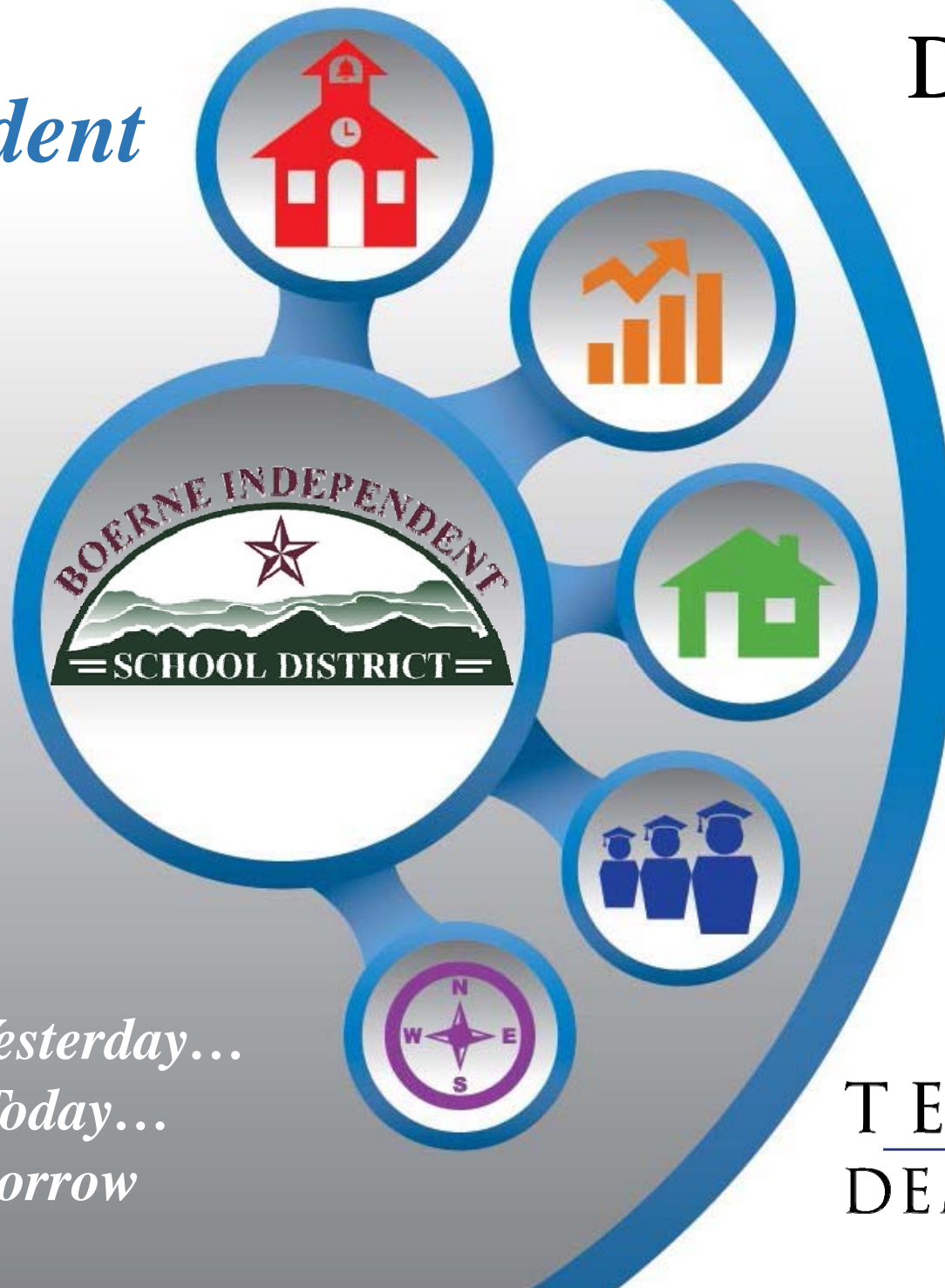


*Boerne
Independent
School
District*



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

Demographic
Update

Fall 2018



TEMPLETON
DEMOGRAPHICS

Economic Conditions

San Antonio – New Braunfels MSA (August 2018)

0.8%

8,768 new jobs
National rate 1.3%



Job Growth

Unemployment Rate



U.S. 3.9%
Texas 3.9%
San Antonio-
New Braunfels 3.5%
Kendall Co 3.0%

-0.3%

11,396

447 more
starts than 2Q17



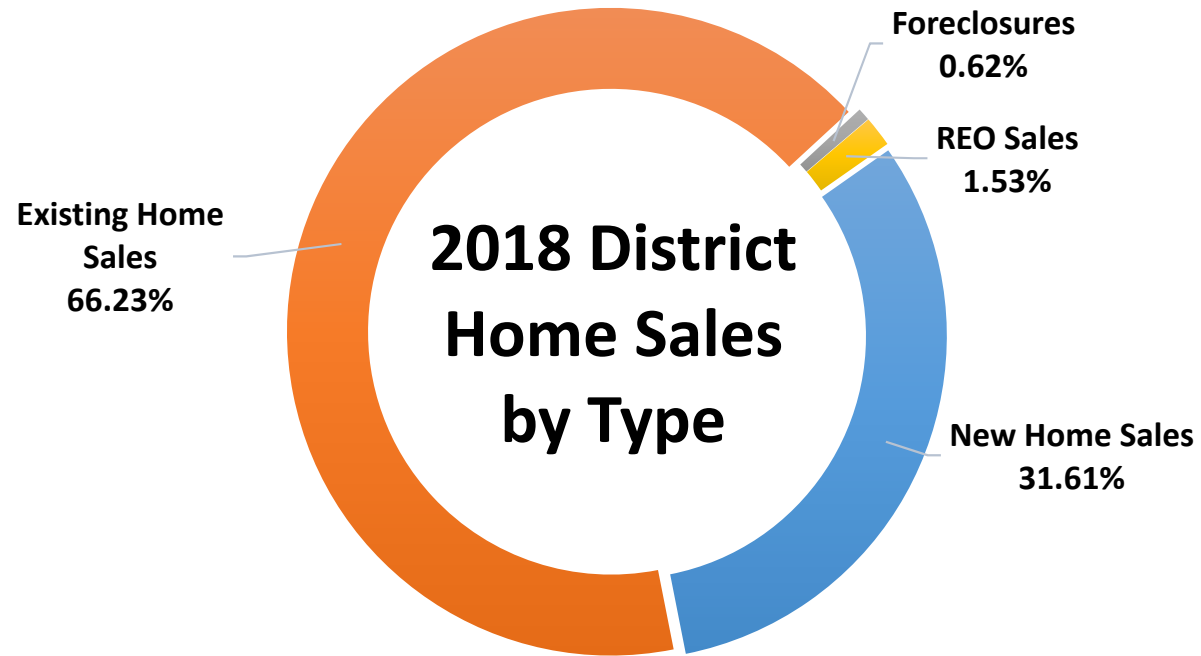
Annual Home Starts





Boerne ISD Home Sales

August 2017-August 2018 Home Sales by Type



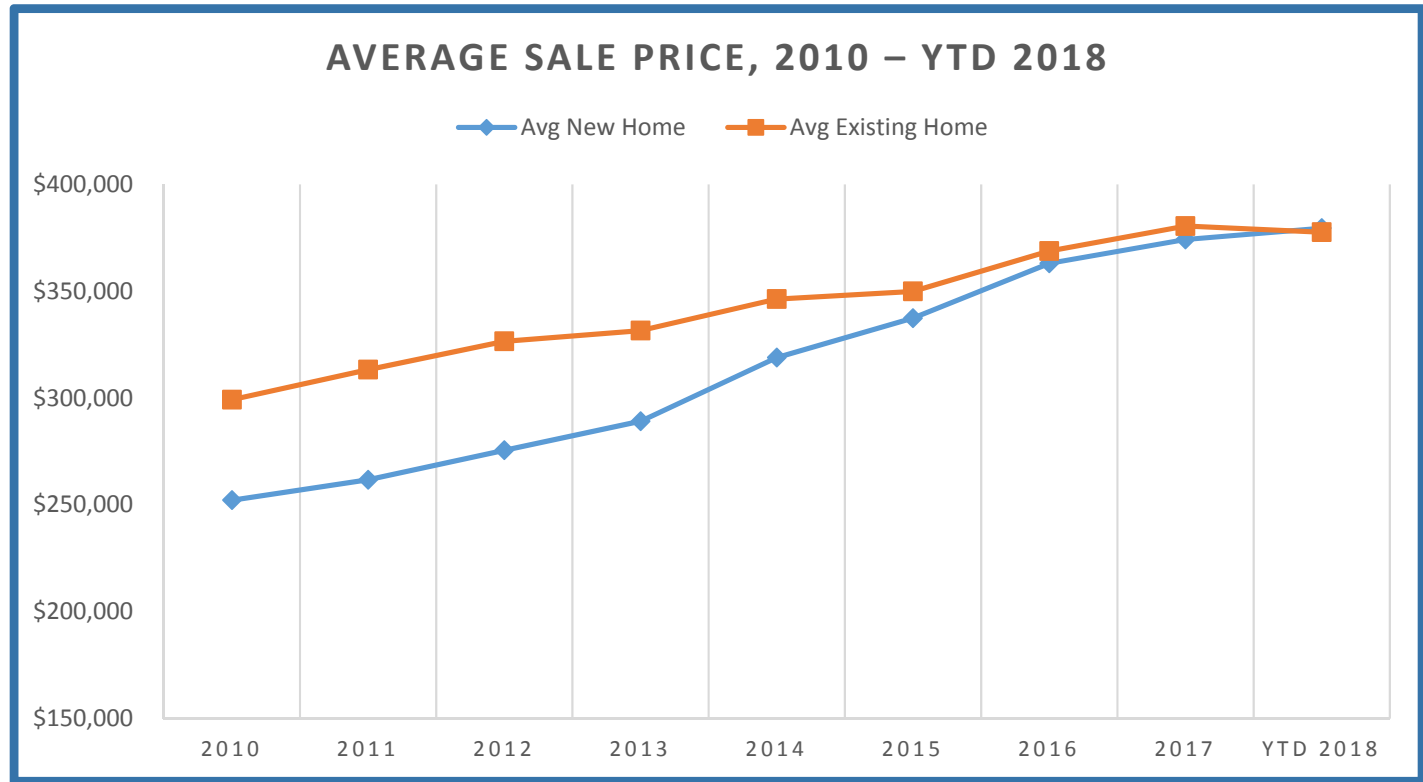
- Boerne ISD has had more than 1,760 home sales in the last year, and roughly 32% were new homes
- The average new home sale price in the last 12 months within Boerne ISD is \$379,415
- The average existing home sale price in the last 12 months within Boerne ISD is \$372,059





Boerne ISD Historical Price Analysis

New vs. Existing Home Price



	Avg New Home	Avg Existing Home
2010	\$252,233	\$299,274
2011	\$261,772	\$313,326
2012	\$275,596	\$326,581
2013	\$289,182	\$331,599
2014	\$318,942	\$346,371
2015	\$337,430	\$349,950
2016	\$363,051	\$368,808
2017	\$374,246	\$380,533
YTD 2018	\$379,528	\$377,708

- Boerne ISD’s average new home price has risen more than 50% since 2010, a rise of \$127,295
- Within the district, the average existing home’s sale price has risen roughly 26% since 2010, a rise of \$78,434
- In the last year the average price for an existing home has slightly declined which made new and existing homes closer in price than ever before





San Antonio MSA New Home Ranking Report

ISD Ranking by Annual Closings- 2Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,745	3,816	5,578	30,713
2	Comal ISD	1,953	1,809	3,253	26,899
3	Judson ISD	1,145	1,076	1,765	5,412
4	New Braunfels ISD	812	749	1,157	8,411
5	Schertz-Cibolo U City ISD	700	651	1,398	7,112
6	Boerne ISD*	702	650	1,499	11,104
7	Medina Valley ISD	548	520	1,112	20,154
8	East Central ISD	544	504	760	5,383
9	North East ISD	321	357	926	6,142
10	Southwest ISD	252	288	231	5,791
11	San Antonio ISD	125	135	303	2,716
12	Seguin ISD	109	122	41	3,300
13	Navarro ISD	111	113	31	1,761
14	Southside ISD	123	95	34	9,413
15	Harlandale ISD	71	76	96	0
16	Alamo Heights ISD	59	64	71	71
17	Marion ISD	54	43	100	236
18	Comfort ISD	0	0	0	0
19	Edgewood ISD	0	0	0	106
20	Somerset ISD	0	0	0	530

