

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
3Q16

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



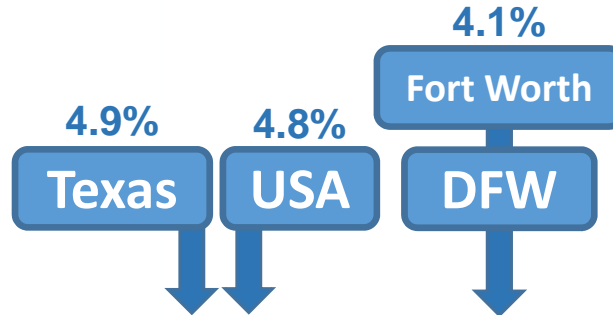
TEMPLETON
DEMOGRAPHICS



Economic Conditions- Dallas-Fort Worth MSA

Unemployment Rate

SEPTEMBER 2016



Annual Job Growth Rate

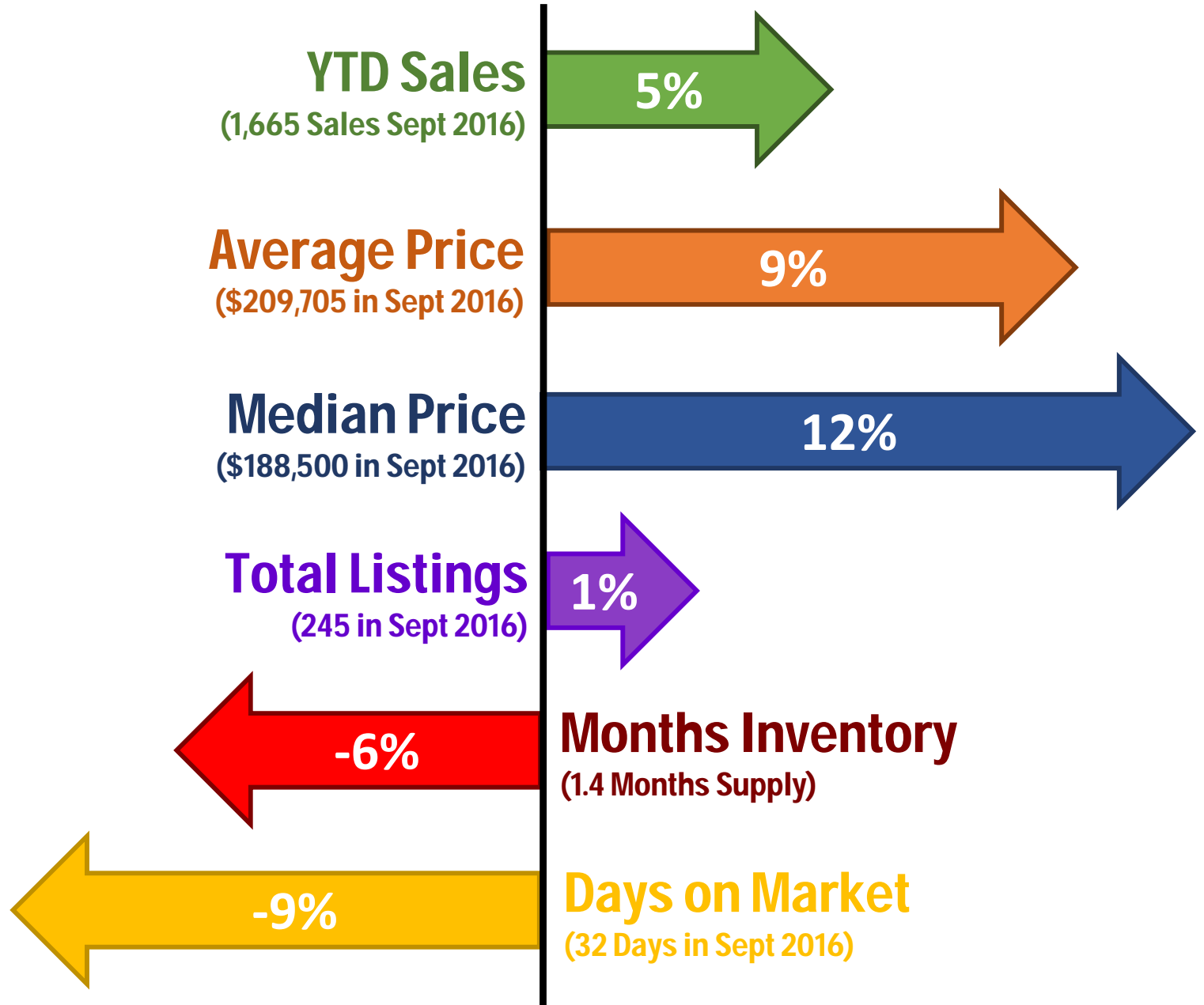
SEPTEMBER 2016





North Fort Worth Housing Market

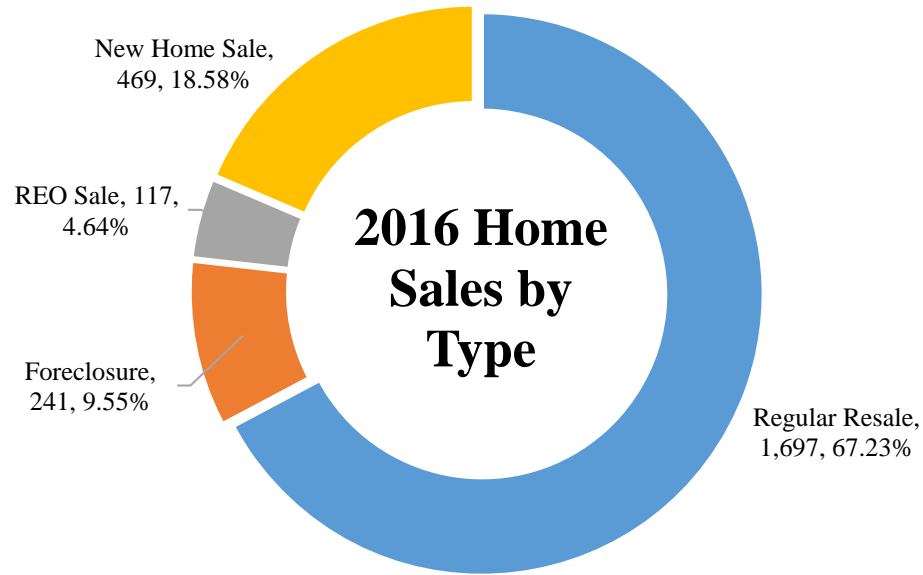
Saginaw/Northside Fort Worth- Year-Over-Year Comparisons





EMS ISD Home Sales

Jan 2016 - Sept 2016 Home Sales by Type



- The district had 2,524 home sales so far in 2016, and roughly 19% were of new homes
- The average sale price in 2016 for a new home is \$252,241
- The average sale price in 2016 for an existing home is \$205,209





