

Garland ISD

Demographics
Update

Fall
2022

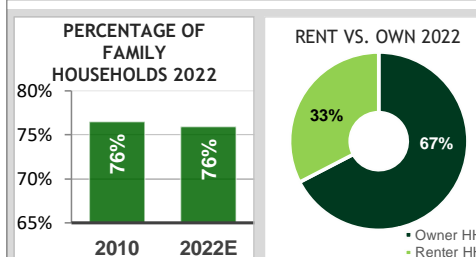
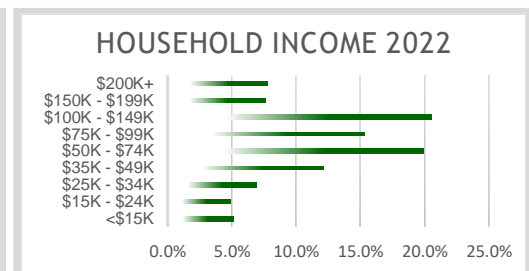
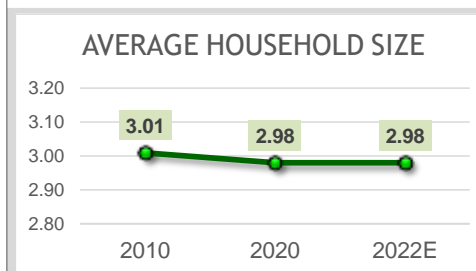
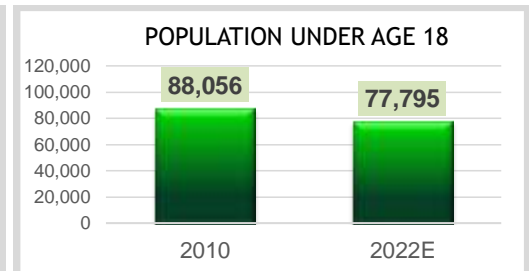
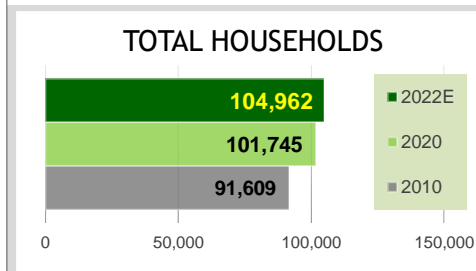
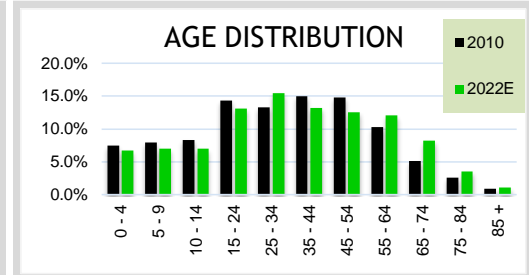
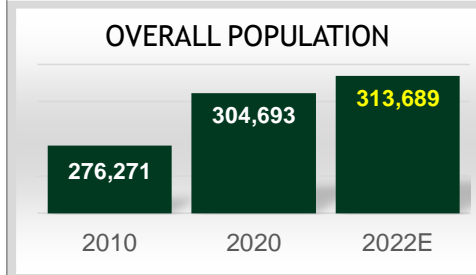
October 19, 2022

GARLAND ISD: 2022 UPDATE

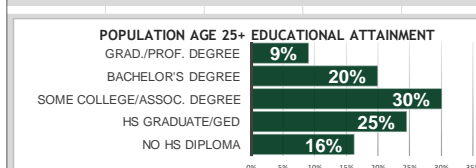
- Garland ISD's overall population in 2022 is estimated to be 313,689 (+3% or +8,996 vs. 2020)
- The district is currently estimated to have nearly 105,000 total households, an increase of 3.2% over the past two years (+3,207)
- 25% of the overall population in GISD is under the age of 18, down from 28.9% in 2010
- Student Age (5-17) Per HH is 0.54
- Average HH Size = 2.98
- Median HH Income = \$76,434



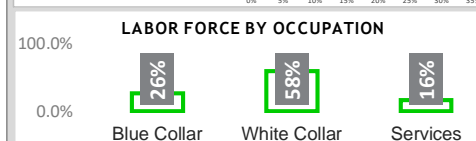
Source: US
Census Bureau
ESRI



	2010	2022E	2027P
Hispanic Origin	33.7%	38.5%	39.5%
Student Age Per HH	0.64	0.54	0.53
Median Age	34.0	35.5	36.3
Pop. Age 65+	8.6%	12.8%	14.7%
Median Household Income	\$76,434		



% of HH Earning <\$50K	29.0%
% of Population 16+ Unemployed	5.1%

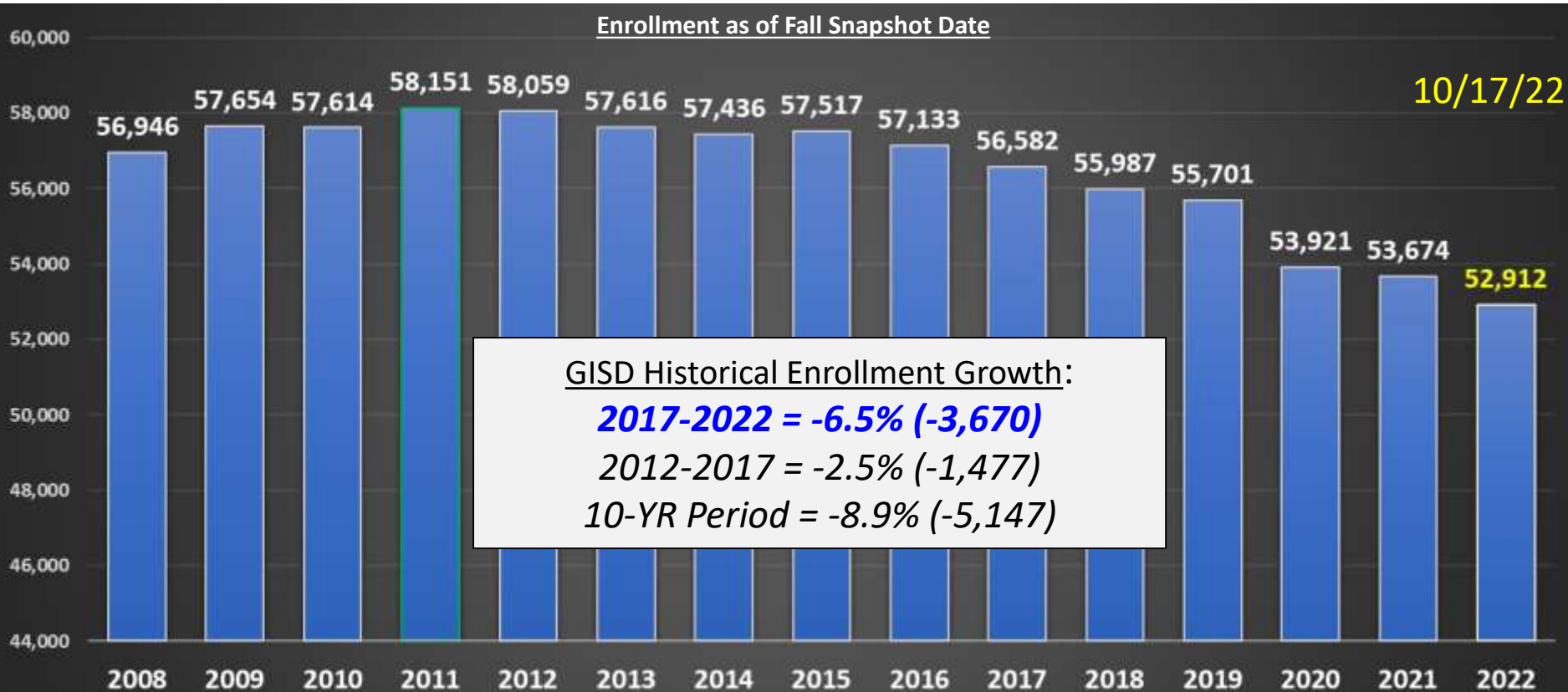


Top Five Tapestry Groups (% of Overall HH)

1	Urban Edge Families (7C)	18.7%
2	Home Improvement (4B)	13.5%
3	Workday Drive (4A)	13.4%
4	Forging Opportunity (7D)	12.1%
5	Enterprising Professionals (2D)	5.0%



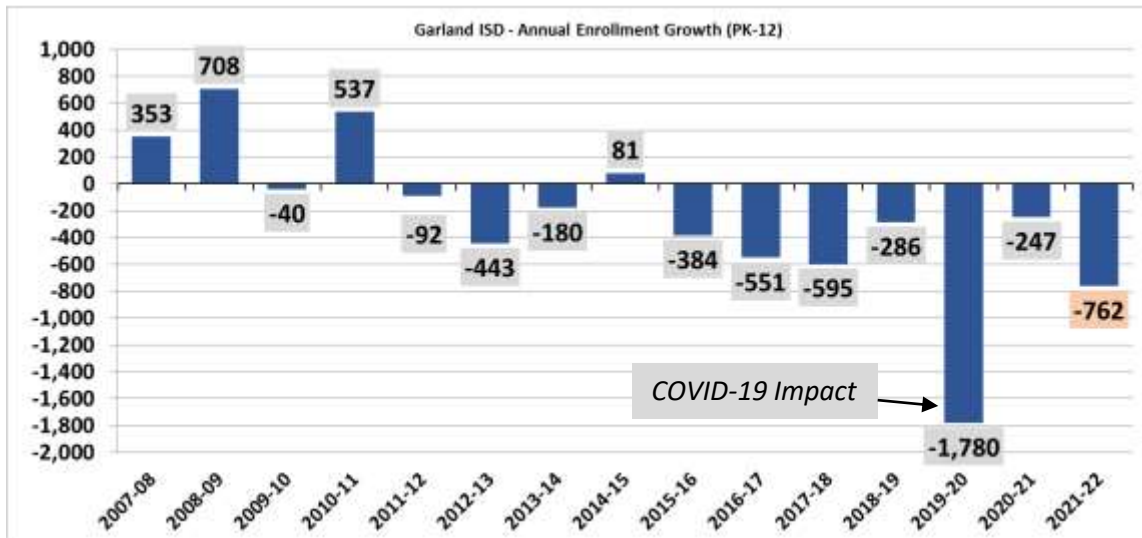
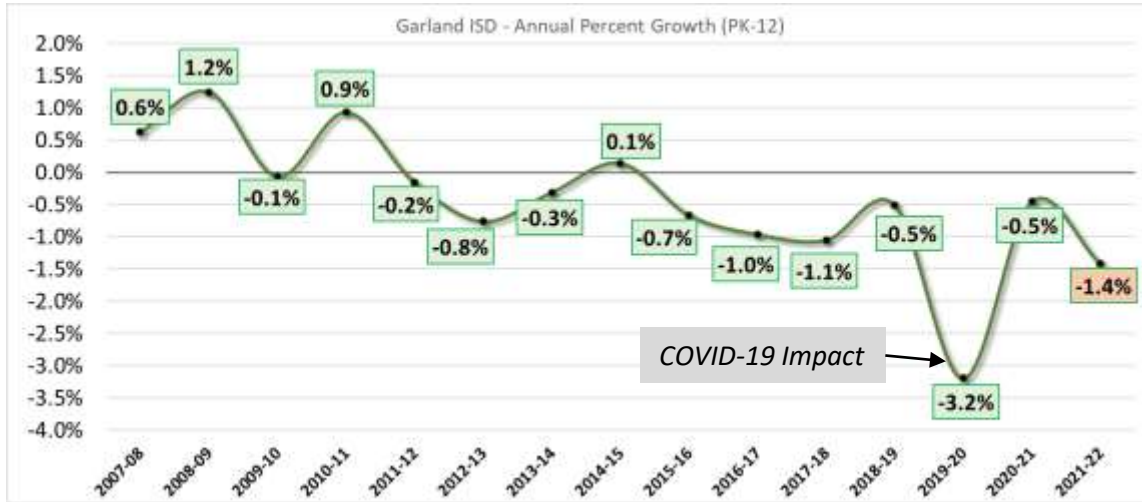
GARLAND ISD ENROLLMENT (PK-12): 15-YEAR HISTORY



➤ District enrollment for the 2022/23 school year is currently 52,912



GARLAND ENROLLMENT HISTORY: ANNUAL GROWTH



- District enrollment is currently down 1.4% versus 2021/22 (-762 students)
- Over the past 10 years, GISD enrollment has trended down, averaging a loss of 515 students per year
- 71% of the net loss of 5,147 students since Fall 2012 has occurred over the past five years



