



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** May 18, 2020

**AGENDA ITEM:** Aleido ISD Spring 2020 Demographic Update

**PRESENTERS:** Earl Husfeld, Chief Financial Officer and Templeton Demographics

**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, at least two times each year.
- These updates presented to the Board of Trustees include projected student growth and its potential impact to the District.
- 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, staffing, and financial planning for Aleido ISD.
- This evening Templeton Demographics will provide an updated look at the short-term and longer-term projections of student growth in the District. They will also share with us the impacts to date of COVID-19 on statewide economic conditions, unemployment claims, the housing market, and the student enrollment projections for the 2020-2021 school year.

**FISCAL INFORMATION:**

None – Informational Report

**ATTACHMENTS:**

Templeton Demographics Spring 2020 Demographic Update

**ADMINISTRATIVE RECOMMENDATION:**

None – Informational Report



Aledo  
Independent  
School  
District

# Demographic Update Spring 2020



TEMPLETON  
DEMOGRAPHICS

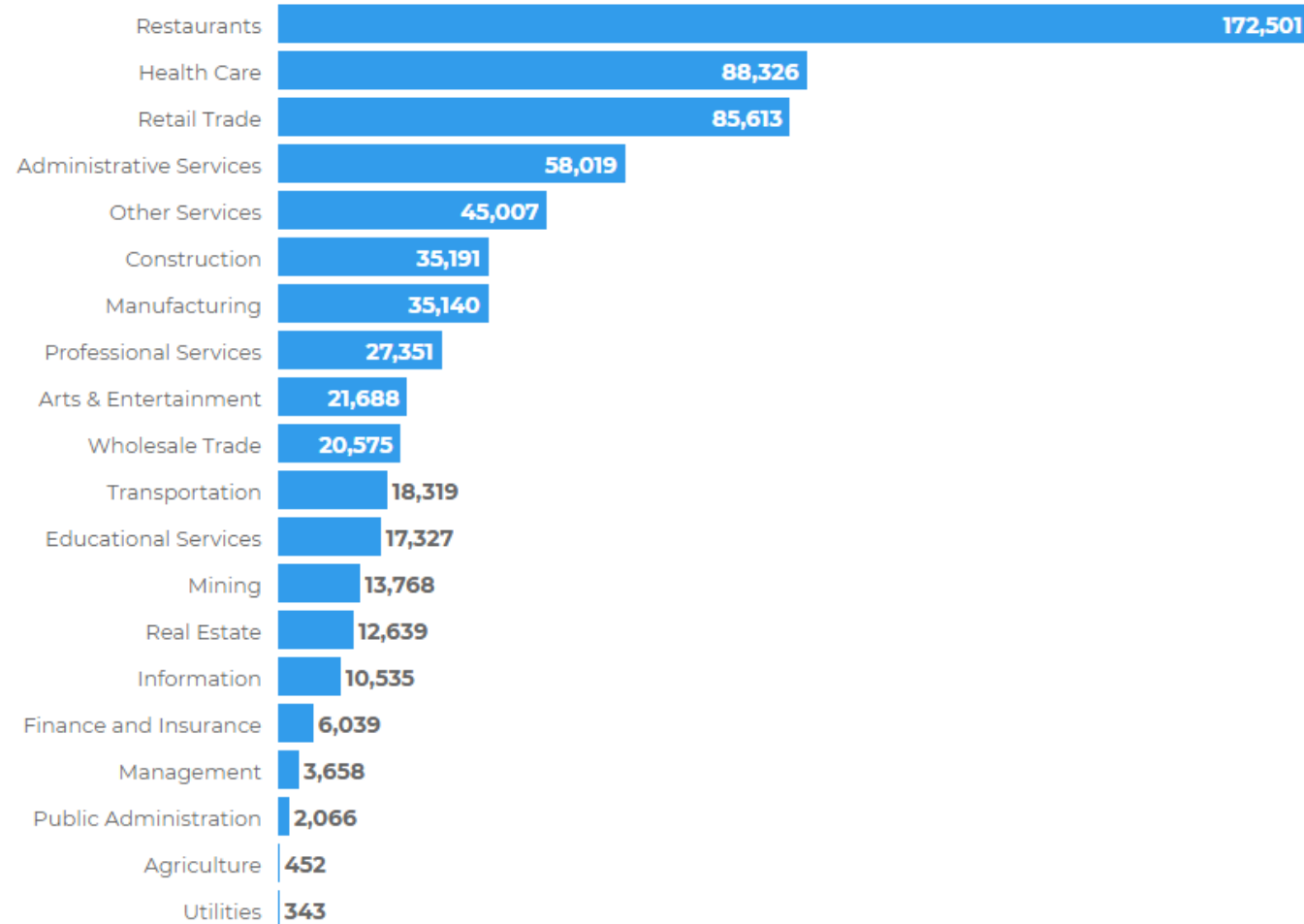
hanleywood | metrostudy



# Impacts of COVID-19 ...

## Unemployment claims by industry

Unemployment claims by workers in the restaurant, health care and retail industries lead all others since the week ending March 14.



Data is through April 4.

SOURCE: U.S. Bureau of Labor Statistics, Texas Workforce Commission

- The current situation with COVID-19 is very fluid and ever-changing
- Approximately 3.8 million Americans filed for unemployment benefits at the end of April, raising the total number of total layoffs to 30 million in 6 weeks
- National GDP decreased nearly 7% in 1Q20 to -4.8%
- In the 2<sup>nd</sup> quarter of 2020, National GDP is forecasted to decrease by 28%, approximately \$17.5 billion



