

*Eagle Mountain-  
Saginaw  
Independent  
School  
District*



Quarterly  
Report  
2Q18

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area (June 2018)

## 3.1%

113,710 new jobs  
National rate 1.5%



### Job Growth

## Unemployment Rate



U.S. 4.2 %  
Texas 4.2%  
DFW MSA 3.8%  
Fort Worth 4.0%

## -0.1%

## 35,264

4,010 more starts than 2Q17

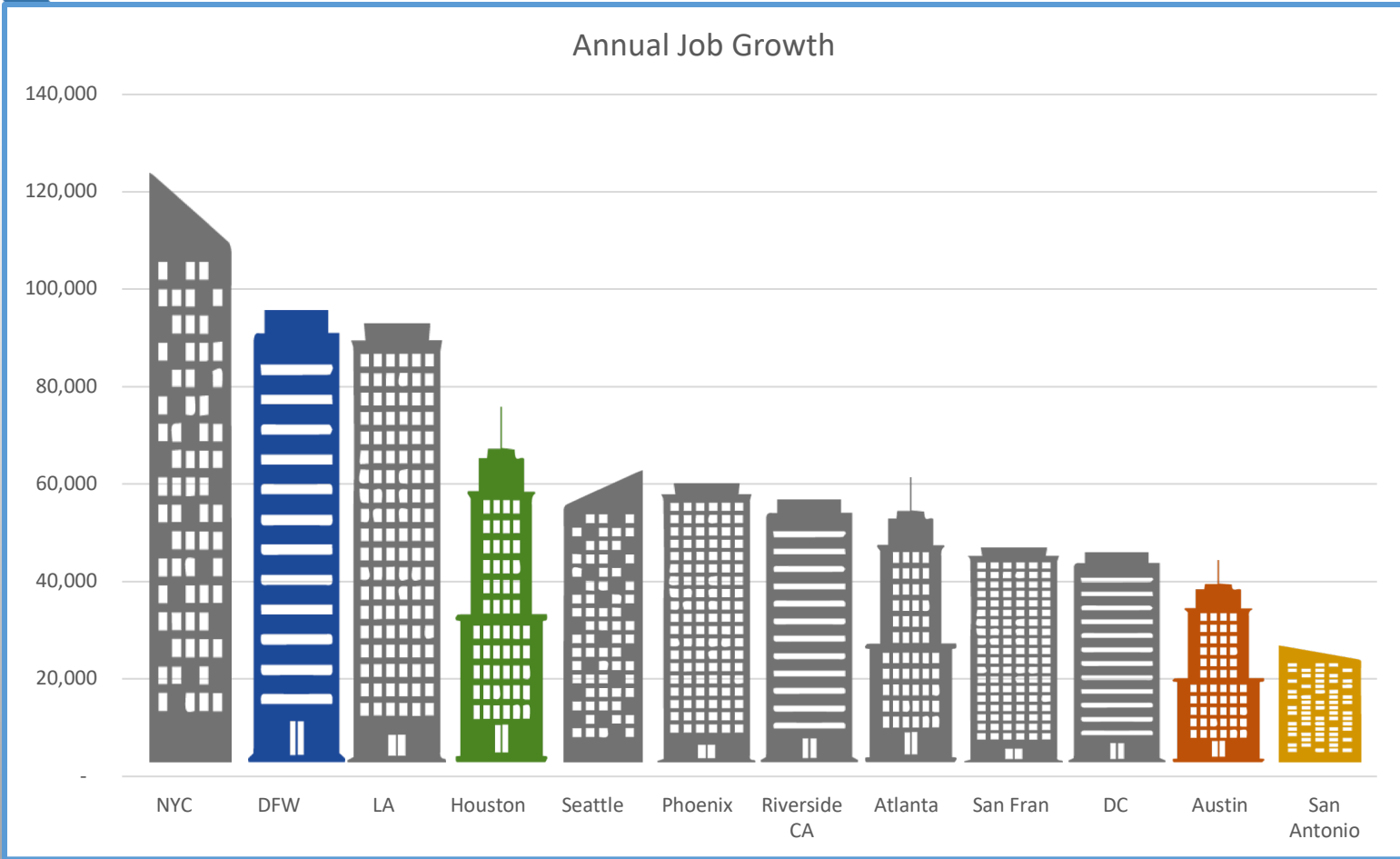


### Annual Home Starts





# Economic Conditions – Job Growth



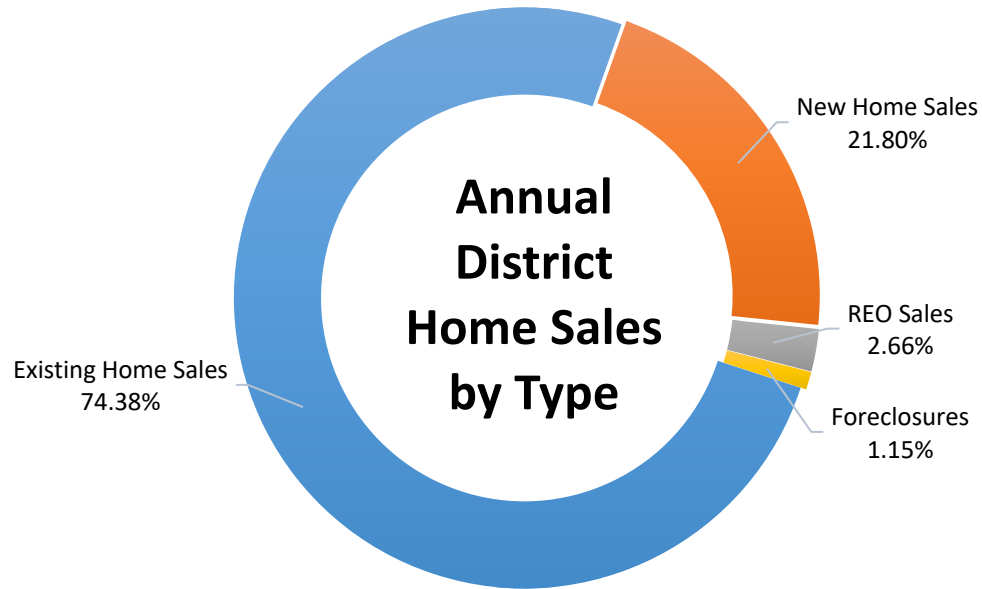
- Texas has 4 of the top 25 job growth cities in the U.S.
- DFW grew almost 100,000 jobs in the last 12 months and is second only to NYC in number of jobs