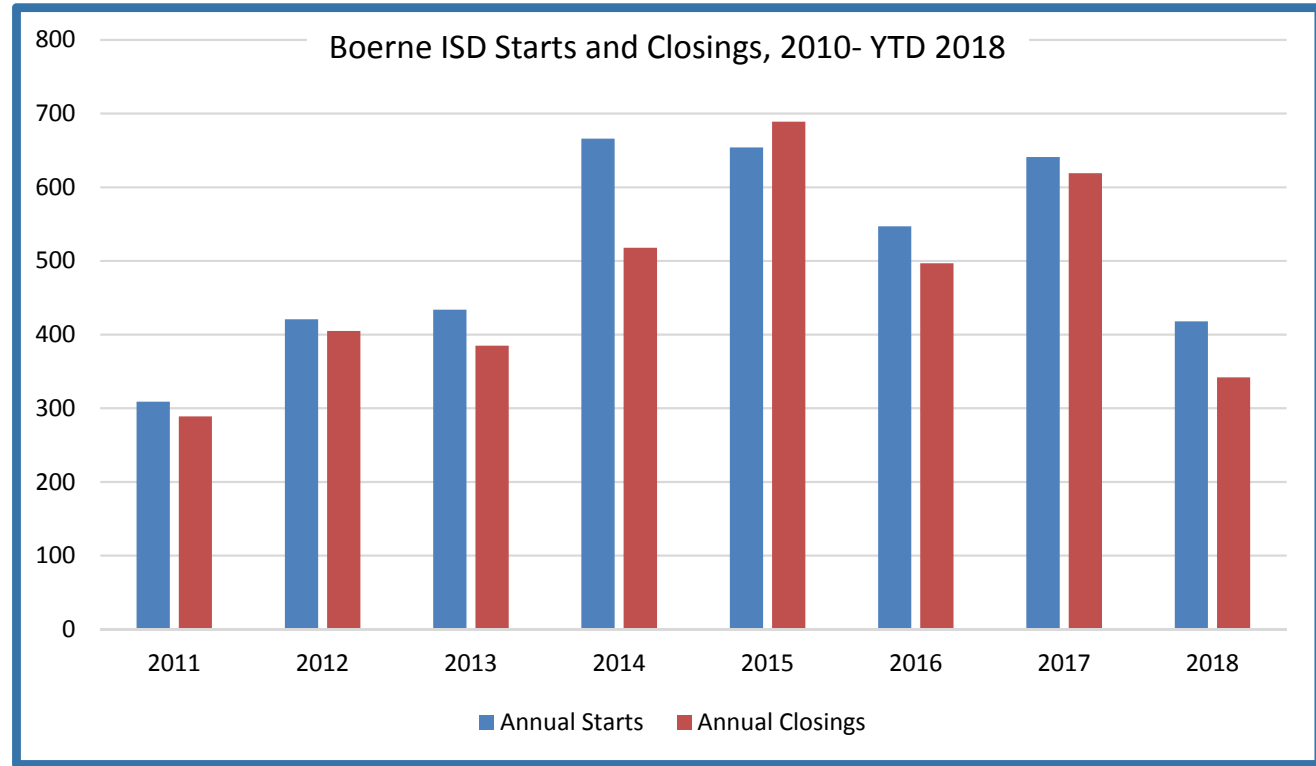
*Figures based on additional TD Research





New Housing Activity

Boerne ISD New Home Starts and Closings 2010-YTD 2018



Starts	2013	2014	2015	2016	2017	2018
1Q	86	166	183	189	174	193
2Q	123	125	147	170	184	225
3Q	125	194	195	188	145	
4Q	100	181	127	152	138	
Total	434	666	652	699	641	418

Closings	2013	2014	2015	2016	2017	2018
1Q	77	116	171	153	137	169
2Q	95	115	197	142	175	173
3Q	116	139	183	202	150	
4Q	97	148	136	184	157	
Total	385	518	687	681	619	342

- Boerne ISD has started 418 homes through the first two quarters of 2018, which puts the district on track to start nearly 800 homes this year
- The district closed 173 new homes in 2Q18 and just over 340 for 2018 YTD
- New Home closings are up compared to the first half of 2017, at the current pace the district will close over 680 homes in 2018





Annual Closings Distribution

Top 10 Subdivisions - 2Q18 (Ranked by Annual Closings)

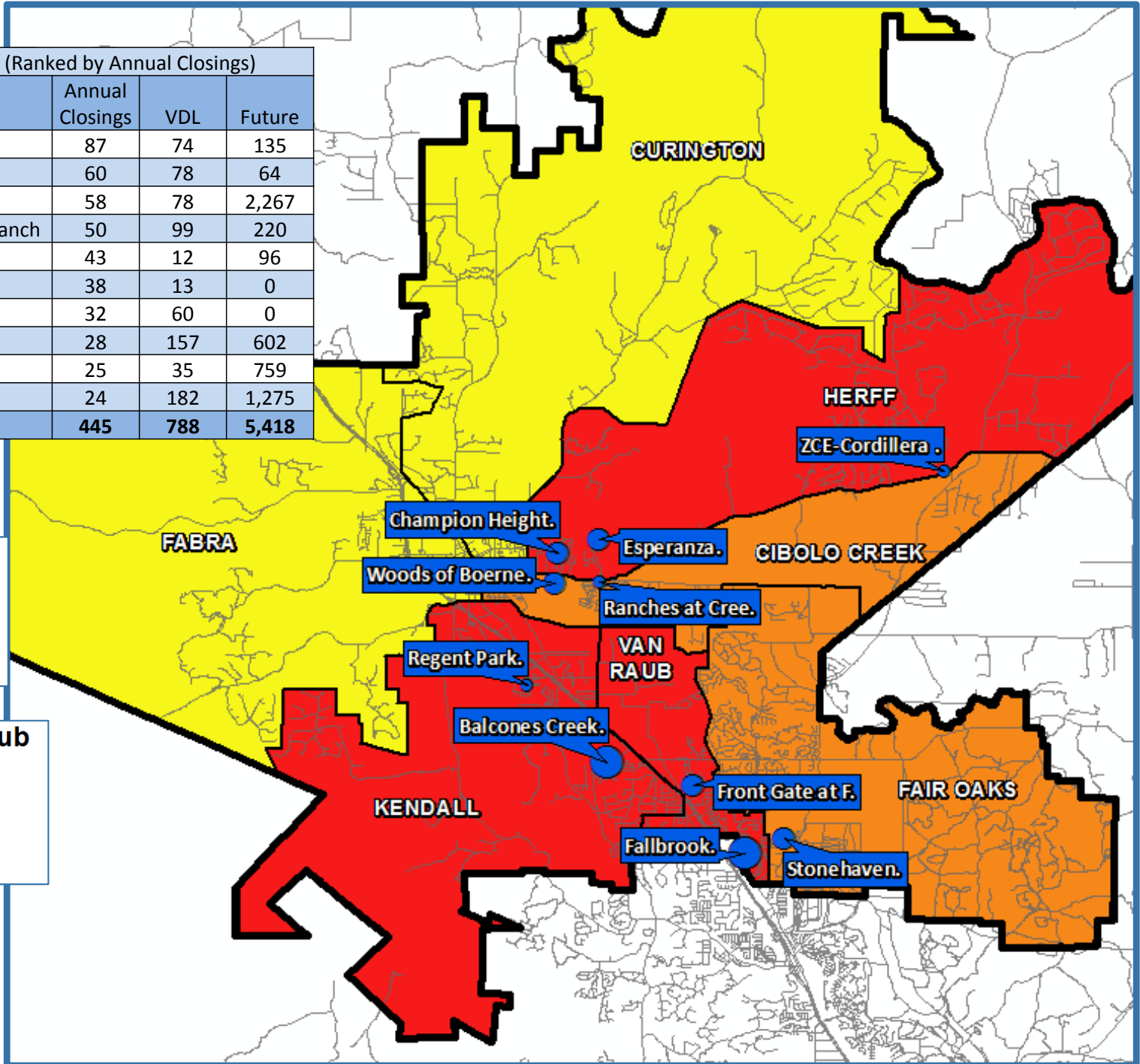
Rank	Subdivision	Annual Closings	VDL	Future
1	Balcones Creek	87	74	135
2	Fallbrook	60	78	64
3	Esperanza	58	78	2,267
4	Front Gate at Fair Oaks Ranch	50	99	220
5	Champion Heights	43	12	96
6	Stonehaven	38	13	0
7	Woods of Boerne	32	60	0
8	Regent Park	28	157	602
9	Ranches at Creekside	25	35	759
10	ZCE-Cordillera Ranch	24	182	1,275
TOTALS		445	788	5,418

Annual Closings by Elem

- < 25
- 26 - 75
- > 75

Annual Closings by Sub

- < 30
- 30 - 60
- > 60

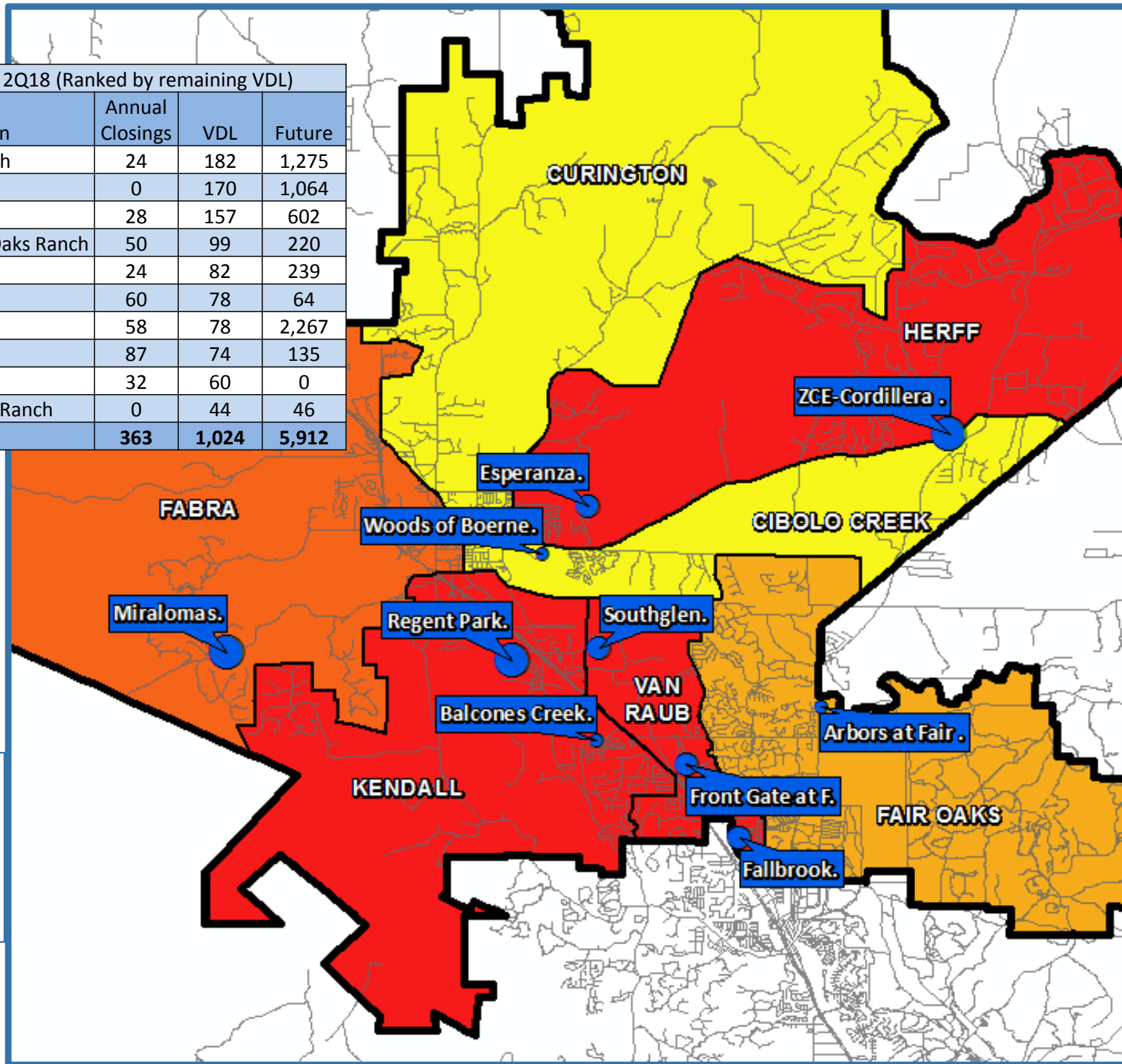




Vacant Developed Lots Distribution

Top 10 Subdivisions - 2Q18 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	ZCE-Cordillera Ranch	24	182	1,275
2	Miralomas	0	170	1,064
3	Regent Park	28	157	602
4	Front Gate at Fair Oaks Ranch	50	99	220
5	Southglen	24	82	239
6	Fallbrook	60	78	64
7	Esperanza	58	78	2,267
8	Balcones Creek	87	74	135
9	Woods of Boerne	32	60	0
10	Arbors at Fair Oaks Ranch	0	44	46
TOTALS		363	1,024	5,912

