



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: June 19, 2017

AGENDA ITEM: Spring 2017 Demographic Update

PRESENTER: Trent Smith, 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, Trent Smith, 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 – Informational Report

ADMINISTRATIVE RECOMMENDATION:

None – Informational Report

*Aledo
Independent
School
District*



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

Spring 2017
Demographic
Update



TEMPLETON
DEMOGRAPHICS

Economic Conditions – DFW Area (March 2017)

3.7%

129,700 new jobs
National rate 1.5%



Job Growth

30,218

1,418 more
starts than 2016



**Annual
Home Starts**

0.1%

U.S. 4.6%
Texas 5.0%
DFW MSA 4.3%
Parker County 4.1%



**Unemployment
Rate**





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,651	2,592	3,714	7,467
2	Prosper ISD	2,676	2,215	4,610	27,888
3	Denton ISD	1,894	2,053	2,544	19,756
4	Northwest ISD	1,845	1,449	1,776	23,198
5	Lewisville ISD	1,263	1,347	1,852	4,243
6	Dallas ISD	1,713	1,337	2,252	5,917
7	Little Elm ISD	947	1,037	1,745	3,839
8	Rockwall ISD	968	914	1,893	7,901
9	Eagle Mt.-Saginaw ISD	769	821	1,658	19,552
10	Crowley ISD	622	782	811	9,056
11	Wylie ISD	754	780	1,391	4,017
12	McKinney ISD	857	769	1,552	6,818
13	Keller ISD	751	750	881	1,669
14	Mansfield ISD	739	716	874	6,528
15	Forney ISD	767	598	1,073	14,067
16	Allen ISD	597	563	1,064	1,622
17	Coppell ISD	436	486	554	478
18	Midlothian ISD	559	472	1,339	19,758
19	Garland ISD	581	467	516	3,925
20	Waxahachie ISD	476	463	921	9,360
21	Plano ISD	461	461	965	2,679
22	Princeton ISD	340	446	319	3,337
23	Desoto ISD	343	414	197	2,125
24	Burleson ISD	379	409	578	3,000
25	HEB ISD	341	400	877	4,312
26	Fort Worth ISD	405	359	899	4,526
27	Melissa ISD	310	351	828	4,880
28	Argyle ISD	351	316	515	5,260
29	Aledo ISD	381	285	833	12,916*
30	Azle ISD	245	265	338	273

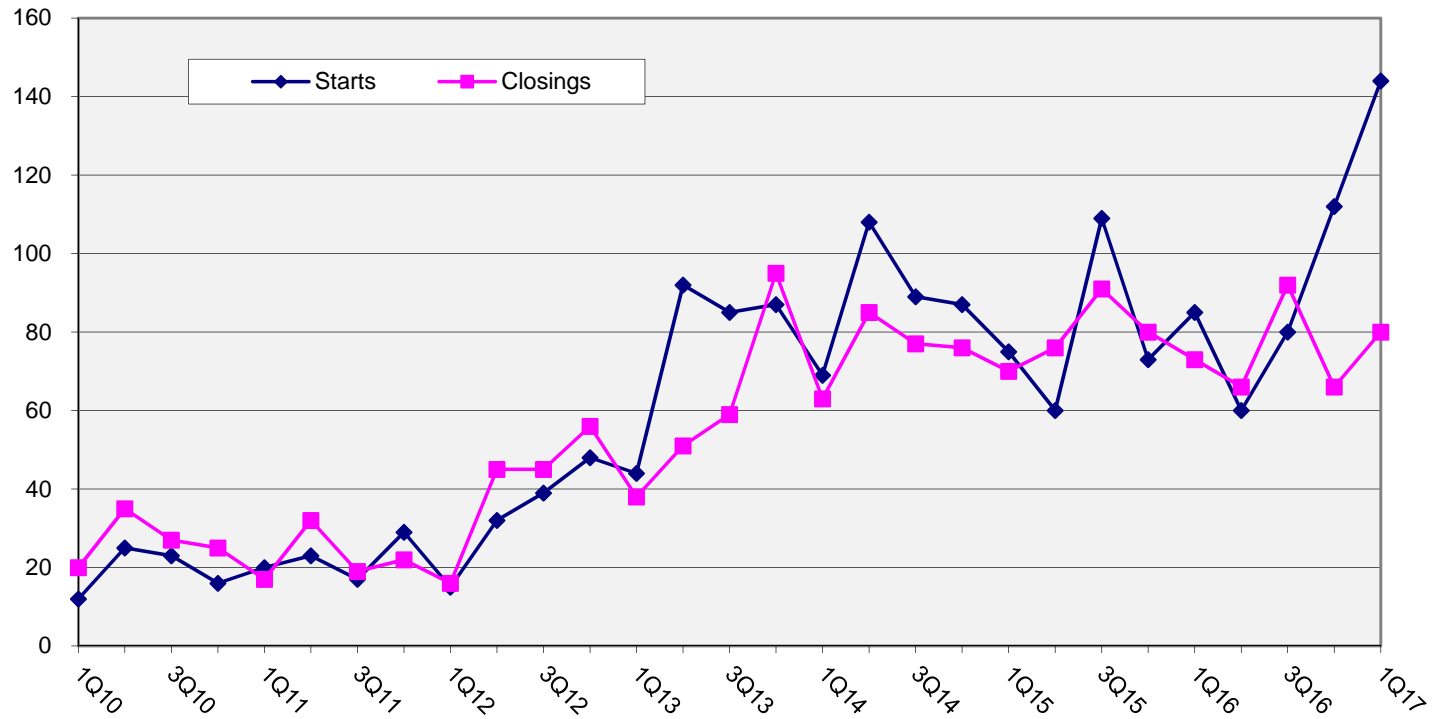
*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD





