



Eagle
Mountain-
Saginaw
Independent
School District

Quarterly Report

3Q19



TEMPLETON
DEMOGRAPHICS

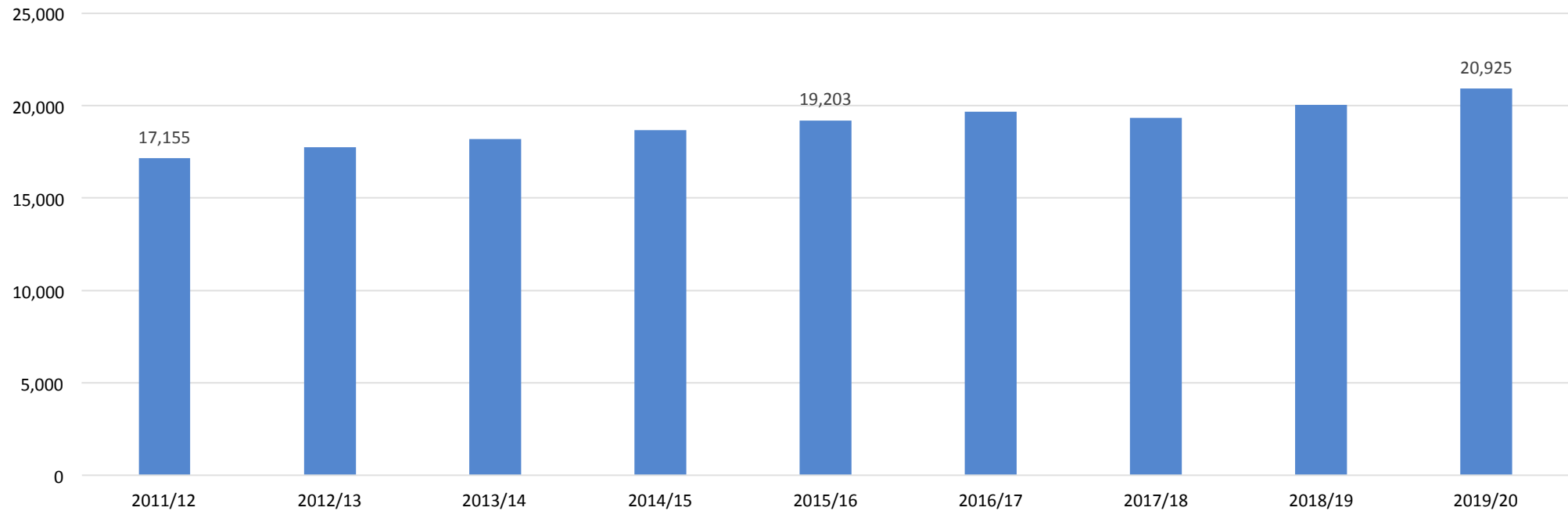
hanleywood | metrostudy



Enrollment History

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	78	383	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		
2016/17	90	365	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	93	431	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	110	413	1,357	1,396	1,400	1,398	1,498	1,639	1,645	1,597	1,546	1,621	1,632	1,491	1,311	20,054	737	3.82%
2019/20	56	393	1,390	1,454	1,443	1,459	1,475	1,586	1,749	1,770	1,674	1,760	1,657	1,611	1,448	20,925	871	4.34%

EMS ISD Historical Enrollment





Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	78	383	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		
2016/17	90	365	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%
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2018/19	110	413	1,357	1,396	1,400	1,398	1,498	1,639	1,645	1,597	1,546	1,621	1,632	1,491	1,311	20,054	737	3.82%
2019/20	56	393	1,390	1,454	1,443	1,459	1,475	1,586	1,749	1,770	1,674	1,760	1,657	1,611	1,448	20,925	871	4.34%

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Diff
Projection	110	413	1,424	1,481	1,459	1,479	1,465	1,569	1,732	1,707	1,637	1,644	1,604	1,557	1,451	20,733	0.92%
Difference	-54	-20	-34	-27	-16	-20	10	17	17	63	37	116	53	54	-3	192	

Year	EE	PK	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Mid	High
3-year AVG	0.908	1.030	1.017	1.065	1.018	1.028	1.029	1.036	1.037	1.050	1.027	1.096	1.006	0.958	0.944	1.032	1.038	0.988
2016/17	1.154	0.953	1.028	1.056	1.033	1.037	1.020	1.041	1.033	1.033	1.014	1.064	0.996	0.971	0.935	1.036	1.027	0.991
2017/18	1.033	1.181	0.946	1.010	0.974	0.989	0.955	0.970	0.971	0.985	0.995	1.044	0.989	0.941	0.935	0.974	0.984	0.977
2018/19	1.183	0.958	1.081	1.112	1.045	1.053	1.078	1.080	1.072	1.089	1.038	1.105	1.007	0.945	0.925	1.075	1.066	0.996
2019/20	0.509	0.952	1.024	1.071	1.034	1.042	1.055	1.059	1.067	1.076	1.048	1.138	1.022	0.987	0.971	1.048	1.064	1.030

- EMS ISD added 871 students this fall due to continued housing growth
- The district had historically high cohorts in higher grade levels, including a strong positive cohort in high school



Economic Conditions – DFW Area (September 2019)