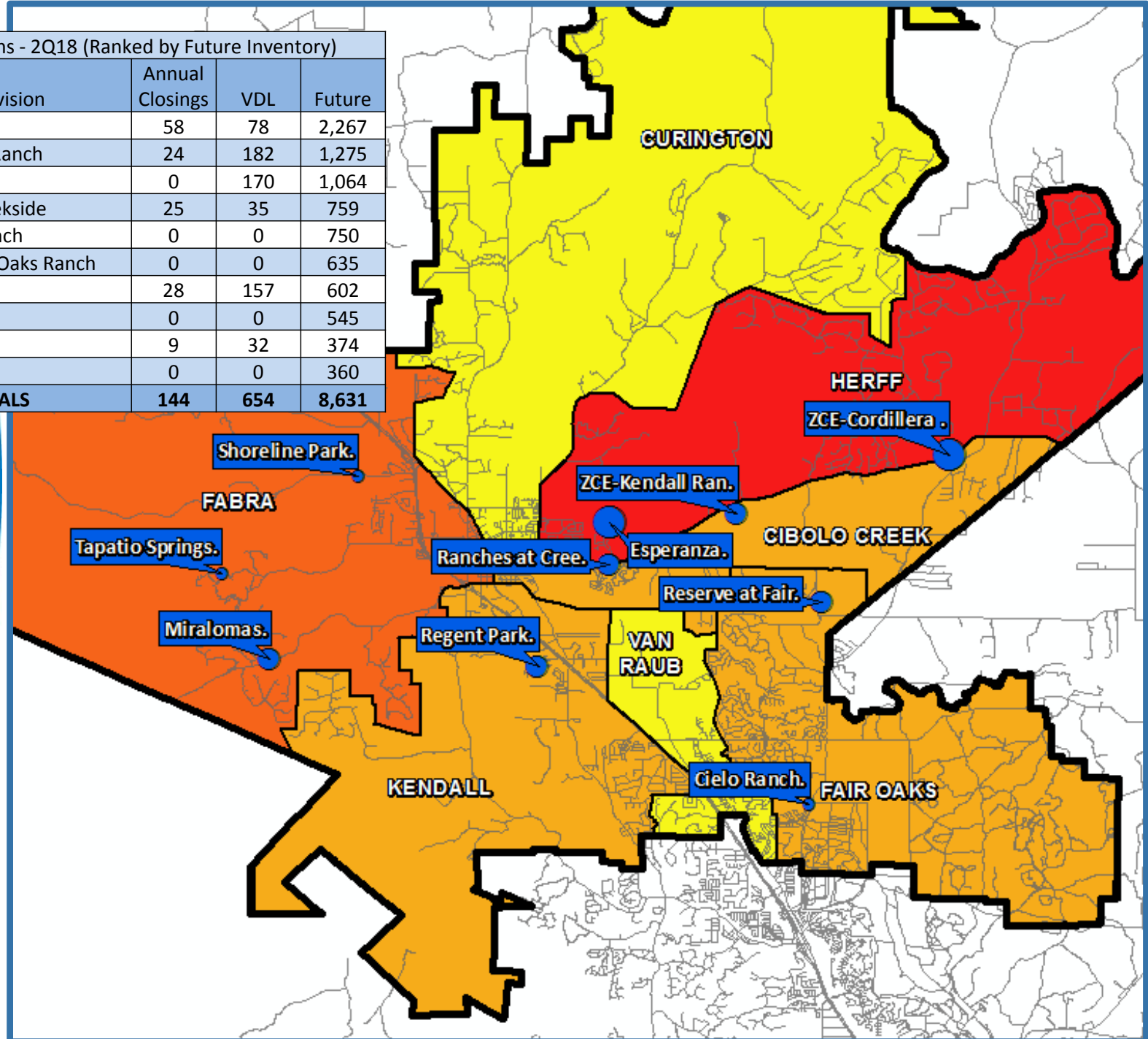




Future Lots Distribution

Top 10 Subdivisions - 2Q18 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	VDL	Future
1	Esperanza	58	78	2,267
2	ZCE-Cordillera Ranch	24	182	1,275
3	Miralomas	0	170	1,064
4	Ranches at Creekside	25	35	759
5	ZCE-Kendall Ranch	0	0	750
6	Reserve at Fair Oaks Ranch	0	0	635
7	Regent Park	28	157	602
8	Cielo Ranch	0	0	545
9	Tapatio Springs	9	32	374
10	Shoreline Park	0	0	360
TOTALS		144	654	8,631



Futures by Elem

- < 1000
- 1001 - 2000
- 2001 - 3000
- > 4000

Futures by Sub

- < 600
- 600 - 1,200
- > 1,200





Overall Housing Data

By Elementary Attendance Zone

2019/20 ELEMENTARY ATTENDANCE ZONE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
Cibolo Creek Elementary	45	10	40	8	15	34	42	1,585
Curington Elementary	24	0	22	7	13	5	55	298
Fabra Elementary	26	21	9	9	21	27	214	2,113
Fair Oaks Ranch Elementary	59	19	67	12	30	40	148	1,486
Herff Elementary	158	42	158	41	79	118	353	3,766
Kendall Elementary	168	55	156	34	73	121	307	1,042
Van Raub Elementary	240	83	198	62	111	168	380	814
TOTALS	720	230	650	173	342	513	1,499	11,104

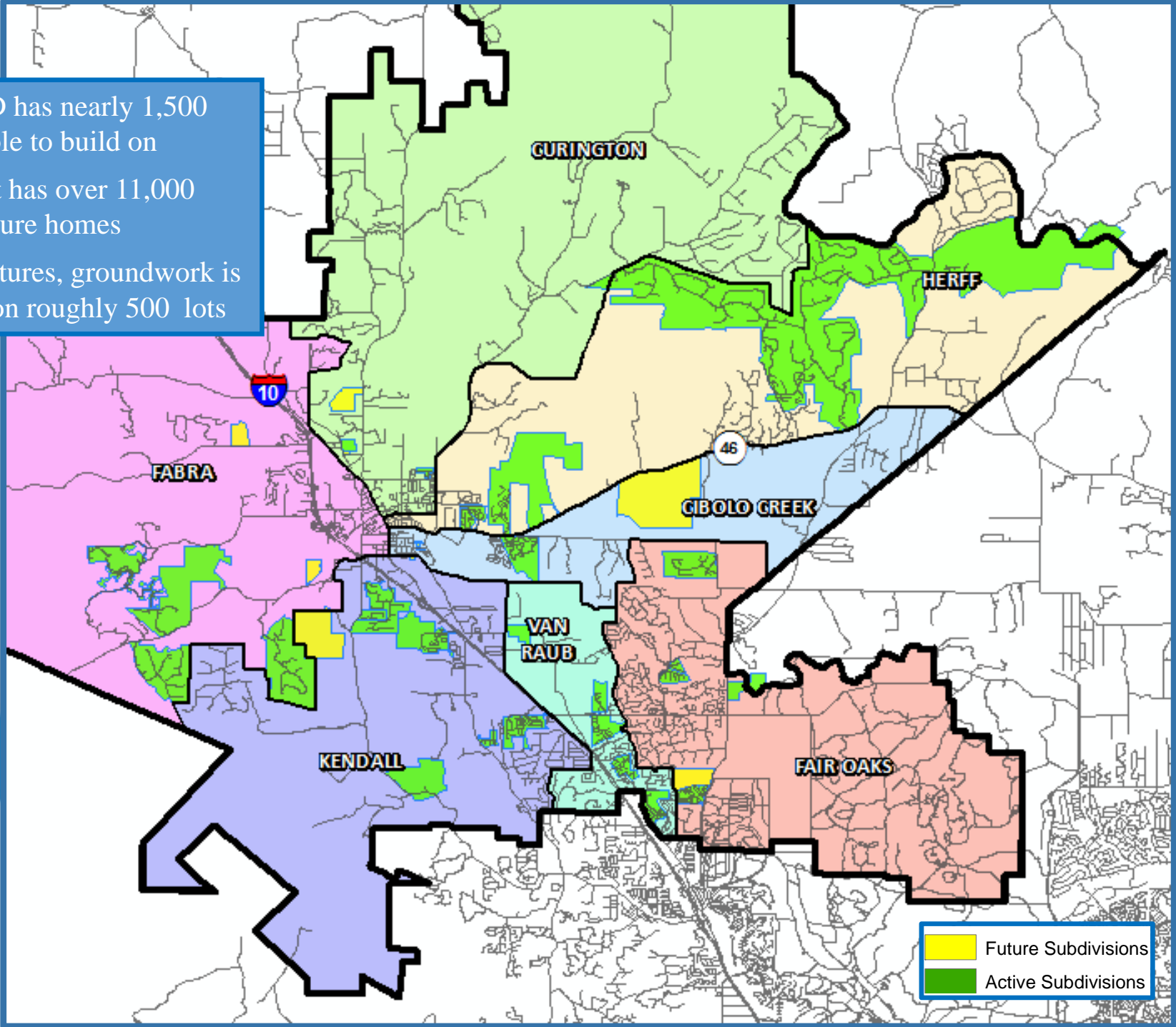
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