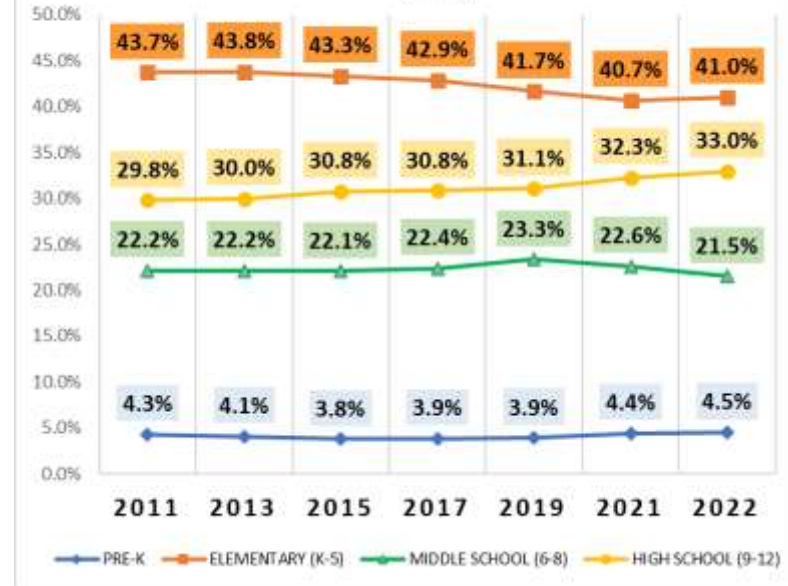
GARLAND ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL



HISTORICAL ENROLLMENT BY ATTENDANCE LEVEL



SHARE OF DISTRICT ENROLLMENT BY ATTENDANCE LEVEL



- The district's recent overall enrollment decline is mainly the result of fewer elementary students
- Middle and High School enrollment has been steady for much of the past decade; with middle school only declining since 2018



GARLAND ISD ENROLLMENT HISTORY: ENROLLMENT BY GRADE LEVEL



= Record Class Size



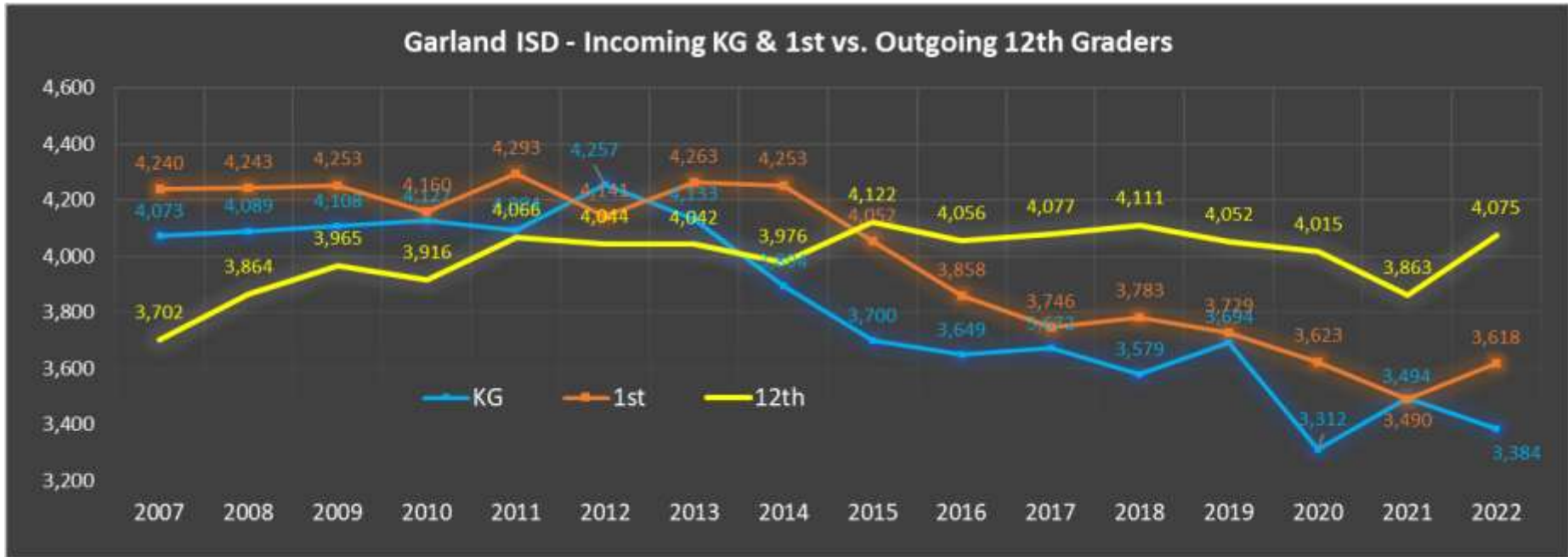
= District Enrollment Peak

Year (Fall)	ELEMENTARY							MIDDLE				HIGH				District Total	Annual Growth	Percent Change
	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th				
2005	1,869	4,083	4,282	4,300	4,379	4,310	4,361	4,183	4,329	4,271	4,804	4,280	3,815	3,689	56,955			
2006	1,901	4,092	4,288	4,248	4,250	4,294	4,308	4,249	4,200	4,242	4,677	4,282	3,749	3,679	56,459			
2007	1,912	4,073	4,240	4,267	4,256	4,237	4,317	4,269	4,269	4,181	4,683	4,332	3,855	3,702	56,593	134	0.2%	
2008	2,026	4,089	4,243	4,288	4,288	4,268	4,269	4,268	4,274	4,300	4,548	4,297	3,924	3,864	56,946	353	0.6%	
2009	2,160	4,108	4,253	4,298	4,352	4,282	4,374	4,276	4,304	4,327	4,733	4,387	3,835	3,965	57,654	708	1.2%	
2010	2,236	4,127	4,160	4,243	4,239	4,358	4,270	4,247	4,298	4,330	4,689	4,412	4,089	3,916	57,614	-40	-0.1%	
2011	2,522	4,094	4,293	4,205	4,202	4,243	4,383	4,260	4,283	4,350	4,685	4,435	4,130	4,066	58,151	537	0.9%	
2012	2,540	4,257	4,141	4,320	4,210	4,123	4,253	4,369	4,238	4,299	4,707	4,400	4,158	4,044	58,059	-92	-0.2%	
2013	2,345	4,133	4,263	4,169	4,261	4,202	4,199	4,182	4,361	4,223	4,723	4,404	4,109	4,042	57,616	-443	-0.8%	
2014	2,163	3,894	4,253	4,264	4,218	4,212	4,235	4,168	4,234	4,409	4,693	4,452	4,265	3,976	57,436	-180	-0.3%	
2015	2,178	3,700	4,052	4,360	4,311	4,230	4,277	4,215	4,212	4,273	4,868	4,501	4,218	4,122	57,517	81	0.1%	
2016	2,216	3,649	3,858	4,095	4,388	4,358	4,223	4,286	4,235	4,241	4,747	4,544	4,237	4,056	57,133	-384	-0.7%	
2017	2,191	3,672	3,746	3,899	4,134	4,433	4,383	4,169	4,277	4,225	4,658	4,416	4,302	4,077	56,582	-551	-1.0%	
2018	2,227	3,579	3,783	3,756	3,896	4,141	4,451	4,363	4,180	4,287	4,652	4,387	4,174	4,111	55,987	-595	-1.1%	
2019	2,185	3,694	3,729	3,827	3,840	3,952	4,166	4,423	4,346	4,227	4,787	4,365	4,108	4,052	55,701	-286	-0.5%	
2020	1,883	3,312	3,623	3,666	3,809	3,741	3,911	4,065	4,354	4,347	4,405	4,671	4,119	4,015	53,921	-1,780	-3.2%	
2021	2,365	3,494	3,490	3,665	3,676	3,767	3,751	3,794	4,011	4,336	4,918	4,201	4,343	3,863	53,674	-247	-0.5%	
2022	2,384	3,384	3,618	3,522	3,686	3,709	3,784	3,680	3,784	3,917	4,857	4,557	3,955	4,075	52,912	-762	-1.4%	

- Since the peak years of 2011-2012, elementary grade totals have trended down
- In 2021/22, GISD experienced record enrollment in 9th and 11th grade
- After experiencing substantial enrollment declines due to COVID-19, Pre-K and Kindergarten enrollment rebounded in 2021/22; KG down again in 2022/23
- The average size of grades 8-12 is now 655 students larger than the average for K-5th (4,272 vs 3,617)



INCOMING KG & 1ST GRADE OUTGOING 12TH GRADE STUDENTS



- In 2015/16, GISD began to see more outgoing 12th graders than incoming Kindergarten and 1st grade students
- Since 2016, the average difference between incoming and outgoing enrollment has widened; positioning the district for declining enrollment