Unemployment Rate



U.S. 3.3%
Texas 3.3%
DFW MSA 3.1%
Fort Worth 3.2%

-0.3%

3.0%

115,497 new jobs
National rate 1.4%



Job Growth

Annual Home Starts



1,391 less
starts than 3Q18

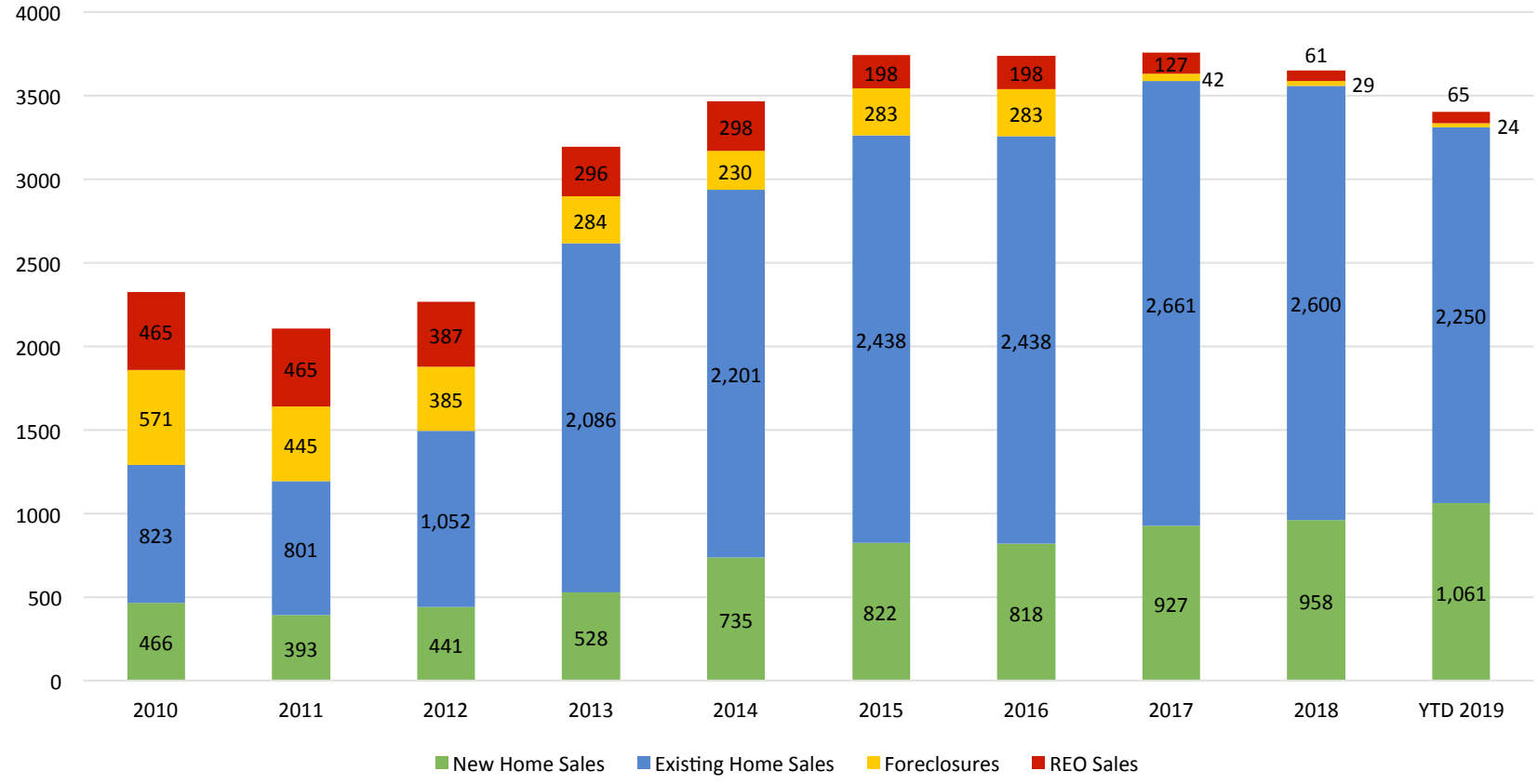
33,675



EMS ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – Sept 2019

Annual District Home Sales



- In 2019 there have been approx. 3,400 home sales in EMS ISD putting them on path to maintain the district sales trend since 2015
- Total foreclosures and REO sales throughout EMS ISD have decreased by more than 90% since 2010
- New homes sales within the district have more than doubled since 2010

