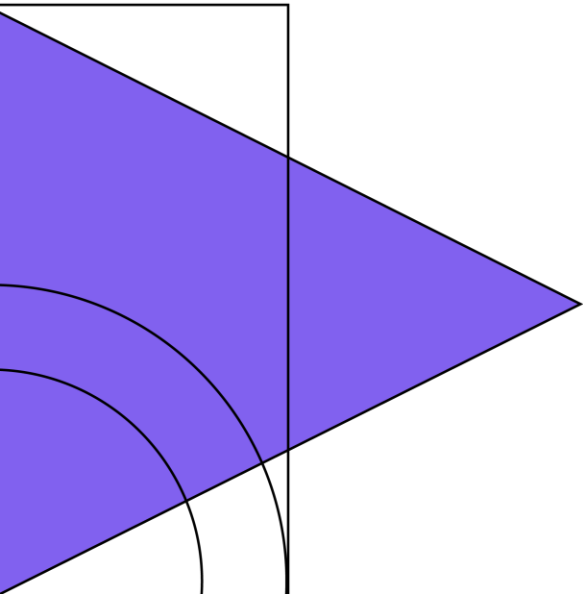
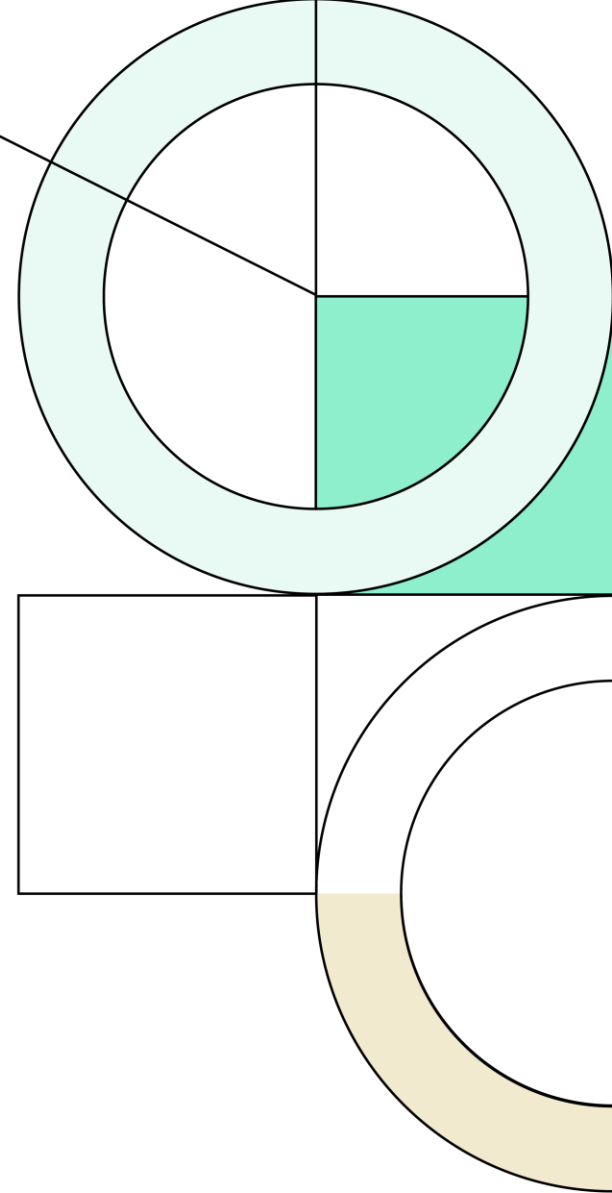




