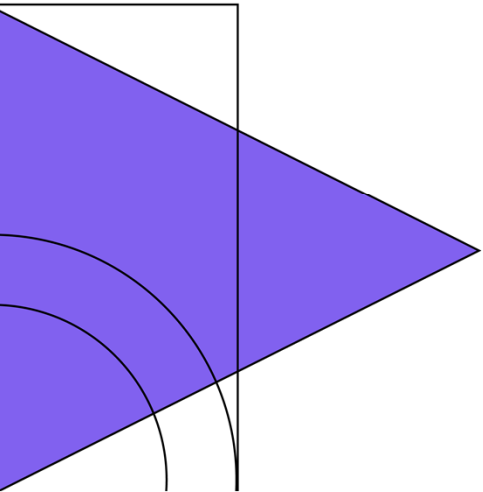
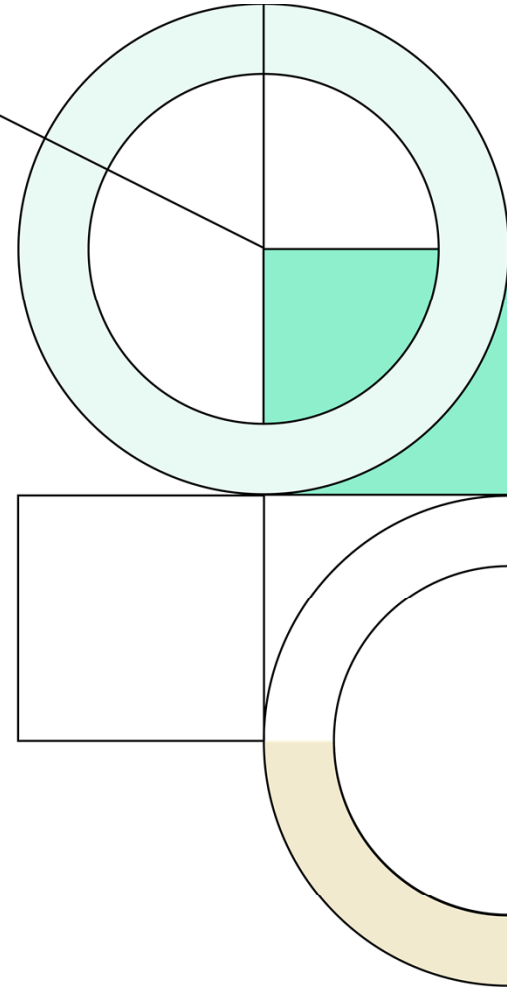




Canutillo Independent School District

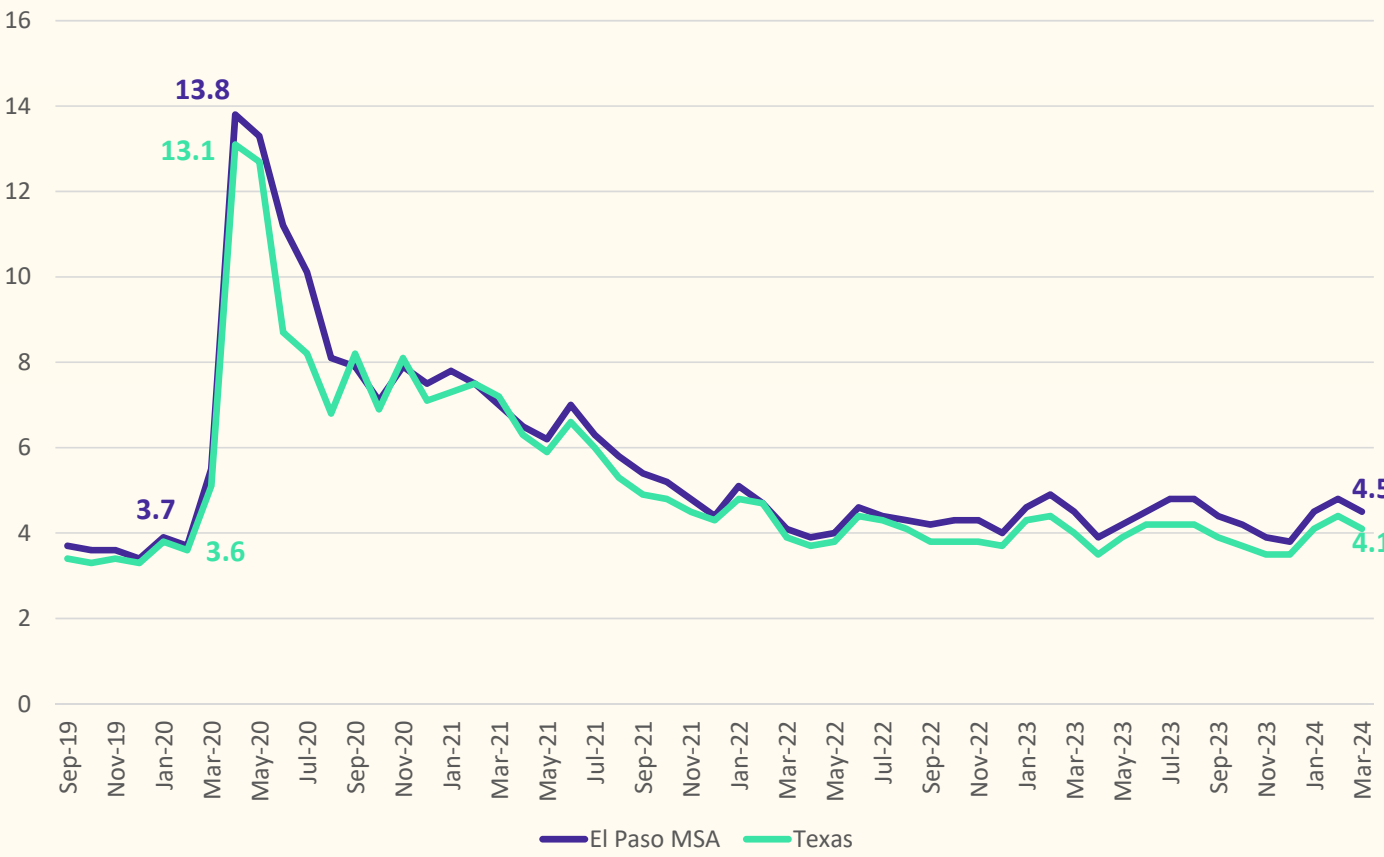
Spring 2024 Demographic Report



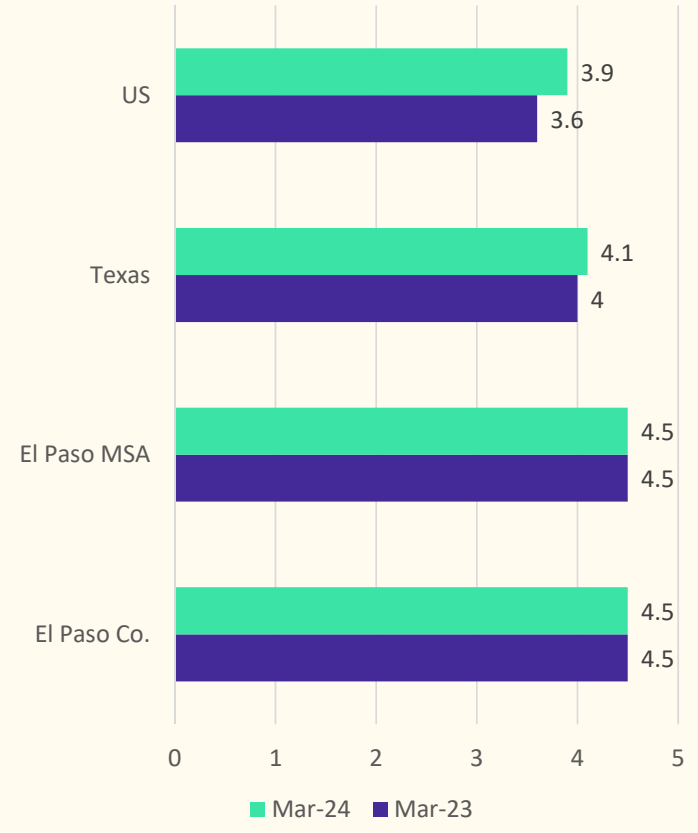


Local Economic Conditions

Unemployment Rate, Sept 2019 – March 2024



Unemployment Rate, Year-Over-Year





Local Economic Conditions

Eaton

- Announced that \$80 million would be invested in El Paso to expand its manufacturing operations in Sept 2023
- New facility is expected to create 600 new jobs
- Wages for positions range from \$17 - \$20 per hour with various benefits
- Helen of Troy HQ in Northwest El Paso possible location for new facility

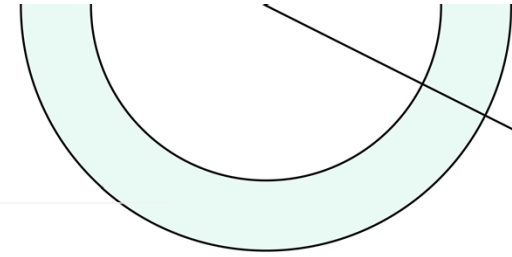
Grupo Bafar

- One of Mexico's leaders in the food industry made 1600 E. Fourth Ave its new headquarters in Fall 2023
- Will construct a new 60,000 sq. ft. cold storage warehouse to produce their main product, processed meats
- Anticipated completion November 2024
- City of El Paso & County Commissioners approved performance-based incentive agreements in Oct 2023 to support the \$22 million project
- Will create 120 new full-time jobs with wage of at least \$17.65 per hour