Sources: Metrostudy & Tarrant County Deed Transactions

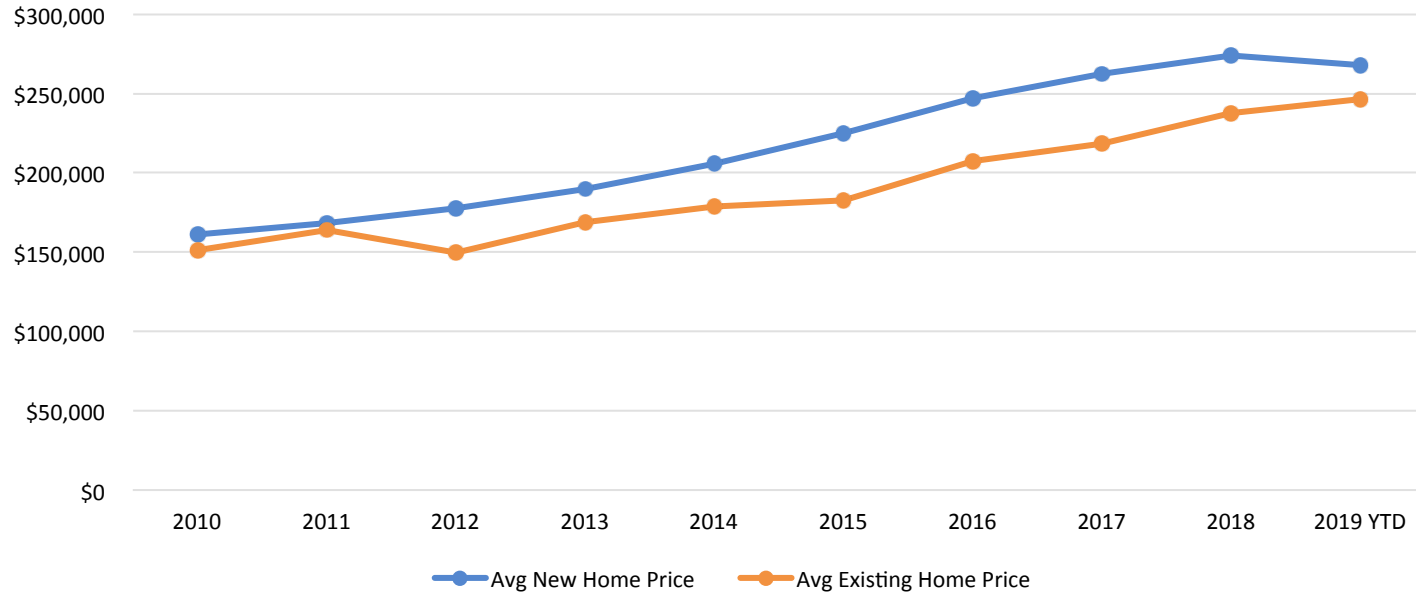




EMS ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – Sept 2019

Average District New vs Existing Home Sale Price, 2010 – Sept 2019

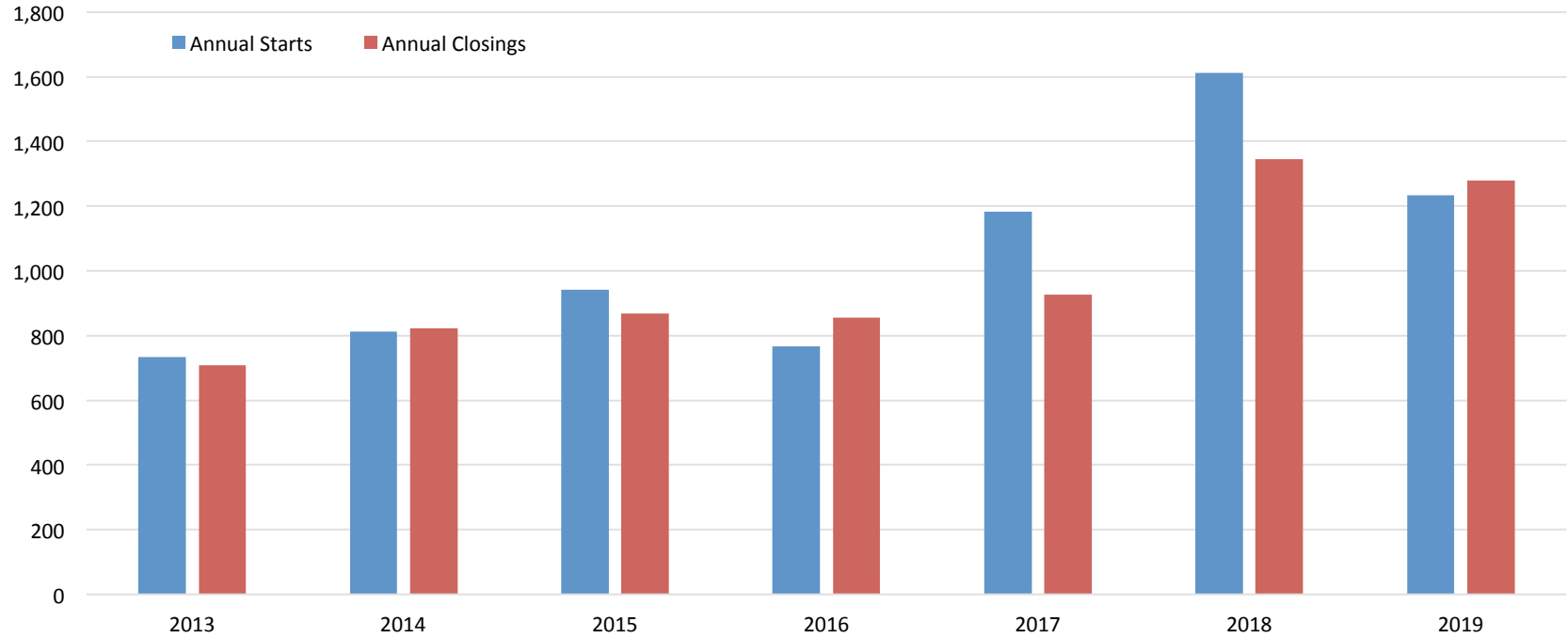


	Avg New Home Price	Avg Existing Home Price
2010	\$161,003	\$151,152
2011	\$168,397	\$163,737
2012	\$177,456	\$149,690
2013	\$189,753	\$169,032
2014	\$205,965	\$178,527
2015	\$224,715	\$182,696
2016	\$247,270	\$207,263
2017	\$262,235	\$218,517
2018	\$273,941	\$237,512
2019 YTD	\$268,079	\$246,601

- Since 2010, the average new home price in EMS ISD has increased by \$107,076, or 67%
- The average existing home price within the district has increased by 63%, or roughly \$95,450 since 2010



EMS ISD New Housing Activity



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	112	205	173	177	179	390	351
2Q	253	209	268	223	368	411	439
3Q	193	210	293	243	412	293	443
4Q	176	188	207	124	224	517	
Total	734	812	941	767	1,183	1,611	1,233

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	144	181	154	189	154	295	285
2Q	199	227	220	227	204	310	483
3Q	171	214	269	265	243	374	512
4Q	195	200	224	175	324	367	
Total	709	822	867	856	925	1,346	1,280

- EMS ISD started more than 440 homes in 3Q19, the most starts in the past ten years
- The district closed approx. 1,280 homes so far in 2019, putting them on pace to close more than 1,700 by the end of the year





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,361	2,771	4,216	21,262
2	Denton ISD	2,380	2,279	4,986	18,777
3	Frisco ISD	2,093	2,153	4,133	4,470
4	Northwest ISD	1,972	1,793	3,413	20,429
5	Eagle Mt.-Saginaw ISD	1,750	1,647	1,914	17,736*
6	Dallas ISD	1,667	1,517	1,973	5,655
7	Little Elm ISD	1,067	1,334	1,188	2,181
8	Lewisville ISD	1,151	1,255	1,908	3,124
9	Forney ISD	1,260	1,103	2,253	27,579
10	Crowley ISD	1,010	968	1,247	16,829
11	Mansfield ISD	929	967	1,181	7,288
12	Rockwall ISD	827	847	2,494	9,367
13	Royse City ISD	742	783	1,372	12,958
14	Wylie ISD	613	776	765	3,881
15	McKinney ISD	816	771	2,081	9,063
16	Princeton ISD	545	692	1,025	7,984
17	Melissa ISD	629	673	752	5,455
18	Fort Worth ISD	726	667	1,337	5,474
19	Allen ISD	554	663	1,139	1,023
20	Midlothian ISD	591	643	1,292	19,171