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,755	2,597	3,637	7,828
2	Denton ISD	2,055	1,977	2,400	17,000
3	Prosper ISD	2,417	1,814	4,227	28,278
4	Lewisville ISD	1,358	1,295	1,637	3,849
5	Northwest ISD	1,464	1,247	2,112	20,991
6	Little Elm ISD	1,044	1,204	1,381	4,817
7	Dallas ISD	1,361	1,154	2,484	6,010
8	Eagle Mt.-Saginaw ISD	850	895	783	22,086*
9	Keller ISD	772	844	931	1,881
10	Rockwall ISD	965	721	1,949	8,143
11	Mansfield ISD	765	674	1,054	6,324
12	Crowley ISD	769	666	612	9,392
13	McKinney ISD	784	625	1,683	5,701
14	Wylie ISD	733	606	889	4,769
15	Forney ISD	611	578	818	14,601
16	Allen ISD	580	497	1,104	1,529
17	Coppell ISD	482	469	728	355
18	Burleson ISD	426	466	564	3,188
19	Plano ISD	476	453	970	2,775
20	Waxahachie ISD	467	435	661	10,064

* Based on additional Templeton Demographics housing research

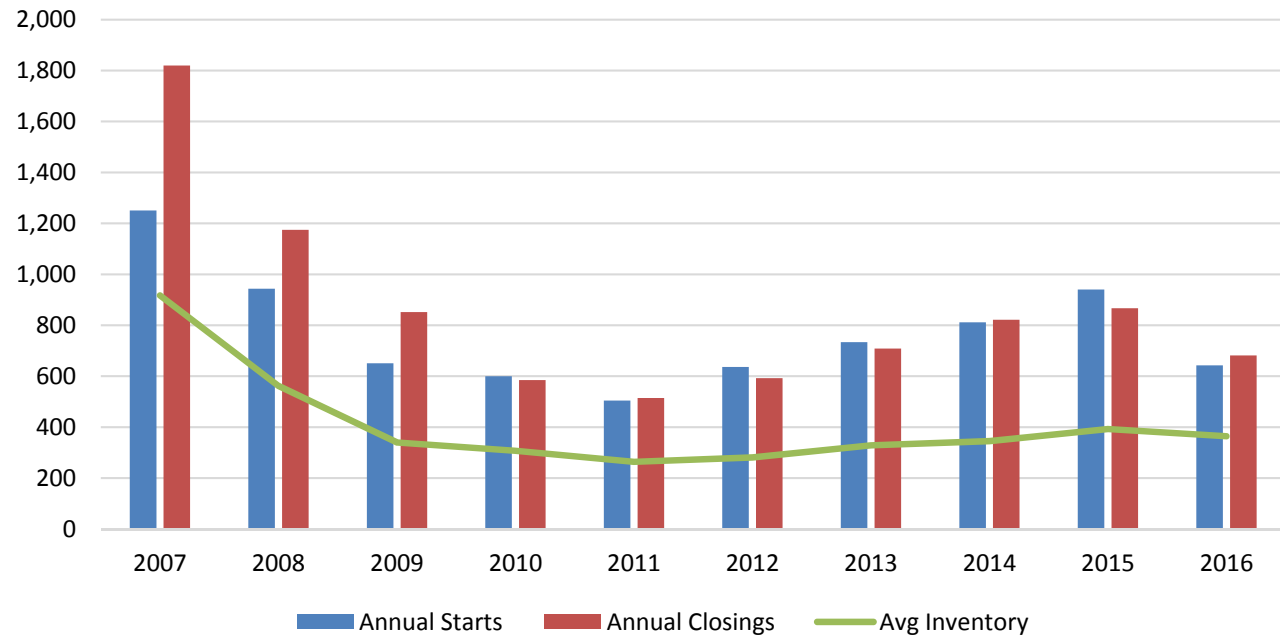
Source: Metrostudy





New Housing Activity

Eagle Mountain- Saginaw ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	167	118	125	112	205	173	176
2Q	177	121	148	253	209	268	223
3Q	112	122	196	193	210	293	244
4Q	144	144	168	176	188	207	
Total	600	505	637	734	812	941	643

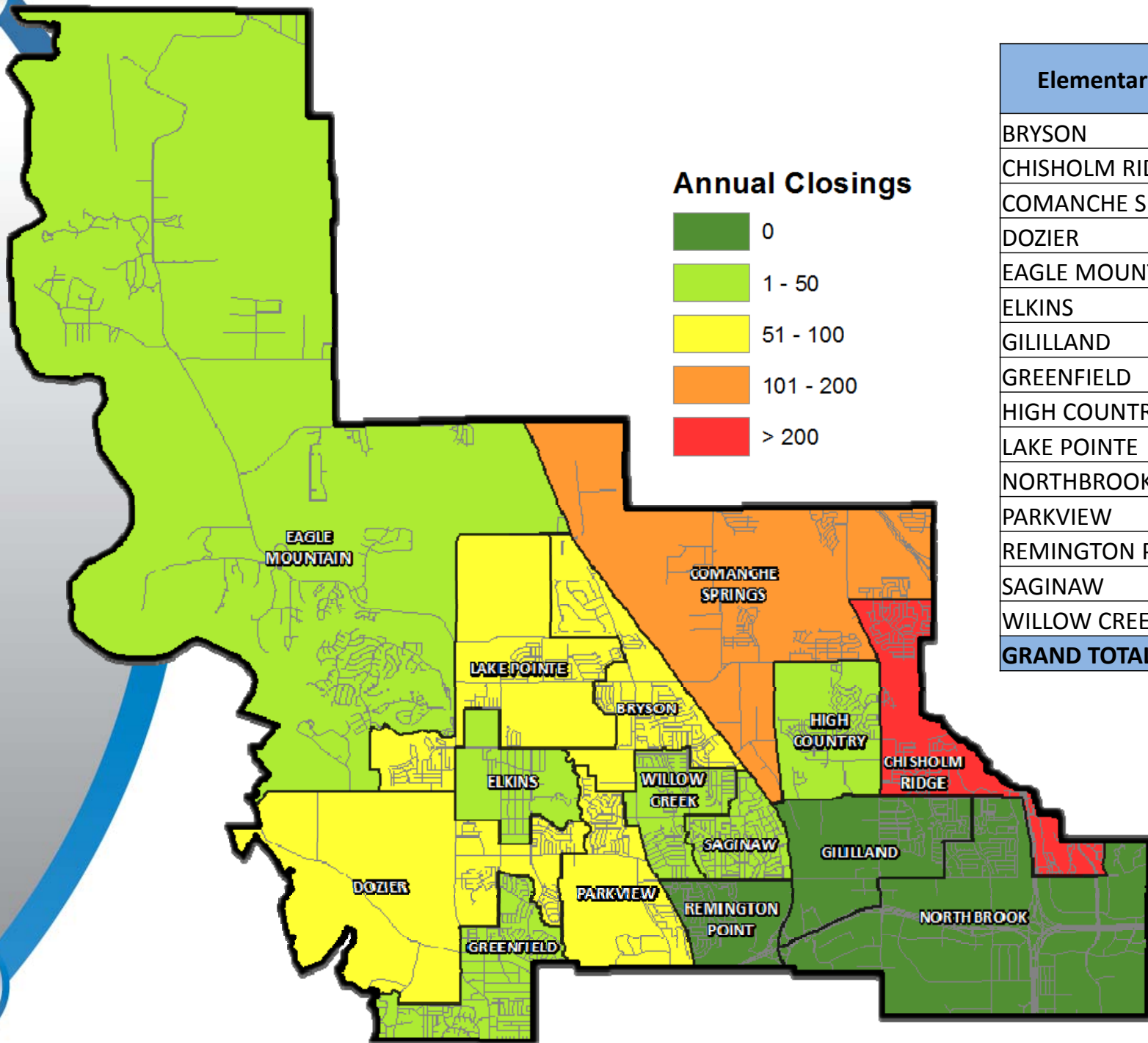
Closings	2010	2011	2012	2013	2014	2015	2016
1Q	95	123	138	144	181	154	189
2Q	161	130	141	199	227	220	227
3Q	193	131	164	171	214	269	266
4Q	136	131	150	195	200	224	
Total	585	515	593	709	822	867	682