**Eagle  
Mountain-  
Saginaw  
Independent  
School District**

3Q22

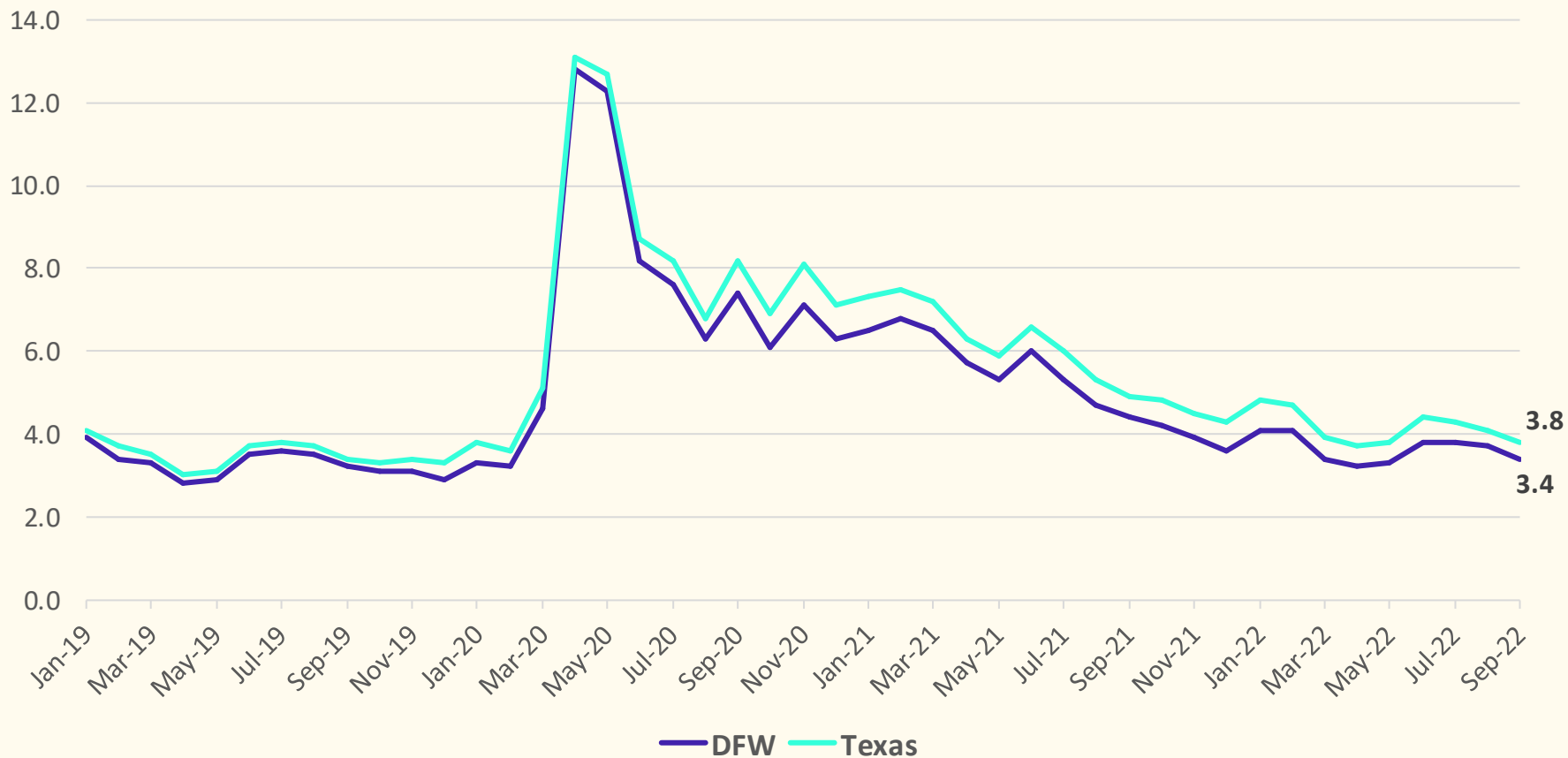
**Demographic Report**



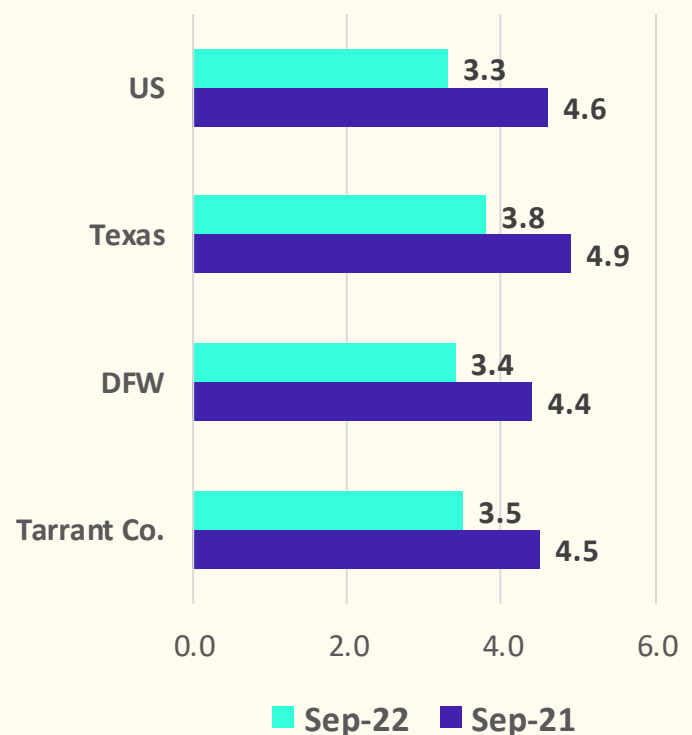


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 – Sept. 2022



### Unemployment Rate, Year over Year

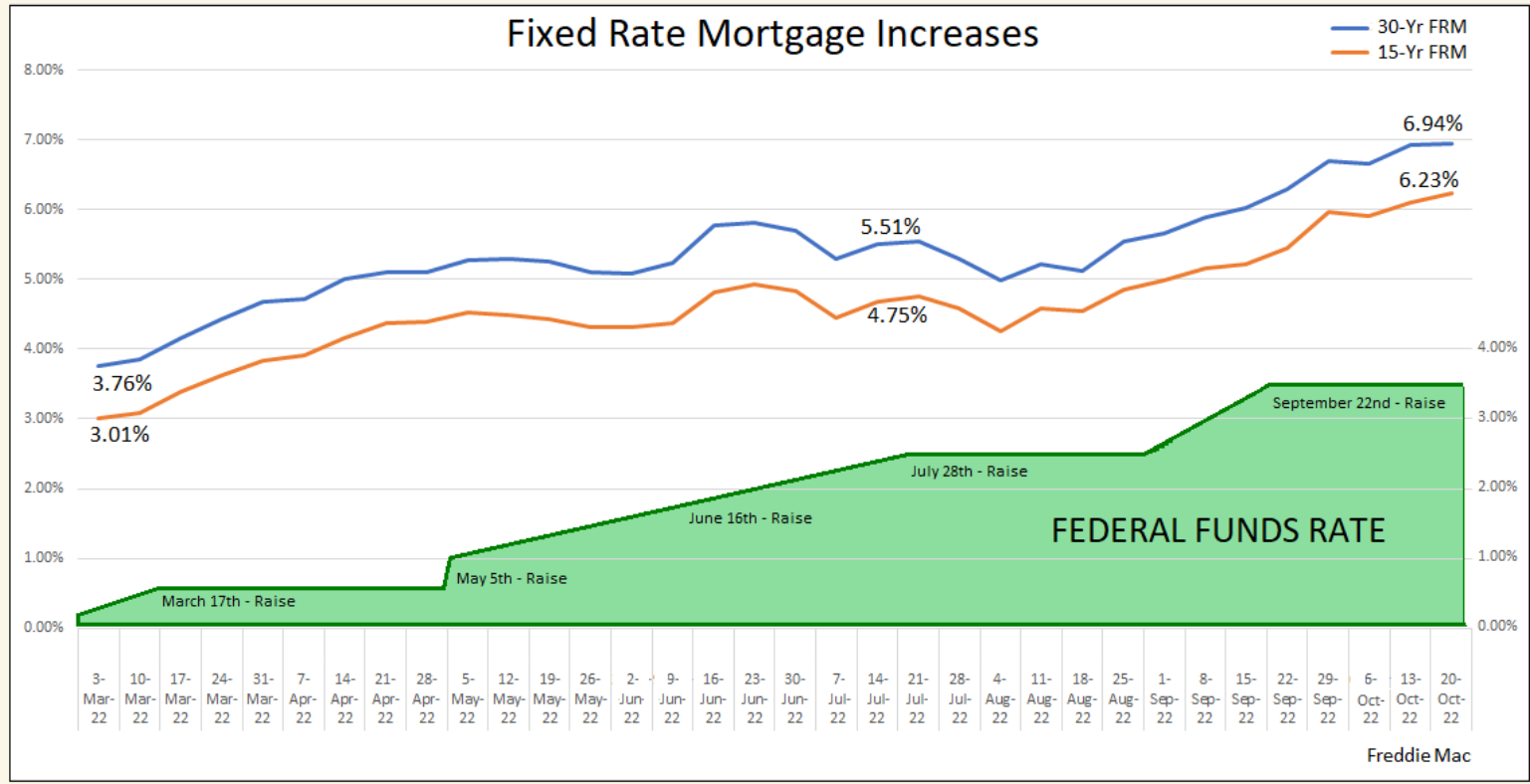


■ Sep-22 ■ Sep-21



