



TEMPLETON
DEMOGRAPHICS

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**Decatur
Independent
School
District**

Demographic Report 2019/20



Impacts of COVID-19 ...



- The current situation with COVID-19 is very fluid and ever-changing
- Approximately 30 million Americans filed for unemployment between mid March and late April
- National GDP decreased to -4.8% in 1Q20
- National GDP is forecasted to decrease by 28%, approximately \$2 billion in 2Q

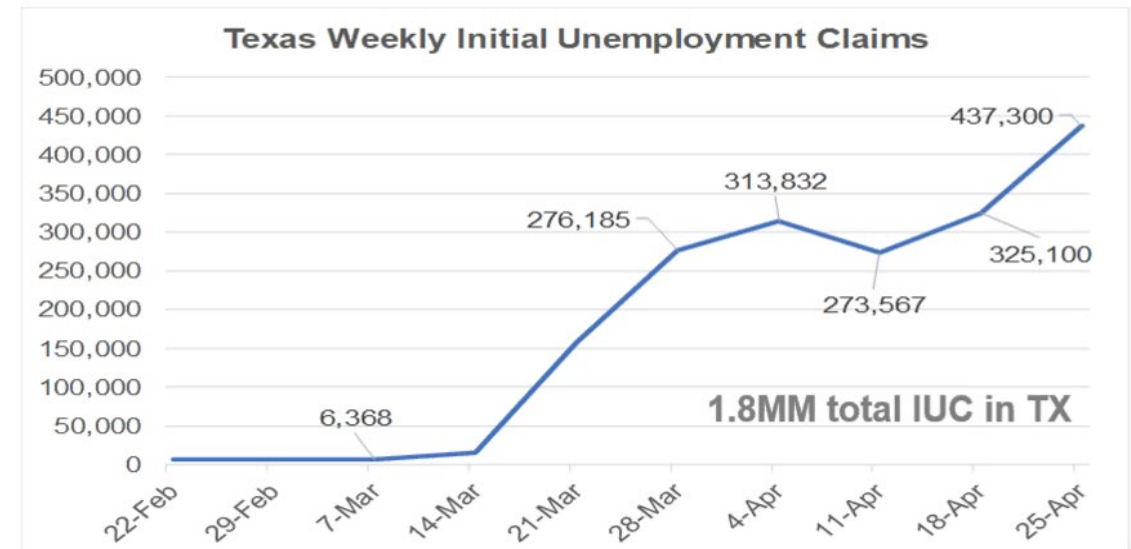


Statewide Economic Conditions

Lower Risk Markets: Short-Term	
Salt Lake City	Austin
Minneapolis	Denver
Columbus	Tampa
Portland	Raleigh
Dallas	Phoenix

Higher Risk Markets: Short-Term	
Las Vegas	Houston
Los Angeles/OC	Atlanta
Riverside	San Francisco
Miami	Jacksonville
Orlando	Cincinnati