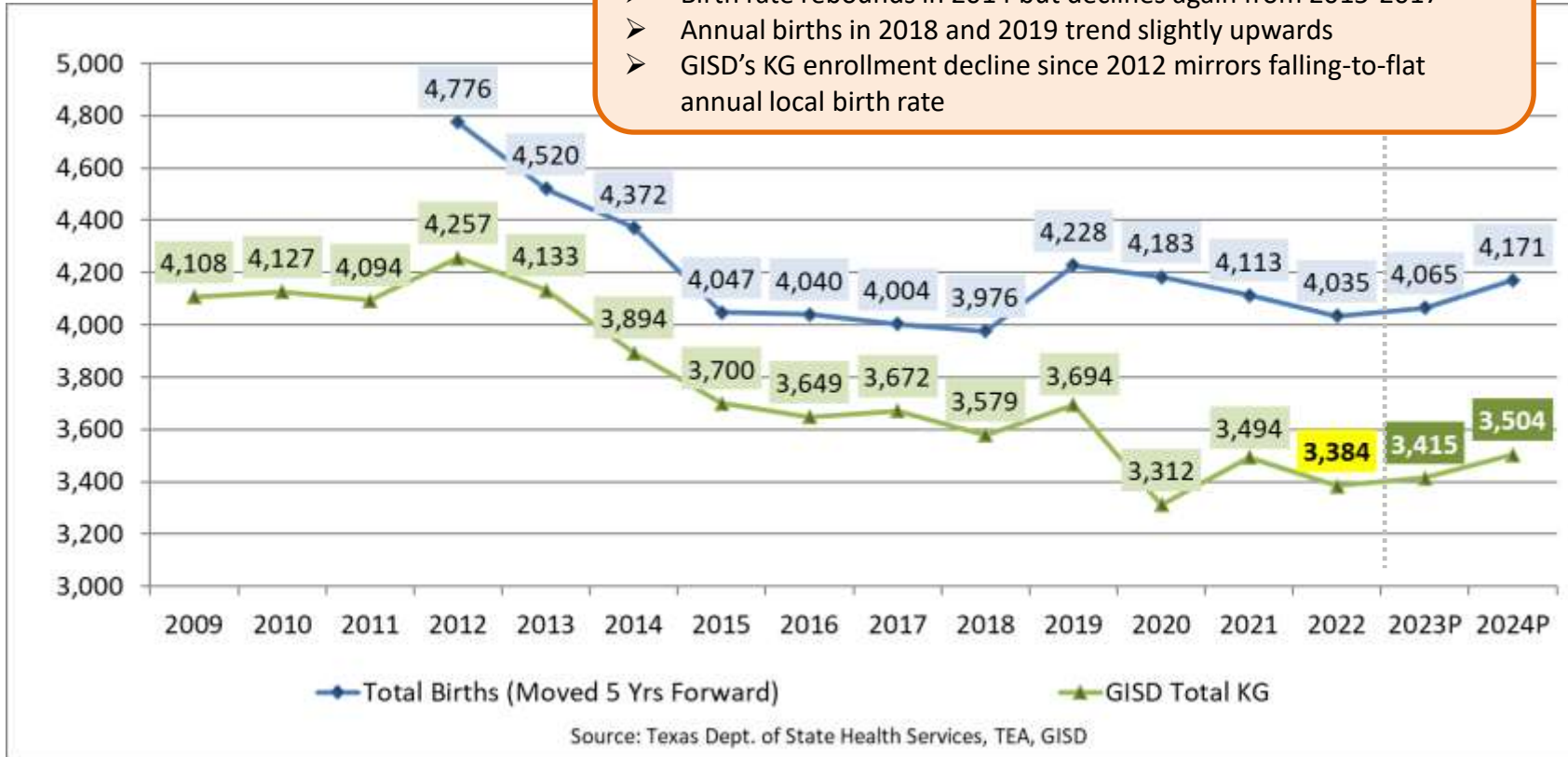


GARLAND ISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE

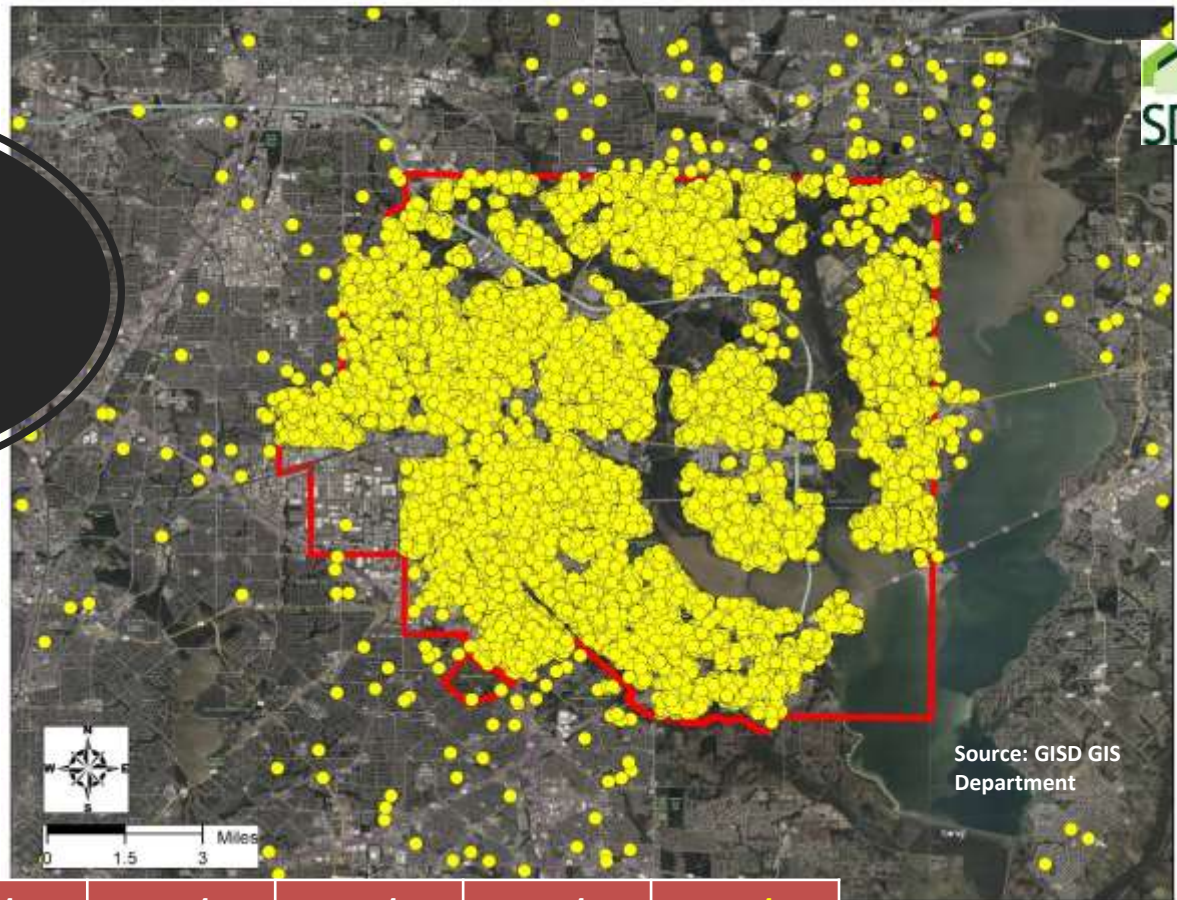
- Local birth declines rapidly from 2007-2013; annual rate of births falls 16.8%
- Birth rate rebounds in 2014 but declines again from 2015-2017
- Annual births in 2018 and 2019 trend slightly upwards
- GISD's KG enrollment decline since 2012 mirrors falling-to-flat annual local birth rate

[GISD Area Zip Codes](#)

- 75040
- 75041
- 75042
- 75043
- 75044
- 75048
- 75088
- 75089



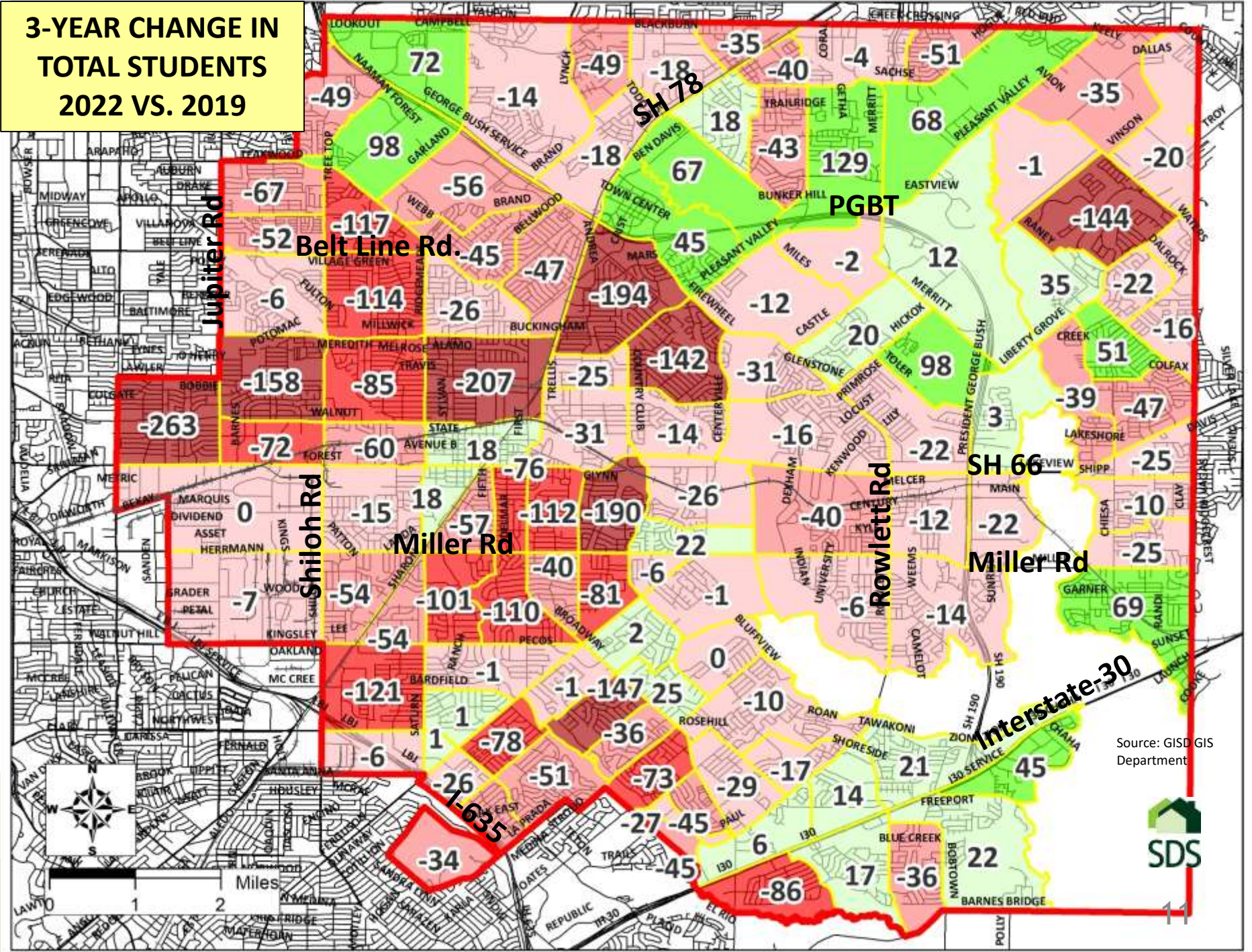
GARLAND ISD STUDENT GEO- CODING 2022/23



Geo-coding Results	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Total Students Geo-coded	56,590	55,987	55,843	53,980	53,638	52,921
Inside District Boundary	56,566	55,960	55,649	53,467	53,042	52,219
Outside Transfers	24	27	194	513	596	702
Percentage Inside	99.9%	99.9%	99.7%	99.1%	98.9%	98.7%
Percentage Outside	0.1%	0.1%	0.3%	0.9%	1.1%	1.3%

**Geo-coded data as of 9/30/22*

3-YEAR CHANGE IN TOTAL STUDENTS 2022 VS. 2019



Source: GISD GIS Department





GARLAND ISD STUDENT TRANSFERS OUT TO OTHER PUBLIC SCHOOL DISTRICTS



Transfers Out To	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Dallas ISD	39	65	84	106	162	200	157
Forney ISD	8	11	3	3	3	3	21
Hallsville ISD*	0	0	0	45	73	85	110
Lovejoy ISD	5	7	11	10	12	10	10
Mesquite ISD	39	38	76	78	71	73	40
Plano ISD	57	67	68	56	55	60	60
Richardson ISD	138	152	153	193	219	231	255
Rockwall ISD	41	47	42	49	44	53	51
Royse City ISD	3	3	0	3	3	3	19
Wylie ISD	73	86	72	88	90	93	107
Other	39	44	63	72	112	107	103
Total	442	520	572	703	844	918	933

PEIMS data reflects counts of students residing in one district and attending another.

- In 2021/22, the total number of transfer-out students moderated to 4,224
 - 22% are transferring to other public schools
 - 54% of the transfer-out students are enrolled at ILT or Harmony Charter Schools



GISD STUDENT TRANSFERS OUT TO CHARTER SCHOOLS

Source: TEA PEIMS Student Transfers Report

PEIMS data reflects counts of students residing in one district and attending another.



Transfers Out To:	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Cityscape Schools	8	16	21	30	33	33	25
Education Ctr. International (ECI) Academy	150	134	159	161	181	170	145
Evolution Academy	40	36	27	19	30	23	25
Harmony Science Academy	1,106	1,145	1,045	1,048	1,144	1,188	1,186
International Leadership of Texas (ILT)	1,290	1,261	1,256	1,215	1,150	1,137	1,112
Legacy Preparatory	43	35	32	26	32	28	20
Pioneer Tech. & Arts Academy	0	3	15	22	33	35	58
Premier High Schools	45	56	44	12	14	16	31
Richland Collegiate High School	140	165	174	192	167	142	90
Texans Can Academies	15	92	201	146	145	123	132
Texas College Prep. Aca. (includes FCA Mesquite)	325	290	274	219	218	307	296
Uplift Education (Hampton, Peak & Summit)	66	49	54	70	88	85	87
Winfree Academy	23	20	25	18	22	18	16
Other	231	147	57	54	65	57	68
Total	3,482	3,449	3,384	3,232	3,321	3,362	3,291