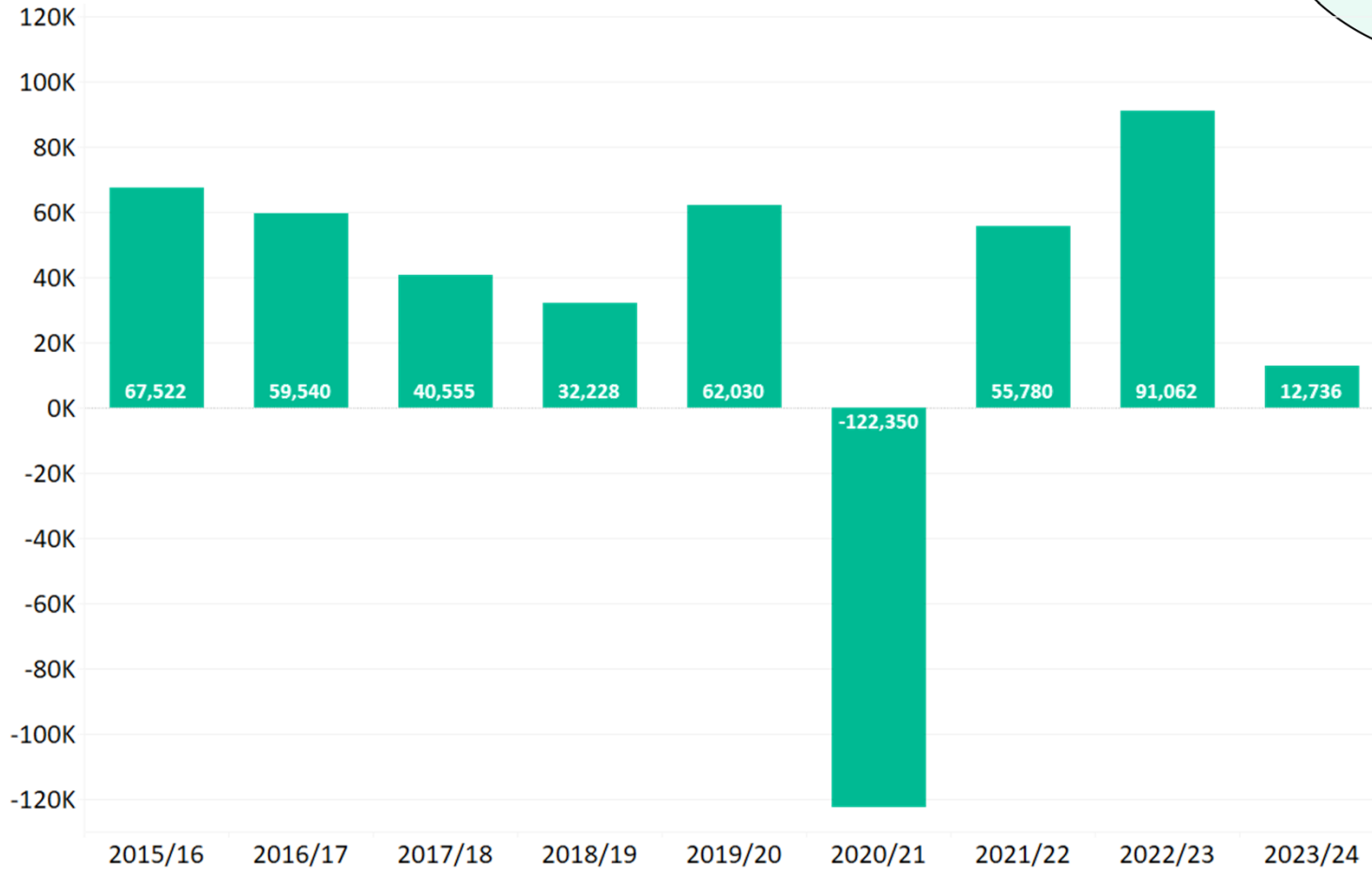




State Enrollment Trends



Texas ISD Enrollment Change





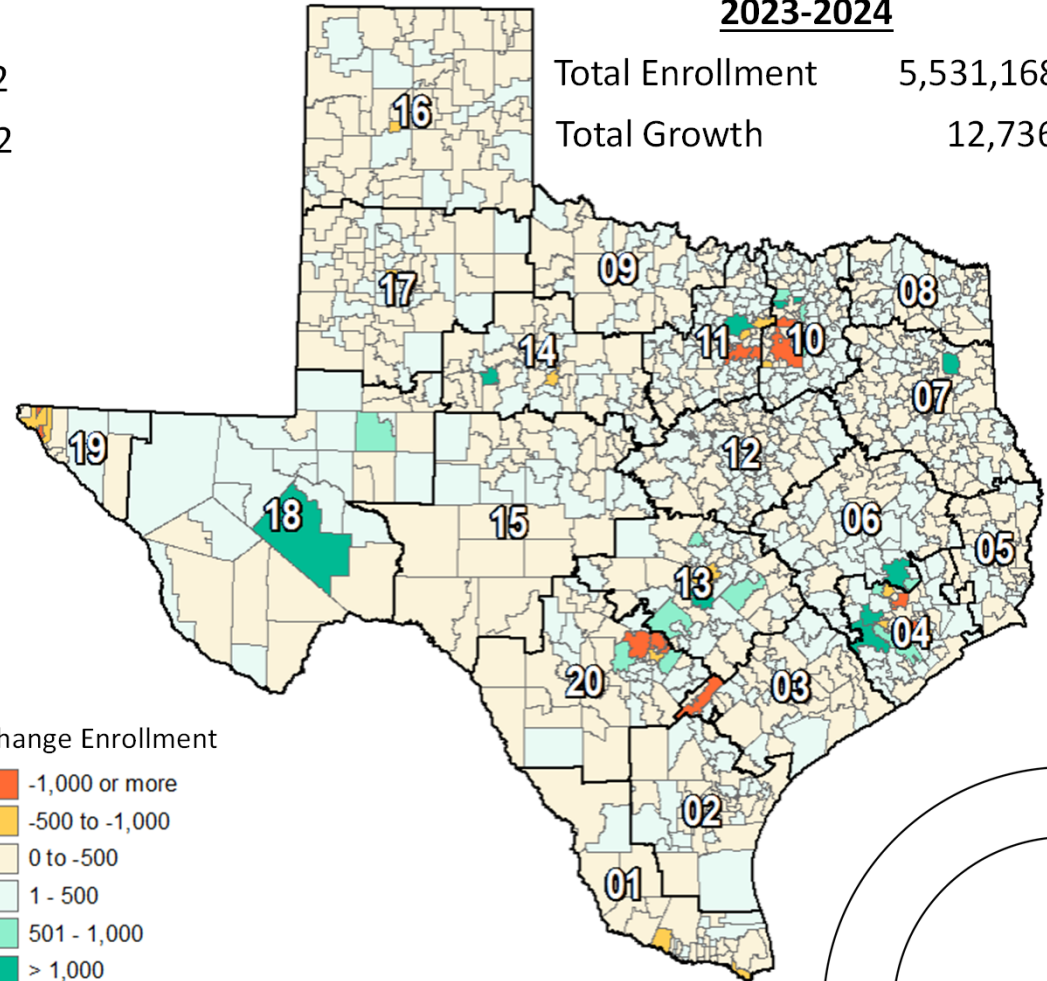
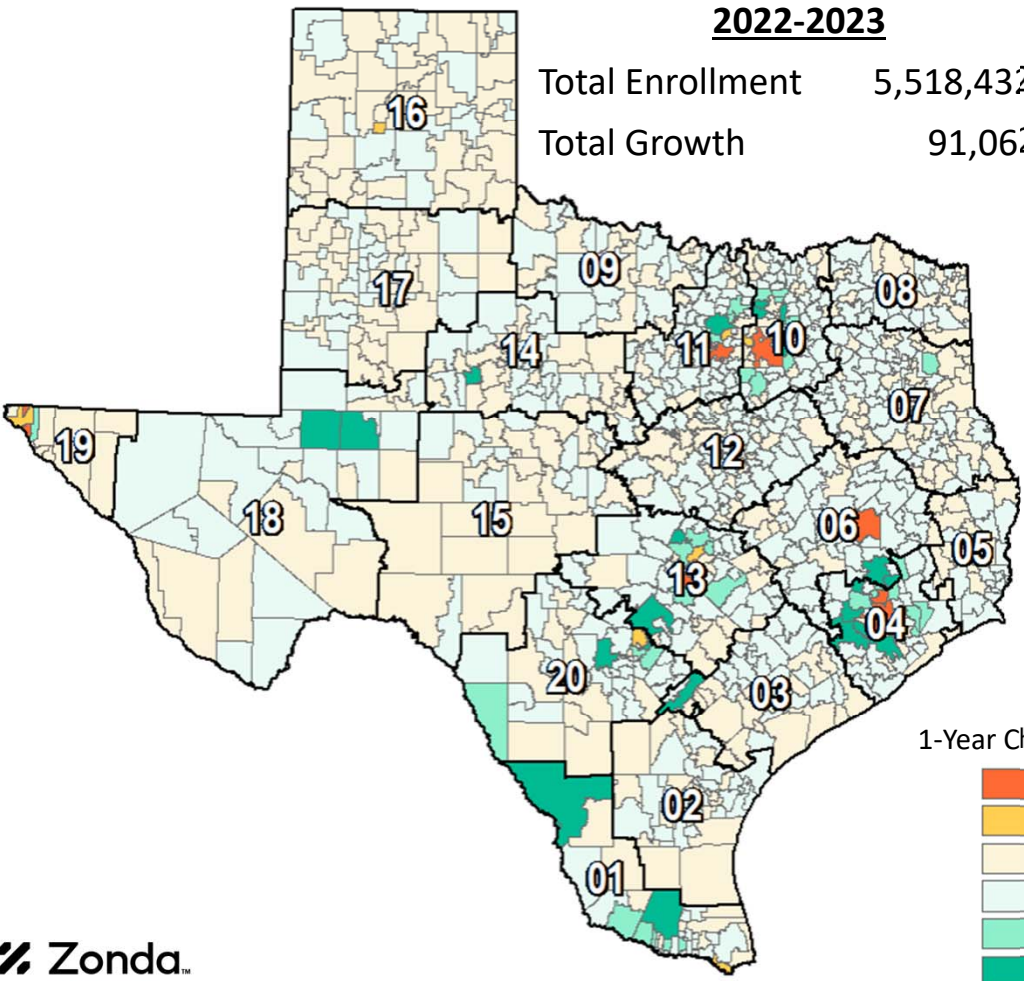
State Enrollment Trends

2022-2023

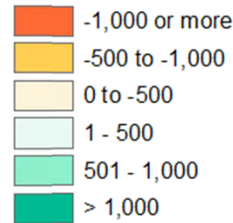
Total Enrollment 5,518,432
Total Growth 91,062

2023-2024

Total Enrollment 5,531,168
Total Growth 12,736



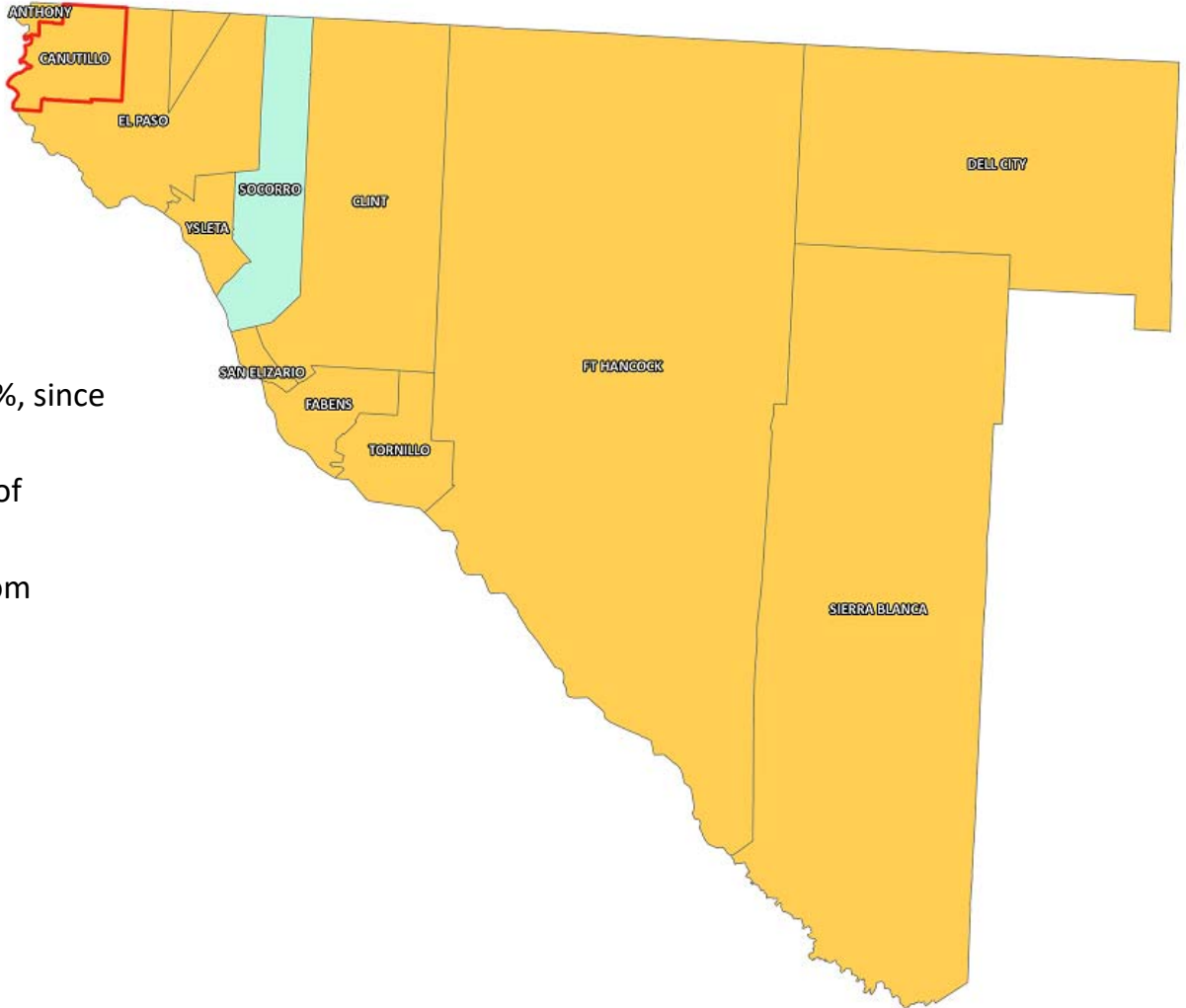
1-Year Change Enrollment



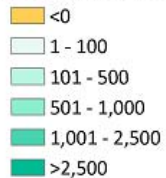


Region 19 Enrollment Trends

- Canutillo ISD enrollment declined by 342 students between 2018/19 and 2023/24 (-5.5%).
- CISD enrollment declined by 172 students, or -2.8%, since 2022/23
- Region 19 has seen a 5-year enrollment decrease of 16,669 students (-9.7% growth).
- Student enrollment declined by 3,255 students from 2022/23, in Region 19 (-2.1% growth).