- EMS ISD is on pace to close roughly 900 homes in 2016, the most annual home closings since 2008
- District new home starts have slowed due to a lack of VDL supply, lot deliveries are needed to pick up the pace of new home starts
- Inventory is still below a healthy 6 month's supply at 365 units

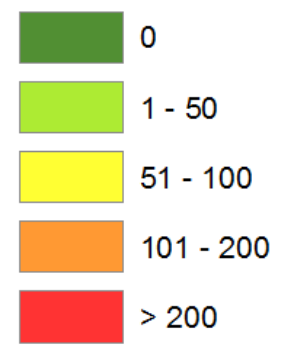




Annual Closing Distribution 3Q16



Annual Closings

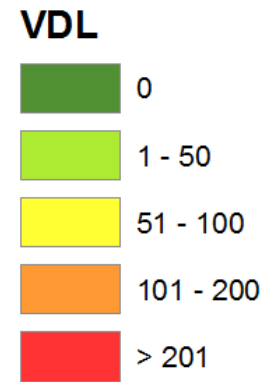
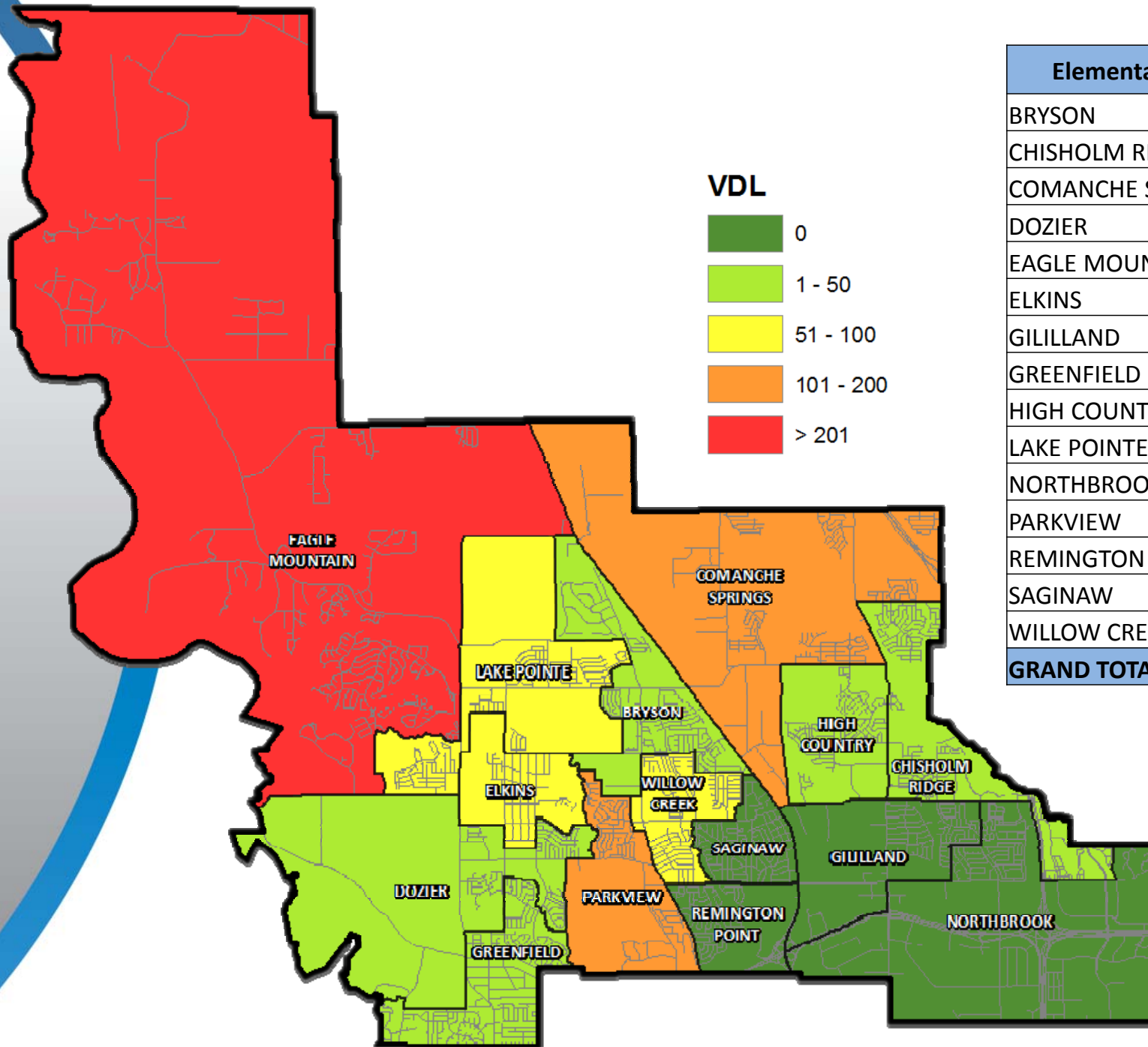


Elementary Zone	Annual Closings
BRYSON	53
CHISHOLM RIDGE	262
COMANCHE SPRINGS	149
DOZIER	97
EAGLE MOUNTAIN	45
ELKINS	48
GILILLAND	0
GREENFIELD	41
HIGH COUNTRY	2
LAKE POINTE	79
NORTHBROOK	0
PARKVIEW	77
REMINGTON POINT	0
SAGINAW	1
WILLOW CREEK	41
GRAND TOTAL	895