Initial Unemployment Claims

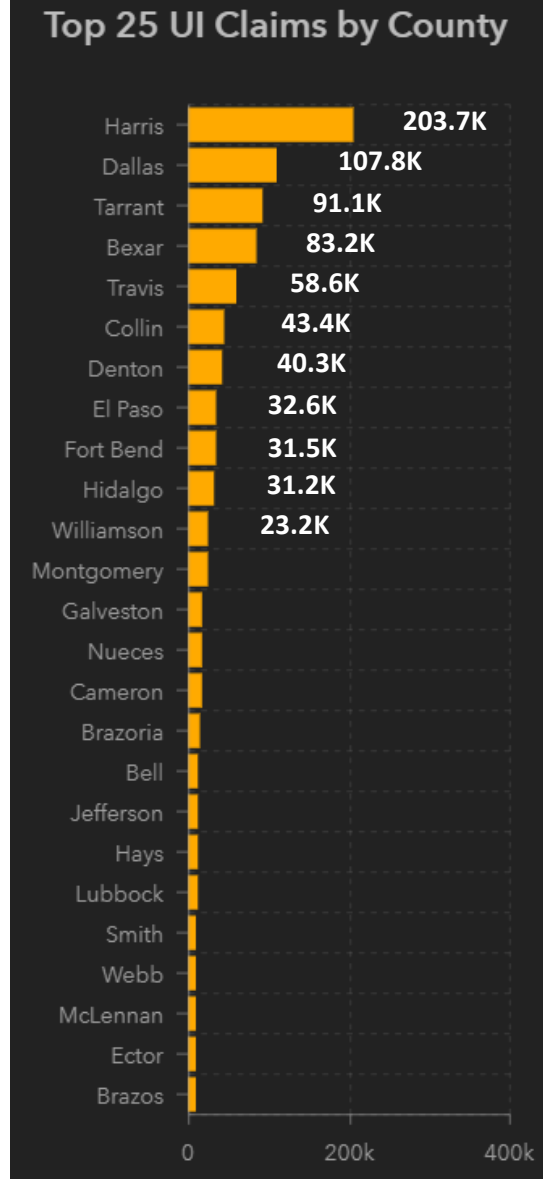
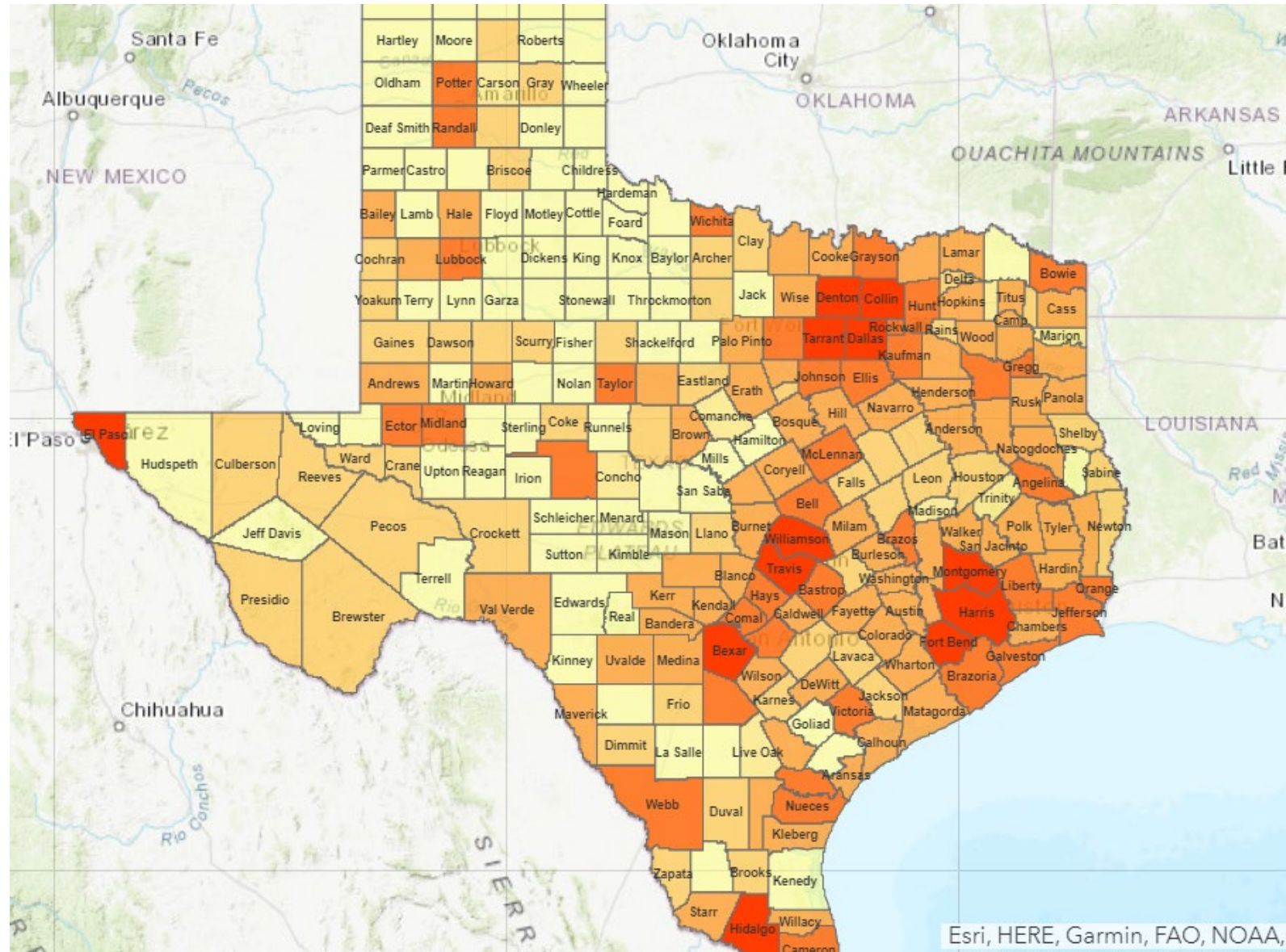


- Dallas and Austin are considered two of the markets nationwide with low risk from the COVID pandemic, however, Houston is expected to experience high risk during the pandemic due to their connection to the oil industry
- Due to COVID impact, Texas has laid off approx. 12% of its workforce; ranked 6th best state economy in the nation
- Texas has 5 of the Top 10 Most Recession-Resistant Cities in America



