



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: October 21, 2013

AGENDA ITEM: Demographer Update

PRESENTER: Earl Husfeld and Rocky Gardiner, Templeton Demographics

ALIGNS TO BOARD GOAL(S): Financial/Facilities – The District shall exhibit excellence in financial and facility planning, management, and stewardship.

BACKGROUND INFORMATION:

- In order to stay abreast of the District's current and future student growth trends, the District receives an update from our demographer, Templeton Demographics, two times each year.
- Additionally, an annual report is presented to the Board of Trustees regarding the projected student growth and its potential impact to the District.

ADMINISTRATIVE CONSIDERATIONS:

- In light of the new housing growth we are experiencing within the District, a detailed examination of the projected student growth trends is a critical component to facility and financial planning for Aledo ISD.
- This evening, Rocky Gardiner, with Templeton Demographics, will provide an updated look at the short-term and longer-term projections of student growth in the District.

FISCAL NOTE:

None

ADMINISTRATIVE RECOMMENDATION:

None – Informational Report

*Aledo
Independent
School
District*

Fall 2013
Demographic
Study



*Learn from Yesterday...
Understand Today...
Plan for the Future*



TEMPLETON
DEMOGRAPHICS



Economic Conditions



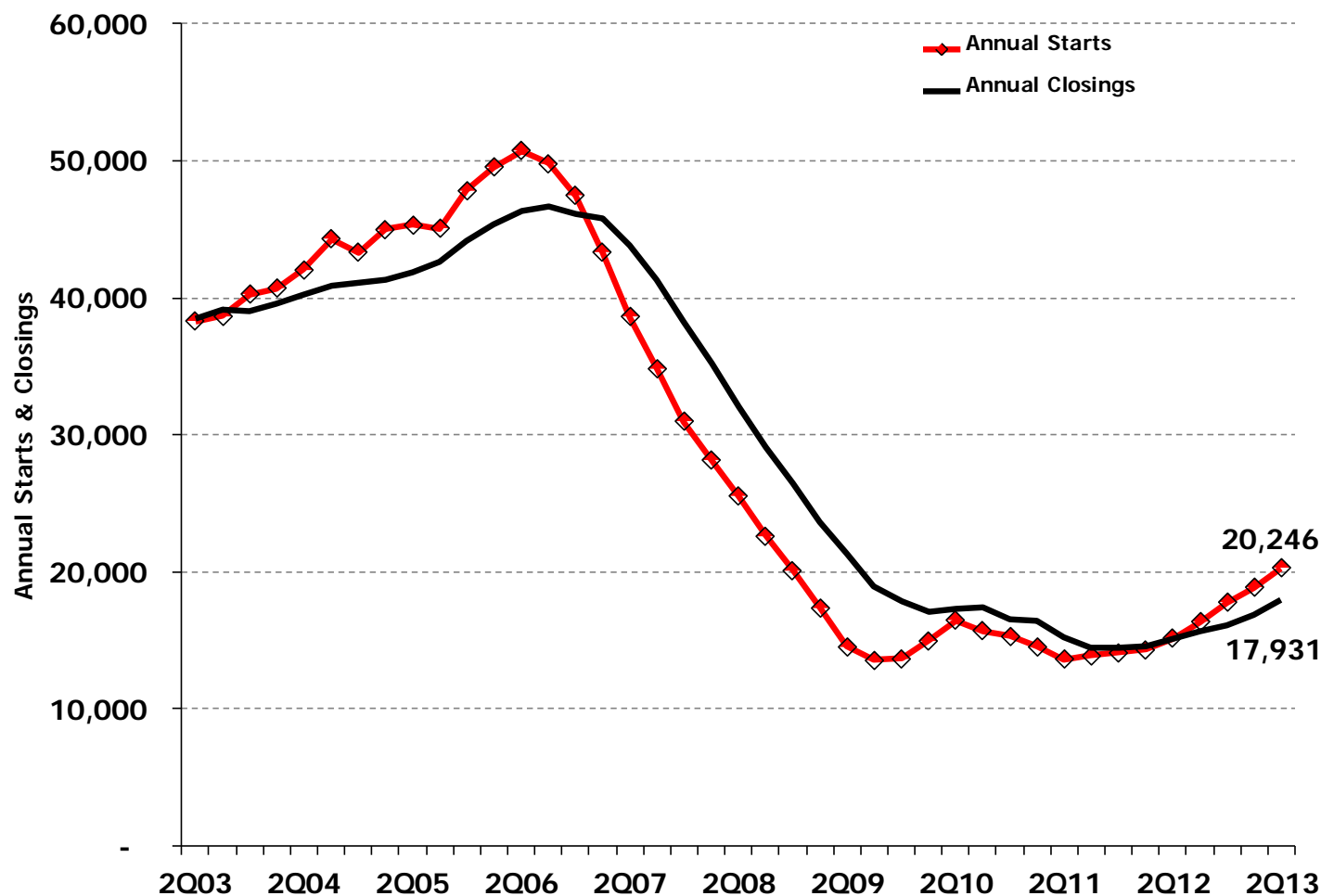
- Texas has had a job growth of **31.5 percent** since 1995. Almost triple the nationwide growth of **12 percent**. (City Journal – Winter 2013)
- DFW, Houston, and Austin Metropolitan Statistical Areas (MSA) created more than **230 thousand jobs** in the last 12 months. (Metrostudy)
- The state's unemployment rate has been at or below the national rate for **81 consecutive months**. (<http://www.thetexasconomy.org/economic-outlook/>)
- Since 2000, **1 million more people** have moved to Texas than have left for other states. In 2011, **Houston became the 5th largest MSA** in the country with **DFW the 4th** behind only NYC, LA and Chicago. (City Journal – Winter 2013)
- Unemployment rates - Texas Labor Market Information (July 2013)
 - U.S. 7.6%
 - Texas 6.3%
 - DFW MSA 6.0%
 - Parker County 5.4%
- DFW builders put up **5,861 new homes** in the last quarter, a **27 percent increase** year over year. (Dallas Business Journal)
- Texas sales tax collections have increased for **41 consecutive months** (Year-over-year) and sales tax receipts for August 2013 were **2.1 percent higher** than for August 2012. (Texas Comptroller)