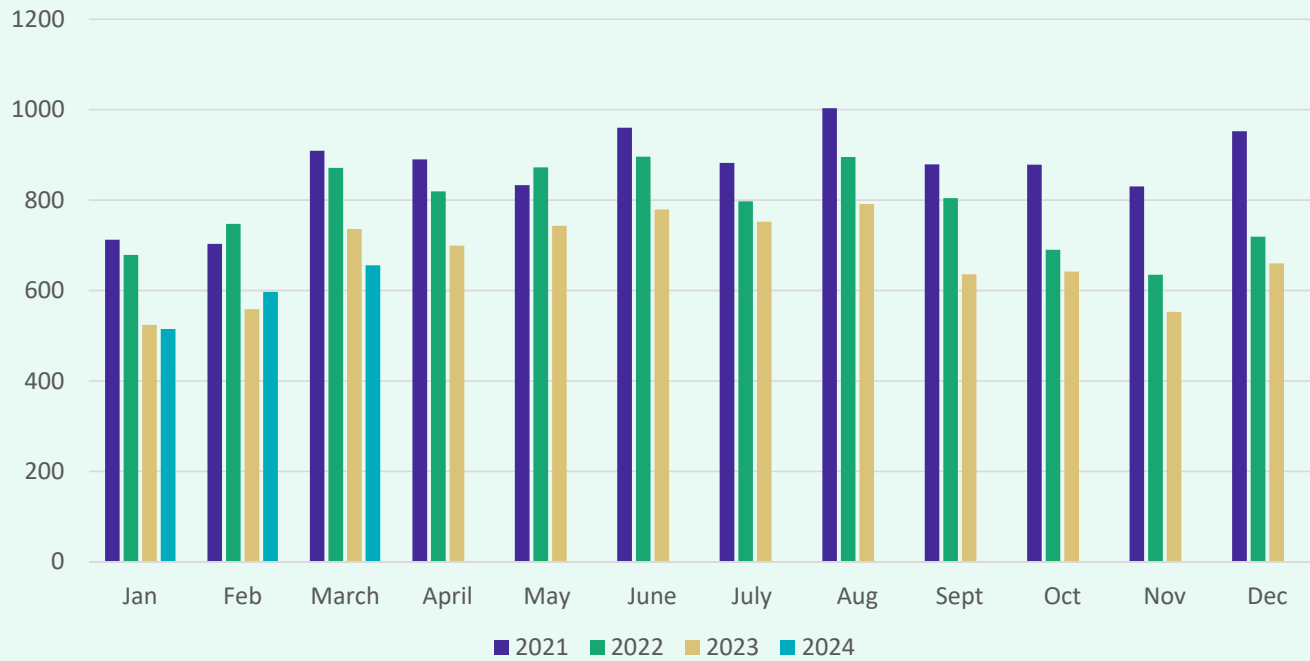
5-Year Change Enrollment



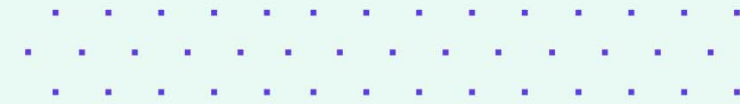


Housing Market Trends

El Paso MSA Home Sales Activity

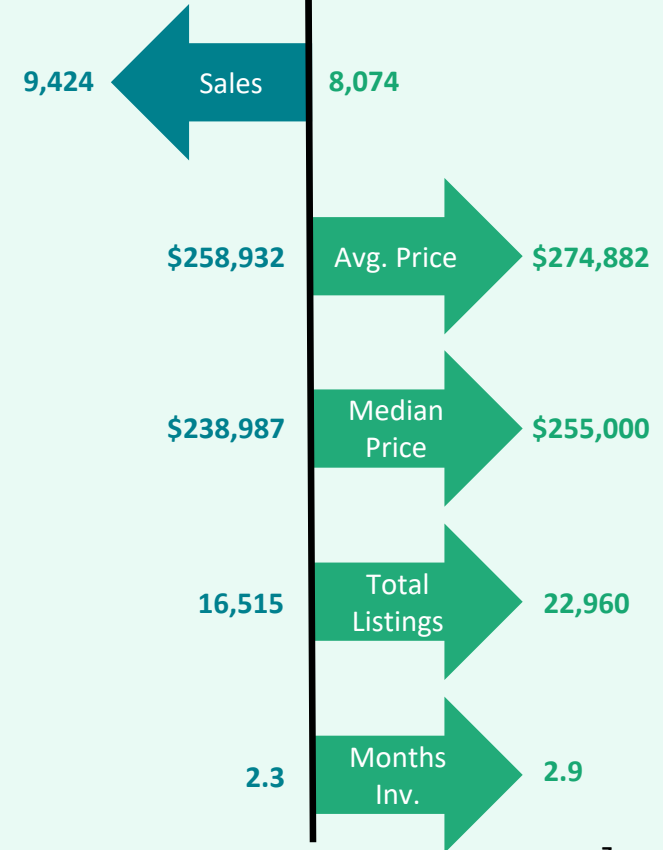


- Home inventory is increasing as sales slowed in response to interest rate increases and inflation costs throughout the state
- In 2023, total monthly home sales are down from 2022 in DFW (-6.8%), Houston (-12.8%), Austin (-9.5%), San Antonio (-9.8%), and El Paso (-14.3%)



YOY Housing Trends

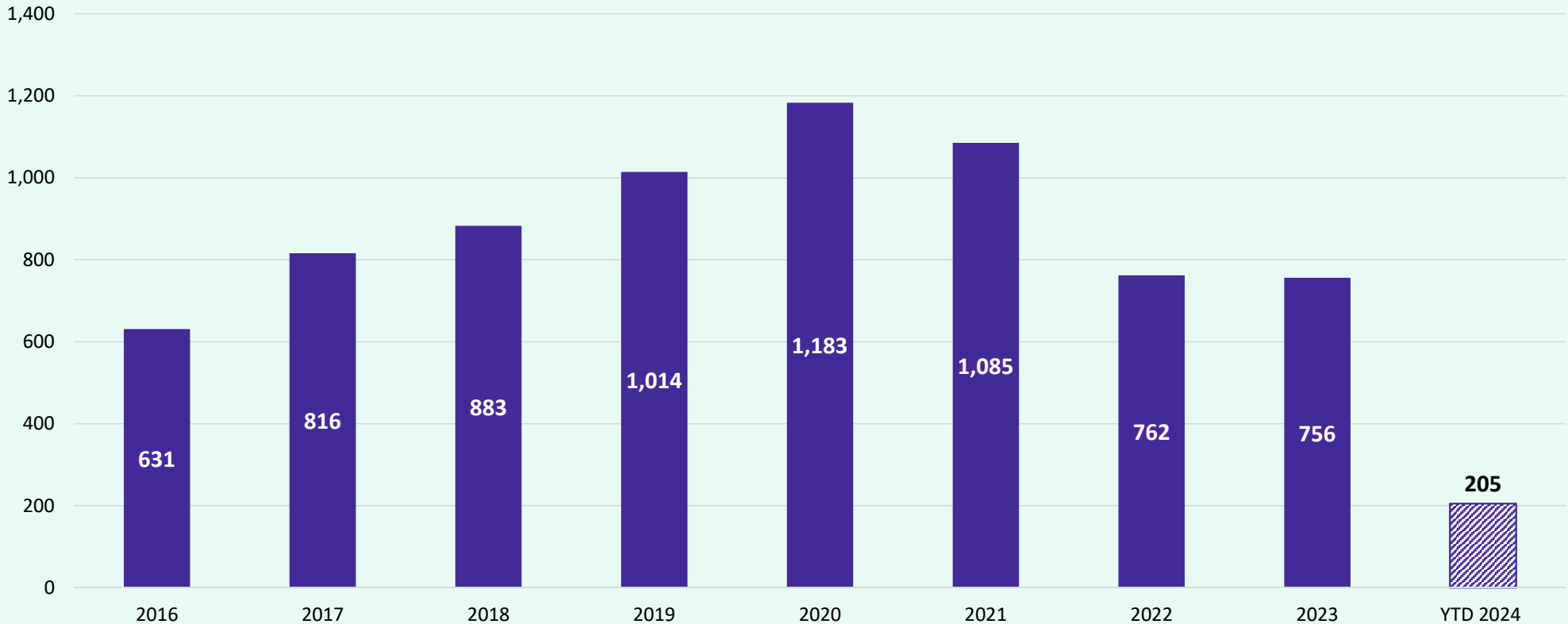
Jan.- Dec. 2022 Jan.- Dec. 2023





Canutillo ISD Housing Market Analysis

District Annual Home Sales by Type, 2016 – 2024

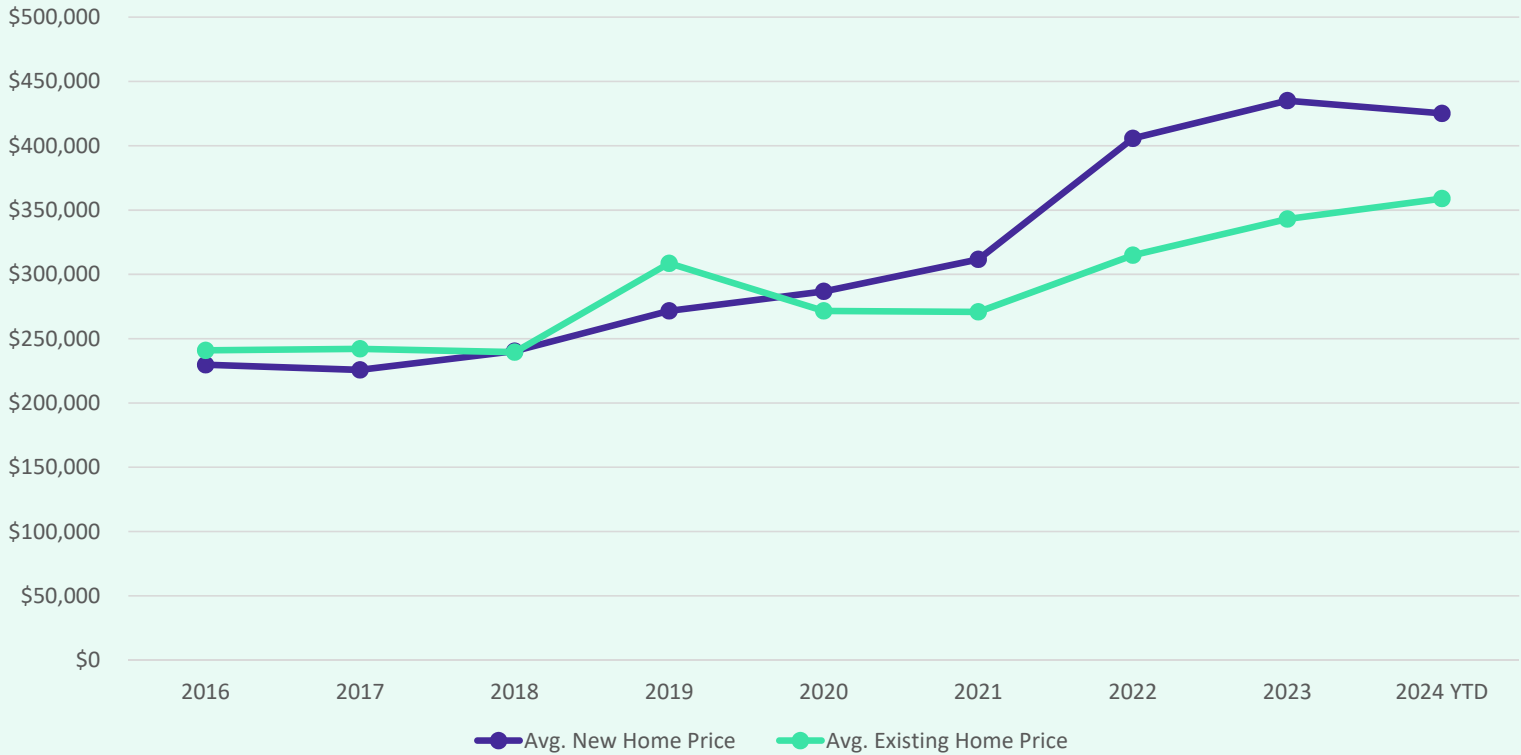


- Total home sales within Canutillo ISD have remained relatively flat over the last 2 years, decreasing slightly in 2024 due to rising inflation costs and interest rate increases
- New home sales in CISD account for more than 46% of the total district home sales in 2024, an increase of 11% from 2023

