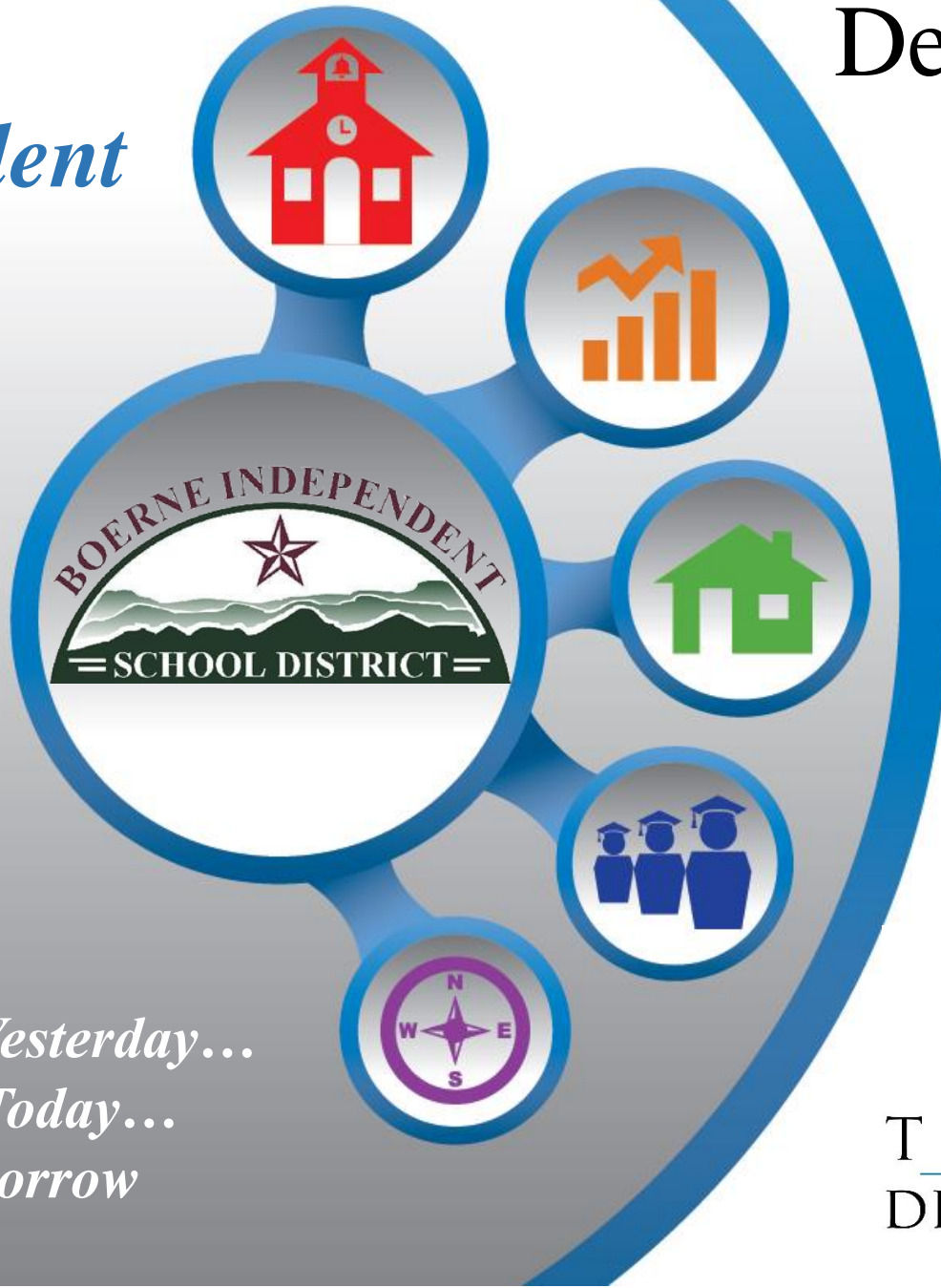


*Boerne  
Independent  
School  
District*



Demographic  
Summary  
Fall 2017

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



TEMPLETON  
DEMOGRAPHICS

# Economic Conditions – San Antonio – New Braunfels MSA (September 2017)

**2.4%**

27,912 new jobs  
National rate 1.6%



**Job Growth**

**Unemployment  
Rate**



U.S. 4.1%  
Texas 4.0%  
San Antonio –  
New Braunfels 3.2%  
Kendall Co 2.9%

**-0.5%**

**10,974**

929 more  
starts than 3Q16



**Annual  
Home Starts**



# San Antonio New Home Ranking Report

## ISD Ranked by Annual Closings – 3Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,740	3,409	6,156	33,007
2	Comal ISD	1,750	1,633	3,256	24,196
3	Judson ISD	1,029	825	1,662	5,514
4	Schertz-Cibolo U City ISD	699	735	1,363	6,451
<b>5</b>	<b>Boerne ISD</b>	<b>644</b>	<b>645</b>	<b>1,682</b>	<b>9,832*</b>
6	New Braunfels ISD	725	538	1,162	8,201
7	Medina Valley ISD	521	510	684	15,413
8	North East ISD	408	484	929	6,135
9	East Central ISD	479	391	566	3,765
10	Southwest ISD	334	346	211	5,299
11	Seguin ISD	122	112	122	1,791
12	San Antonio ISD	170	105	224	2,823
13	Southside ISD	80	89	144	9,831
14	Navarro ISD	90	77	118	312
15	Harlandale ISD	63	57	91	67
16	Alamo Heights ISD	71	53	89	79
17	Marion ISD	37	28	118	139
18	South San Antonio ISD	2	5	0	165
19	Comfort ISD	0	0	0	0
20	Edgewood ISD	0	0	0	0

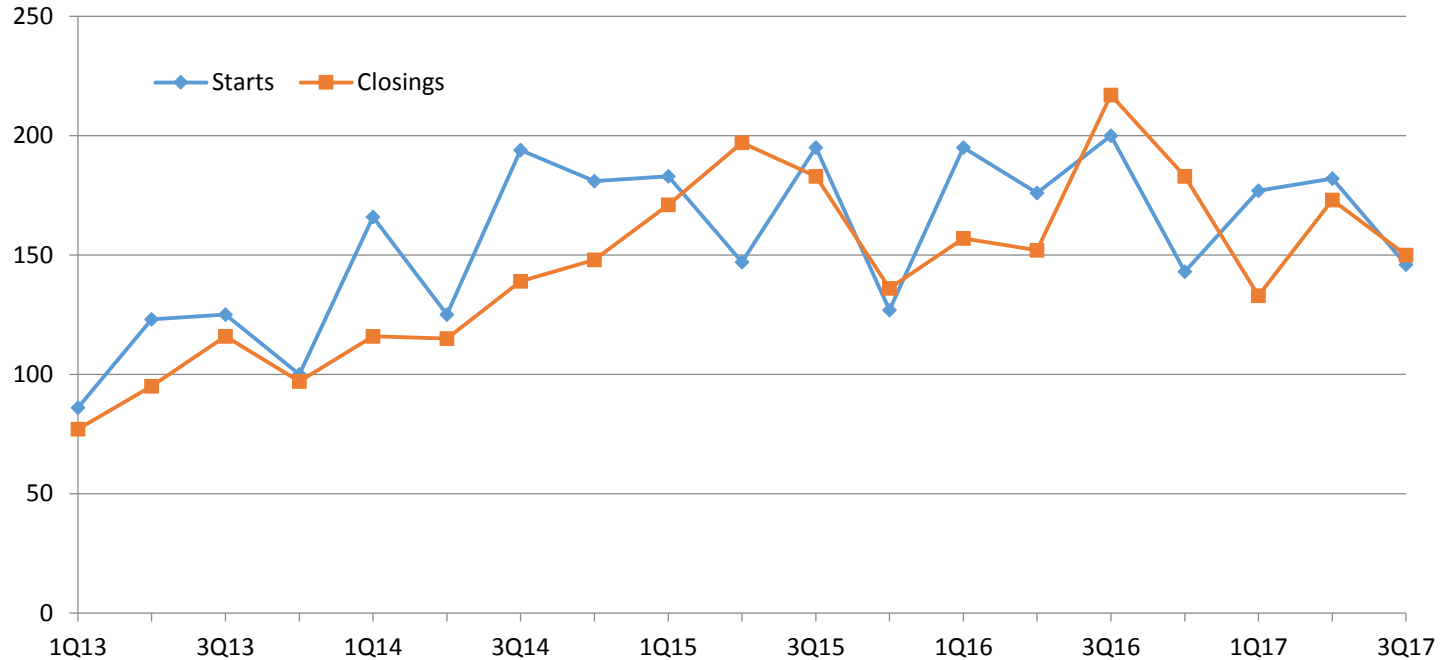
\*Totals adjusted based on additional TD research





