



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: July 18, 2016

AGENDA ITEM: Spring 2016 Demographic Update

PRESENTER: Bob Templeton, 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 continued 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, Bob Templeton, 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*



Spring 2016
Demographic
Update

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (May 2016)

3.6%

120,800 new jobs
National rate 1.7%



Job Growth

Unemployment Rate



U.S. 4.5%
Texas 4.2%
DFW MSA 3.5%
Fort Worth 3.6%

-0.5%

28,800

5,060 more
than 1Q15



Annualized Home Starts





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,841	2,757	4,327	7,716
2	Denton ISD	2,093	1,799	2,647	16,832
3	Prosper ISD	1,942	1,475	3,769	29,339
4	Lewisville ISD	1,369	1,180	2,204	2,665
5	Northwest ISD	1,306	1,141	2,194	22,411
6	Dallas ISD	1,305	1,078	2,323	5,777
7	Keller ISD	947	960	895	2,157
8	Little Elm ISD	1,289	957	1,175	4,897
9	Eagle Mt.-Saginaw ISD	945	903	1,216	19,610
10	Rockwall ISD	836	686	1,837	8,203
11	Mansfield ISD	712	569	1,095	5,329
12	Wylie ISD	693	545	1,112	4,735
13	McKinney ISD	660	504	1,434	5,954
14	Crowley ISD	633	491	1,049	7,831
15	Forney ISD	502	470	536	15,090
16	Allen ISD	510	455	1,180	1,521
17	Midlothian ISD	550	453	1,168	20,856
18	Burleson ISD	481	446	605	3,282
19	Plano ISD	488	446	1,067	2,729
20	HEB ISD	459	432	369	4,892
21	Waxahachie ISD	440	381	891	8,590
22	Garland ISD	446	377	766	4,124
23	Coppell ISD	489	352	674	579
24	Argyle ISD	368	344	545	5,362
25	Fort Worth ISD	364	326	989	4,201
26	Royse City ISD	301	323	401	10,047
27	Desoto ISD	423	315	458	2,389
28	Aledo ISD	304	306	649	12,321*
29	Melissa ISD	371	268	386	4,856
30	Weatherford ISD	183	225	495	1,192

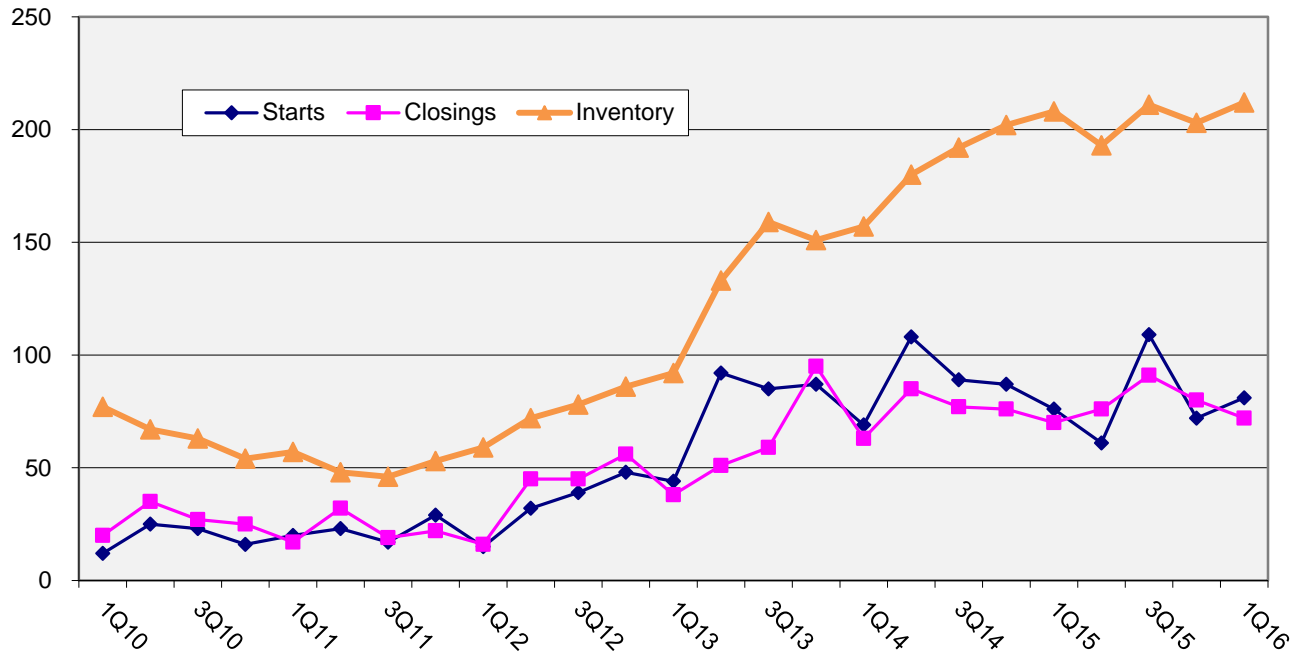
*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD





New Housing Activity

Aledo ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	12	20	15	44	69	76	81
2Q	25	23	32	92	108	61	
3Q	23	17	39	85	89	109	
4Q	16	29	48	87	87	72	
Total	76	89	134	308	353	318	81

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	20	17	16	38	63	70	72
2Q	35	32	45	51	85	76	
3Q	27	19	45	59	77	91	
4Q	25	22	56	95	76	80	
Total	107	90	162	243	301	317	72

- The district had 81 first unit new home starts, 5 units more than the previous first quarter
- Aledo ISD had the most first quarter new home starts in more than 9 years
- The district had the most first quarter new home closings in 9 years
- New home inventory is rising due to labor constraints and build times