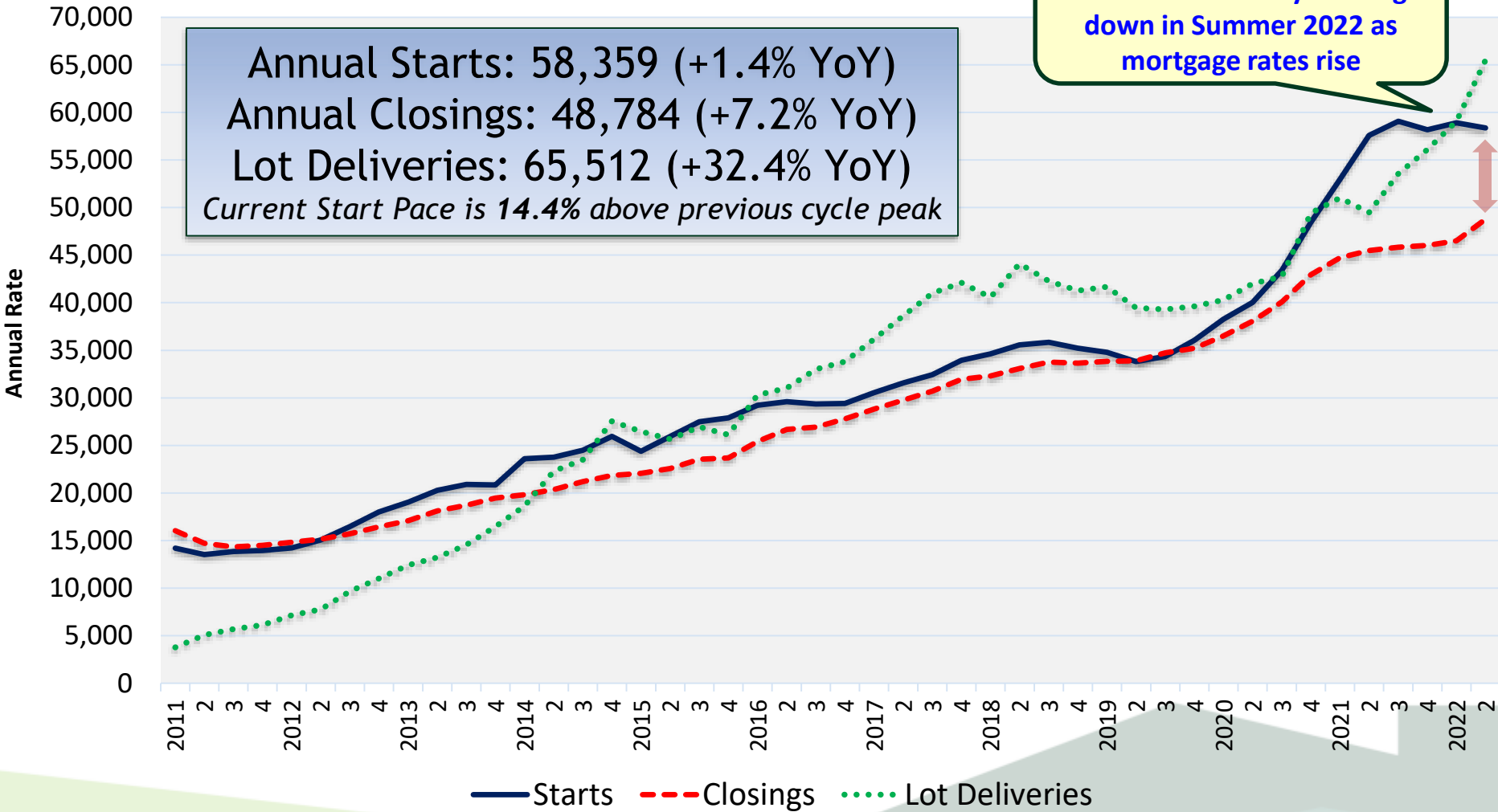
GROWTH DRIVERS: RECORD HOUSING DEMAND IN DFW CONTINUES BUT AFFORDIBILITY BECOMING A MAJOR ISSUE

Combined Factors Produced Record Wave of New Home Development in 2021 and into the first two quarters of 2022

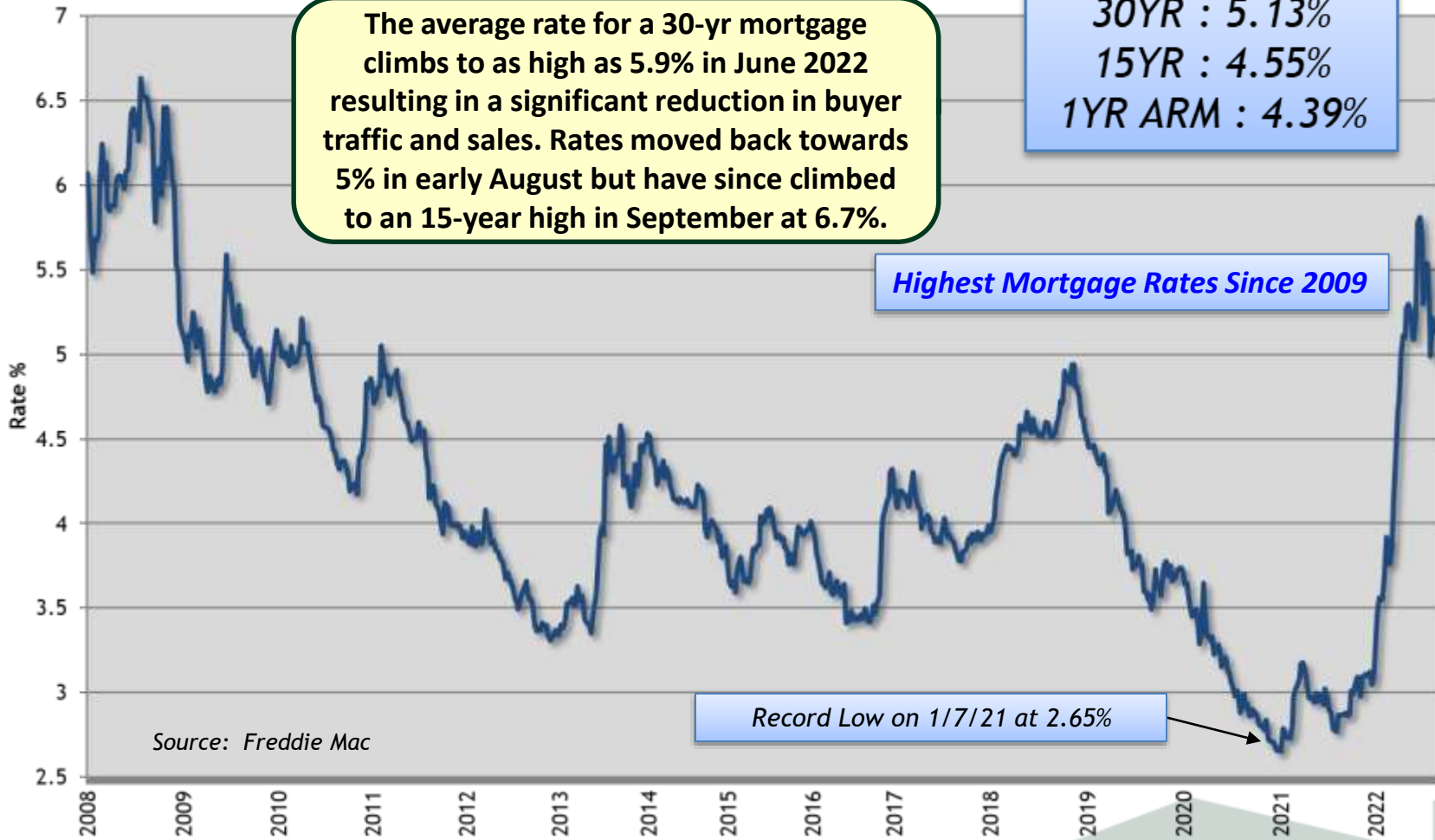
- Drop in mortgage rates in 2021 to historic lows unlocks pent up demand from renters and move-up buyers
- Millennials age-up into home buying years and become First-time buyers
- Existing home market still very short on available inventory—despite recent uptick in listings
- Local job growth continues to recover, climbing back to pre-pandemic highs
- Relo buyers keep coming during pandemic
- Rental rates continue to climb—renting a challenge for many households
- Household income is climbing—but a challenge to keep up with record housing inflation
- Mortgage interest rates rise from just above 3% to over 6% during the first 9 months of 2022



DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



30-YEAR MORTGAGE RATE



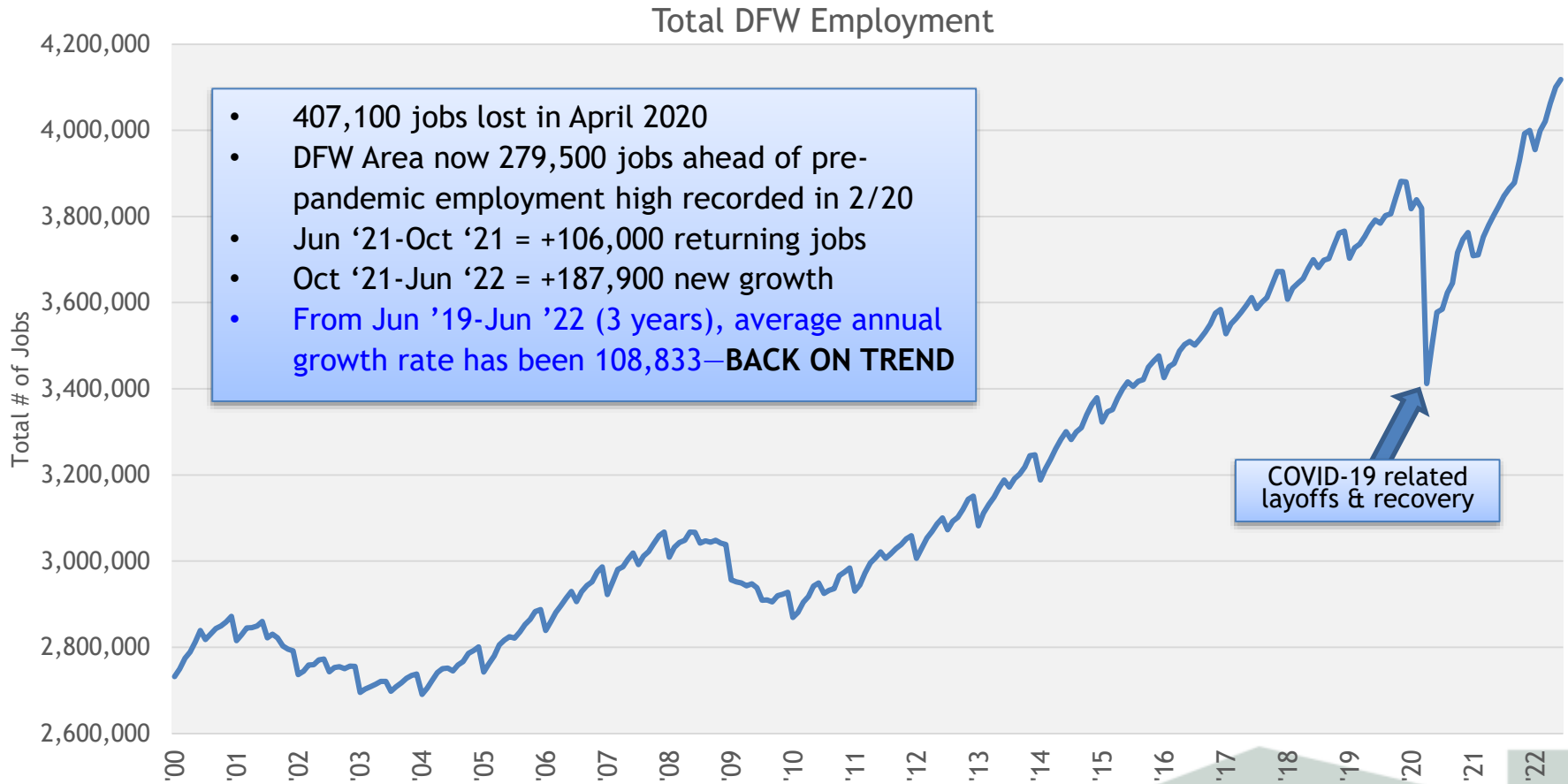


DFW EMPLOYMENT GROWTH

Annual Change June '21 - June '22

TWC CES: +293,900 (+7.69%)