# Statewide Economic Conditions

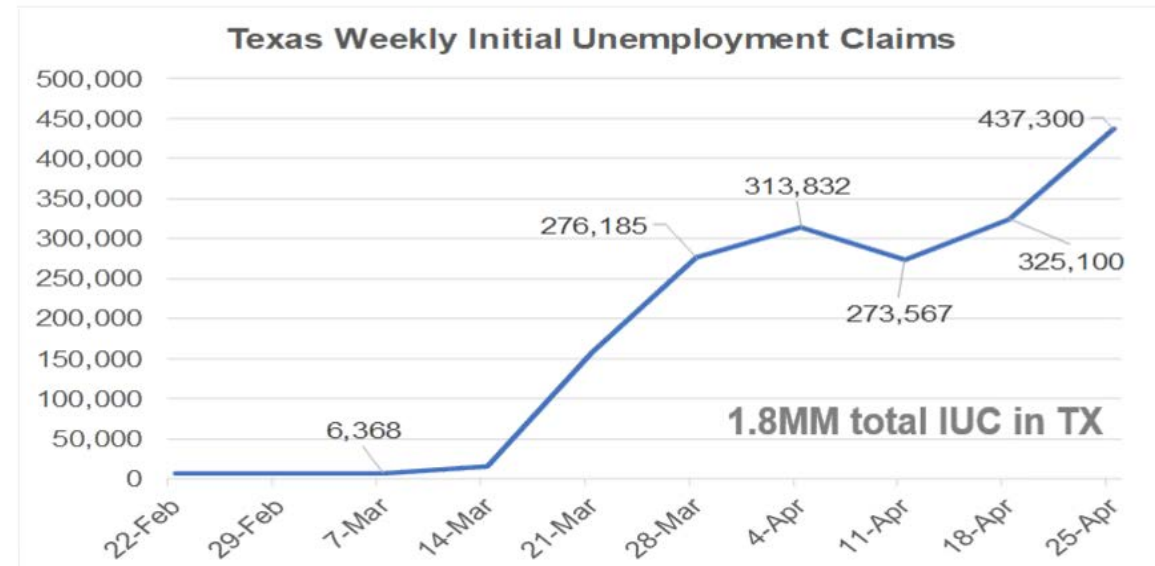
## Lower Risk Markets: Short-Term

Salt Lake City	Austin
Minneapolis	Denver
Columbus	Tampa
Portland	Raleigh
<b>Dallas</b>	Phoenix

## Higher Risk Markets: Short-Term

Las Vegas	Houston
Los Angeles/OC	Atlanta
Riverside	San Francisco
Miami	Jacksonville
Orlando	Cincinnati

# Initial Unemployment Claims

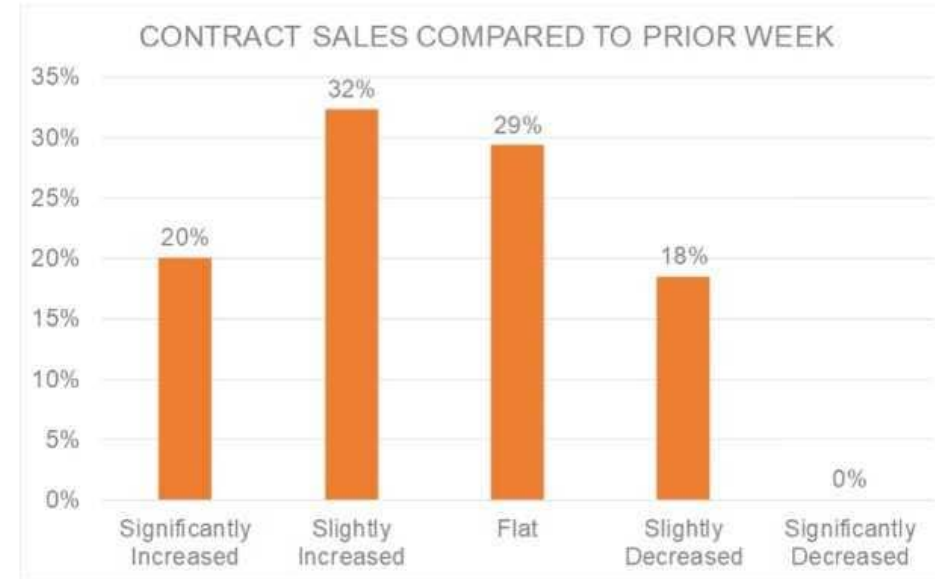
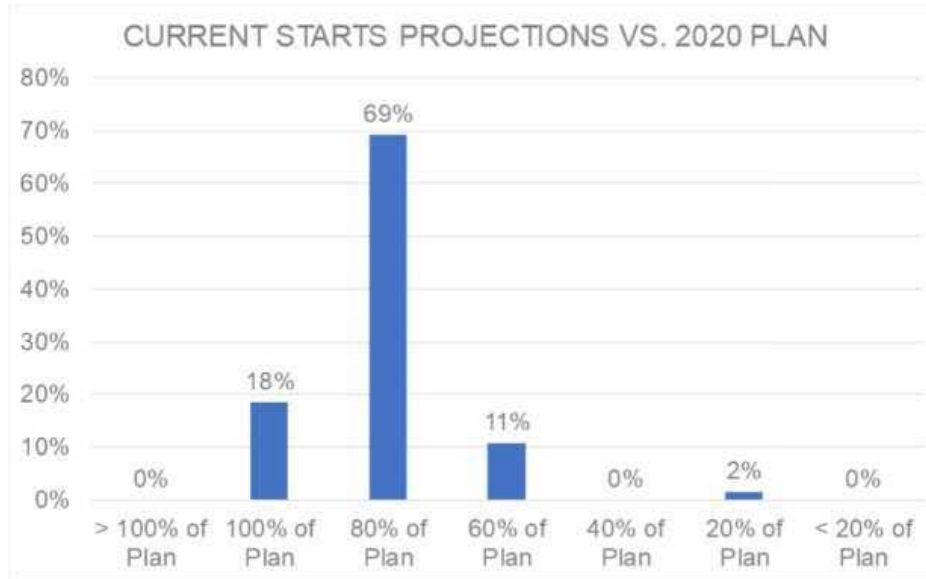


- Dallas and Austin are considered two of the markets nationwide with lower economic risk from the COVID pandemic, however, Houston is expected to experience high risk due to their connection to the oil industry
- Due to COVID impact, Texas has laid off approx. 12% of its workforce; ranked 6<sup>th</sup> best state economy in the nation
- Texas has 5 of the Top 10 Most Recession-Resistant Cities in America (Frisco, Plano, Denton, Austin and Lubbock)