# New Housing Activity

## Boerne ISD New Housing Activity



Starts	2011	2012	2013	2014	2015	2016	2017
1Q	65	71	86	166	183	189	177
2Q	88	102	123	125	147	170	182
3Q	67	144	125	194	195	188	146
4Q	89	104	100	181	127	143	
Total	309	421	434	666	652	690	505

Closings	2011	2012	2013	2014	2015	2016	2017
1Q	52	92	77	116	171	153	133
2Q	69	60	95	115	197	142	173
3Q	86	129	116	139	183	202	150
4Q	82	124	97	148	136	183	
Total	289	405	385	518	687	680	456

- Boerne ISD saw a small decline in new home starts 3Q17 from 2Q17
- The district closed a little over 50 less homes in 3Q17 than in 3Q16
- New home inventory is 449 units, or 8.3 month's supply



# Annual Closings Distribution

Top 10 Subdivisions - 3Q17 (Ranked by Annual Closings)

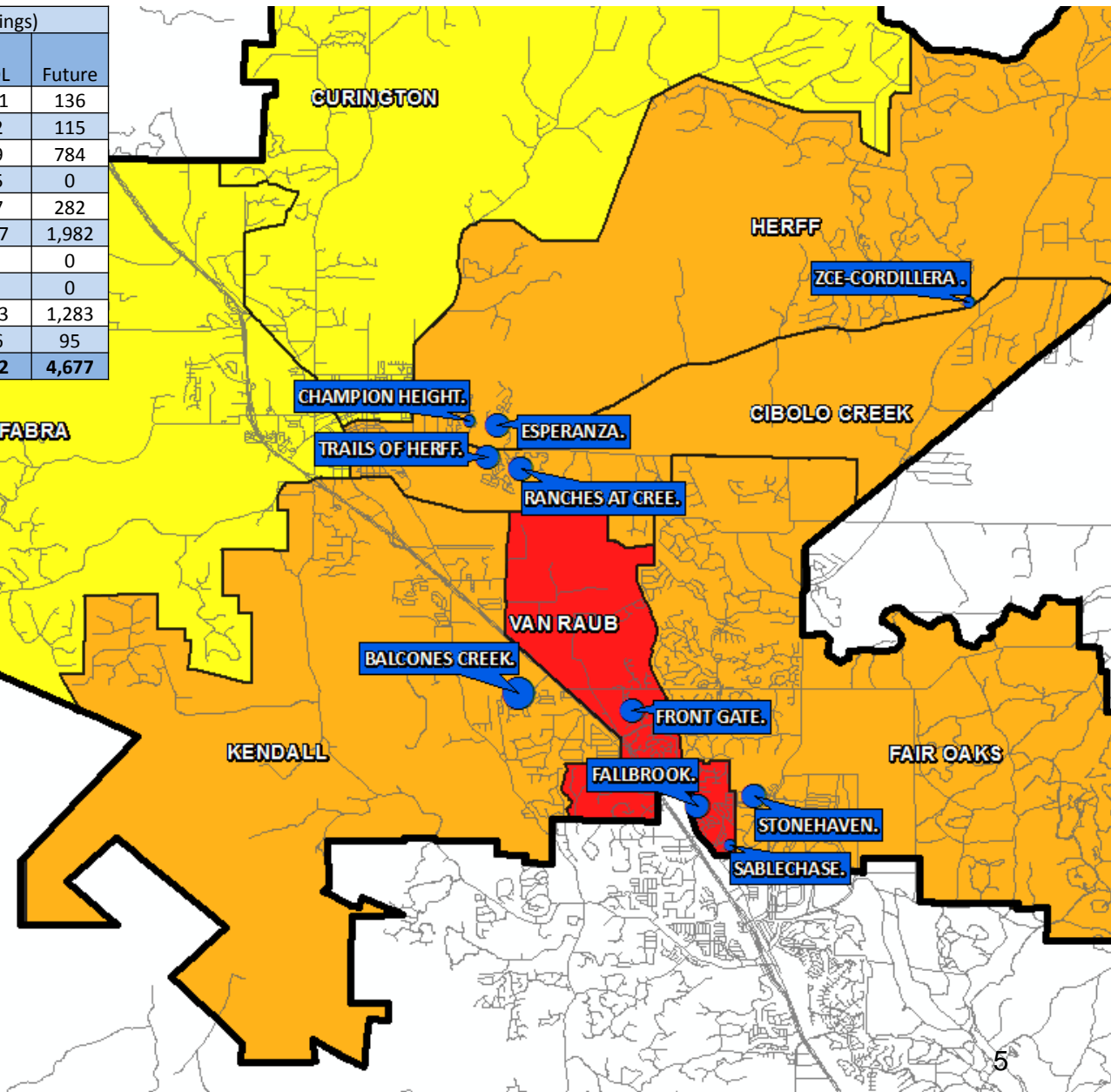
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	BALCONES CREEK	74	20	141	136
2	FALLBROOK	53	11	72	115
3	RANCHES AT CREEKSIDE	48	10	49	784
4	STONEHAVEN	48	11	45	0
5	FRONT GATE	46	13	77	282
6	ESPERANZA	43	16	117	1,982
7	TRAILS OF HERFF RANCH	43	9	1	0
8	SABLECHASE	40	9	1	0
9	ZCE-CORDILLERA RANCH	34	6	183	1,283
10	CHAMPION HEIGHTS	30	6	46	95
<b>TOTALS</b>		<b>459</b>	<b>111</b>	<b>732</b>	<b>4,677</b>