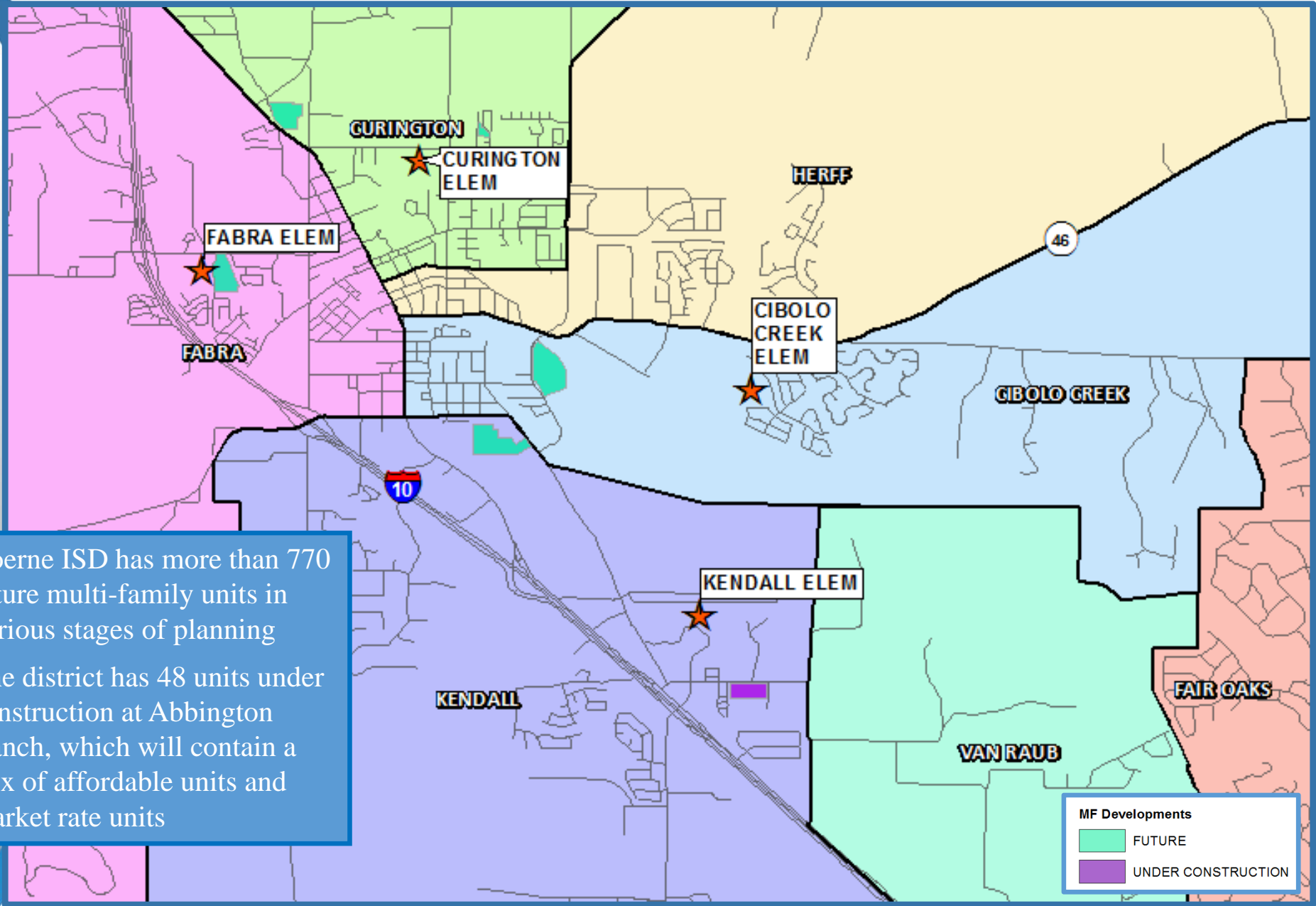
Housing Activity Overview

- Boerne ISD has nearly 1,500 lots available to build on
- The district has over 11,000 planned future homes
- Of those futures, groundwork is underway on roughly 500 lots





Multi-Family Housing Overview

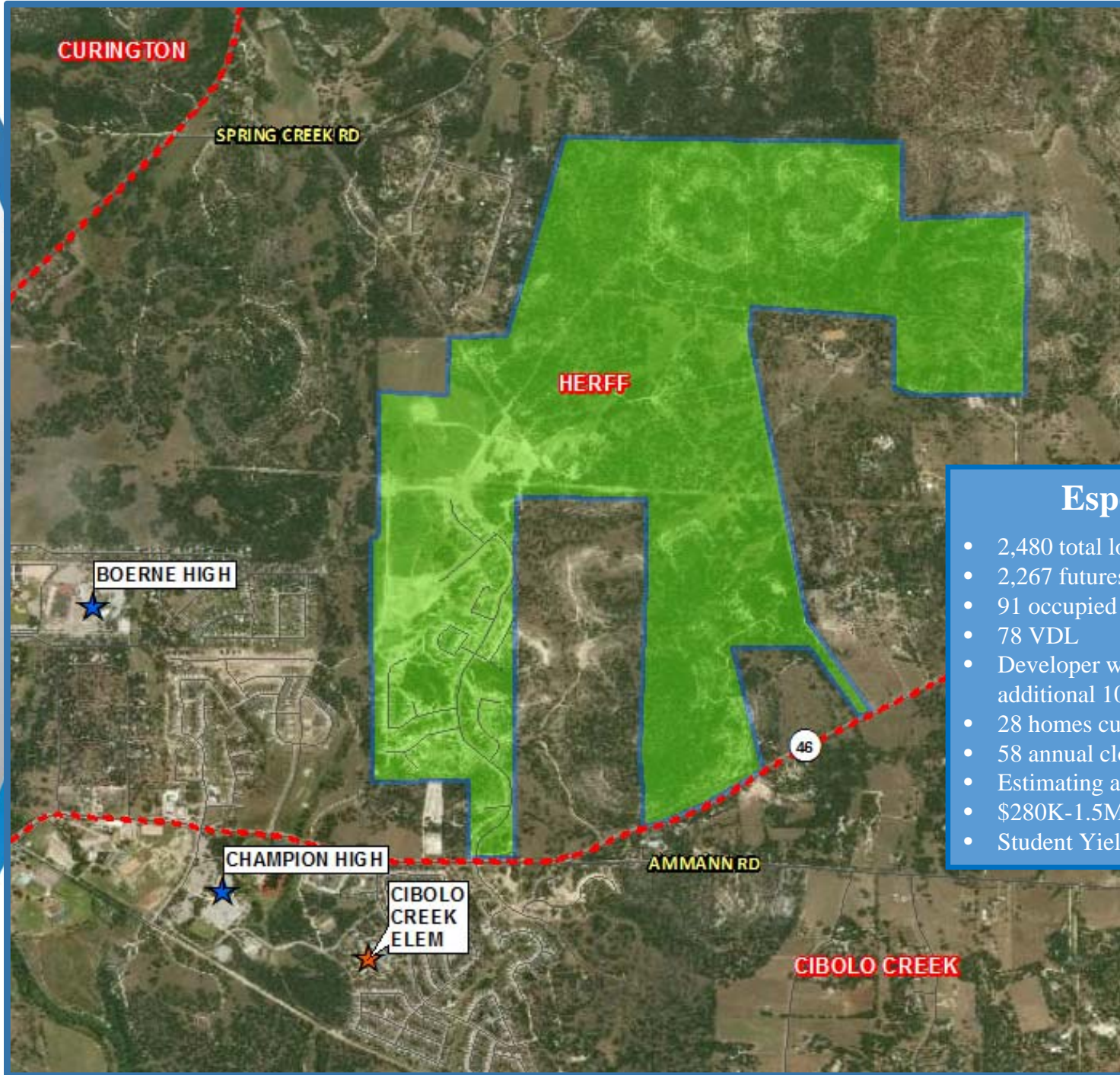


- Boerne ISD has more than 770 future multi-family units in various stages of planning
- The district has 48 units under construction at Abbington Ranch, which will contain a mix of affordable units and market rate units





Residential Activity



Esperanza

- 2,480 total lots
- 2,267 futures
- 91 occupied homes
- 78 VDL
- Developer will deliver an additional 106 lots by 1Q19
- 28 homes currently U/C
- 58 annual closing
- Estimating a 15-20 year B/O
- \$280K-1.5M
- Student Yield= 0.736

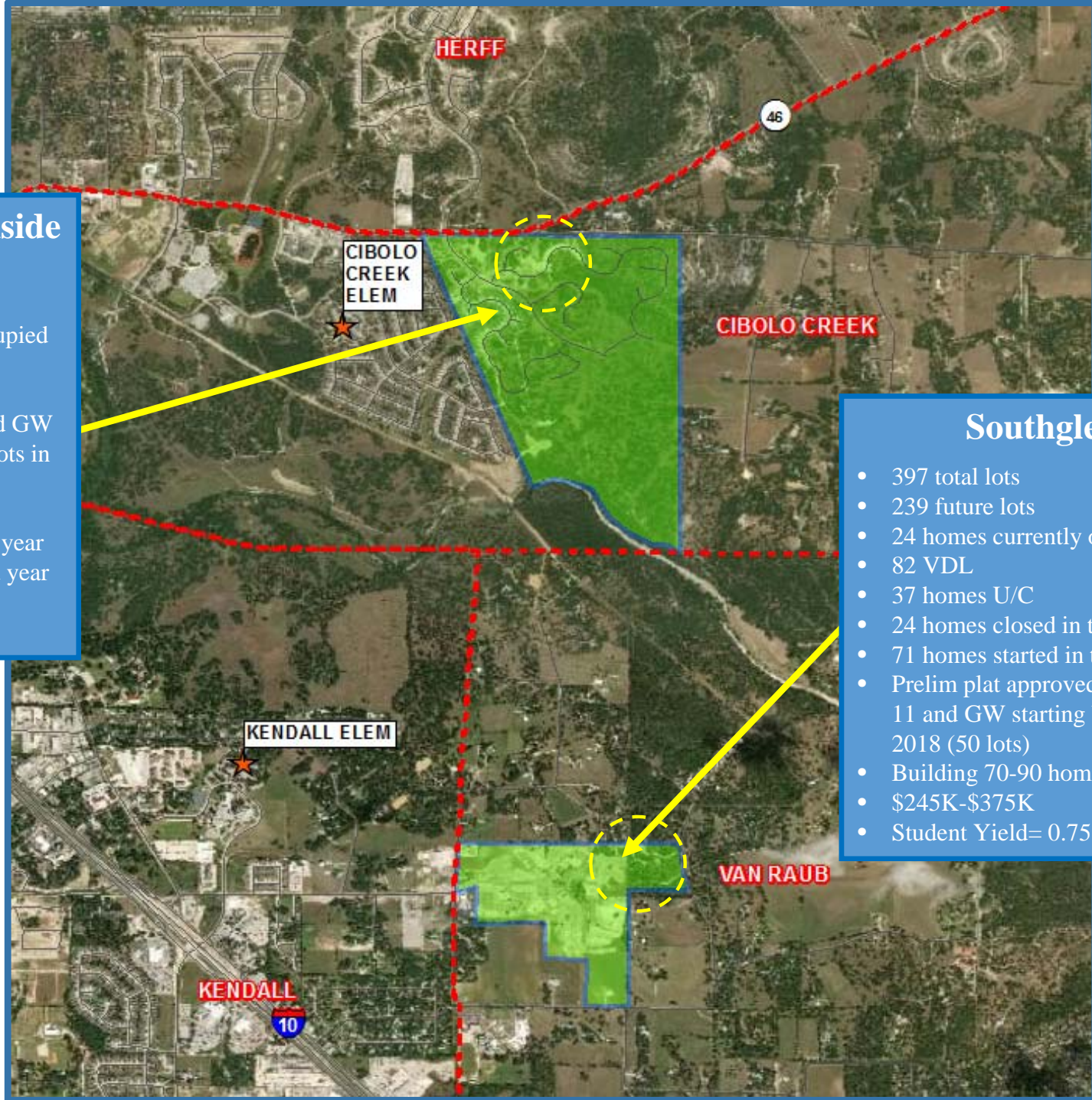




Residential Activity

Ranches at Creekside

- 898 total lots
- 759 future lots
- 70 homes currently occupied
- 35 VDL
- 15 homes U/C
- Final plats approved and GW started on approx. 189 lots in section 3 and section 4
- 25 annual closings
- 43 homes started in last year
- Building 40-60 homes a year
- \$340K-\$525K
- Student Yield = 1.086



Southglen

- 397 total lots
- 239 future lots
- 24 homes currently occupied
- 82 VDL
- 37 homes U/C
- 24 homes closed in the last year
- 71 homes started in the last year
- Prelim plat approved for section 11 and GW starting by the end of 2018 (50 lots)
- Building 70-90 homes a year
- \$245K-\$375K
- Student Yield= 0.75





