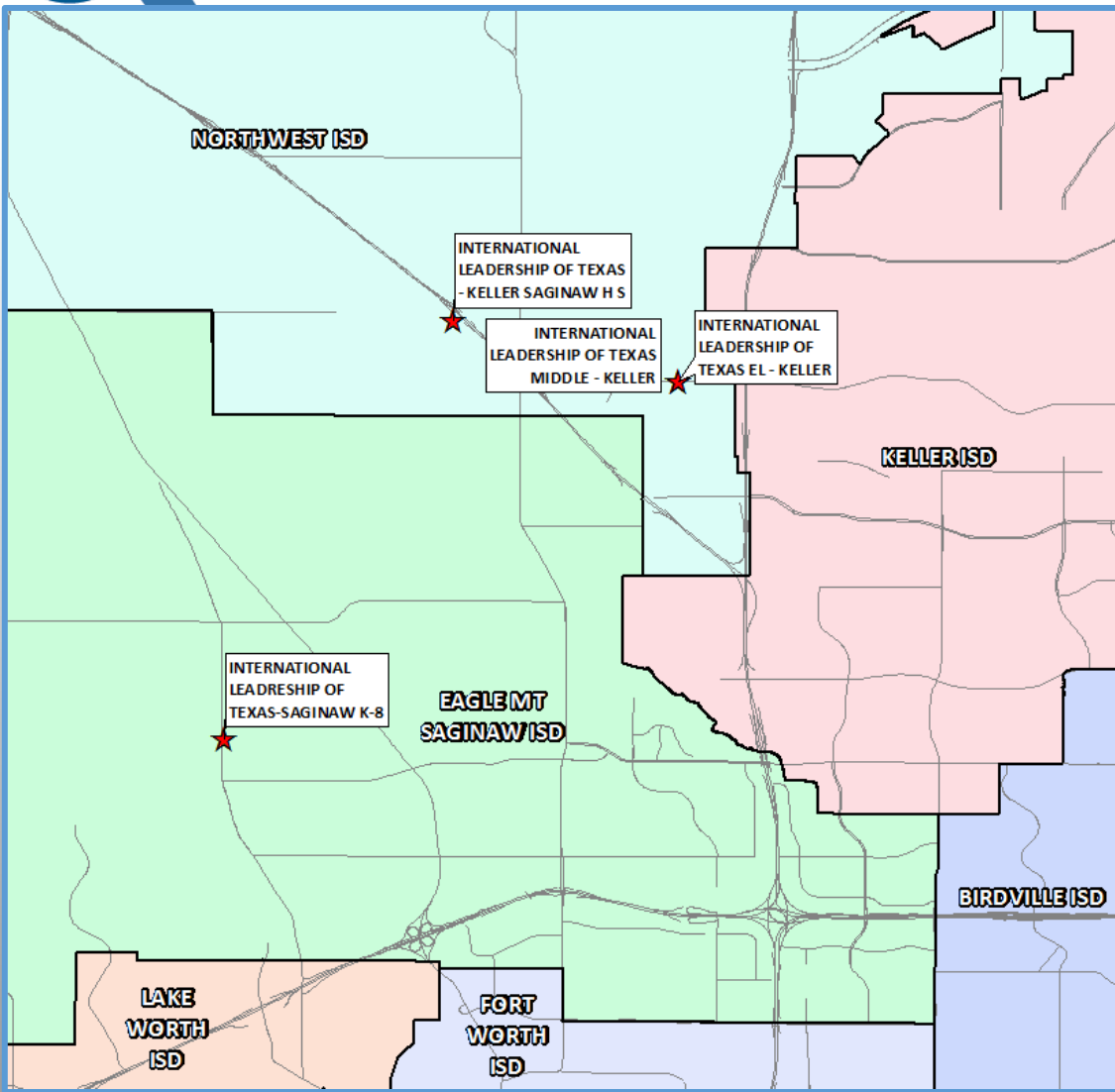
Multi-Family Yields

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75





International Leadership of Texas Charter Impact



The IL of Texas now has three North Fort Worth campuses:

- **IL of Texas- Keller**
 - Located on Heritage Trace Parkway
 - K-8th
 - 1,400 students in 2016/17
 - Opened in 2014 with 1,300 students
- **IL of Texas- Saginaw**
 - Opened on N Old Decatur Rd
 - K -8th
 - 1,230 students Sept 2017
 - Hoping to reach capacity of 1,416
- **IL of Texas Keller-Saginaw High School**
 - Opened permanent campus on Berkshire Lake Blvd
 - 9-12th grade
 - 263 students in 2016/17
 - 444 students Sept 2017