# Covid-19 and the Housing Market

## Texas Builders Survey: Starts & Contract Sales (April 27<sup>TH</sup>)

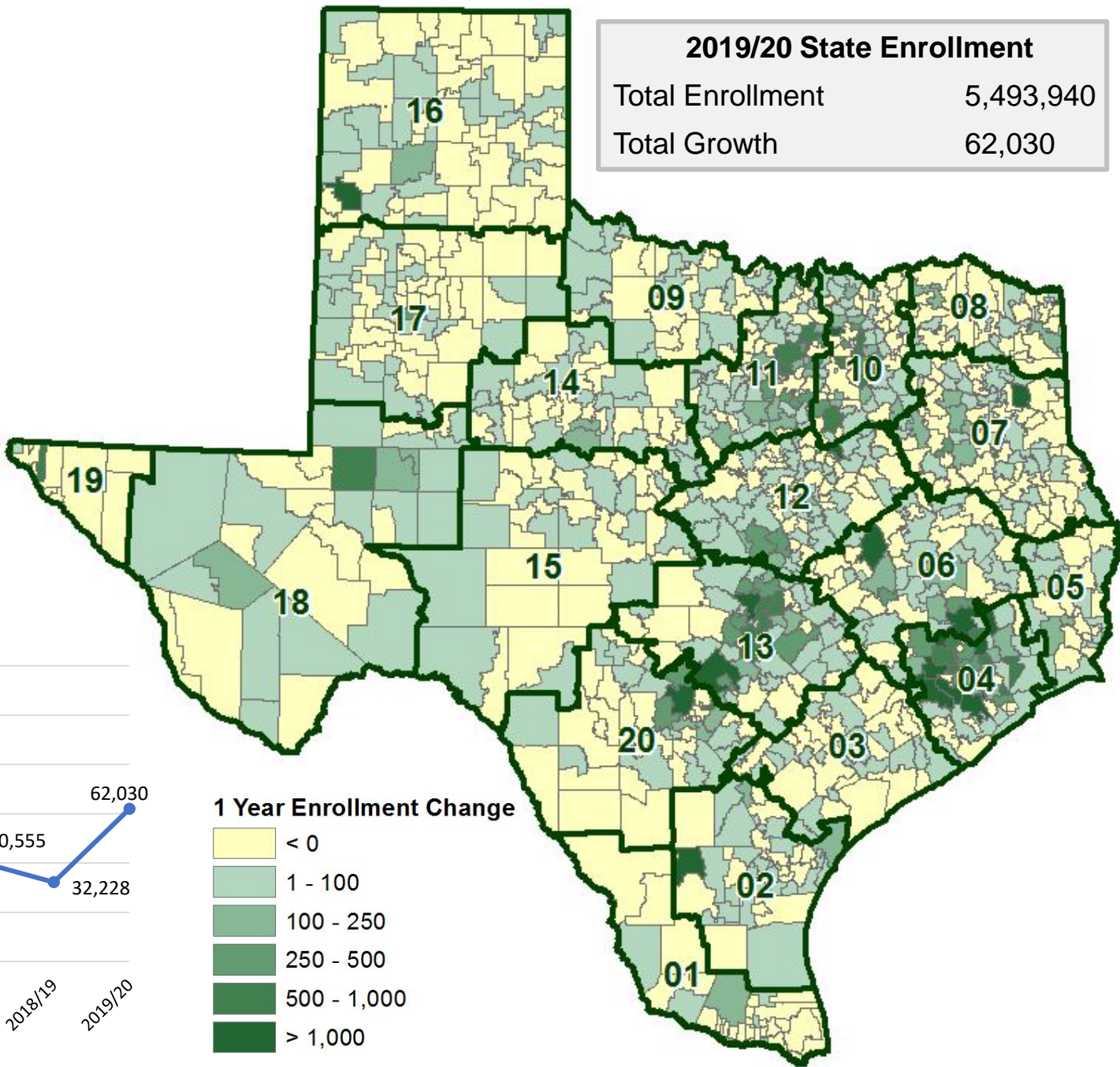
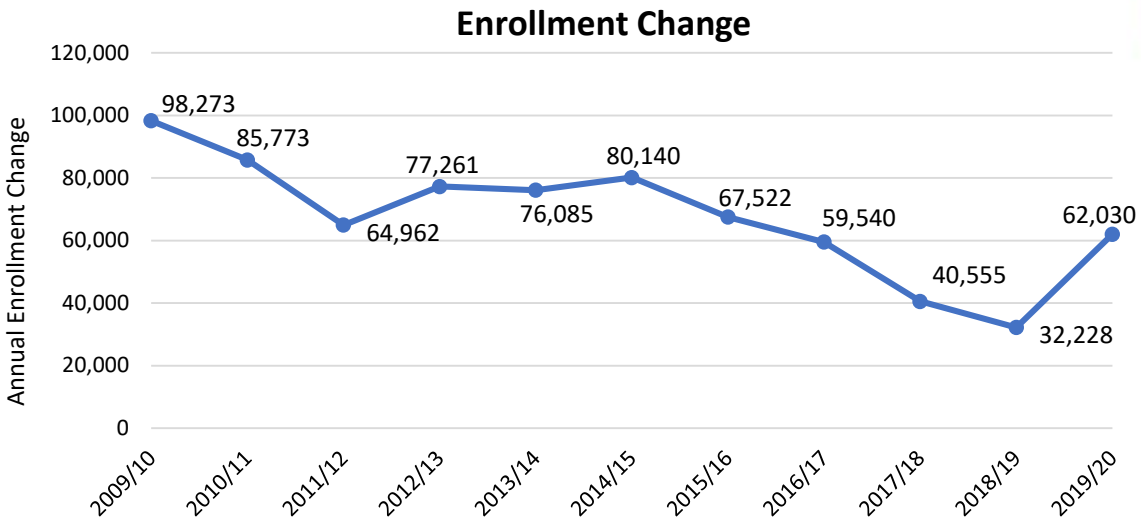
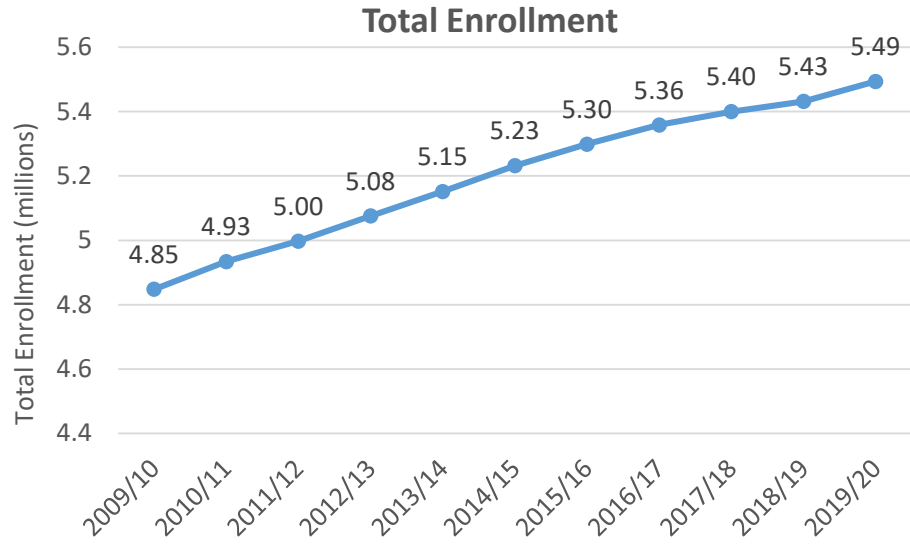