# Economic Conditions

## Combination of Price Escalation & Interest Rate Increases Impact on Monthly Payments



**SPRING 2022**  
 3.5% Interest Rate  
 HOME PRICE  
 \$343,221  
 Average Monthly House Payment  
 \$1,905

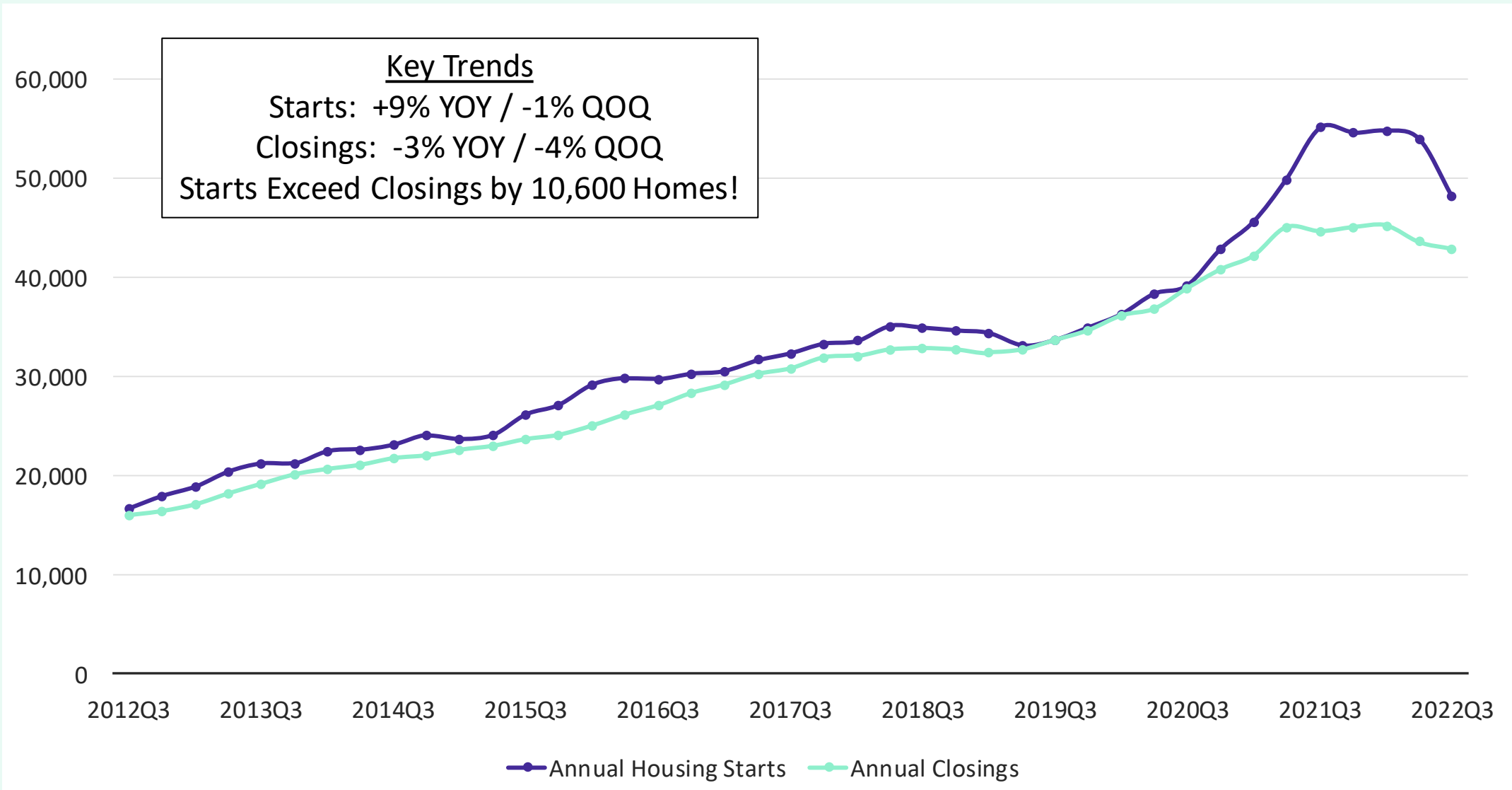
**FALL 2022**  
 7.0% Interest Rate  
 HOME PRICE  
 \$365,700  
 Average Monthly House Payment  
 \$2,765