# EMS ISD Housing Activity

June 2017-May 2018 Home Sales by Type



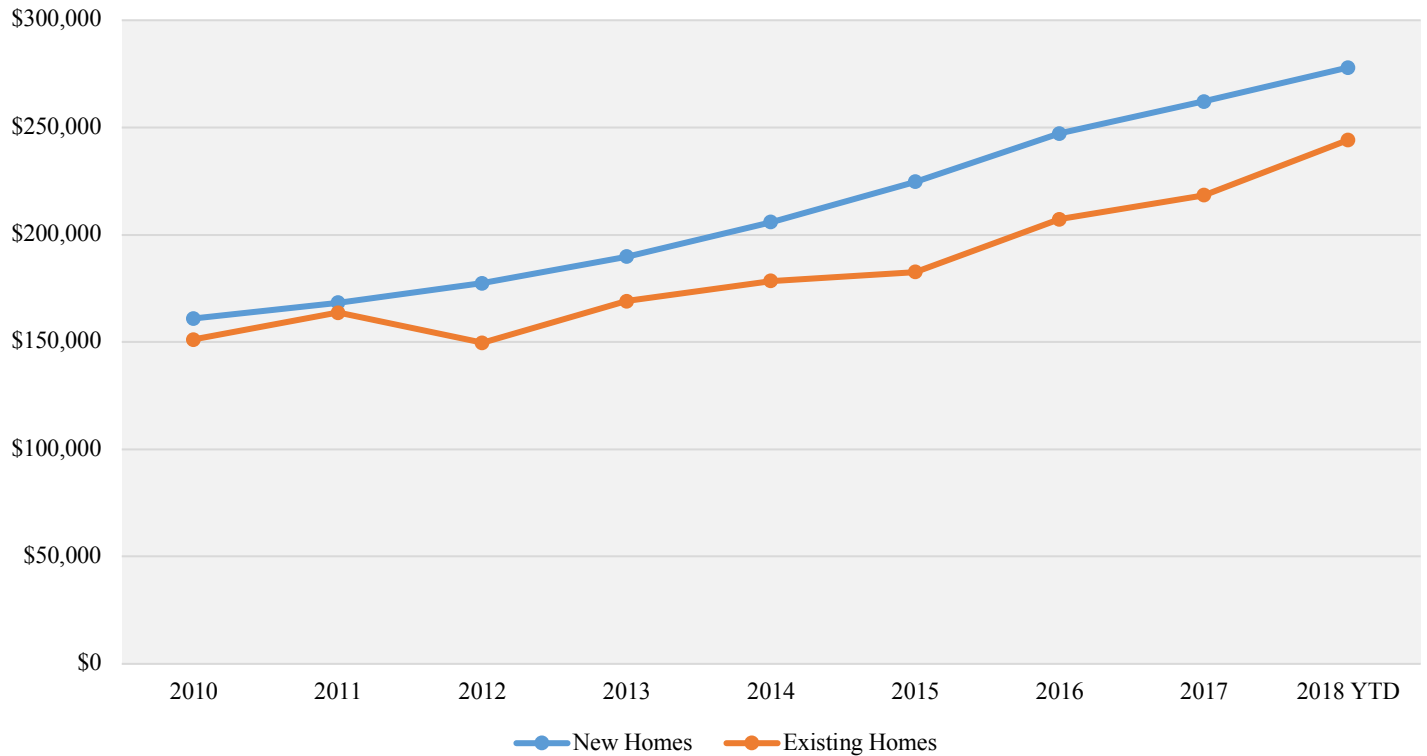
- EMS ISD had 3,761 home sales from in the last 12 months, and roughly 21% were new homes
- Within EMS ISD, the average new home sale price in 2Q18 was \$278,009
- Within EMS ISD, the average existing home sale price in 2Q18 was \$244,248





# EMS ISD Historical Home Price Analysis

### New vs. Existing Sale Price, 2010 – 2018 YTD



	New Homes	Existing Homes
2010	\$161,003	\$151,152
2011	\$168,397	\$163,737
2012	\$177,456	\$149,690
2013	\$189,753	\$169,032
2014	\$205,965	\$178,527
2015	\$224,715	\$182,696
2016	\$247,270	\$207,263
2017	\$262,235	\$218,517
2018 YTD	\$278,009	\$244,248

- The average new home price has risen 73% since 2010, a price difference of \$117,006
- The average existing home price within EMS ISD has risen 61% since 2010, a price change of \$93,096





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,939	2,663	5,419	23,144
2	Frisco ISD	2,475	2,526	4,984	4,480
3	Denton ISD	2,462	2,162	3,104	19,240
4	Northwest ISD	1,870	1,858	1,732	24,776
5	Dallas ISD	1,885	1,700	2,103	7,040
6	Little Elm ISD	1,448	1,497	1,805	2,573
<b>7</b>	<b>Eagle Mt.-Saginaw ISD</b>	<b>1,438</b>	<b>1,172</b>	<b>1,392</b>	<b>20,281*</b>
8	Forney ISD	1,389	1,154	1,373	14,003
9	Lewisville ISD	1,181	1,041	2,160	3,899
10	Rockwall ISD	932	883	2,153	8,856
11	McKinney ISD	795	813	1,941	8,801
12	Wylie ISD	909	811	972	3,978
13	Crowley ISD	979	711	972	12,044
14	Midlothian ISD	756	685	1,212	19,610
15	Mansfield ISD	725	673	1,390	6,466
16	Allen ISD	687	631	1,235	1,150
17	Keller ISD	586	620	635	1,682
18	Princeton ISD	727	605	824	5,279
19	Fort Worth ISD	474	582	1,131	4,837
20	Waxahachie ISD	659	576	911	9,975

\* Based on additional Templeton Demographics housing research

Source: Metrostudy

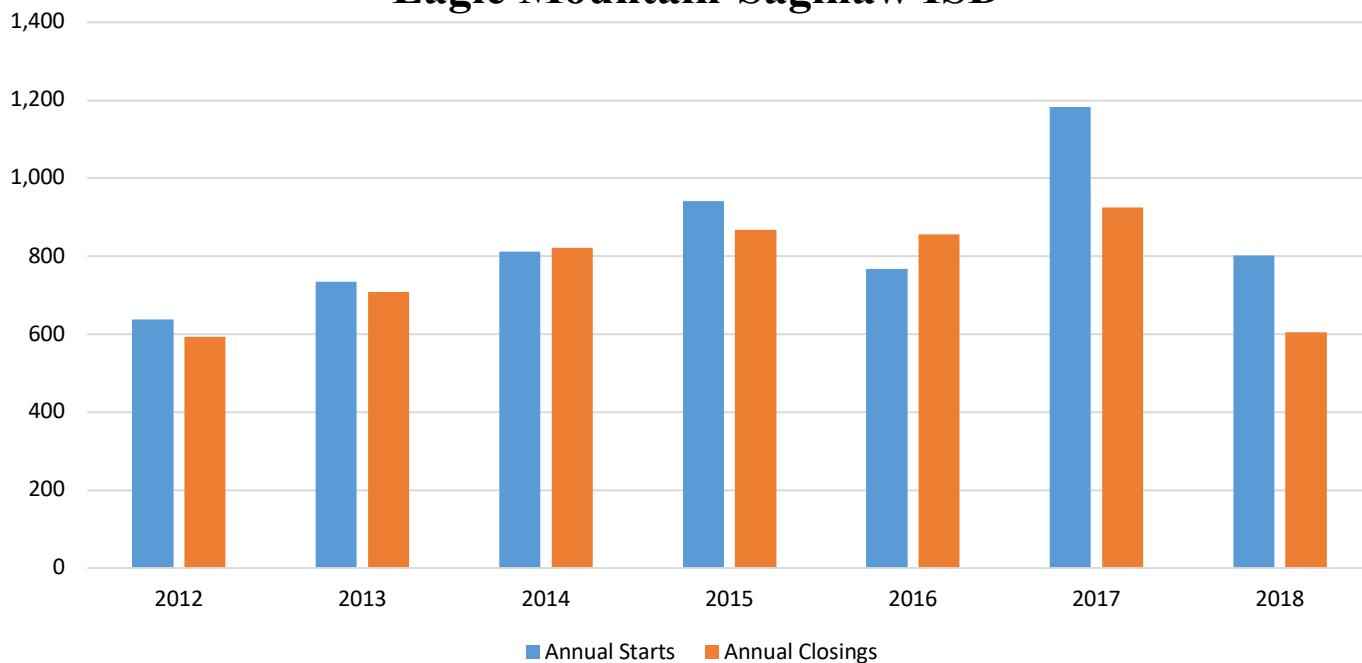






# New Housing Activity

## Eagle Mountain-Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017	2018	Closings	2012	2013	2014	2015	2016	2017	2018
1Q	125	112	205	173	177	179	390	1Q	138	144	181	154	189	154	295
2Q	148	253	209	268	223	368	412	2Q	141	199	227	220	227	204	310
3Q	196	193	210	293	243	412		3Q	164	171	214	269	265	243	
4Q	168	176	188	207	124	224		4Q	150	195	200	224	175	324	
Total	637	734	812	941	767	1,183	802	Total	593	709	822	867	856	925	605