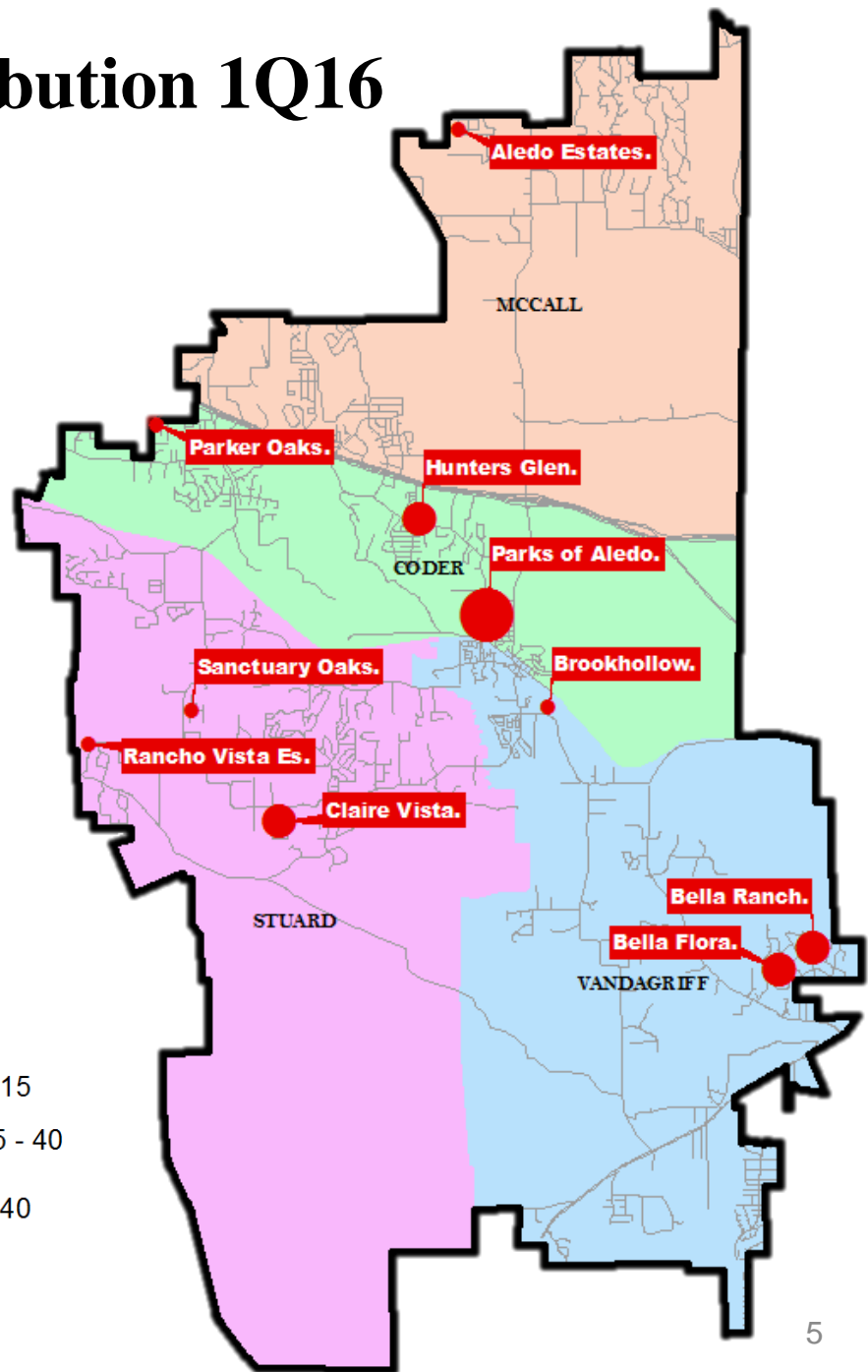




Annual Closing Distribution 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Parks of Aledo	55	13	120
2	Bella Ranch	39	8	76
3	Bella Flora	33	9	50
4	Hunters Glen	32	6	0
5	Claire Vista	28	6	27
6	Sanctuary Oaks	14	4	24
7	Aledo Estates	10	1	12
8	Rancho Vista Estates	8	2	13
9	Brookhollow	7	5	104
10	Parker Oaks	7	2	2
Totals		233	56	428

