



Crowley ISD

District
Demographics
Report

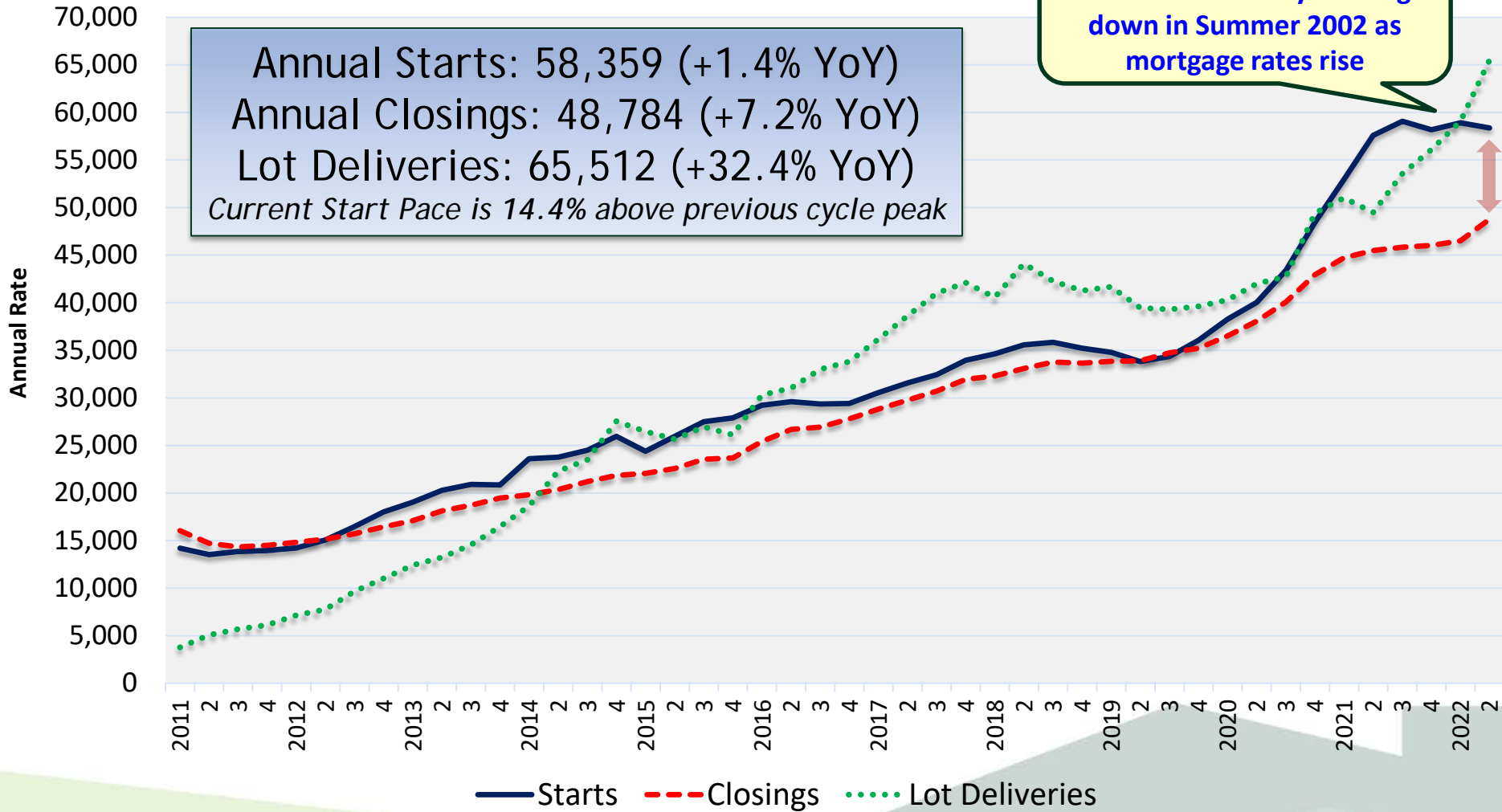
2022



School District Strategies
Solutions Through Demographics



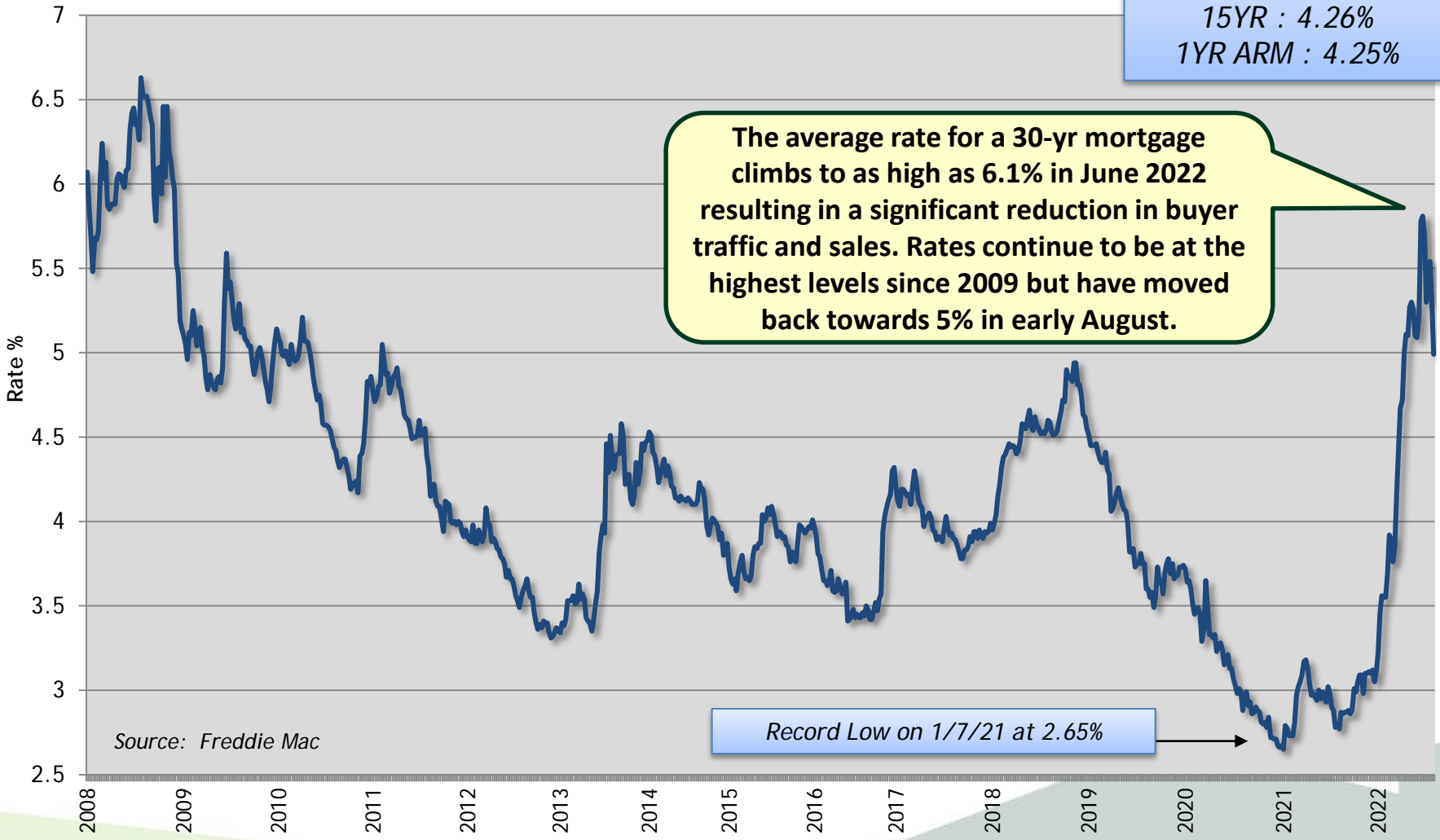
DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES





30-YEAR MORTGAGE RATE

August 4, 2022
30YR : 4.99%
15YR : 4.26%
1YR ARM : 4.25%



Source: Freddie Mac



START & CLOSING IMBALANCE: HEADED TO NORMALIZATION IN 2022/23

Construction Capacity has Limited Closings

- Annual starts over 58K while annual closings under 49K
- As a result, Under Construction inventory has surged to a record level of 42,754 units
- But with market slowdown due to higher rates, builders likely to 'tap the brakes' on starts in Second Half 2022

Builders Have Had Differing Market Approaches

- Many builders, especially those at higher price points, have had only a limited amount of spec inventory
- But several of the value-oriented builders have taken a 'spec' approach to the market and are now focused on selling through their backlogs

With Market Slowdown, Cycle Times Starting to Improve

- But costs, other than lumber, remain high



DFW HOUSING MARKET—MARKET DRIVERS ARE HEALTHY

Good news for North Texas and the DFW area: Other than High Mortgage Rate, Demand Drivers are in Great Shape

- Job formation at record high
- Population growth on the rise—fueled by relocations
- Millennial population continues to climb
- Existing home market still very short on available inventory—despite recent uptick in listings
- 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