- EMS ISD had more than 400 home starts in the second quarter, the most 2Q starts in more than 10 years
- The district closed over 300 new homes in 2Q18, a 50% increase from the previous 2<sup>nd</sup> quarter
- New home inventory is up due to the large number of homes under construction

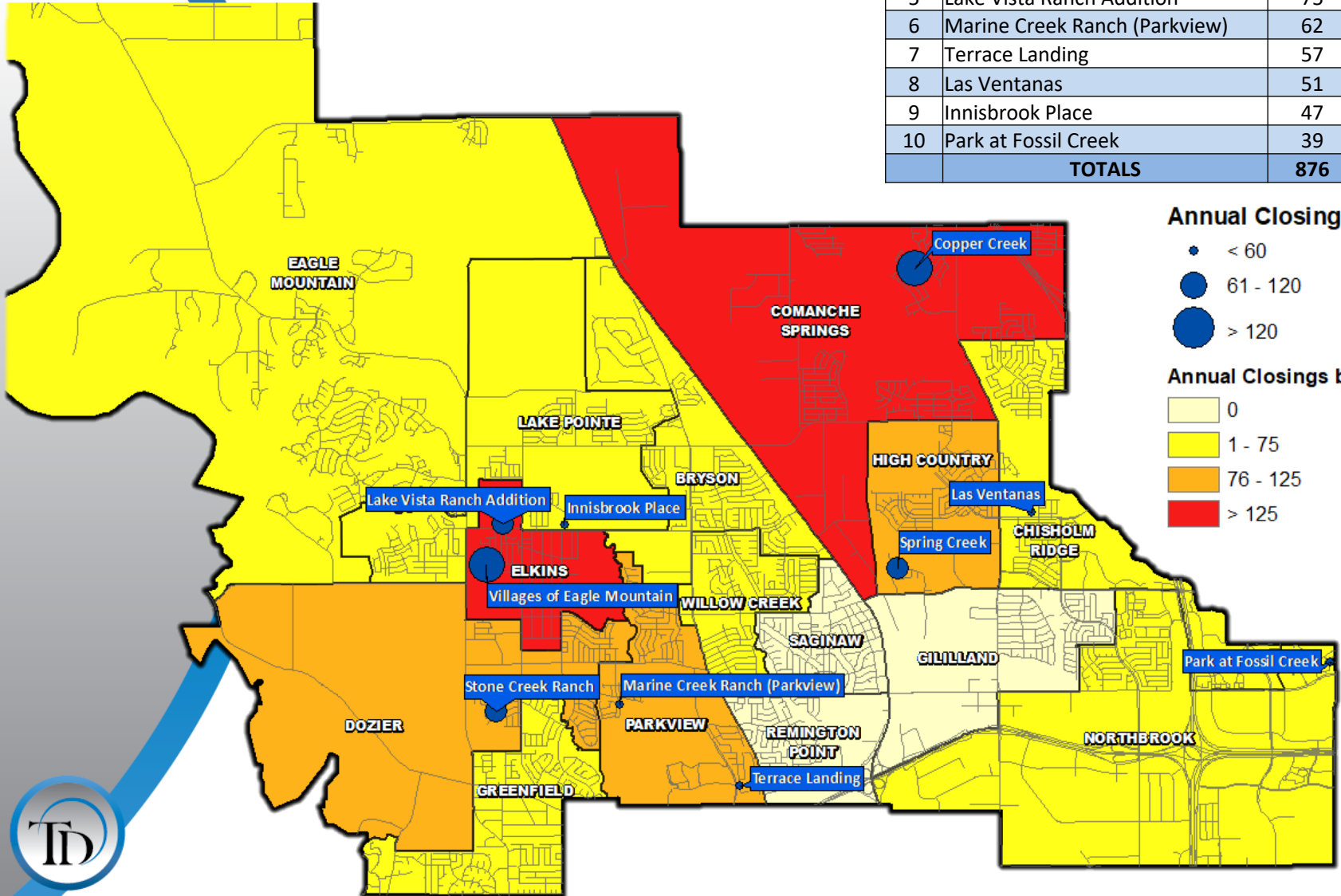




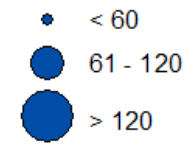


# Annual Closings Distribution

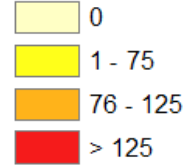
Top 10 Subdivisions - 2Q18 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Villages of Eagle Mountain	210	16	140
2	Copper Creek	161	77	677
3	Stone Creek Ranch	91	1	297
4	Spring Creek	83	0	0
5	Lake Vista Ranch Addition	75	25	278
6	Marine Creek Ranch (Parkview)	62	31	887
7	Terrace Landing	57	0	0
8	Las Ventanas	51	20	214
9	Innisbrook Place	47	49	116
10	Park at Fossil Creek	39	0	0
<b>TOTALS</b>		<b>876</b>	<b>219</b>	<b>2,609</b>