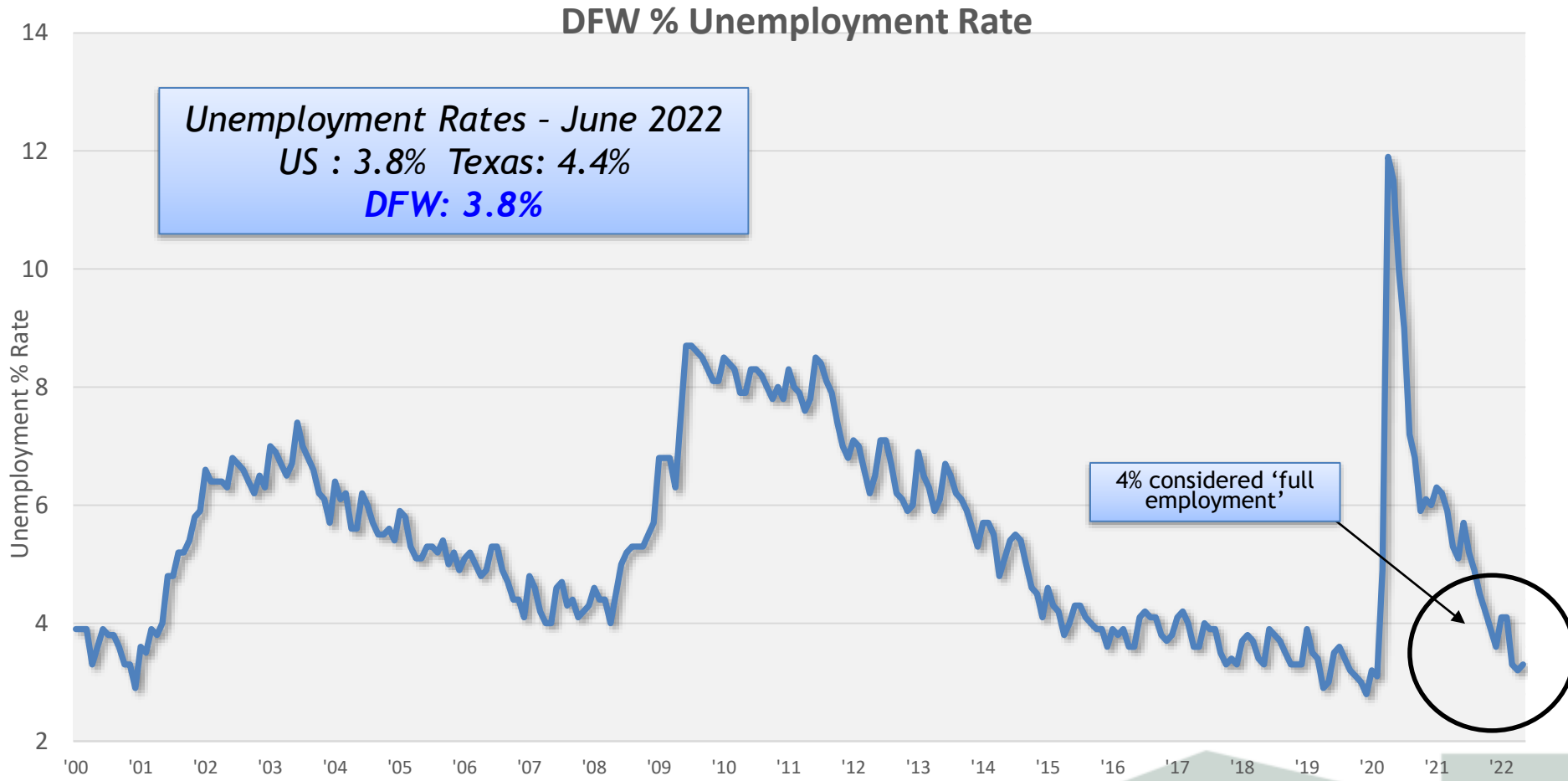
Total Employment: 4,118,200



Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)



DFW UNEMPLOYMENT



Not Seasonally Adjusted

Source: TWC - LAUS



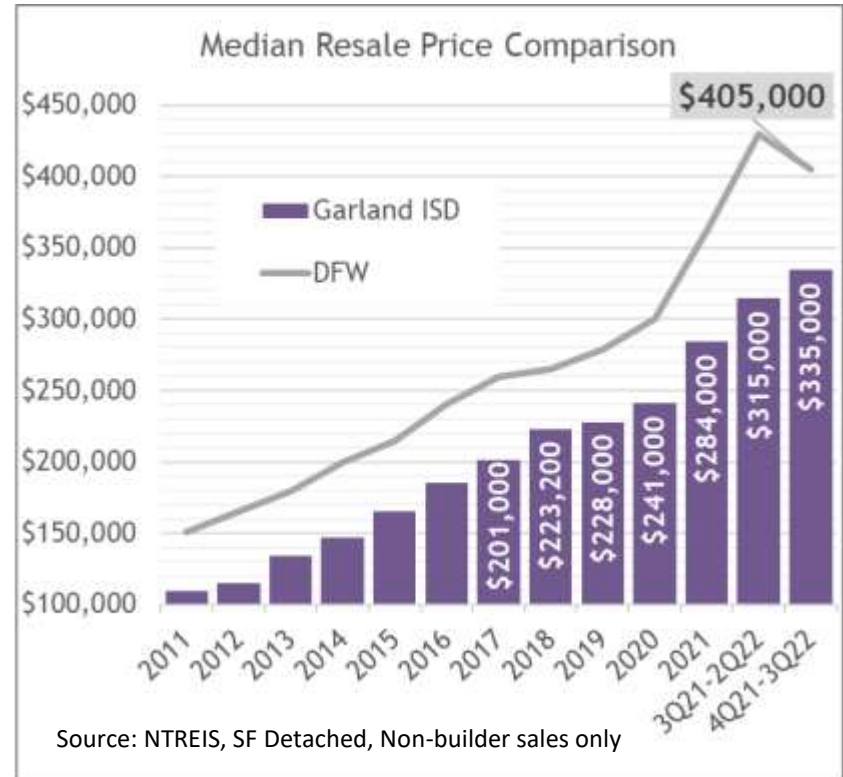
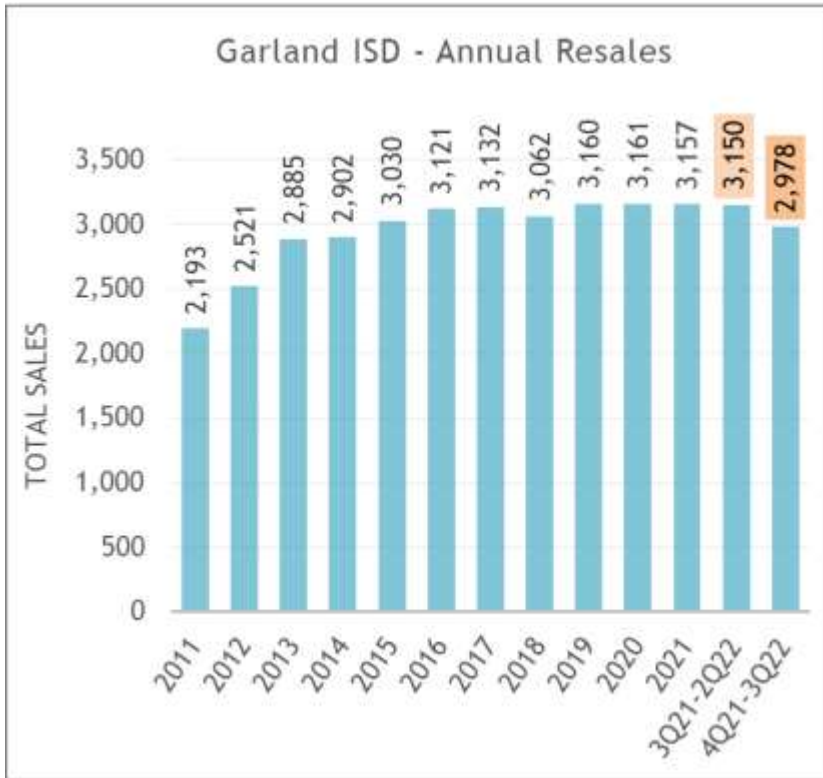
DFW POPULATION GROWTH REMAINS VIBRANT

Recent Population Estimates

- NCTCOG Estimates for 1-1-2022 that 16 County metro-area population climbs to 8,097,170
- 2021 YoY growth of 157,570 people +1.98%, similar to 2020 YoY (+156,660)
- DFW is now home to 24 Fortune 500 Companies (3rd to NYC at 65 and Chicago at 35) and has 44 Fortune 1000 Headquarters
- Rice University Kinder Institute for Urban Research projects that DFW will reach 10M+ population in the 2030's, and will surpass Chicago to become the 3rd largest SMSA in the US

Source Dallas Regional Economic Dev Guide, NCTCOG

GARLAND ISD PRE-OWNED HOME SALES



- Annual resales in the district remain steady through June 2022
- 4Q21-3Q22 shows annual pace slowing (2,978)
- Over the past 12 months, GISD's median pre-owned sold price was a record \$335K (+18% Since Y/E '21)
- DFW's median resale price also climbs to a record high \$430K in June 2022 and end the summer at \$405K

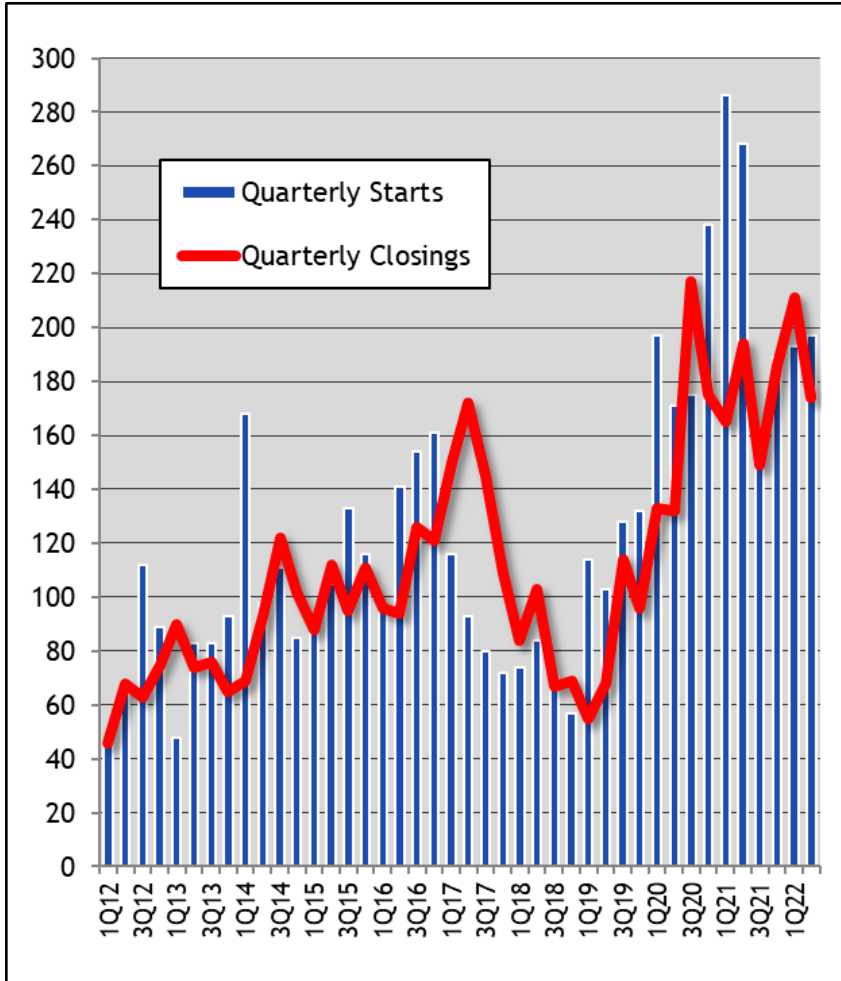


GARLAND ISD GROWTH DRIVERS

QUARTERLY NEW HOME CONSTRUCTION



Quarterly Records:
 Starts = 535 2Q01
 Closings = 533 4Q01



Starts	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1Q	48	168	93	95	116	74	114	197	286	193
2Q	83	98	105	141	93	84	103	171	268	197
3Q	83	111	133	154	80	71	128	175	152	
4Q	93	85	116	161	72	57	132	238	189	
Total	307	462	447	551	361	286	477	781	895	390

Closings	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1Q	90	69	88	96	150	84	55	133	165	211
2Q	74	93	112	94	172	103	68	132	194	174
3Q	76	122	95	126	145	67	114	217	149	
4Q	65	102	111	121	109	69	96	175	186	
Total	305	386	406	437	576	323	333	657	694	385

- High demand for new homes in GISD continues into Summer 2022
- Builders start another 197 new homes in 2Q22
- 174 new homes were occupied in the district during 2Q22