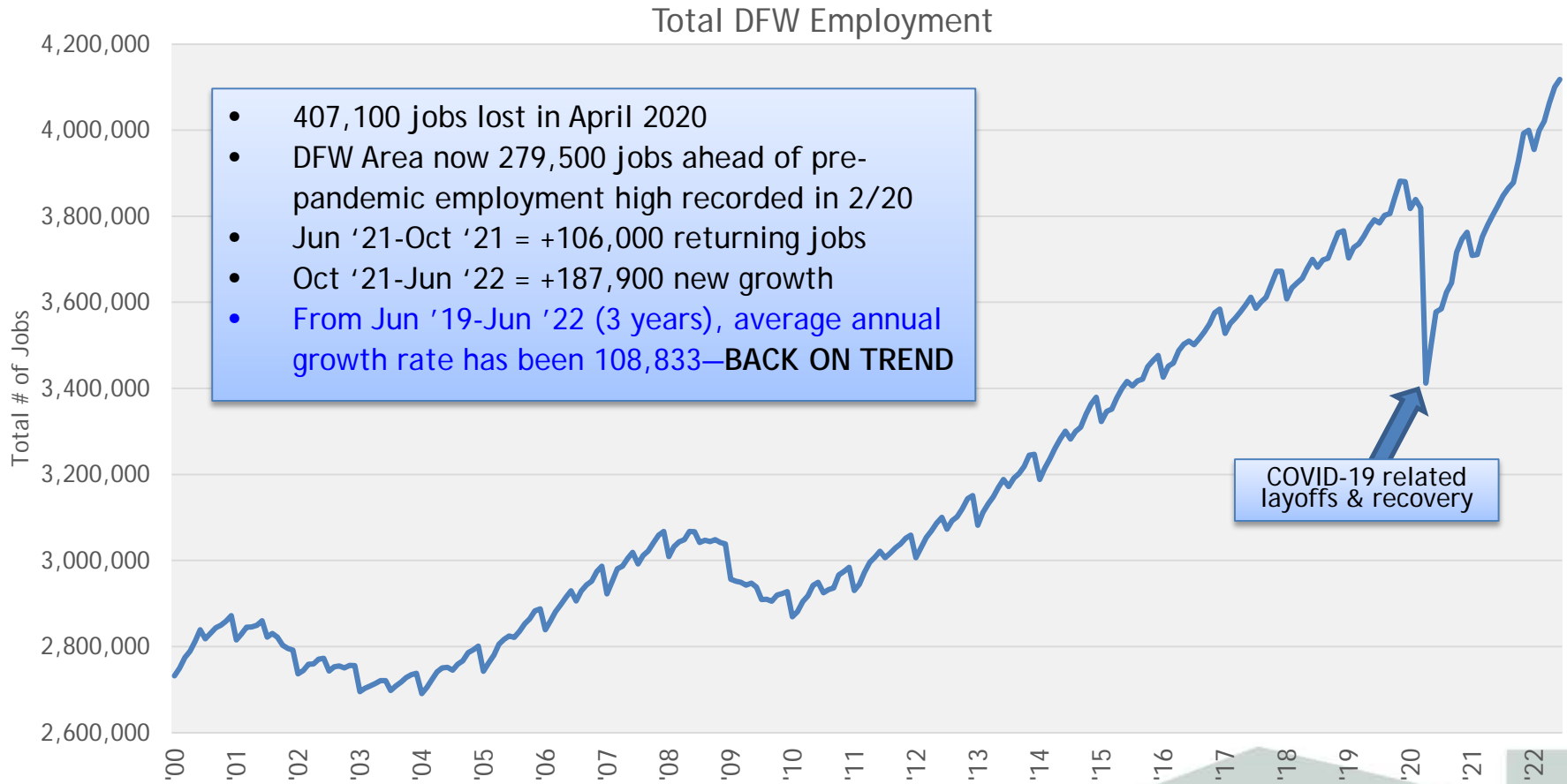


DFW EMPLOYMENT GROWTH

Annual Change June '21 - June '22

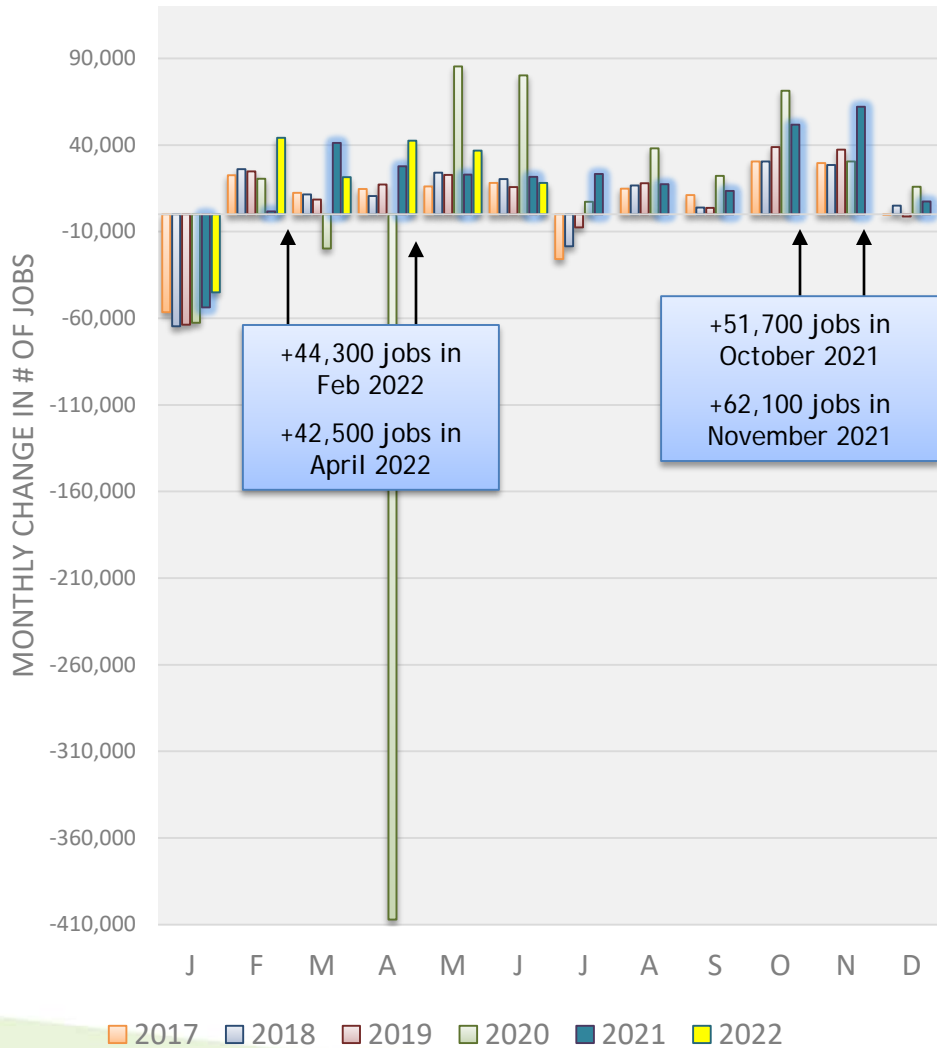
TWC CES: +293,900 (+7.69%)

Total Employment: 4,118,200



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

MONTHLY CHANGE IN DFW EMPLOYMENT

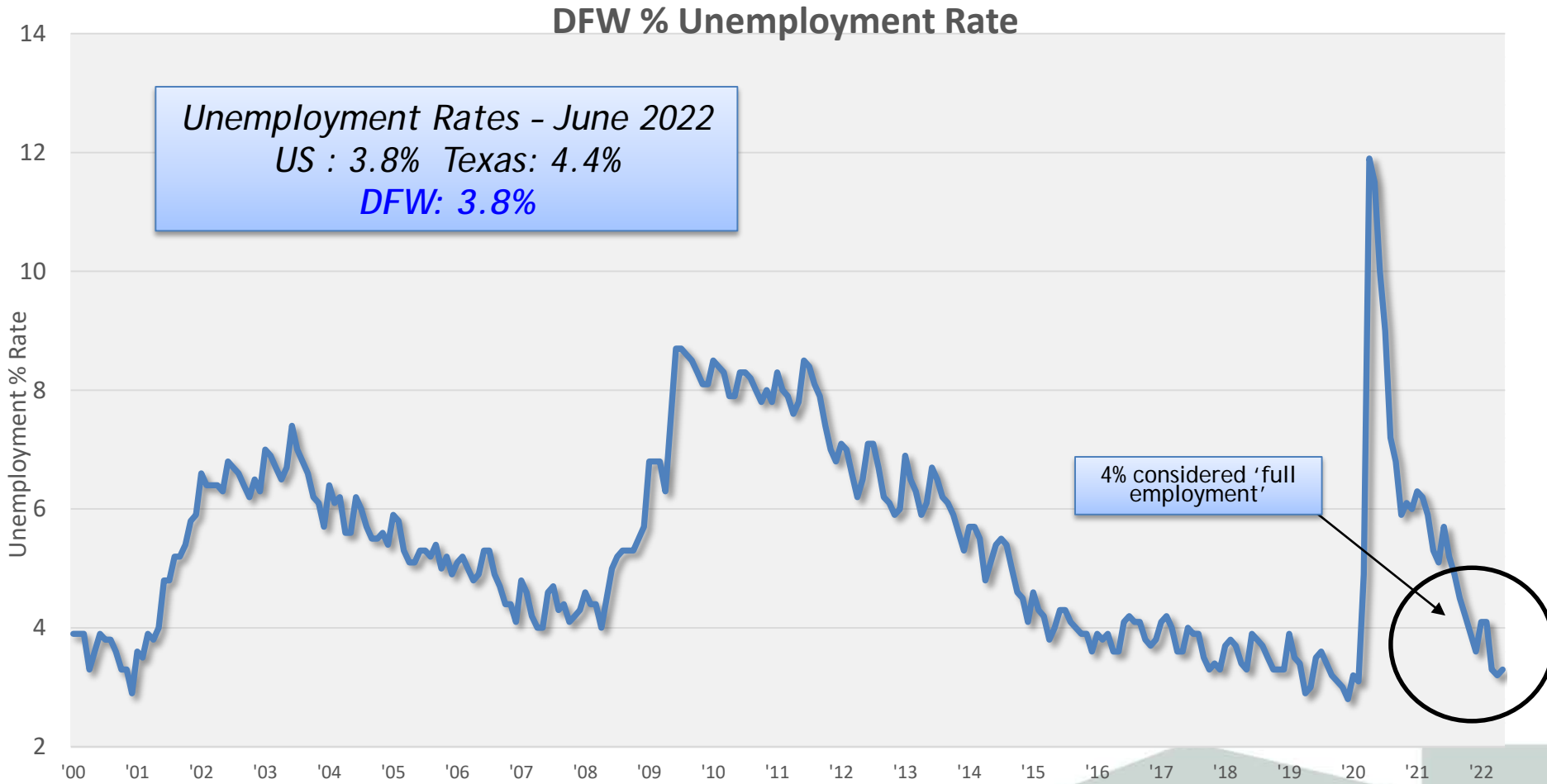


June 2022	Annual Change	% Change
Mining, Log, Construction	11,100	5.1%
Manufacturing	13,100	4.6%
Trade, Transportation & Utilities	57,500	6.9%
Information	5,400	6.6%
Financial Activities	27,800	8.2%
Professional & Business Services	79,400	11.7%
Education & Health Services	29,100	6.4%
Leisure & Hospitality	55,700	14.9%
Other Services	12,700	10.4%
Government	2,100	0.5%

Source: TWC—CES Survey (NSA)