DFW Housing Market

Starts and Closings





DFW Housing Market

Multiple Listing Service – YTD SFD Activity & Inventory

	Jun-13	% Change
YTD Sales	43,230	19%
Average Price	\$225,232	9%
Median Price	\$170,000	10%
Listings	23,791	-19%
DOM	50	-26%
Months Supply	3.5	-32%

Source: Texas A&M Real Estate
Center for NTREIS





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q13

Aledo ISD is ranked 32 out of the 86 districts surveyed in the DFW area.

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,767	2,240	4,287	10,268
2	Northwest ISD	1,193	1,133	1,619	22,641
3	Denton ISD	1,172	995	2,538	14,448
4	Keller ISD	869	890	1,375	3,364
5	Lewisville ISD	900	797	1,499	2,010
6	Prosper ISD	868	761	1,682	15,419
7	Dallas ISD	880	706	2,175	7,340
8	Eagle Mtn. - Saginaw ISD	726	651	1,759	20,046
9	Mansfield ISD	644	634	836	5,723
10	Little Elm ISD	669	630	939	6,996
11	McKinney ISD	732	621	1,315	3,036
12	Allen ISD	631	548	1,023	1,447
13	Plano ISD	398	385	925	1,383
14	Rockwall ISD	529	377	1,705	8,073
15	Crowley ISD	406	368	2,009	8,229
16	Wylie ISD	339	350	502	4,155
17	Forney ISD	403	329	1,528	11,458
18	Fort Worth ISD	347	326	1,225	4,801
19	Burleson ISD	373	315	838	3,706