* Based on additional Templeton Demographics housing research





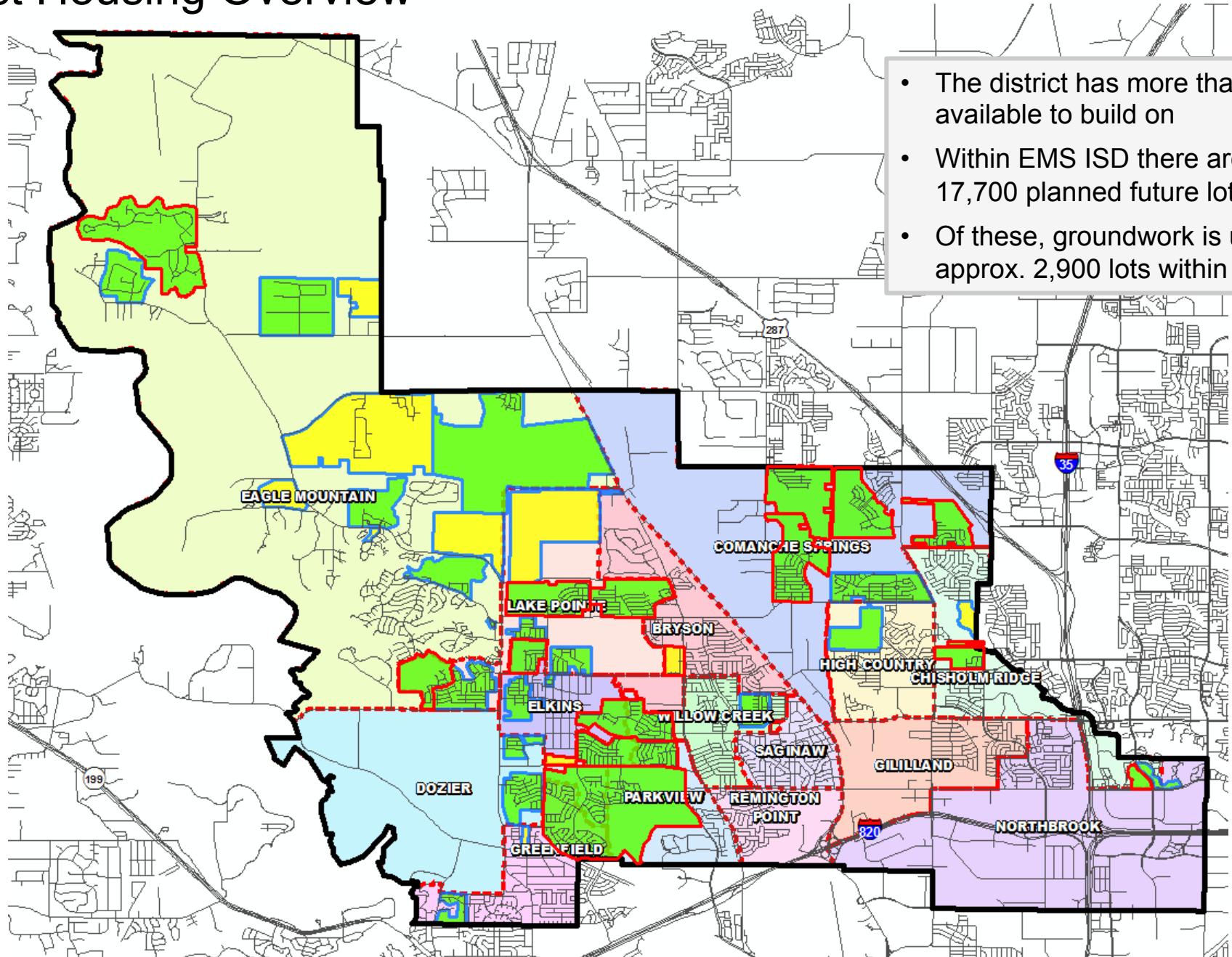
District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	0	0	18	0	0	0	334
CHISHOLM RIDGE	118	45	62	30	78	95	548
COMANCHE SPRINGS	448	106	448	160	217	472	1,781
DOZIER	248	40	205	57	101	186	395
EAGLE MOUNTAIN	65	15	59	13	54	256	10,534
ELKINS	223	18	262	58	25	60	316
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	4	2	6	0	2	9	266
HIGH COUNTRY	151	58	146	54	71	162	0
LAKE POINTE	252	92	217	56	137	310	2,716
NORTHBROOK	109	19	125	43	31	3	0
PARKVIEW	116	40	86	36	61	272	846
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0
WILLOW CREEK	16	8	13	5	13	89	0
GRAND TOTAL	1,750	443	1,647	512	790	1,914	17,736

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



District Housing Overview



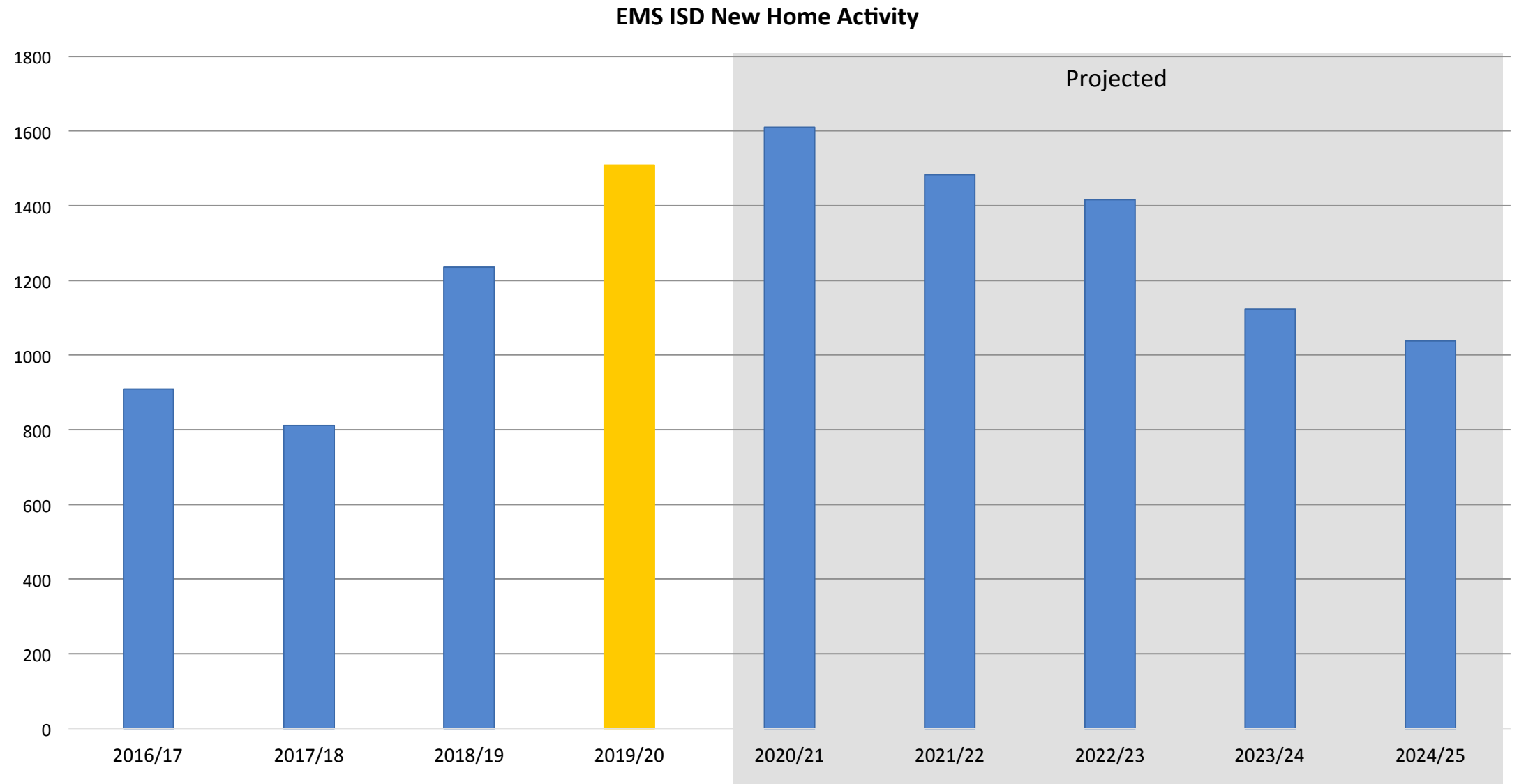
- The district has more than 1,900 lots available to build on
- Within EMS ISD there are more than 17,700 planned future lots
- Of these, groundwork is underway on approx. 2,900 lots within EMS ISD