Statewide Economic Conditions

Unemployment Claims by County 3/18/20-4/18/20



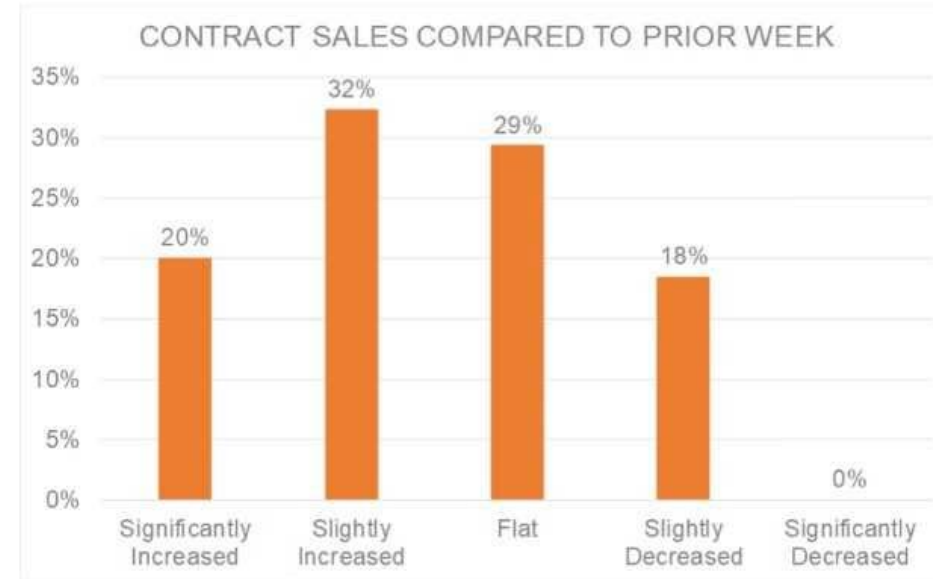
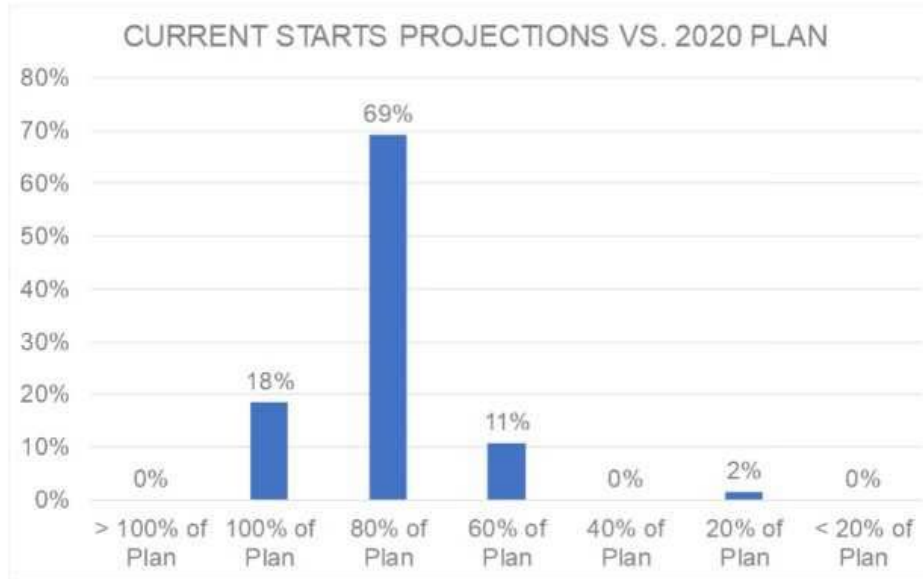
Esri, HERE, Garmin, FAO, NOAA, U





Covid-19 and the Housing Market

Texas Builders Survey: Starts & Contract Sales (April 27TH)