New Housing Activity

Aledo ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	15	44	69	75	85	114
2Q	32	92	108	60	60	
3Q	39	85	89	109	80	
4Q	48	87	87	73	112	
Total	134	308	353	317	337	114

Closings	2012	2013	2014	2015	2016	2017
1Q	16	38	63	70	73	80
2Q	45	51	85	76	66	
3Q	45	59	77	91	92	
4Q	56	95	76	80	66	
Total	162	243	301	317	297	80

- Aledo ISD had 114 1Q17 new home starts, the most new home starts in a single quarter on record
- The district had 80 new home closings in 1Q17, a 14 unit rise over the previous quarter
- Expect 2Q17 new home closings to rise dramatically as Morningstar begins closing homes





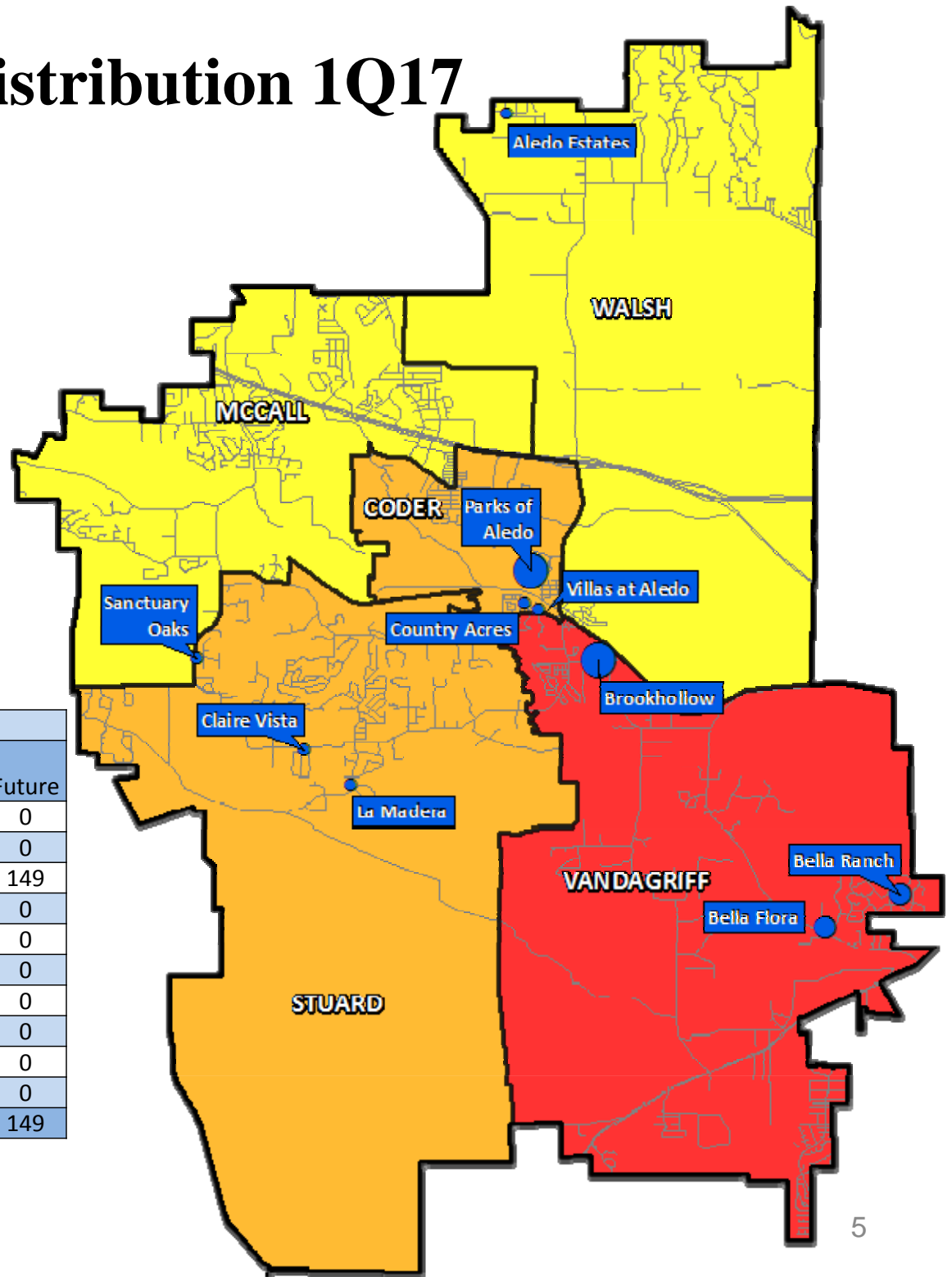
Annual Closing Distribution 1Q17

Subdivisions Annual Closings

- < 20
- 20 - 40
- > 40

Annual Closings

- 1 - 50
- 51 - 100
- > 100



Top 10 Subdivisions - 1Q17 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Parks of Aledo	CODER	62	13	61	0
2	Brookhollow	VANDAGRIFF	45	14	55	0
3	Bella Ranch	VANDAGRIFF	38	12	94	149
4	Bella Flora	VANDAGRIFF	22	2	39	0
5	Country Acres	CODER	19	6	1	0
6	Claire Vista	STUARD	18	3	8	0
7	Aledo Estates	WALSH	17	4	0	0
8	Sanctuary Oaks	STUARD	14	7	10	0
9	Villas at Aledo	CODER	11	4	2	0
10	La Madera	STUARD	6	2	44	0
Totals			252	67	314	149