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Forecasted EMS ISD New Home Activity

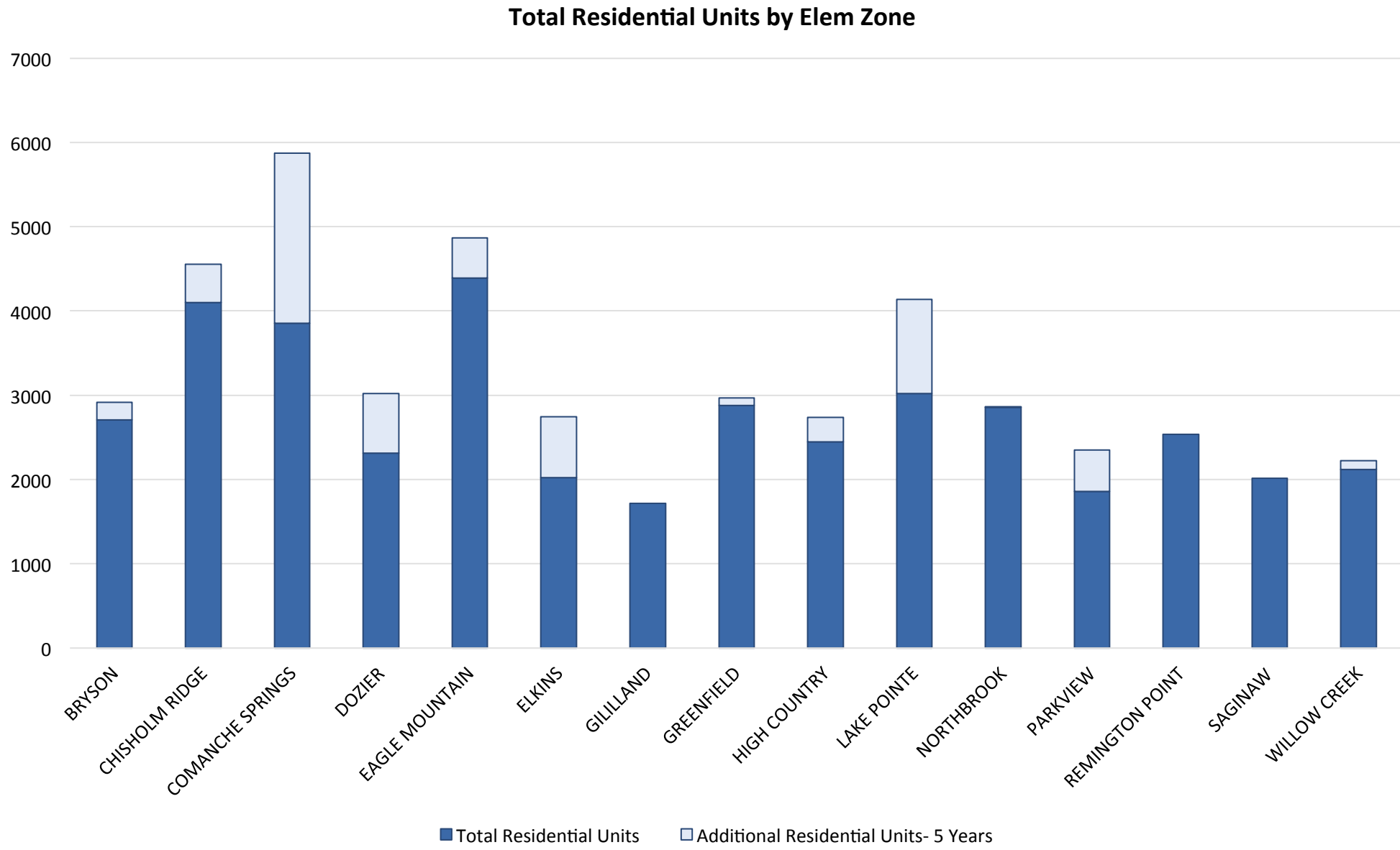


Eagle Mountain-Saginaw ISD is forecasted to close roughly 1,000-1,600 new homes annually for the next 3-5 years