**\$860 More Per Month**    **Increased By 45.15%**

\* Since January 2022 – Base Prices have been up by 8% and Mortgage Rates up by approximately 79%

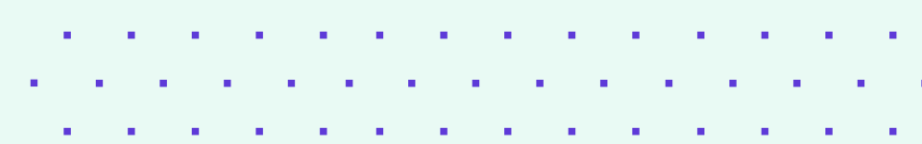


# DFW New Home Starts & Closings are Flattening Out





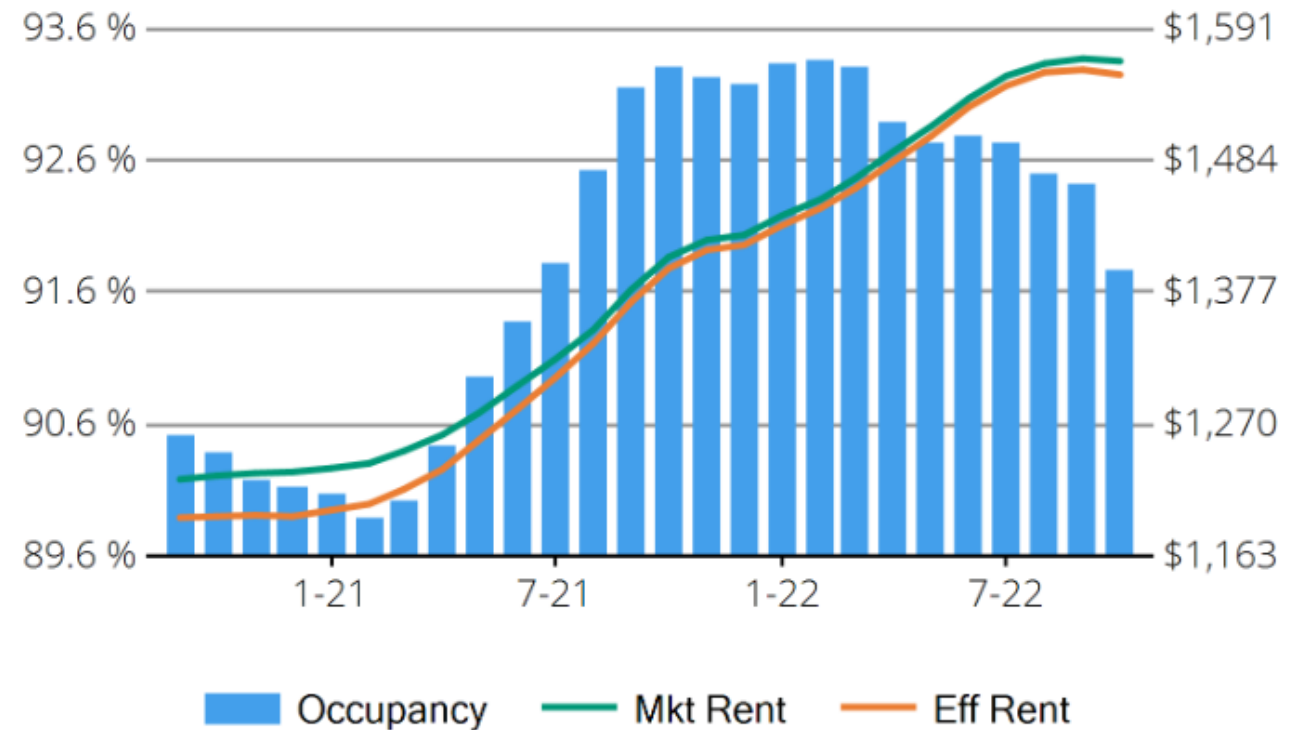
# Housing Market Trends: Multi-family Market