## Annual Closings by Sub



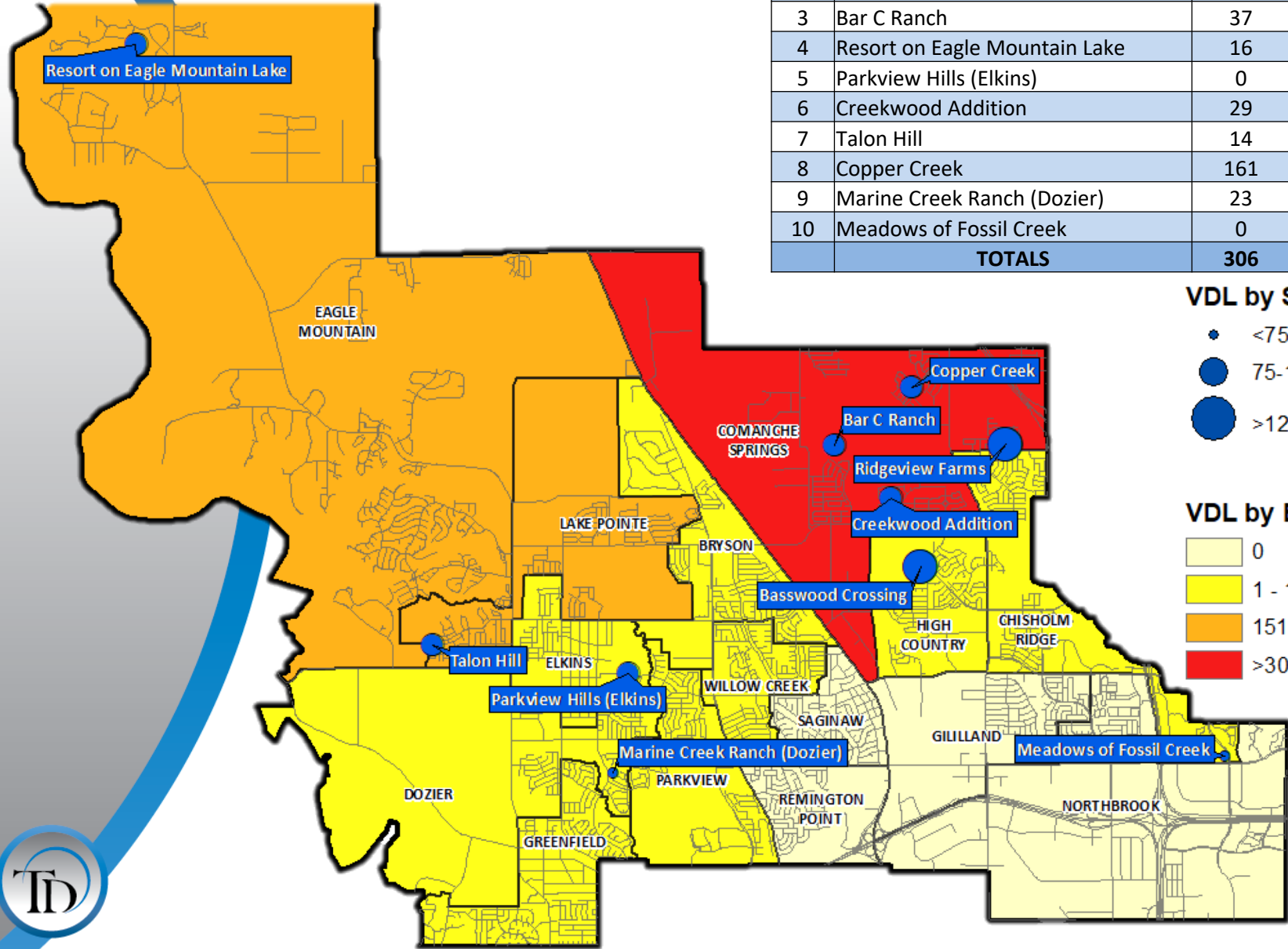
## Annual Closings by Elem Zone





# VDL Distribution

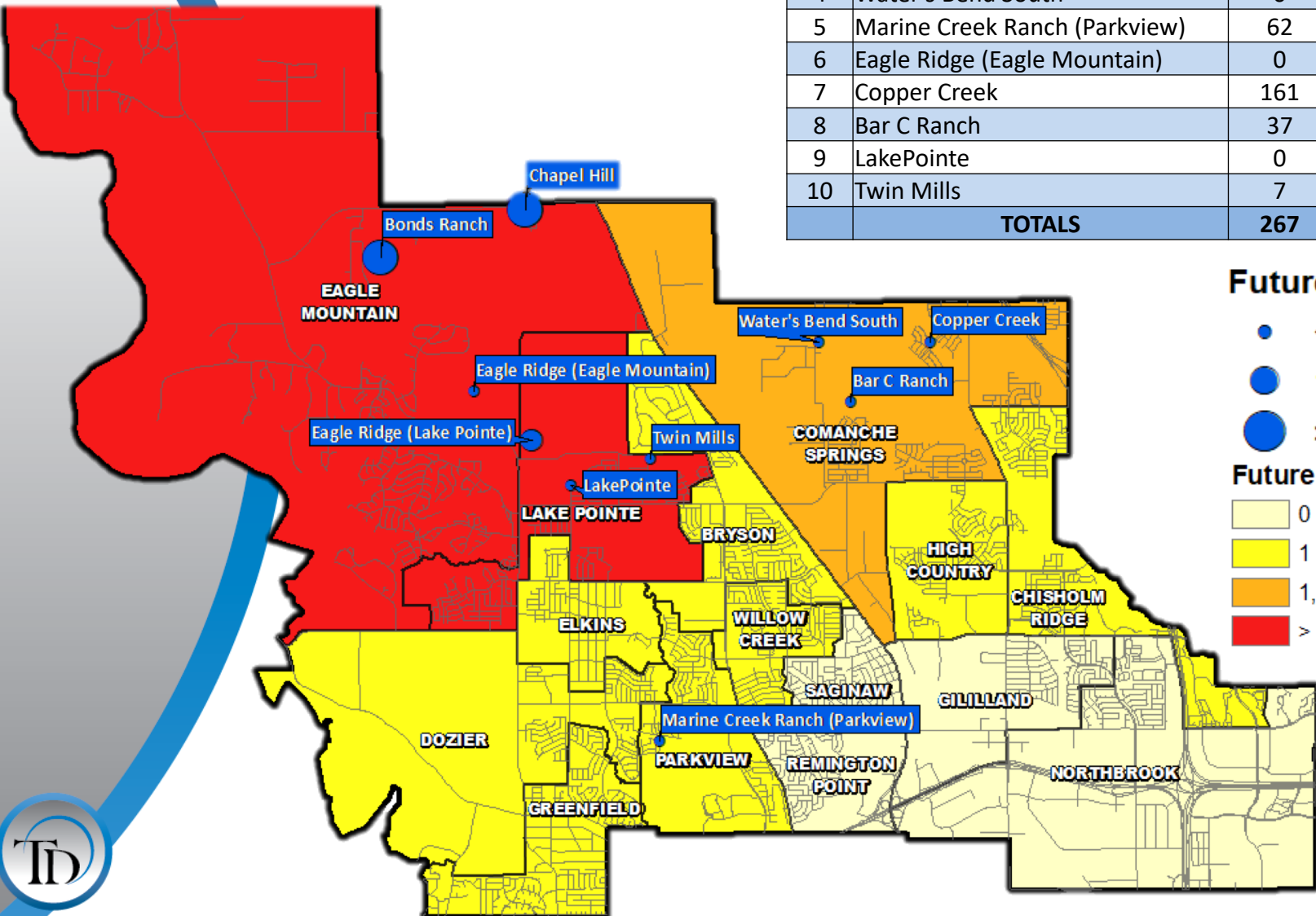
Top 10 Subdivisions - 2Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Basswood Crossing	25	145	213
2	Ridgeview Farms	1	138	222
3	Bar C Ranch	37	112	614
4	Resort on Eagle Mountain Lake	16	104	160
5	Parkview Hills (Elkins)	0	96	240
6	Creekwood Addition	29	90	0
7	Talon Hill	14	83	233
8	Copper Creek	161	77	677
9	Marine Creek Ranch (Dozier)	23	69	272
10	Meadows of Fossil Creek	0	52	267
<b>TOTALS</b>		<b>306</b>	<b>966</b>	<b>2,898</b>





# Futures Distribution

Top 10 Subdivisions - 2Q18 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Chapel Hill	0	5	4,713
2	Bonds Ranch	0	0	4,065
3	Eagle Ridge (Lake Pointe)	0	0	1,700
4	Water's Bend South	0	5	930
5	Marine Creek Ranch (Parkview)	62	31	887
6	Eagle Ridge (Eagle Mountain)	0	0	800
7	Copper Creek	161	77	677
8	Bar C Ranch	37	112	614
9	LakePointe	0	0	594
10	Twin Mills	7	18	372
<b>TOTALS</b>		<b>267</b>	<b>248</b>	<b>15,352</b>