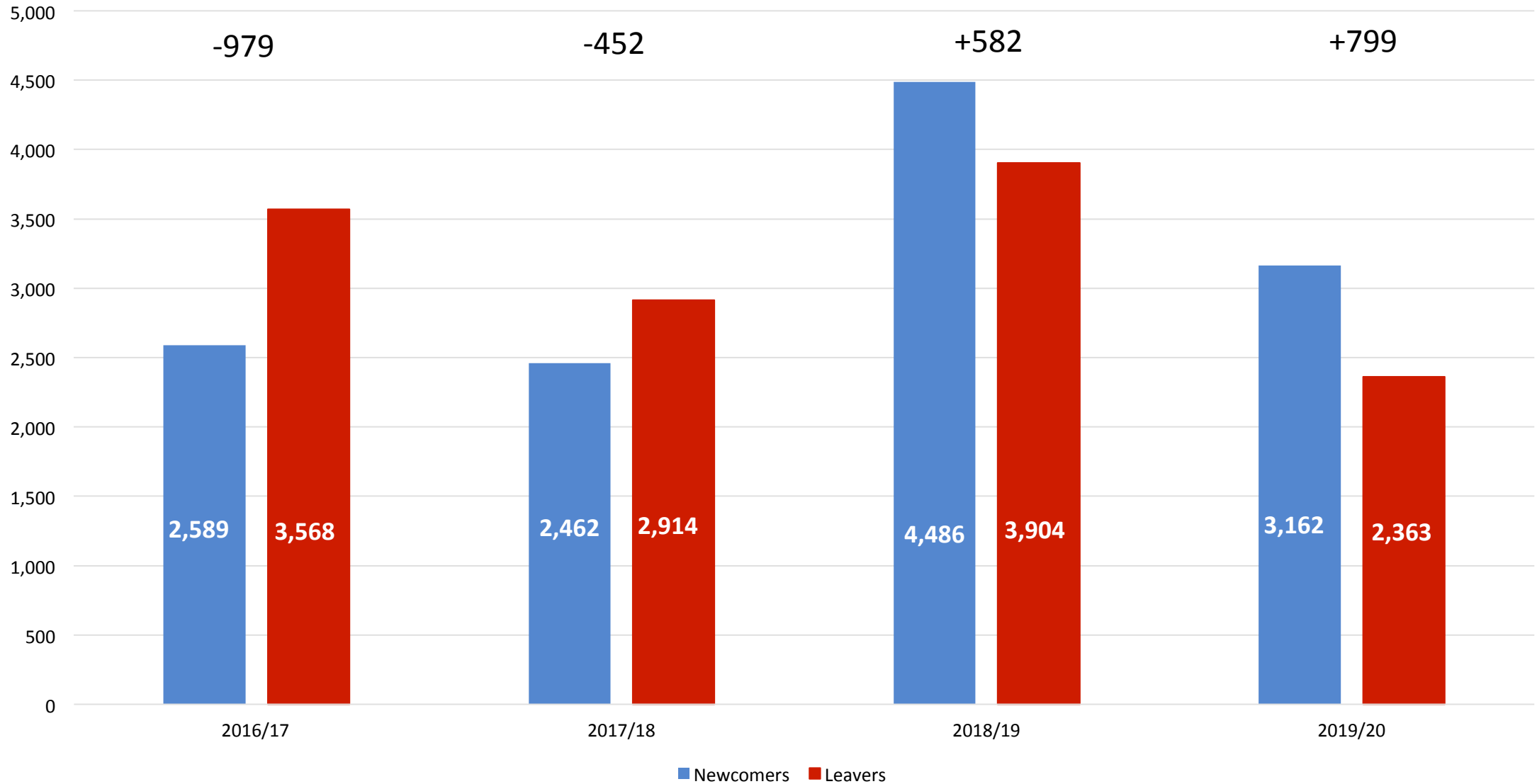
Total Residential Units by Elementary Zone, 2019/20 – 2024/25





Newcomer and Leaver Analysis

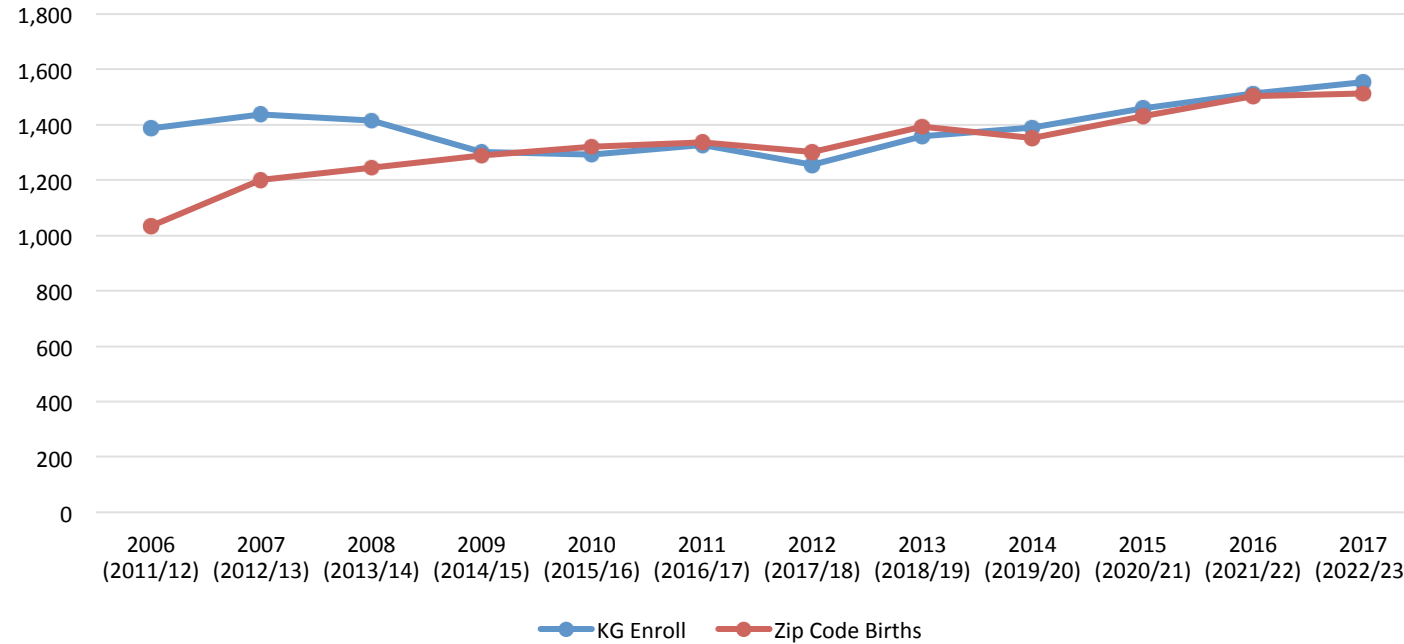
EMS ISD Newcomers and Leavers





Birth Rate Analysis

EMS ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	1,385	1,032	1.342
2007 (2012/13)	1,436	1,201	1.196
2008 (2013/14)	1,413	1,244	1.136
2009 (2014/15)	1,300	1,289	1.009
2010 (2015/16)	1,291	1,320	0.978
2011 (2016/17)	1,327	1,335	0.994
2012 (2017/18)	1,255	1,301	0.965
2013 (2018/19)	1,357	1,394	0.973
2014 (2019/20)	1,390	1,352	1.028
2015 (2020/21)	1,458	1,430	1.020
2016 (2021/22)	1,512	1,503	1.006
2017 (2022/23)	1,554	1,513	1.027