## Annual Closings by Subs

- < 40
- 40 - 60
- > 60

## Annual Closings by Elem

- < 75
- 76 - 150
- > 150



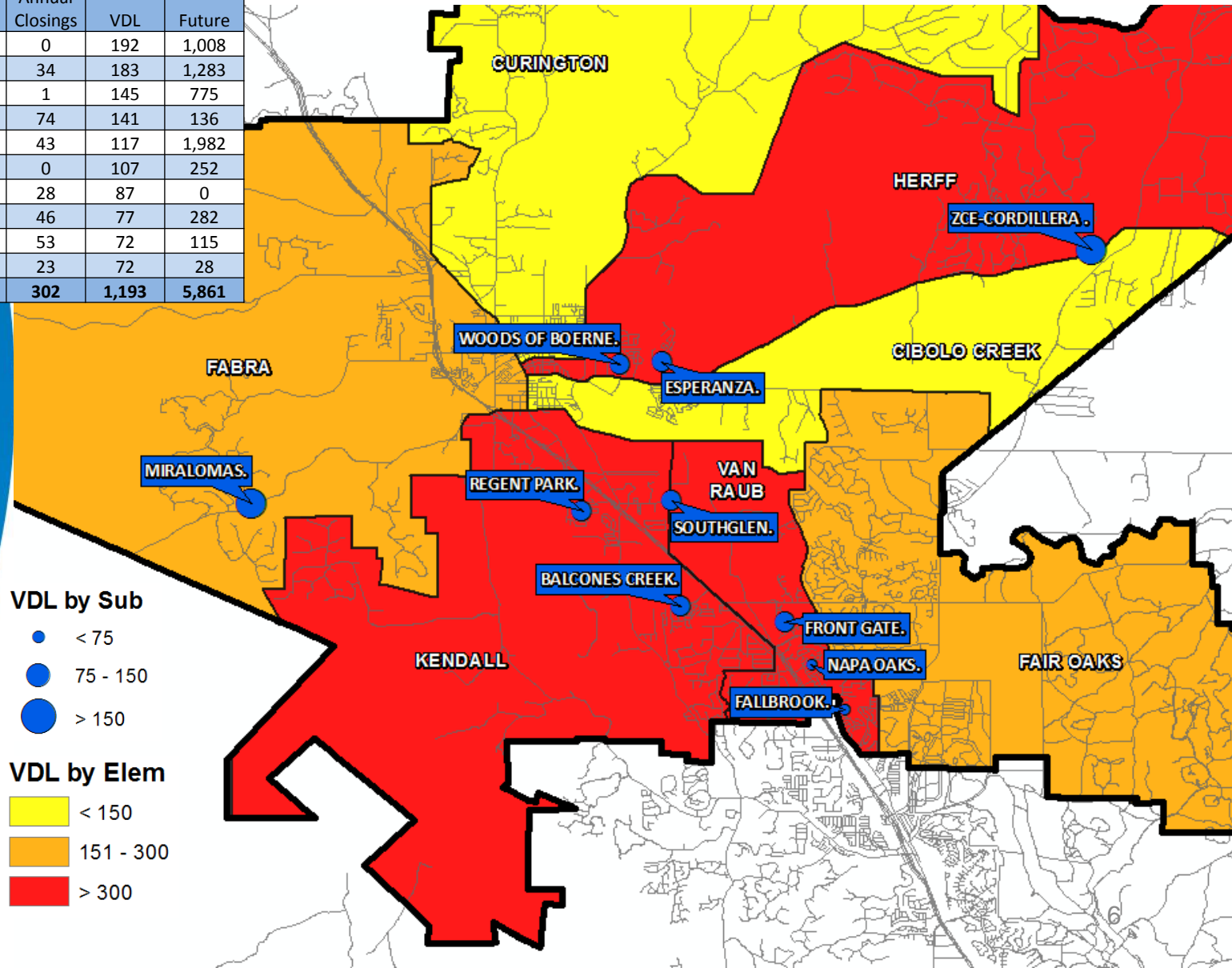




# Vacant Developed Lots Distribution

Top 10 Subdivisions - 3Q17  
(Ranked by remaining Vacant Developed Lot)

Rank	Subdivision	Annual Closings	VDL	Future
1	MIRALOMAS	0	192	1,008
2	ZCE-CORDILLERA RANCH	34	183	1,283
3	REGENT PARK	1	145	775
4	BALCONES CREEK	74	141	136
5	ESPERANZA	43	117	1,982
6	SOUTHGLEN	0	107	252
7	WOODS OF BOERNE	28	87	0
8	FRONT GATE	46	77	282
9	FALLBROOK	53	72	115
10	NAPA OAKS	23	72	28
<b>TOTALS</b>		<b>302</b>	<b>1,193</b>	<b>5,861</b>





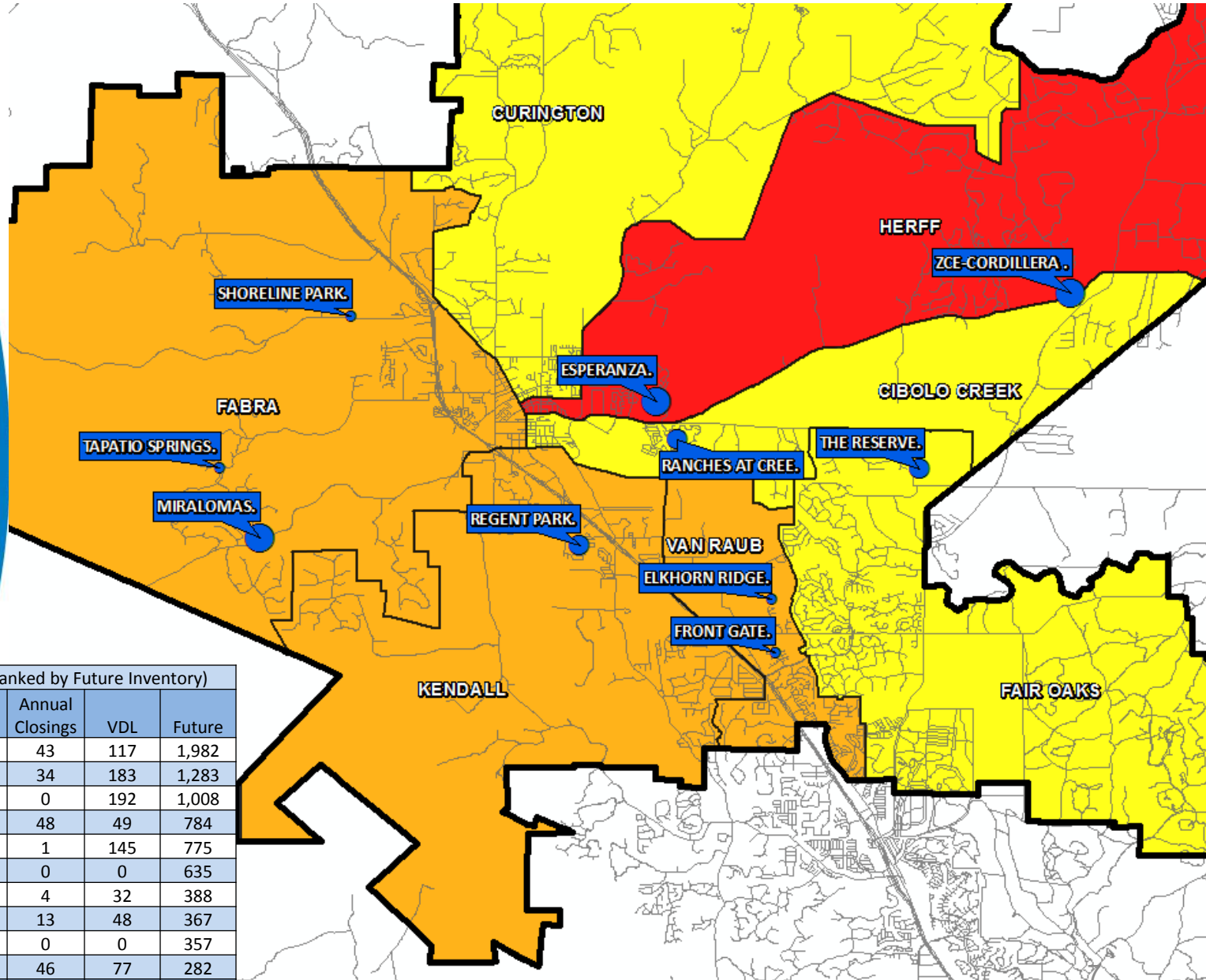
# Future Lots Distribution

## Future by Sub

- < 500
- 500 - 1,000
- > 1,000

## Future by Elem

- < 1,000
- 1,000 - 2,000
- > 2,000



Top 10 Subdivisions - 3Q17 (Ranked by Future Inventory)


Rank	Subdivision	Annual Closings	VDL	Future
1	ESPERANZA	43	117	1,982
2	ZCE-CORDILLERA RANCH	34	183	1,283
3	MIRALOMAS	0	192	1,008
4	RANCHES AT CREEKSIDE	48	49	784
5	REGENT PARK	1	145	775
6	THE RESERVE	0	0	635
7	TAPATIO SPRINGS	4	32	388
8	ELKHORN RIDGE	13	48	367
9	SHORELINE PARK	0	0	357
10	FRONT GATE	46	77	282
	<b>TOTALS</b>	<b>189</b>	<b>843</b>	<b>7,861</b>




# Overall Housing Data

By Elementary Attendance Zone

ELEMENTARY ATTENDANCE ZONE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
Cibolo Creek Elementary	66	6	91	19	5	16	61	835
Curington Elementary	23	6	31	3	13	14	22	349
Fabra Elementary	10	0	8	0	10	10	236	1,859
Fair Oaks Ranch Elementary	76	15	104	20	32	44	155	988
Herff Elementary	162	38	135	34	86	122	454	3,490
Kendall Elementary	125	39	96	29	74	113	350	1,267
Van Raub Elementary	182	38	180	44	62	120	404	1,044
<b>TOTALS</b>	<b>644</b>	<b>142</b>	<b>645</b>	<b>149</b>	<b>282</b>	<b>439</b>	<b>1,682</b>	<b>9,832</b>