Vacant Developed Lots 3Q16

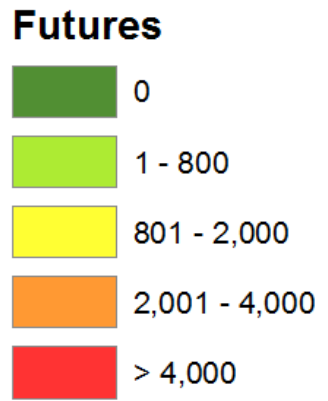
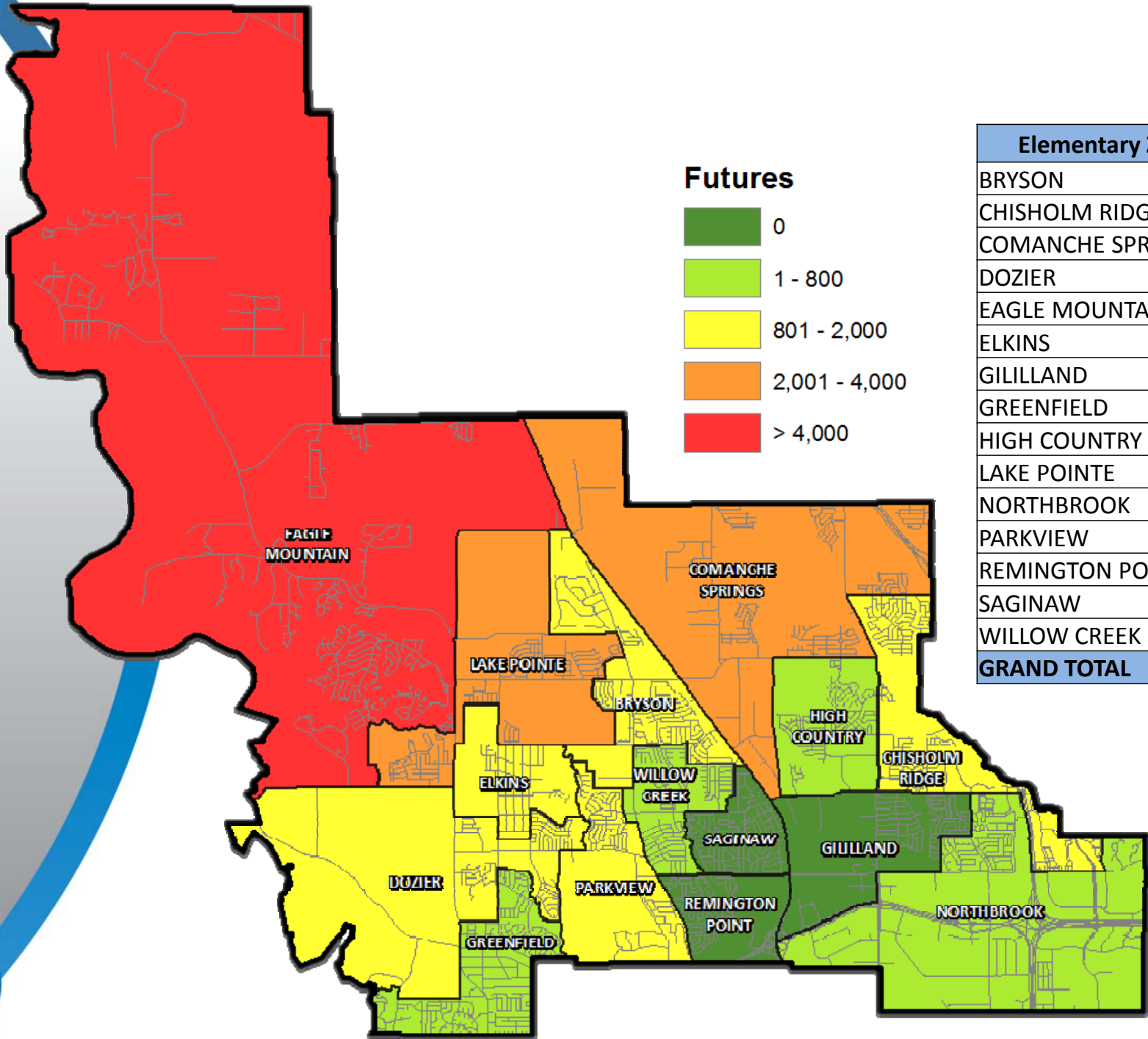


Elementary Zone	VDL
BRYSON	40
CHISHOLM RIDGE	2
COMANCHE SPRINGS	109
DOZIER	19
EAGLE MOUNTAIN	261
ELKINS	84
GILILLAND	0
GREENFIELD	21
HIGH COUNTRY	1
LAKE POINTE	63
NORTHBROOK	0
PARKVIEW	128
REMINGTON POINT	0
SAGINAW	0
WILLOW CREEK	55
GRAND TOTAL	783





Future Lots 3Q16

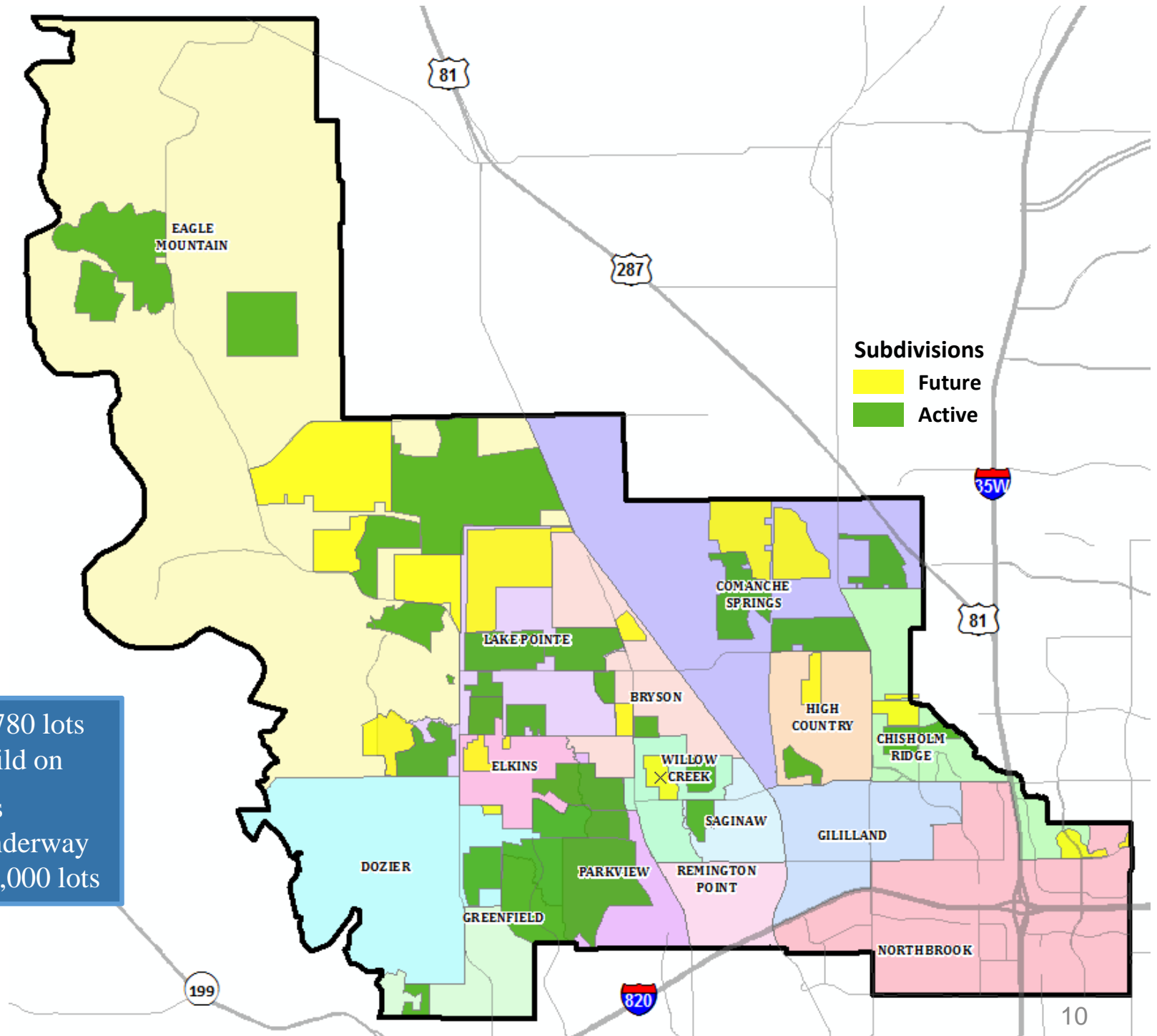


Elementary Zone	Future
BRYSON	959
CHISHOLM RIDGE	1,014
COMANCHE SPRINGS	3,090
DOZIER	1,145
EAGLE MOUNTAIN	9,851
ELKINS	1,167
GILILLAND	0
GREENFIELD	192
HIGH COUNTRY	322
LAKE POINTE	3,354
NORTHBROOK	41
PARKVIEW	827
REMINGTON POINT	0
SAGINAW	0
WILLOW CREEK	124
GRAND TOTAL	22,086