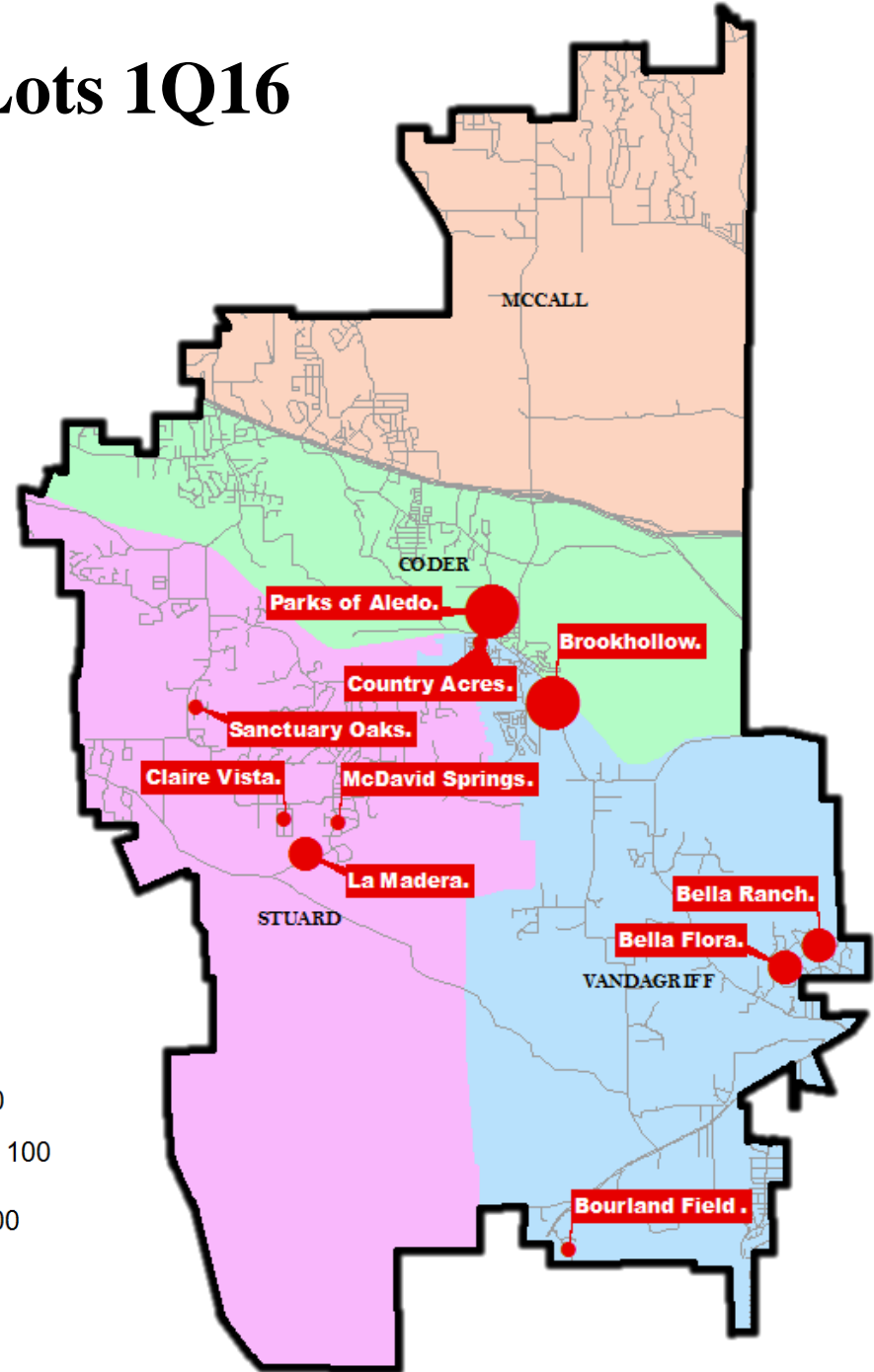




Vacant Developed Lots 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by remaining VDL)

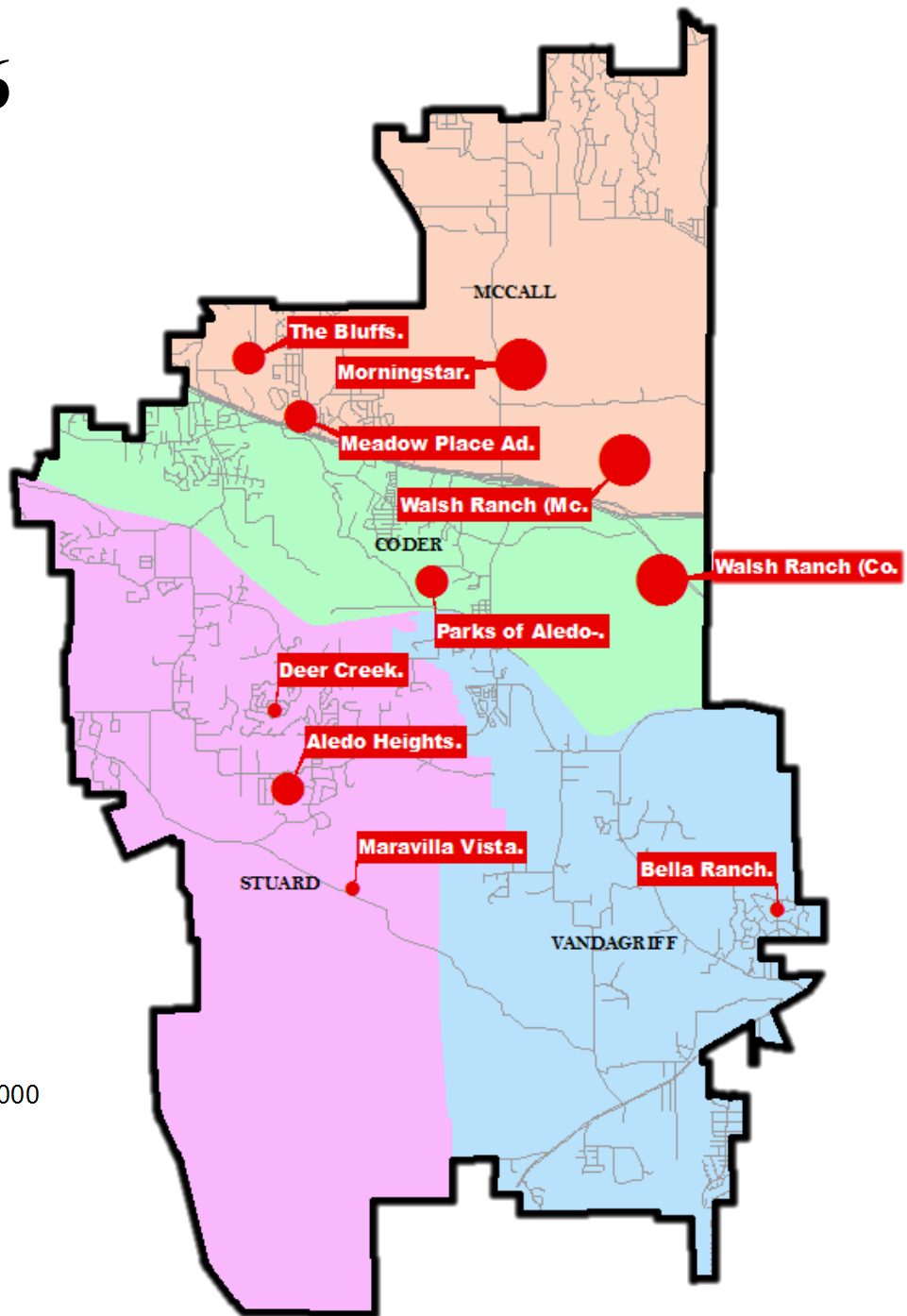
Rank	Subdivision	Annual Closings	VDL	Future
1	Parks of Aledo	55	120	0
2	Brookhollow	7	104	0
3	Bella Ranch	39	76	55
4	Bella Flora	33	50	0
5	La Madera	1	47	0
6	Claire Vista	28	27	0
7	Sanctuary Oaks	14	24	0
8	Country Acres	7	21	0
9	Bourland Field Estates	0	20	0
10	McDavid Springs	5	16	0
	Totals	189	505	55