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

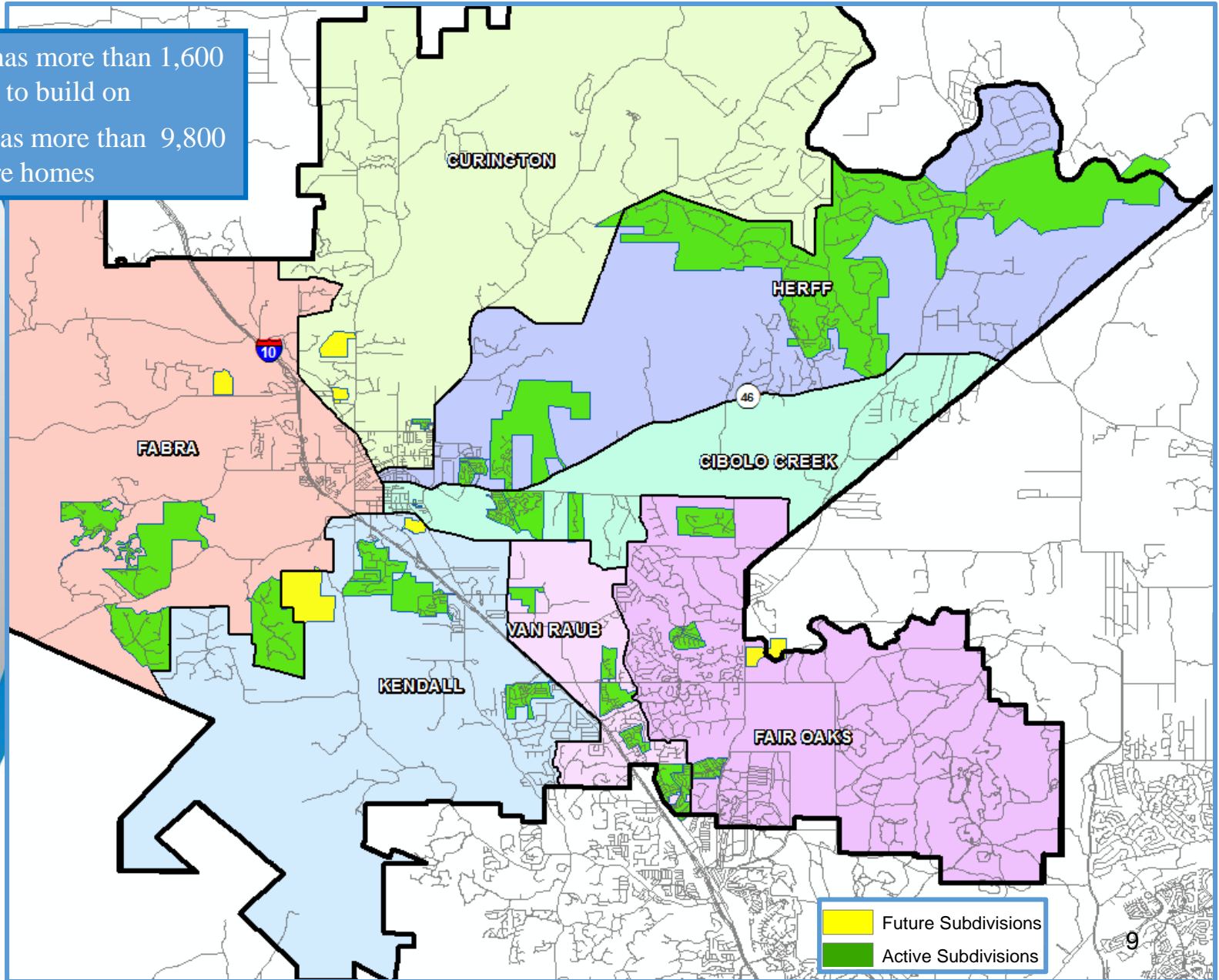






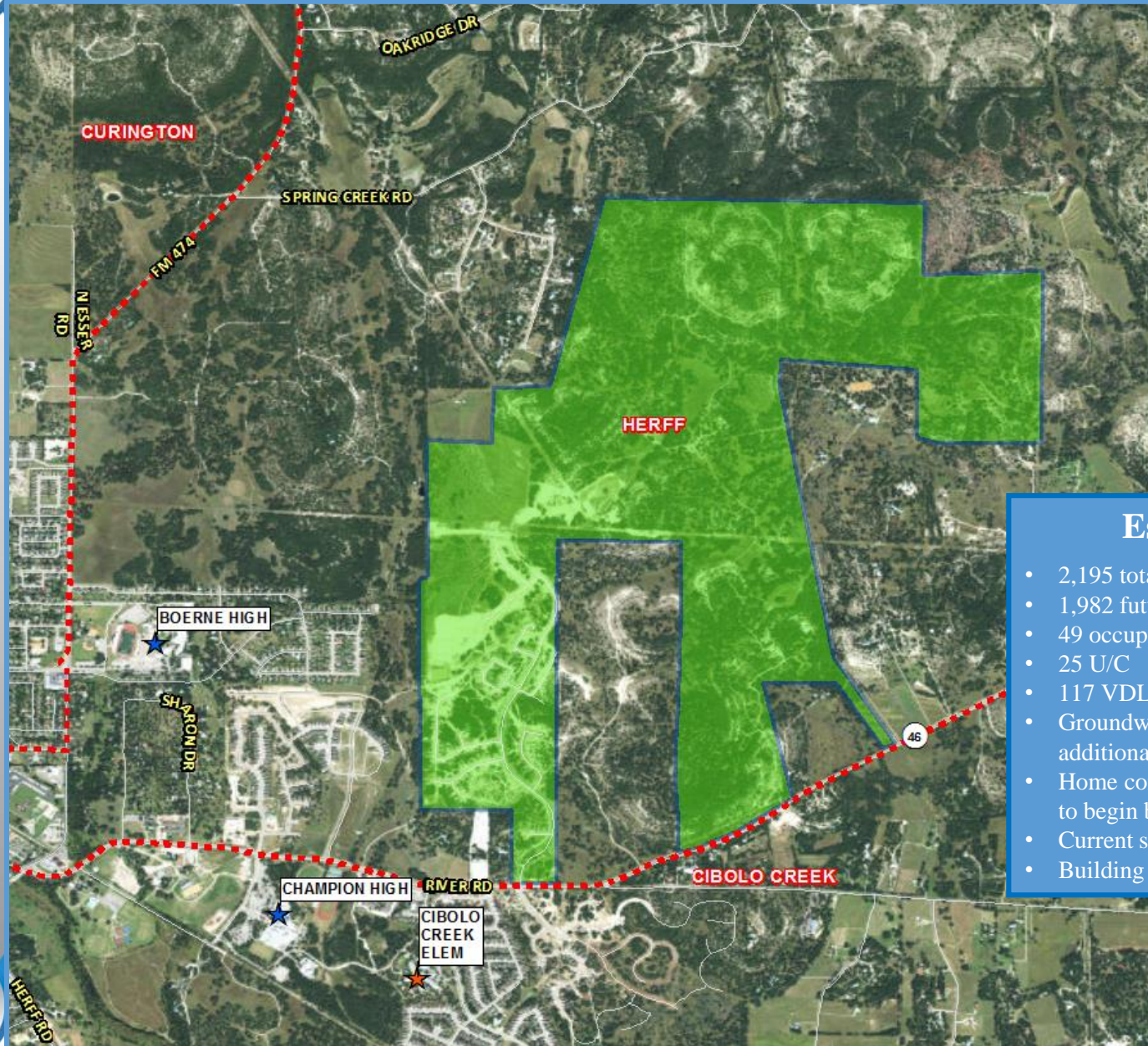
# Housing Activity Overview

- Boerne ISD has more than 1,600 lots available to build on
- The district has more than 9,800 planned future homes