## Stabilized and Lease-up Properties\*

Conventional Properties	Oct 2022	Annual Change
Occupancy	91.7	-1.7%
Unit Change	21,805	
Units Absorbed (Annual)	7,806	
Average Size (SF)	873	+0.3%
Asking Rent	\$1,564	+11.6%
Asking Rent per SF	\$1.79	+11.3%
Effective Rent	\$1,553	+11.5%
Effective Rent per SF	\$1.78	+11.2%
% Offering Concessions	11%	+13.6%
Avg. Concession Package	4.7%	-6.4%

## Dallas/Fort Worth, TX





# DFW New Home Ranking Report

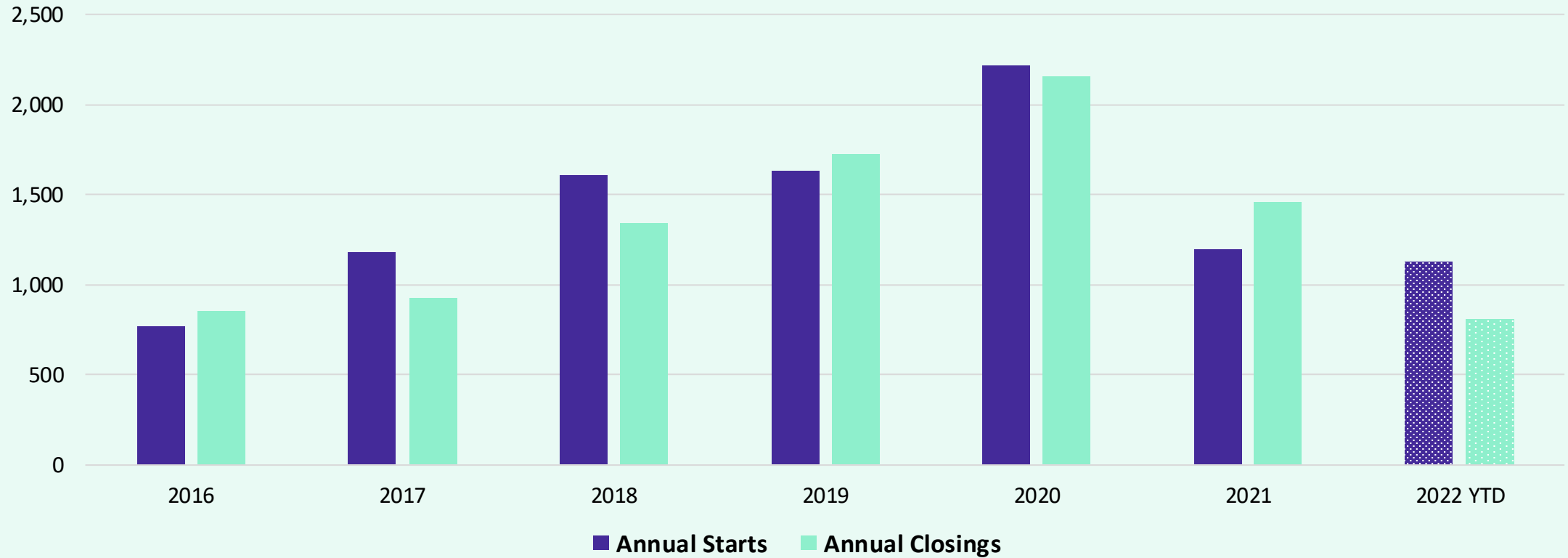
## ISD Ranked by Annual Closings – 3Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,494	3,543	2,035	3,998	38,239
2	DENTON ISD	2,453	2,553	2,148	3,699	29,153
3	FORNEY ISD	1,589	2,426	929	2,342	29,984
4	PROSPER ISD	2,327	2,270	2,310	3,593	21,227
5	FRISCO ISD	1,311	1,620	1,217	1,495	9,258
6	ROYSE CITY ISD	1,645	1,571	1,085	2,006	8,368
7	DALLAS ISD	1,750	1,495	1,804	2,348	5,963
8	PRINCETON ISD	2,011	1,447	1,477	1,632	10,290
9	MIDLOTHIAN ISD	1,028	1,154	714	2,200	19,669
10	WAXAHACHIE ISD	838	1,090	359	1,266	26,837
<b>11</b>	<b>EAGLE MT-SAGINAW ISD</b>	<b>1,293</b>	<b>1,070</b>	<b>822</b>	<b>2,427</b>	<b>17,807</b>
12	ROCKWALL ISD	1,309	1,061	1,046	2,005	11,268
13	CROWLEY ISD	1,338	1,054	943	2,023	16,422
14	LEWISVILLE ISD	1,130	1,043	963	1,040	2,202
15	CRANDALL ISD	1,515	1,023	1,139	618	15,212
16	COMMUNITY ISD	1,025	983	566	1,184	7,831
17	CELINA ISD	981	947	947	1,062	35,378
18	MANSFIELD ISD	1,326	930	1,084	1,423	6,868
19	MCKINNEY ISD	1,076	813	1,052	1,384	16,208
20	AUBREY ISD	1,525	791	1,149	993	5,260