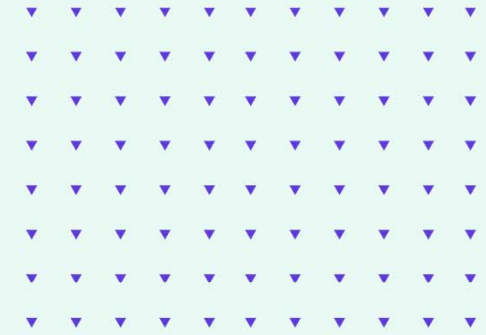


Canutillo ISD Housing Market Analysis

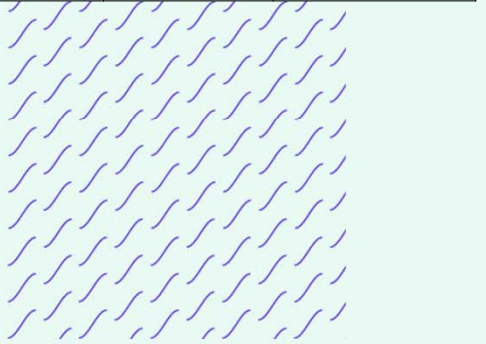
Average New vs. Existing Home Sale Price, 2016 – YTD 2024



- The average new home sale price in Canutillo ISD has risen 85% between 2016 and 2024, an increase of more than \$195,500
- The average existing home sale price in CISD has risen 49% since 2016, an increase of nearly \$118,000

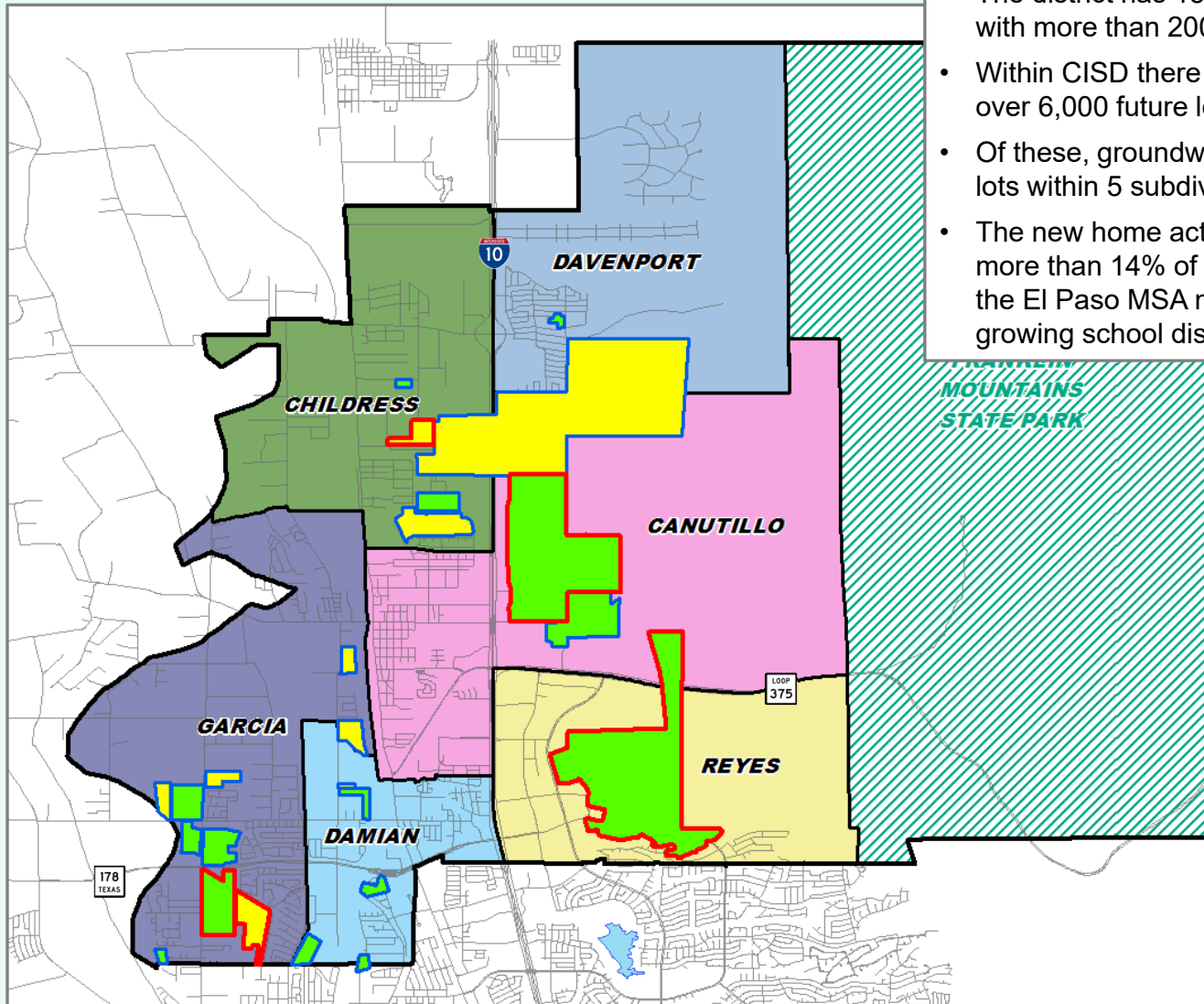


	Avg New Home	Avg Existing Home
2016	\$229,664	\$240,943
2017	\$225,707	\$242,086
2018	\$240,320	\$239,499
2019	\$271,600	\$308,569
2020	\$286,772	\$271,571
2021	\$311,668	\$270,819
2022	\$405,696	\$314,854
2023	\$435,082	\$342,971
2024 YTD	\$425,186	\$358,915





District Housing Overview



- The district has 15 actively building subdivisions with more than 200 homes under construction
- Within CISD there are 9 future subdivisions with over 6,000 future lots
- Of these, groundwork is underway on over 1,000 lots within 5 subdivisions
- The new home activity in Canutillo represents more than 14% of the new home transactions in the El Paso MSA making CISD the 2nd fastest growing school district

Subdivisions

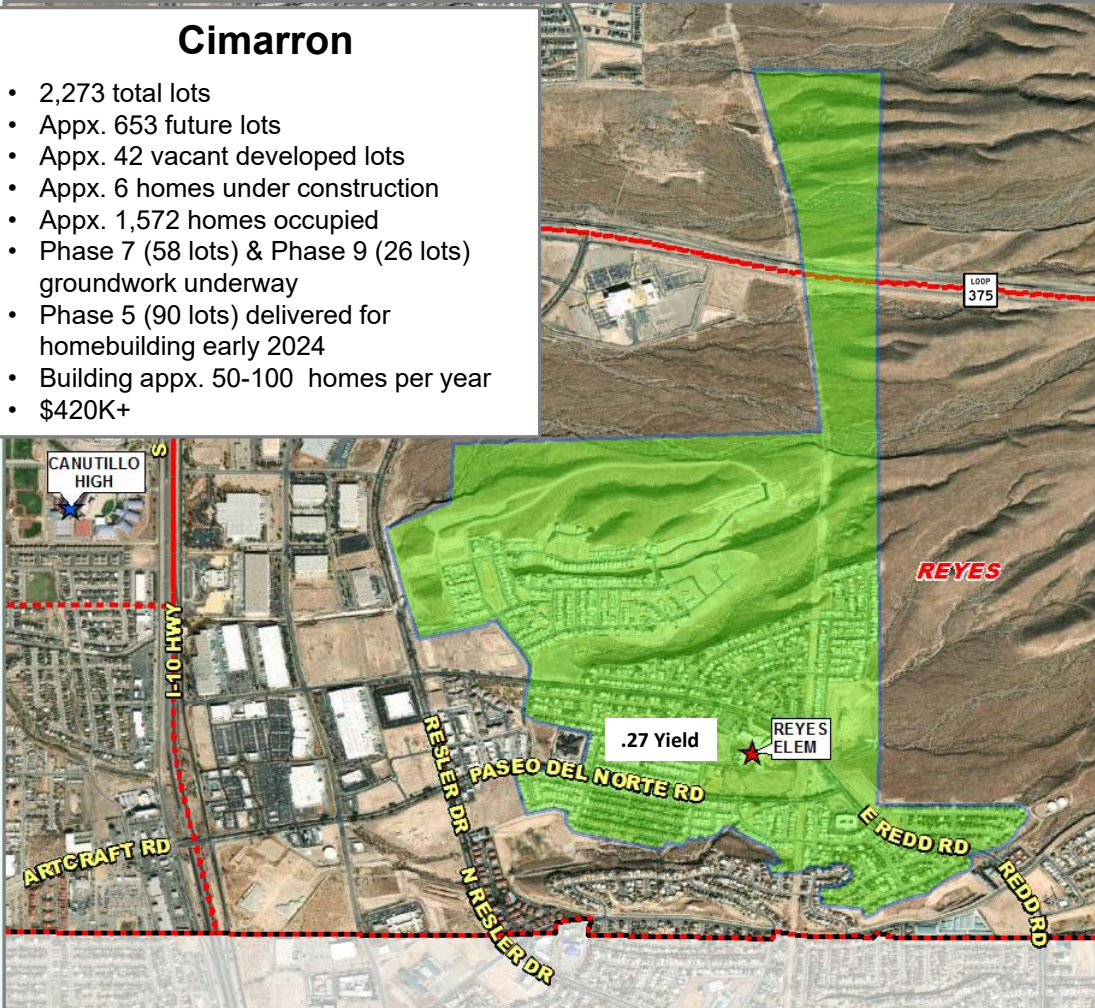
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

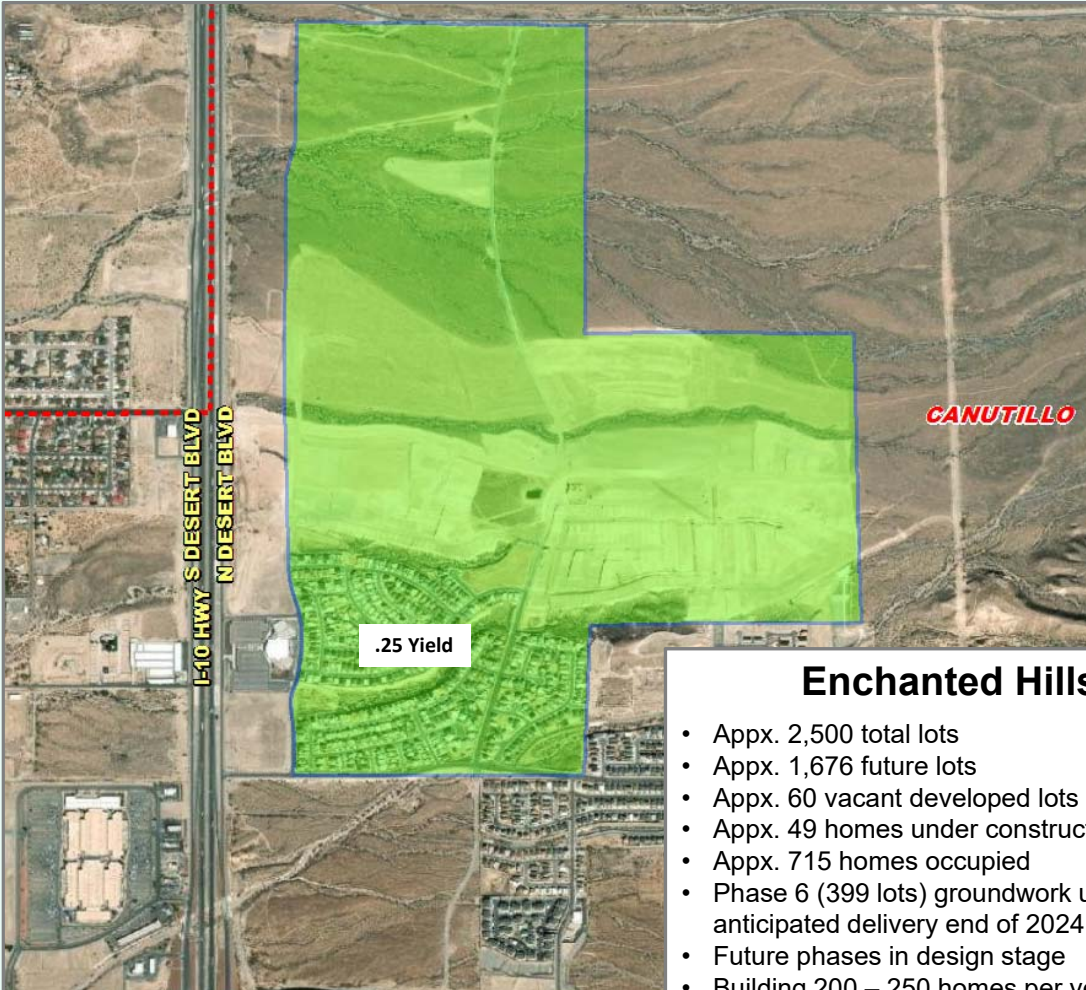
Cimarron

- 2,273 total lots
- Appx. 653 future lots
- Appx. 42 vacant developed lots
- Appx. 6 homes under construction
- Appx. 1,572 homes occupied
- Phase 7 (58 lots) & Phase 9 (26 lots) groundwork underway
- Phase 5 (90 lots) delivered for homebuilding early 2024
- Building appx. 50-100 homes per year
- \$420K+