**Future by sub**

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

**Future by Elem Zone**

- 0
- 1 - 1,500
- 1,501 - 3,000
- > 3,000





# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	64	21	49	14	29	9	334
CHISHOLM RIDGE	51	12	53	11	38	72	850
COMANCHE SPRINGS	367	157	228	36	195	422	2,443
DOZIER	137	56	118	43	95	71	1,050
EAGLE MOUNTAIN	60	18	48	19	47	252	10,464
ELKINS	332	56	294	96	131	149	658
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	2	0	5	1	0	17	192
HIGH COUNTRY	156	11	108	42	55	145	213
LAKE POINTE	174	80	70	22	143	186	3,116
NORTHBROOK	17	0	39	1	2	0	0
PARKVIEW	39	0	119	13	22	31	887
REMLINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0
WILLOW CREEK	39	1	41	12	13	38	74
<b>GRAND TOTAL</b>	<b>1,438</b>	<b>412</b>	<b>1,172</b>	<b>310</b>	<b>770</b>	<b>1,392</b>	<b>20,281</b>

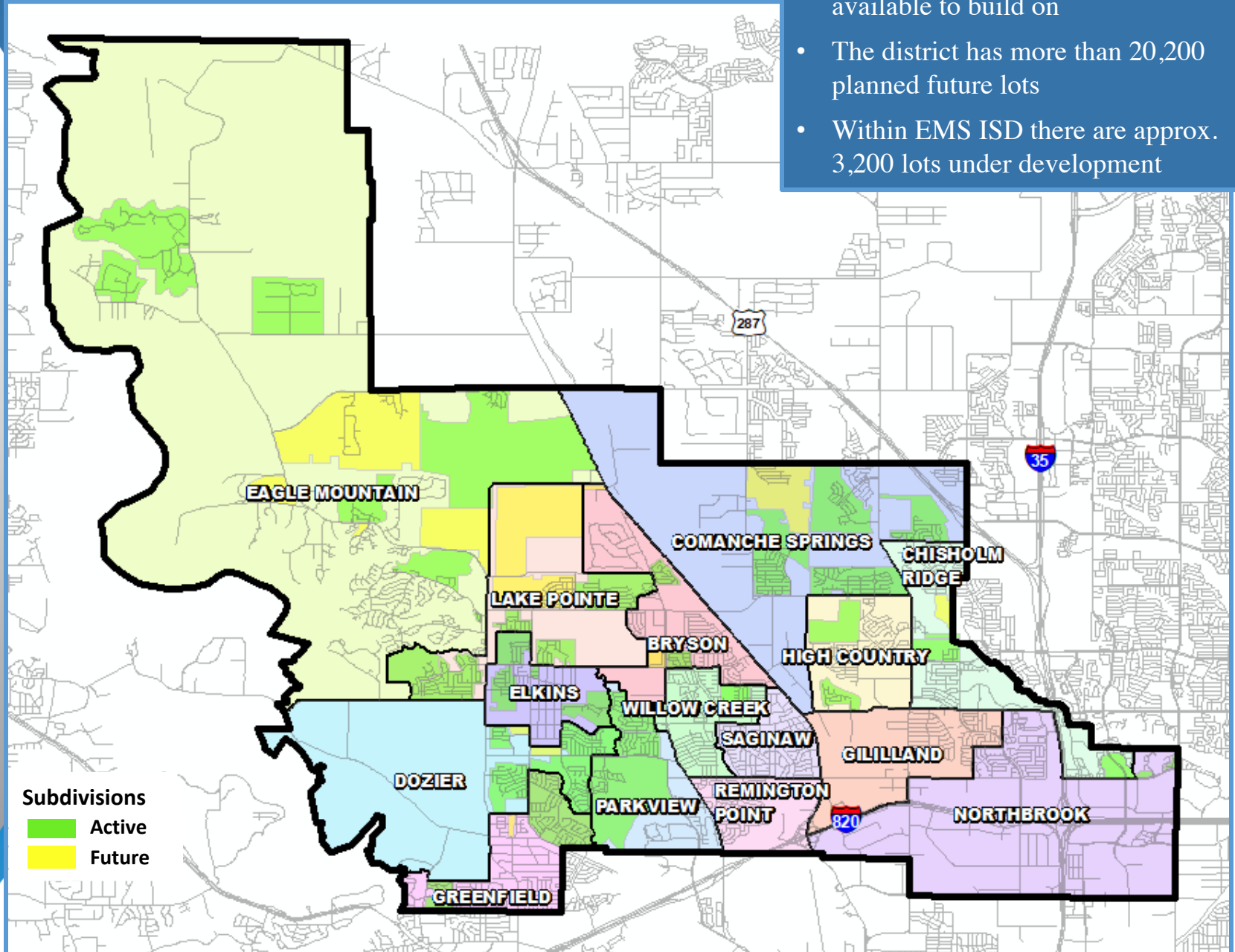
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category