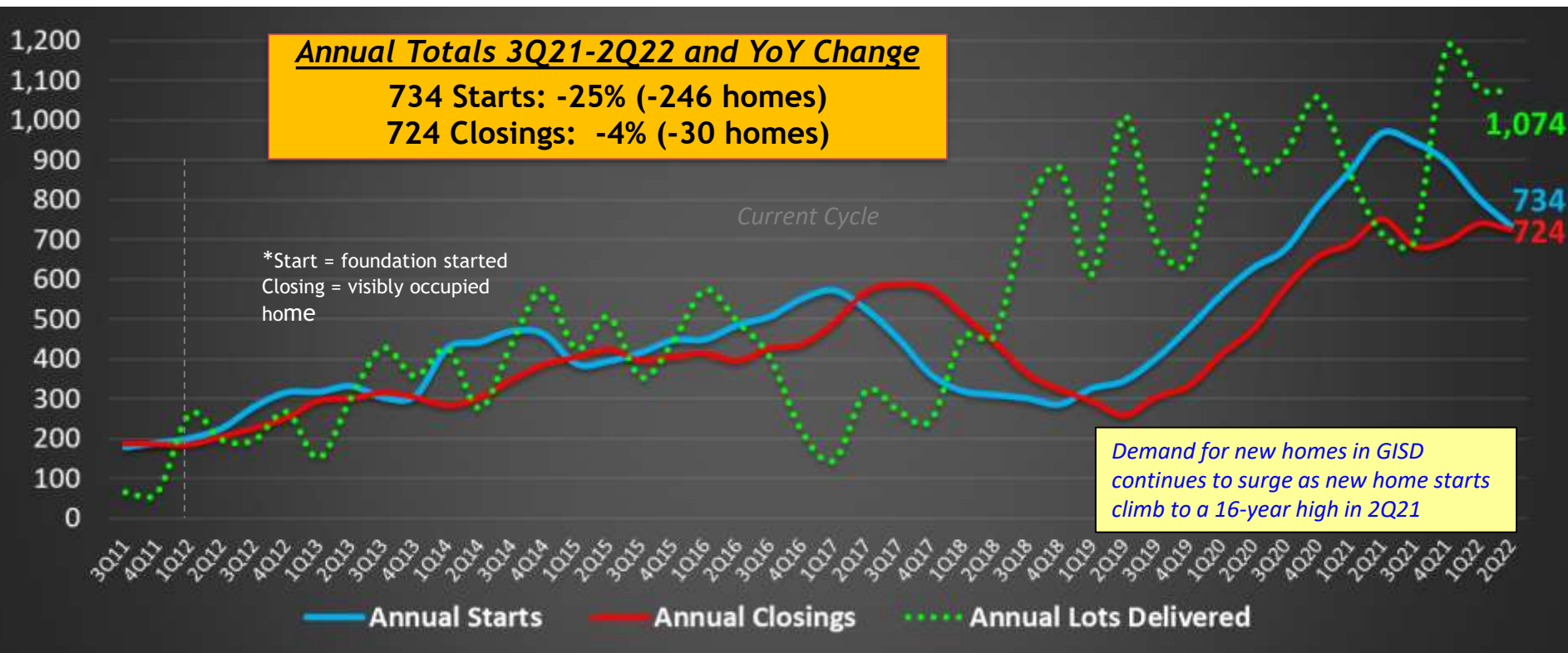
*Start = foundation started
 Closing = visibly occupied home



GARLAND ISD GROWTH DRIVERS

ANNUAL NEW HOME CONSTRUCTION

Annual Records:
Starts = 1,883 4Q01
Closings = 1,811 4Q01

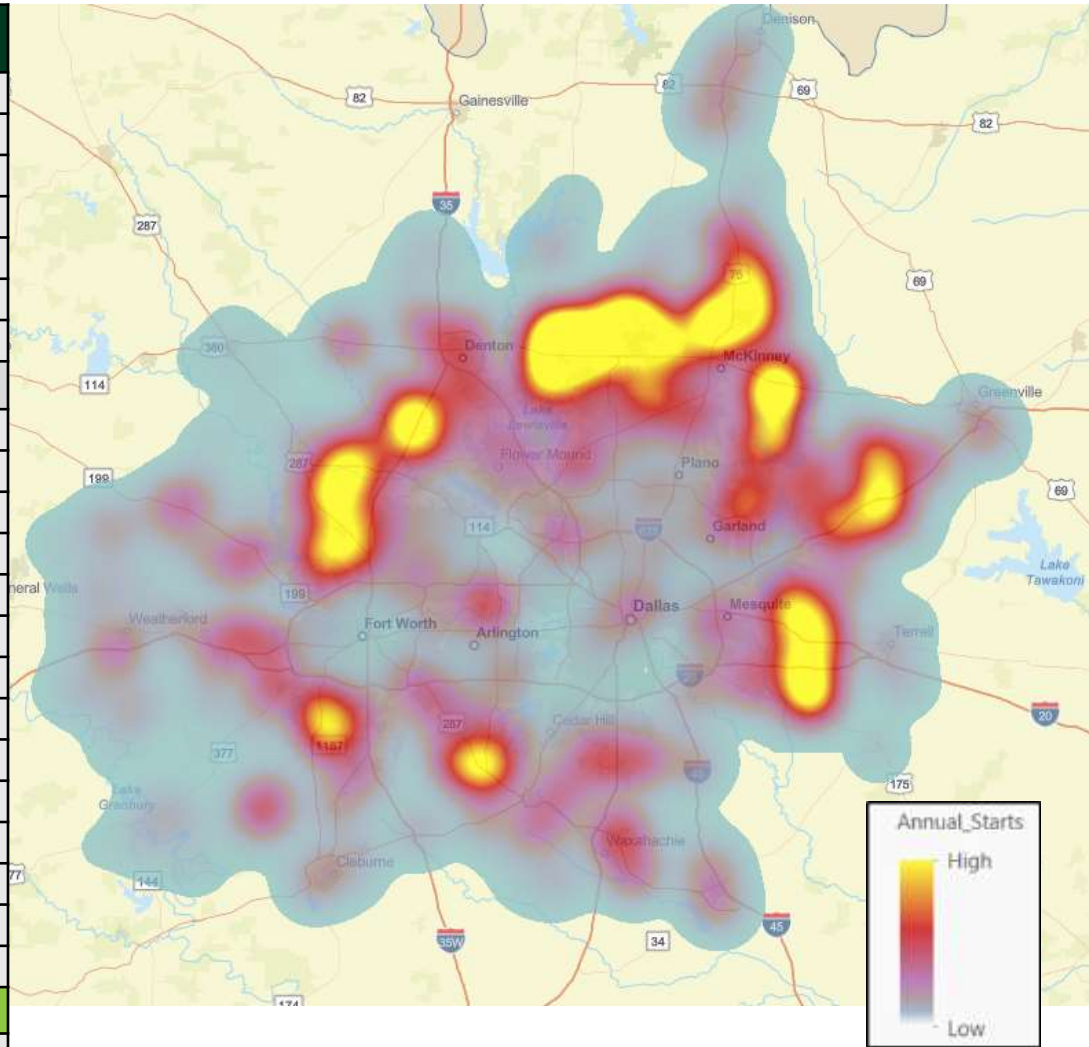


- Builders started 734 new homes in Garland ISD from 3Q21-2Q22; down slightly from the 16-year high seen last summer
- The pace of annual closings remains strong with 724 new homes occupied over the past 12 months
- Developers have delivered 1,074 new single-family residential lots in GUSD over the past four quarters



DFW SCHOOL DISTRICT ACTIVITY: RANKINGS BY NEW HOME CLOSINGS 3Q21-2Q22

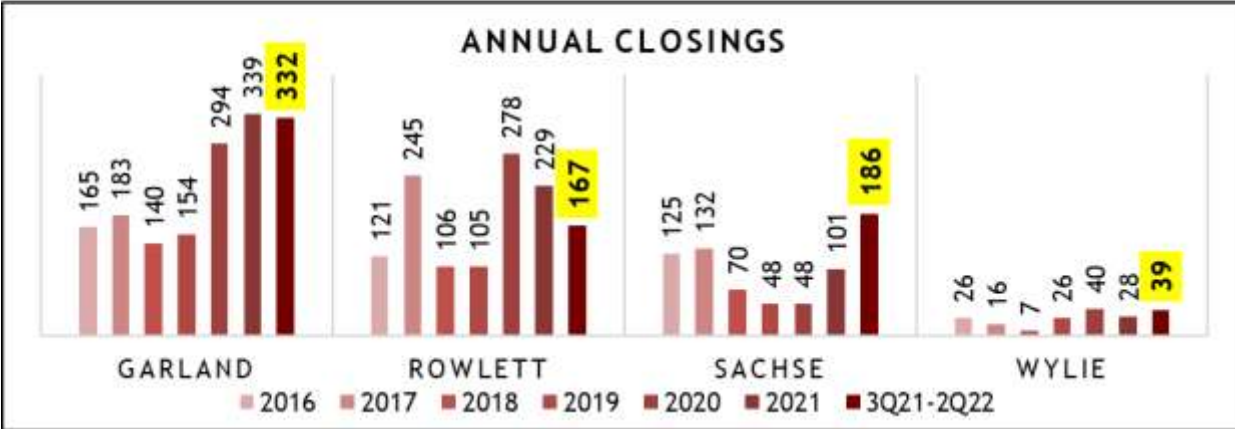
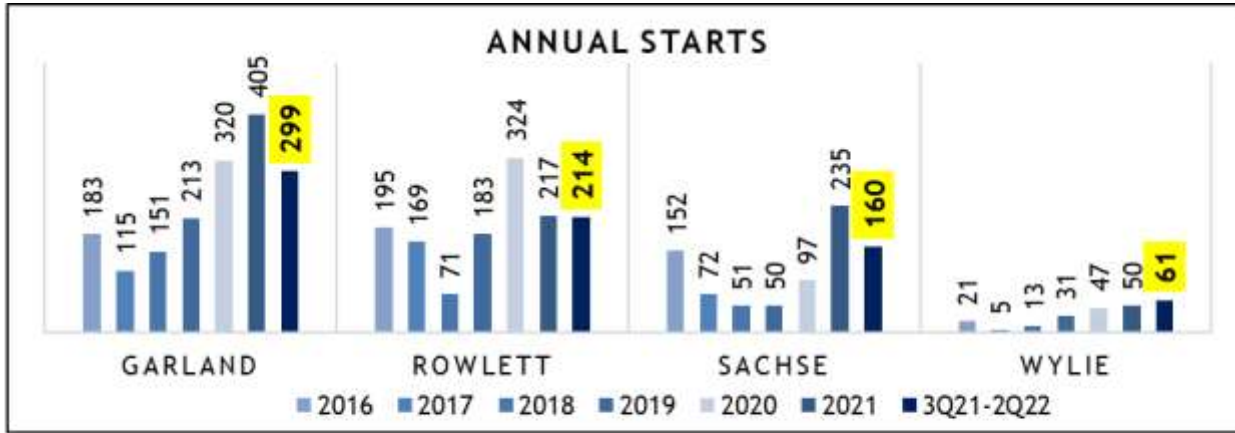
Rank	School District Name	Annual Starts	Annual Closings
1	Northwest	4,304	3,881
2	Prosper	3,412	3,389
3	Forney	2,450	3,295
4	Denton	3,452	3,166
5	Frisco	1,388	2,085
6	Princeton	2,499	1,753
7	Royse City	1,740	1,454
8	Crowley	1,566	1,171
9	Eagle Mountain-Saginaw	1,311	1,138
10	McKinney	1,794	1,098
11	Midlothian	1,290	1,082
12	Mansfield	1,465	1,008
13	Dallas	1,099	997
14	Waxahachie	926	988
15	Lewisville	1,263	965
16	Crandall	1,203	948
17	Celina	1,298	932
18	Community	1,127	930
19	Rockwall	1,406	928
20	Anna	1,127	867
21	Aubrey	1,479	867
22	Argyle	1,108	763
23	Garland	734	724
24	Melissa	1,084	720





GARLAND ISD

NEW HOME CONSTRUCTION BY CITY SECTOR



- Most of the new home construction in GISD continues to occur in the Rowlett and City of Garland areas of the district
- New home activity in Sachse has climbed to the highest level in more than 6 years