\* Based on additional Templeton Demographics housing research



# District New Home Starts and Closings by Quarter



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	177	179	389	351	530	321	319
2Q	223	368	411	439	593	356	420
3Q	243	412	293	442	514	318	391
4Q	124	224	517	401	580	199	
<b>Total</b>	<b>767</b>	<b>1,183</b>	<b>1,610</b>	<b>1,633</b>	<b>2,217</b>	<b>1,194</b>	<b>1,130</b>

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	189	154	295	285	340	473	162
2Q	227	204	310	483	567	425	262
3Q	265	243	374	512	664	300	383
4Q	175	324	367	441	591	264	
<b>Total</b>	<b>856</b>	<b>925</b>	<b>1,346</b>	<b>1,721</b>	<b>2,162</b>	<b>1,462</b>	<b>807</b>



# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
BRYSON	0	0	4	0	0	0	185	280
CHISHOLM RIDGE	0	0	35	0	0	0	0	438
COMANCHE SPRINGS	220	9	136	38	84	89	293	1,219
COPPER CREEK	143	23	175	34	85	95	366	0
DOZIER	106	20	73	27	88	100	39	749
EAGLE MOUNTAIN	463	254	285	109	332	355	1,014	13,671
ELKINS	116	15	177	56	29	49	224	505
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	0	0	2	1	0	0	77	152
HIGH COUNTRY	0	0	0	0	0	0	0	47
LAKE COUNTRY	44	8	51	13	30	31	121	580
LAKE POINTE	180	60	112	100	79	81	90	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	0	0	0	0	0	0	0	0
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	21	2	20	5	21	22	18	166
<b>GRAND TOTAL</b>	<b>1293</b>	<b>391</b>	<b>1070</b>	<b>383</b>	<b>748</b>	<b>822</b>	<b>2427</b>	<b>17807</b>

Highest activity in the category

Second highest activity in the category

Third highest activity in the category





# Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	114	413	1,484	1,535	1,495	1,516	1,596	1,773	1,645	1,597	1,546	1,621	1,632	1,491	1,311	20,769		
2019/20	116	398	1,413	1,465	1,464	1,454	1,490	1,601	1,742	1,776	1,671	1,777	1,655	1,591	1,415	21,028	259	1.25%
2020/21	119	342	1,358	1,462	1,522	1,497	1,493	1,566	1,637	1,809	1,778	1,817	1,749	1,619	1,479	21,247	219	1.04%
2021/22	52	562	1,509	1,548	1,595	1,621	1,566	1,592	1,686	1,762	1,867	2,089	1,836	1,653	1,448	22,386	1,139	5.36%
2022/23	65	634	1,457	1,634	1,636	1,664	1,710	1,611	1,705	1,757	1,827	2,178	1,962	1,697	1,556	23,093	707	3.16%
2023/24	64	627	1,515	1,607	1,705	1,702	1,736	1,790	1,726	1,792	1,827	2,004	2,165	1,874	1,573	23,706	613	2.65%
2024/25	64	640	1,591	1,657	1,680	1,802	1,790	1,826	1,920	1,830	1,886	2,014	1,991	2,074	1,732	24,497	791	3.33%
2025/26	65	646	1,655	1,747	1,718	1,766	1,865	1,870	1,970	2,017	1,892	2,095	2,001	1,904	1,914	25,125	629	2.57%
2026/27	66	654	1,733	1,814	1,819	1,818	1,859	1,947	2,001	2,065	2,078	2,100	2,073	1,915	1,758	25,700	575	2.29%
2027/28	67	664	1,795	1,904	1,875	1,918	1,907	1,942	2,061	2,097	2,120	2,303	2,083	1,985	1,768	26,489	790	3.07%
2028/29	66	651	1,841	1,963	1,961	1,964	2,001	1,996	2,057	2,167	2,142	2,315	2,256	1,993	1,834	27,206	717	2.71%
2029/30	67	664	1,905	2,007	2,017	2,036	2,031	2,074	2,113	2,157	2,214	2,362	2,283	2,158	1,840	27,929	723	2.66%
2030/31	70	683	1,950	2,065	2,059	2,099	2,114	2,102	2,196	2,213	2,205	2,433	2,328	2,185	1,994	28,696	767	2.75%
2031/32	71	696	1,991	2,116	2,107	2,126	2,177	2,176	2,225	2,304	2,263	2,421	2,392	2,228	2,018	29,312	616	2.15%
2032/33	73	708	2,032	2,160	2,161	2,177	2,205	2,242	2,303	2,335	2,356	2,485	2,381	2,289	2,058	29,964	653	2.23%