Residential Activity



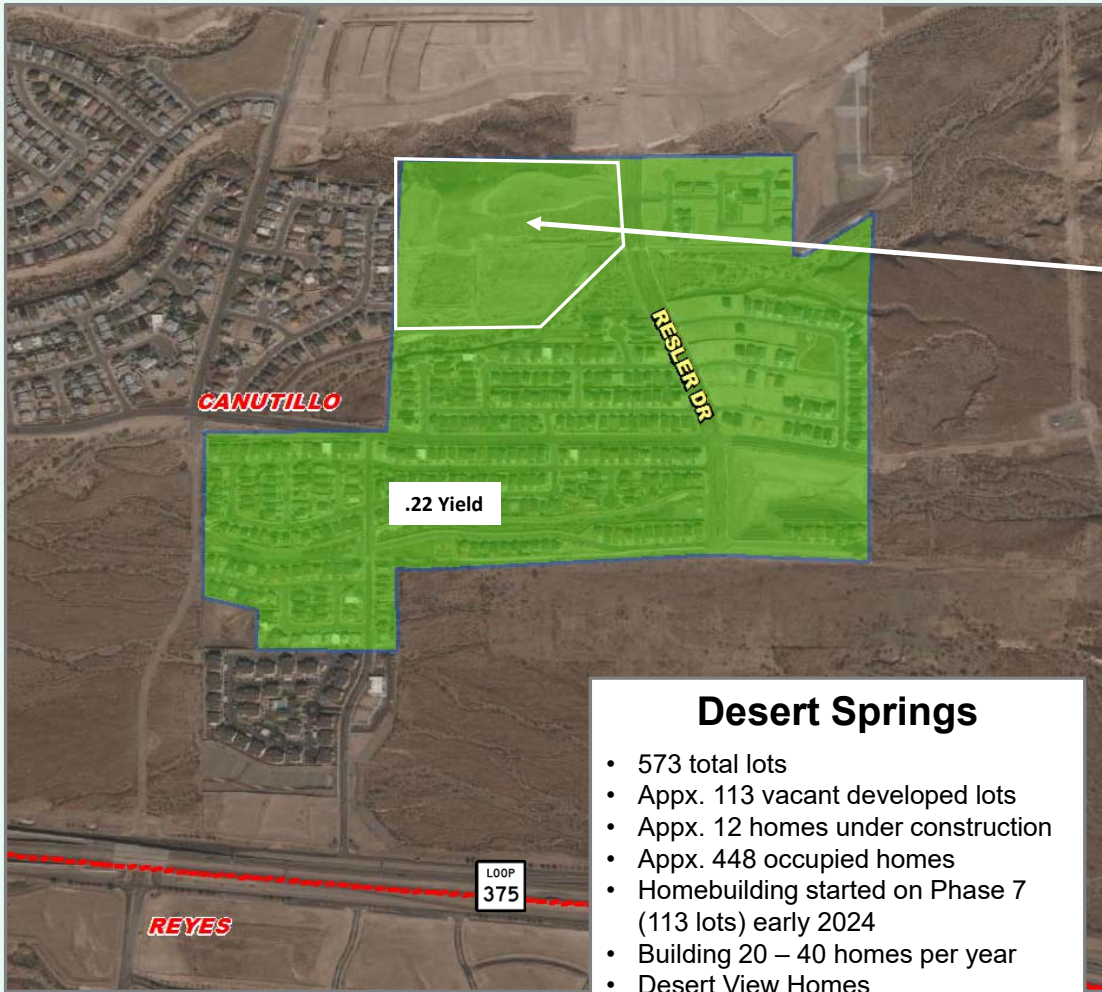
Enchanted Hills

- Appx. 2,500 total lots
- Appx. 1,676 future lots
- Appx. 60 vacant developed lots
- Appx. 49 homes under construction
- Appx. 715 homes occupied
- Phase 6 (399 lots) groundwork underway, anticipated delivery end of 2024
- Future phases in design stage
- Building 200 – 250 homes per year
- \$250K+





Residential Activity



Desert Springs

- 573 total lots
- Appx. 113 vacant developed lots
- Appx. 12 homes under construction
- Appx. 448 occupied homes
- Homebuilding started on Phase 7 (113 lots) early 2024
- Building 20 – 40 homes per year
- Desert View Homes
- \$300K+





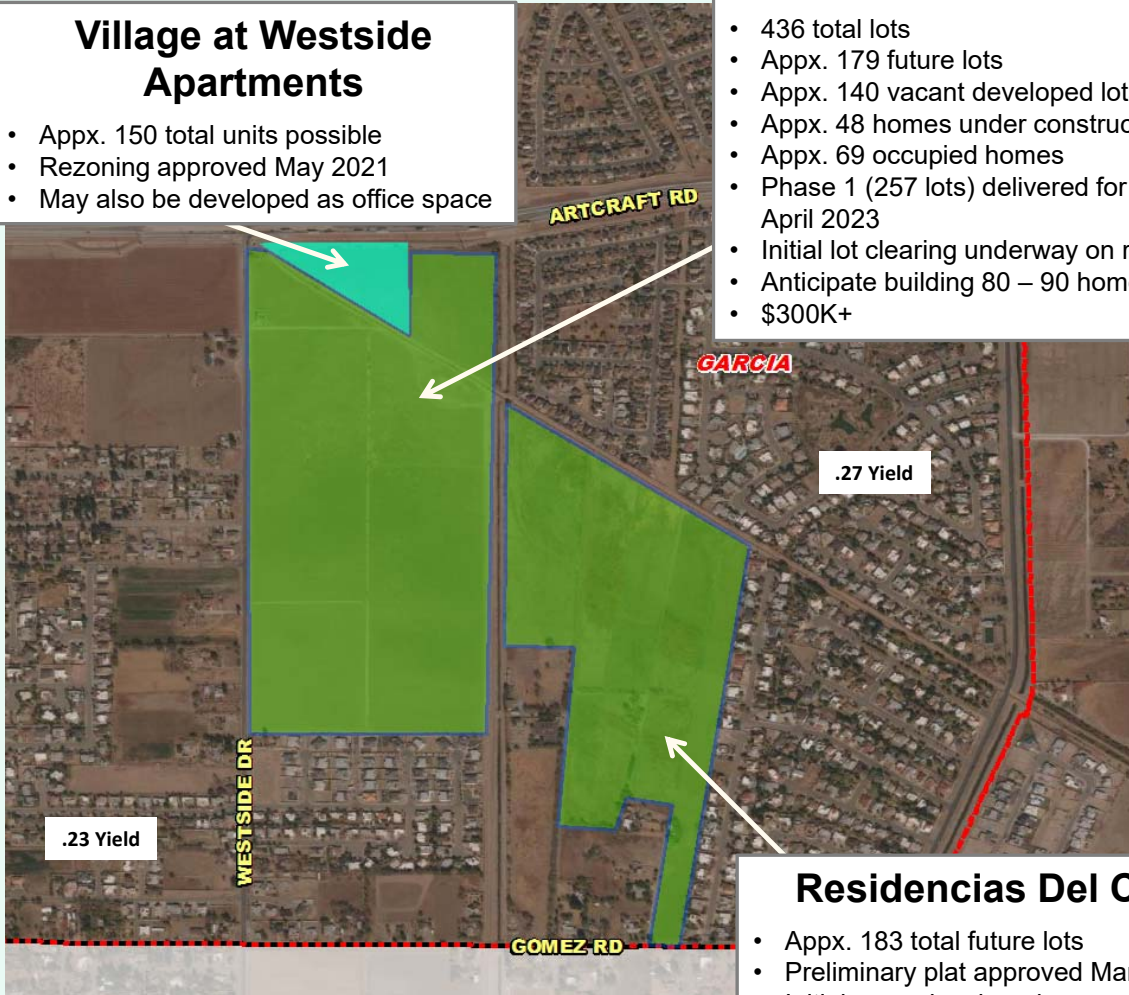
Residential Activity

Village at Westside Apartments

- Appx. 150 total units possible
- Rezoning approved May 2021
- May also be developed as office space

Village at Westside Crossing

- 436 total lots
- Appx. 179 future lots
- Appx. 140 vacant developed lots
- Appx. 48 homes under construction
- Appx. 69 occupied homes
- Phase 1 (257 lots) delivered for homebuilding April 2023
- Initial lot clearing underway on remaining lots
- Anticipate building 80 – 90 homes per year
- \$300K+



Residencias Del Cielo

- Appx. 183 total future lots
- Preliminary plat approved March 2022
- Initial groundwork underway early 2024





Residential Activity



Ironwood

- 180 total lots
- 86 vacant developed lots
- 59 homes under construction
- 35 occupied homes
- Homebuilding started mid 2023
- Developer anticipates 12 – 18 month build out
- Tropicana Homes

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S DESERT BLVD I-10 HWY
N DESERT BLVD

GARCIA

CANUTILLO MID



Canutillo Heights

- 442 total future lots
- Phase 3 (122 lots) plat approved June 2022
- No time frame for development due to delays with county



Residential Activity

Hemley Palms

- 87 total units
- 39 single family lots
 - 20 vacant developed lots
 - 8 homes under construction
 - 11 occupied homes
- 48 duplex units completed end of 2023
- Duplex units are 9% tax credit



Kiely Estates

- 182 total future lots
- Final plat approved Feb 2022
- Groundwork underway, anticipate delivery end of 2024
- Developer anticipates building 50-80 homes per year



Future Residential Activity



River View Estates

- 32 total lots
- 20 vacant developed lots
- 6 homes under construction
- 6 occupied homes
- All lots delivered early 2023
- Developer anticipates building 10 homes per year

Green Acres

- 65 total future lots
- 44 vacant developed lots
- 6 homes under construction
- 15 occupied homes
- Building ~10 homes per year
- Tropicana Homes

Paseo Del Rio

- 33 total lots
- 32 vacant developed lots
- 1 home under construction
- All lots delivered for homebuilding early 2024