# Residential Activity



## Esperanza

- 2,195 total lots
- 1,982 future lots
- 49 occupied
- 25 U/C
- 117 VDL
- Groundwork underway on 78 additional lots
- Home construction anticipated to begin by Feb 2018
- Current student yield: 0.87
- Building 60 – 80 homes per year

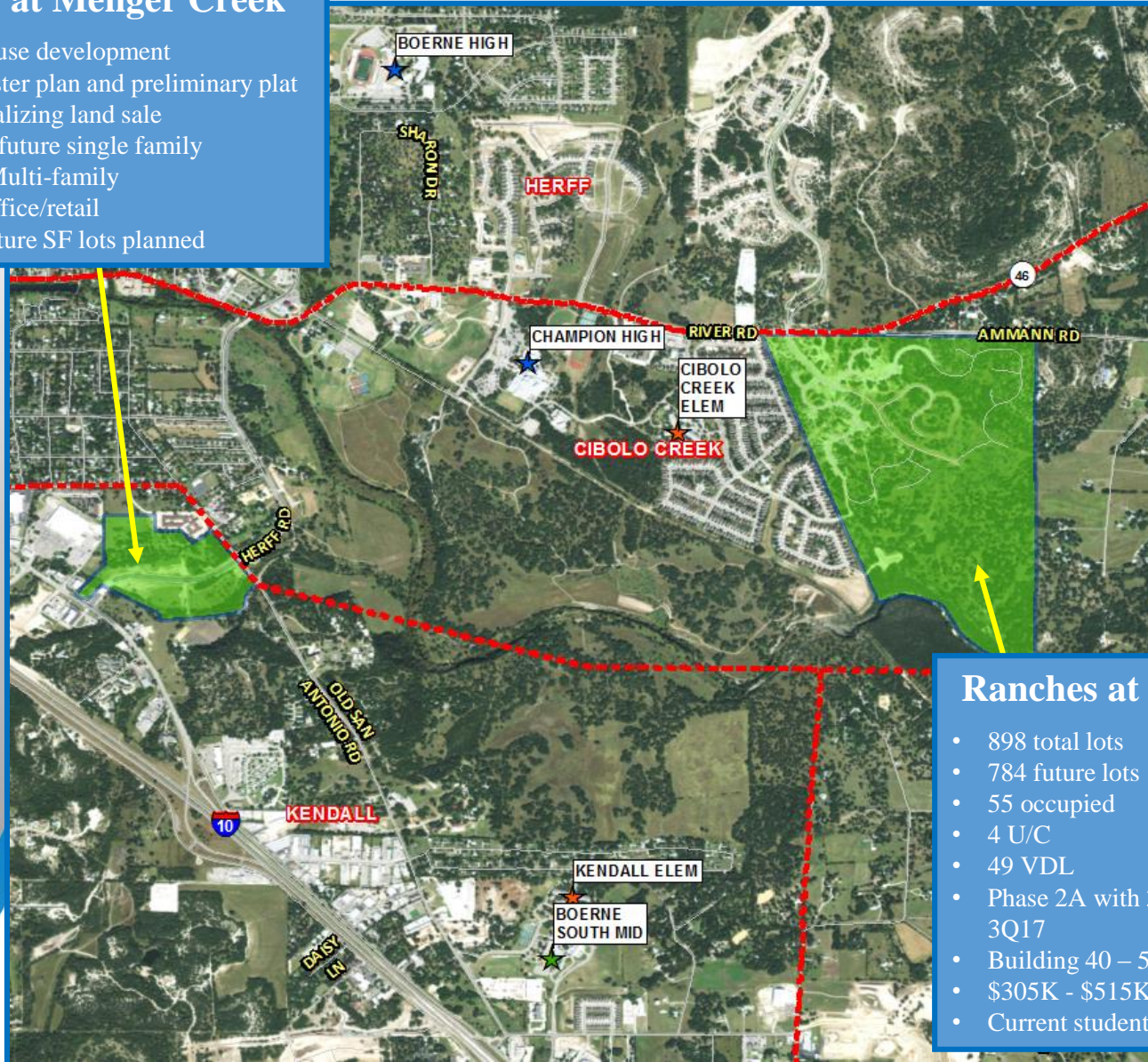




# Residential Activity

## Commons at Menger Creek

- Future mixed use development
- Approved master plan and preliminary plat
- Developer finalizing land sale
- 10.8 acres for future single family
- 6.8 acres for Multi-family
- 21 acres for office/retail
- Approx. 88 future SF lots planned



## Ranches at Creekside

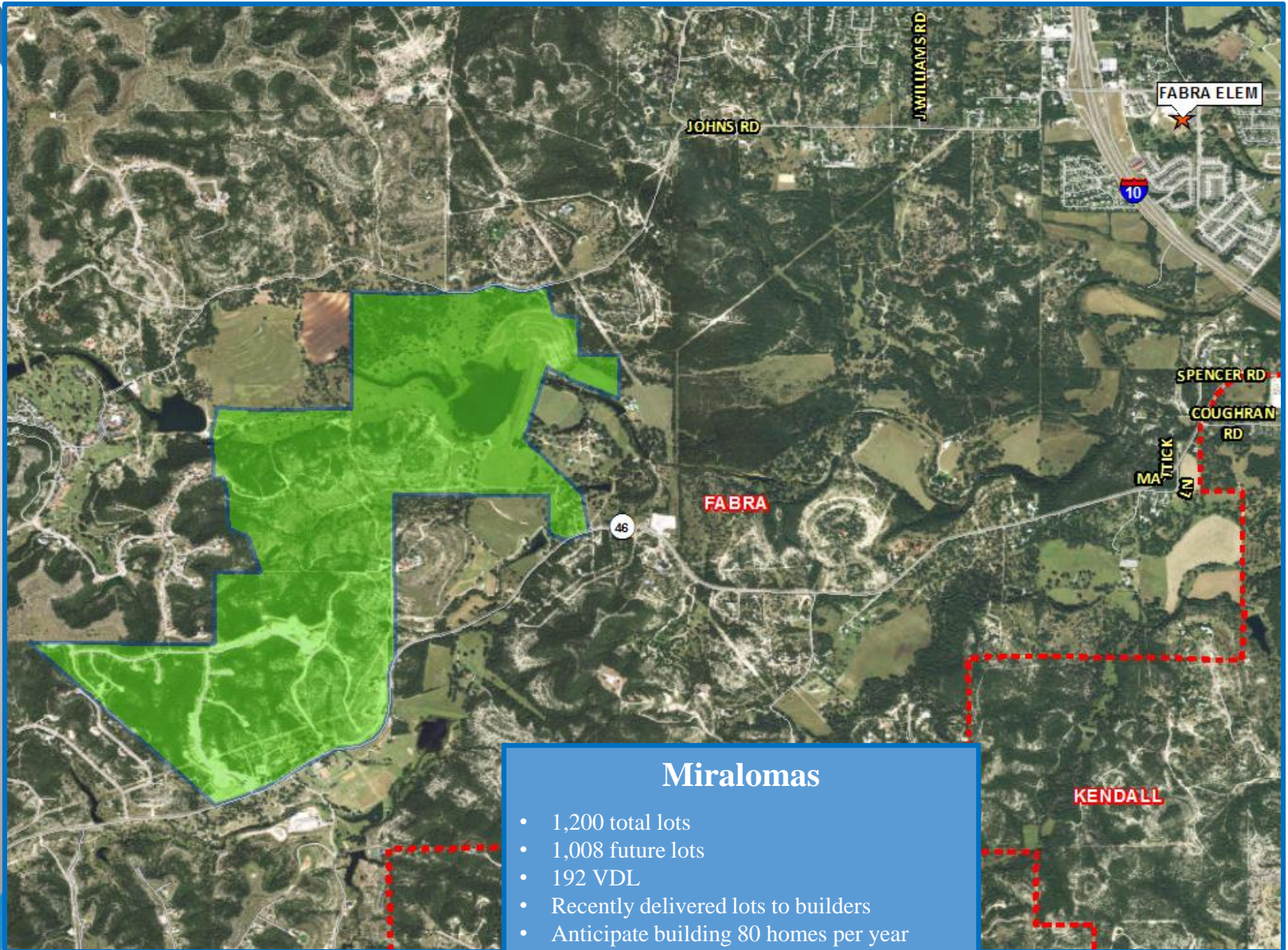
- 898 total lots
- 784 future lots
- 55 occupied
- 4 U/C
- 49 VDL
- Phase 2A with 39 lots delivered 3Q17
- Building 40 – 50 homes a year
- \$305K - \$515K
- Current student yield = 1.0