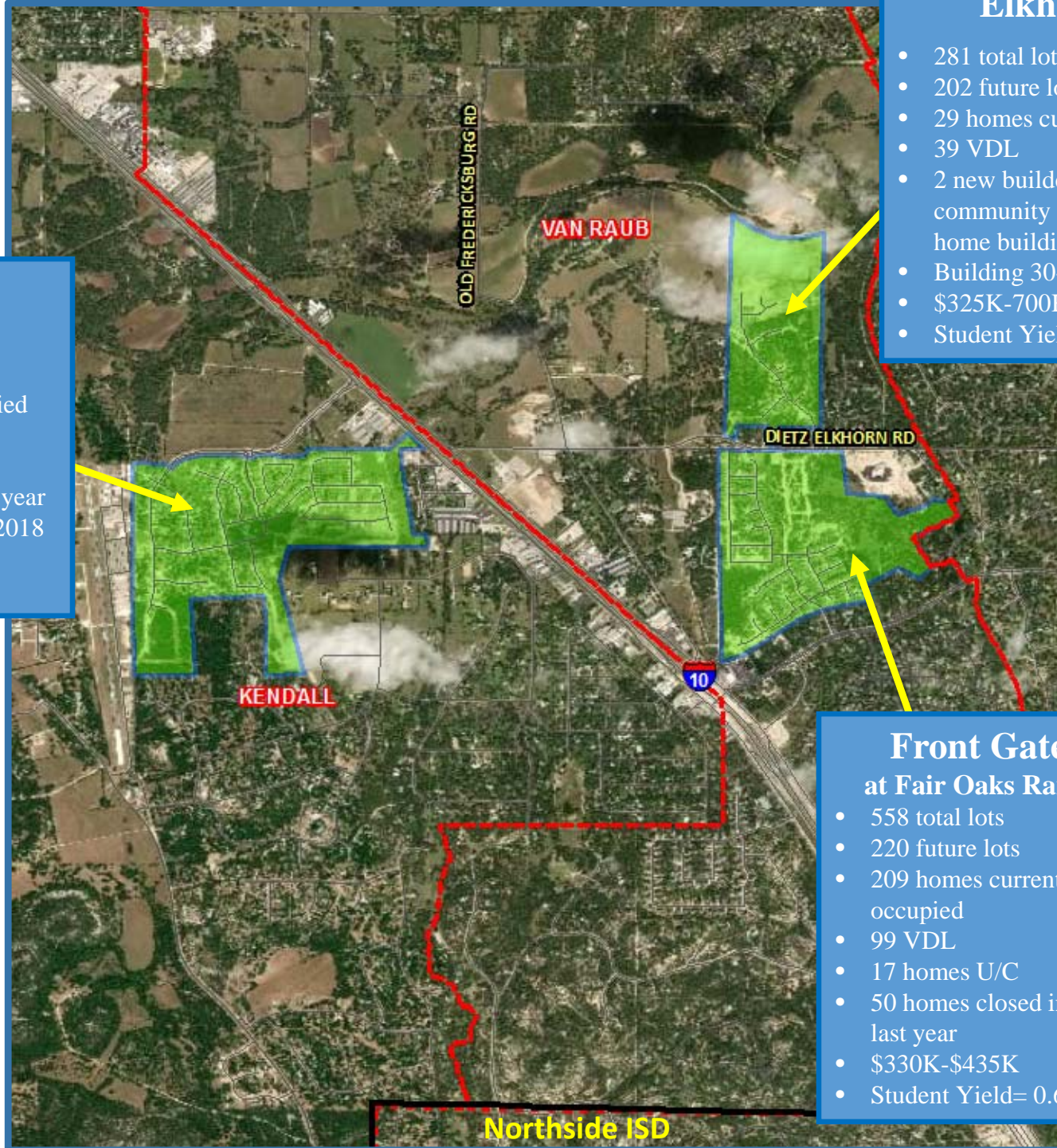
Residential Activity

Balcones Creek

- 578 total lots
- 135 future lots
- 307 homes currently occupied
- 74 VDL
- 37 homes U/C
- 87 homes closed in the last year
- Building 80-100 homes in 2018
- \$275K-\$730K
- Student Yield= .746

Elkhorn Ridge

- 281 total lots
- 202 future lots
- 29 homes currently occupied
- 39 VDL
- 2 new builders moving into community to pick back up with home building; Lennar moved out
- Building 30-40 homes a year
- \$325K-700K
- Student Yield= 0.862



Front Gate at Fair Oaks Ranch

- 558 total lots
- 220 future lots
- 209 homes currently occupied
- 99 VDL
- 17 homes U/C
- 50 homes closed in the last year
- \$330K-\$435K
- Student Yield= 0.689





Residential Activity



Woods of Boerne

- 186 total lots
- 109 homes currently occupied
- 60 VDL
- 9 homes U/C
- Building approx. 30 homes a year
- \$305K-\$375K
- Student Yield= 0.798

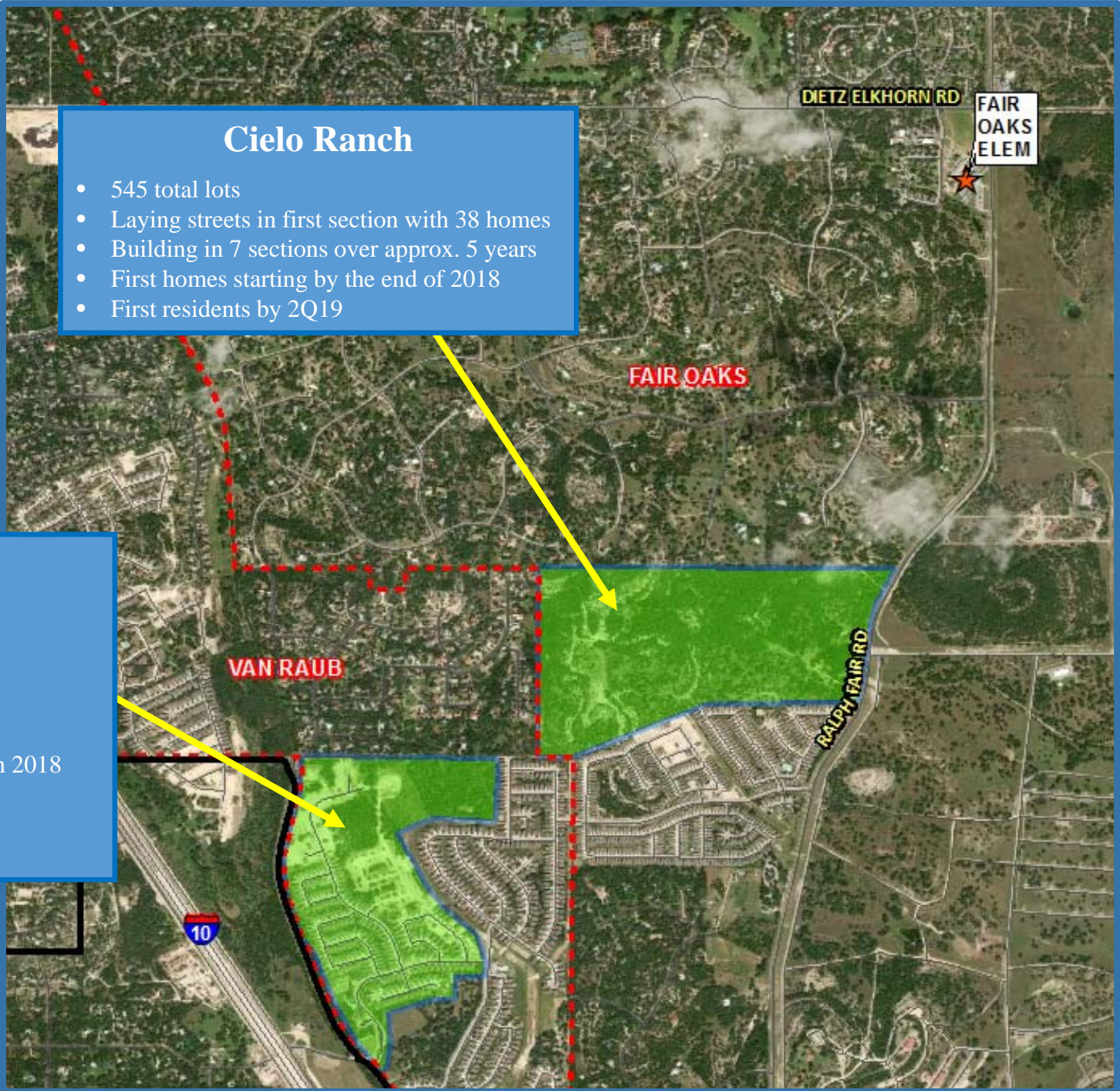
Champion Heights in Boerne

- 244 total lots
- 96 future lots
- 118 homes currently occupied
- 12 VDL
- 5-10 homes U/C
- Final section (96 lots) to begin homebuilding by the end of the year with first residents expected January 2019
- \$315K-385K
- Student Yield= 0.941





Residential Activity



Cielo Ranch

- 545 total lots
- Laying streets in first section with 38 homes
- Building in 7 sections over approx. 5 years
- First homes starting by the end of 2018
- First residents by 2Q19

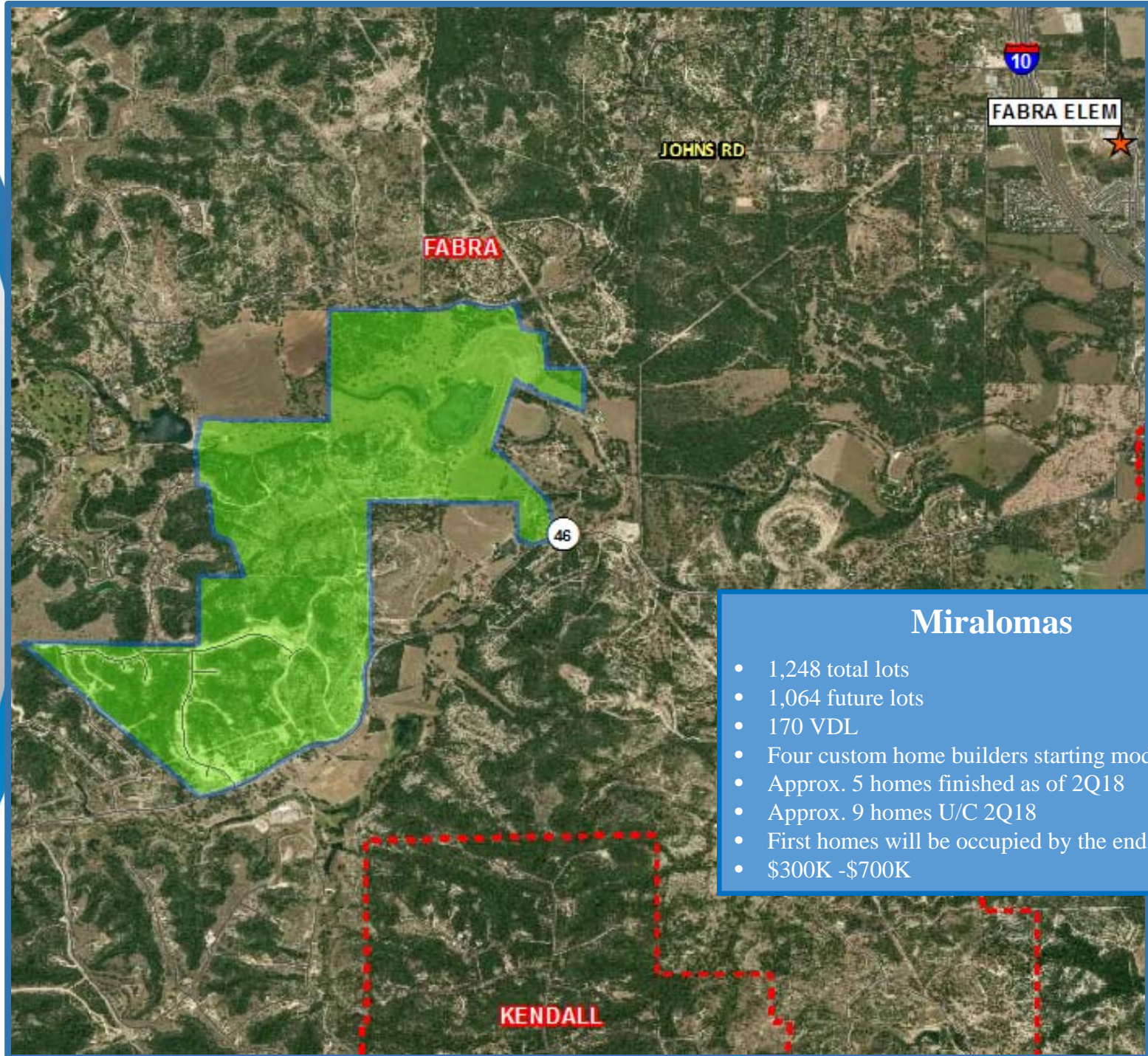
Fallbrook

- 403 total lots
- 64 future lots
- 228 occupied homes
- 78 VDL
- 26 homes U/C
- Building 60-80 homes in 2018
- \$320K-\$435K
- DR Horton
- Student Yield= 0.627