Future Lots 1Q16

Top 10 Subdivisions - 1Q16 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Walsh Ranch (McCall)	0	5,294
2	Walsh Ranch (Coder)	0	3,886
3	Morningstar	0	2,042
4	Parks of Aledo- Point Vista	0	266
5	Aledo Heights	0	260
6	The Bluffs	0	161
7	Meadow Place Addition	0	117
8	Deer Creek	6	70
9	Bella Ranch	76	55
10	Maravilla Vistas	0	44
Totals		82	12,195







Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	100	33	102	22	53	124	4,152
MCCALL	15	0	11	1	8	28	7,648
STUARD	71	18	87	19	50	184	429
VANDAGRIFF	118	23	106	24	88	313	92
Grand Total	304	74	306	66	199	649	12,321

 Highest activity in the category

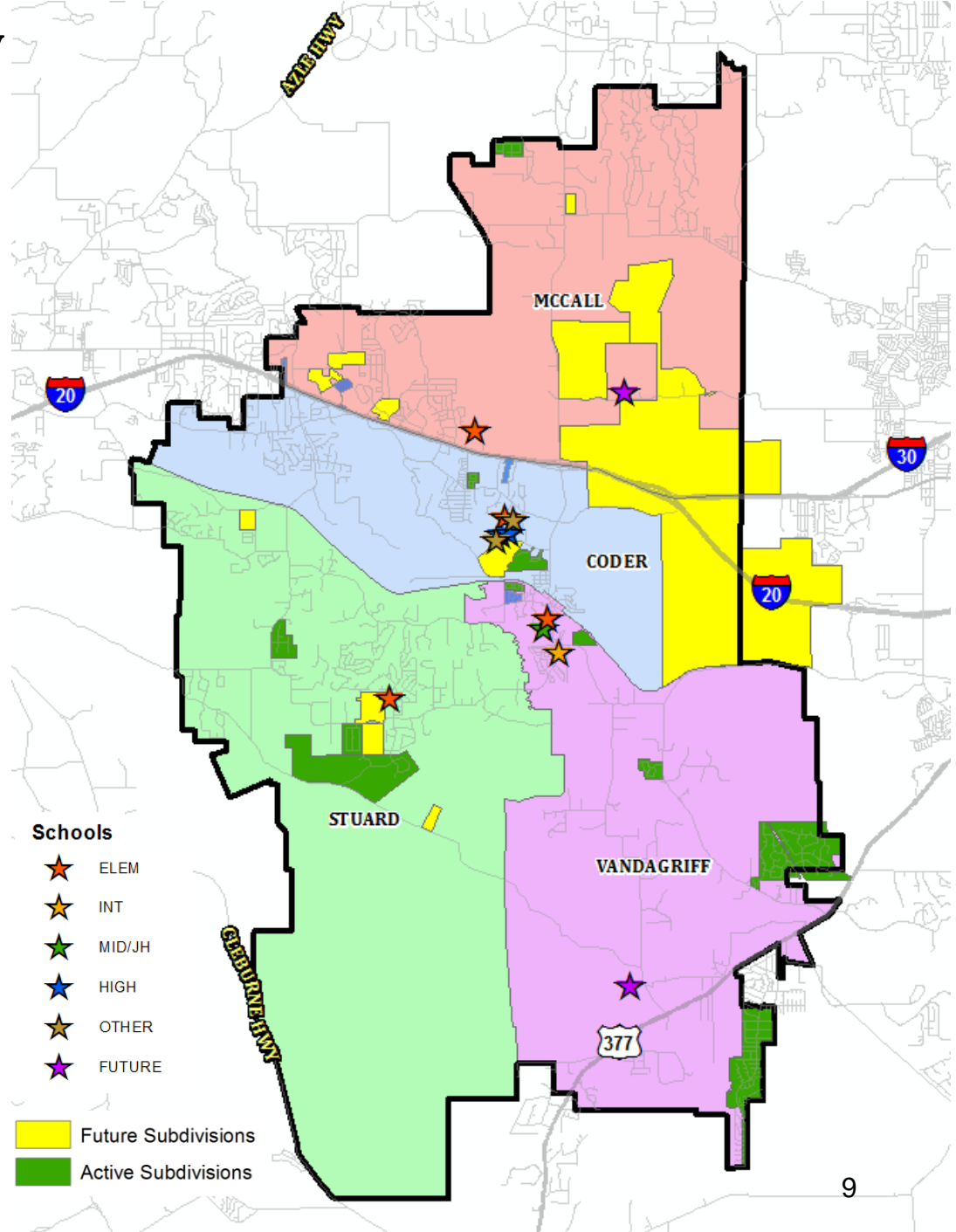
 Second highest activity in the category