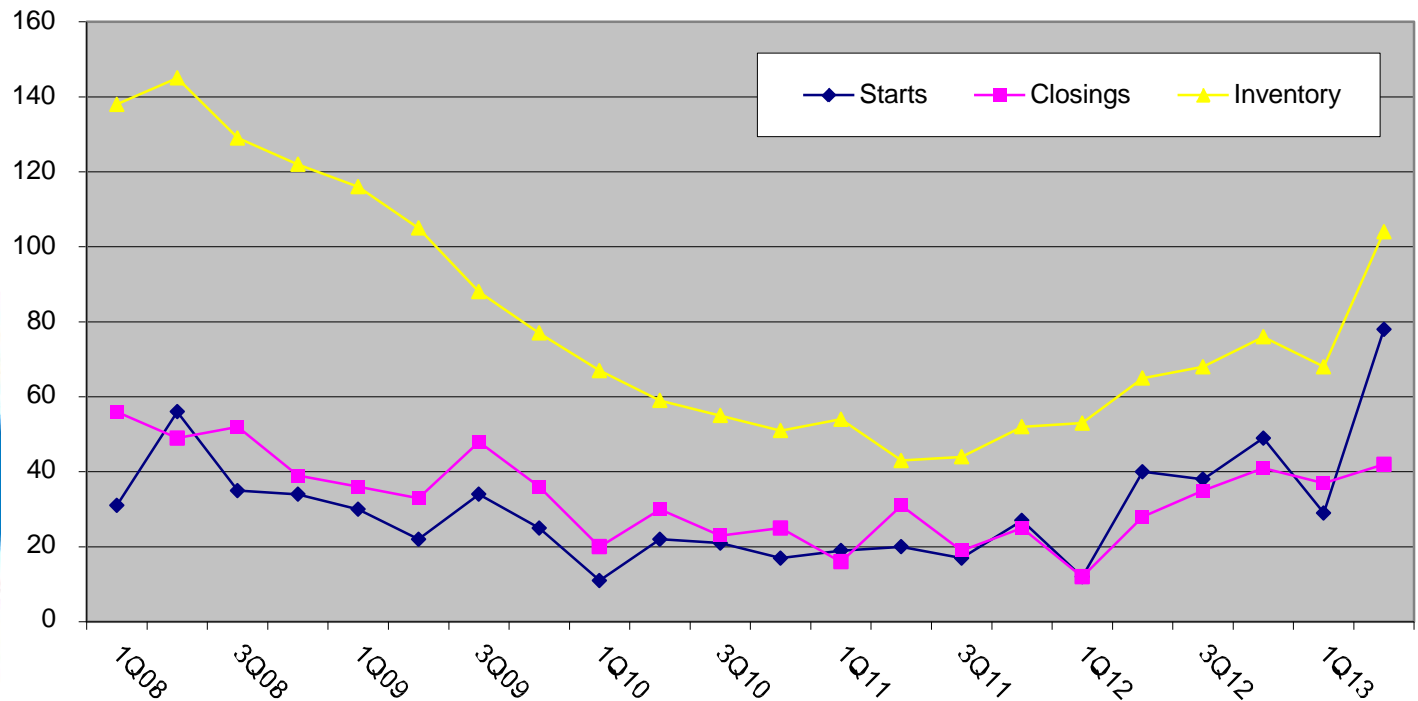


31	White Settlement ISD	139	158	200	4,317
32	Aledo ISD	194	155	729	16,037
33	Desoto ISD	128	143	810	3,018
	Totals	20,384	18,098	48,859	274,328





New Housing Activity



Starts	2008	2009	2010	2011	2012	2013
1Q	31	30	12	20	12	29
2Q	56	32	25	23	40	78
3Q	40	34	23	17	38	
4Q	36	28	16	29	49	
Total	163	124	76	89	139	107