*While starts will be down in 2020, sales activity is adapting and stabilizing.*

- Home sales in Texas have improved by late April as cancellations flattened
- Online home sales traffic increased during the end of April
- Existing home listings decreased 11% YOY while new home listings increased 2% YOY; this is a reluctance to list and show an existing home and a decline in new home sales activity
- Most builders expect to build only 80% of planned production in 2020
- Low new and existing home inventory coming into the decline means a slowdown will not result in an oversupplied market



# State Enrollment Trends

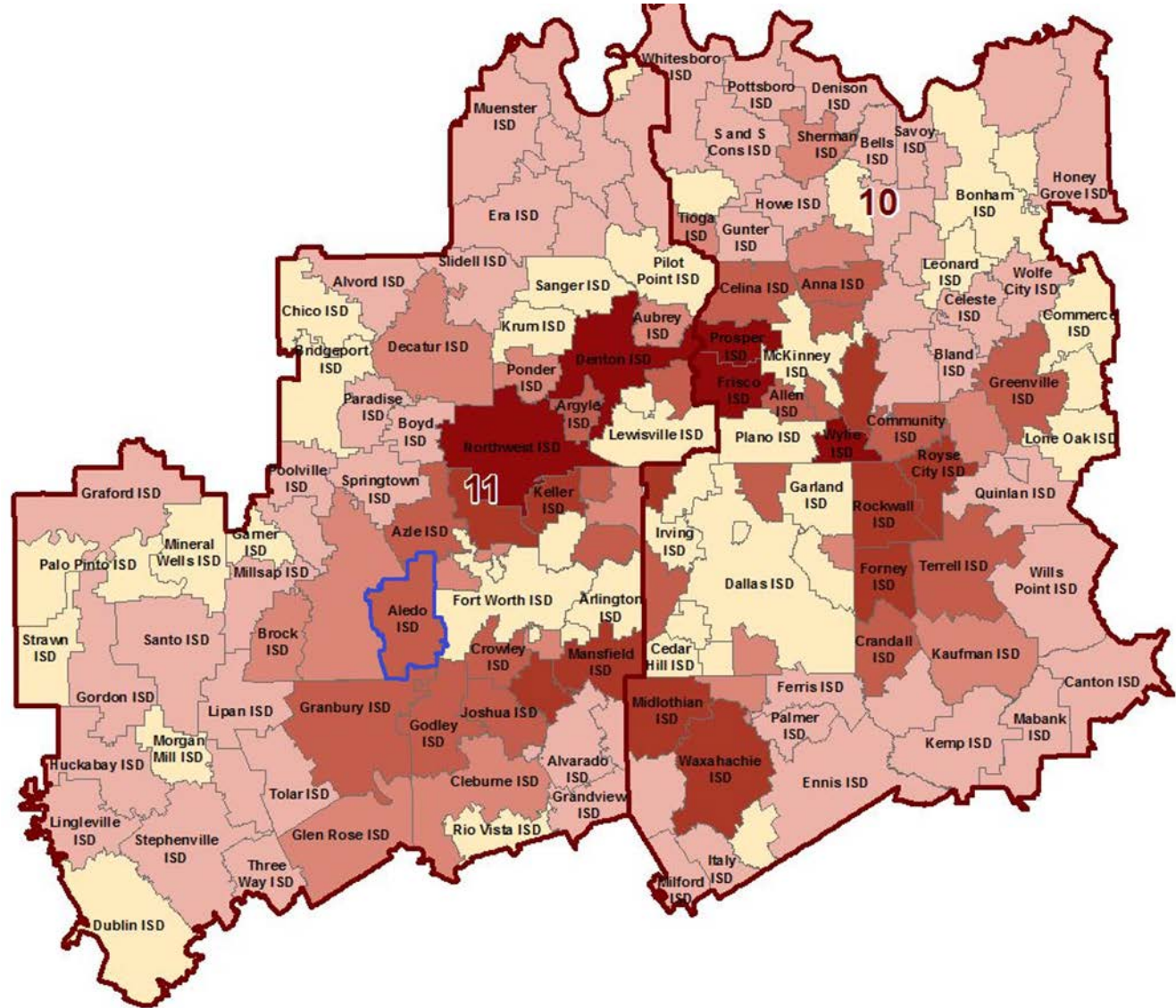
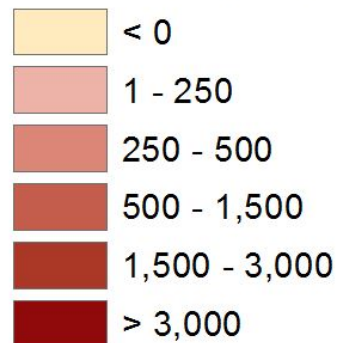