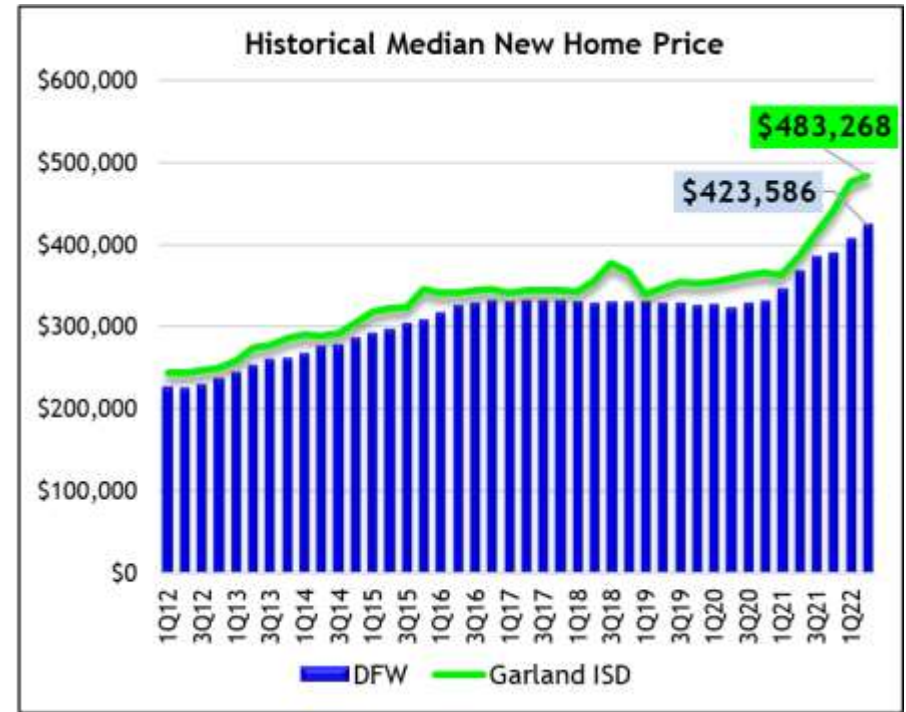
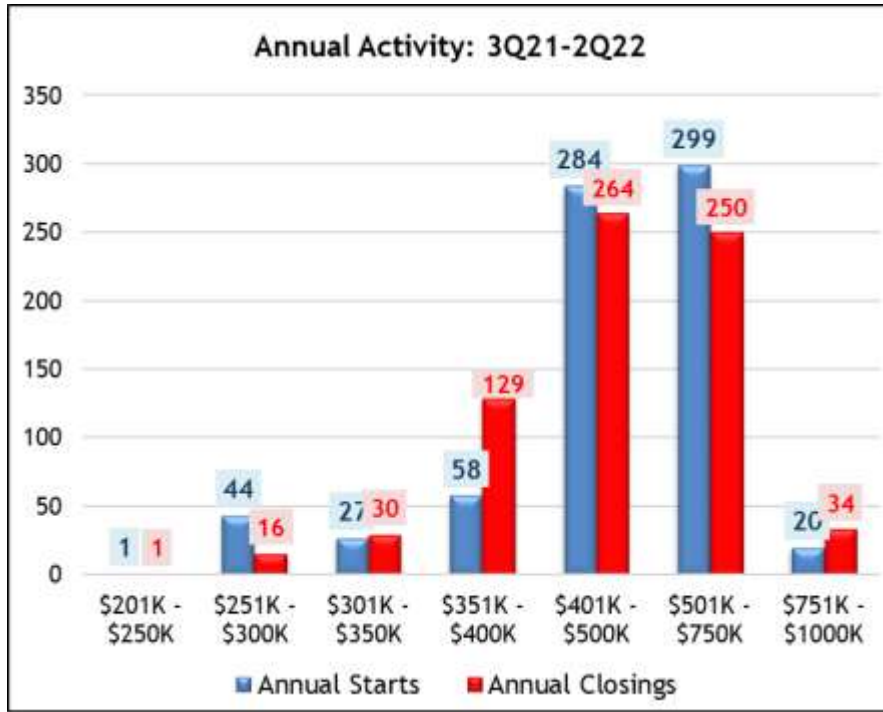


GARLAND ISD TOP PRODUCING NEW HOME SUBDIVISIONS *(Ranked by Annual Closings 3Q21-2Q22)*

Rank	Subdivision	City	Annual Starts	Annual Closings	Total In-Progress	VDL	Future Lots
1	The Station	Sachse	91	116	75	26	49
2	Parks at Rosehill	Garland	22	108	2	0	0
3	Northaven	Rowlett	29	56	30	0	0
4	Riverplace	Garland	76	51	68	4	0
5	Hudson Hills	Sachse	17	49	6	0	0
6	Riverset	Garland	72	47	69	213	13
7	Herons Bay Estates	Garland	8	47	13	2	0
8	Magnolia Landing	Rowlett	48	44	31	55	0
9	Dominion of Pleasant Valley	Wylie	60	39	54	93	532
10	Creek Valley	Garland	22	36	8	0	0
11	Homestead at Liberty Grove	Rowlett	11	28	11	2	549
12	Country Club Estates	Garland	19	22	10	8	0
13	Bayside	Rowlett	22	20	31	203	0
14	Edgewood Estates	Garland	8	11	6	4	0
15	Hidden Oaks	Garland	64	10	54	3	0
16	Woodside Estates	Rowlett	2	7	7	0	0
17	Village at Bunker Hill	Sachse	18	6	32	66	0
18	Estates of Pleasant Valley	Sachse	0	6	1	1	0



GARLAND ISD NEW HOME ACTIVITY BY PRICE RANGE

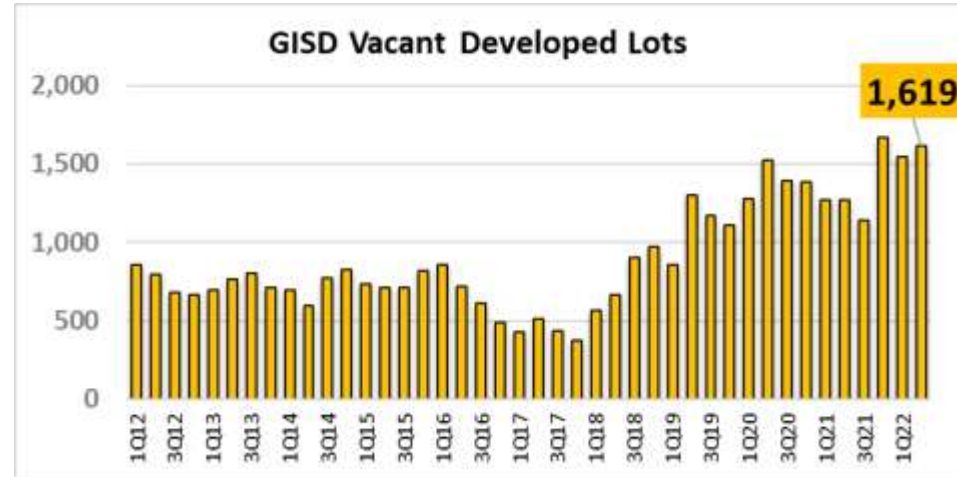


- Prices of new homes continues to shift upwards as most new homes in the district now fall within the \$400-750K price bands
- As of 2Q22, Garland ISD’s median new home price is a record \$483,268 (+25% Y-o-Y)
- DFW’s median new home price climbs to a record high of \$424K (+15.4% Y-o-Y)



GARLAND ISD RESIDENTIAL LOT INVENTORY

- 665 new homes currently in-process (started but not completed and occupied)
- 1,619 fully developed vacant lots were available as of month-end June 2022
- 946 future lots under development as of end of 2Q22
- 3,828 planned future lots as of Summer 2022
- **Combined, 7,058 lots remain in the district single-family pipeline**



**GARLAND ISD
ACTIVE AND FUTURE
NEW HOME
SUBDIVISIONS
2nd QUARTER, 2022**

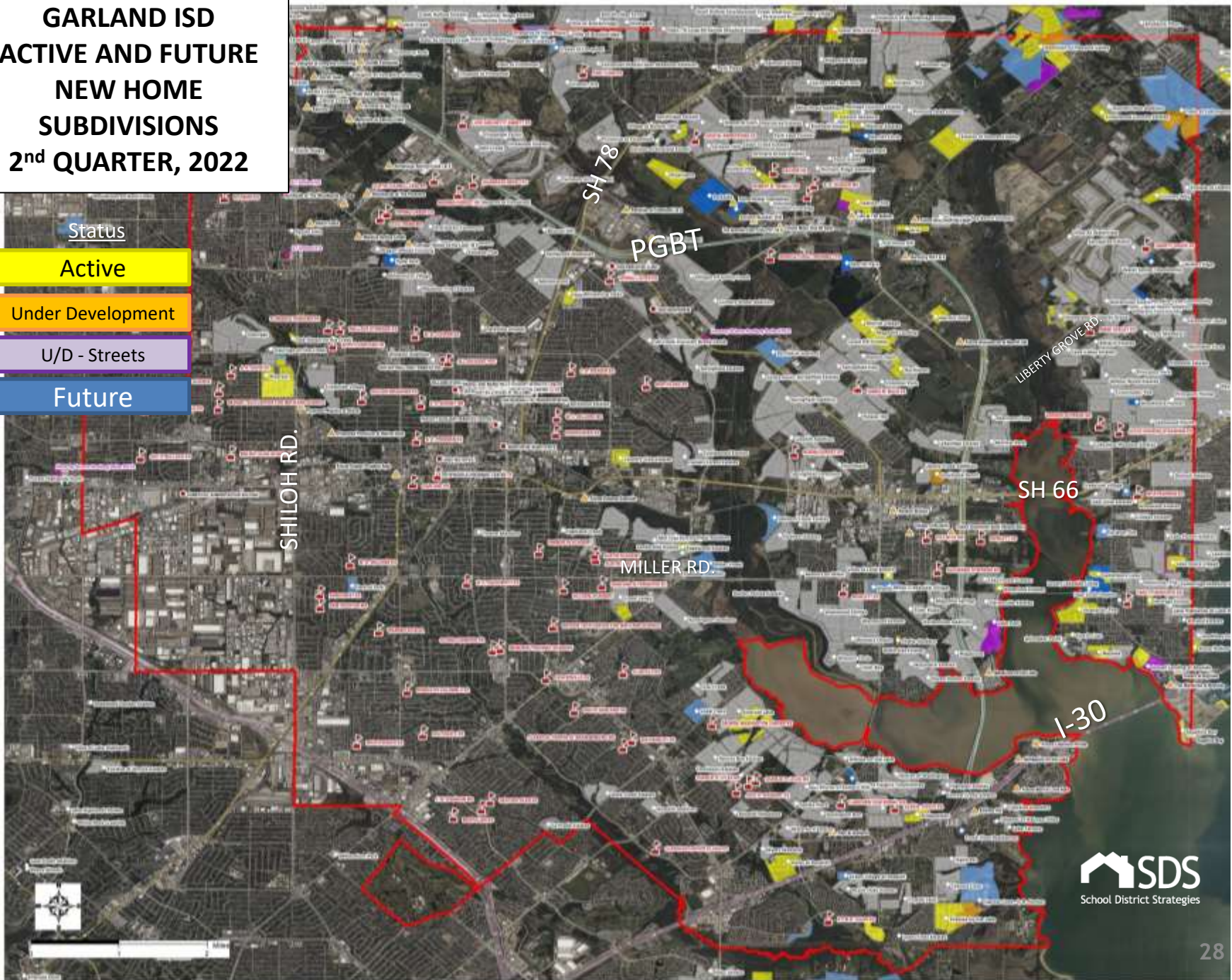
Status

Active

Under Development

U/D - Streets

Future





GARLAND ISD: NEW AND IN-PROCESS/PLANNED APARTMENTS

Development Name	City	Status	Total Units	Occupied	Units Left
Atlas Crown (aka Lenox Crown/Striker Marquis)	Garland	Leased-out	435	435	0
Northside at the Woodlands	Garland	Leased-out	300	300	0
The Lively at Firewheel (aka Firewheel Lofts)	Garland	Leased-out	319	319	0
The ReVe (aka Alta Spring Creek)	Garland	Leased-out	225	225	0
Rowlett Station	Rowlett	Leased-out	302	302	0
The Linz at The Station I	Sachse	Leased-out	300	300	0
Embree Eastside	Garland	In-Process (U/C)	107	0	107
Embree Hill II	Garland	In-Process (U/C)	222	0	222
The Domain at One Forty Ph. 2	Garland	In-Process (U/C)	356	0	356
Carriage Homes on the Lake II	Garland	In-Process (U/C)	120	0	120
Draper Property (Old Furr's Cafe)	Garland	In-Process (U/C)	155	0	155
Reserve at Shiloh	Garland	In-Process (U/C)	120	0	120
Marvin Love	Garland	Planned	48	0	48
Provision at Walnut	Garland	Planned	120	0	120
Rosehill Commons	Garland	Planned	90	0	90
The Domain at One Forty Ph. 3 TH's	Garland	Planned	148	0	148
Residences at Merritt Hill	Garland	Planned	260	0	260
Alta Firewheel	Garland	Planned	250	0	250
Cypress Creek at Old Rowlett	Rowlett	Planned	234	0	234
Aria	Rowlett	Planned	600	0	600
Downtown East (Global Site)	Rowlett	In-Process (U/C)	790	0	790
View at Sapphire Bay	Rowlett	In-Process (U/C)	394	0	394
Surfside at Sapphire Bay	Rowlett	Planned	316	0	316
Residences at Merritt Hill	Rowlett	Planned	260	0	260
Miles One90	Sachse	In-Process (U/C)	389	0	389
The Linz at The Station II	Sachse	In-Process (U/C)	297	0	297
		Totals	7,157	1,881	5,276

- Nearly 1,900 new apartment units have recently been occupied
- Almost 5,300 apartment units are currently in-process or planned in the district

➤ *New or updated in Fall 2022*



Aerial Photos

September 15, 2022



Shiloh Rd

Riverset & Reserve at Shiloh Apts



Armstrong ES

Village at Bunker Hill



Miles Rd

Miles One90 & The Domain One Forty II Apts.