Closings	2008	2009	2010	2011	2012	2013
1Q	56	42	20	17	12	37
2Q	49	45	35	32	28	42
3Q	61	51	27	19	35	
4Q	44	38	25	22	41	
Total	210	176	107	90	116	79

- Inventory is at its highest in 4 years with 104 units for 2Q13.
- Quarterly starts more than doubled over 1Q13, the highest quarter in more than 6 years with 78 starts.
- Quarterly closes are also up over 40 for only the second time since 3Q09



The Parks of Aledo

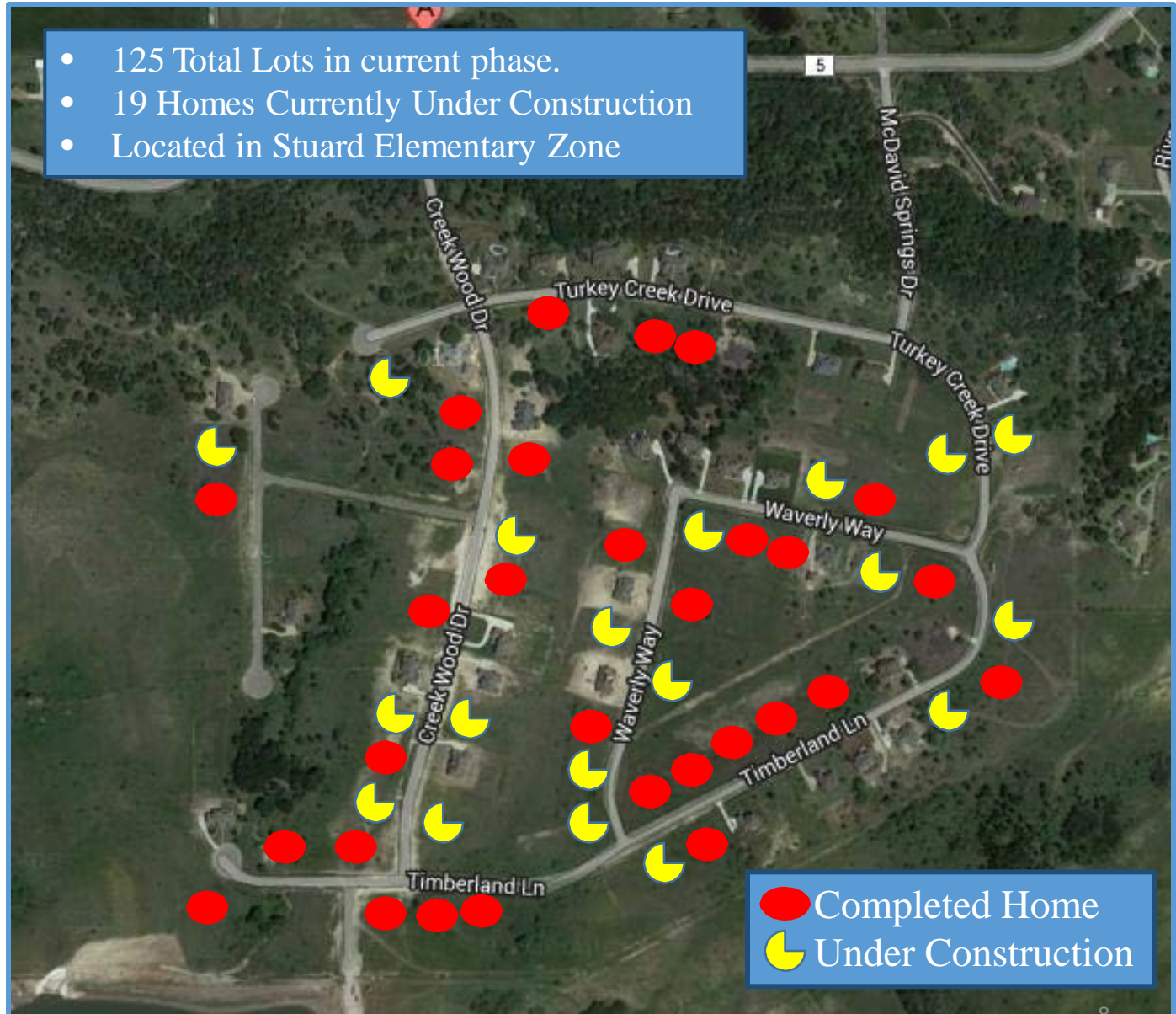
- Total Lots = 296
- Strong Activity in Phase 1
- Phase 2 = 104 homes, starting 1Q15
- Phase 3 = 124 homes, starting 3Q16
- Located in Coder Elementary Zone