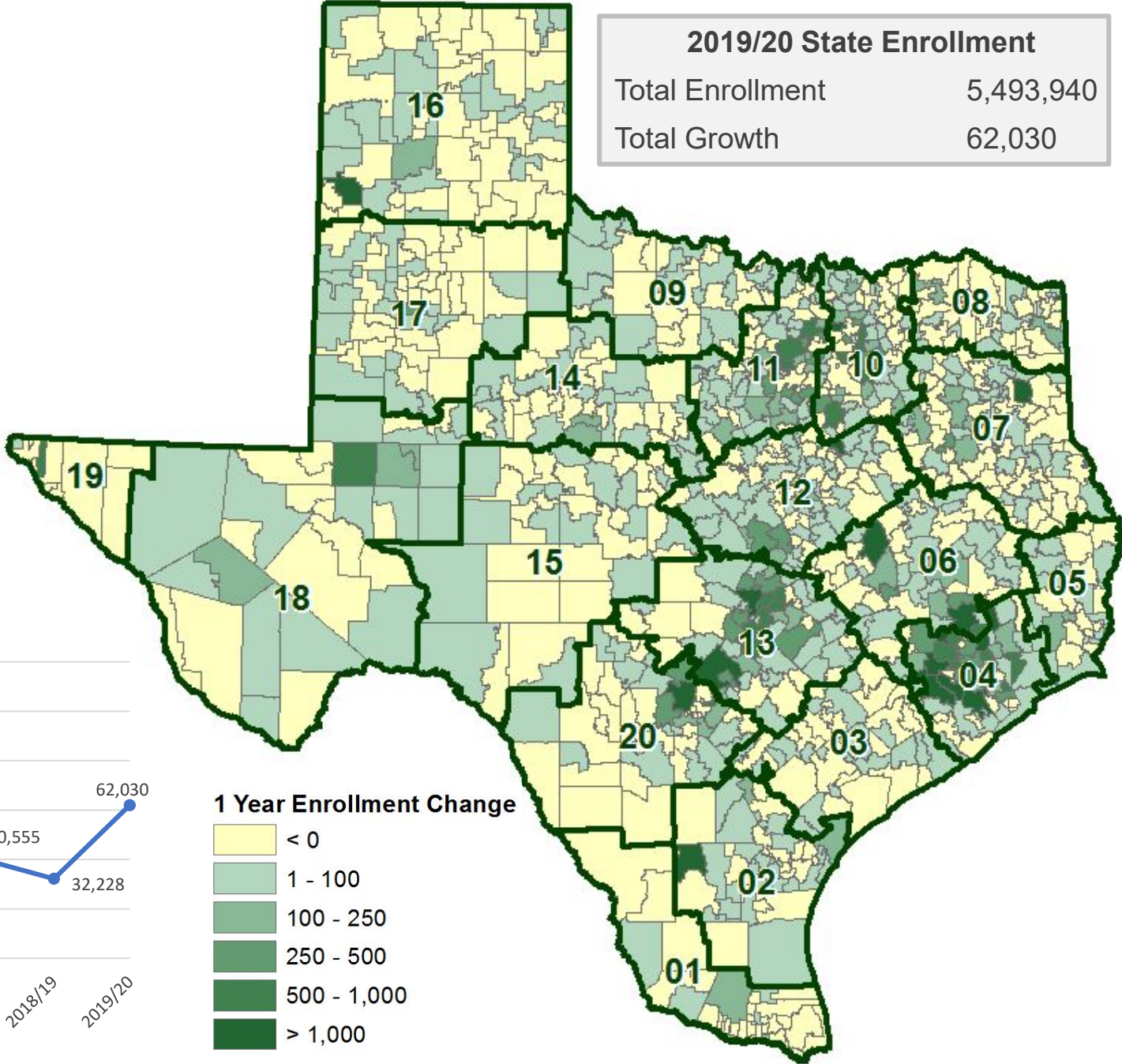
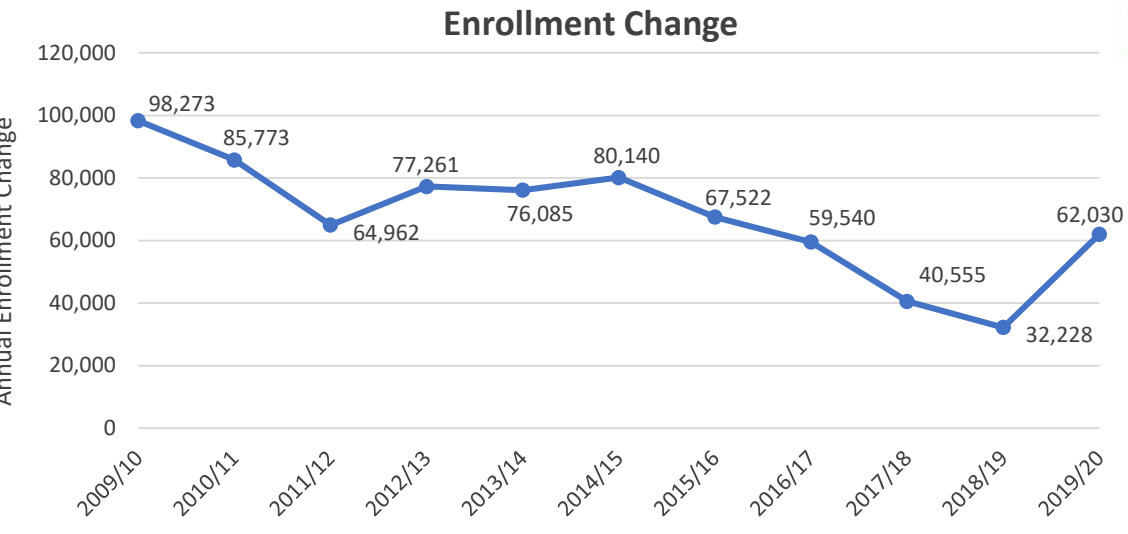
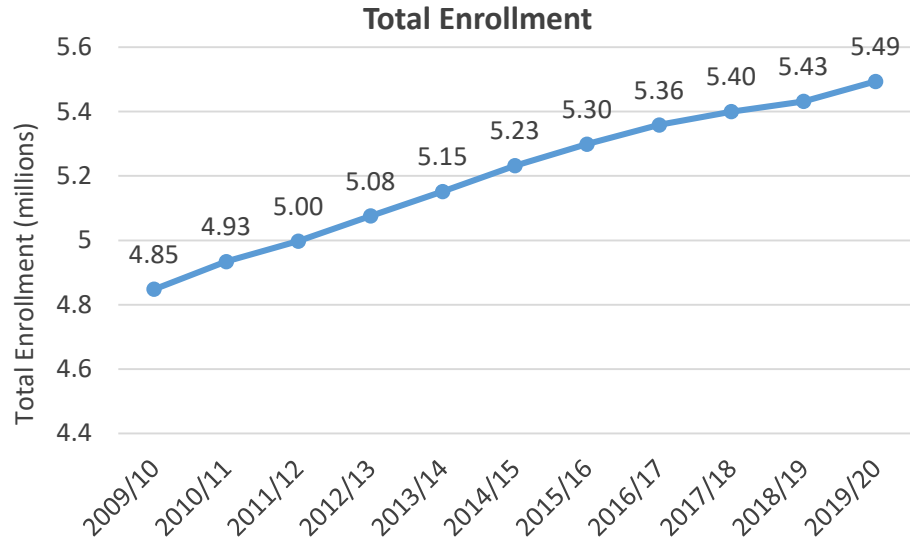


While starts will be down in 2020, sales activity is adapting and stabilizing.

- Home sales in Texas have improved by late April as cancellations flattened
- Online home sales traffic and virtual interaction increased during the end of April
- Existing home listings decreased 11% YOY while new home listings increased 2% YOY; this is caused by a reluctance to list and show an existing home and a decline in new home sales activity
- Most builders expect to build roughly 80% of plan in 2020
- Low new and existing home inventory coming into the decline means a slowdown will not result in an oversupplied market