DFW UNEMPLOYMENT



Not Seasonally Adjusted

Source: TWC - LAUS



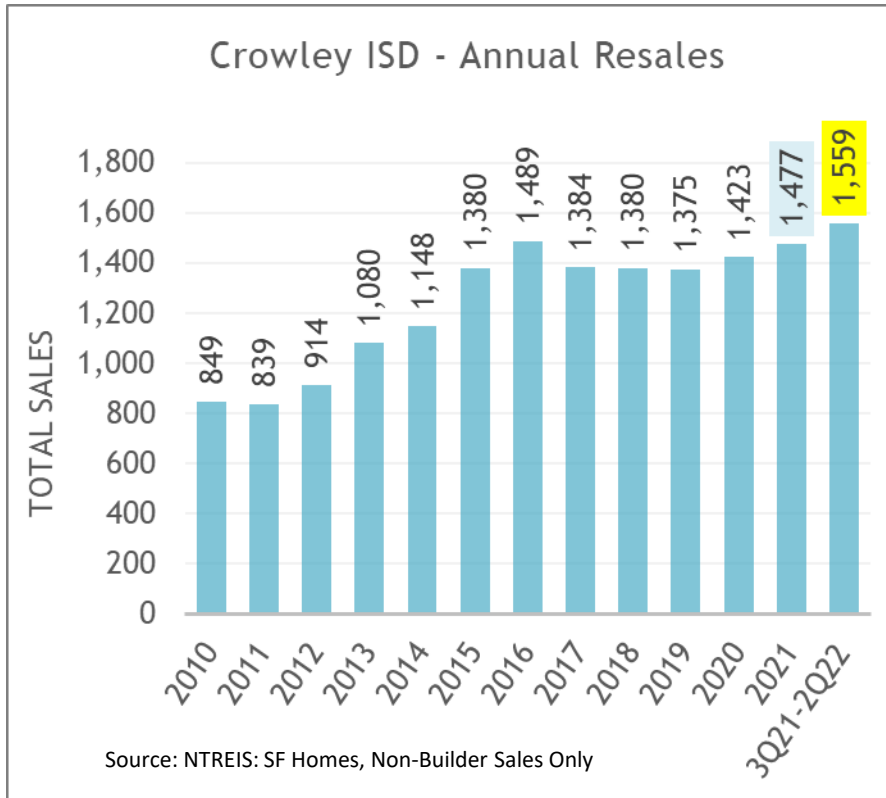
DFW POPULATION GROWTH REMAINS VIBRANT

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

CROWLEY ISD PRE-OWNED HOME SALES

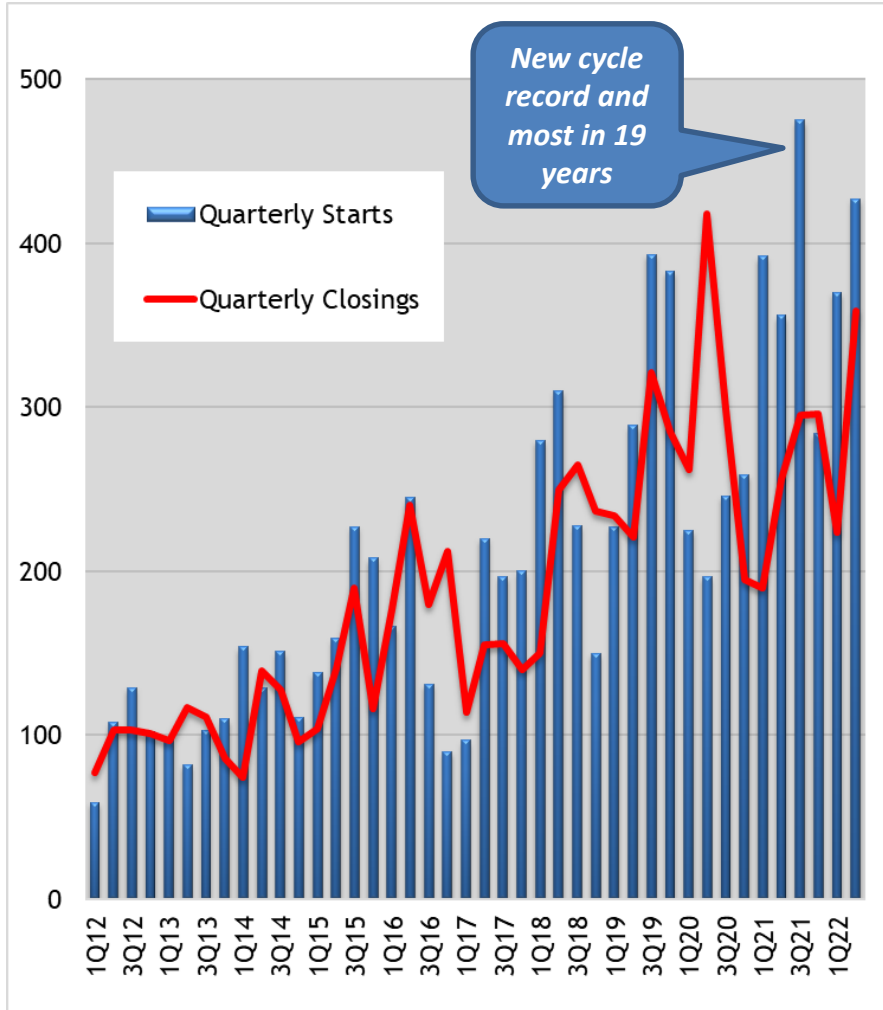


- Annual resales in Crowley ISD climb to a new high over the past 12 months (1,559 sales)
- Existing home prices rise rapidly during the first 6 months of 2022
- District's median pre-owned sold price is now a record \$310,000 in 2Q22 (+29% YoY)
- DFW's median resale price also reaches a record high in 2Q22 at \$430,000 (+20% YoY)



CROWLEY ISD NEW HOME CONSTRUCTION (QUARTERLY TOTALS)

CISD Quarterly Records:
507 starts 2Q02
454 closings 3Q02



Starts	2015	2016	2017	2018	2019	2020	2021	2022
1Q	138	166	97	280	227	225	392	370
2Q	159	245	220	310	289	197	356	427
3Q	227	131	197	228	393	246	475	
4Q	208	90	200	150	383	259	284	
Total	732	632	714	968	1,292	927	1,507	797

Closings	2015	2016	2017	2018	2019	2020	2021	2022
1Q	104	177	114	150	234	262	190	224
2Q	141	240	155	250	221	418	256	359
3Q	190	180	156	265	321	299	295	
4Q	116	212	140	237	285	195	296	
Total	551	809	565	902	1,061	1,174	1,037	583

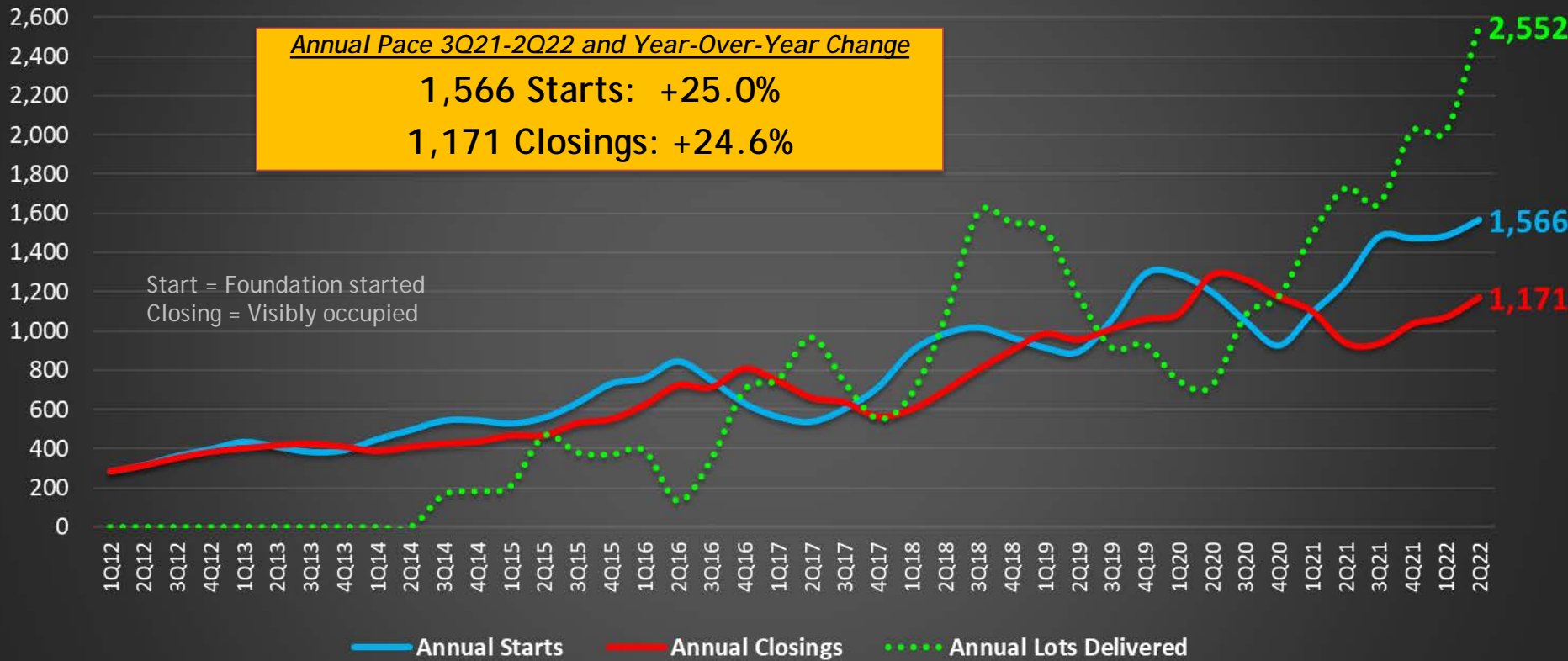
Start = Foundation started Closing = Visibly occupied

➤ *In 2Q22, builders produced the 2nd most active quarter in CISD over the past 11+ years with 427 new home starts and 359 closings*