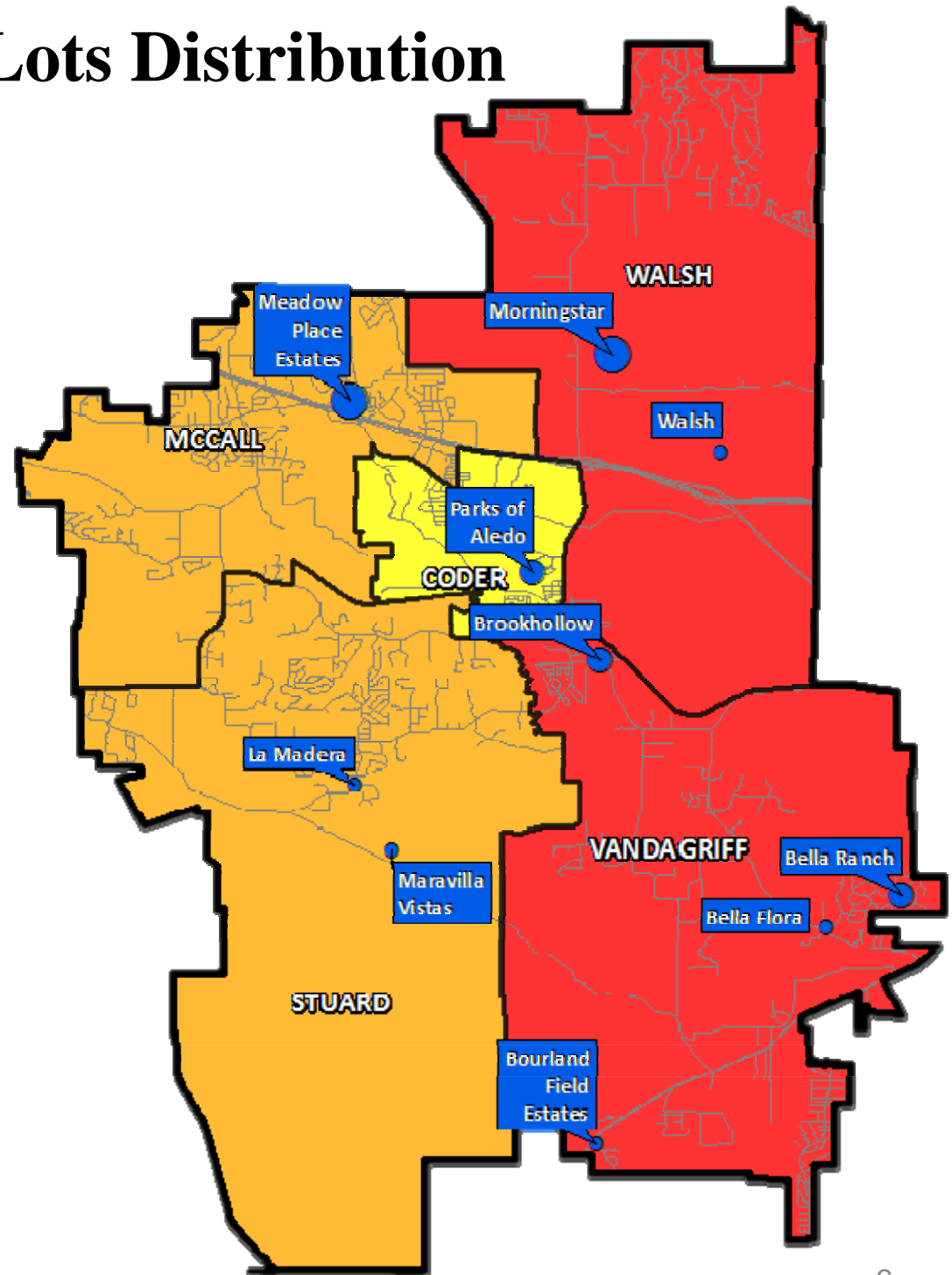




Vacant Developed Lots Distribution

Top 10 Subdivisions - 1Q17 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Morningstar	WALSH	1	245	1,714
2	Meadow Place Estates	MCCALL	0	112	0
3	Bella Ranch	VANDAGRIFF	38	94	149
4	Parks of Aledo	CODER	62	61	0
5	Brookhollow	VANDAGRIFF	45	55	0
6	La Madera	STUARD	6	44	0
7	Bella Flora	VANDAGRIFF	22	39	0
8	Walsh	WALSH	0	29	9,140
9	Maravilla Vistas	STUARD	0	21	19
10	Bourland Field Estates	VANDAGRIFF	0	19	0
Totals			174	719	11,022