# Residential Activity



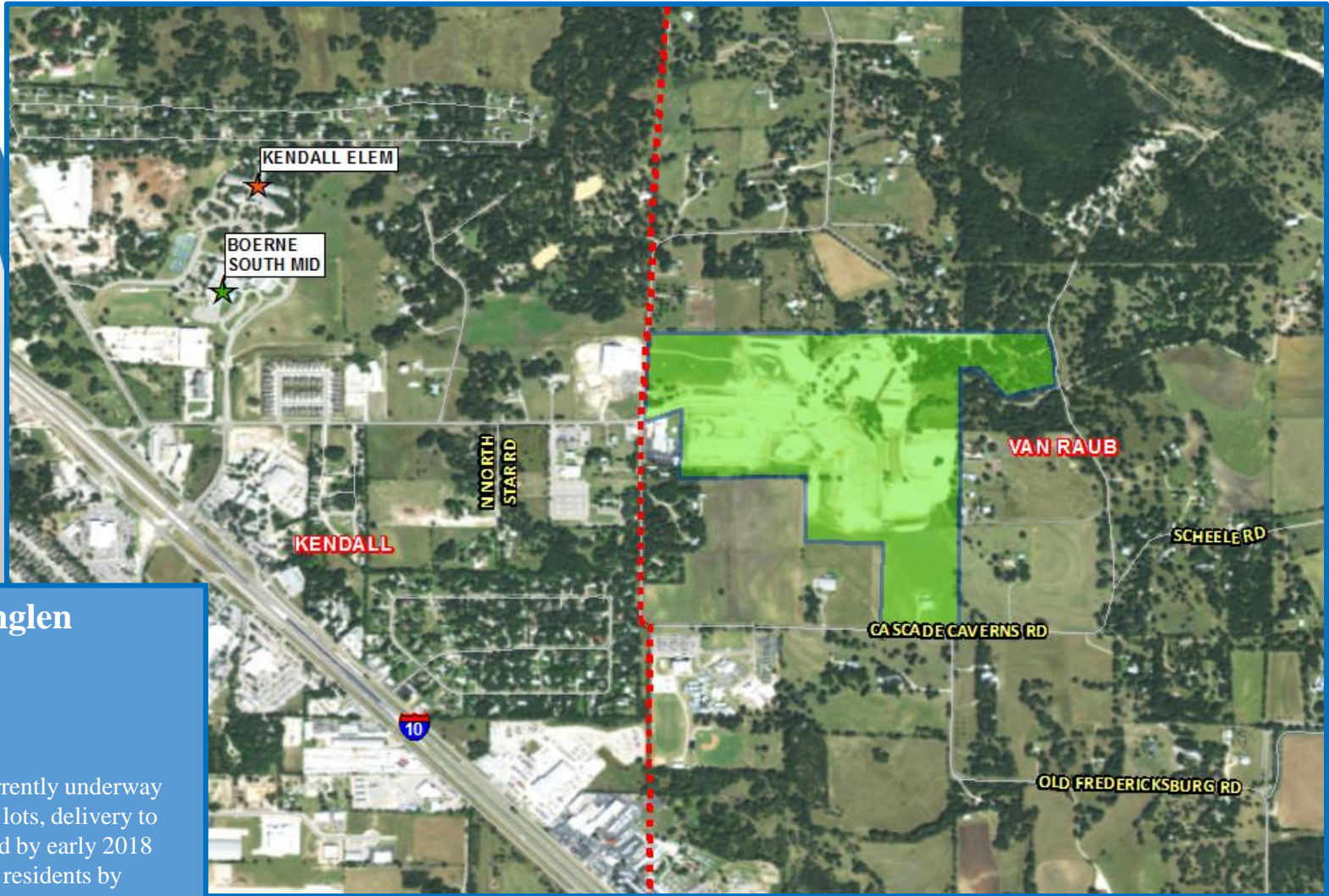
## Miralomas

- 1,200 total lots
- 1,008 future lots
- 192 VDL
- Recently delivered lots to builders
- Anticipate building 80 homes per year
- On track to have first resident by June 2018
- \$300K - \$700K





# Residential Activity



## Southglen

- 370 total lots
- 252 future lots
- 10 U/C
- 107 VDL
- Groundwork currently underway on 40 additional lots, delivery to builders expected by early 2018
- Anticipated first residents by January 2018
- \$200K - \$300K
- Building 30 – 40 homes per year





# Residential Activity

## Regent Park

- 950 total lots
- 775 future lots
- 1 occupied
- 18 U/C
- 145 VDL
- Groundwork is currently underway on an additional 111 lots, delivery to builders expected by Summer 2018
- Anticipate building 80 – 100 homes per year
- \$315K - \$450K