State Enrollment Trends

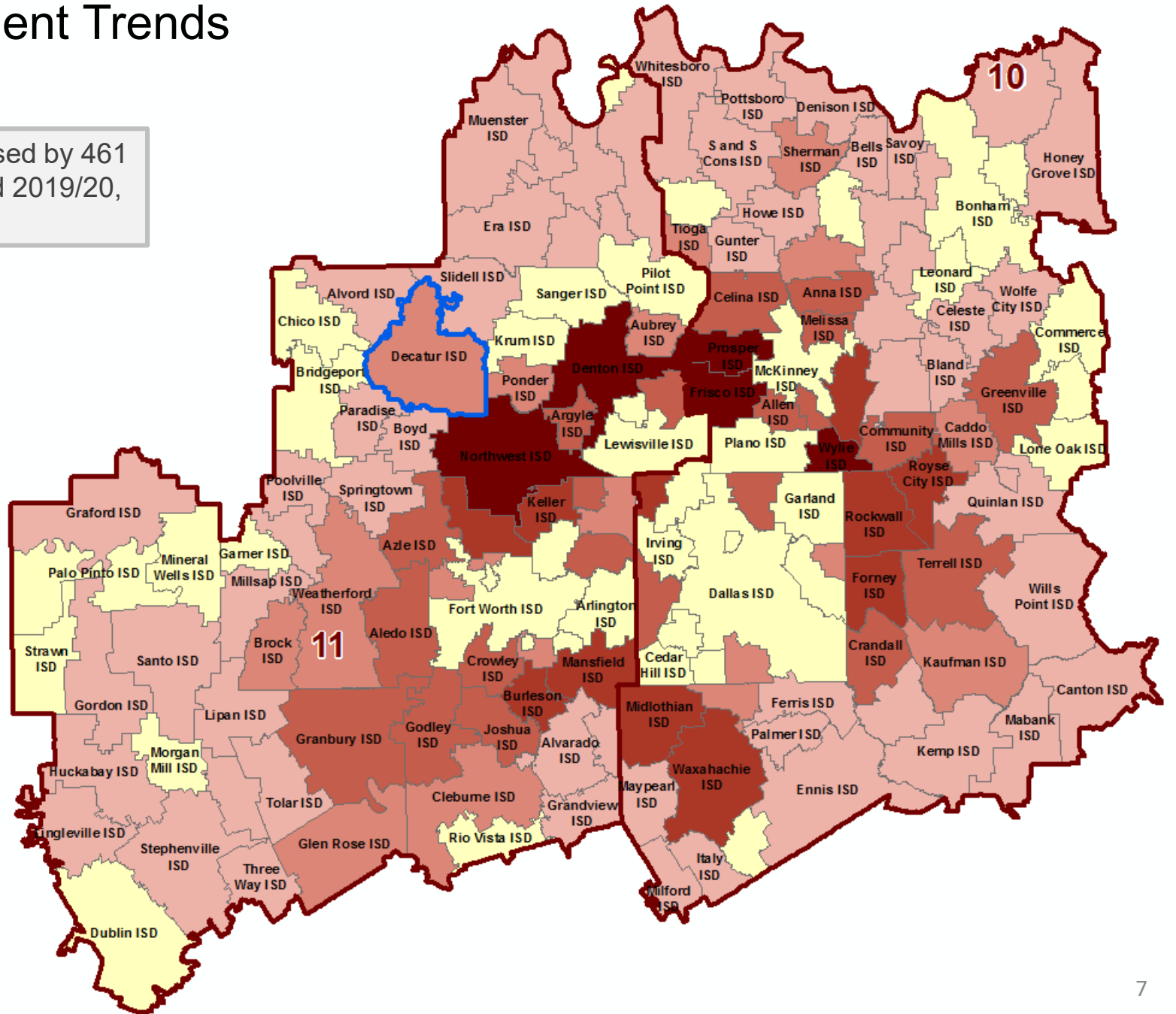
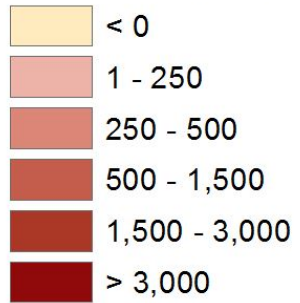




Region 10 & 11 Enrollment Trends

Decatur ISD enrollment increased by 461 students between 2014/15 and 2019/20, a rise of 15.4%

5 Yr Enrollment Change





Region 11 & Wise County Enrollment Trends

Region 11

Rank	DISTRICT	2014/15 Enrollment	2019/20 Enrollment	5-YEAR CHANGE (14/15-19/20)	5-YEAR PCT Growth
1	Northwest ISD	19,831	25,040	5,209	26.3%
2	Denton ISD	27,020	30,919	3,899	14.4%
3	Eagle Mt-Saginaw ISD	18,659	21,024	2,365	12.7%
4	Mansfield ISD	33,410	35,669	2,259	6.8%
5	Burleson ISD	10,983	12,810	1,827	16.6%
6	Keller ISD	33,619	35,267	1,648	4.9%
7	Argyle ISD	2,063	3,483	1,420	68.8%
8	Aledo ISD	5,037	6,437	1,400	27.8%
9	Hurst-Euless-Bedford ISD	22,416	23,816	1,400	6.2%
10	Little Elm ISD	6,950	8,065	1,115	16.0%
11	Crowley ISD	14,985	15,996	1,011	6.7%
12	Azle ISD	6,156	6,815	659	10.7%
13	Carroll ISD	7,884	8,525	641	8.1%
14	Granbury ISD	6,869	7,474	605	8.8%
15	Joshua ISD	5,025	5,618	593	11.8%
16	Godley ISD	1,831	2,348	517	28.2%
17	Grapevine-Colleyville ISD	13,748	14,234	486	3.5%
18	Everman ISD	5,543	6,024	481	8.7%
19	Decatur ISD	3,003	3,464	461	15.4%
20	Brock ISD	1,175	1,606	431	36.7%