McDavid Springs

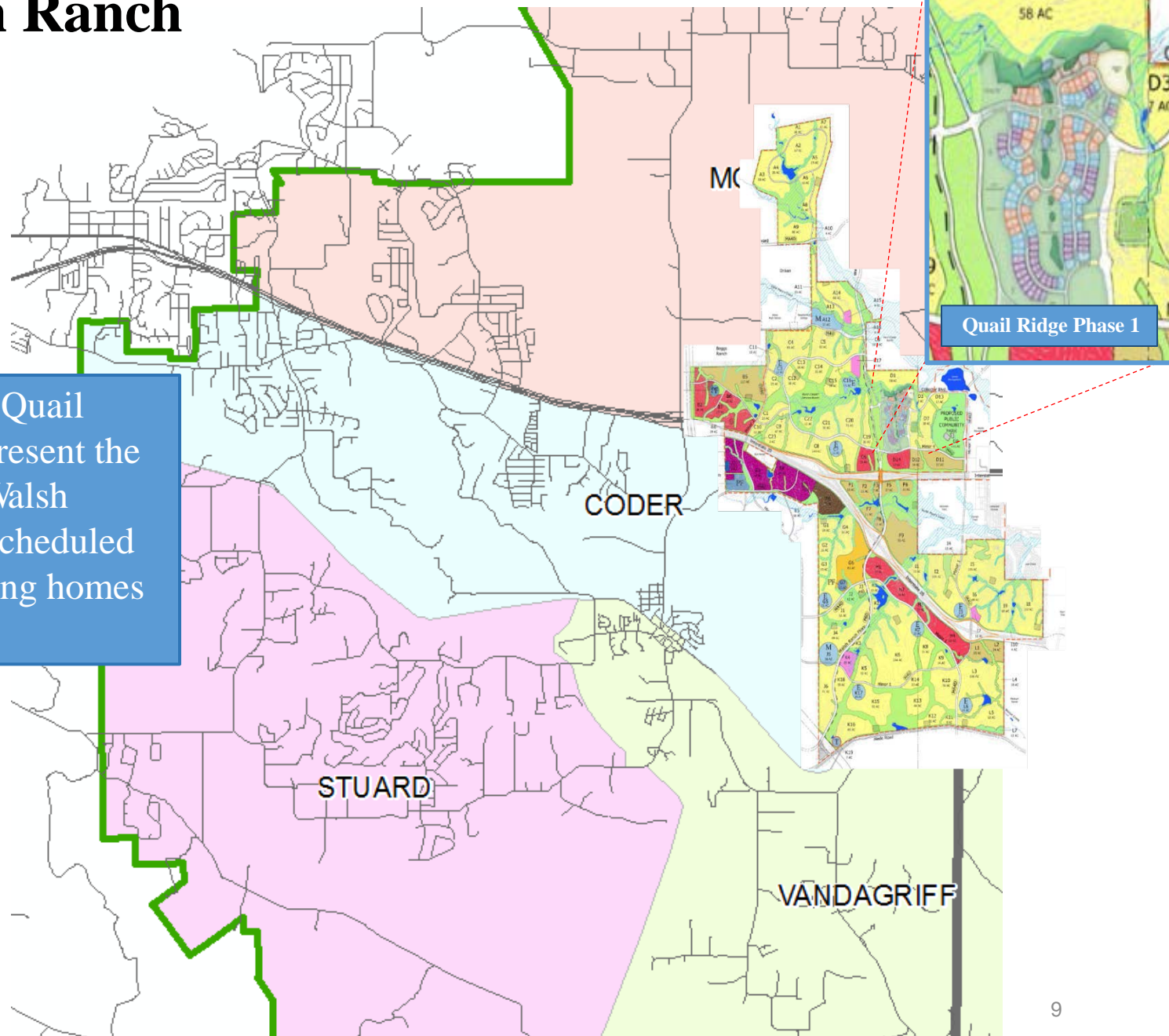
- 125 Total Lots in current phase.
- 19 Homes Currently Under Construction
- Located in Stuard Elementary Zone