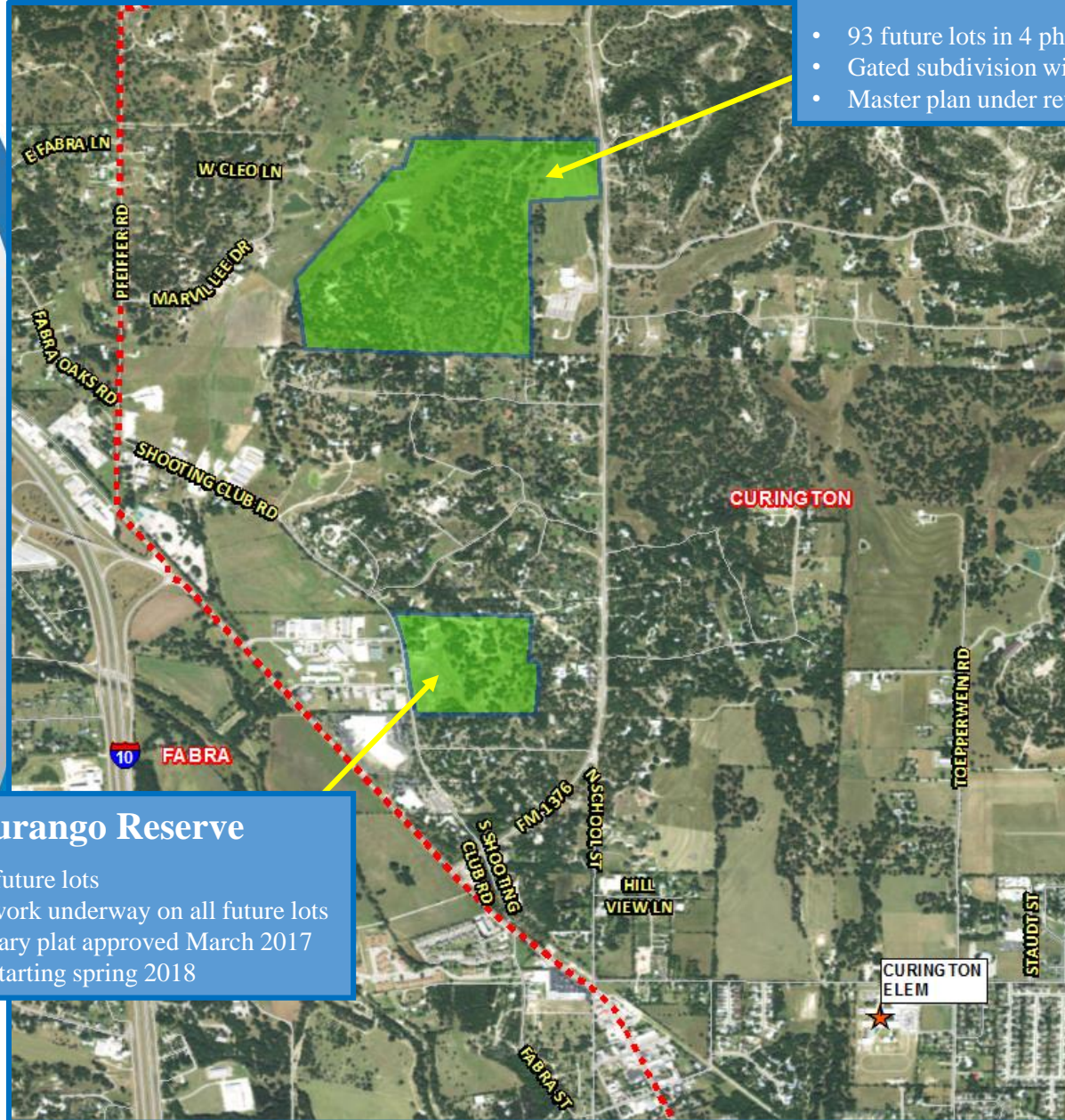




# Residential Activity

## 145 Acre Subdivision

- 93 future lots in 4 phases
- Gated subdivision with 1 acre+ lots
- Master plan under review

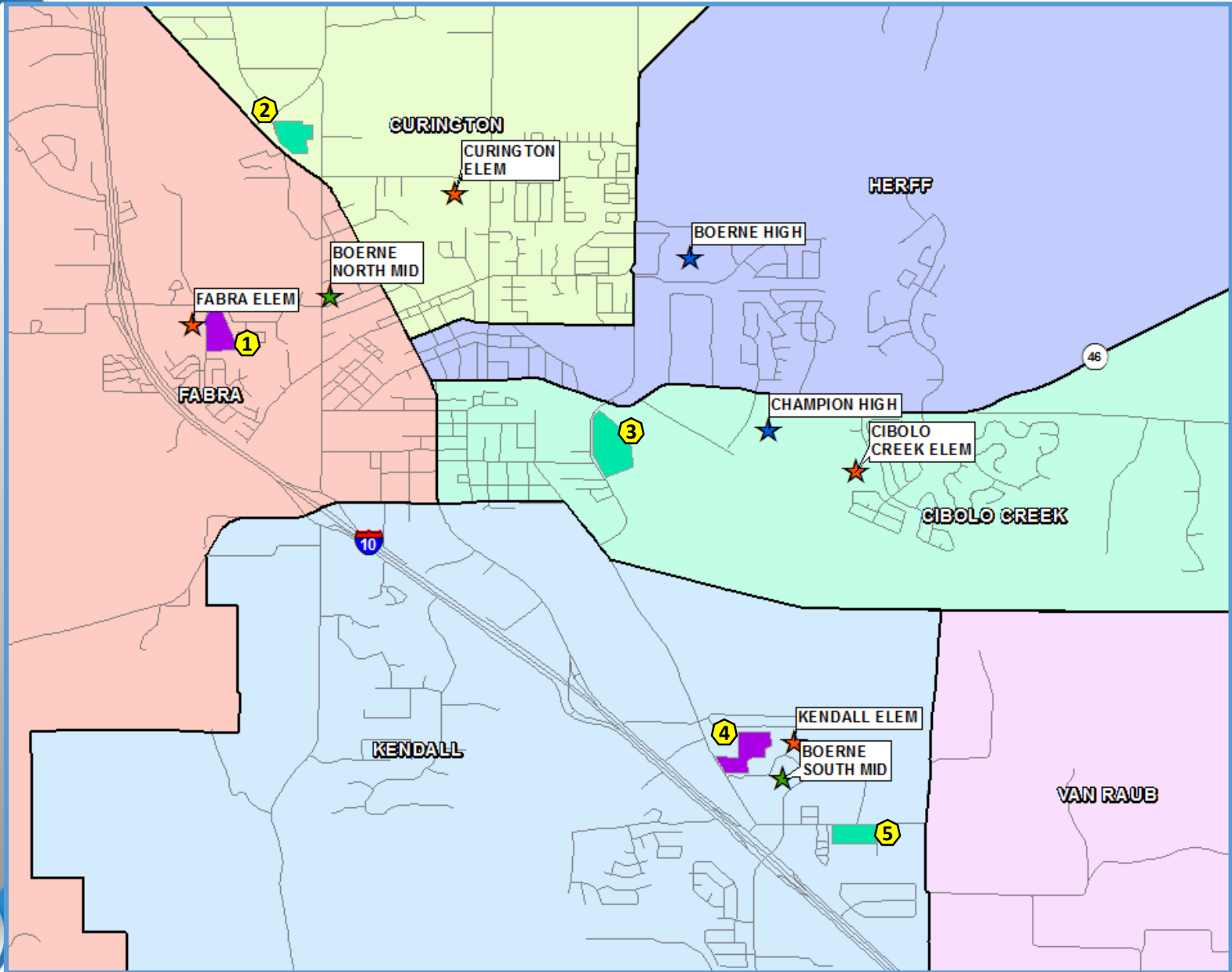


## Durango Reserve

- 89 total future lots
- Groundwork underway on all future lots
- Preliminary plat approved March 2017
- Homes starting spring 2018