Yellow box = largest grade per year  
Green box = second largest grade per year



# Ten Year Forecast by Elementary Campus

Campus	Capacity	Fall		ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
HAFLEY DEVELOPMENT CENTER	512	386	365	352	360	373	380	391	376	392	413	428	440
BRYSON ELEMENTARY	692	568	548	551	552	571	570	584	607	611	624	629	632
CHISHOLM RIDGE ELEMENTARY	758	664	720	712	702	700	695	675	685	698	701	715	725
COMANCHE SPRINGS ELEMENTARY	736	550	553	591	670	706	768	821	884	914	958	983	1,004
COPPER CREEK ELEMENTARY	758	565	648	715	725	720	758	761	744	745	737	737	742
DOZIER ELEMENTARY	782	663	725	731	771	810	820	836	834	838	825	815	810
EAGLE MOUNTAIN ELEMENTARY	670	431	501	564	639	742	868	1,082	1,279	1,452	1,663	1,871	2,104
ELKINS ELEMENTARY	645	581	646	676	678	684	685	680	687	699	702	706	711
GILILLAND ELMENTARY	564	501	481	491	501	518	530	532	523	518	513	507	502
GREENFIELD ELEMENTARY	779	701	689	680	681	677	675	676	693	715	736	757	776
HIGH COUNTRY ELEMENTARY	670	556	567	593	623	635	628	623	626	641	652	659	654
LAKE COUNTRY ELEMENTARY	758	686	671	661	683	691	725	764	822	876	890	906	913
LAKE POINTE ELEMENTARY	758	585	660	691	690	693	712	730	735	745	743	745	741
NORTHBROOK ELEMENTARY	671	551	571	609	605	614	627	612	609	602	607	606	609
PARKVIEW ELEMENTARY	693	561	554	567	584	608	661	686	711	719	731	739	730
REMINGTON POINT ELEMENTARY	714	557	551	558	557	559	588	622	621	626	629	625	622
SAGINAW ELEMENTARY	423	341	327	326	326	312	310	293	300	307	311	313	316
WILLOW CREEK ELEMENTARY	662	598	634	677	703	719	710	705	706	705	708	721	727
<b>ELEMENTARY TOTALS</b>	<b>12,245</b>	<b>10,045</b>	<b>10,411</b>	<b>10,745</b>	<b>11,050</b>	<b>11,332</b>	<b>11,710</b>	<b>12,072</b>	<b>12,442</b>	<b>12,802</b>	<b>13,142</b>	<b>13,461</b>	<b>13,757</b>
Elementary Percent Change		7.35%	3.64%	3.21%	2.83%	2.56%	3.33%	3.10%	3.06%	2.89%	2.66%	2.42%	2.20%
Elementary Absolute Change		688	366	334	305	283	378	363	370	360	340	319	297