District Housing Overview



Subdivisions
 Future
 Active

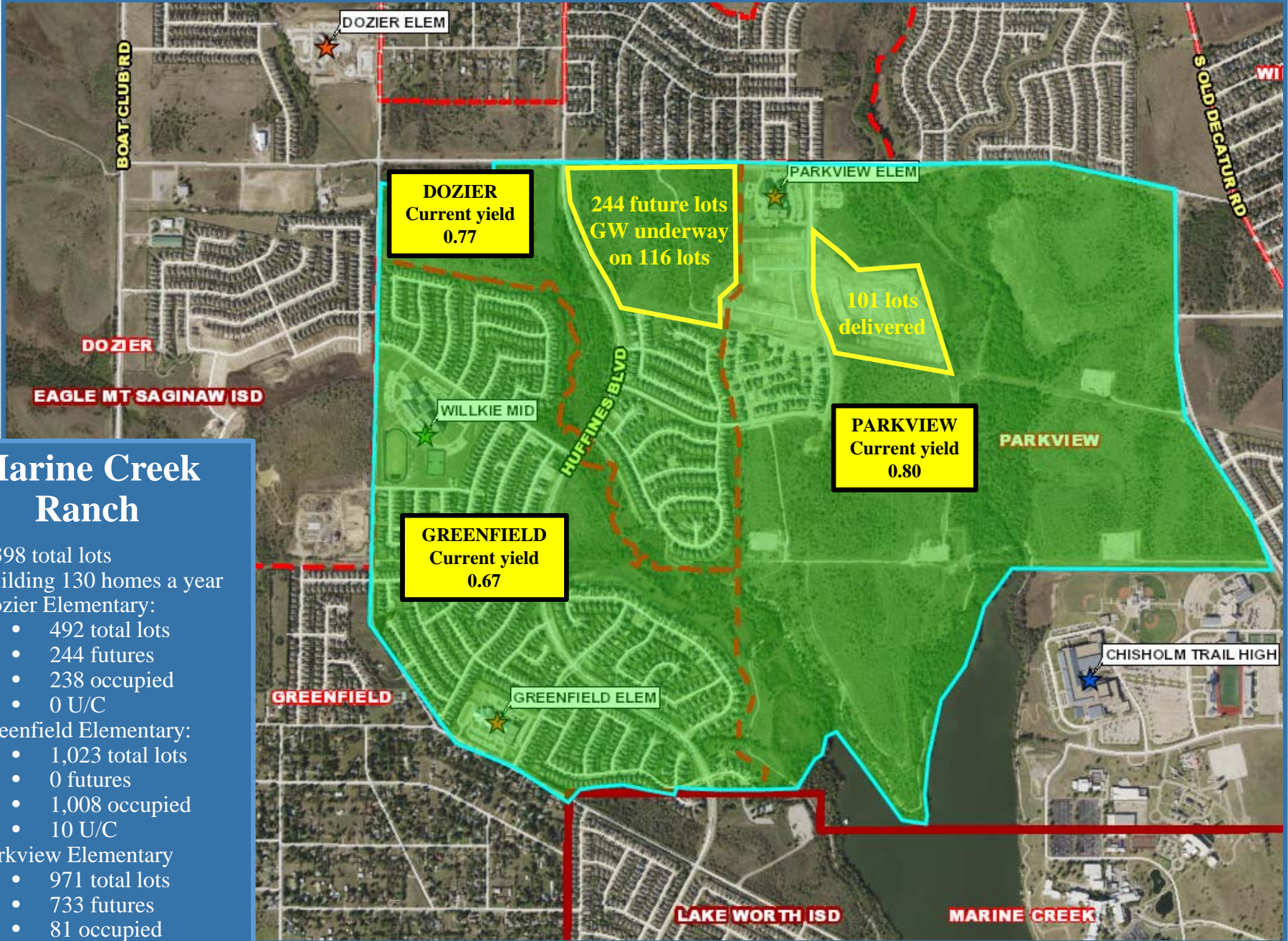
- EMS ISD has 780 lots available to build on
- The district has groundwork underway on more than 2,000 lots





Residential Activity

Marine Creek Ranch



Marine Creek Ranch

- 2,398 total lots
- Building 130 homes a year
- Dozier Elementary:
 - 492 total lots
 - 244 futures
 - 238 occupied
 - 0 U/C
- Greenfield Elementary:
 - 1,023 total lots
 - 0 futures
 - 1,008 occupied
 - 10 U/C
- Parkview Elementary
 - 971 total lots
 - 733 futures
 - 81 occupied
 - 26 U/C



Residential Activity

Stone Creek Ranch



Stone Creek Ranch

- 815 total lots
- 418 future lots
- 365 occupied
- 5 VDL
- 24 homes under construction
- Groundwork underway on 82 lots in Phase 5, currently pre-selling, homes starting by January 2017
- Building 80-100 homes per year
- \$180K - \$250K
- Current student yield = 0.59
- Dozier Elementary





Residential Activity

Villages of Eagle Mountain and Lake Vista Ranch



Lake Vista Ranch

- 497 total lots
- 372 future lots
- 14 occupied
- 67 VDL
- 37 homes under construction
- Building 60-70 homes in 2017
- 19 current students
- Elkins Elementary