VDL by Sub

- < 50
- 50 - 100
- > 100

VDL by Elem Zone

- < 100
- 101 - 200
- > 200

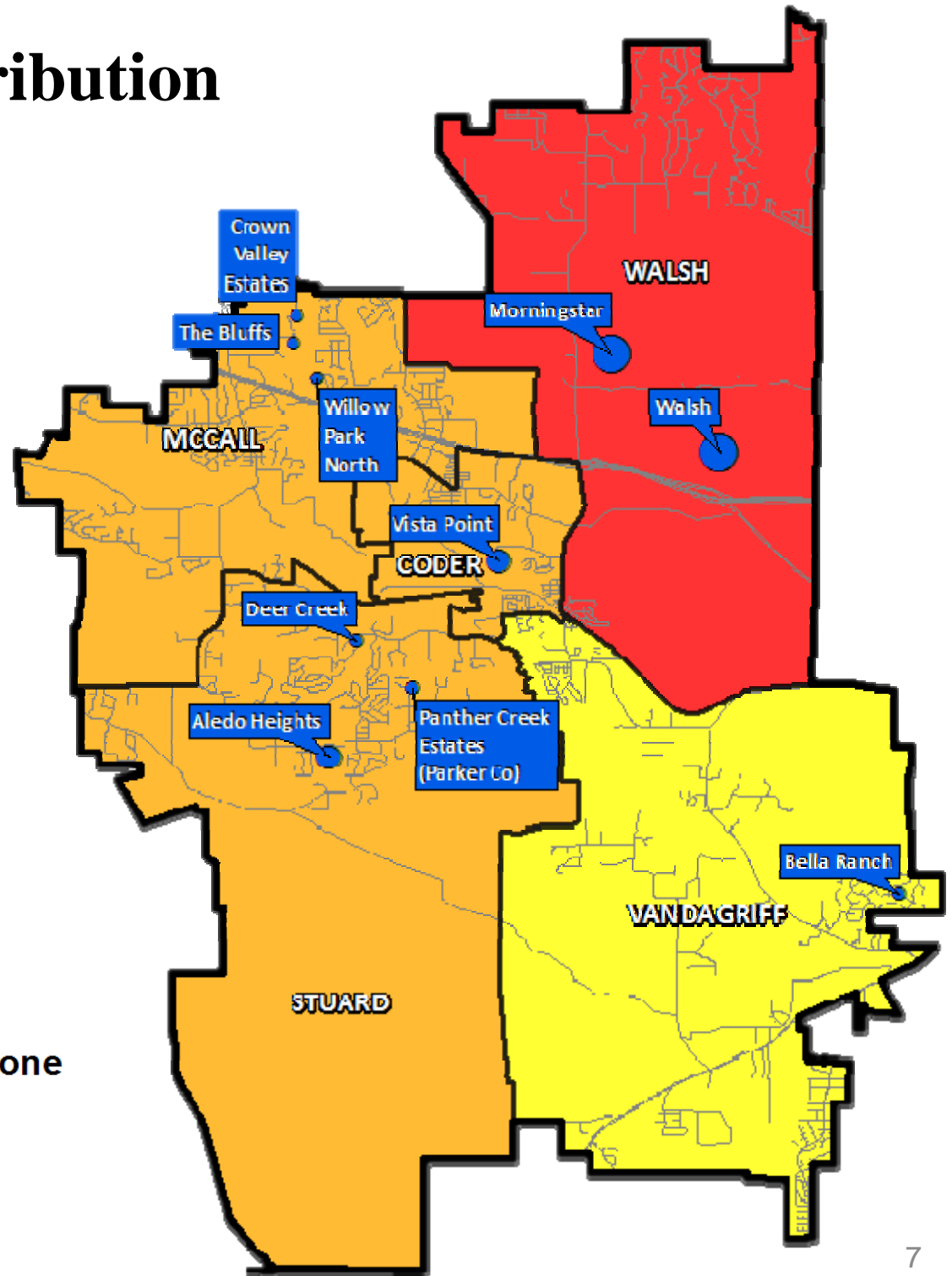




Future Lots Distribution

Top 10 Subdivisions - 1Q17 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	VDL	Future
1	Walsh	WALSH	29	9,140
2	Morningstar	WALSH	245	1,714
3	Vista Point	CODER	0	266
4	Aledo Heights	STUARD	0	260
5	Willow Park North	MCCALL	0	165
6	The Bluffs	MCCALL	0	161
7	Bella Ranch	VANDAGRIFF	94	149
8	Crown Valley Estates	MCCALL	3	117
9	Deer Creek	STUARD	5	70