PGBT

The Station



PGBT

Aria



Dominion of Pleasant Valley



Trails of Cottonwood



PGBT

Merritt Rd

Merritt Villas



**Merritt Village / Magnolia
Landing / Northaven**



Rowlett HS

PGBT

Main St

Coyle ES

SH 66

Downtown East (Rowlett) Apartments



PGBT

Villas at Long Branch



PGBT

Lake Park



Bayside



Bayside / Sunset Landing



Bridgewater



Canterbury Cove



Lake Shore Village



Future Townhomes & Apts (GISD)



Sapphire Bay

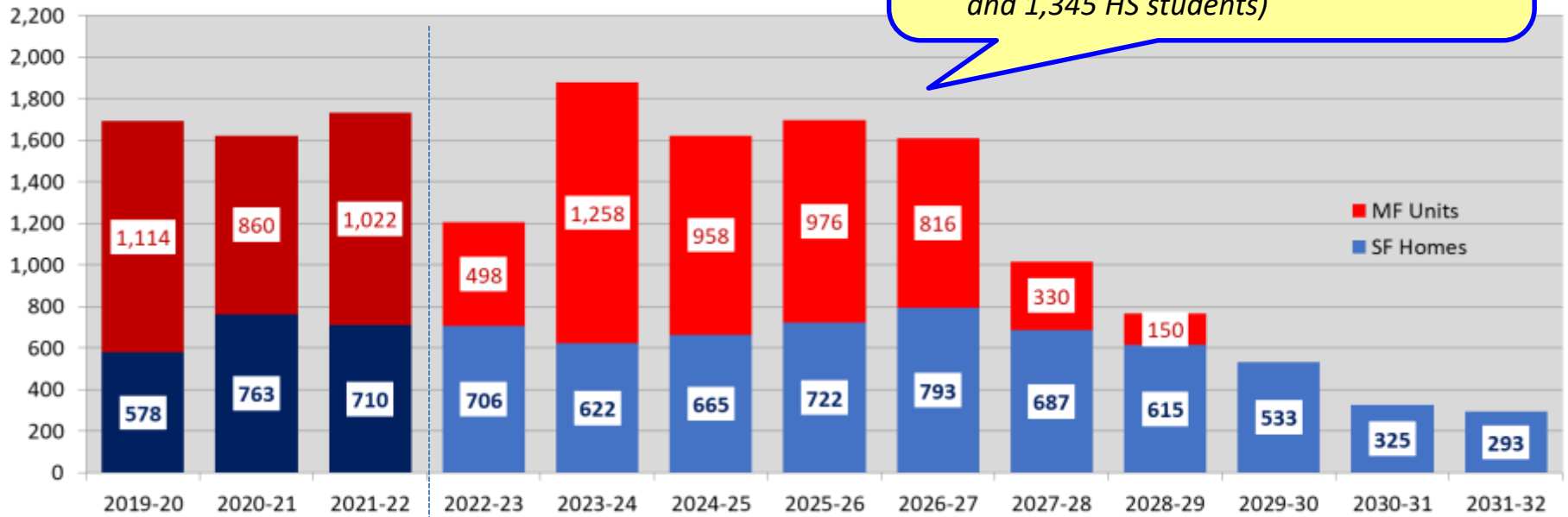


Fireside by the Lake



GARLAND ISD NEW HOME CLOSINGS FORECAST

➤ *New residential development in GISD projected to produce **3,900** total students over the next 10 years (1,735 ES, 820 MS, and 1,345 HS students)*



*Annual periods represent 4Q-3Q

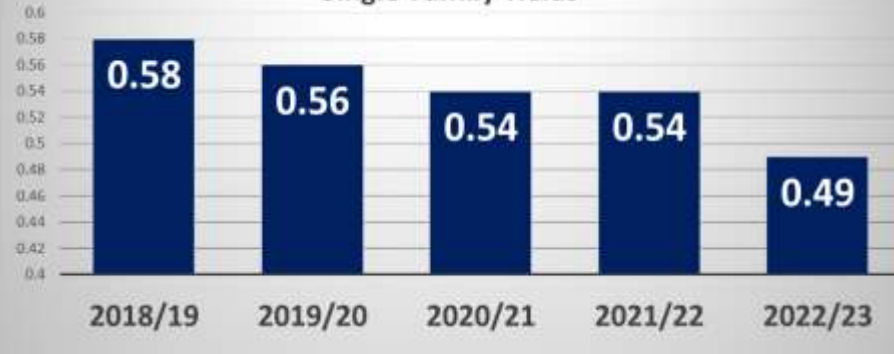
- GISD is expected to see an average of 700 new homes occupied per year from 2022-2027
- Over the next 5 years the district could see more than 3,500 new homes occupied (mix of traditional lot sizes, townhomes, and smaller-lot/high-density detached homes)
- Nearly 6,000 new homes are expected to be built in the district through 2032
- 5,276 apartments are in-process/planned in the district



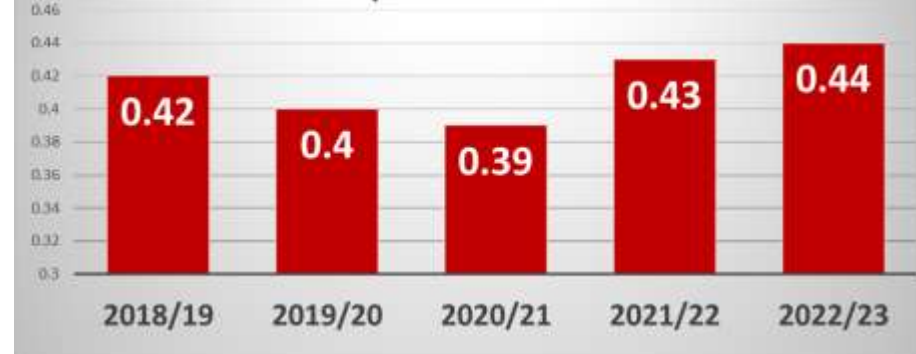
GISD RESIDENTIAL STUDENT YIELDS

*Results based on Fall 2022 geo-coding and Fall 2022 occupied home count

Single-Family Yields



Apartment Yields



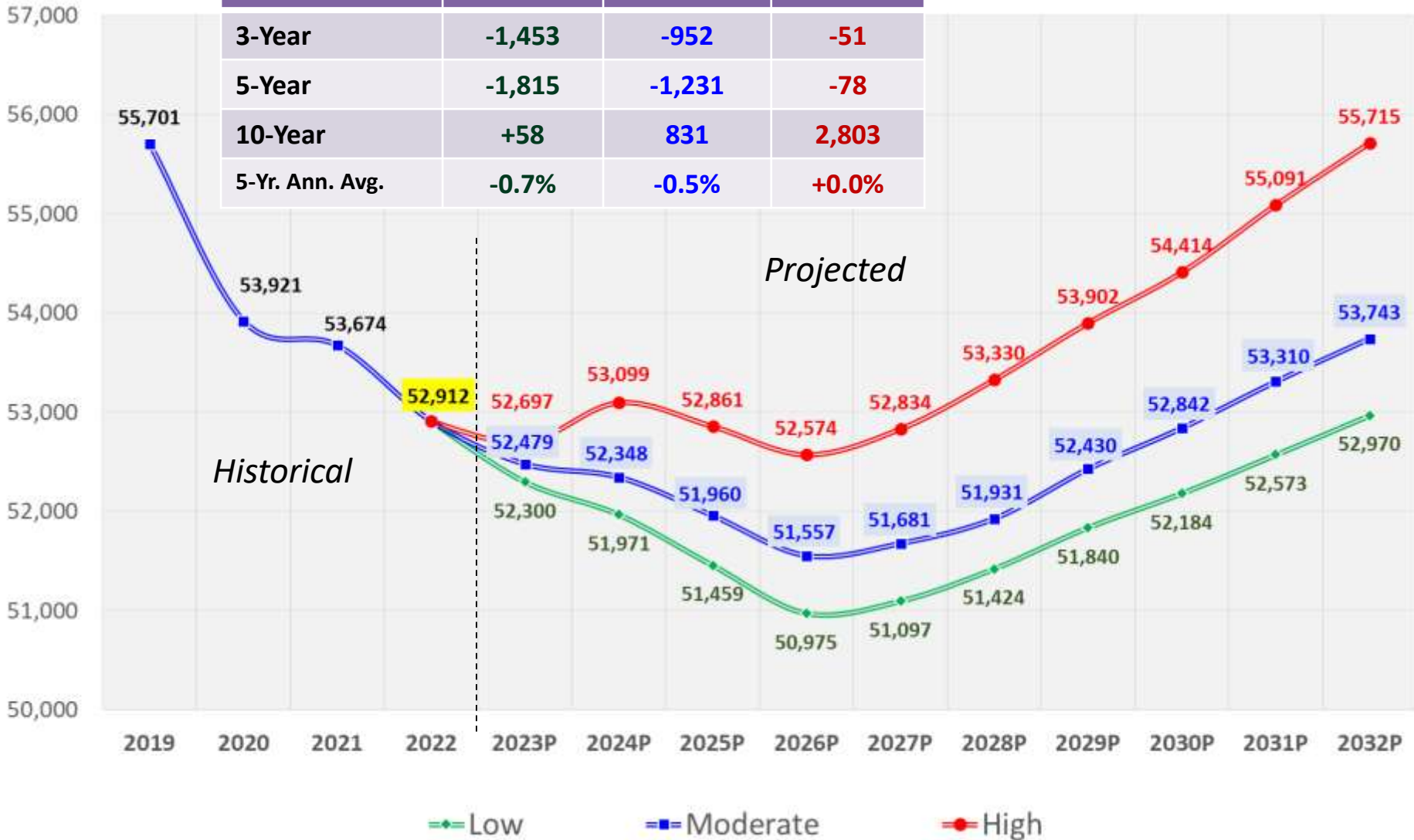
- Single-family (SF) homes in the district are yielding 0.49 enrolled K-12 students per home as of Fall 2022
- *Active new construction subdivisions are producing an average of 0.46 enrolled students per home*

- Apartment units in GISD are currently yielding an average of 0.44 enrolled K-12 students per unit
- *Note that enrolled student yields from recently delivered luxury mid-rise style apartments range from 0.05-0.23 per unit (Average = 0.10 per unit)*



DISTRICT ENROLLMENT PROJECTIONS (PK-12)

Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	-1,453	-952	-51
5-Year	-1,815	-1,231	-78
10-Year	+58	831	2,803
5-Yr. Ann. Avg.	-0.7%	-0.5%	+0.0%



Garland ISD

Fall 2022 Demographics Summary

- As of the Summer 2022, GISD's total population is estimated to be 313,689 with nearly 105,000 total households
- District enrollment for the 2021/22 school year was 53,674, making GISD the 5th largest district in DFW and the 2nd largest district in Dallas County (based on total enrollment)
- GISD enrollment as of October 2022 is 52,912 (-1.4% vs. Fall 2021 or a decline of 762 students YoY)
- Elementary (K-5) enrollment continues to trend down, but the pace of decline has slowed to less than 1% YoY
- The district's trend of smaller class sizes moving up continues to impact the district's middle school numbers; 6th-8th grade enrollment is currently down 6.3% versus Fall 2021
- High school enrollment increases by 0.7% over the past year
- DFW housing market sees record demand for new homes in 2021 and most of 2022; rising interest rates now resulting in affordability issues for many buyers and causing builders/developers to delay/reduce future development
- High demand for new homes in Garland ISD continued into Summer 2022; Builders produced another 734 starts and 724 closings from 3Q21-2Q22
- GISD median new home price for the past year was a record \$483,268 (+25% Y-o-Y)
- Developers delivered 1,074 new single-family (SF) residential lots in the district over the past 12 months to meet the demand for new homes in the district
- 665 new homes currently in process (started but not completed/occupied)
- 1,619 vacant single-family (SF) lots were left at month-end June 2022
- 946 SF lots are currently under development in the district as of the end of 2Q22
- Developers are planning over 3,800 additional future SF lots
- GISD is expected to average about 700 closings per year through 2027
- Over the next 5 years GISD could see more than 3,500 new homes occupied (mix of traditional lot sizes, townhomes, and smaller-lot/high-density detached homes) and nearly 6,000 occupied homes by 2032
- Nearly 5,300 new apartments are currently in-process/planned across the district
- Apartment units are currently yielding 0.44 enrolled students per unit overall, but newer mid-rise type units are producing a lower yield near 0.10
- SF homes are yielding 0.49 students per home overall; however, new construction subdivisions are currently yielding an average of 0.46 enrolled students per home
- Residential growth is expected to generate approximately 3,900 new students over the next 10 years
- Due to large graduating classes and declining elementary enrollment, residential growth will likely only keep district enrollment on a flat-growth path over the next five years (near 53-54K students)
- As more residential growth occurs in 5-10 years, enrollment is expected to increase back towards 54-56K students



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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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