Walsh Ranch

124 Homes in Quail Ridge will represent the phase one of Walsh Ranch and is scheduled to begin building homes in 1Q14.





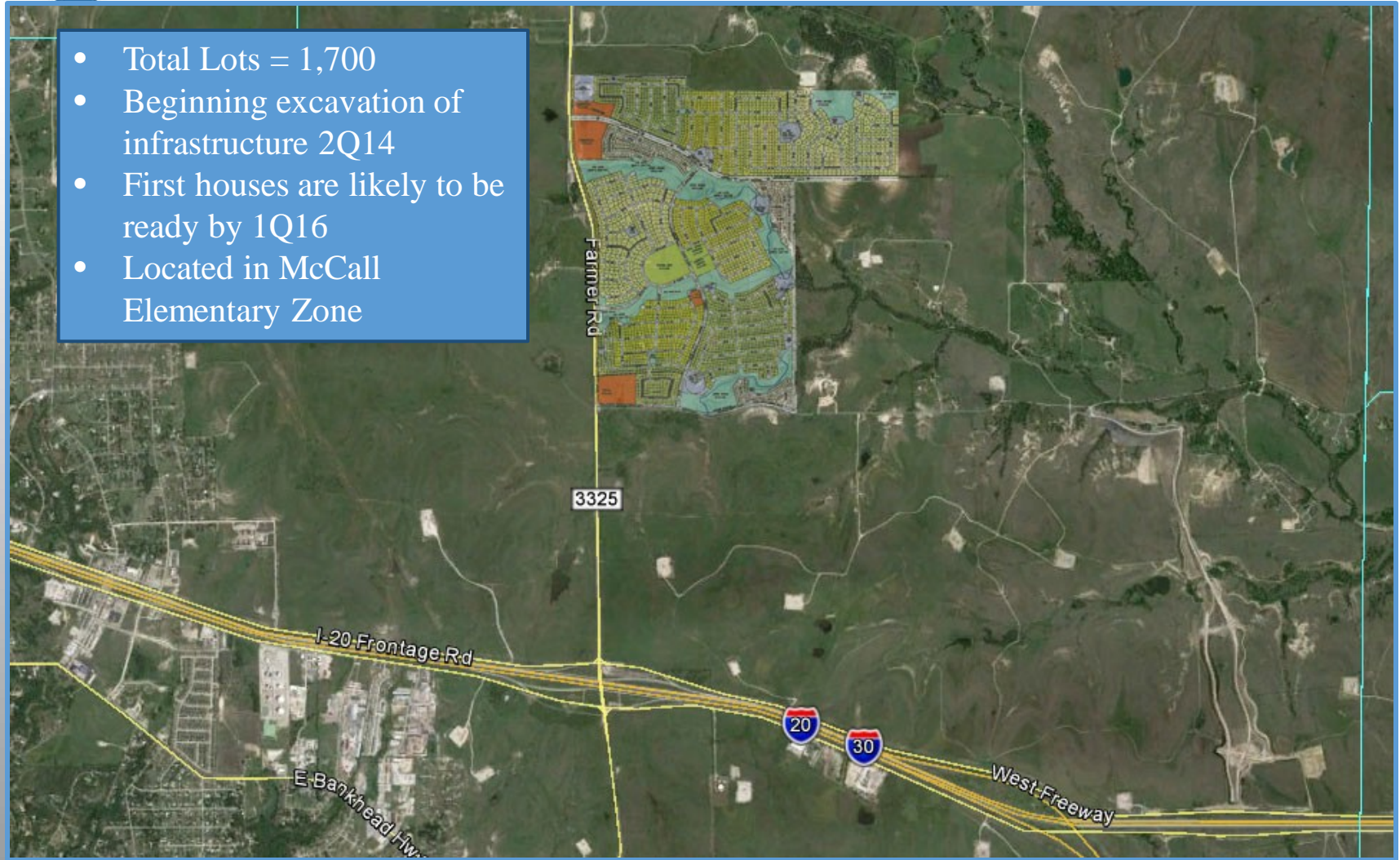
Brookhollow





Morningstar Ranch

- Total Lots = 1,700
- Beginning excavation of infrastructure 2Q14
- First houses are likely to be ready by 1Q16
- Located in McCall Elementary Zone





Enrollment History

Year (Oct.)	EE/Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2009/10	45	296	306	325	333	325	356	358	414	355	362	383	384	347	4,589	10	
2010/11	67	294	312	313	336	338	329	384	369	424	375	353	391	366	4,651	62	1.35%
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	51	351	340	357	366	352	367	396	372	371	405	384	421	339	4,872	139	2.94%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Largest Kindergarten class in history, also biggest annual KG change.

Survival Cohorts	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2010/11	0.993	1.054	1.023	1.034	1.015	1.012	1.079	1.031	1.024	1.056	0.975	1.021	0.953
2011/12	1.020	1.058	1.026	1.032	1.063	1.030	1.082	0.990	0.995	1.047	1.029	0.955	0.964
2012/13	1.043	1.087	1.058	1.034	1.077	1.056	1.057	1.039	1.039	1.063	0.930	0.977	0.994
2013/14	1.121	1.086	1.095	1.112	1.063	1.055	1.050	1.011	1.003	1.025	0.985	1.019	0.899