Villages of Eagle Mountain

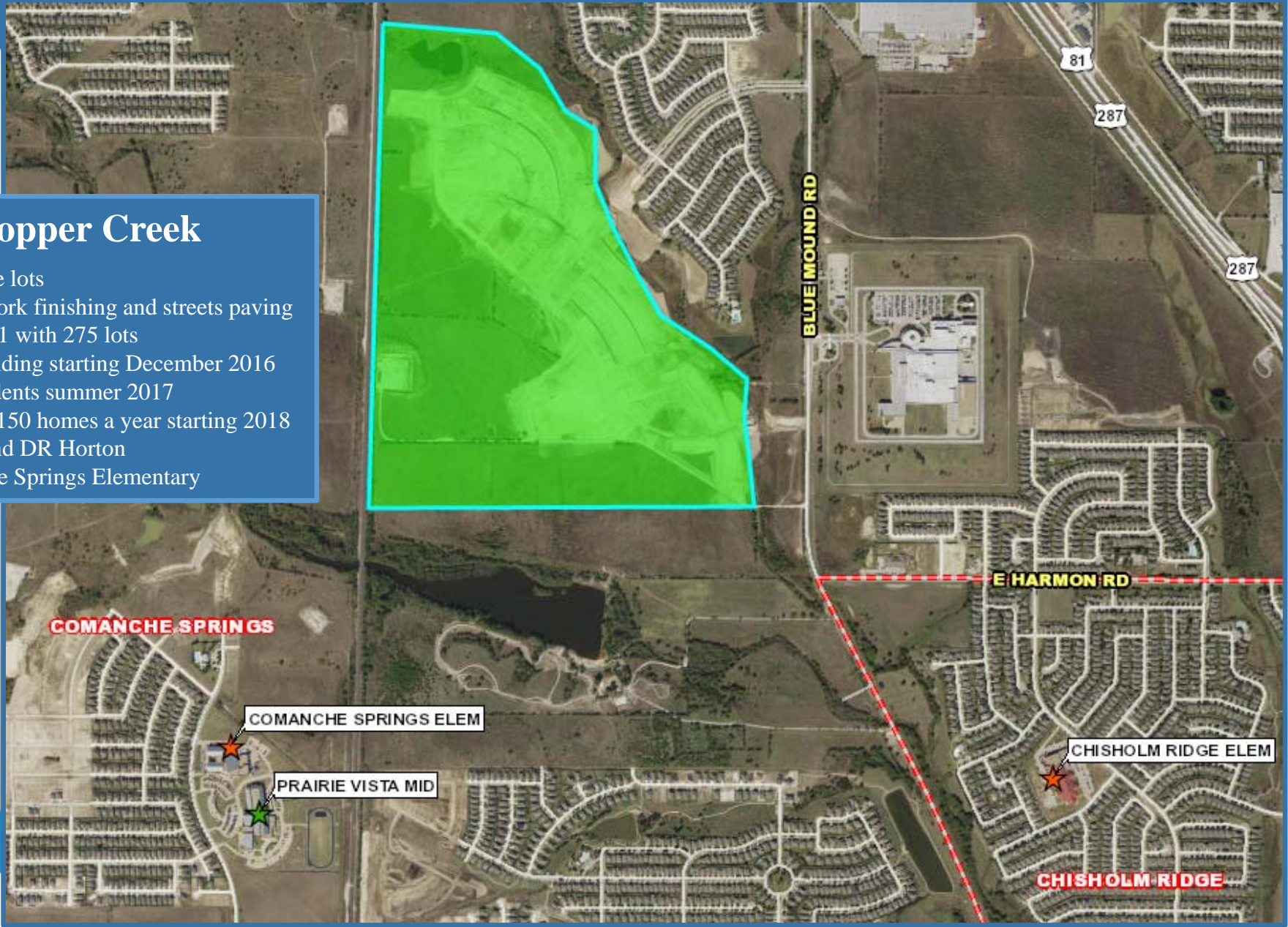
- 487 total lots
- 443 future lots
- 40 occupied homes
- Groundwork underway on 303 future lots
- Phase 1 with 154 lots delivering January 2017, Phase 2 with 149 delivering by fall 2017
- Additional land being acquired by DR Horton for additional 140 lots
- Current student yield = 0.68
- Elkins Elementary





Residential Activity

Copper Creek



- Copper Creek**
- 965 future lots
 - Groundwork finishing and streets paving on Phase 1 with 275 lots
 - Homebuilding starting December 2016
 - First residents summer 2017
 - Building 150 homes a year starting 2018
 - Lennar and DR Horton
 - Comanche Springs Elementary