# Region 10 & 11 Enrollment Trends

Aledo ISD added 1,400 students in the last 5 years, a growth rate of 27.8%

## 5 Yr Enrollment Change





# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Future Lots
CODER	68	9	77	12	20	40	135	106
MCCALL	36	11	33	8	20	36	121	571
STUARD	33	10	42	9	27	28	146	2,003
VANDAGRIFF	56	9	67	10	37	51	307	719
WALSH	301	68	291	67	103	201	924	13,545
<b>Grand Total*</b>	<b>494</b>	<b>107</b>	<b>510</b>	<b>106</b>	<b>207</b>	<b>356</b>	<b>1,633</b>	<b>16,944</b>

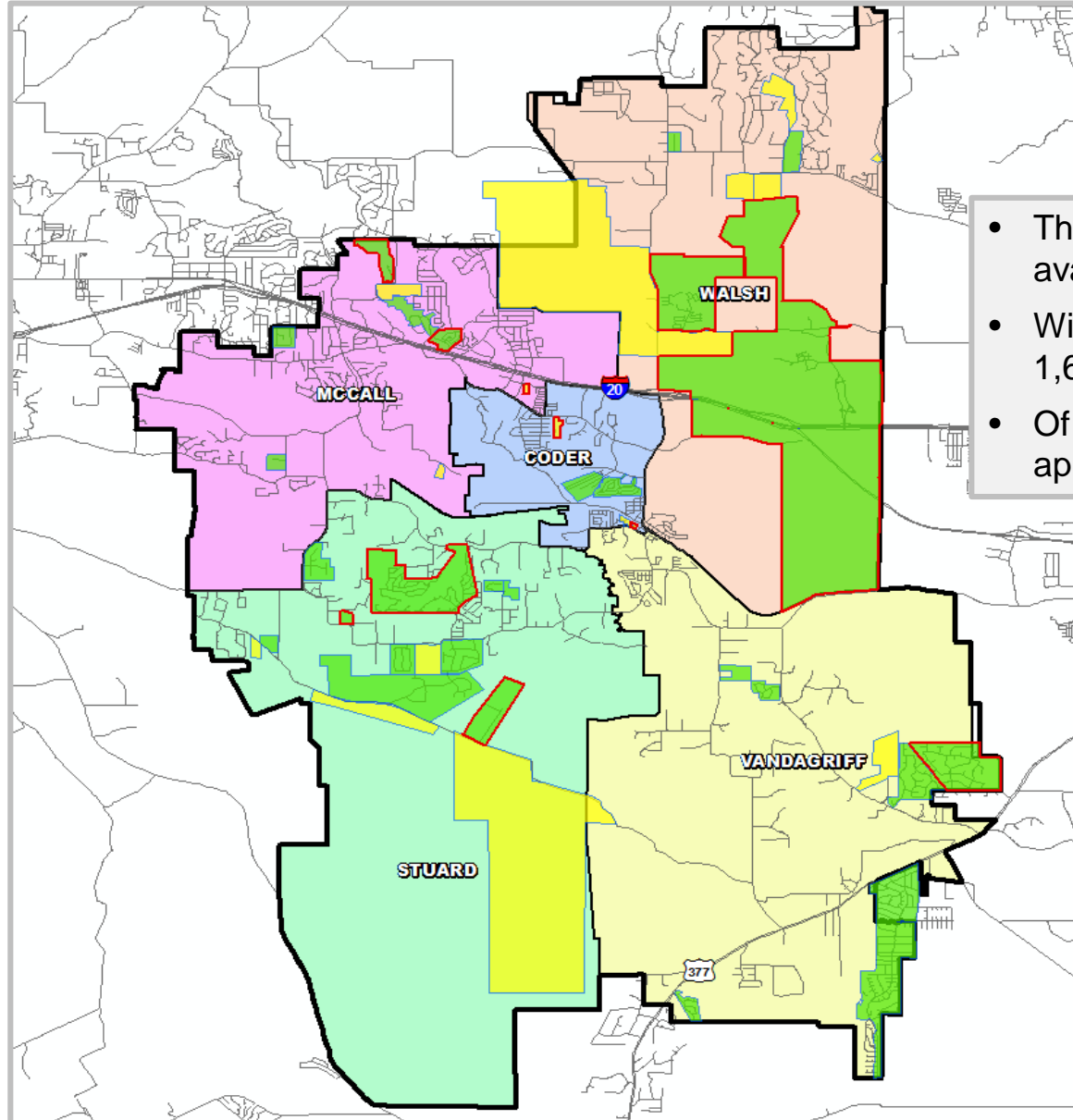
\*Does **NOT** include Age-Restricted subdivisions

- 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 1,600 lots available to build on
- Within Aledo ISD there are more than 1,690 planned future lots
- Of these, groundwork is underway on approx. 938 lots within Aledo ISD