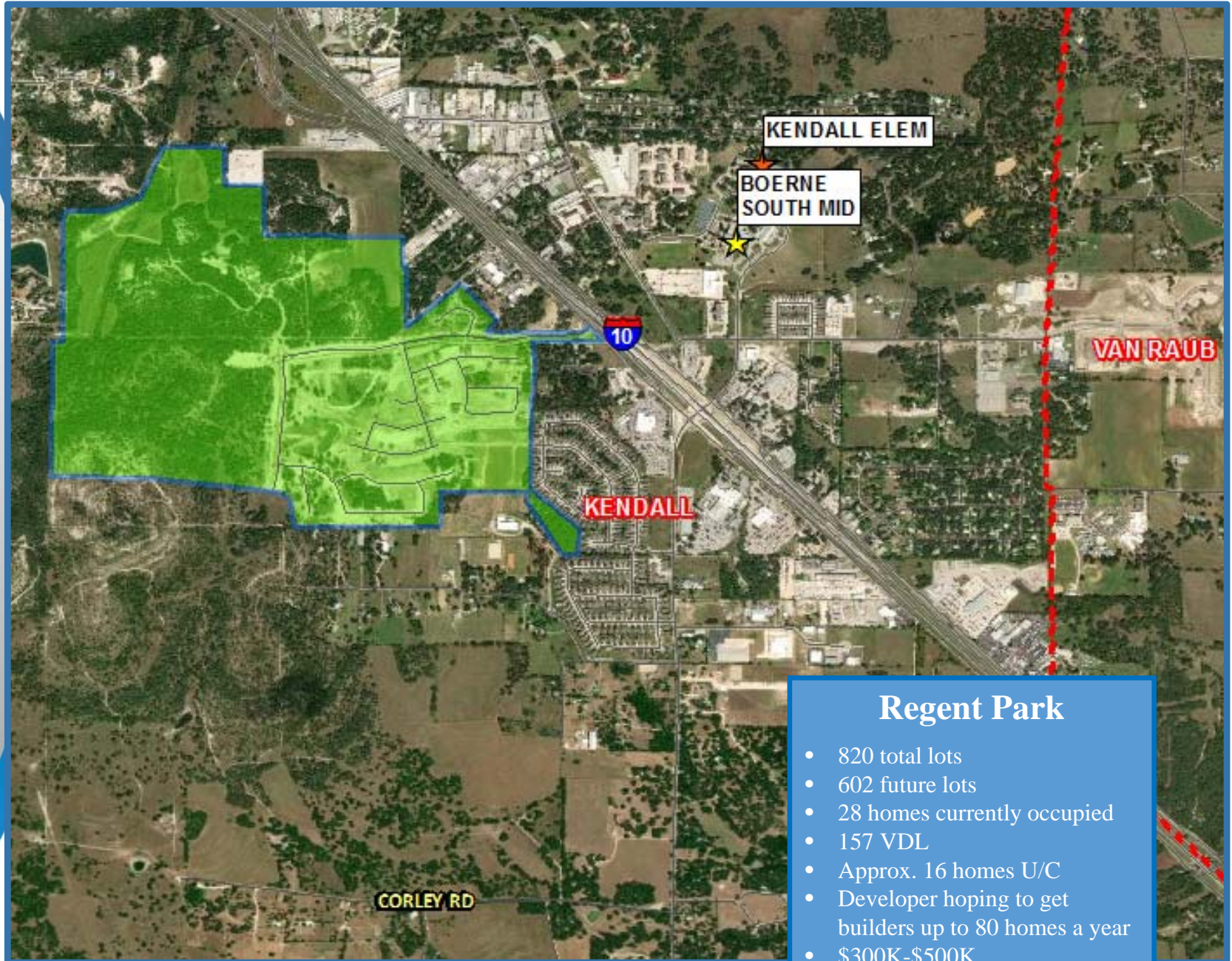


Residential Activity





Residential Activity



Regent Park

- 820 total lots
- 602 future lots
- 28 homes currently occupied
- 157 VDL
- Approx. 16 homes U/C
- Developer hoping to get builders up to 80 homes a year
- \$300K-\$500K
- Student Yield= 0.643

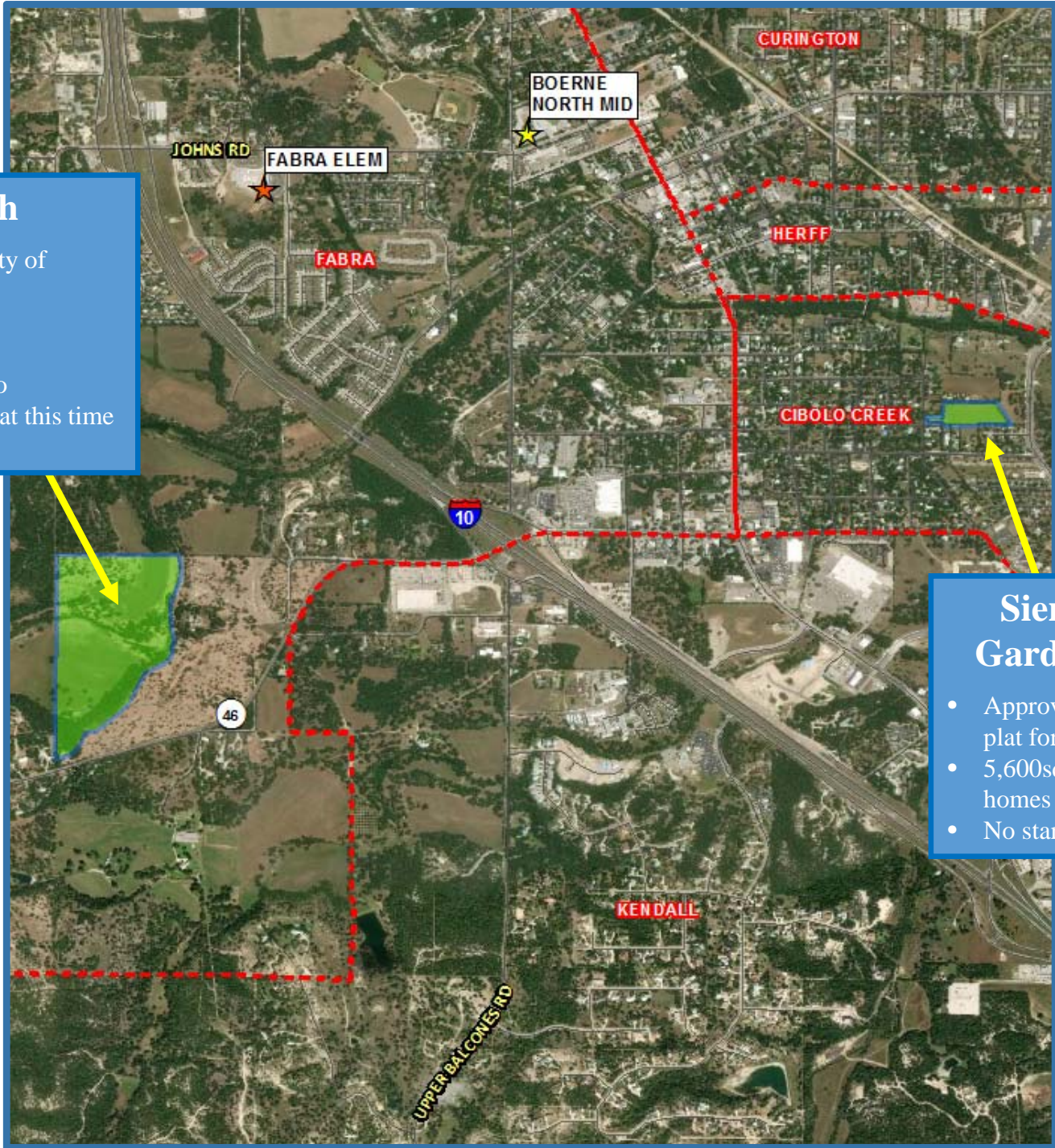




Future Residential Activity

Spencer Ranch

- Master plan approved by City of Boerne in September 2018
- 209 future SF lots
- Building in 3 phases
- No start date as of now & no preliminary plats submitted at this time
- Meritage Homes



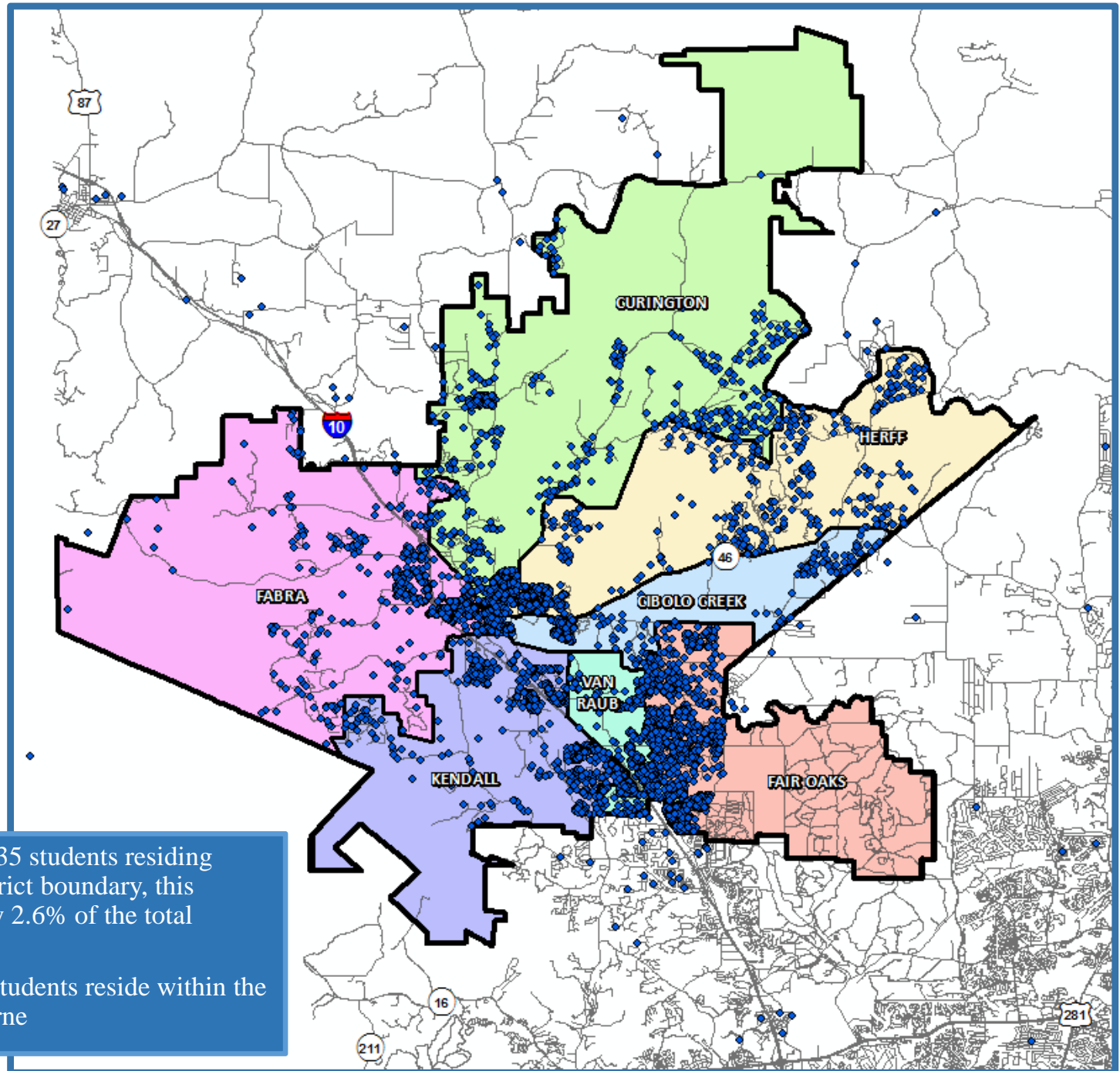
Siena Court Garden Homes

- Approved preliminary plat for 25 lots
- 5,600sqf. Garden style homes to be built
- No start date at this time