10	Panther Creek Estates	STUARD	0	38
Totals			376	12,080



Futures by Sub

- < 250
- 250 - 1,000
- > 1,000

Futures by Elem Zone


- < 250
- 251 - 500
- > 500






New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	90	22	92	23	57	64	266
MCCALL	2	2	1	0	2	126	443
STUARD	53	19	60	15	44	135	423
VANDAGRIFF	106	23	113	35	69	229	186
WALSH	130	75	19	5	121	279	10,878
Grand Total	381	141	285	78	293	833	12,196

 Highest activity in the category

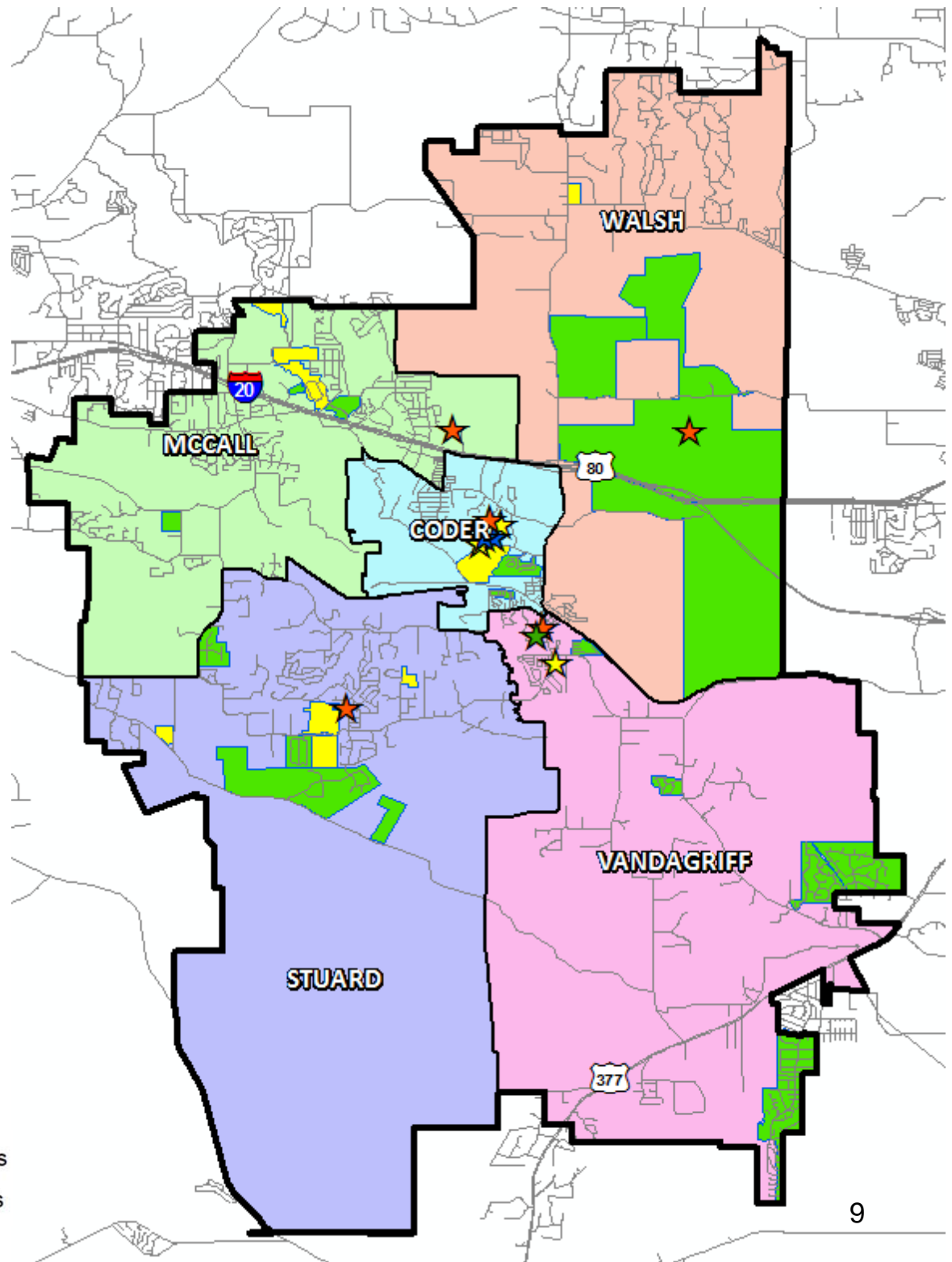
 Second highest activity in the category