**Subdivisions**

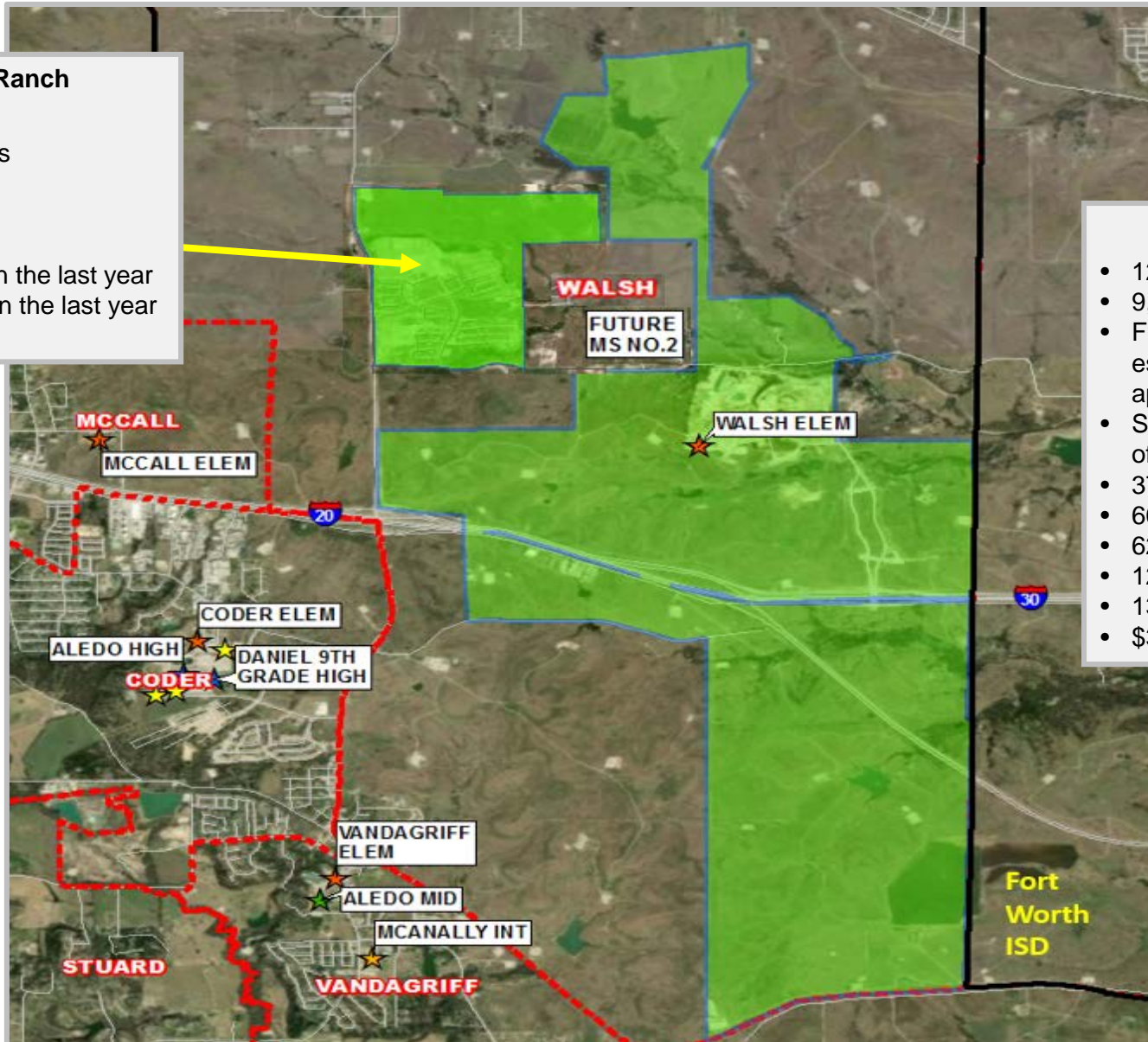
- ACTIVE
- FUTURE
- Groundwork Underway



# Residential Activity

## Morningstar Ranch

- 2,170 total SF lots
- 517 occupied homes
- 297 VDL
- 39 homes U/C
- 1,260 Future lots
- 160 homes closed in the last year
- 160 homes started in the last year
- \$250-\$400k



## Walsh Ranch

- 12,949 total SF lots
- 9,180 lots within AISD
- Future sections of Walsh Ranch estimated to contain up to 800 TH and approx. 3,700 MF
- Streets are in for Quail Valley TH section of 60 lots
- 371 occupied homes
- 607 VDL
- 62 homes U/C
- 128 homes closed in the last year
- 138 homes started in the last year
- \$350K-\$2 million+





# Residential Activity

**Crown Valley Estates**

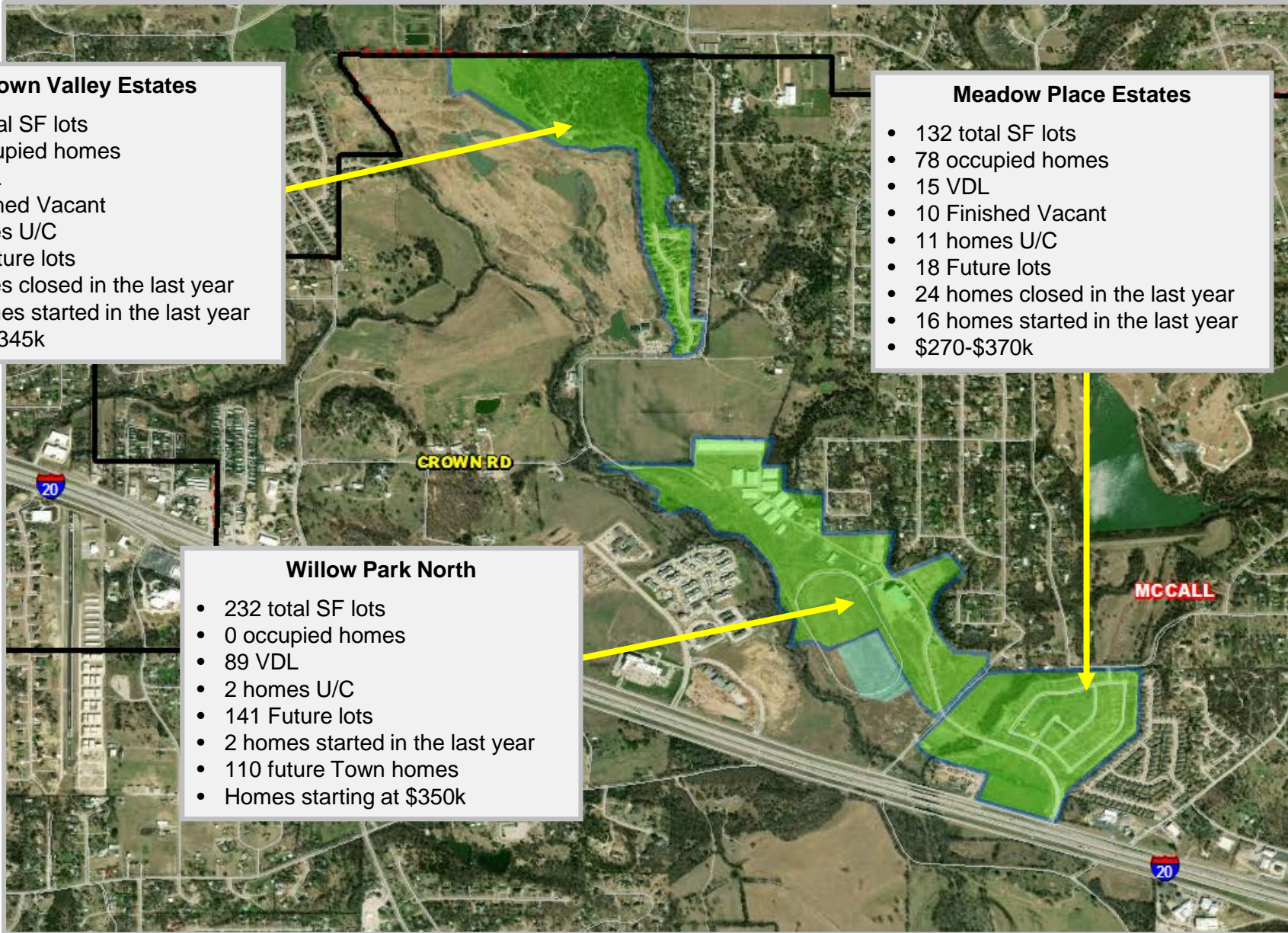
- 183 total SF lots
- 41 occupied homes
- 10 VDL
- 6 Finished Vacant
- 7 homes U/C
- 119 Future lots
- 3 homes closed in the last year
- 16 homes started in the last year
- \$275-\$345k