Yellow box = over capacity  
Green box = within 10% of capacity



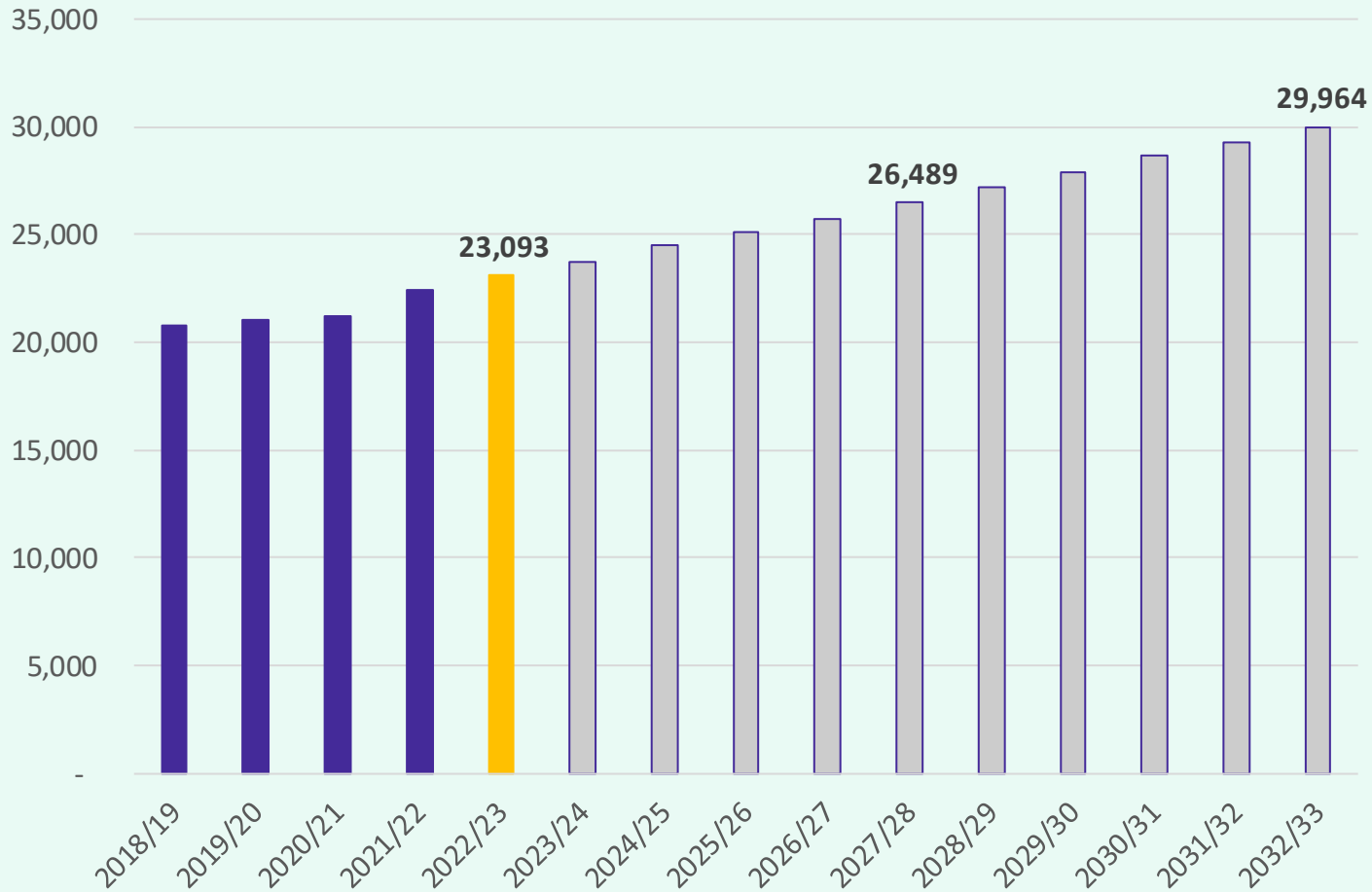
# Ten Year Forecast by Secondary Campus

Campus	Capacity	ENROLLMENT PROJECTIONS											
		2021/22	Fall 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CREEKVIEW MIDDLE SCHOOL	1,078	833	846	879	943	963	972	946	913	891	894	910	930
HIGHLAND MIDDLE SCHOOL	1,050	758	731	753	817	838	868	924	940	913	873	866	892
PRAIRIE VISTA MIDDLE SCHOOL	1,002	894	920	887	940	996	1,064	1,128	1,159	1,233	1,207	1,211	1,218
WAYSIDE MIDDLE SCHOOL	1,002	1,057	1,079	1,108	1,128	1,202	1,287	1,296	1,351	1,431	1,595	1,714	1,818
WILLKIE MIDDLE SCHOOL	1,002	703	722	763	786	841	873	912	923	909	928	954	981
MARINE CREEK MIDDLE SCHOOL	1,200	1,058	982	946	1,013	1,030	1,071	1,063	1,071	1,098	1,108	1,128	1,146
<b>MIDDLE SCHOOL TOTALS</b>	6,334	5,303	5,280	5,336	5,627	5,870	6,135	6,269	6,357	6,475	6,605	6,783	6,985
Middle School Percent Change		1.59%	-0.43%	1.06%	5.45%	4.32%	4.51%	2.18%	1.40%	1.86%	2.01%	2.69%	2.98%
Middle School Absolute Change		83	-23	56	291	243	265	134	88	118	130	178	202
BOSWELL HIGH SCHOOL		2,389	2,551	2,651	2,830	2,913	2,943	3,072	3,106	3,209	3,237	3,255	3,355
SAGINAW HIGH SCHOOL		2,158	2,182	2,270	2,258	2,288	2,270	2,374	2,533	2,594	2,789	2,856	2,881
CHISHOLM TRAIL HIGH SCHOOL		2,339	2,499	2,534	2,562	2,552	2,472	2,532	2,598	2,679	2,753	2,787	2,816
WATSON HIGH SCHOOL		108	97	97	97	97	97	97	97	97	97	97	97
<b>HIGH SCHOOL TOTALS</b>		6,994	7,329	7,552	7,747	7,850	7,782	8,075	8,334	8,579	8,876	8,995	9,149
High School Percent Change		5.24%	4.79%	3.04%	2.58%	1.33%	-0.87%	3.77%	3.21%	2.94%	3.46%	1.34%	1.71%
High School Absolute Change		348	335	223	195	103	-68	293	259	245	297	119	154
TARRANT COUNTY JJAEP		0	0	0	0	0	0	0	0	0	0	0	0
ALTERNATIVE DISCIPLINE SCHOOL		44	73	73	73	73	73	73	73	73	73	73	73
<b>ALTERNATIVE SCHOOL TOTALS</b>		44	73	73	73	73	73	73	73	73	73	73	73
<b>DISTRICT TOTALS</b>		22,386	23,093	23,706	24,497	25,125	25,700	26,489	27,206	27,929	28,696	29,312	29,964
District Percent Change		5.37%	3.16%	2.65%	3.33%	2.57%	2.29%	3.07%	2.71%	2.66%	2.75%	2.15%	2.23%
District Absolute Change		1,141	707	613	791	629	575	790	717	723	767	616	653

Yellow box = over capacity  
Green box = within 10% of capacity

# Key Takeaways

Enrollment Forecast



- DFW is continuing to experience job growth through 2022
- Rising interest rates will impact home sales
- Builders will move inventory thru added incentives
- Some builders converting to rental properties
- The district enrollment growth fall 2023 at 2.6% (613 students)
- District enrollment likely to exceed 26,400 students by the 2027/28 school year
- 1<sup>st</sup> and 2<sup>nd</sup> quarter housing data will reveal the impact of the rising interest rates