Ten Year Forecast

By Grade Level

	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2013/14	446	1,413	1,485	1,417	1,386	1,356	1,430	1,419	1,366	1,389	1,422	1,359	1,198	1,111	18,197		
2014/15	458	1,300	1,503	1,520	1,406	1,400	1,373	1,474	1,453	1,367	1,528	1,433	1,323	1,121	18,659	462	2.54%
2015/16	461	1,291	1,359	1,533	1,552	1,451	1,463	1,427	1,531	1,499	1,512	1,533	1,384	1,207	19,203	544	2.92%
2016/17	455	1,327	1,363	1,404	1,590	1,583	1,510	1,512	1,474	1,552	1,595	1,506	1,488	1,294	19,653	450	2.34%
2017/18	498	1,253	1,334	1,322	1,390	1,515	1,537	1,463	1,478	1,477	1,630	1,582	1,446	1,398	19,323	-330	-1.68%
2018/19	498	1,362	1,362	1,411	1,405	1,471	1,605	1,557	1,514	1,513	1,590	1,632	1,530	1,358	19,808	485	2.51%
2019/20	498	1,453	1,459	1,416	1,480	1,456	1,530	1,627	1,621	1,540	1,620	1,590	1,581	1,443	20,314	506	2.55%
2020/21	498	1,515	1,543	1,509	1,473	1,527	1,511	1,562	1,700	1,653	1,658	1,620	1,541	1,486	20,796	482	2.37%
2021/22	498	1,581	1,631	1,605	1,569	1,531	1,582	1,545	1,632	1,745	1,779	1,658	1,572	1,451	21,379	583	2.80%
2022/23	498	1,615	1,682	1,687	1,668	1,621	1,586	1,625	1,616	1,689	1,875	1,779	1,607	1,481	22,029	650	3.04%
2023/24	498	1,655	1,719	1,740	1,751	1,720	1,672	1,631	1,702	1,670	1,817	1,873	1,735	1,521	22,704	675	3.06%
2024/25	498	1,680	1,769	1,784	1,811	1,810	1,780	1,722	1,705	1,755	1,797	1,816	1,827	1,655	23,409	705	3.11%
2025/26	498	1,743	1,800	1,830	1,857	1,869	1,870	1,836	1,801	1,762	1,886	1,795	1,785	1,744	24,076	667	2.85%
2026/27	498	1,796	1,866	1,866	1,904	1,919	1,932	1,926	1,920	1,860	1,895	1,883	1,772	1,703	24,740	664	2.76%
2027/28	498	1,821	1,924	1,935	1,942	1,968	1,987	1,989	2,016	1,922	2,001	1,893	1,847	1,690	25,433	693	2.80%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- EMS ISD could enroll more than 19,800 students in 2018/19
- 5 year growth = 2,706 students
- 2022/23 enrollment = 22,029 students
- 10 year growth = 6,110 students
- 2027/28 enrollment = 25,433 students



Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	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	2027/28
HAFLEY DEVELOPMENT CENTER	300	408	460	460	460	460	460	460	460	460	460	460	460
BRYSON ELEMENTARY	675	572	494	504	510	529	544	547	551	557	564	569	569
CHISHOLM RIDGE ELEMENTARY	803	715	660	666	671	683	704	711	755	793	824	842	851
COMANCHE SPRINGS ELEMENTARY	753	593	656	730	776	855	944	1,030	1,105	1,175	1,245	1,323	1,400
DOZIER ELEMENTARY	803	553	631	707	744	806	857	916	931	958	984	1,011	1,051
EAGLE MOUNTAIN ELEMENTARY	758	613	648	682	705	749	783	831	878	922	956	991	1,017
ELKINS ELEMENTARY	605	327	312	333	354	384	406	442	477	515	554	594	634
GILILLAND ELMENTARY	734	502	496	506	489	498	503	514	516	519	520	522	520
GREENFIELD ELEMENTARY	803	770	711	704	707	705	733	722	727	739	747	754	760
HIGH COUNTRY ELEMENTARY	745	590	534	541	543	549	601	615	637	661	673	683	702
LAKE POINTE ELEMENTARY	779	718	693	699	727	744	815	878	928	976	1,026	1,068	1,113
NORTHBROOK ELEMENTARY	706	620	585	652	697	716	699	682	685	688	702	705	708
PARKVIEW ELEMENTARY	779	519	489	507	517	532	565	612	662	704	739	770	789
REMINGTON POINT ELEMENTARY	758	589	493	472	465	460	470	473	495	509	511	518	521
SAGINAW ELEMENTARY	519	429	382	366	361	356	375	387	395	401	410	416	420
WILLOW CREEK ELEMENTARY	727	714	605	585	566	550	538	537	553	555	552	555	560
ELEMENTARY TOTALS	11,247	9,232	8,849	9,114	9,292	9,576	9,997	10,357	10,755	11,132	11,467	11,781	12,075
Elementary Percent Change		1.339%	-4.15%	2.99%	1.95%	3.06%	4.40%	3.60%	3.84%	3.51%	3.01%	2.74%	2.50%
Elementary Absolute Change		122	-383	265	178	284	421	360	398	377	335	314	294