Ten Year Forecast by Boswell Feeder

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Elkins Elementary	736	368	444	486	506	528	544	591	596	597	603	600	603
Lake Pointe Elementary	779	722	793	861	966	1,066	1,108	1,204	1,236	1,259	1,292	1,343	1,403
Eagle Mountain Elementary	758	660	658	672	683	697	707	729	778	840	904	962	1,032
Bryson Elementary	675	550	532	538	533	540	560	575	574	588	594	602	600
Saginaw Elementary	519	356	325	324	337	336	343	344	349	358	356	357	363
Willow Creek Elementary	727	604	593	578	580	584	603	606	610	618	615	616	619
ELEMENTARY SCHOOL TOTALS	3,458	3,260	3,345	3,459	3,605	3,751	3,865	4,049	4,143	4,260	4,364	4,480	4,620
Elementary Absolute Growth		131	85	114	146	146	114	184	94	117	104	116	139
Elementary Percent Growth		4.19%	2.61%	3.42%	4.22%	4.04%	3.04%	4.76%	2.31%	2.82%	2.44%	2.67%	3.11%
Creekview Middle School	1,078	993	820	835	831	837	849	855	897	900	908	895	901
Wayside Middle School	1,002	965	919	940	973	960	1,000	1,016	1,089	1,134	1,214	1,243	1,296
MIDDLE SCHOOL TOTALS	2,080	1,958	1,739	1,775	1,804	1,797	1,849	1,871	1,986	2,034	2,122	2,138	2,197
Middle School Absolute Growth		176	-219	36	29	-7	52	22	115	48	88	16	59
Middle School Percent Growth		9.88%	-11.18%	2.07%	1.63%	-0.39%	2.89%	1.19%	6.15%	2.42%	4.33%	0.75%	2.76%
Boswell High School		2,032	2,212	2,321	2,414	2,576	2,640	2,677	2,717	2,755	2,782	2,882	2,979
HIGH SCHOOL TOTALS	0	2,032	2,212	2,321	2,414	2,576	2,640	2,677	2,717	2,755	2,782	2,882	2,979
High School Absolute Growth		134	180	109	93	162	64	37	40	38	27	100	97
High School Percent Growth		7.06%	8.86%	4.93%	4.01%	6.71%	2.48%	1.40%	1.49%	1.40%	0.98%	3.59%	3.37%
BOSWELL FEEDER TOTALS	5,538	7,250	7,296	7,555	7,823	8,124	8,354	8,597	8,846	9,049	9,268	9,500	9,796
Boswell Feeder Absolute Growth		441	46	259	268	301	230	243	249	203	219	232	295
Boswell Feeder Percent Growth		6.5%	0.6%	3.6%	3.5%	3.8%	2.8%	2.9%	2.9%	2.3%	2.4%	2.5%	3.1%

Green box = within 5% of capacity
 Yellow box = over capacity



Ten Year Forecast by Chisholm Trail Feeder

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Remington Elementary	758	488	605	586	584	574	603	604	624	637	656	671	673
Chisholm Ridge Elementary	803	664	636	643	662	683	712	739	765	782	794	798	806
Dozier Elementary	803	715	556	622	666	742	766	820	844	853	862	860	863
Greenfield Elementary	803	751	755	744	769	769	764	760	761	767	772	786	801
Northbrook Elementary	779	551	542	578	583	598	632	626	639	640	645	649	653
Parkview Elementary	779	511	510	519	536	571	611	636	673	715	755	787	819
Saginaw Elementary	519	356	325	324	337	336	343	344	349	358	356	357	363
Willow Creek Elementary	727	604	593	578	580	584	603	606	610	618	615	616	619
ELEMENTARY SCHOOL TOTALS	5,213	4,640	4,522	4,594	4,718	4,857	5,035	5,136	5,265	5,370	5,455	5,524	5,597
Elementary Absolute Growth		75	-118	72	123	139	178	101	129	104	85	69	73
Elementary Percent Growth		1.64%	-2.54%	1.60%	2.69%	2.95%	3.66%	2.01%	2.52%	1.98%	1.58%	1.27%	1.32%
Willkie Middle School	1,002	1,045	723	733	735	748	781	846	900	921	917	915	917
Marine Creek Middle School	1,200	0	1,039	1,121	1,119	1,099	1,019	1,043	1,046	1,092	1,094	1,131	1,179
MIDDLE SCHOOL TOTALS	2,202	1,045	1,762	1,854	1,854	1,847	1,800	1,889	1,946	2,013	2,011	2,046	2,096
Middle School Absolute Growth		86	717	92	0	-7	-47	89	57	67	-2	35	50
Middle School Percent Growth		8.97%	68.61%	5.22%	0.00%	-0.38%	-2.54%	4.94%	3.02%	3.44%	-0.10%	1.74%	2.44%
Chisholm Trail High School		2,019	2,214	2,319	2,405	2,477	2,540	2,545	2,556	2,520	2,570	2,578	2,616
HIGH SCHOOL TOTALS	0	2,019	2,214	2,319	2,405	2,477	2,540	2,545	2,556	2,520	2,570	2,578	2,616
High School Absolute Growth		-59	195	105	86	72	63	5	11	-36	50	8	38
High School Percent Growth		-2.84%	9.66%	4.74%	3.71%	2.99%	2.54%	0.20%	0.43%	-1.41%	1.98%	0.31%	1.47%
CHISHOLM TRAIL FEEDER TOTALS	7,415	7,704	8,498	8,767	8,977	9,181	9,375	9,570	9,767	9,903	10,036	10,148	10,309
Chisholm Trail Feeder Absolute Growth		102	794	269	209	204	194	195	197	135	133	112	161
Chisholm Trail Feeder Percent Growth		1.3%	10.3%	3.2%	2.4%	2.3%	2.1%	2.1%	2.1%	1.4%	1.3%	1.1%	1.6%