District Overview

- Aledo ISD has more than 800 lots available to build on
- The district has more than 12,000 planned future lots
- Groundwork is underway on more than 900 lots within AISD, including 503 lots in Walsh

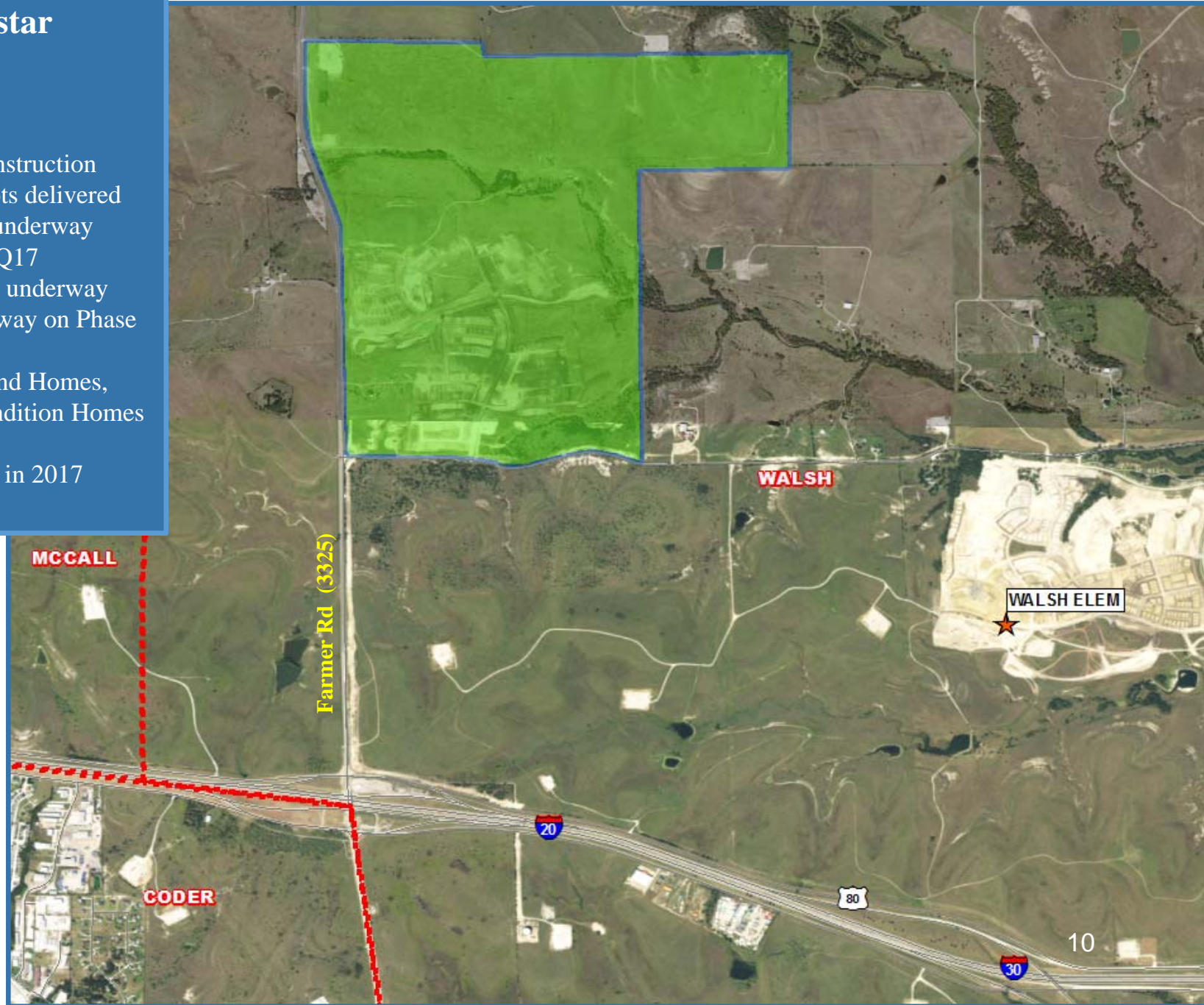




Residential Activity

Morningstar

- 2,069 total lots
- 1,714 future lots
- 245 VDL
- 78 homes under construction
- Phase 1 with 355 lots delivered and homebuilding underway
- 63 home starts in 1Q17
- First home closings underway
- Groundwork underway on Phase 2 with 250 lots
- DR Horton, Highland Homes, Impression and Rendition Homes
- \$240K - \$420K
- Starting 200 homes in 2017
- Walsh Elementary