District Overview

- Aledo ISD has nearly 650 lots ready to build on
- The district has more than 12,300 planned future lots





Active Subdivision

Parks of Aledo



Pointe Vista

- 266 future lots
- 132 acres
- 50+ acres of parks
- Phase 2 of Parks of Aledo, the top closing subdivision in Aledo ISD
- Groundwork underway on Phase 1 with 70 lots
- Phase 1 delivering by the end of first quarter 2017
- Building 15-20 homes in 2017
- Mid \$400K+
- Coder Elementary

Parks of Aledo

- 294 total lots
- 120 VDL
- 125 occupied
- 39 U/C
- Building 50-75 in 2016
- \$290K-\$525K
- Coder Elementary

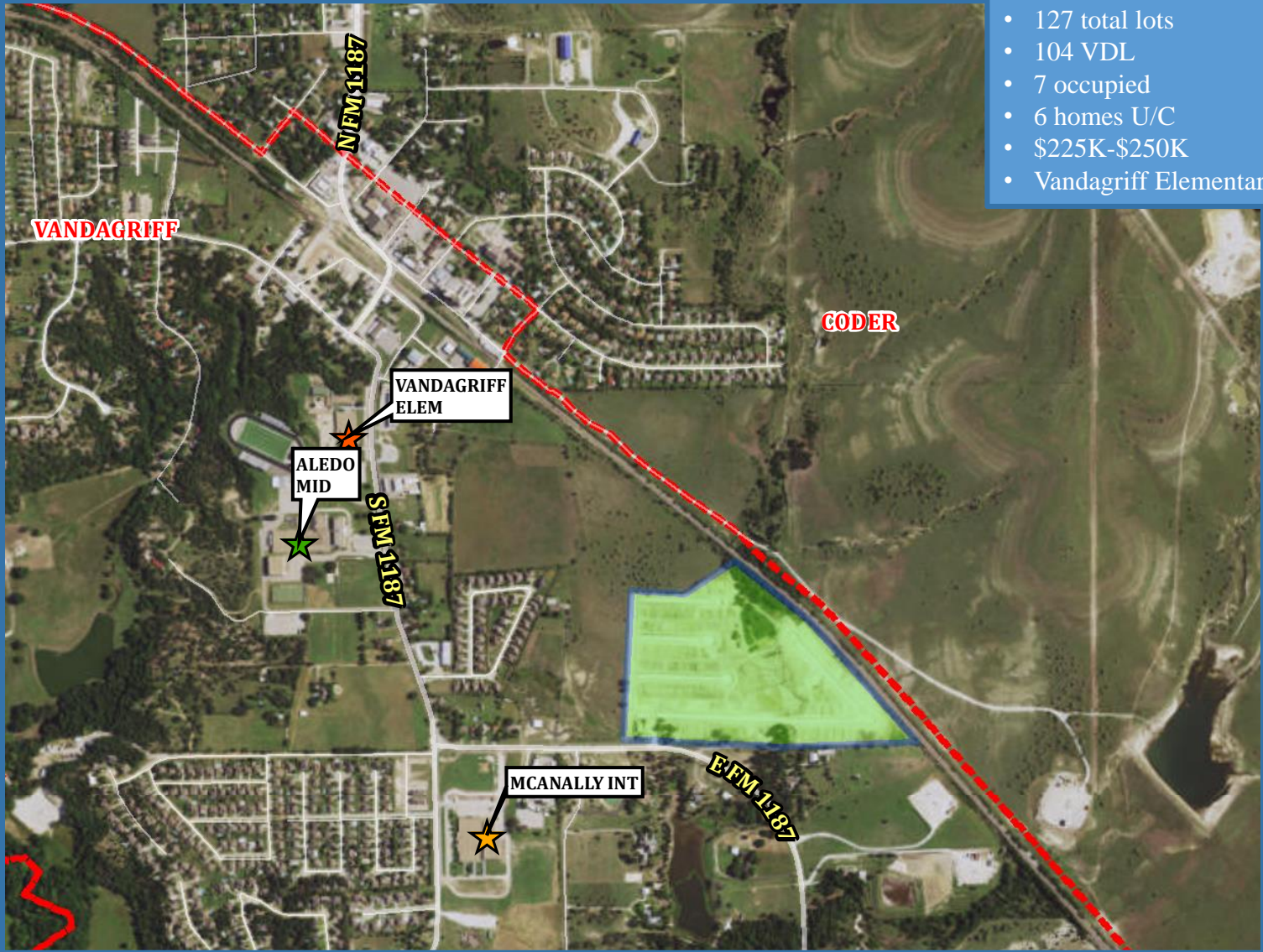




Active Development

Brookhollow

- 127 total lots
- 104 VDL
- 7 occupied
- 6 homes U/C
- \$225K-\$250K
- Vandagriff Elementary