Wise County

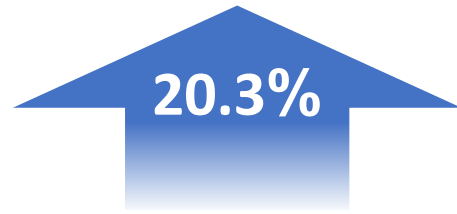
Rank	DISTRICT	2014/15 Enrollment	2019/20 Enrollment	5-YEAR CHANGE (14/15-19/20)	5-YEAR PCT Growth
1	Northwest ISD	19,831	25,040	5,209	26.3%
2	Decatur ISD	3,003	3,464	461	15.4%
3	Boyd ISD	1,154	1,305	151	13.1%
4	Paradise ISD	1,128	1,236	108	9.6%
5	Slidell ISD	249	313	64	25.7%
6	Alvord ISD	692	738	46	6.6%
7	Poolville ISD	537	540	3	0.6%
8	Bridgeport ISD	2,083	2,077	-6	-0.3%
9	Chico ISD	604	596	-8	-1.3%



District Demographic Snapshot

**2020 Total District
Population Estimate**

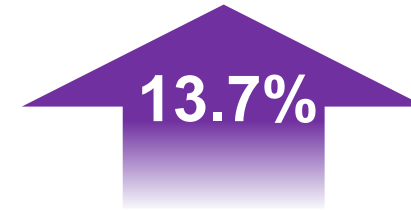
17,611



14,634
**2010 Census
District Population**

**Total District Population
Below Age 19**

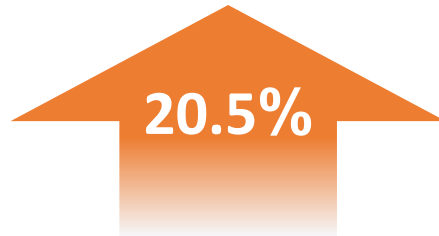
4,907



4,316
**2010 Census District
Population Below Age 19**