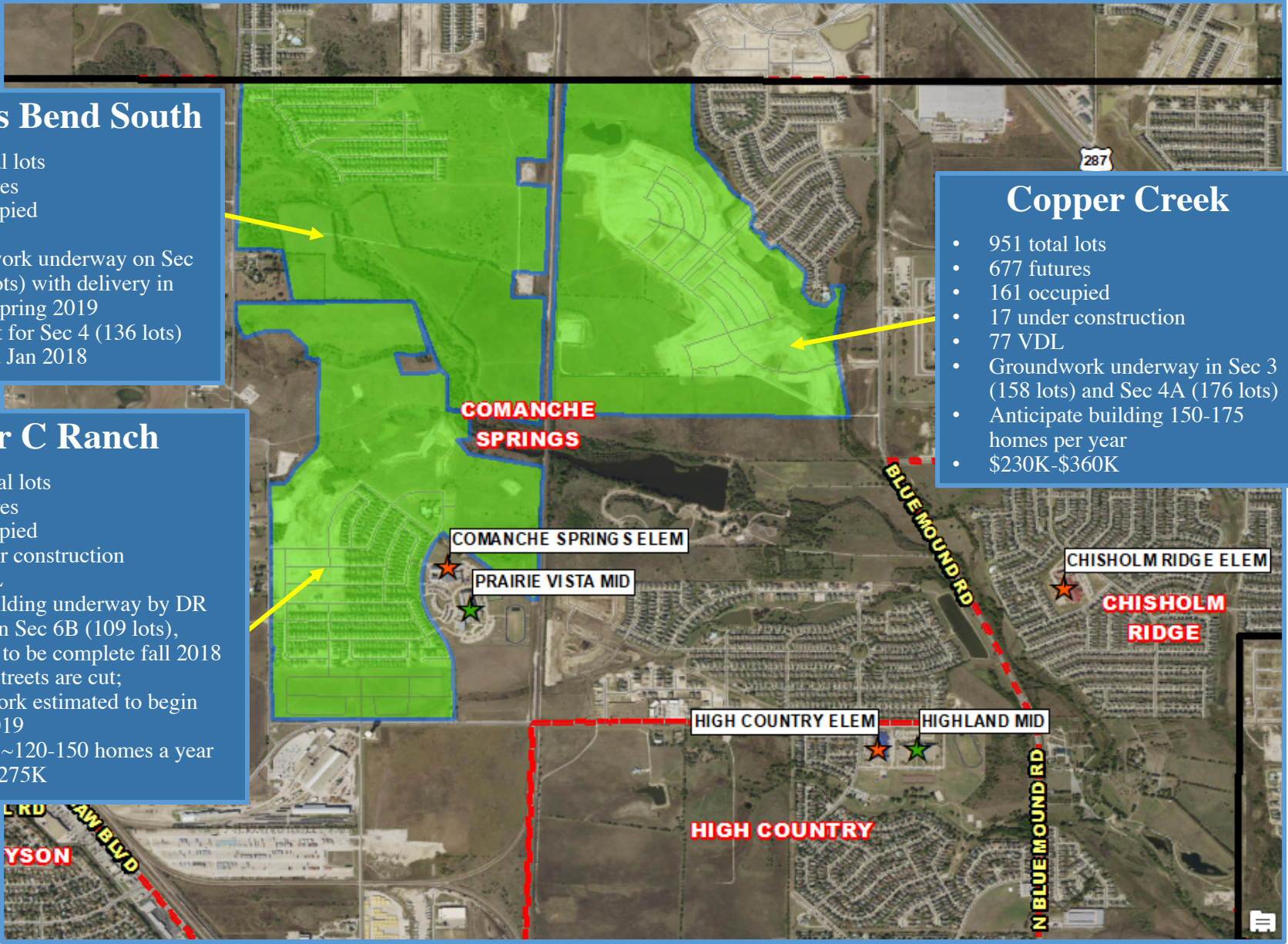


# District Housing Overview

- EMS ISD has nearly 1,400 lots available to build on
- The district has more than 20,200 planned future lots
- Within EMS ISD there are approx. 3,200 lots under development



# Residential Activity



### Water's Bend South

- 1220 total lots
- 930 futures
- 285 occupied
- 5 VDL
- Groundwork underway on Sec 1D (81 lots) with delivery in approx. spring 2019
- Final plat for Sec 4 (136 lots) approved Jan 2018

### Bar C Ranch

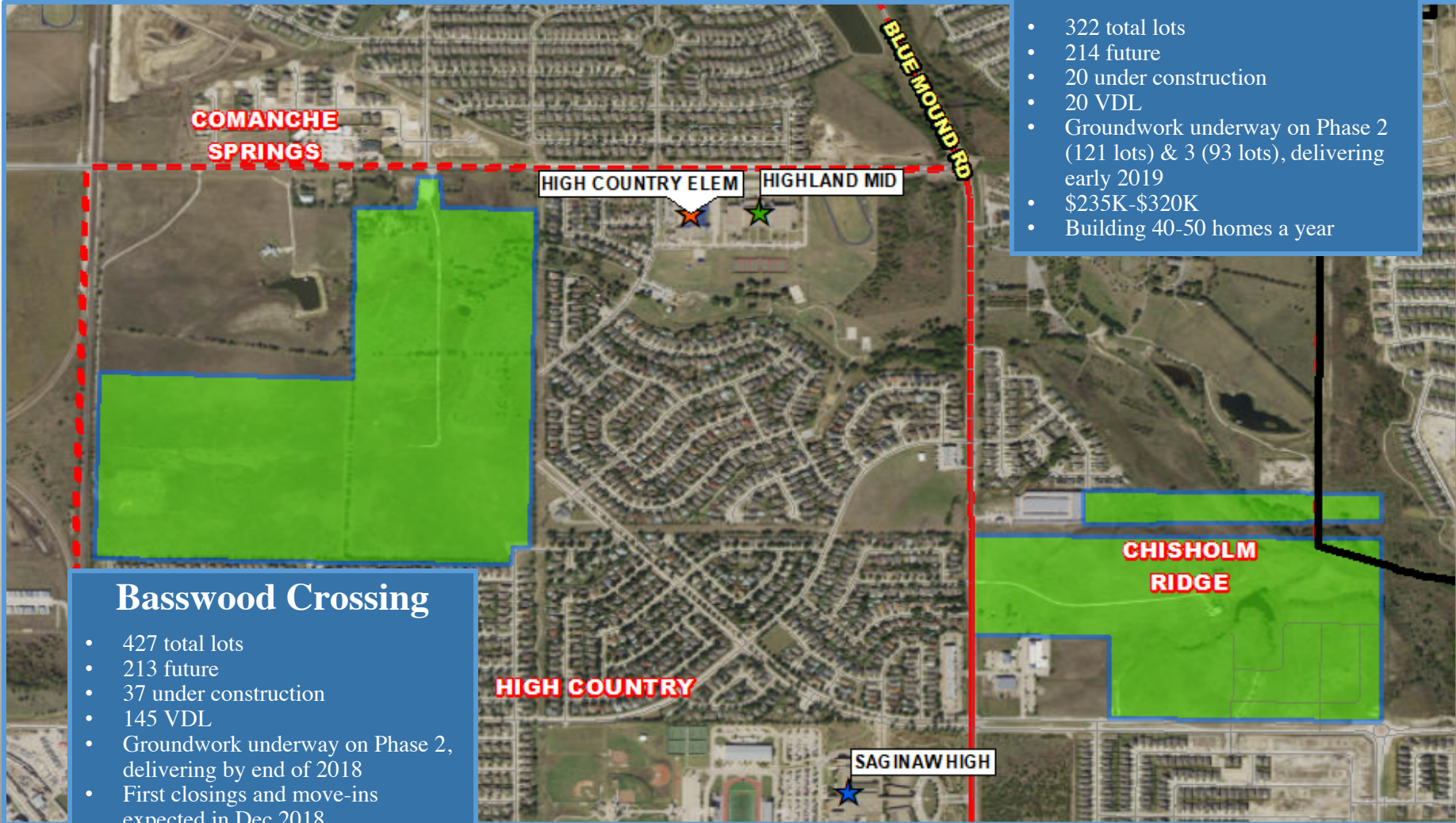
- 1,315 total lots
- 614 futures
- 483 occupied
- 101 under construction
- 112 VDL
- Homebuilding underway by DR Horton on Sec 6B (109 lots), expected to be complete fall 2018
- Phase 7 streets are cut; groundwork estimated to begin spring 2019
- Building ~120-150 homes a year
- \$210K-\$275K

### Copper Creek

- 951 total lots
- 677 futures
- 161 occupied
- 17 under construction
- 77 VDL
- Groundwork underway in Sec 3 (158 lots) and Sec 4A (176 lots)
- Anticipate building 150-175 homes per year
- \$230K-\$360K



# Residential Activity



## Las Ventanas

- 322 total lots
- 214 future
- 20 under construction
- 20 VDL
- Groundwork underway on Phase 2 (121 lots) & 3 (93 lots), delivering early 2019
- \$235K-\$320K
- Building 40-50 homes a year

## Basswood Crossing

- 427 total lots
- 213 future
- 37 under construction
- 145 VDL
- Groundwork underway on Phase 2, delivering by end of 2018
- First closings and move-ins expected in Dec 2018
- \$240K-\$320K
- Building 60-70 homes a year



# Residential Activity



### Twin Mills

- 1137 total lots
- 372 futures
- 665 occupied
- 68 under construction
- 18 VDL
- DR Horton completing homebuilding in Sec 2 B (64 lots) by end of 2018
- Starting groundwork in Sec 3 (152 lots) early 2019
- Building ~150 homes a year
- \$217K+



### LakePointe

- 1,066 total lots
- 594 futures
- 472 occupied
- Groundwork on Sec 4 underway, expected delivery late 2018-early 2019
- Building ~150 homes a year
- \$120K-\$180K
- Lake Pointe Elementary