Future Development

Morningstar



Morningstar

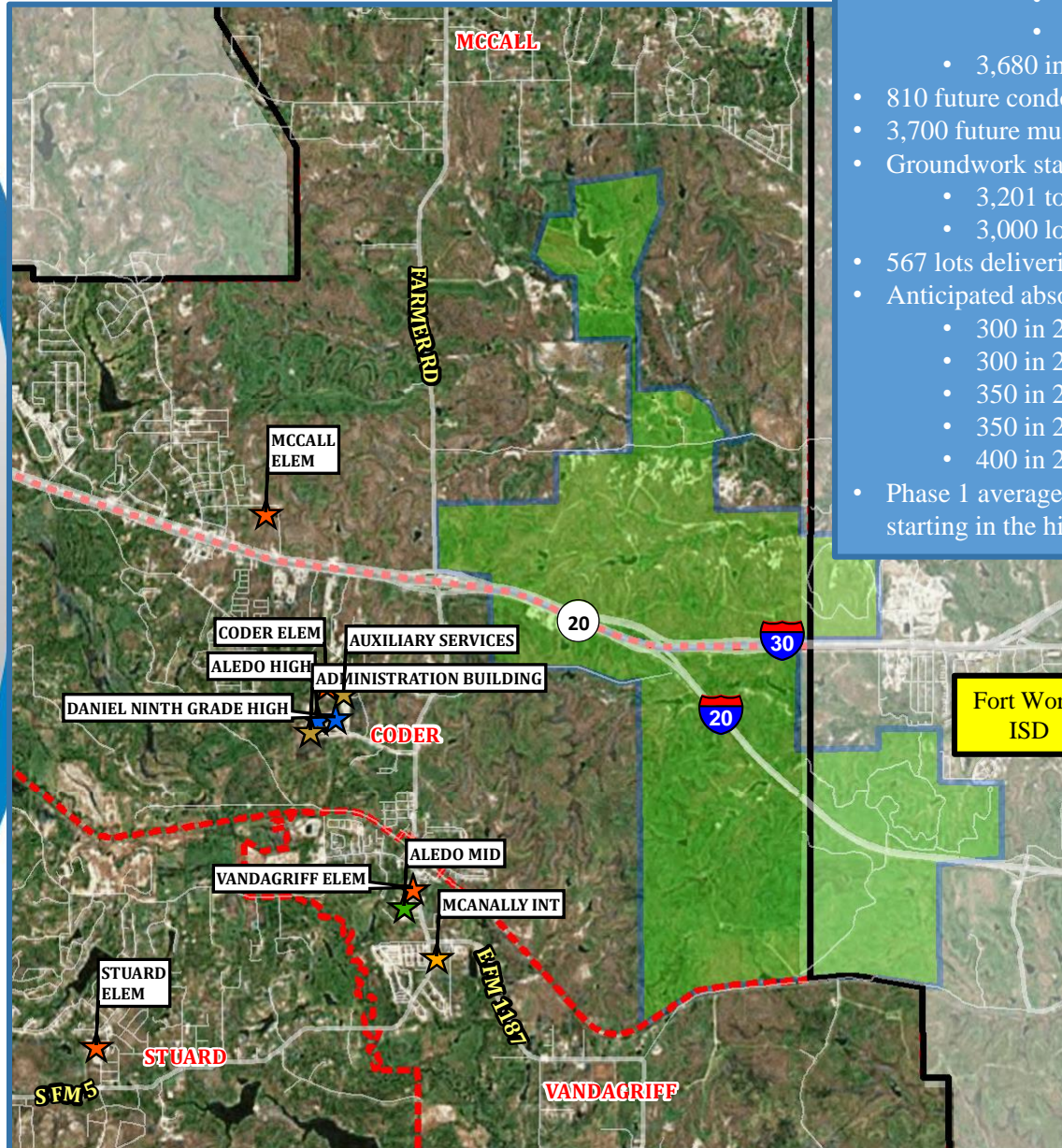
- 2,042 future lots
- Groundwork underway on 340 lots opening to builders by August 2016
- DR Horton expected to start 50 homes by September 2016
- Estimated absorption rate:
 - 50 homes in 2016
 - 150-200 homes in 2017
- \$250K-\$400K
- DR Horton, Impression, Rendition and Highland Homes
- McCall Elementary