CROWLEY ISD ANNUAL NEW HOME ACTIVITY

CISD Annual Records:
1,596 starts 1Q02-4Q02
1,652 closings 4Q01-3Q02

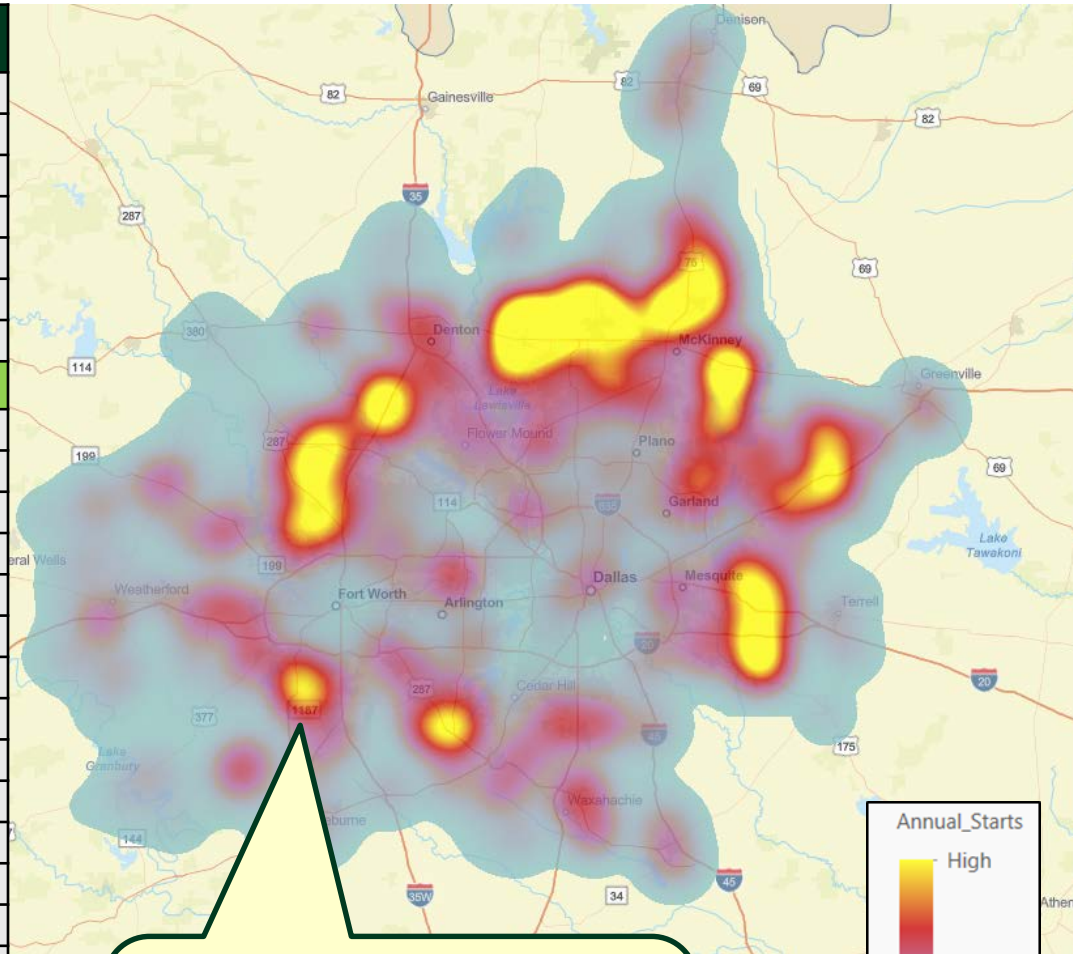


- Annual new home starts in CISD climb 25% over the past 12 months to 1,566 units (surpassing the 15-year high set in 3Q21 and now 30 starts shy of the all-time high set 20 years ago)
- Homebuilders closed nearly 1,200 new homes in the district from 3Q21-2Q22
- Developers delivered a record 2,552 new residential lots in CISD over the past year



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

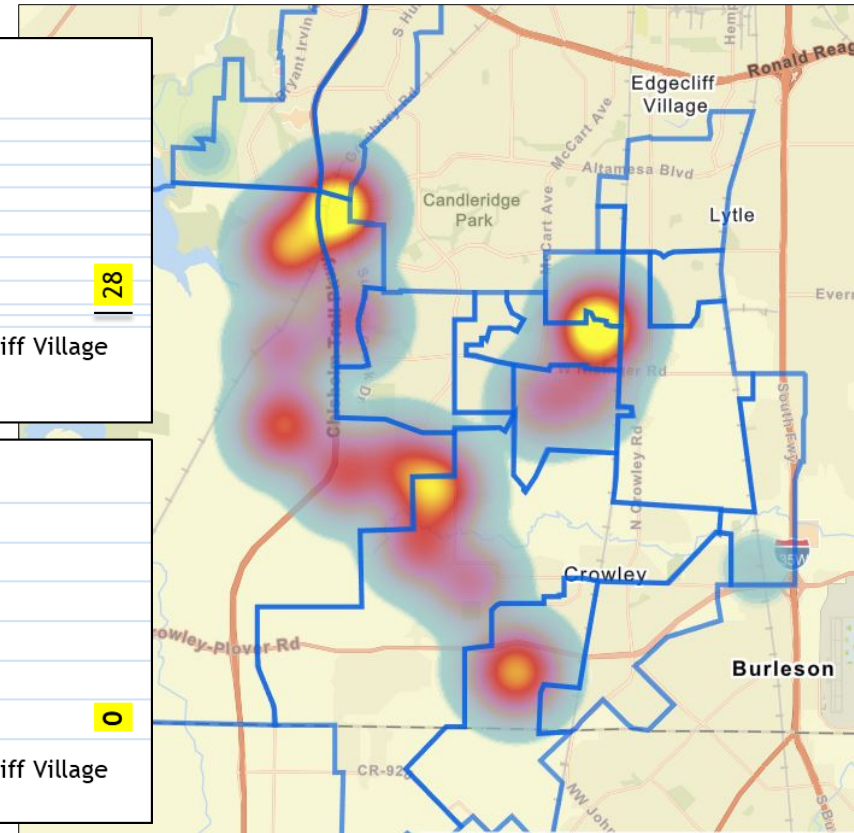
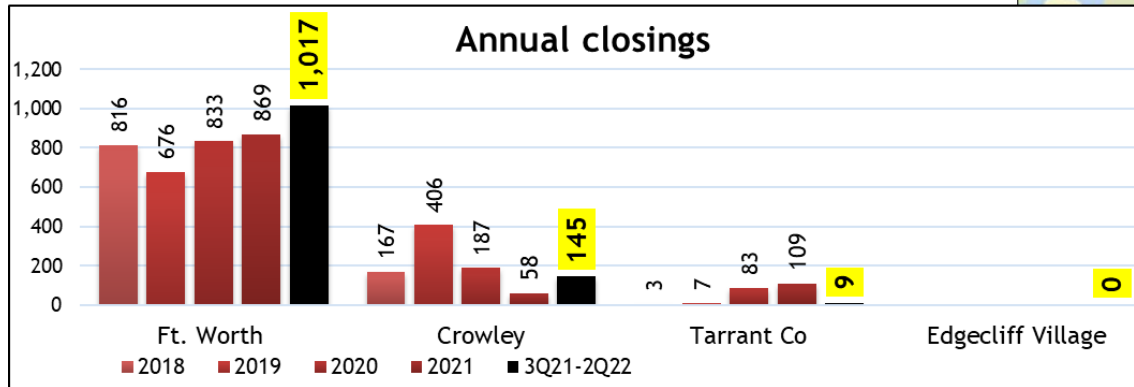
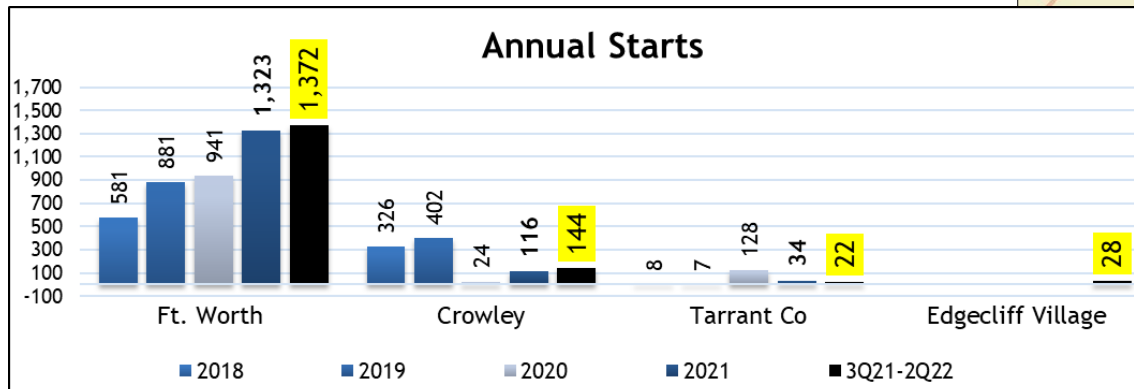
Rank	School District Name	Annual Starts	Annual Closings
1	Northwest	4,304	3,881
2	Prosper	3,412	3,389
3	Forney	2,450	3,295
4	Denton	3,452	3,166
5	Frisco	1,388	2,085
6	Princeton	2,499	1,753
7	Royse City	1,740	1,454
8	Crowley	1,566	1,171
9	Eagle Mountain-Saginaw	1,311	1,138
10	McKinney	1,794	1,098
11	Midlothian	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



Crowley ISD currently ranks 8th in total annual new home closings compared to the other 90 DFW school districts



CISD NEW HOME CONSTRUCTION BY CITY SECTOR 3Q21-2022



➤ 87% of CISD's new home activity from 3Q21-2022 occurred in the City of Ft. Worth portion of the district



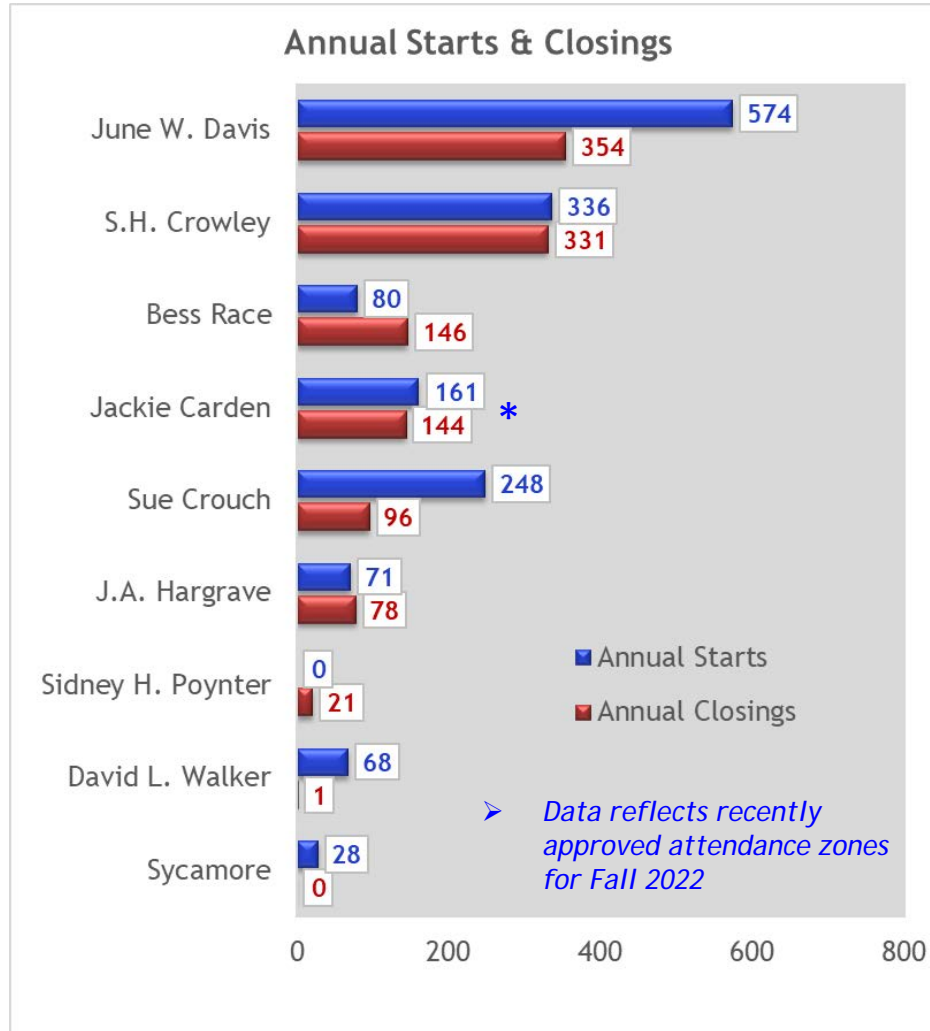
CROWLEY ISD TOP PRODUCING NEW HOME SUBDIVISIONS