Grade Level

Ten Year Forecast

Year (Oct.)	EE/Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685	34	0.73%
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	51	351	340	357	366	352	367	396	372	371	405	384	421	339	4,872	139	2.94%
2014/15	51	375	378	357	383	394	369	385	406	378	401	397	374	413	5,061	189	3.86%
2015/16	51	399	411	400	381	410	412	389	398	416	411	392	385	367	5,222	161	3.20%
2016/17	51	430	440	440	435	408	443	437	395	412	440	400	384	372	5,487	265	5.07%
2017/18	51	477	487	486	491	476	452	470	450	415	450	429	390	376	5,900	413	7.54%
2018/19	51	528	539	534	537	540	526	481	494	479	449	439	420	380	6,397	497	8.42%
2019/20	51	586	591	592	589	590	594	555	519	521	521	438	429	410	6,986	589	9.21%
2020/21	51	642	650	641	646	641	649	633	597	553	560	508	429	419	7,619	633	9.06%
2021/22	51	699	708	706	696	701	699	685	680	634	599	546	498	419	8,321	702	9.22%
2022/23	51	753	766	763	762	753	761	748	730	721	685	584	535	486	9,098	777	9.33%
2023/24	51	796	826	817	826	825	820	814	797	776	777	668	572	522	9,887	789	8.67%

One Year 2014/15

Analysis

Roll-up	61	351	351	340	357	366	352	367	396	372	371	405	384	421	4,894	22
Prev Cohort	61	394	381	372	397	389	371	385	400	373	380	399	391	379	5,074	202
3-Year Cohort	61	358	374	352	369	385	363	394	404	379	392	396	378	409	5,013	141