**Meadow Place Estates**

- 132 total SF lots
- 78 occupied homes
- 15 VDL
- 10 Finished Vacant
- 11 homes U/C
- 18 Future lots
- 24 homes closed in the last year
- 16 homes started in the last year
- \$270-\$370k

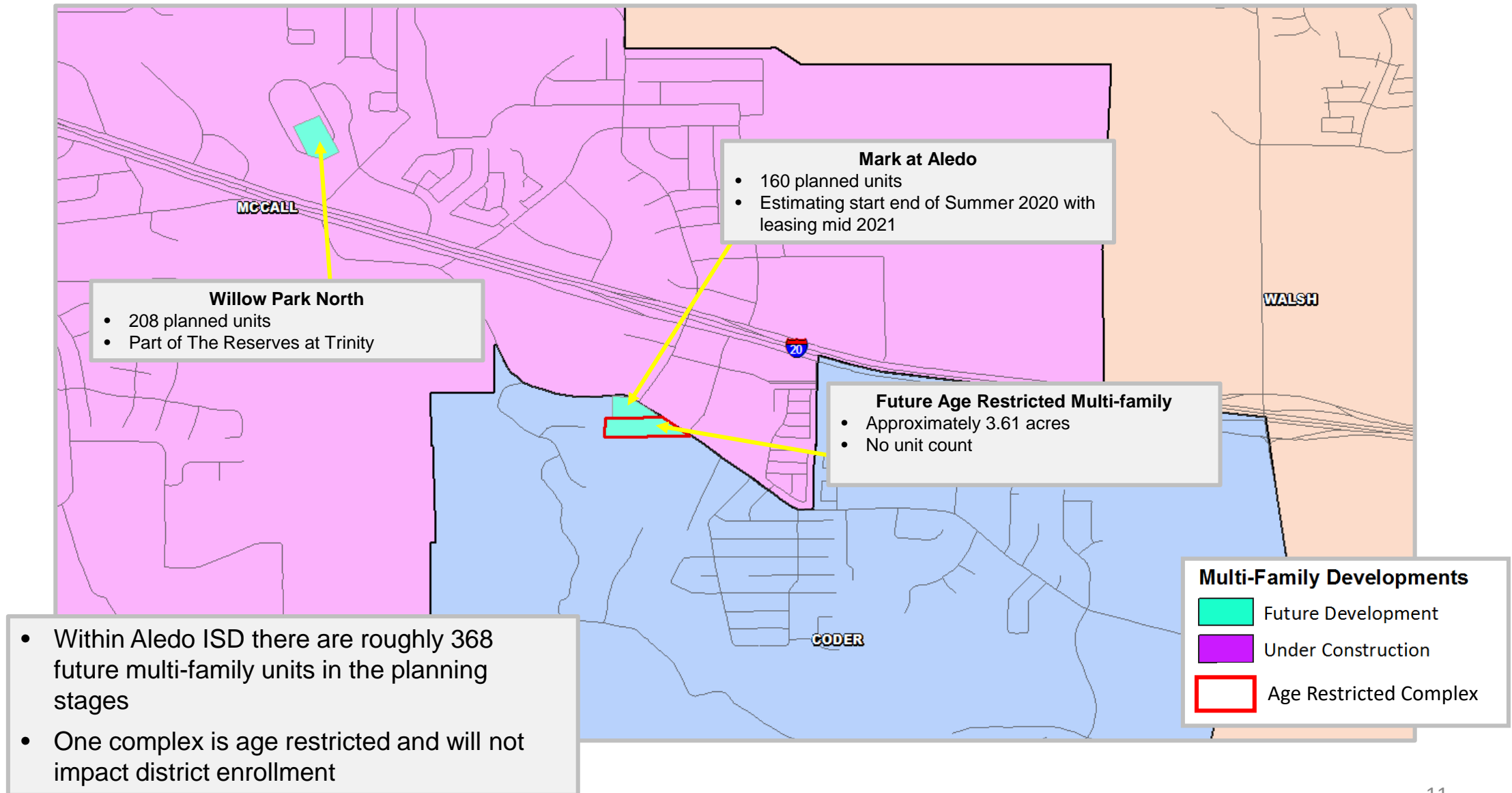
**Willow Park North**

- 232 total SF lots
- 0 occupied homes
- 89 VDL
- 2 homes U/C
- 141 Future lots
- 2 homes started in the last year
- 110 future Town homes
- Homes starting at \$350k