(Ranked by Annual Closings 3Q21-2Q22)

Rank	Subdivision	Annual Starts	Annual Closings	Inventory	VDL	Future Lots
1	Southfork Estates	56	213	37	31	0
2	Lasater Ranch	76	145	0	0	0
3	Sycamore Landing	161	144	91	4	124
4	Chisholm Trail Ranch	107	102	70	50	492
5	Tavolo Park	69	95	61	347	162
6	Newberry Point	141	91	109	119	0
7	Sunset Pointe	36	74	10	0	0
8	Rainbow Ridge	31	48	15	77	83
9	McPherson Village	134	45	102	186	0
10	Woodland Springs	96	32	64	102	0
11	Llano Springs	124	30	127	231	0
12	Parkview	40	30	42	88	337
13	Coventry East TH's	0	21	0	0	0
14	Avilla Trails	210	20	210	0	0
15	Rosemary Ridge	1	16	2	34	237
	Up and Coming					
	Hulen Trails	120	3	117	354	532
	Hunters Ridge	68	0	68	183	755
	Villages at Edgecliff	28	0	28	62	0



CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE 3Q21-2Q22

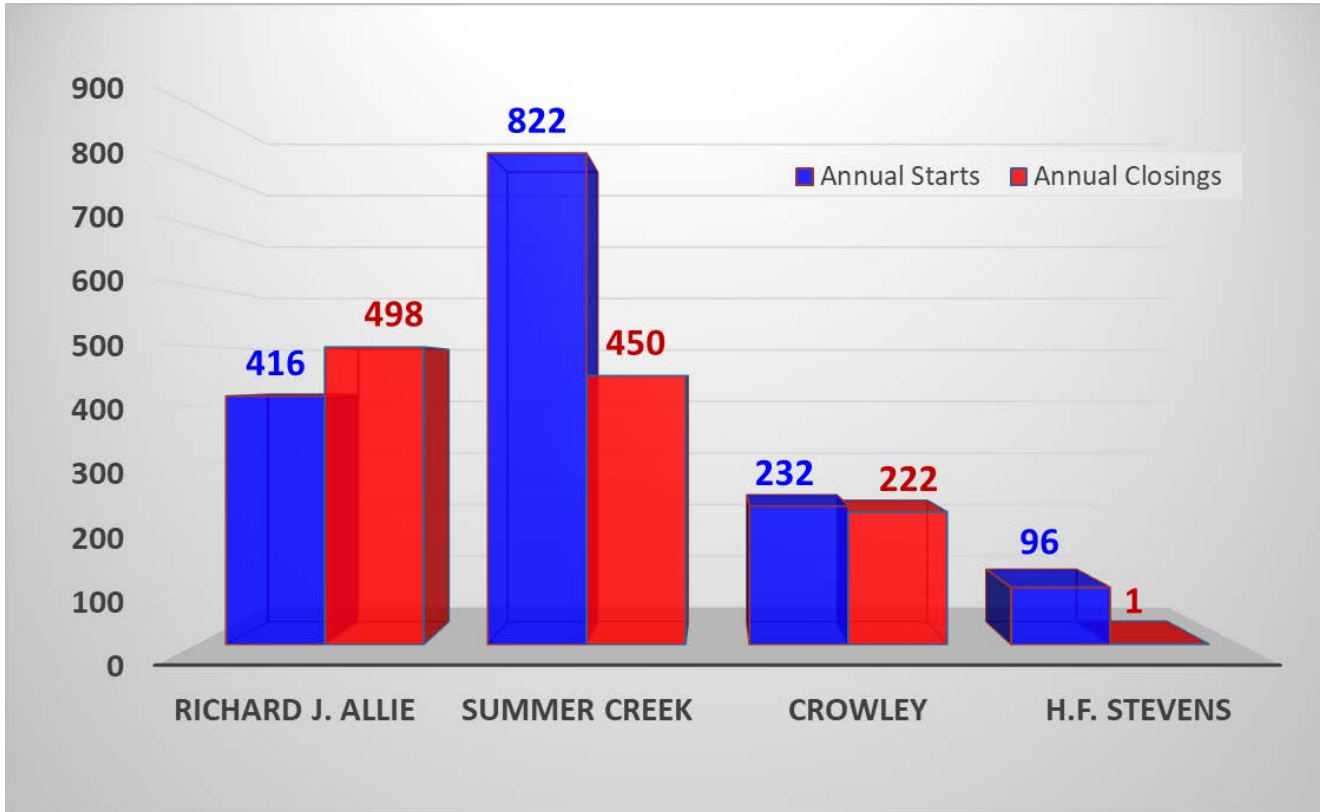


- The June W. Davis and S.H. Crowley Elementary attendance zones are seeing the most new home construction; each with nearly 350 closings over the past year
- Builders in the Bess Race zone produced 146 annual closings
- Starts in the Sue Crouch and Jackie Carden/Meadowcreek zone emerge over the past 12 months

* About 50 of the starts in the Carden zone are located in the Meadowcreek zone (Sycamore Landing Ph. 1 split)



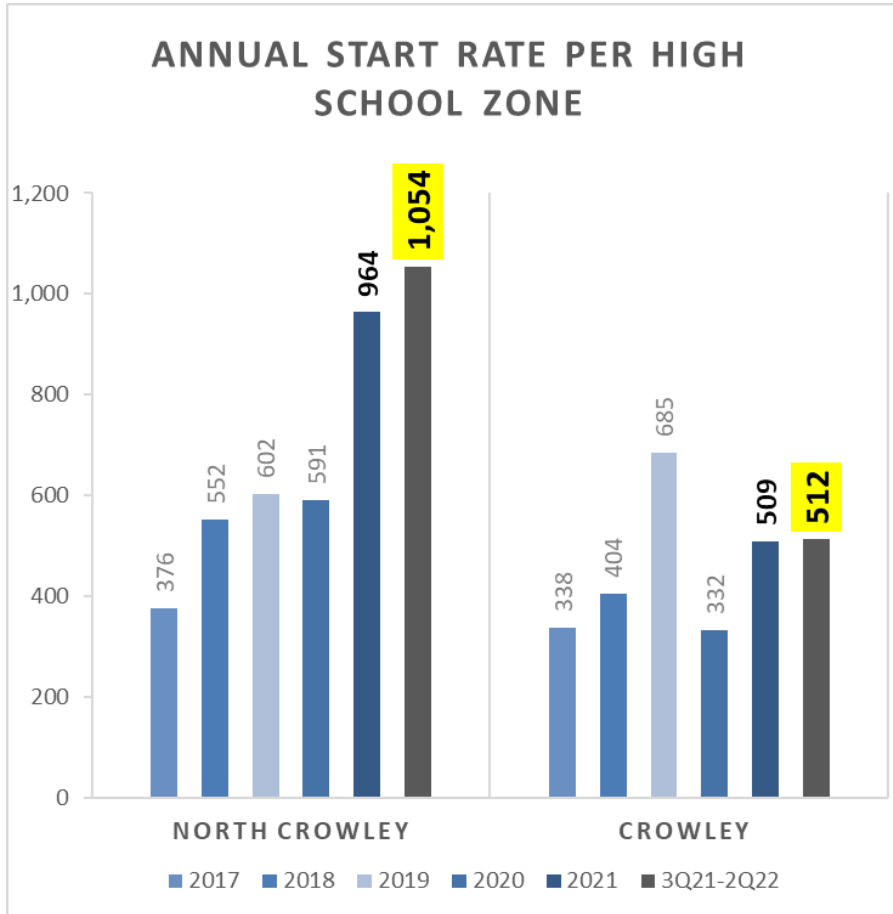
CROWLEY ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE 3Q21-2Q22



- The Allie Middle School attendance zone produced the most new home occupancies over the past year (498 total closings)
- Annual Starts in the Summer Creek attendance zone surge to over 800 homes