# Multi-Family Overview





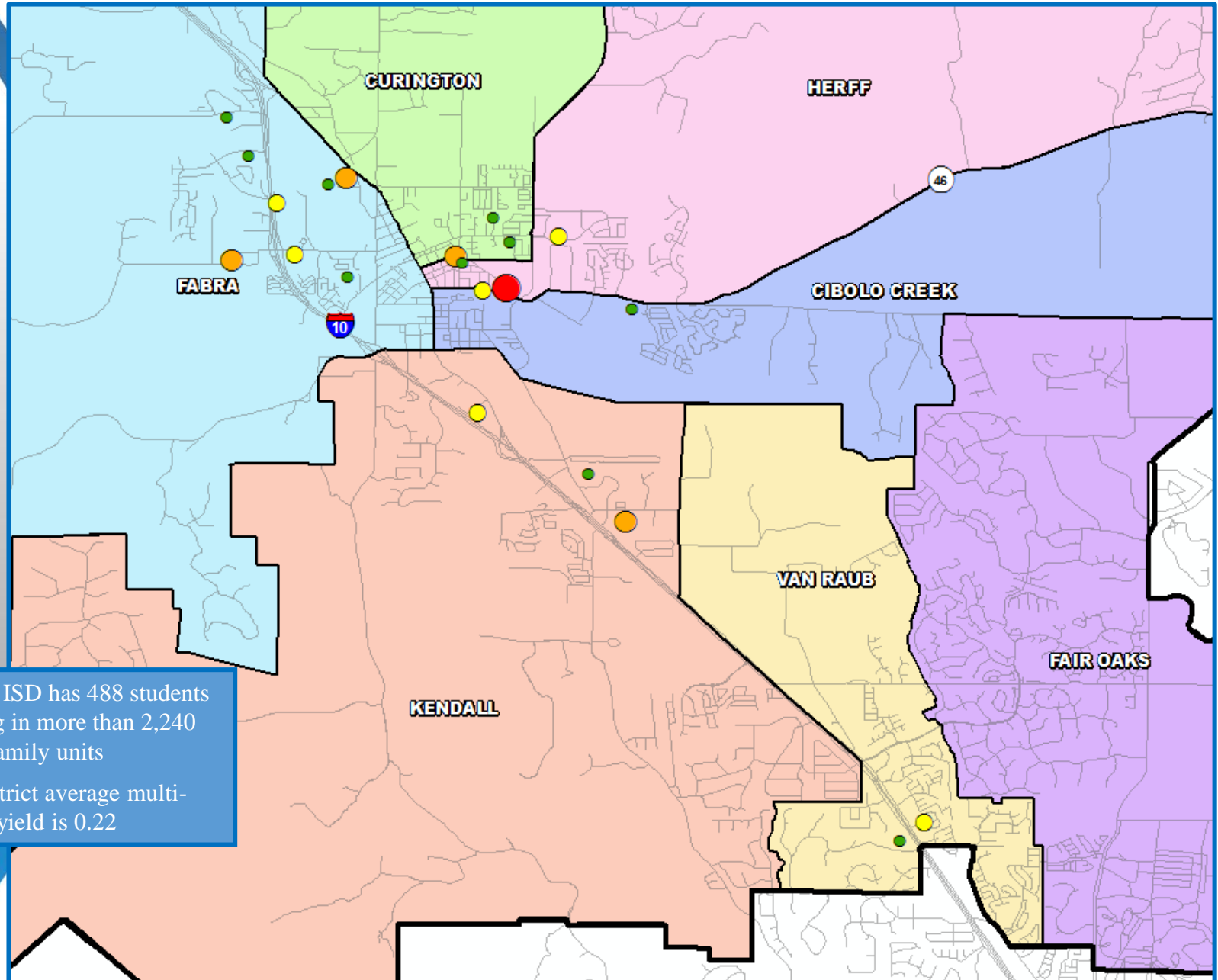
# Multi-Family Overview

	Apartment	Units	Tax Credit	Status	Impact
1	Retreat at Frederick Creek	92	No	Under Construction	2018
2	Overlook at Cibolo Creek	190	No	Denied Tax Credit Application, No movement at this time	N/A
3	Rezoning Request	N/A	No	14 acres rezoning for future MF development	2020+
4	Vantage at Boerne	288	No	All units completed and leasing summer 2017	2017
5	Abbingtion Ranch	48	Yes	Approved tax credit apartment, Preliminary plat under review	2019





# Multi-Family Yield Analysis



- Boerne ISD has 488 students residing in more than 2,240 multi-family units
- The district average multi-family yield is 0.22







# Ten Year Forecast

## By Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2013/14	85	443	477	455	532	535	525	568	592	634	655	619	556	553	7,229		
2014/15	49	509	505	515	500	578	594	556	588	623	698	635	608	535	7,493	264	3.7%
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	115	612	663	597	656	732	696	704	721	742	810	683	689	706	9,126	438	5.0%
2019/20	115	668	678	724	655	709	792	726	760	787	822	807	680	670	9,593	467	5.1%
2020/21	115	692	723	732	782	710	769	869	771	810	862	820	809	661	10,125	532	5.5%
2021/22	115	712	755	779	786	844	769	815	915	810	896	859	819	790	10,664	539	5.3%
2022/23	115	743	779	813	829	843	902	825	861	970	909	886	853	798	11,126	462	4.3%
2023/24	115	762	815	838	869	890	904	975	879	920	1,075	904	884	830	11,660	534	4.8%
2024/25	115	796	841	888	900	934	952	982	1,037	936	1,025	1,070	901	861	12,238	578	5.0%
2025/26	115	829	873	910	956	969	1,006	1,029	1,046	1,106	1,044	1,021	1,066	878	12,848	610	5.0%
2026/27	115	872	910	948	989	1,037	1,053	1,084	1,101	1,121	1,231	1,039	1,018	1,039	13,557	709	5.5%
2026/28	115	920	964	988	1,029	1,074	1,128	1,134	1,159	1,180	1,249	1,227	1,035	991	14,193	636	4.7%

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

- Boerne ISD will enroll 9,000 students by 2018
- 5 year growth = 2,438 students
- 2022/23 enrollment = 11,126 students
- 10 year growth = 5,505 students
- 2027/28 enrollment = 14,193 students



# Ten Year Forecast

## By Campus

Campus	HISTORY		Current	ENROLLMENT PROJECTIONS									
	Capacity*	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Cibolo Creek Elementary	750	756	818	831	576	597	617	630	649	680	720	764	811
Curington Elementary	800	662	647	640	532	543	554	551	560	573	570	574	584
New Fabra Elementary	800	583	616	637	650	646	681	728	754	809	867	924	998
Fair Oaks Ranch Elementary	850	916	1,003	629	685	727	759	801	801	816	830	856	874
Kendall Elementary	750	694	761	623	678	724	764	836	893	955	1,023	1,099	1,180
Van Raub Elementary	*800	0	0	711	768	807	862	918	937	950	968	992	1,024
Herff Elementary	*800	0	0	0	452	479	523	560	599	643	680	715	752
<b>ELEMENTARY TOTAL</b>	<b>5,550</b>	<b>3,611</b>	<b>3,845</b>	<b>4,071</b>	<b>4,341</b>	<b>4,523</b>	<b>4,760</b>	<b>5,024</b>	<b>5,193</b>	<b>5,426</b>	<b>5,658</b>	<b>5,924</b>	<b>6,223</b>
Elementary Absolute Growth		182	234	226	270	182	237	264	169	233	232	266	299
Elementary Percent Growth		5.31%	6.48%	5.87%	6.64%	4.19%	5.24%	5.55%	3.36%	4.49%	4.28%	4.70%	5.05%
Boerne Middle North	875	788	852	881	790	851	826	841	833	884	929	968	1,016
Boerne Middle South	1,250	1,195	1,229	1,286	842	925	988	1,056	1,102	1,180	1,297	1,340	1,391
Voss Middle School	*1,200	0	0	0	641	674	726	759	839	891	955	998	1,066
<b>MIDDLE SCHOOL TOTAL</b>	<b>3,325</b>	<b>1,983</b>	<b>2,081</b>	<b>2,167</b>	<b>2,273</b>	<b>2,450</b>	<b>2,540</b>	<b>2,656</b>	<b>2,774</b>	<b>2,955</b>	<b>3,181</b>	<b>3,306</b>	<b>3,473</b>
Middle School Absolute Growth		129	98	86	106	177	90	116	118	181	226	125	167
Middle School Percent Growth		6.96%	4.94%	4.13%	4.89%	7.79%	3.67%	4.57%	4.44%	6.52%	7.65%	3.93%	5.05%
Samuel V. Champion HS	*1,850	1,591	1,660	1,760	1,812	1,937	2,037	2,087	2,270	2,428	2,545	2,804	2,963
Boerne HS	*1,450	1,115	1,102	1,128	1,167	1,215	1,327	1,359	1,423	1,429	1,464	1,523	1,539
<b>HIGH SCHOOL TOTAL</b>	<b>3,300</b>	<b>2,706</b>	<b>2,762</b>	<b>2,888</b>	<b>2,979</b>	<b>3,152</b>	<b>3,364</b>	<b>3,446</b>	<b>3,693</b>	<b>3,857</b>	<b>4,009</b>	<b>4,327</b>	<b>4,502</b>
High School Absolute Growth		87	56	126	91	173	212	82	247	164	152	318	175
High School Percent Growth		3.32%	2.07%	4.56%	3.15%	5.81%	6.73%	2.44%	7.17%	4.44%	3.94%	7.93%	4.04%
<b>DISTRICT TOTAL</b>	<b>12,175</b>	<b>8,300</b>	<b>8,688</b>	<b>9,126</b>	<b>9,593</b>	<b>10,125</b>	<b>10,664</b>	<b>11,126</b>	<b>11,660</b>	<b>12,238</b>	<b>12,848</b>	<b>13,557</b>	<b>14,198</b>
District Absolute Growth		398	388	438	467	532	539	462	534	578	610	709	641
District Percent Growth		5.0%	4.7%	5.0%	5.1%	5.5%	5.3%	4.3%	4.8%	5.0%	5.0%	5.5%	4.7%

\*Projected capacity when built/renovated





# Summary

- Kendall County's unemployment rate is currently below 3%.
- Boerne ISD is on pace to have more than 600 annual new home starts for the 4<sup>th</sup> straight year.
- Southglen's first phase is delivered and homebuilding, with first residents expected early 2018.
- The district has more than 9,800 planned future lots.
- BISD can expect an increase of approximately 2,400 students during the next 5 years.
- 2022/23 enrollment projection: 11,126 students.
- Boerne ISD is projected to enroll nearly 14,200 students for the 2027/28 school year.