Actual Annualized Growth

2010/11	22	-2	16	7	11	5	4	28	11	10	20	-9	8	-18	113
2011/12	12	6	17	8	10	21	10	27	-4	-2	20	11	-16	-14	106
2012/13	-18	13	26	18	11	25	20	20	14	15	23	-31	-9	-2	125
2013/14	-10	38	27	31	37	21	19	19	4	1	10	-6	8	-38	161
2014/15	0	24	27	17	26	28	17	18	10	6	30	-8	-10	-8	176
2015/16	0	25	36	22	24	27	18	20	13	10	33	-9	-12	-7	200
2017/18	0	31	41	29	35	27	33	25	6	14	24	-11	-8	-13	233
2018/19	0	48	57	46	51	41	44	27	13	20	38	-11	-10	-8	356
2019/20	0	51	62	47	51	49	50	29	24	29	34	-11	-9	-10	395
2020/21	0	58	63	53	55	53	54	29	38	27	42	-11	-10	-10	441
2021/22	0	56	64	50	54	52	59	39	42	34	39	-13	-9	-10	457
2022/23	0	57	66	56	55	55	58	36	47	37	46	-14	-10	-10	479
2023/24	0	54	67	55	56	57	60	49	45	41	51	-15	-11	-12	497





Campus Level

Ten Year Forecast

Aledo ISD		Current	Fall Projections									
Campus Name	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Coder Elementary	500	507	540	594	667	739	852	952	1,041	1,133	1,229	1,314
McCall Elementary	517	511	536	572	660	836	1,001	1,191	1,383	1,587	1,791	2,007
Stuard Elementary	556	630	675	719	757	779	824	857	888	913	942	972
Vandagriff Elementary	512	536	556	579	563	566	578	593	608	627	647	668
Total Elementary	2,085	2,184	2,307	2,464	2,647	2,920	3,255	3,593	3,920	4,260	4,609	4,961
Elementary Growth		99	123	158	183	273	335	338	327	340	349	352
McAnally Intermediate	368	396	385	389	437	470	481	555	633	685	748	814
Aledo Middle School	765	743	784	814	807	865	973	1,040	1,150	1,314	1,451	1,573
Daniel 9th Grade Campus	380	390	388	397	427	437	436	508	547	586	672	764
Aledo High School	1,135	1,159	1,197	1,158	1,169	1,208	1,252	1,290	1,369	1,476	1,618	1,775
Total Secondary	2,648	2,688	2,754	2,758	2,840	2,980	3,142	3,393	3,699	4,061	4,489	4,926
Secondary Growth		40	66	4	82	140	162	251	306	362	428	437
TOTALS	4,733	4,872	5,061	5,222	5,487	5,900	6,397	6,986	7,619	8,321	9,098	9,887
Total Growth	48	139	189	161	265	413	497	589	633	702	777	789
Total Growth %	1.0%	2.9%	3.9%	3.2%	5.1%	7.5%	8.4%	9.2%	9.1%	9.2%	9.3%	8.7%

- Coder – Strong growth from The Parks of Aledo and future Walsh Ranch sections.
- McCall - Walsh Ranch and Morningstar Ranch begin to have a large impact in years 3-10.
- Stuard – McDavid Springs grew by over 13% this year. Still almost 300 VDL and over 172 Futures in this zone.
- Vandagriff – Steady Growth from Bella Flora, Legacy Point and Brookhollow.





Summary

- Strong growth in the DFW housing market is trending into Aledo ISD.
- Annual starts in AISD jumped by over 50% during the first part of the Summer and the 3rd quarter should show a similar trend.
- The District may see annual start rates jump over 200 by the end of 2013.
- New housing currently strongest in Stuard and Vandagriff attendance zones; McCall and Coder growth on the horizon depending on timetable of Walsh Ranch.
- Projecting 189 (3.9%) enrollment growth for Fall 2014 with total district enrollment = 5,061.
- Five year enrollment growth = 1,525 students with total district enrollment = 6,397 in the year 2018.
- Ten year enrollment growth = 5,015 with district approaching 10,000 students. (2023/24 Enrollment = 9,887)