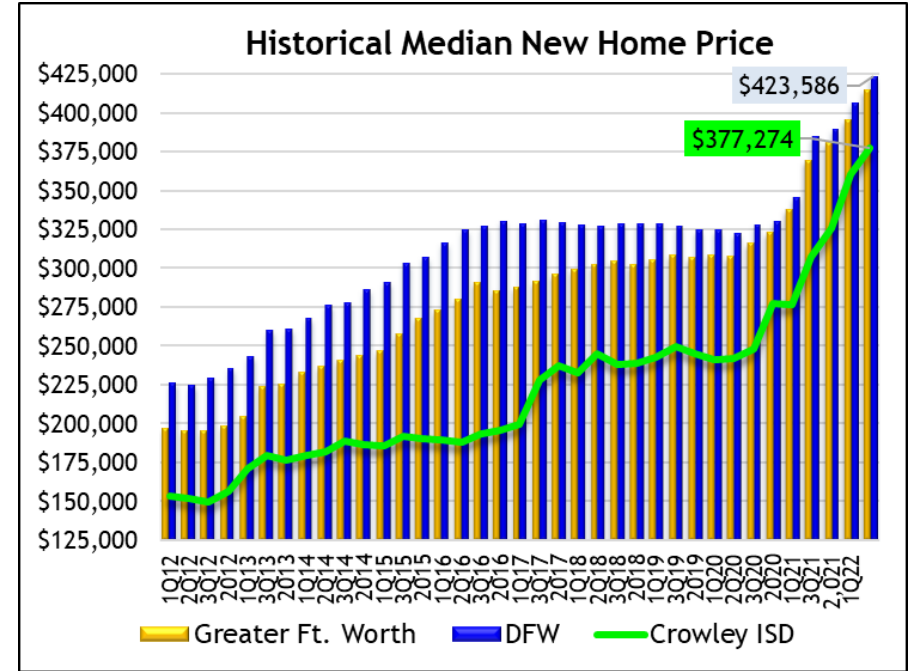
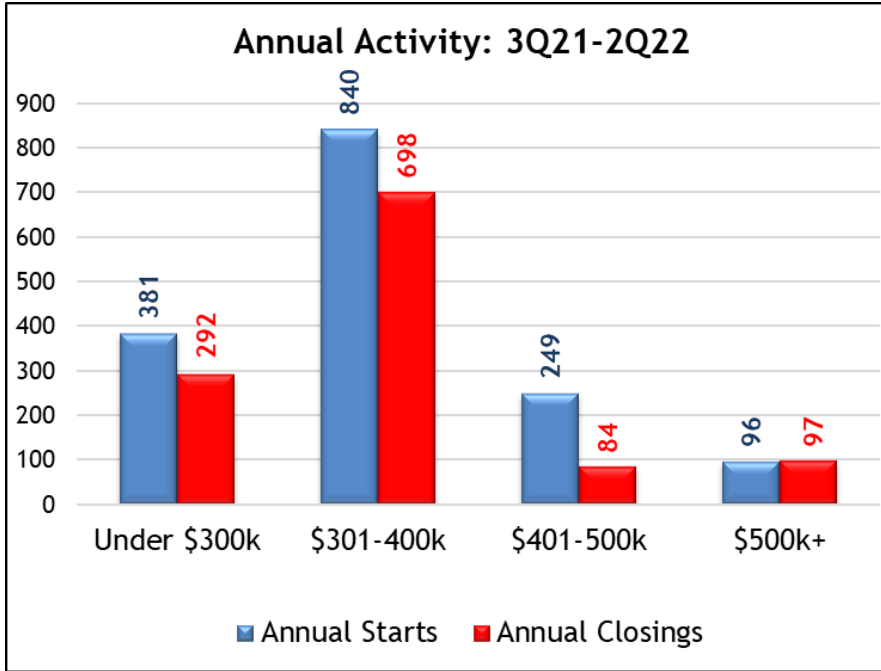
CROWLEY ISD HISTORICAL NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE



- The North Crowley HS zone was the most active from 3Q21-2Q22 with 1,054 starts and 672 closings



CROWLEY ISD NEW HOME ACTIVITY BY PRICE RANGE

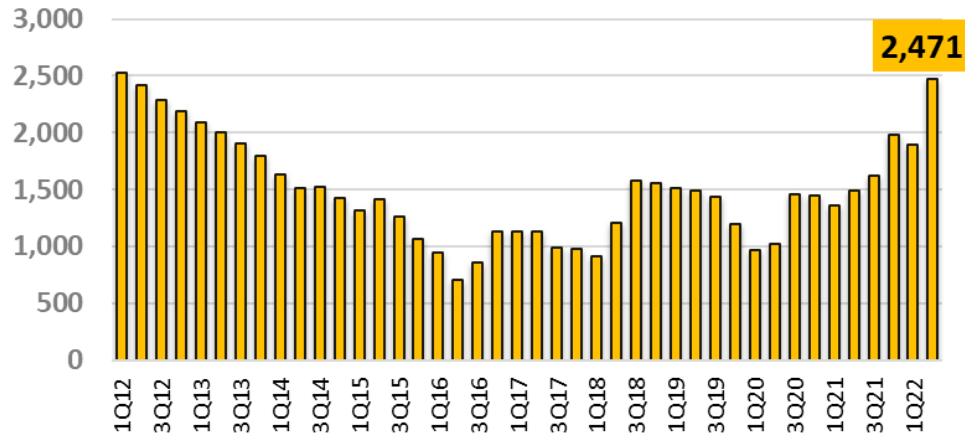


- Value driven entry-level and move-up homes priced from \$251-400K remain the dominant new home product types in CISD (led by Express Homes by D.R. Horton)
- CISD's median new home price increases to a record \$377,274 in 2Q22 (+33.4% YoY)
- Greater Ft. Worth's median new home price = \$414,860 (+15.8% YoY)
- DFW Median New Home Price = \$423,586 (+15.4% YoY)

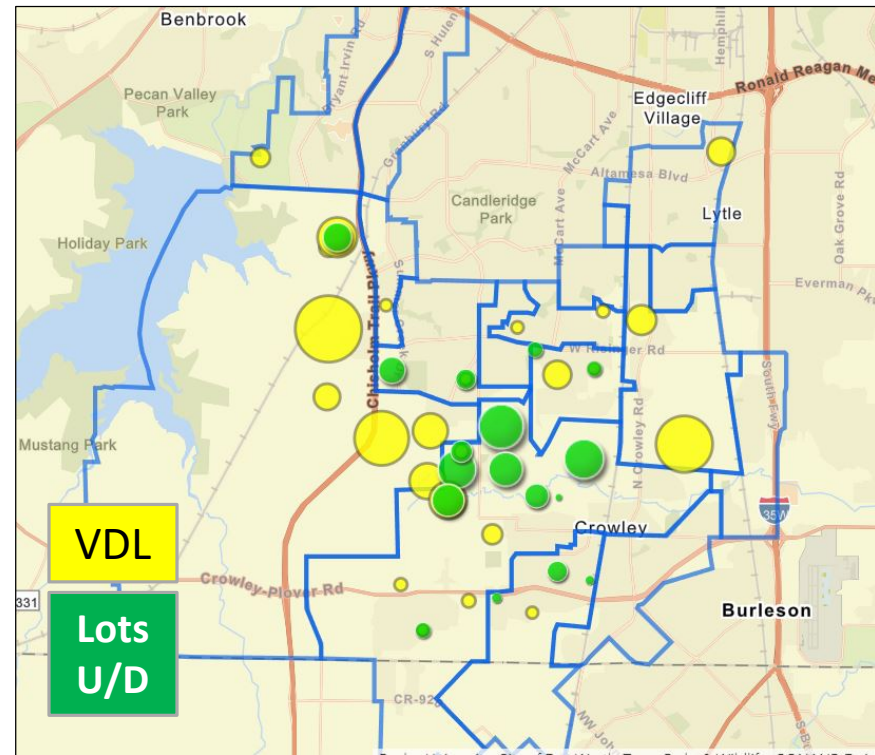
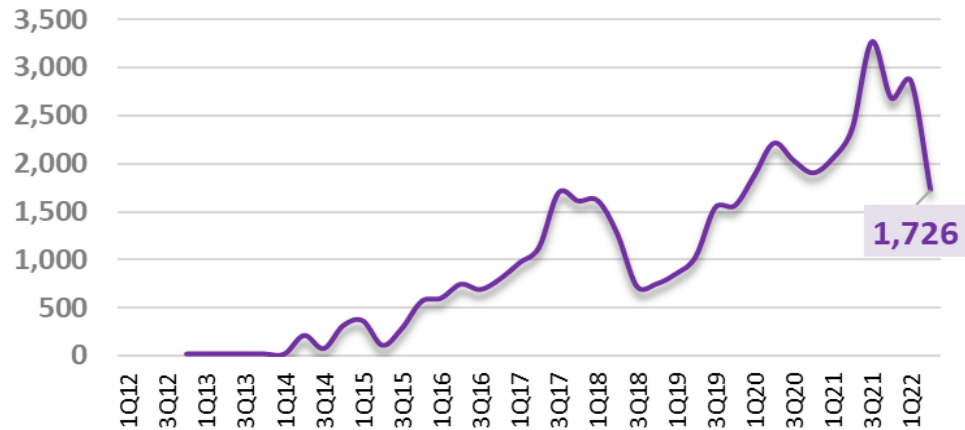