### The Standard at Boswell Marketplace

- 128 units
- 118 units approved tax credit affordable
- 10 market rate units
- Leasing began May 2018
- Est completion by September 2018
- Bryson Elementary





# Residential Activity



### Stone Creek Ranch

- 862 total lots
- 297 futures
- 505 occupied
- 17 under construction
- 1 VDL
- Completing homebuilding in Sec 6A (86 lots) end of summer 2018
- Homebuilding in Sec 6B (124 lots) estimated to begin September 2018
- Building ~150 homes a year
- \$200K-\$245K

### Marine Creek Ranch

- 2640 total lots
- 1015 futures
- 1469 occupied
- 33 under construction
- 100 VDL
- Homebuilding in Phase 12 est complete by fall 2018
- Groundwork underway in Sec 13 (105 lots) and Sec 4 (38 lots)
- Building ~75-85 homes per year
- \$150K-\$270K



# Residential Activity



## Lake Vista Ranch Addition

- 497 total lots
- 278 futures
- 162 occupied
- 30 under construction
- 25 VDL
- Completing homebuilding in Sec 2 (94 lots) by end of 2018
- Groundwork underway in Sec 3 (104 lots) with estimated delivery in early 2019
- Final plat for Section 4 (82 lots) approved Jan 2018
- Building ~75 homes a year
- \$215K-\$300K

## Innisbrook Place

- 390 total lots
- 116 futures
- 186 occupied
- 28 under construction
- 49 VDL
- Groundwork underway in Sec 3 (52 lots) with estimated delivery in early 2019
- Building ~50 homes a year
- \$220K-\$360K

## Villages of Eagle Mountain

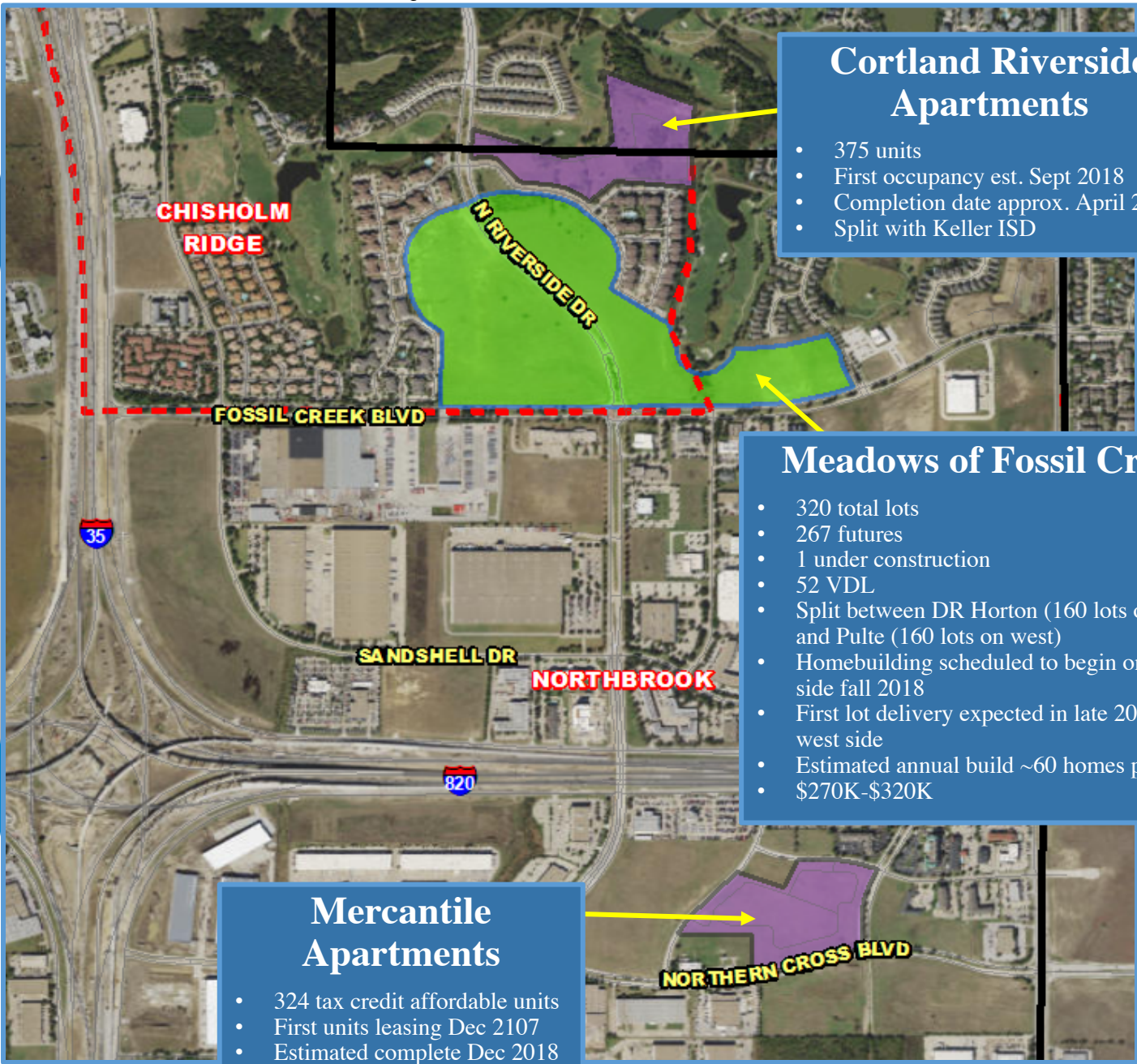
- 487 total lots
- 140 futures
- 254 occupied
- 52 under construction
- 16 VDL
- Homebuilding in Sec 3 estimated complete by end of 2018
- Streets paved in Sec 4 (140 lots)
- Building ~210 homes per year
- \$210K-\$260K

## Parkview Hills

- 1064 total lots
- 240 futures
- 713 occupied
- 11 under construction
- 15 VDL
- Homebuilding in Sec 5 (95 lots) estimated complete by end of 2018
- Building ~30-40 homes per year
- \$120K-\$300K



# Residential Activity



### Cortland Riverside Apartments

- 375 units
- First occupancy est. Sept 2018
- Completion date approx. April 2019
- Split with Keller ISD

### Meadows of Fossil Creek

- 320 total lots
- 267 futures
- 1 under construction
- 52 VDL
- Split between DR Horton (160 lots on east) and Pulte (160 lots on west)
- Homebuilding scheduled to begin on east side fall 2018
- First lot delivery expected in late 2018 for west side
- Estimated annual build ~60 homes per year
- \$270K-\$320K

### Mercantile Apartments

- 324 tax credit affordable units
- First units leasing Dec 2107
- Estimated complete Dec 2018