May 2024





Future Residential Activity



Westview Heights

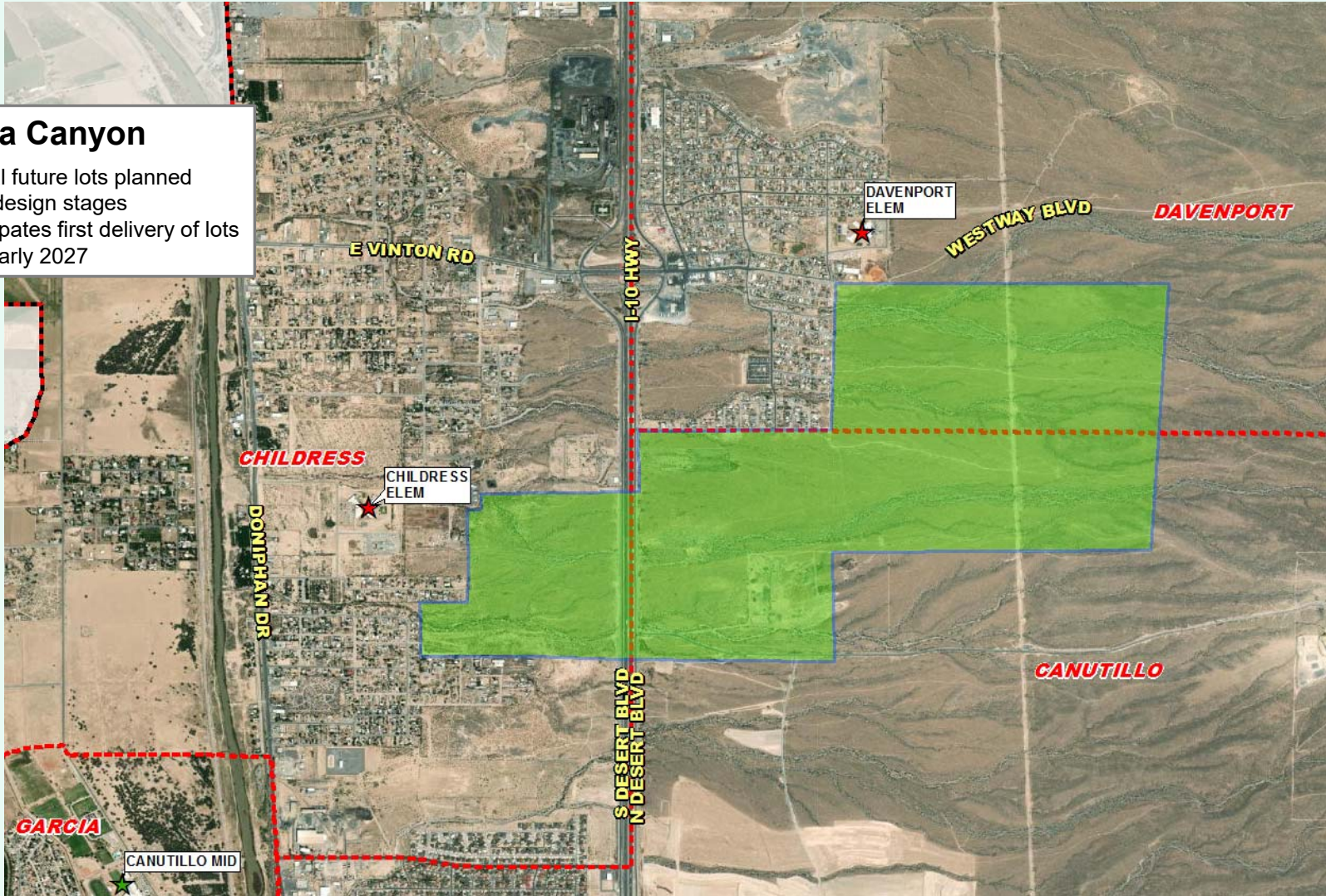
- 42 total lots
- 30 homes under construction
- 12 occupied homes
- All homes nearing completion
- Saratoga Homes
- Mid \$200K+



Future Residential Activity

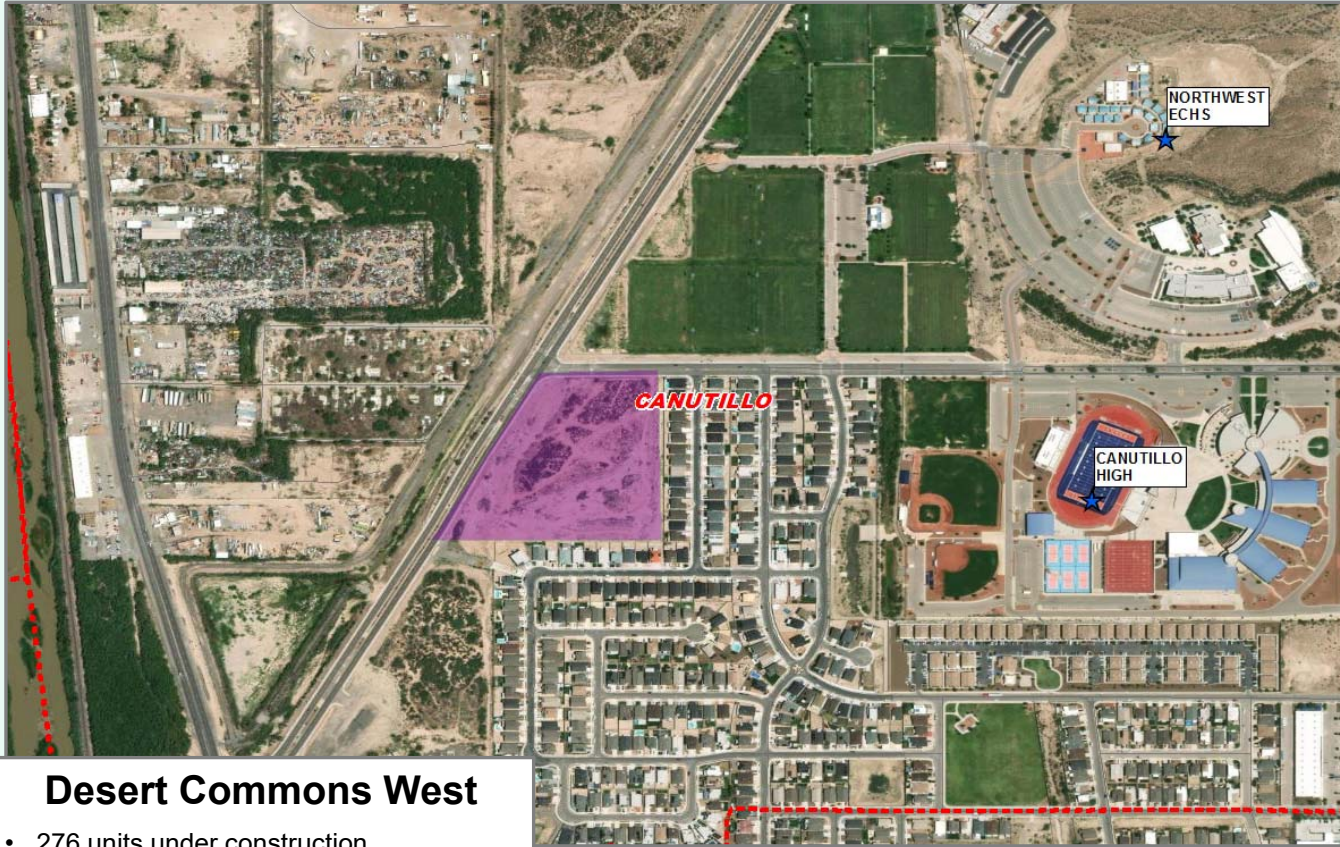
Avispa Canyon

- Appx. 3,000 total future lots planned
- Project in early design stages
- Developer anticipates first delivery of lots in late 2026 or early 2027





Future Residential Activity



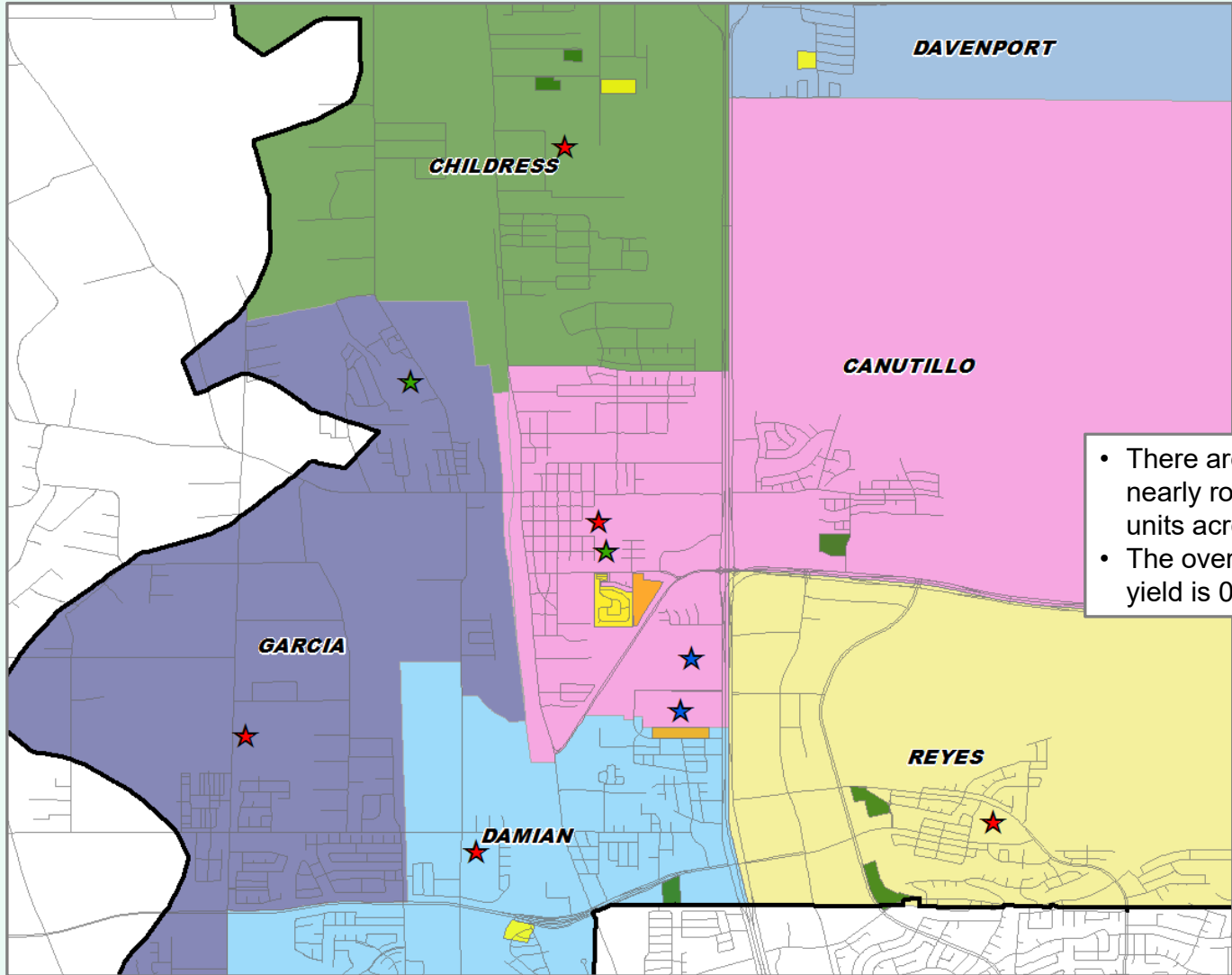
Desert Commons West

- 276 units under construction
- Construction went vertical Jan 2024
- Anticipate leasing late 2024





Multi-Family Yield Analysis



- There are 415 students residing in nearly roughly 1,606 multi-family units across the district
- The overall district multi-family yield is 0.258