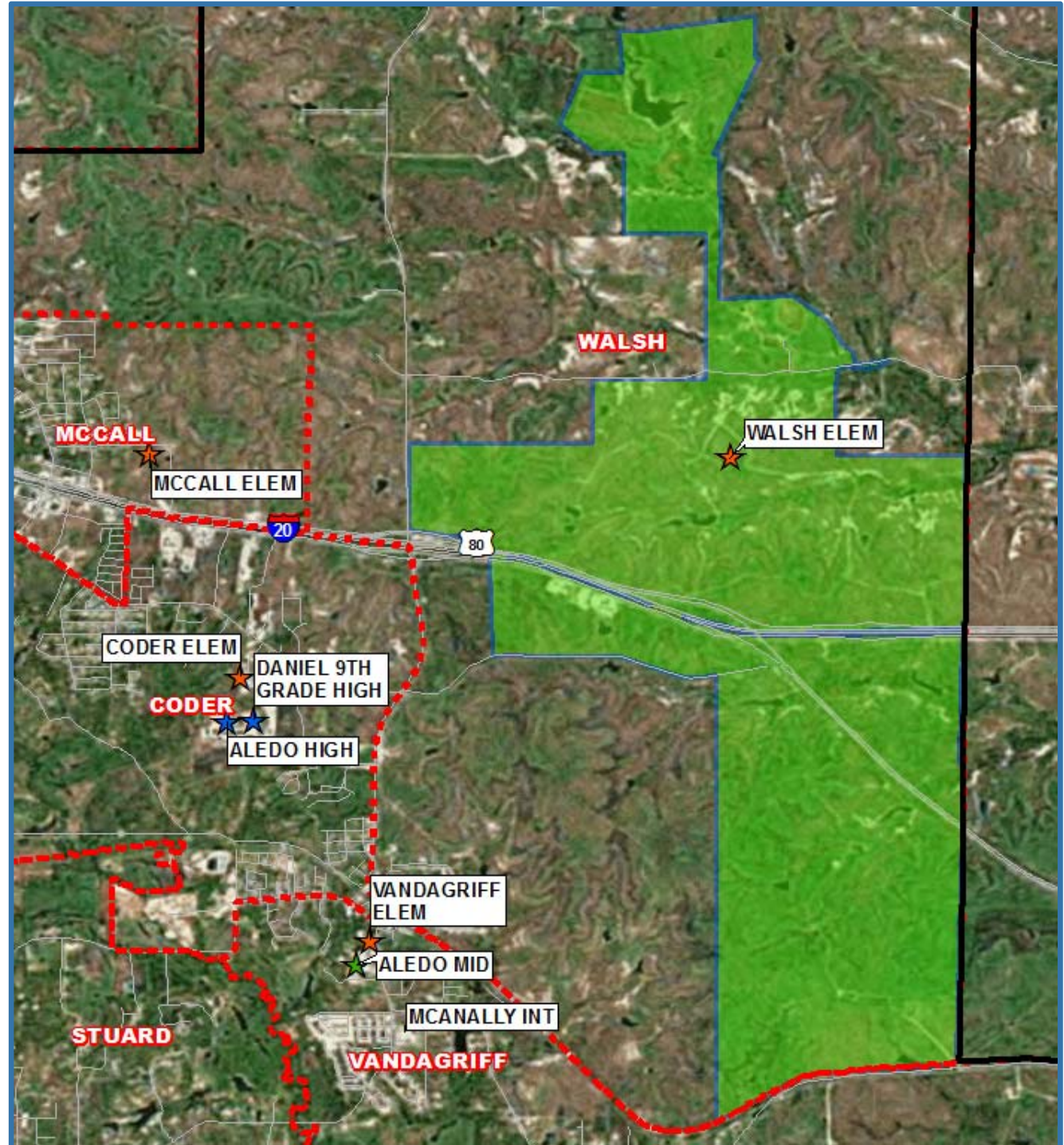




Residential Activity

Walsh

- 12,860 total single family lots
- 9,180 lots within Aledo ISD
- Quail Valley (Phase 1)
 - 3,000 total lots
 - Groundwork underway on 503 lots in Section 1
 - 810 future TH/Condos
 - 3,700 future MF units
- Model home park open and lot pre-sales underway
- Some builders with initial spec homes under construction
- Building 120-140 homes by mid 2018
- \$380K - \$750K+
- Walsh Elementary





Residential Activity



Vista Point

- 266 total future lots
- Phase 2 of Parks of Aledo
- Section 1 with 70 lots delivered May 2017
- First homes underway, anticipate first residents by early 2018
- \$400K+
- Coder Elementary

Parks of Aledo

- 294 total lots
- 61 VDL
- 183 homes occupied
- 34 homes under construction
- Building 60 homes a year
- Built out by end of 2018
- \$300K - \$600K
- Coder Elementary