Future Development

Walsh Development

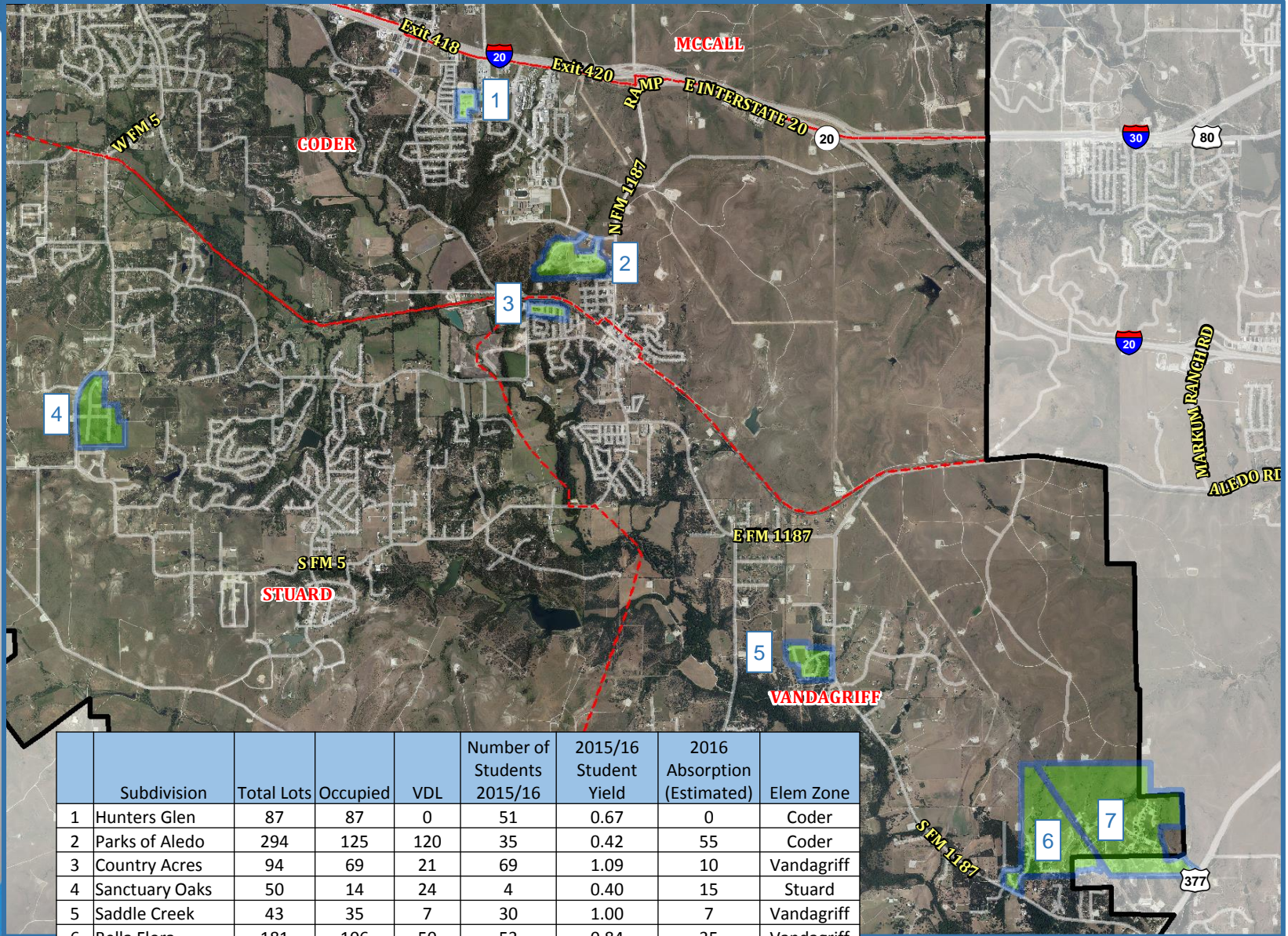


- ### Walsh
- 12,860 future single family homes
 - 9,180 in Aledo ISD
 - 5,294 in McCall Elementary
 - 3,886 in Coder Elementary
 - 3,680 in Fort Worth ISD
 - 810 future condo and townhome units
 - 3,700 future multi-family units
 - Groundwork started on Quail Valley (Phase 1):
 - 3,201 total lots
 - 3,000 lots within Aledo ISD
 - 567 lots delivering early 2017
 - Anticipated absorption rates:
 - 300 in 2017
 - 300 in 2018
 - 350 in 2019
 - 350 in 2020
 - 400 in 2021
 - Phase 1 average home price of \$400K with homes starting in the high \$200s to the low \$300s





Active Developments



	Subdivision	Total Lots	Occupied	VDL	Number of Students 2015/16	2015/16 Student Yield	2016 Absorption (Estimated)	Elem Zone
1	Hunters Glen	87	87	0	51	0.67	0	Coder
2	Parks of Aledo	294	125	120	35	0.42	55	Coder
3	Country Acres	94	69	21	69	1.09	10	Vandagriff
4	Sanctuary Oaks	50	14	24	4	0.40	15	Stuard
5	Saddle Creek	43	35	7	30	1.00	7	Vandagriff
6	Bella Flora	181	106	50	53	0.84	35	Vandagriff
7	Bella Ranch	299	141	76	68	0.69	40	Vandagriff





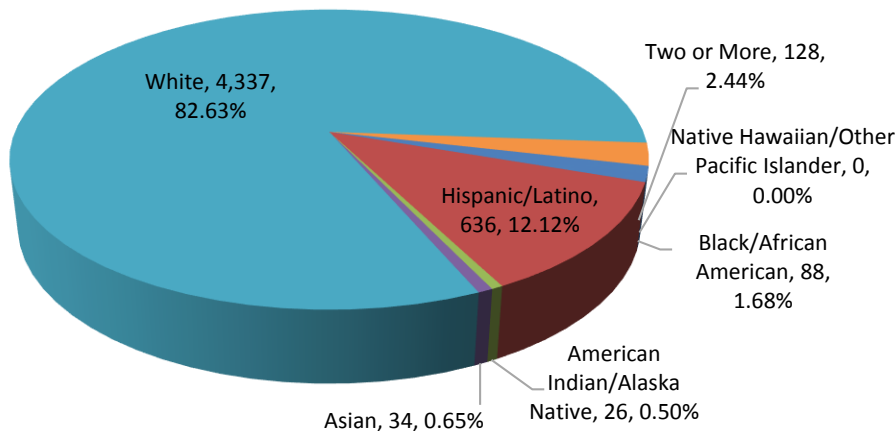
Enrollment History

Year (Oct.)	EE/PK	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		
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%

Student Race/Ethnicity and Economically Disadvantaged

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/Other Pacific Islander	%
2011/12	4,685	66	1.4%	490	10.5%	29	0.6%	42	0.9%	3,962	84.6%	94	2.0%	2	0.0%
2012/13	4,733	82	1.7%	509	10.8%	29	0.6%	36	0.8%	3,970	83.9%	107	2.3%	0	0.0%
2013/14	4,874	70	1.4%	532	10.9%	26	0.5%	32	0.7%	4,097	84.1%	117	2.4%	0	0.0%
2014/15	5,037	81	1.6%	585	11.6%	25	0.5%	38	0.8%	4,180	83.0%	128	2.5%	0	0.0%
2015/16	5,249	88	1.7%	636	12.1%	26	0.5%	34	0.6%	4,337	82.6%	128	2.4%	0	0.0%