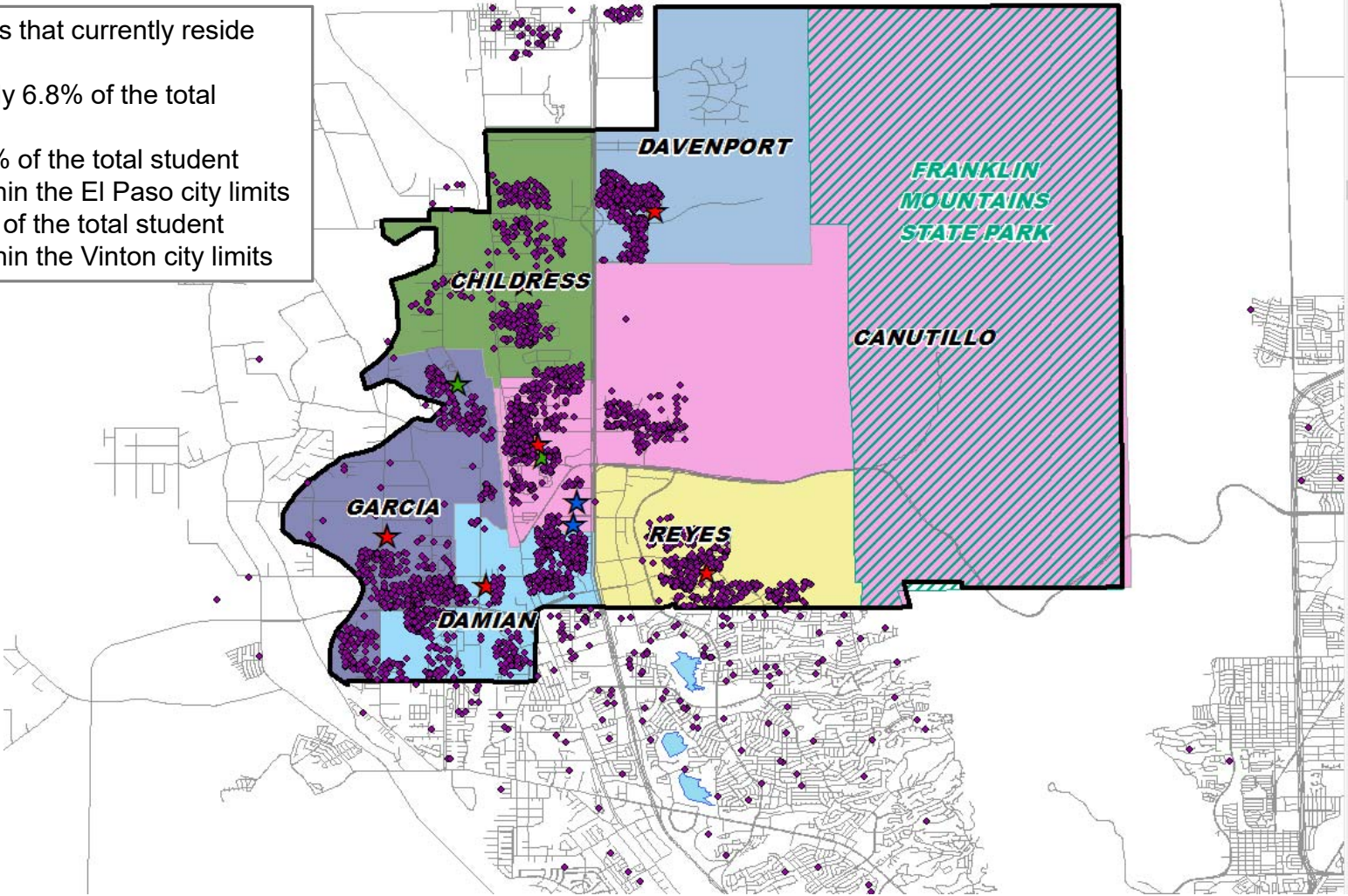
Multi-Family Yield

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



Student Density

- There are 402 students that currently reside outside the district
- This represents roughly 6.8% of the total student population
- 3,095 students, or 52% of the total student population resides within the El Paso city limits
- 320 students, or 5.4% of the total student population resides within the Vinton city limits





TEA Transfer Report

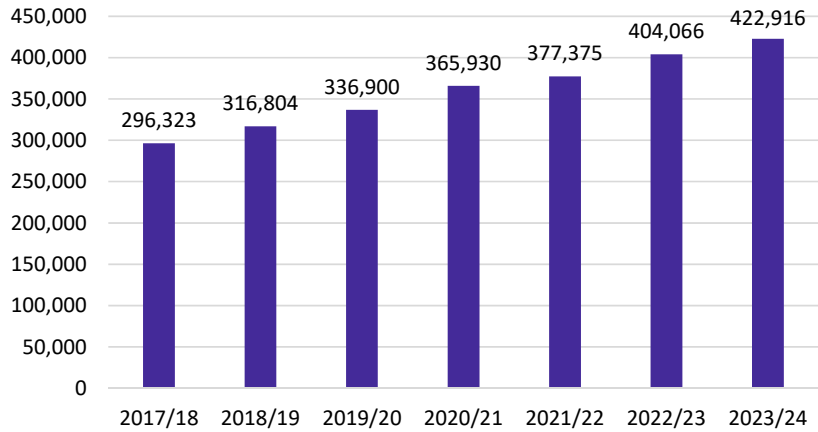
Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Anthony ISD	49	63	65	67	84	99	+50
Clint ISD	3	1	3	3	3	3	0
El Paso ISD	238	248	249	248	218	254	+16
Socorro ISD	2	2	3	3	11	3	+1
Ysleta ISD	11	14	12	15	24	22	+11
Total Transfers In*	303	328	332	336	343	381	+78

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Anthony ISD	11	3	12	3	27	31	+20
Burnham Wood Charter School Dist	158	213	269	290	322	342	+184
El Paso Academy	38	28	31	34	33	27	-11
El Paso ISD	969	956	998	1,008	1,141	1,789	+820
El Paso Leadership Academy	3	3	3	0	3	16	+13
Harmony Science Academy (El Paso)	3	3	10	10	17	12	+9
Idea Public Schools	0	41	93	143	151	0	0
Premier High Schools	3	12	11	4	13	18	+15
Socorro ISD	0	3	3	3	12	3	+3
Texas College Preparatory Academies	3	3	13	4	3	3	0
Ysleta ISD	43	55	48	50	45	36	-7
Total Transfers Out*	1,233	1,332	1,499	1,605	1,793	2,314	+1,081

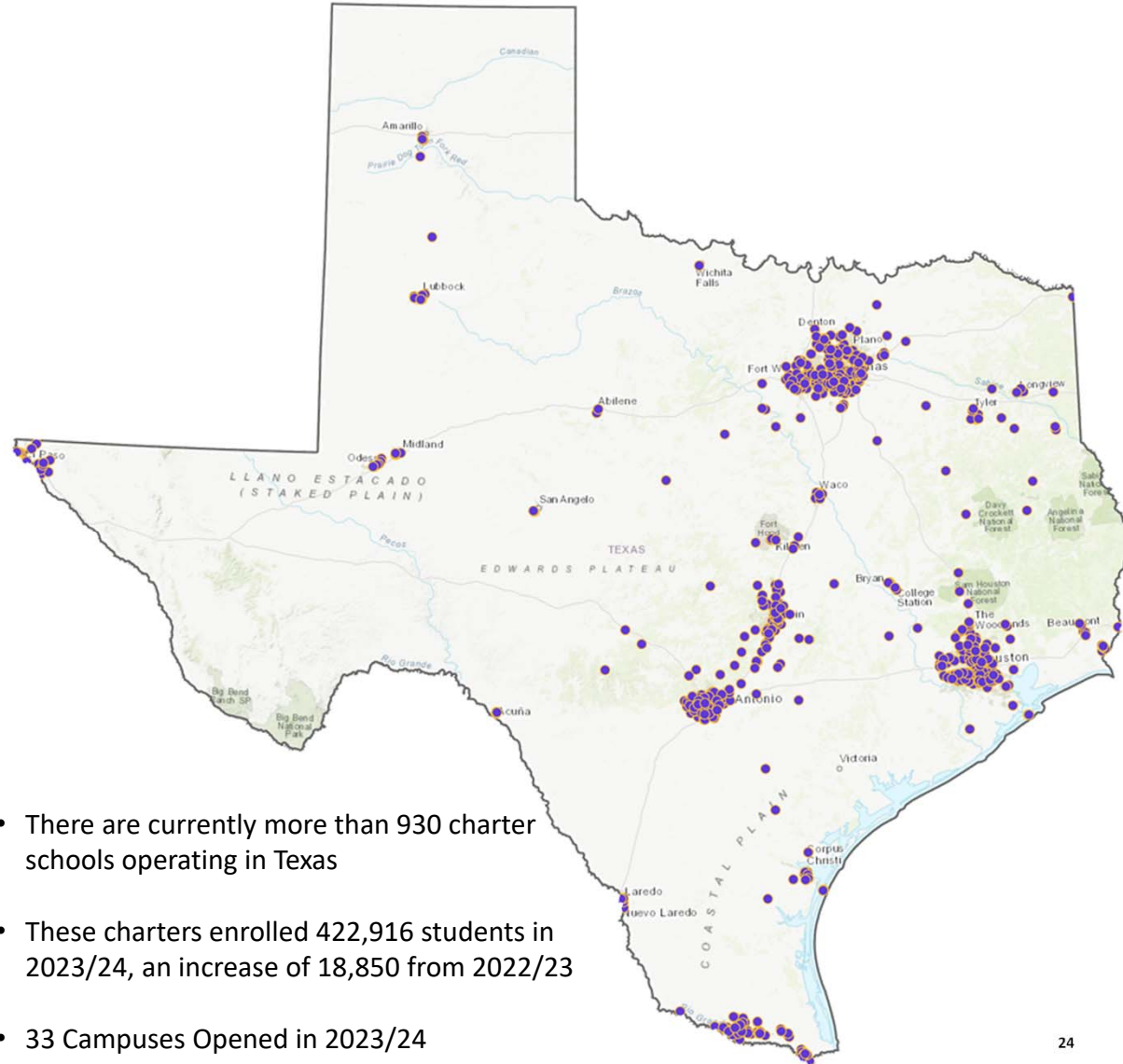
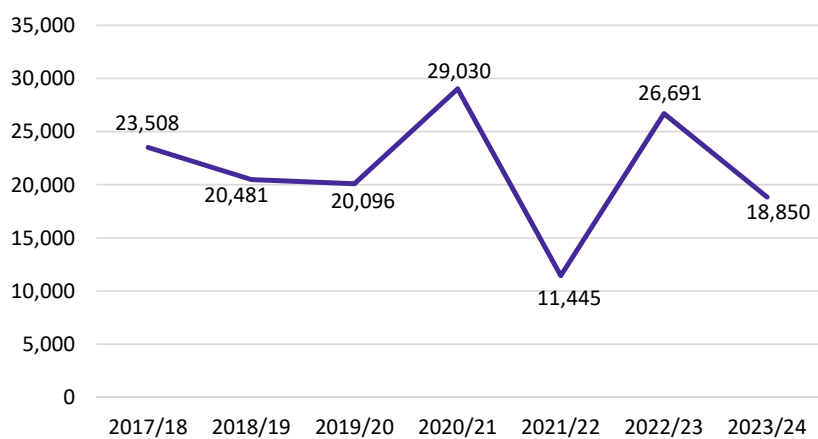
*Totals may include additional districts due to TEA rounding rules

Charter Schools

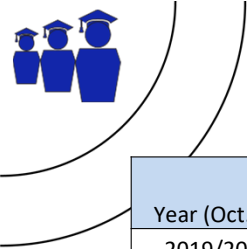
Total Charter Enrollment



Charter Enrollment Change



- There are currently more than 930 charter schools operating in Texas
- These charters enrolled 422,916 students in 2023/24, an increase of 18,850 from 2022/23
- 33 Campuses Opened in 2023/24

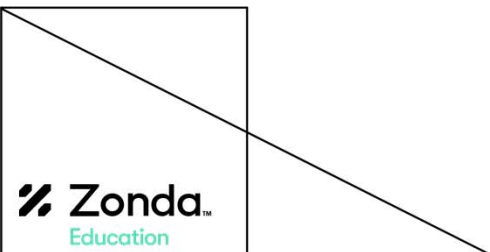


Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	30	265	404	439	467	468	474	442	477	452	457	486	510	438	447	6,256		
2020/21	16	173	407	414	440	441	468	468	414	480	458	510	457	469	420	6,035	-221	-3.5%
2021/22	20	192	380	439	417	449	449	478	443	421	487	553	473	449	441	6,091	56	0.9%
2022/23	25	220	356	410	424	416	471	456	435	440	420	627	504	458	414	6,076	-15	-0.2%
2023/24	34	236	351	370	417	427	390	488	402	438	439	493	514	457	448	5,904	-172	-2.8%

Yellow Box = Highest grade per year
 Green Box = Second highest grade per year

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	1.287	1.109	0.952	1.066	0.997	1.008	1.002	1.024	0.913	1.006	1.003	1.223	0.886	0.953	0.947	1.005	0.982	1.007
2020/21	0.533	0.653	1.007	1.025	1.002	0.944	1.000	0.987	0.937	1.006	1.013	1.116	0.940	0.920	0.959	0.994	0.985	0.984
2021/22	1.250	1.110	0.934	1.079	1.007	1.020	1.018	1.021	0.947	1.017	1.015	1.207	0.927	0.982	0.940	1.013	0.993	1.014
2022/23	1.250	1.146	0.937	1.079	0.966	0.998	1.049	1.016	0.910	0.993	0.998	1.287	0.911	0.968	0.922	1.007	0.967	1.022
2023/24	1.360	1.073	0.986	1.039	1.017	1.007	0.938	1.036	0.882	1.007	0.998	1.174	0.820	0.907	0.978	1.004	0.962	0.970

- Canutillo ISD enrollment decreased by -2.8%, or 172 students, since the fall of 2022/23
- Elementary cohorts remain positive while overall secondary cohorts declined