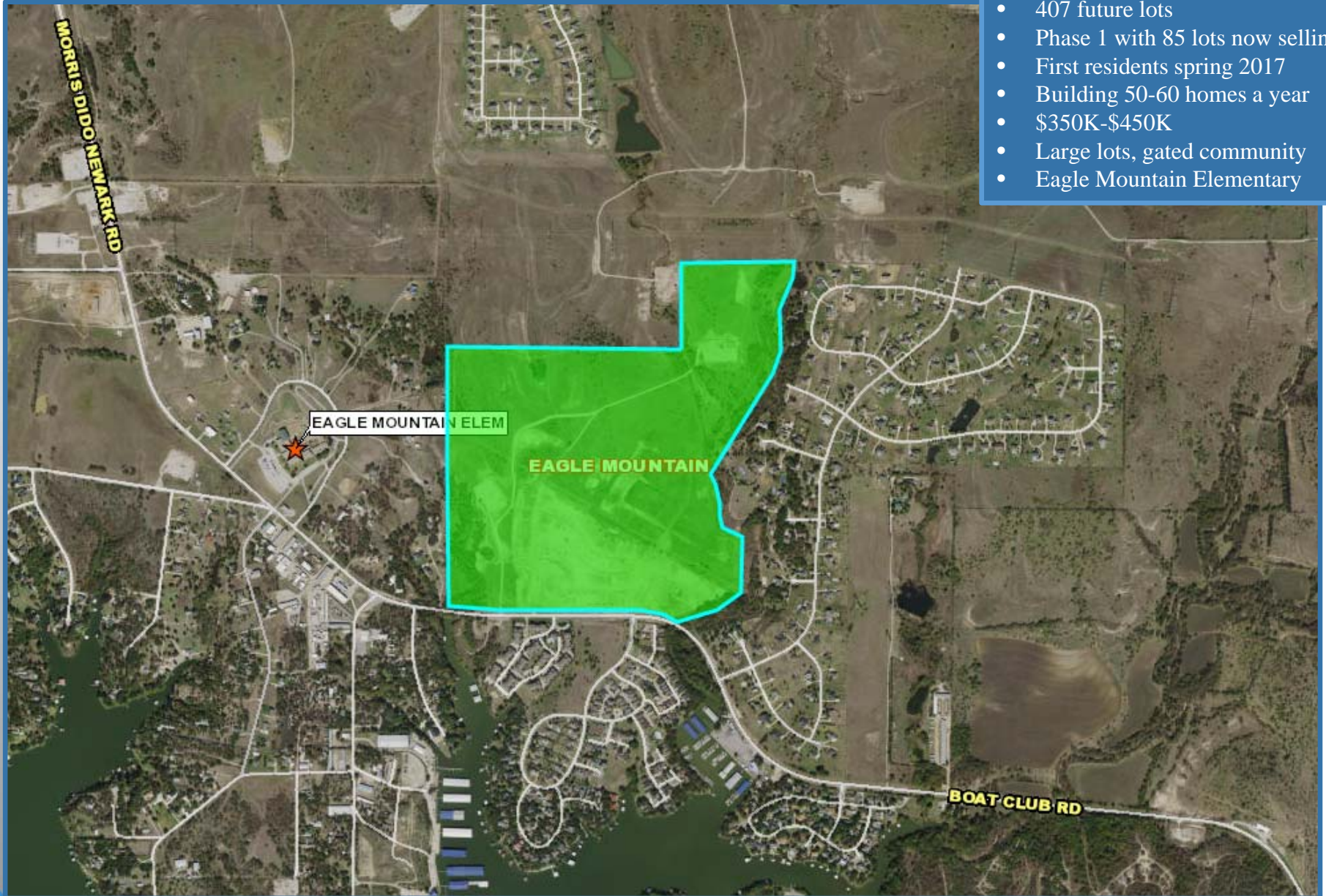


Residential Activity

La Frontera

La Frontera

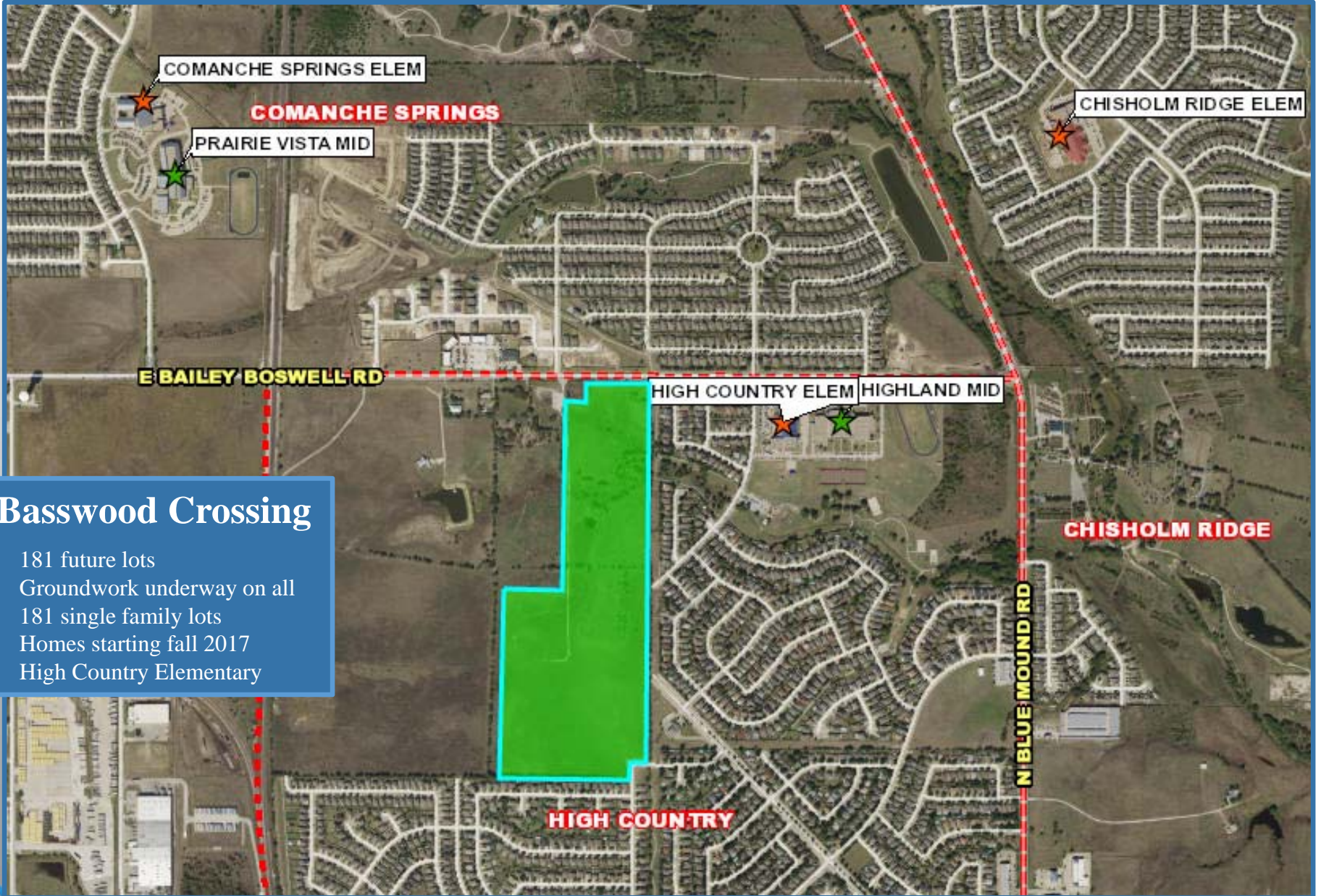
- 407 future lots
- Phase 1 with 85 lots now selling
- First residents spring 2017
- Building 50-60 homes a year
- \$350K-\$450K
- Large lots, gated community
- Eagle Mountain Elementary





Residential Activity

Basswood Crossing



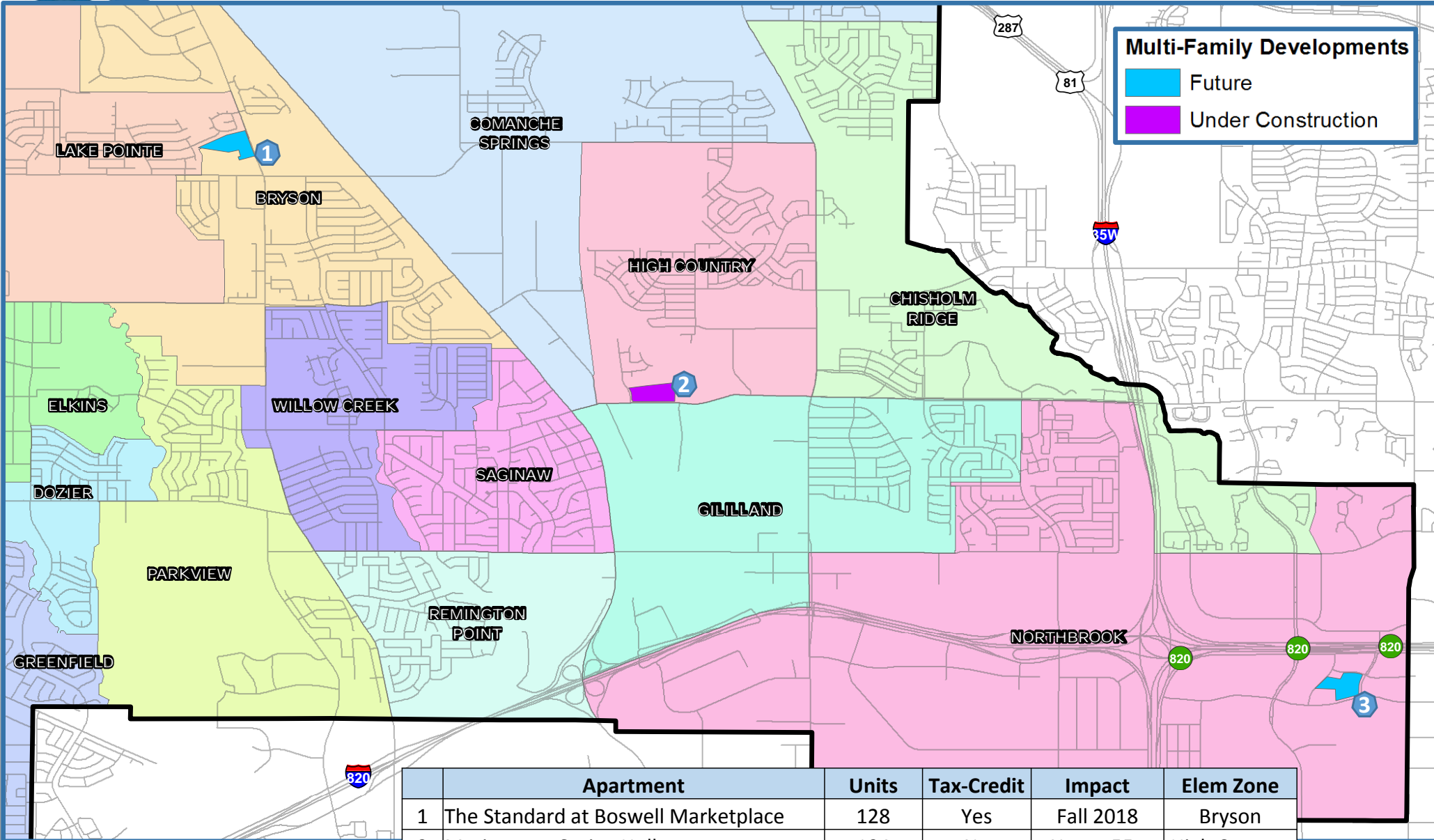
Basswood Crossing

- 181 future lots
- Groundwork underway on all 181 single family lots
- Homes starting fall 2017
- High Country Elementary