# Multi-Family Housing Overview





# TEA Transfer Report

Transfers In From	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Azle ISD	14	13	16	14	11	19	5
Brock ISD	7	6	7	3	3	3	-4
Crowley ISD	12	13	14	3	3	3	-9
Fort Worth ISD	31	30	22	23	27	27	-4
Weatherford ISD	27	36	40	40	49	50	23
White Settlement	10	14	13	3	3	3	-7
<b>Total Transfers In*</b>	<b>127</b>	<b>131</b>	<b>135</b>	<b>132</b>	<b>132</b>	<b>146</b>	<b>19</b>

Transfers Out To	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Fort Worth Academy of Fine Arts	18	18	21	21	18	18	0
Fort Worth ISD	5	7	6	3	3	3	-2
High Point Academy	0	3	8	15	25	16	16
Weatherford ISD	18	21	26	32	29	32	14
White Settlement ISD	9	7	8	21	13	18	9
<b>Total Transfers Out*</b>	<b>78</b>	<b>78</b>	<b>92</b>	<b>141</b>	<b>127</b>	<b>134</b>	<b>56</b>

\*Totals include additional districts per TEA rounding rules



# 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
2015/16	25	42	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249		
2016/17	31	46	377	381	358	448	446	406	428	411	436	455	431	400	392	5,446	197	3.75%
2017/18	20	46	416	394	430	396	481	466	429	454	429	471	448	425	392	5,697	251	4.61%
2018/19	34	44	437	472	442	453	452	521	514	466	476	470	473	430	410	6,094	397	6.97%
2019/20	53	36	484	486	508	473	482	505	540	538	473	502	474	443	440	6,437	343	5.63%
2020/21 ADJ	47	36	547	501	540	546	496	508	539	565	550	500	492	455	425	6,746	309	4.81%
2020/21	47	36	555	508	548	553	502	514	545	572	557	506	498	460	430	6,830	393	6.11%
2021/22	47	36	606	630	584	614	605	547	552	580	589	598	501	476	440	7,404	574	8.40%
2022/23	47	36	592	681	688	617	675	668	629	596	609	640	604	489	468	8,039	635	8.58%
2023/24	47	36	624	663	754	746	694	723	708	660	619	655	639	589	480	8,638	599	7.45%
2024/25	47	36	644	688	747	848	817	801	792	736	686	667	648	624	581	9,361	723	8.37%
2025/26	47	36	660	712	751	838	986	873	882	837	767	740	667	638	622	10,056	695	7.42%
2026/27	47	36	688	741	770	831	949	1,087	947	925	871	826	737	653	631	10,738	682	6.79%
2027/28	47	36	703	769	815	858	930	1,049	1,189	992	963	938	822	722	647	11,481	742	6.91%
2028/29	47	36	726	786	841	913	967	1,014	1,147	1,250	1,033	1,036	935	806	716	12,252	771	6.72%
2029/30	47	36	749	814	860	941	1,030	1,063	1,106	1,203	1,301	1,111	1,032	916	798	13,007	755	6.16%

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





# One Year Covid-19 Impact Projections

Campus Name	Fall	2020/21 Enrollment Projections by Grade																	Original Projection
	2019/20	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	2020/21
Coder Elementary	534	47	36	72	68	65	80	87	85	0	0	0	0	0	0	0	540	6	545
Stuard Elementary	586	0	0	92	86	89	100	113	92	0	0	0	0	0	0	0	572	-14	576
McCall Elementary	662	0	0	110	101	127	137	101	118	0	0	0	0	0	0	0	693	31	696
Vandagriff Elementary	648	0	0	124	115	117	109	106	112	0	0	0	0	0	0	0	684	36	688
Walsh Elementary	597	0	0	150	131	143	120	88	100	0	0	0	0	0	0	0	732	135	758
<b>Elementary Totals</b>	<b>3,027</b>	<b>47</b>	<b>36</b>	<b>547</b>	<b>501</b>	<b>540</b>	<b>546</b>	<b>496</b>	<b>508</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,221</b>	<b>194</b>	<b>3,263</b>
McAnally Intermediate	540	0	0	0	0	0	0	0	0	539	0	0	0	0	0	0	539	-1	545
Aledo Middle School	1,011	0	0	0	0	0	0	0	0	0	565	550	0	0	0	0	1,116	105	1,129
<b>Intermed/Middle Totals</b>	<b>1,551</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>539</b>	<b>565</b>	<b>550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,654</b>	<b>103</b>	<b>1,674</b>
Daniel 9th Grade Campus	499	0	0	0	0	0	0	0	0	0	0	0	495	0	0	0	495	-4	501
Aledo High School	1,360	0	0	0	0	0	0	0	0	0	0	0	5	492	455	425	1,376	16	1,393
<b>High School Totals</b>	<b>1,859</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>492</b>	<b>455</b>	<b>425</b>	<b>1,871</b>	<b>12</b>	<b>1,894</b>
<b>DISTRICT TOTAL</b>	<b>6,437</b>	<b>47</b>	<b>36</b>	<b>547</b>	<b>501</b>	<b>540</b>	<b>546</b>	<b>496</b>	<b>508</b>	<b>539</b>	<b>565</b>	<b>550</b>	<b>500</b>	<b>492</b>	<b>455</b>	<b>425</b>	<b>6,746</b>	<b>309</b>	<b>6,830</b>



# Key Takeaways

V – too sharp

W – “double dip” recession due to secondary outbreak

U – too long at the bottom with too abrupt of a rebound



## Forecasted Shape Of The Recovery



- The national unemployment rate is between 16%-18% and Texas' is roughly 12% in April
- After record new home starts in 1Q20, builders expect to complete 80% of 2020 plan
- Existing home listings have decreased by more than 10% due to owners pulling them from the market