Student Distribution

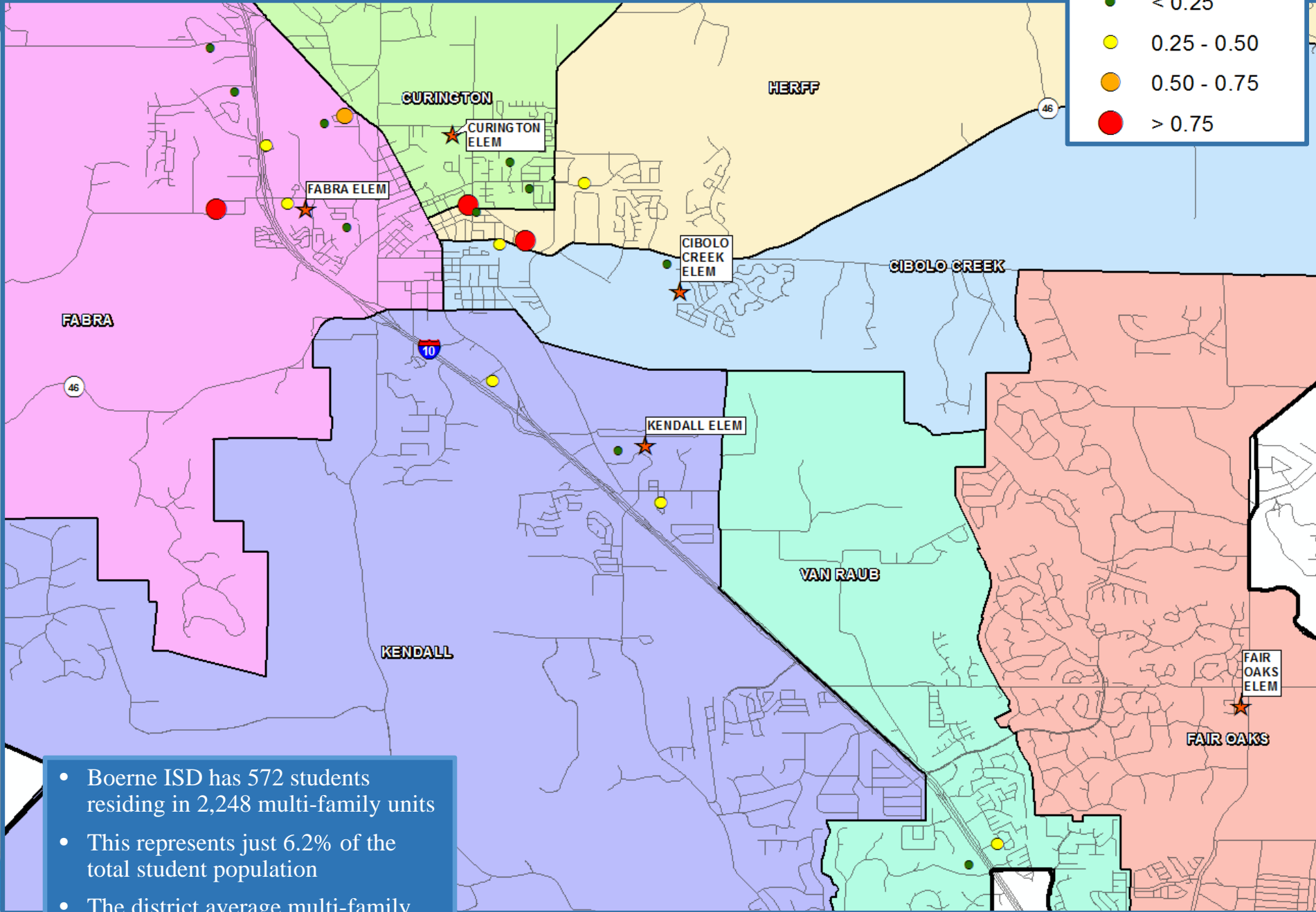
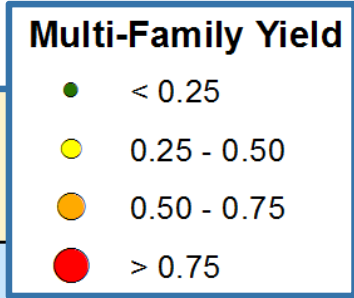


- Boerne ISD has 235 students residing outside of the district boundary, this represents roughly 2.6% of the total student body
- Roughly 20% of students reside within the city limits of Boerne





Multi-Family Yield Analysis

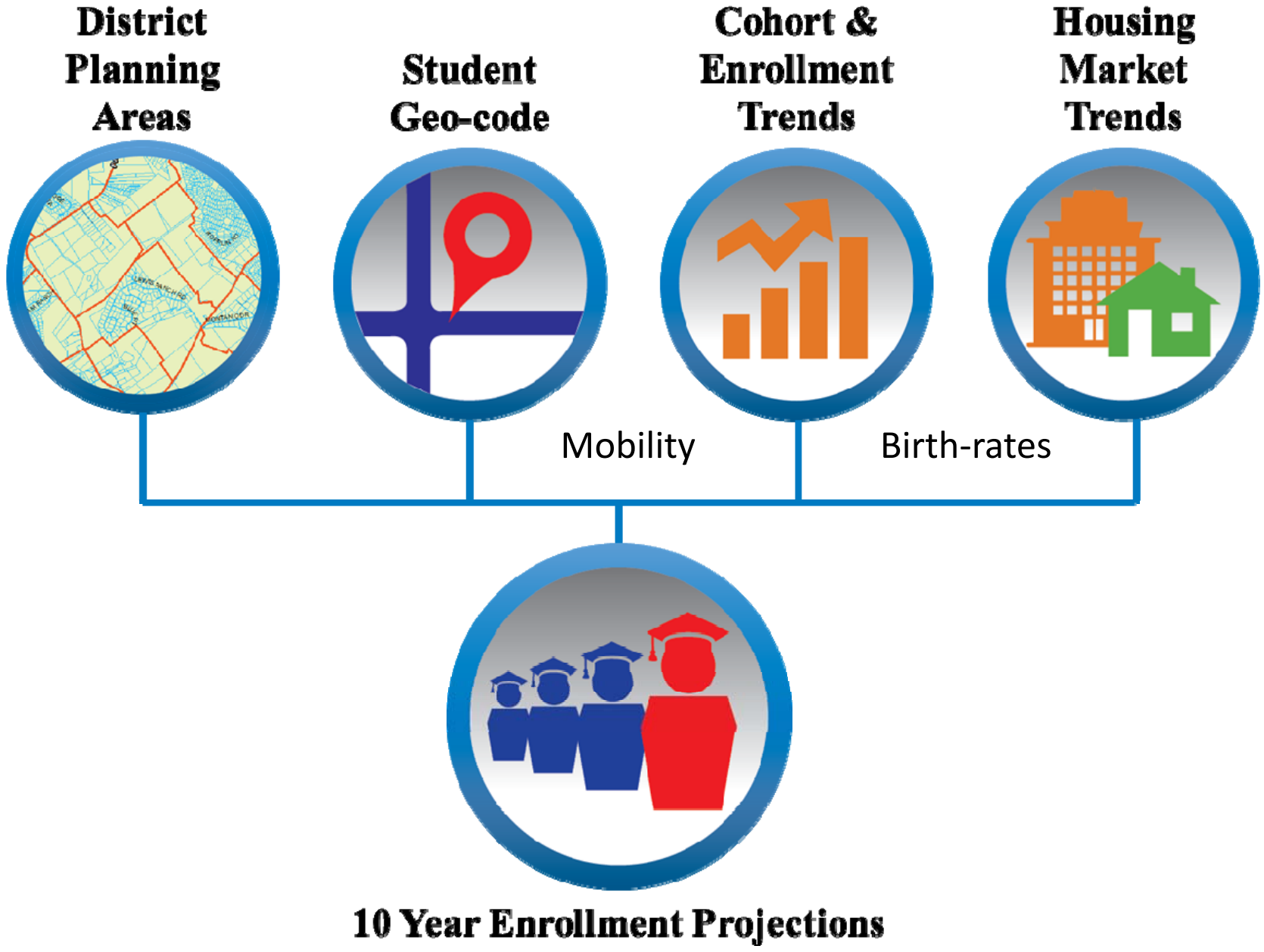


- Boerne ISD has 572 students residing in 2,248 multi-family units
- This represents just 6.2% of the total student population
- The district average multi-family yield is 0.25



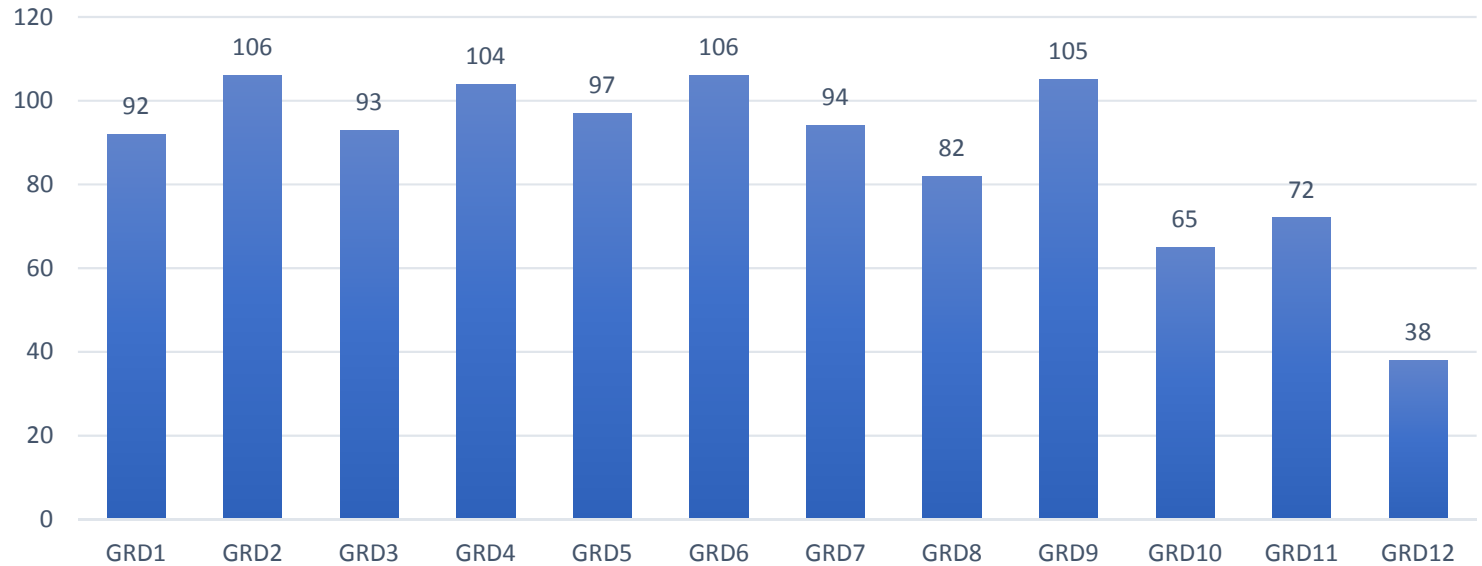


How Projections are Built



Newcomers and Leavers Analysis

2018/19 Newcomers



	2017-18	2018-19	Change
Newcomers	1,031	1,054	+23
Leavers	619	609	-10
NET CHANGE	+412	+445	+33