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
2019/20	30	265	404	439	467	468	474	442	477	452	457	486	510	438	447	6,256		
2020/21	16	173	407	414	440	441	468	468	414	480	458	510	457	469	420	6,035	-221	-3.5%
2021/22	20	192	380	439	417	449	449	478	443	421	487	553	473	449	441	6,091	56	0.9%
2022/23	25	220	356	410	424	416	471	456	435	440	420	627	504	458	414	6,076	-15	-0.2%
2023/24	34	236	351	370	417	427	390	488	402	438	439	493	514	457	448	5,904	-172	-2.8%
2024/25	34	261	382	373	389	434	449	409	459	412	442	553	448	483	440	5,967	63	1.1%
2025/26	34	272	394	409	392	408	463	476	369	475	413	537	487	420	460	6,007	40	0.7%
2026/27	34	279	408	415	432	416	432	492	455	372	474	571	466	451	405	6,104	96	1.6%
2027/28	34	296	426	435	441	458	444	461	484	465	372	481	505	435	434	6,170	66	1.1%
2028/29	34	301	435	450	457	464	485	471	448	484	463	575	424	472	417	6,381	211	3.4%
2029/30	34	310	448	462	472	481	492	515	465	452	482	590	504	395	454	6,557	176	2.8%
2030/31	34	328	471	474	480	491	504	515	505	471	452	561	518	471	380	6,655	98	1.5%
2031/32	34	340	488	499	492	500	514	528	505	509	471	580	492	484	453	6,889	234	3.5%
2032/33	34	354	508	518	517	511	522	537	520	510	509	619	509	459	465	7,093	204	3.0%
2033/34	34	373	531	539	539	540	535	548	528	525	510	620	542	476	441	7,281	189	2.7%

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



Ten Year Forecast by Campus

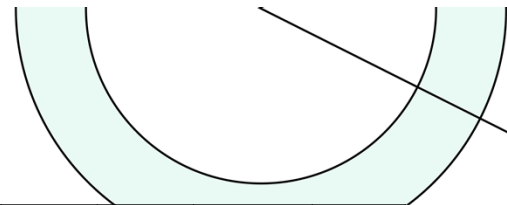
Campus	Capacity	2022/23	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Childress Elementary School	913	401	381	401	411	417	424	437	454	469	488	507	525
Canutillo Elementary School	839	519	494	507	538	561	582	620	669	725	792	864	946
Reyes Elementary School	556	573	580	577	574	567	563	575	589	600	617	630	643
Davenport Elementary School	663	304	313	301	313	311	308	313	318	326	333	343	356
Garcia Elementary School	671	466	458	440	487	531	587	607	633	622	613	607	617
Damian Elementary School	764	515	487	505	525	521	531	545	551	555	552	550	552
ELEMENTARY SCHOOL TOTAL	4,406	2,778	2,713	2,731	2,848	2,908	2,995	3,097	3,214	3,297	3,395	3,501	3,639
Elementary Absolute Change		-46	-65	18	117	60	87	102	117	83	98	106	138
Elementary Percent Change		-1.63%	-2.34%	0.66%	4.28%	2.11%	2.99%	3.41%	3.78%	2.58%	2.97%	3.12%	3.94%
Canutillo Middle School	1,082	700	718	723	647	638	621	665	679	715	749	769	760
Jose J Alderete Middle School	1,167	595	561	590	609	664	699	730	721	713	736	770	803
MIDDLE SCHOOL TOTAL	2,249	1,295	1,279	1,313	1,256	1,302	1,320	1,395	1,400	1,428	1,485	1,539	1,563
Middle School Absolute Change		-68	-34	29	19	55	35	31	-9	-8	23	34	33
Middle School Percent Change		-5.03%	-2.63%	2.27%	1.45%	4.38%	2.69%	2.35%	-0.65%	-0.57%	1.61%	2.29%	2.14%
Canutillo High School	1,571	1,642	1,541	1,557	1,537	1,526	1,488	1,522	1,576	1,563	1,642	1,685	1,712
Northwest Early College High School	374	361	371	366	366	368	367	367	367	367	367	367	367
HIGH SCHOOL TOTAL	1,945	2,003	1,912	1,923	1,903	1,894	1,855	1,889	1,943	1,930	2,009	2,052	2,079
High School Absolute Change		87	-91	11	-20	-9	-39	34	54	-13	79	43	27
High School Percent Change		4.54%	-4.54%	0.59%	-1.05%	-0.49%	-2.06%	1.84%	2.87%	-0.68%	4.10%	2.14%	1.32%
DISTRICT TOTALS	8,600	6,076	5,904	5,967	6,007	6,104	6,170	6,381	6,557	6,655	6,889	7,093	7,281
District Absolute Change		-15	-172	63	40	96	66	211	176	98	234	204	189
District Percent Change		-0.25%	-2.83%	1.07%	0.67%	1.60%	1.09%	3.42%	2.76%	1.49%	3.51%	2.96%	2.66%

Yellow box = exceeds capacity



Ten Year Forecast by Grade Level

Transfer Patterns Level Off (increasing yields) as new Campuses Open



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	30	265	404	439	467	468	474	442	477	452	457	486	510	438	447	6,256		
2020/21	16	173	407	414	440	441	468	468	414	480	458	510	457	469	420	6,035	-221	-3.5%
2021/22	20	192	380	439	417	449	449	478	443	421	487	553	473	449	441	6,091	56	0.9%
2022/23	25	220	356	410	424	416	471	456	435	440	420	627	504	458	414	6,076	-15	-0.2%
2023/24	34	236	351	370	417	427	390	488	402	438	439	493	514	457	448	5,904	-172	-2.8%
2024/25	34	261	382	373	389	434	449	409	488	416	445	540	474	483	440	6,016	112	1.9%
2025/26	34	276	401	415	398	413	468	481	422	532	435	549	508	445	460	6,235	219	3.6%
2026/27	34	289	422	431	446	432	445	509	492	462	571	527	518	471	429	6,480	244	3.9%
2027/28	34	315	452	461	469	485	472	488	578	587	540	670	500	485	453	6,989	509	7.9%
2028/29	34	329	474	491	499	508	529	515	556	699	703	637	632	467	465	7,540	551	7.9%
2029/30	34	348	502	518	531	543	554	578	558	643	801	798	602	591	449	8,050	510	6.8%
2030/31	34	380	544	547	555	569	585	597	629	641	734	857	720	540	543	8,475	425	5.3%
2031/32	34	405	580	594	586	596	613	630	648	720	728	793	773	646	497	8,843	368	4.3%
2032/33	34	436	622	633	635	629	641	660	686	744	817	787	716	694	593	9,328	485	5.5%
2033/34	34	471	671	681	681	684	679	692	723	790	844	872	711	643	636	9,812	485	5.2%

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



Ten Year Forecast by Campus

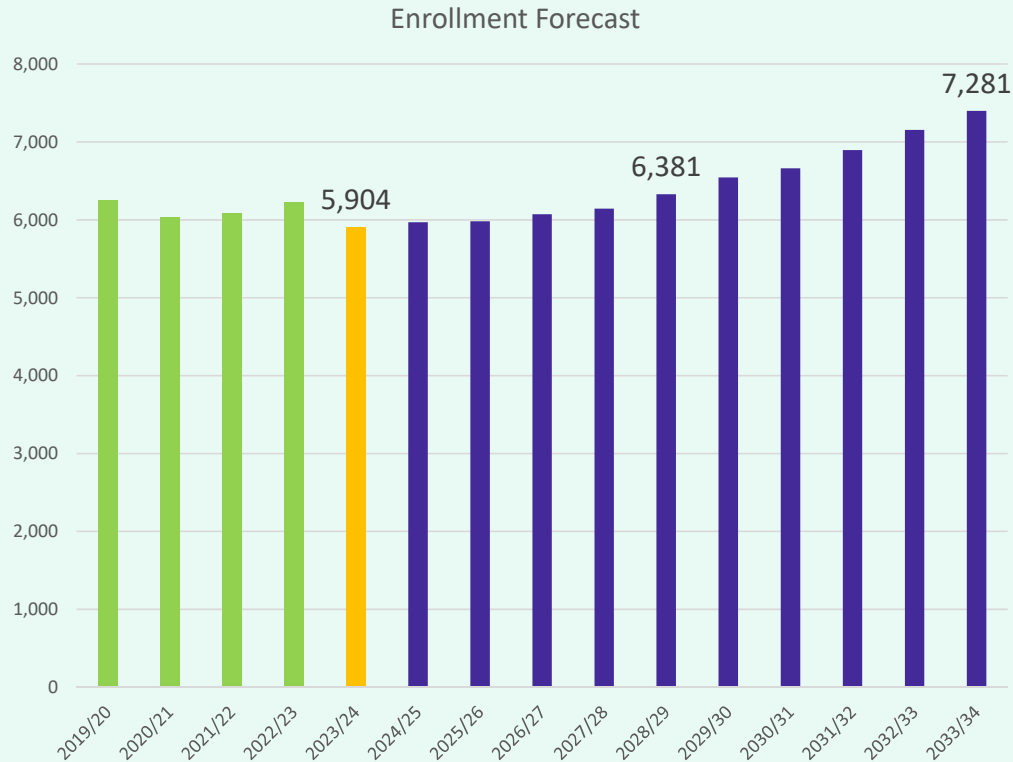
Transfer Patterns Level Off (Increasing Yields) as new Campuses

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Childress Elementary School	913	381	401	416	431	449	475	504	534	571	607	648
Canutillo Elementary School	839	494	507	545	579	614	674	750	839	943	1,059	1,194
Reyes Elementary School	556	580	577	581	586	596	628	662	692	730	770	811
Davenport Elementary School	663	313	301	317	322	329	345	363	389	414	441	471
Garcia Elementary School	671	458	440	494	551	625	665	715	721	730	744	777
Damian Elementary School	764	487	505	533	539	563	592	614	636	650	669	692
ELEMENTARY SCHOOL TOTAL	4,406	2,713	2,731	2,886	3,008	3,176	3,379	3,608	3,811	4,038	4,290	4,593
Elementary Absolute Change		-65	18	155	122	168	203	229	203	227	252	303
Elementary Percent Change		-2.34%	0.66%	5.68%	4.23%	5.59%	6.39%	6.78%	5.63%	5.96%	6.24%	7.06%
Canutillo Middle School	1,082	718	723	647	640	632	689	723	781	844	893	906
Jose J Alderete Middle School	1,167	561	626	741	886	1,073	1,270	1,279	1,223	1,252	1,355	1,451
MIDDLE SCHOOL TOTAL	2,249	1,279	1,349	1,388	1,526	1,705	1,959	2,002	2,004	2,096	2,248	2,357
Middle School Absolute Change		-34	65	115	145	187	197	9	-56	29	103	96
Middle School Percent Change		-2.63%	5.08%	8.52%	10.44%	12.26%	11.55%	0.46%	-2.80%	1.45%	4.91%	4.27%
Canutillo High School	1,571	1,541	1,570	1,595	1,578	1,741	1,835	2,073	2,293	2,342	2,423	2,495
Northwest Early College High School	374	371	366	366	368	367	367	367	367	367	367	367
HIGH SCHOOL TOTAL	1,945	1,912	1,936	1,961	1,946	2,108	2,202	2,440	2,660	2,709	2,790	2,862
High School Absolute Change		-91	24	25	-15	162	94	238	220	49	81	72
High School Percent Change		-4.54%	1.27%	1.28%	-0.78%	8.32%	4.47%	10.82%	9.01%	1.84%	2.99%	2.58%
DISTRICT TOTALS	8,600	5,904	6,016	6,235	6,480	6,989	7,540	8,050	8,475	8,843	9,328	9,812
District Absolute Change		-172	112	219	244	509	551	510	425	368	485	485
District Percent Change		-2.83%	1.90%	3.64%	3.92%	7.86%	7.88%	6.77%	5.28%	4.34%	5.48%	5.20%

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



Key Takeaways



- New home sales in Canutillo ISD account for more than 46% of the total district home sales in 2024, an increase of 11% from 2023
- The district has 15 actively building subdivisions with approximately 580 lots available to build on
- CISD has 9 future subdivisions with nearly 6,600 lots in the planning stages
- Groundwork is underway on more than 1,000 lots within 5 subdivisions
- Canutillo ISD is forecasted to enroll more than 6,300 students by 2028/29 and almost 7,300 by 2033/34