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
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733		
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	74	377	381	358	448	446	406	428	411	436	455	431	400	392	5,443	194	3.70%
2017/18	81	408	410	418	385	482	479	444	449	430	471	453	429	384	5,723	280	5.15%
2018/19	81	437	456	467	471	425	533	521	466	463	478	467	455	410	6,130	407	7.11%
2019/20	81	456	481	513	521	528	460	575	538	483	502	474	471	436	6,518	389	6.34%
2020/21	81	480	500	536	562	570	592	500	608	558	527	498	475	451	6,938	420	6.44%
2021/22	81	503	531	566	602	638	643	643	514	630	609	522	503	455	7,441	503	7.24%
2022/23	81	513	572	609	649	682	727	704	670	537	682	604	521	482	8,032	592	7.95%
2023/24	81	544	564	646	684	725	769	796	739	701	585	676	602	499	8,610	578	7.20%
2024/25	81	577	601	657	736	790	829	841	827	773	759	580	673	576	9,300	690	8.01%
2025/26	81	606	639	700	750	842	901	908	878	865	835	753	575	645	9,978	678	7.29%
2026/27	81	637	677	747	802	865	972	986	948	918	933	828	749	551	10,693	716	7.17%

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

- Aledo ISD could enroll more than 5,700 students this fall
- 5 year enrollment growth = 1,998 students
- 2021/22 enrollment = 7,441
- 10 year enrollment growth = 5,250 students
- 2026/27 enrollment = 10,693



Ten Year Forecast

By Campus

CAMPUS	Maximum Capacity	Functional Capacity	HISTORY	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	2026/27
Coder Elementary	650	585	505	541	510	571	600	652	703	692	695	712	715	736
McCall Elementary	744	669	423	423	664	667	643	662	687	660	674	711	742	787
Stuard Elementary	675	607	570	579	625	632	655	680	701	713	743	782	825	870
Vandagriff Elementary	584	525	514	541	542	559	574	612	614	617	620	631	640	653
Walsh Elementary	700				323	442	567	715	861	1,150	1,281	1,436	1,598	1,736
ELEMENTARY TOTALS	3,353	2,386	2,012	2,084	2,663	2,870	3,040	3,321	3,565	3,832	4,013	4,271	4,519	4,780
Elementary Absolute Change			148	72	579	207	170	281	244	268	180	259	248	262
Elementary Percent Change			7.94%	3.58%	27.79%	7.76%	5.93%	9.25%	7.34%	7.50%	4.70%	6.44%	5.80%	5.79%
McAnally Intermediate	893	765	793	834	444	521	575	500	643	704	796	841	908	986
Aledo Middle School	1,119	958	851	847	879	929	1,021	1,166	1,144	1,207	1,440	1,600	1,743	1,866
Intermediate/Middle Total			1,644	1,681	1,323	1,450	1,596	1,666	1,787	1,911	2,236	2,441	2,651	2,852
Intermed/Mid Absolute Change			55	37	-358	127	146	70	121	124	325	205	210	201
Intermed/Mid Percent Change			3.46%	2.25%	-21.30%	9.60%	10.07%	4.39%	7.26%	6.94%	17.01%	9.17%	8.60%	7.58%
Daniel 9th Grade Campus	1,054	899	425	440	458	464	488	513	595	668	571	745	821	919
Aledo High School	2,081	1,775	1,168	1,238	1,279	1,346	1,395	1,438	1,494	1,621	1,791	1,843	1,987	2,142
HIGH SCHOOL TOTALS			1,593	1,678	1,737	1,810	1,883	1,951	2,089	2,289	2,362	2,588	2,808	3,061
High School Absolute Change			9	85	59	73	73	68	138	200	73	226	220	253
High School Percent Change			0.57%	5.34%	3.52%	4.20%	4.01%	3.63%	7.07%	9.58%	3.19%	9.57%	8.50%	9.01%
DISTRICT TOTALS			5,249	5,443	5,723	6,130	6,518	6,938	7,441	8,032	8,610	9,300	9,978	10,693
District Absolute Change			212	194	280	407	389	420	503	592	578	690	678	716
District Percent Change			4.2%	3.7%	5.1%	7.1%	6.3%	6.4%	7.2%	8.0%	7.2%	8.0%	7.3%	7.2%

*Yellow box = enrollment exceeds stated maximum capacity





Summary

- Parker County's unemployment rate is currently below 4.5%.
- In the first quarter of 2017, Aledo ISD started 114 new homes.
- Expect 2Q17 closings to rise as Morningstar begins closing homes.
- Nearly 90% of all planned district futures fall within Walsh Elementary zone.
- Aledo ISD could near 400 new home closings in 2017.
- Aledo ISD can expect an increase of approximately 2,000 students during the next 5 years.
- 2021/22 enrollment projection: 7,441 students.
- AISD is projected to enroll nearly 10,700 students for the 2026/27 school year.