CROWLEY ISD NEW HOME LOT INVENTORY 2Q22

CISD Vacant Developed Lots



CISD Lots Under Development

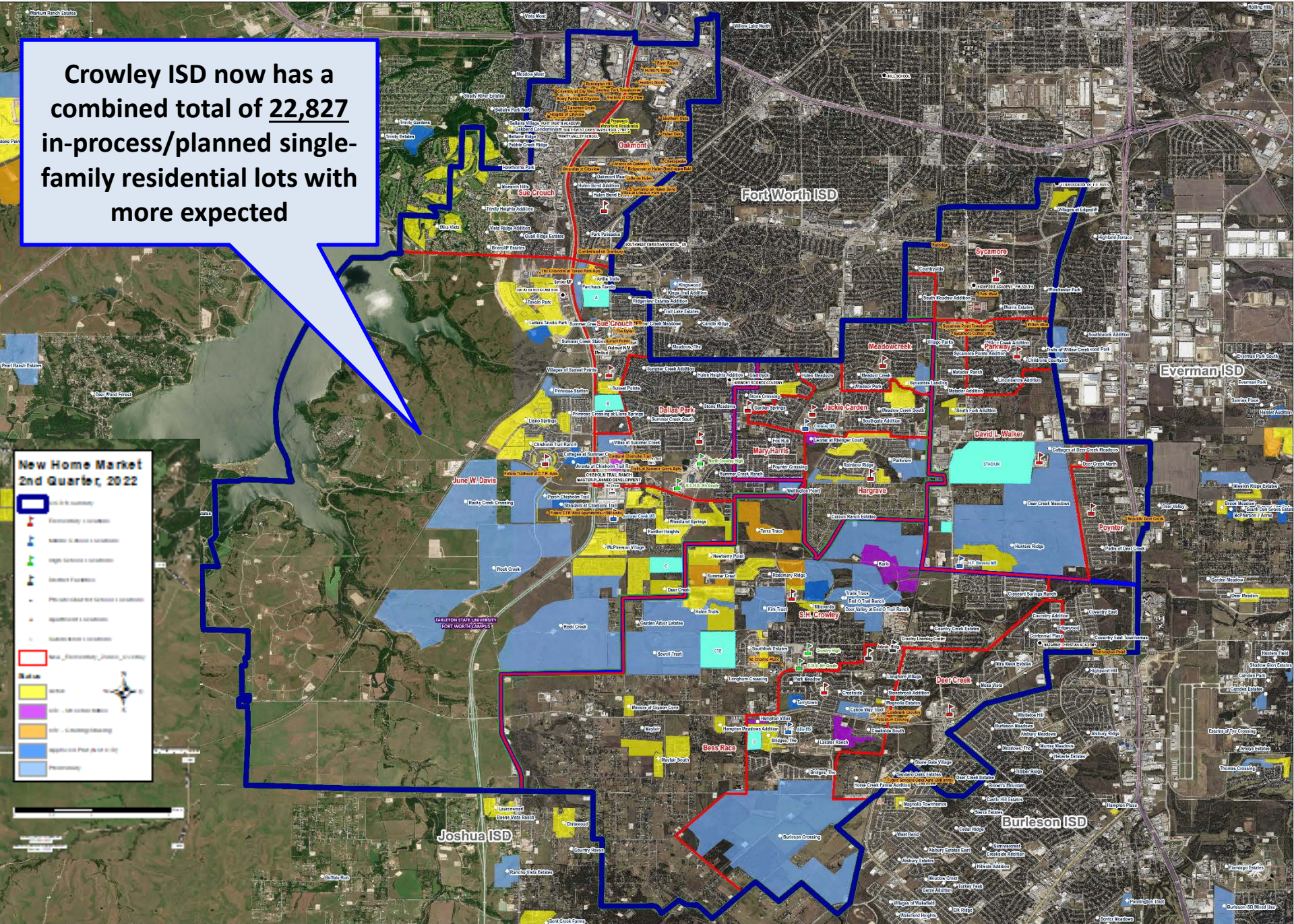


- 1,205 homes in-process (under construction, finished vacant, or models)
- 2,471 vacant developed lots remaining as of month-end June 2022 (*18.9 month supply*)
- 1,726 future lots under development
- An additional 17,425 future lots are planned

Crowley Independent School District

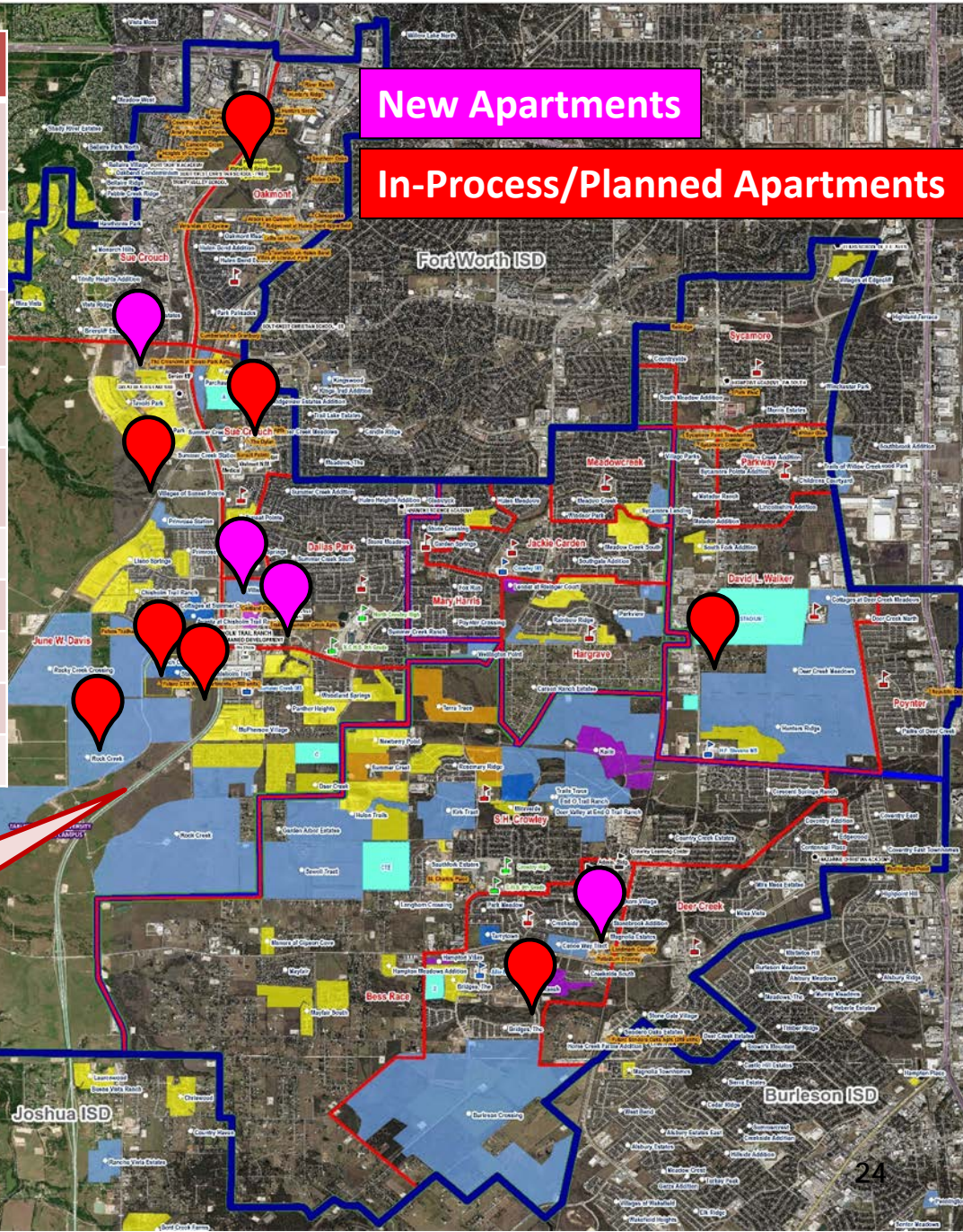


Crowley ISD now has a combined total of **22,827** in-process/planned single-family residential lots with more expected



Crowley Independent School District

Development	Total Units	Elem. Zone	Status/Percent Occupied
Cortland Chisholm Trail (aka McCoy/CTR-East)	339	Davis	Active (87% occupied)
Landmark Crowley	267	Bess Race	Active (12% occupied)
Sendero Oaks	288	Deer Park	Ph. 1: 96 units U/C
Trailhead at Chisholm Trail Ranch	284	Davis	U/C
The Dylan/Summer Creek Phase 2	340	Crouch	Planned
CTR-West	500	Davis	Planned
Waterford/Stoneleigh	336	Oakmont	Planned
Deer Creek Meadows	TBD	Walker	Planned
Rock Creek	TBD	Davis	Planned
Tavolo Park	TBD	Davis	Planned



New Apartments

In-Process/Planned Apartments

Over 2,100 apartment units are currently in-process/planned in CISD as of 2Q22



FM 1187

Bess Race ES

New Crowley Apartments/Magnolia Estates TH



Crowley ISD

Aerial Photos

June 18, 2022

Alta Mesa Blvd



Avilla Trails



Alta Mesa Blvd

Tavolo Park



Davis ES



Llano Springs/Chisholm Trail Ranch



Chisholm Trail Pkwy

McPherson Village

Summer Creek MS



North Crowley 9th

McPherson Blvd

Woodland Springs



S. Hulen Street

Newberry Point/Summer Crest



Hulen Trails/Deer Creek



S. Hulen St.

Mayfair South



FM 1187

Creekside



CHS

CTE

Southfork Estates



SH Crowley ES

Miraverde/Rosemary Ridge



North Crowley HS



Terra Trace (Walters Ranch/Cohix)



Crowley MS



Crowley Cleburne Rd

Rainbow Ridge



Hargrave ES

Risinger Rd.

Crowley MS

Risinger Court (Lennar)
/Parkview



FM 731

HF Stevens MS

Karis



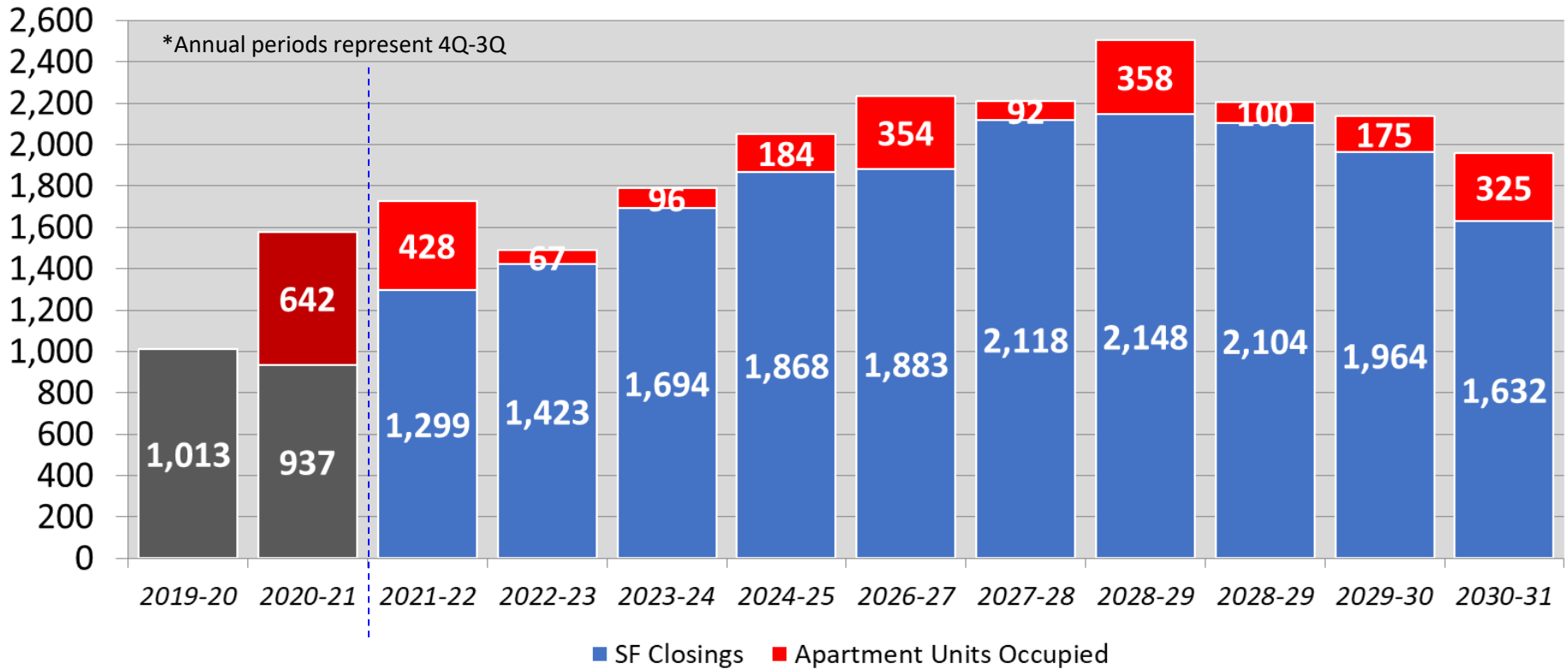
HF Stevens MS

FM 731

Hunter's Ridge



CISD NEW HOME CLOSINGS FORECAST (2022 DRAFT)