Green box = within 5% of capacity
 Yellow box = over capacity



Ten Year Forecast by Saginaw Feeder

Campus	Capacity	2018/19	Fall	ENROLLMENT PROJECTIONS									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Comanche Springs Elementary	753	731	809	905	977	1,067	1,129	1,222	1,290	1,348	1,408	1,435	1,473
Gililand Elementary	734	522	489	493	480	489	489	484	495	506	505	501	497
High Country Elementary	745	550	560	569	616	640	656	689	691	680	687	685	702
Northbrook Elementary	779	551	542	578	583	598	632	626	639	640	645	649	653
Chisholm Ridge Elementary	803	664	636	643	662	683	712	739	765	782	794	798	806
ELEMENTARY SCHOOL TOTALS	3,061	3,018	3,036	3,188	3,318	3,477	3,618	3,760	3,880	3,956	4,039	4,068	4,131
Elementary Absolute Growth		62	18	152	130	159	141	142	120	76	83	29	63
Elementary Percent Growth		2.10%	0.60%	5.01%	4.08%	4.79%	4.06%	3.92%	3.19%	1.96%	2.10%	0.72%	1.55%
Prairie Vista Middle School	1,002	889	753	788	816	845	904	929	969	1,014	1,066	1,124	1,145
Highland Middle	1,050	885	929	926	903	881	916	940	943	959	982	1,026	1,027
MIDDLE SCHOOL TOTALS	2,052	1,774	1,682	1,714	1,719	1,726	1,820	1,869	1,912	1,973	2,048	2,150	2,172
Middle School Absolute Growth		98	-92	32	5	7	94	49	43	61	75	102	22
Middle School Percent Growth		5.85%	-5.19%	1.90%	0.29%	0.41%	5.45%	2.69%	2.30%	3.19%	3.80%	4.98%	1.02%
Saginaw High School		1,886	1,932	1,990	2,098	2,211	2,305	2,393	2,436	2,532	2,636	2,679	2,760
HIGH SCHOOL TOTALS	0	1,886	1,932	1,990	2,098	2,211	2,305	2,393	2,436	2,532	2,636	2,679	2,760
High School Absolute Growth		-12	46	58	108	113	94	88	43	96	104	43	81
High School Percent Growth		-0.63%	2.44%	3.00%	5.43%	5.39%	4.25%	3.82%	1.80%	3.94%	4.11%	1.63%	3.02%
SAGINAW FEEDER TOTALS	5,113	6,678	6,650	6,892	7,135	7,414	7,743	8,022	8,228	8,461	8,723	8,897	9,063
Saginaw Feeder Absolute Growth		148	-28	242	243	279	329	279	206	233	262	174	166
Saginaw Feeder Percent Growth		2.3%	-0.4%	3.6%	3.5%	3.9%	4.4%	3.6%	2.6%	2.8%	3.1%	2.0%	1.9%

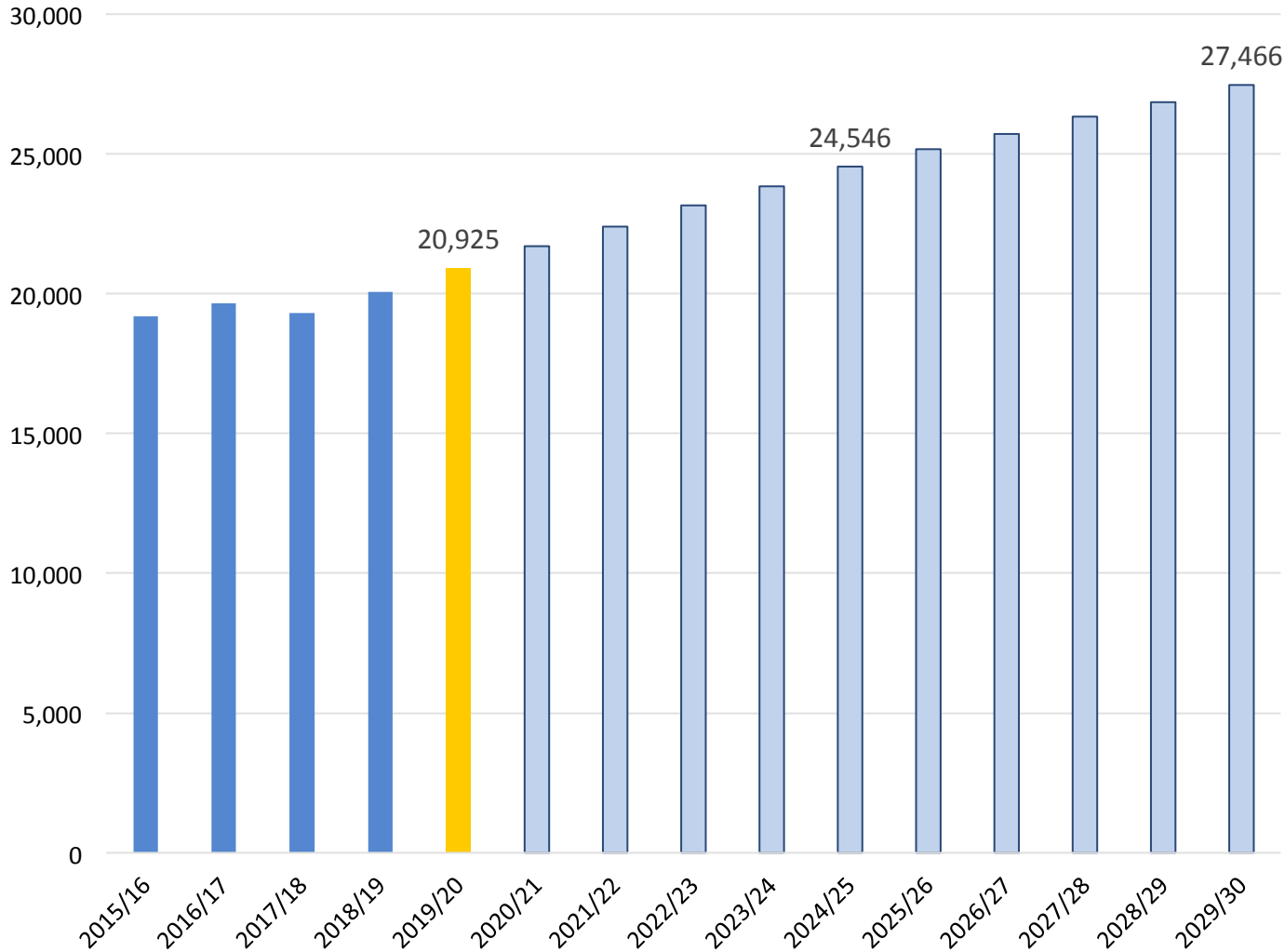
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Key Takeaways



Projected Enrollment



- EMS ISD will continue to experience enrollment growth due to a strong housing market
- Comanche Springs and Lake Pointe Elementary zones could see more than 3,000 additional residential units in the next 5 years
- EMS ISD saw a 33% drop in leavers in 2019-2020
- The district is forecasted to add 1,000 to 1,600 single family homes a year for the next 5 years
- EMS ISD is expected to enroll more than 24,540 students by 2024-25 and more than 27,400 students by 2029-30