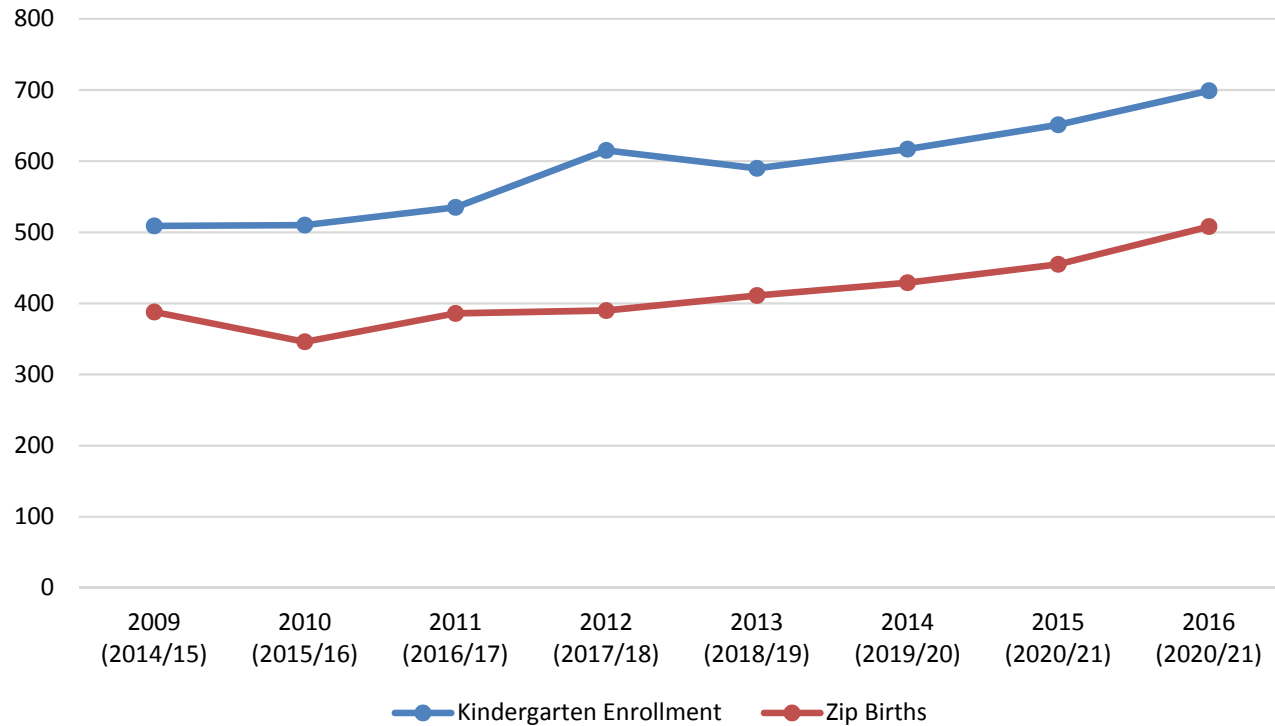
* Student geocode data is taken from an enrollment snapshot, totals may vary from official enrollment reports.

Newcomers: Number of student IDs that were in the 2018-19 student geocode, and did not exist in 2017-18 student file (excludes incoming KG, PK and EE).

Leavers: Number of student IDs that were in the 2017-18 student geocode, and did not exist in 2018-19 student file (excludes graduating seniors).

Birthrate Analysis

Boerne ISD KG Enrollment v. Zip Births



Years	Kindergarten Enrollment	Zip Births	
2009 (2014/15)	509	388	1.312
2010 (2015/16)	510	346	1.474
2011 (2016/17)	535	386	1.386
2012 (2017/18)	615	390	1.577
2013 (2018/19)	590	411	1.436
2014 (2019/20)	617	429	1.438
2015 (2020/21)	651	455	1.431
2016 (2020/21)	699	508	1.376

2018/19 Grade Projection Review

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2014/15	49	509	505	515	500	578	594	556	588	623	698	635	608	535	7,493		
2015/16	70	510	557	544	562	572	614	638	596	620	715	686	640	578	7,902	409	5.5%
2016/17	99	535	555	602	593	618	609	662	678	643	687	707	671	641	8,300	398	5.0%
2017/18	115	615	555	598	659	648	655	673	685	723	686	690	716	670	8,688	388	4.7%
2018/19	163	590	680	607	656	725	705	692	716	721	778	698	691	687	9,109	421	4.8%
TD Projection Comparison																	
2018/19	115	612	663	597	656	732	696	704	721	742	810	683	689	706	9,126		
Difference	48	-22	17	10	0	-7	9	-12	-5	-21	-32	15	2	-19	-17		
Percent Dif.	29.4%	-3.7%	2.5%	1.6%	0.0%	-1.0%	1.3%	-1.7%	-0.7%	-2.9%	-4.1%	2.1%	0.3%	-2.8%	-0.2%		

Projection Targets

- Total Enrollment 1% differential
- Grade level enrollment 5% differential
- Campus Enrollment 5% differential
- PreK Enrollment typically not projected

2018/19 Campus Level Projection Review

Campus	Capacity	HISTORY	Current
		2017/18	2018/19
Cibolo Creek Elementary	750	818	765
Curington Elementary	800	647	696
New Fabra Elementary	800	616	580
Fair Oaks Ranch Elementary	850	1,003	608
Kendall Elementary	750	761	717
Van Raub Elementary	800	0	760
Herff Elementary	800	0	0
ELEMENTARY TOTAL	5,550	3,845	4,126
Elementary Absolute Growth		234	281
Elementary Percent Growth		6.48%	7.31%
Boerne Middle North	875	852	863
Boerne Middle South	1,250	1,229	1,266
Voss Middle School	1,200	0	0
MIDDLE SCHOOL TOTAL	3,325	2,081	2,129
Middle School Absolute Growth		98	48
Middle School Percent Growth		4.94%	2.31%
Samuel V. Champion HS	1,946	1,660	1,730
Boerne HS	1,594	1,102	1,124
HIGH SCHOOL TOTAL	3,540	2,762	2,854
High School Absolute Growth		56	92
High School Percent Growth		2.07%	3.33%
DISTRICT TOTAL	12,415	8,688	9,109
District Absolute Growth		388	421
District Percent Growth		4.7%	4.8%

Templeton	Total	Percent	Difference
Projection	Difference	Difference	w/o PreK
831	-66	-8.6%	-5.4%
640	56	8.0%	4.3%
637	-57	-9.8%	-5.3%
629	-21	-3.5%	-5.6%
623	94	13.1%	8.8%
711	49	6.4%	2.8%
4,071	55	1.3%	approx. .01%

881	-18	-2.1%
1,286	-20	-1.6%
2,167	-38	-1.8%

1,760	-30	-1.7%
1,128	-4	-0.4%
2,888	-34	-1.2%

9,126	-17	-0.2%
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Projection Targets

- 5 of 6 campuses exceeded 5% threshold
- PreK enrollment represents a large portion of difference
- All secondary campuses remained within typical thresholds
- Incoming and outgoing transfers reviewed for updated projections (2019/20)



Ten Year Forecast

By Grade Level

Update

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2014/15	49	509	505	515	500	578	594	556	588	623	698	635	608	535	7,493		
2015/16	70	510	557	544	562	572	614	638	596	620	715	686	640	578	7,902	409	5.5%
2016/17	99	535	555	602	593	618	609	662	678	643	687	707	671	641	8,300	398	5.0%
2017/18	115	615	555	598	659	648	655	673	685	723	686	690	716	670	8,688	388	4.7%
2018/19	163	590	680	607	656	725	705	692	716	721	778	698	691	687	9,109	421	4.8%
2019/20	152	617	642	740	664	720	782	746	742	767	778	779	696	679	9,504	395	4.3%
2020/21	152	651	679	683	805	719	769	852	777	789	833	785	782	670	9,946	442	4.7%
2021/22	152	699	713	723	745	869	774	839	897	818	853	841	785	754	10,462	516	5.2%
2022/23	152	710	762	759	786	811	937	859	886	950	879	858	836	759	10,944	482	4.6%
2023/24	152	728	782	813	821	854	883	1,011	906	938	1,027	886	858	807	11,466	522	4.8%
2024/25	152	755	803	838	883	890	928	983	1,066	960	1,012	1,036	885	828	12,019	553	4.8%
2025/26	152	734	820	863	910	958	959	1,014	1,038	1,131	1,035	1,020	1,033	855	12,522	503	4.2%
2026/27	152	765	794	881	936	987	1031	1,052	1,076	1,101	1,222	1,043	1,018	996	13,054	532	4.2%
2027/28	152	798	831	856	958	1016	1063	1,130	1,101	1,128	1,189	1,232	1,041	982	13,477	423	3.2%
2028/29	152	828	870	895	930	1041	1094	1,164	1,196	1,167	1,218	1,199	1,229	1,004	13,987	510	3.8%

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

- Boerne ISD will close to 10,000 students by 2020/21
- 5 year growth = 2,357 students
- 2023/24 enrollment = 11,466 students
- 10 year growth = 4, 878 students
- 2028/29 enrollment = 13,987 students





Ten Year Forecast

By Campus

Update

Campus	Capacity	HISTORY	Current	ENROLLMENT PROJECTIONS									
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Cibolo Creek Elementary	750	818	765	477	492	506	526	521	548	570	593	615	636
Curington Elementary	800	647	696	552	549	564	567	591	611	608	609	603	592
New Fabra Elementary	800	616	580	588	602	629	661	684	723	757	794	824	850
Fair Oaks Ranch Elementary	850	1,003	608	634	655	685	727	731	759	770	768	767	770
Kendall Elementary	750	761	717	768	815	867	927	951	993	1,041	1,096	1,142	1,199
Van Raub Elementary	800	0	760	839	879	933	992	1,017	1,045	1,051	1,060	1,071	1,087
Herff Elementary	800	0	0	459	466	491	517	538	570	599	626	652	676
ELEMENTARY TOTAL	5,550	3,845	4,126	4,317	4,458	4,675	4,917	5,033	5,249	5,396	5,546	5,674	5,810
Elementary Absolute Growth		234	281	191	141	217	242	116	216	147	150	128	136
Elementary Percent Growth		6.48%	7.31%	4.63%	3.27%	4.87%	5.18%	2.36%	4.29%	2.80%	2.78%	2.31%	2.40%
Boerne Middle North	875	852	863	781	800	813	838	842	860	881	909	969	1,023
Boerne Middle South	1,250	1,229	1,266	819	910	996	1,111	1,193	1,292	1,380	1,392	1,398	1,470
Voss Middle School	1,200	0	0	655	708	745	746	820	857	922	928	992	1,034
MIDDLE SCHOOL TOTAL	3,325	2,081	2,129	2,255	2,418	2,554	2,695	2,855	3,009	3,183	3,229	3,359	3,527
Middle School Absolute Growth		98	48	126	163	136	141	160	154	174	46	130	168
Middle School Percent Growth		4.94%	2.31%	5.92%	7.23%	5.62%	5.52%	5.94%	5.39%	5.78%	1.45%	4.03%	5.00%
Samuel V. Champion HS	1,946	1,660	1,730	1,782	1,870	1,958	2,007	2,196	2,364	2,493	2,791	2,944	3,084
Boerne HS	1,594	1,102	1,124	1,150	1,200	1,275	1,325	1,382	1,397	1,450	1,488	1,500	1,566
HIGH SCHOOL TOTAL	3,540	2,762	2,854	2,932	3,070	3,233	3,332	3,578	3,761	3,943	4,279	4,444	4,650
High School Absolute Growth		56	92	78	138	163	99	246	183	182	336	165	206
High School Percent Growth		2.07%	3.33%	2.73%	4.71%	5.31%	3.06%	7.38%	5.11%	4.84%	8.52%	3.86%	4.64%
DISTRICT TOTAL	12,415	8,688	9,109	9,504	9,946	10,462	10,944	11,466	12,019	12,522	13,054	13,477	13,987
District Absolute Growth		388	421	395	442	516	482	522	553	503	532	423	510
District Percent Growth		4.7%	4.8%	4.3%	4.7%	5.2%	4.6%	4.8%	4.8%	4.2%	4.2%	3.2%	3.8%

*Yellow box = enrollment exceeds stated campus capacity





Summary

- Kendall County's unemployment rate is roughly 3.0%.
- Boerne ISD had the most 2nd quarter starts in more than 8 years.
- Miralomas' first phase is delivered with model homes starting construction, first residents expected late 2018.
- The district has over 11,000 planned future lots.
- The district average multi-family yield is 0.25.
- BISD can expect an increase of approximately 2,357 students during the next 5 years.
- 2023/24 enrollment projection: 11,466 students.
- Boerne ISD will in roll close to 14,000 students by the 2028/29 school year.