- Builders now on track to produce about 8,100 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of approximately 1,600 closings per year
- Annual closings could climb to 2,100+ units per year by 2026/27 with addition of B2R communities
- 18,000+ new homes could be built and occupied over the next 10 years
- More than 2,100 new apartments are in-process/planned as of 2022

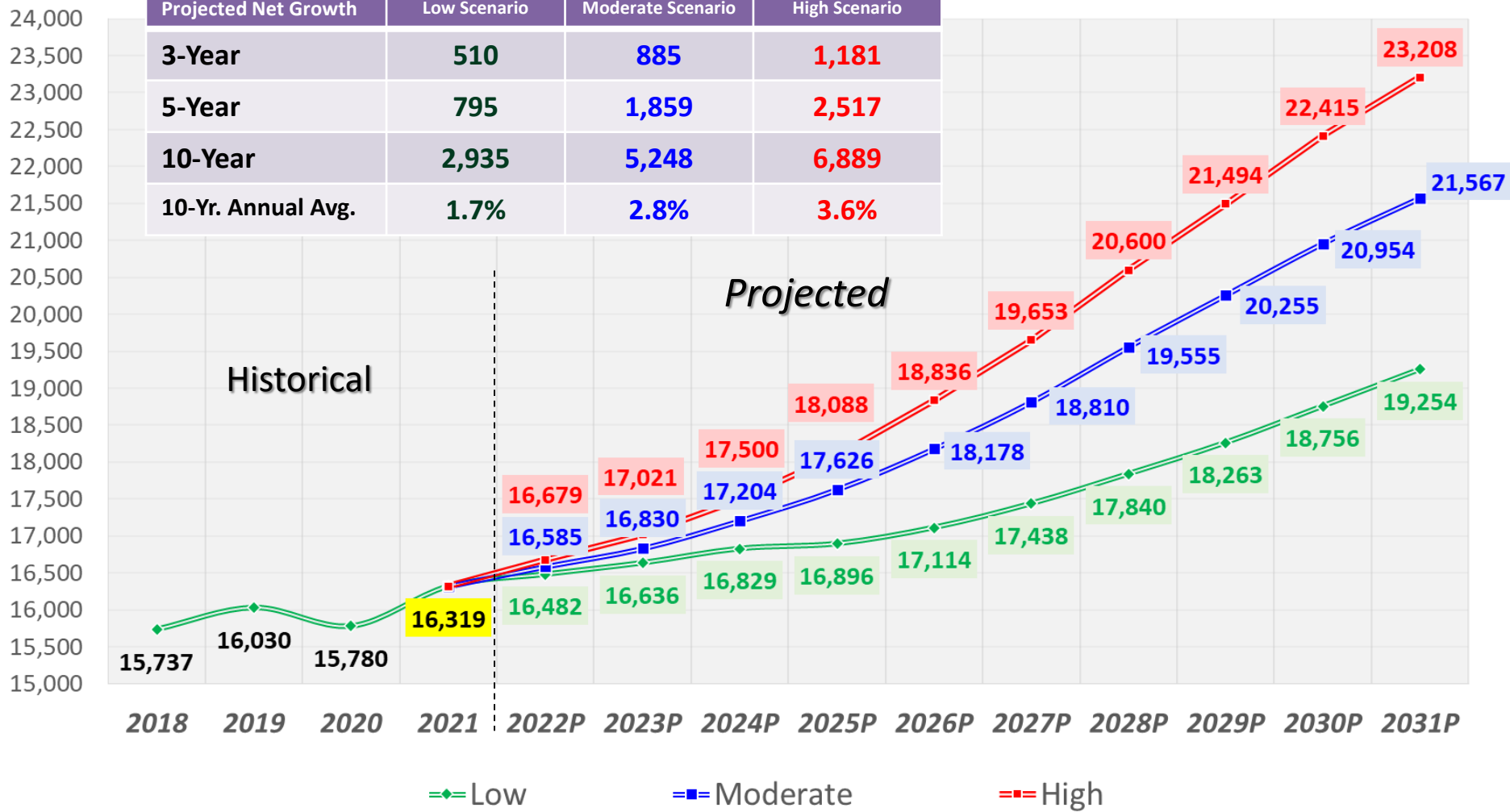


DISTRICT ENROLLMENT PROJECTIONS

FALL 2022-FALL 2031 [2022 FORECAST]

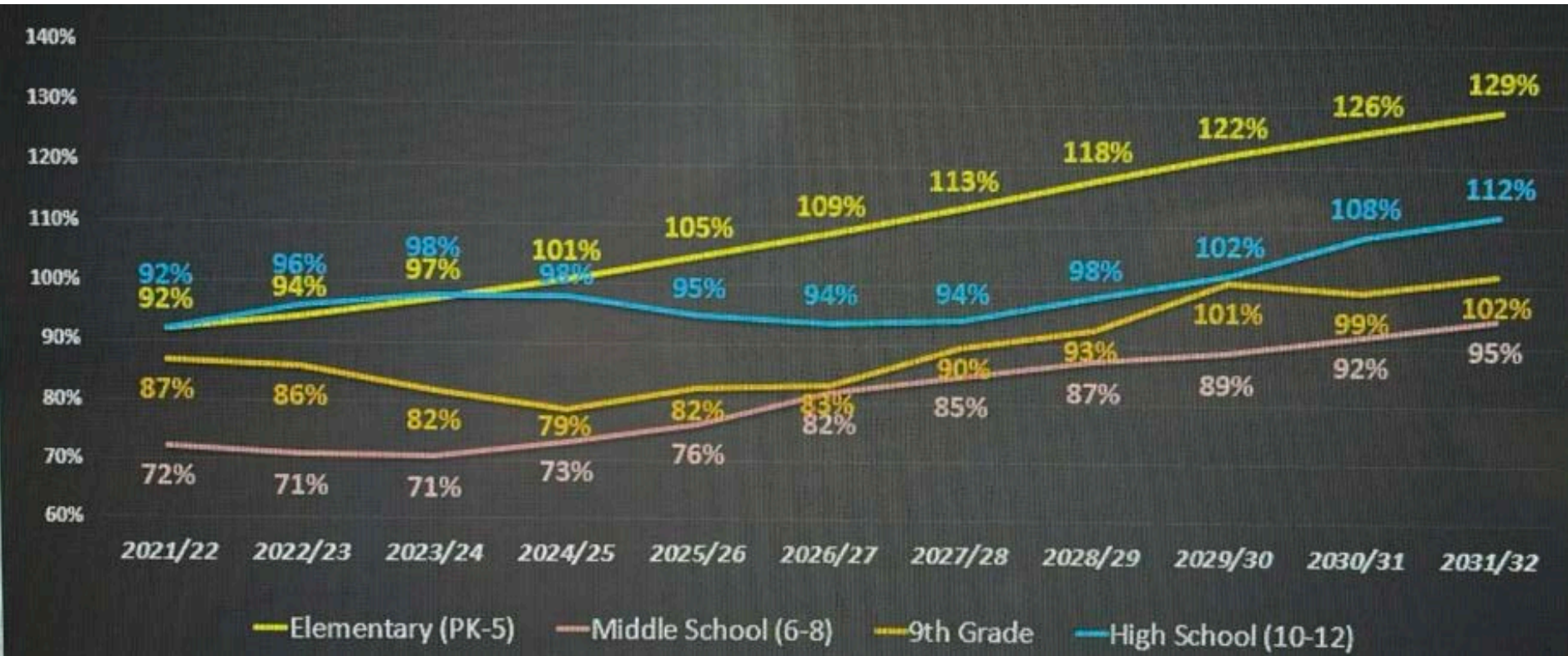


Projected Net Growth	Low Scenario	Moderate Scenario	High Scenario
3-Year	510	885	1,181
5-Year	795	1,859	2,517
10-Year	2,935	5,248	6,889
10-Yr. Annual Avg.	1.7%	2.8%	3.6%





ENROLLMENT PROJECTIONS VS. FUNCTIONAL CAPACITY (moderate growth scenario)



Crowley ISD

2Q 2022 Demographics Summary

- In 2021/22, CISD had the 25th largest enrollment among all DFW public school districts (16,278 students)
- New homebuilders in CISD produced the 2nd most active quarter over the past 10 years in 2Q22 with 427 starts and 359 closings
- From 3Q21-2Q22, builders started 1,566 and closed 1,171 new homes in the district (near 2002 records)
- CISD's new home activity moves up from 9th to 8th most active among all DFW school districts in 2Q22 and remains the most active on the southside of DFW
- 87% of new home starts from 3Q21-2Q22 occurred in the Ft. Worth portion of the district
- The most active subdivisions are located in the Davis, S.H. Crowley, Bess Race, and Hargrave ES zones with the Sue Crouch, Jackie Carden, Meadowcreek, and David Walker zones seeing increasing activity
- Value driven entry-level and move-up homes priced from \$250-400K remain the dominant new home product types in CISD (led by Express Homes by D.R. Horton, Legend, Nexmetro, Pulte, and LGI)
- CISD's median new home price is now a record \$377,274 (+33% YoY) [DFW = \$424K]
- Developers delivered a record 2,552 new residential lots in CISD over the past 12 months
- 2,471 vacant, fully developed SF residential lots were left as of month-end June 2022
- 1,726 lots are currently under development in the district
- An additional 17,400+ future SF lots are planned for development as of 2Q22
- In total, CISD has approximately 22,827 SF residential lots in-process/planned plus 2,100 apartment units
- Builders are now on track to construct about 8,100 new single-family homes in CISD over the next 5 years (Moderate Forecast); District would see an average of 1,600 closings per year
- Annual closings could climb to near 2,200 units per year by 2026/27 with the addition of Build-to-rent subdivisions
- If enrollment growth averages 2.2% over the next five years (Moderate Scenario), CISD would surpass 18,000 students in 2026/27
- Over the next 10 years, the district could add nearly 5,000-7,000 students if the annual growth rate averages 3.0-3.5% (Fall 2031 High Scenario = 23,200)



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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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