*Green box = within 5% of capacity

*Yellow box = over capacity





Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	History	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	2027/28
CREEKVIEW MIDDLE SCHOOL	1,078	880	902	953	973	1,001	1,014	986	1,011	1,048	1,144	1,222	1,277
HIGHLAND MIDDLE SCHOOL	1,050	871	849	874	907	882	844	830	845	873	870	926	955
PRAIRIE VISTA MIDDLE SCHOOL	1,002	878	820	862	923	996	1,031	1,069	1,083	1,121	1,162	1,225	1,277
WAYSIDE MIDDLE SCHOOL	1,002	943	887	900	928	948	957	958	986	1,035	1,101	1,164	1,219
WILLKIE MIDDLE SCHOOL	1,002	961	959	994	1,056	1,087	1,075	1,086	1,077	1,104	1,121	1,168	1,198
MIDDLE SCHOOL TOTALS	5,134	4,533	4,417	4,583	4,787	4,914	4,921	4,929	5,002	5,181	5,398	5,705	5,926
Middle School Percent Change		1.77%	-2.56%	3.76%	4.45%	2.65%	0.14%	0.16%	1.48%	3.58%	4.19%	5.69%	3.87%
Middle School Absolute Change		79	-116	166	204	127	7	8	73	179	217	307	221
BOSWELL HIGH SCHOOL		1,809	1,922	1,952	2,002	1,969	1,985	2,062	2,104	2,173	2,179	2,210	2,300
SAGINAW HIGH SCHOOL		1,924	1,917	1,921	1,915	1,939	2,002	2,103	2,159	2,179	2,251	2,233	2,278
CHISHOLM TRAIL HIGH SCHOOL		2,011	2,108	2,128	2,208	2,288	2,364	2,468	2,574	2,634	2,671	2,701	2,744
WATSON HIGH SCHOOL		83	82	82	82	82	82	82	82	82	82	82	82
HIGH SCHOOL TOTALS		5,827	6,029	6,083	6,207	6,278	6,433	6,715	6,919	7,068	7,183	7,226	7,404
High School Percent Change		3.87%	3.47%	0.90%	2.04%	1.14%	2.47%	4.38%	3.04%	2.15%	1.63%	0.60%	2.46%
High School Absolute Change		217	202	54	124	71	155	282	204	149	115	43	178
TARRANT COUNTY JJAEP		3	4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE DISCIPLINE SCHOOL		58	24	24	24	24	24	24	24	24	24	24	24
ALTERNATIVE SCHOOL TOTALS		61	28	28	28	28	28	28	28	28	28	28	28
DISTRICT TOTALS		19,653	19,323	19,808	20,314	20,796	21,379	22,029	22,704	23,409	24,076	24,740	25,433
District Percent Change		2.34%	-1.68%	2.51%	2.55%	2.37%	2.80%	3.04%	3.06%	3.11%	2.85%	2.76%	2.80%
District Absolute Change		450	-330	485	506	482	583	650	675	705	667	664	693

*Green box = within 5% of capacity

*Yellow box = over capacity





Summary

- Fort Worth's unemployment rate is below 4.0%.
- EMS ISD started more than 400 new homes in 3Q17, the most single-quarter starts in more than 10 years.
- Copper Creek started more than 100 homes in 3Q17, and is expected to build 150 – 180 homes in 2018.
- There are more than 1,900 lots currently being developed within EMS ISD.
- EMS ISD experienced enrollment impact from IL of Texas.
- EMS ISD can expect an increase of approximately 2,700 students during the next 5 years.
- EMS ISD is projected to enroll more than 25,400 students for the 2027/28 school year.