**2019 Total District
Median Household Income**

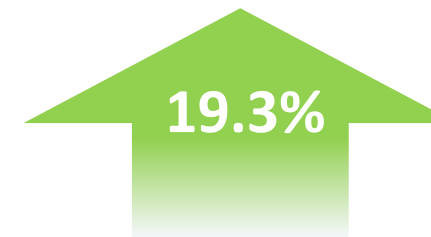
\$71,915



\$59,634
**2010 Census Total District
Median Household Income**

2019 District Households

6,214

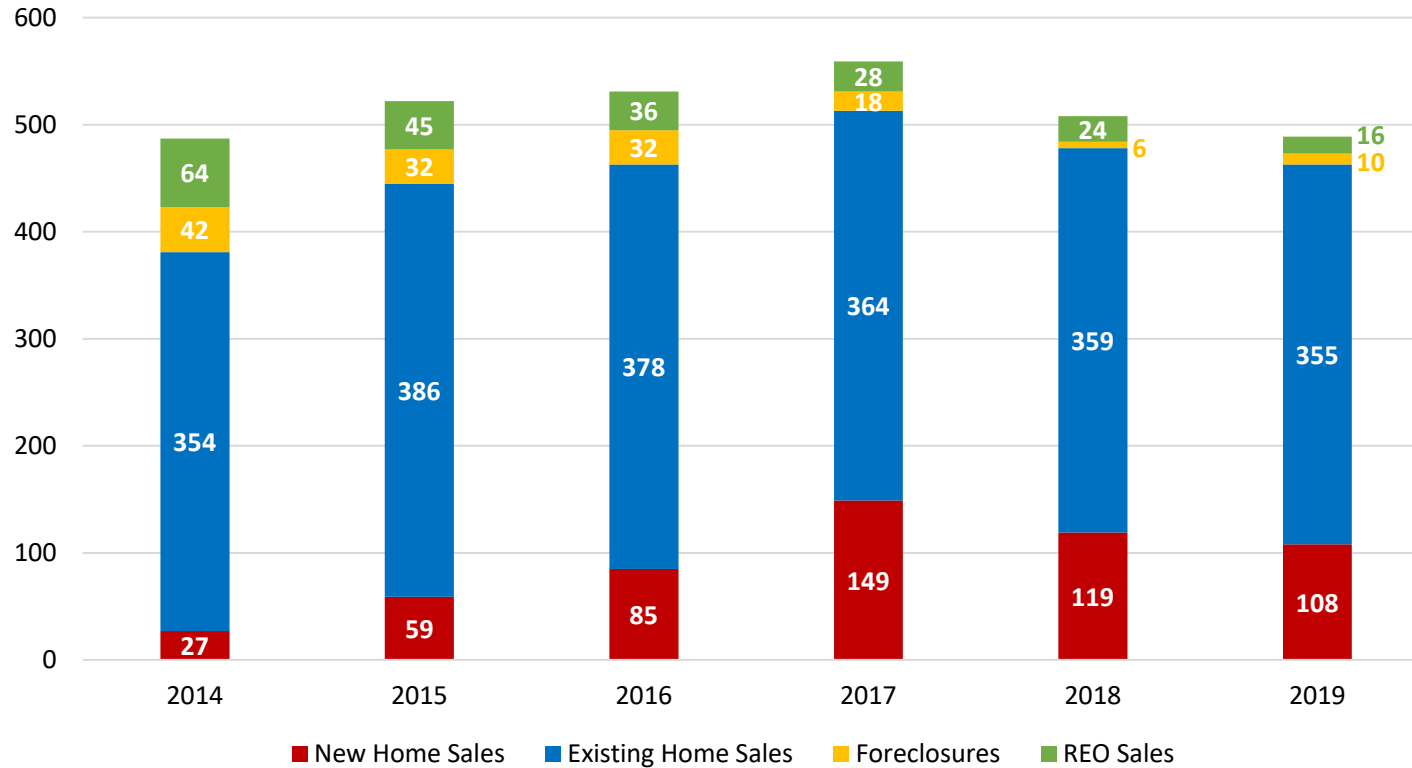


5,206
2010 District Households

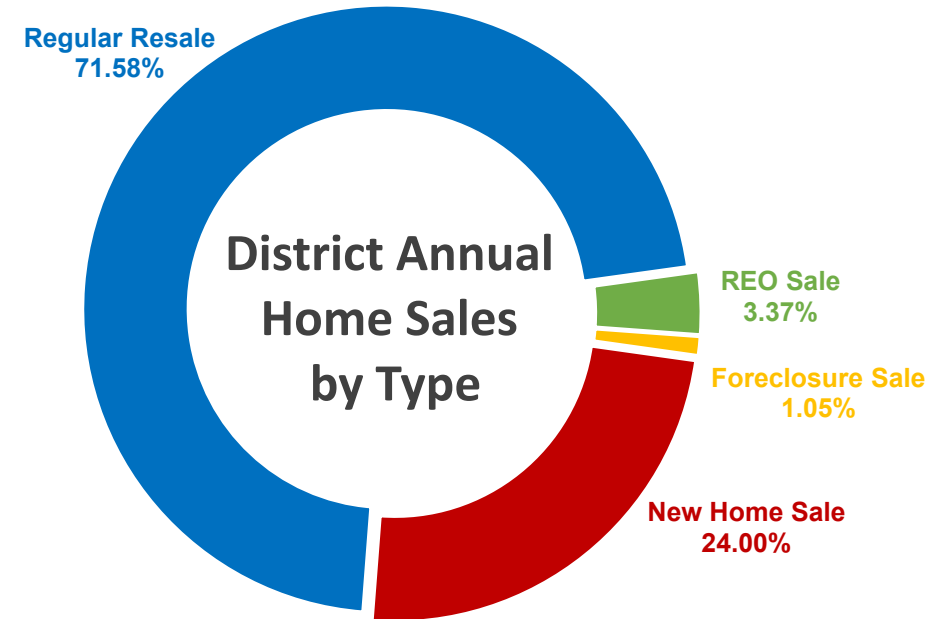


Decatur ISD Home Sales

Annual District Home Sales by Type



Decatur ISD Home Sales April 2019 – March 2020

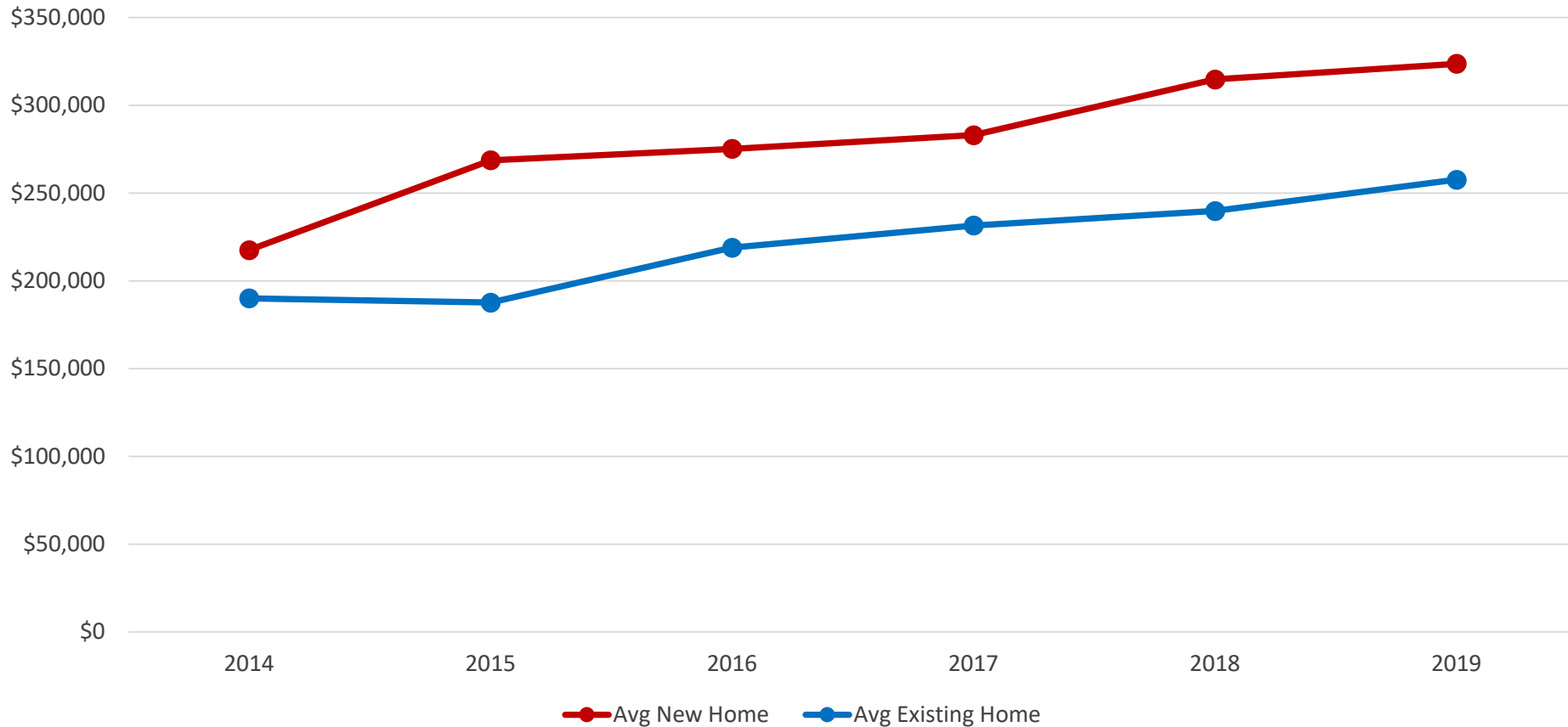


- Decatur ISD had 489 home sales in 2019, and roughly 22% were of new homes
- The number of distressed property sales has declined 75% in the last 5 years
- 2019 was the 3rd consecutive year with more than 100 new home sales within the district, and the district also had more than 100 home sales in the last 12 months