2015-16 STUDENT RACE/ETHNICITY TOTALS



Year (Oct.)	Economically Disadvantaged	% ED
2011/12	583	12.4%
2012/13	581	12.3%
2013/14	614	12.6%
2014/15	630	12.5%
2015/16	631	12.0%



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
2011/12	79	300	311	320	323	357	348	356	380	367	444	386	337	377	4,685		
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733	48	1.02%
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%
2016/17	67	405	419	381	477	433	386	427	411	437	471	436	394	390	5,533	284	5.41%
2017/18	67	440	456	460	423	528	450	425	436	427	487	463	429	371	5,862	329	5.95%
2018/19	67	475	490	491	504	470	554	490	446	464	472	483	458	404	6,267	405	6.92%
2019/20	67	515	527	530	536	554	490	604	498	466	514	468	477	433	6,678	411	6.56%
2020/21	67	562	569	570	584	601	587	536	633	523	516	508	462	450	7,167	489	7.32%
2021/22	67	624	630	628	628	651	631	640	557	667	577	511	513	436	7,760	592	8.26%
2022/23	67	677	699	672	700	694	667	689	662	584	734	571	507	484	8,407	647	8.34%
2023/24	67	733	748	772	720	781	725	728	701	696	644	727	567	479	9,087	681	8.10%
2024/25	67	785	810	796	825	773	812	791	756	737	765	638	723	535	9,812	725	7.98%
2025/26	67	858	875	849	869	887	801	886	815	794	809	758	631	683	10,582	769	7.84%

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

- Aledo ISD will reach 6,200 students by the fall of 2018
- 5 year growth = 1,918 students
- 2020/21 enrollment = 7,167
- 10 year growth = 5,333 students
- 2025/26 enrollment = 10,582

Ten Year Forecast

By Campus

CAMPUS	Maximum Capacity	Functional Capacity	Current	ENROLLMENT PROJECTIONS									
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Coder Elementary	650	585	505	536	584	568	578	606	627	670	715	759	817
McCall Elementary	744	669	423	459	524	630	780	969	1,192	1,418	1,655	1,822	2,091
Stuard Elementary	675	607	570	618	647	648	688	684	689	681	687	693	702
Vandagriff Elementary	584	525	514	569	619	651	683	694	720	740	764	782	795
ELEMENTARY TOTALS	2,653	2,386	2,012	2,182	2,374	2,497	2,729	2,953	3,228	3,509	3,821	4,056	4,405
Elementary Absolute Change			148	170	193	123	232	224	275	281	312	235	349
Elementary Percent Change			7.94%	8.43%	8.83%	5.16%	9.29%	8.21%	9.32%	8.71%	8.88%	6.15%	8.62%
McAnally Intermediate	893	765	793	813	875	1,044	1,094	1,123	1,271	1,356	1,453	1,603	1,687
Aledo Middle School	1,119	958	851	848	863	910	964	1,156	1,224	1,246	1,397	1,493	1,609
Intermediate/Middle Total			1,644	1,661	1,738	1,954	2,058	2,279	2,495	2,602	2,850	3,096	3,296
Intermed/Mid Absolute Change			55	17	77	216	104	221	216	107	248	246	200
Intermed/Mid Percent Change			3.46%	1.03%	4.64%	12.43%	5.32%	10.74%	9.48%	4.29%	9.53%	8.63%	6.46%
Daniel 9th Grade Campus	1,054	899	425	460	476	461	503	505	566	723	633	754	798
Aledo High School	2,081	1,775	1,168	1,231	1,274	1,356	1,389	1,431	1,471	1,573	1,784	1,907	2,083
HIGH SCHOOL TOTALS			1,593	1,691	1,750	1,817	1,892	1,936	2,037	2,296	2,417	2,661	2,881
High School Absolute Change			9	98	59	67	75	44	101	259	121	244	220
High School Percent Change			0.57%	6.12%	3.50%	3.82%	4.13%	2.32%	5.22%	12.72%	5.27%	10.10%	8.27%
DISTRICT TOTALS			5,249	5,533	5,862	6,267	6,678	7,167	7,760	8,407	9,087	9,812	10,582
District Absolute Change			212	284	329	405	411	489	592	647	681	725	769
District Percent Change			4.2%	5.4%	5.9%	6.9%	6.6%	7.3%	8.3%	8.3%	8.1%	8.0%	7.8%

*Yellow box = Exceeds 93% of stated maximum capacity

- By next fall, Vandagriff Elementary may be over 93% of stated maximum enrollment capacity
- By 2019, three elementary campuses may be over 93% of stated maximum enrollment capacity
- Aledo ISD may reach 3,000 elementary students by 2021
- Aledo ISD may reach 2,000 middle school students by 2019, and 2,000 high school students by 2021



Summary

- Aledo ISD had the most first quarter new home starts and closings in more than 9 years.
- Homebuilding will begin in Morningstar by September, and first residents are expected in early 2017.
- Coder and Vandagriff Elementary zones accounted for more than 75% of all first quarter starts for the district due to developments like The Parks of Aledo, Hunters Glen, Bella Flora and Bella Ranch.
- Aledo ISD is expected to add more than 280 new students for the fall of 2016.
- Aledo ISD can expect an increase of approximately 1,900 students during the next 5 years.
- 2020/21 enrollment projection = 7,170.
- Aledo ISD is projected to have more than 10,500 students for the 2025/26 school year.

www.tdemographics.com