Multi-Family Overview



	Apartment	Units	Tax-Credit	Impact	Elem Zone
1	The Standard at Boswell Marketplace	128	Yes	Fall 2018	Bryson
2	Mariposa at Spring Hollow	194	No	None- 55+	High Country
3	Mercantile Apartments	324	Yes	Fall 2018	Northbrook



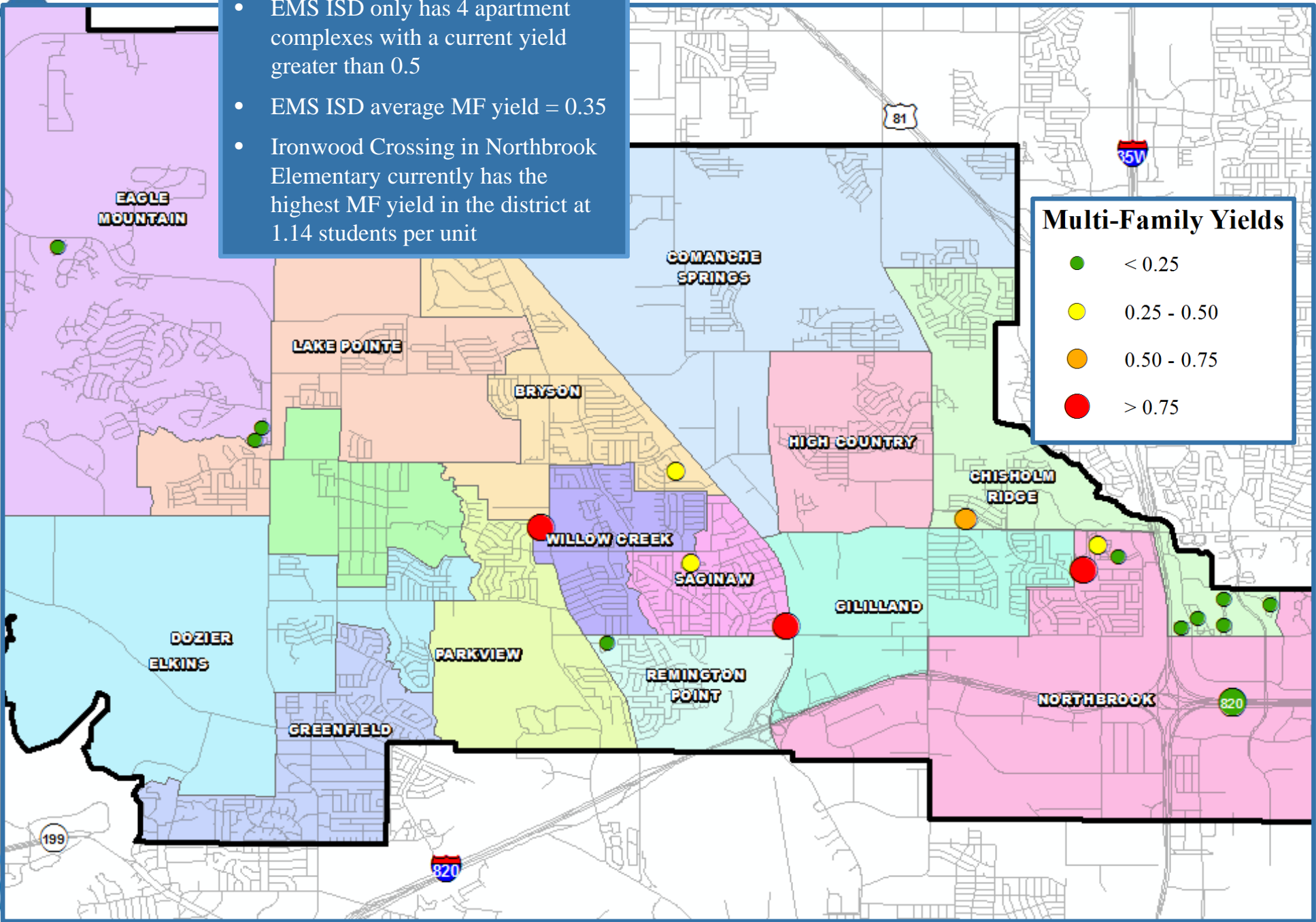


Multi-Family Yield Analysis

- EMS ISD only has 4 apartment complexes with a current yield greater than 0.5
- EMS ISD average MF yield = 0.35
- Ironwood Crossing in Northbrook Elementary currently has the highest MF yield in the district at 1.14 students per unit

Multi-Family Yields

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





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 %
2012/13	486	1,436	1,449	1,365	1,365	1,392	1,352	1,337	1,399	1,351	1,388	1,260	1,214	934	17,728		
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	469	2.65%
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	426	1,334	1,360	1,397	1,585	1,574	1,512	1,511	1,469	1,561	1,610	1,494	1,517	1,282	19,632	429	2.23%
2017/18	426	1,374	1,408	1,387	1,436	1,617	1,636	1,567	1,557	1,509	1,727	1,607	1,449	1,409	20,109	477	2.43%
2018/19	426	1,455	1,461	1,464	1,437	1,484	1,684	1,696	1,630	1,597	1,667	1,717	1,564	1,368	20,649	541	2.69%
2019/20	426	1,572	1,585	1,575	1,558	1,524	1,584	1,754	1,755	1,678	1,750	1,645	1,670	1,451	21,527	877	4.25%
2020/21	426	1,623	1,681	1,658	1,643	1,618	1,607	1,636	1,833	1,819	1,847	1,750	1,600	1,550	22,291	764	3.55%
2021/22	426	1,679	1,717	1,752	1,714	1,691	1,666	1,673	1,726	1,902	1,975	1,836	1,706	1,487	22,950	660	2.96%
2022/23	426	1,733	1,791	1,774	1,806	1,770	1,754	1,724	1,756	1,802	2,059	1,956	1,787	1,582	23,721	771	3.36%
2023/24	426	1,777	1,842	1,845	1,827	1,865	1,837	1,816	1,813	1,827	1,965	2,066	1,904	1,658	24,468	748	3.15%
2024/25	426	1,797	1,881	1,892	1,901	1,890	1,956	1,905	1,896	1,881	1,985	1,958	2,012	1,768	25,148	679	2.78%
2025/26	426	1,851	1,911	1,942	1,947	1,967	1,974	2,027	1,999	1,972	2,086	1,979	1,915	1,880	25,875	728	2.89%
2026/27	426	1,896	1,960	1,973	1,996	2,017	2,059	2,044	2,125	2,078	2,185	2,082	1,936	1,788	26,565	690	2.67%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- EMS ISD will enroll 20,000 students next fall
- 5 year growth = 3,318 students
- 2021/22 enrollment = 22,950 students
- 10 year growth = 6,933 students
- 2026/27 enrollment = 26,565 students



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 ELMENTARY	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

- Next 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

- North Fort Worth continues to see large home price gains, with the median home price rising more than 10% year over year.
- District new home starts have slowed due to a lack of VDL supply, lot deliveries are needed to pick up the pace of new home starts.
- The district has 825 lots with streets paving, and can expect large deliveries like Copper Creek and the Villages of Eagle Mountain by early 2017.
- EMS ISD will have two tax-credit apartments coming online in 2018.
- 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.