# 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	524	1,255	1,340	1,328	1,389	1,518	1,535	1,466	1,489	1,467	1,620	1,578	1,417	1,391	19,317	-336	-1.71%
2018/19	524	1,368	1,362	1,414	1,412	1,470	1,611	1,555	1,522	1,514	1,588	1,615	1,512	1,334	19,801	484	2.51%
2019/20	524	1,459	1,466	1,416	1,483	1,466	1,529	1,636	1,623	1,541	1,628	1,579	1,550	1,428	20,328	527	2.66%
2020/21	524	1,522	1,550	1,515	1,472	1,529	1,522	1,562	1,715	1,647	1,664	1,619	1,516	1,456	20,813	485	2.39%
2021/22	524	1,588	1,639	1,614	1,574	1,529	1,584	1,557	1,638	1,753	1,779	1,656	1,560	1,428	21,423	610	2.93%
2022/23	524	1,624	1,685	1,694	1,673	1,626	1,585	1,628	1,634	1,688	1,888	1,769	1,590	1,469	22,077	654	3.05%
2023/24	524	1,663	1,732	1,741	1,758	1,728	1,678	1,633	1,710	1,681	1,821	1,874	1,711	1,504	22,758	681	3.08%
2024/25	524	1,687	1,779	1,796	1,809	1,818	1,790	1,729	1,713	1,757	1,814	1,810	1,813	1,633	23,472	714	3.14%
2025/26	524	1,751	1,807	1,841	1,865	1,868	1,879	1,848	1,814	1,763	1,895	1,803	1,774	1,732	24,164	692	2.95%
2026/27	524	1,802	1,872	1,871	1,915	1,928	1,931	1,936	1,940	1,866	1,901	1,881	1,774	1,693	24,834	670	2.77%
2027/28	524	1,827	1,928	1,941	1,946	1,983	1,997	1,990	2,030	1,937	2,012	1,888	1,837	1,692	25,532	698	2.81%

\*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 = 2,760 students
- 2022/23 enrollment = 22,077 students
- 10 year growth = 6,215 students
- 2027/28 enrollment = 25,532 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	512	408	473	473	473	473	473	473	473	473	473	473	473
BRYSON ELEMENTARY	675	572	489	488	494	506	510	505	509	514	520	525	527
CHISHOLM RIDGE ELEMENTARY	803	715	664	677	677	689	712	718	763	800	828	847	855
COMANCHE SPRINGS ELEMENTARY	753	593	662	738	783	865	954	1,042	1,117	1,188	1,261	1,338	1,416
DOZIER ELEMENTARY	803	553	639	716	751	816	862	923	939	967	994	1,020	1,060
EAGLE MOUNTAIN ELEMENTARY	758	613	650	686	712	760	801	851	903	947	982	1,018	1,044
ELKINS ELEMENTARY	605	327	318	338	361	392	414	452	486	525	564	603	644
GILILLAND ELMENTARY	734	502	501	574	562	570	575	584	594	597	603	603	601
GREENFIELD ELEMENTARY	803	770	709	702	708	710	739	730	736	747	754	762	767
HIGH COUNTRY ELEMENTARY	745	590	532	540	543	551	604	623	643	666	677	688	709
LAKE POINTE ELEMENTARY	779	718	699	707	734	748	817	877	927	978	1,028	1,071	1,115
NORTHBROOK ELEMENTARY	779	620	597	605	652	671	659	647	654	657	668	667	672
PARKVIEW ELEMENTARY	779	519	493	511	520	541	576	621	671	712	744	773	795
REMINGTON POINT ELEMENTARY	758	589	490	468	459	453	460	464	486	500	502	509	513
SAGINAW ELEMENTARY	519	429	375	356	349	340	355	363	370	376	384	391	395
WILLOW CREEK ELEMENTARY	727	714	598	582	565	549	541	538	553	556	553	555	560
<b>ELEMENTARY TOTALS</b>	<b>11,532</b>	<b>9,232</b>	<b>8,889</b>	<b>9,161</b>	<b>9,343</b>	<b>9,634</b>	<b>10,052</b>	<b>10,411</b>	<b>10,824</b>	<b>11,203</b>	<b>11,535</b>	<b>11,843</b>	<b>12,146</b>
Elementary Percent Change		1.339%	-3.72%	3.06%	1.99%	3.11%	4.34%	3.57%	3.97%	3.50%	2.96%	2.67%	2.56%
Elementary Absolute Change		122	-343	272	182	291	418	359	413	379	332	308	303

\*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	957	977	1,000	1,016	990	1,023	1,057	1,152	1,232	1,287
HIGHLAND MIDDLE SCHOOL	1,050	871	856	877	923	904	875	853	869	900	901	955	983
PRAIRIE VISTA MIDDLE SCHOOL	1,002	878	820	861	922	997	1,036	1,068	1,077	1,119	1,166	1,233	1,281
WAYSIDE MIDDLE SCHOOL	1,002	943	880	895	914	935	945	962	982	1,025	1,082	1,148	1,204
WILLKIE MIDDLE SCHOOL	1,002	961	959	996	1,059	1,083	1,071	1,072	1,068	1,093	1,119	1,169	1,197
<b>MIDDLE SCHOOL TOTALS</b>	5,134	4,533	4,417	4,586	4,795	4,919	4,943	4,945	5,019	5,194	5,420	5,737	5,952
Middle School Percent Change		1.77%	-2.56%	3.83%	4.56%	2.59%	0.49%	0.04%	1.50%	3.49%	4.35%	5.85%	3.75%
Middle School Absolute Change		79	-116	169	209	124	24	2	74	175	226	317	215
BOSWELL HIGH SCHOOL		1,809	1,898	1,921	1,972	1,941	1,963	2,028	2,067	2,141	2,158	2,193	2,277
SAGINAW HIGH SCHOOL		1,924	1,898	1,899	1,901	1,928	1,989	2,109	2,176	2,199	2,278	2,256	2,300
CHISHOLM TRAIL HIGH SCHOOL		2,011	2,078	2,096	2,179	2,253	2,338	2,446	2,534	2,597	2,635	2,667	2,719
WATSON HIGH SCHOOL		83	90	90	90	90	90	90	90	90	90	90	90
<b>HIGH SCHOOL TOTALS</b>		5,827	5,964	6,006	6,142	6,212	6,380	6,673	6,867	7,027	7,161	7,206	7,386
High School Percent Change		3.87%	2.35%	0.70%	2.26%	1.14%	2.70%	4.59%	2.91%	2.33%	1.91%	0.63%	2.50%
High School Absolute Change		217	137	42	136	70	168	293	194	160	134	45	180
TARRANT COUNTY JJAEP		3	2	3	3	3	3	3	3	3	3	3	3
ALTERNATIVE DISCIPLINE SCHOOL		58	45	45	45	45	45	45	45	45	45	45	45
<b>ALTERNATIVE SCHOOL TOTALS</b>		61	47	48	48	48	48	48	48	48	48	48	48
<b>DISTRICT TOTALS</b>		19,653	19,317	19,801	20,328	20,813	21,423	22,077	22,758	23,472	24,164	24,834	25,532
District Percent Change		2.34%	-1.71%	2.51%	2.66%	2.39%	2.93%	3.05%	3.08%	3.14%	2.95%	2.77%	2.81%
District Absolute Change		450	-336	484	527	485	610	654	681	714	692	670	698

\*Green box = within 5% of capacity

\*Yellow box = over capacity





# Summary

- Fort Worth's unemployment rate is at 4%.
- EMS ISD had more than 3,760 home sales from June 2017 to May 2018, and roughly 21% were new homes.
- EMS ISD started more than 410 new homes in 2Q18, a rise of nearly 11% over 2Q17.
- New home starts were driven by activity in Elkins, Comanche Springs, and Lake Pointe Elementary Zones.
- Fossil Creek estimated to start homebuilding in fall of 2018 with adjacent Cortland Riverside apartments opening in September 2018.
- EMS ISD can expect an increase of approximately 2,760 students during the next 5 years.
- EMS ISD is projected to enroll 25,530 students for the 2027/28 school year.