Decatur ISD Historical Home Prices



	Avg New Home	Avg Existing Home
2014	\$217,480	\$189,997
2015	\$268,598	\$187,571
2016	\$275,101	\$218,833
2017	\$282,918	\$231,504
2018	\$314,698	\$239,729
2019	\$323,593	\$257,571

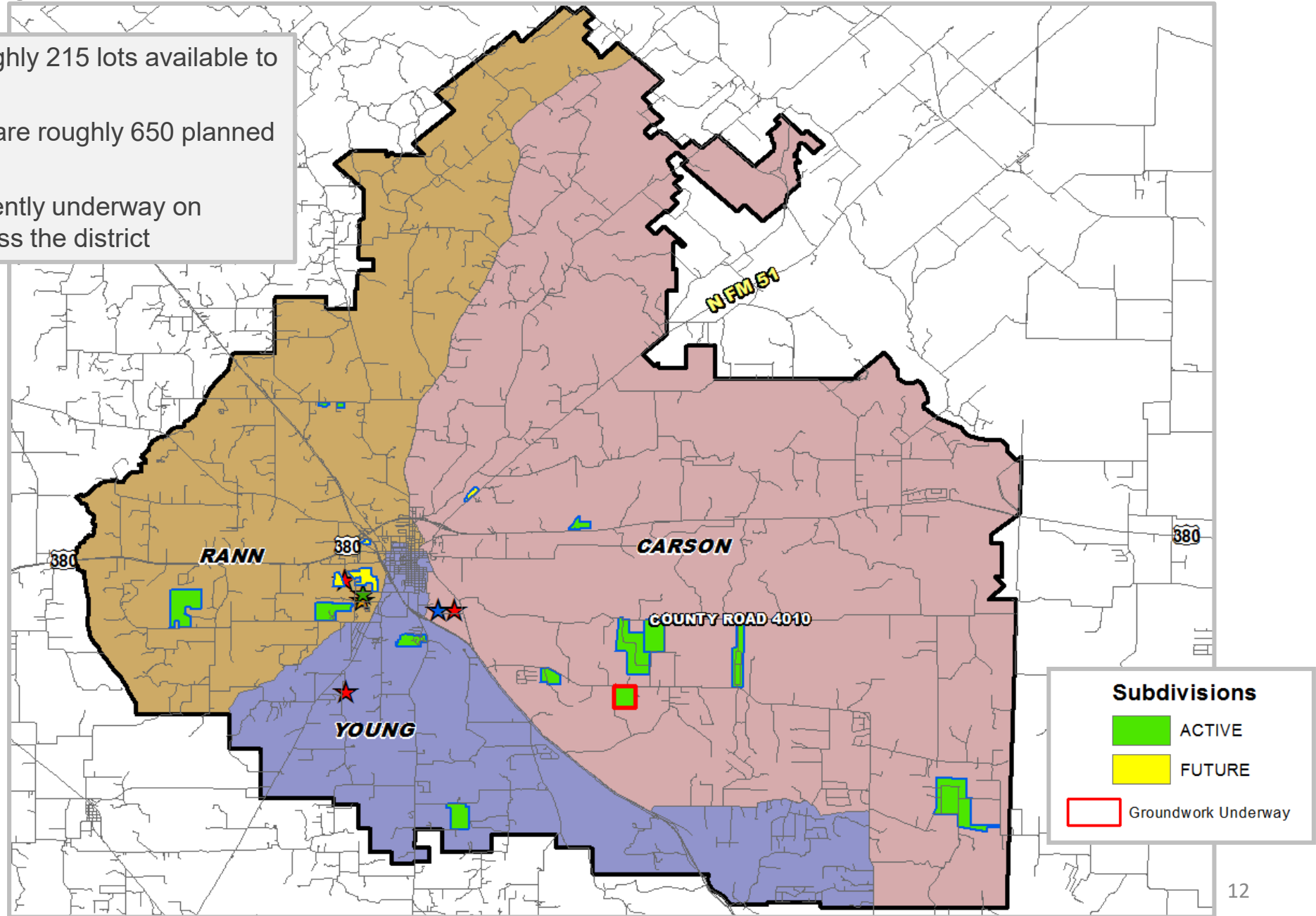
- The average new home price within DISD has risen nearly 49% since 2014, an increase of over \$106,000
- Since 2014, the average existing home price in Decatur ISD has risen 35%, an increase of nearly \$67,600





District Housing Overview

- The district has roughly 215 lots available to build on
- Within DISD there are roughly 650 planned future lots
- Groundwork is currently underway on roughly 55 lots across the district





Residential Activity

Hillcrest Meadows

- 122 total lots
- 3 vacant developed lots
- 15 homes under construction
- 92 homes occupied
- Anticipate buildout summer 2020
- \$260K - \$290K
- Current student yield: 0.402

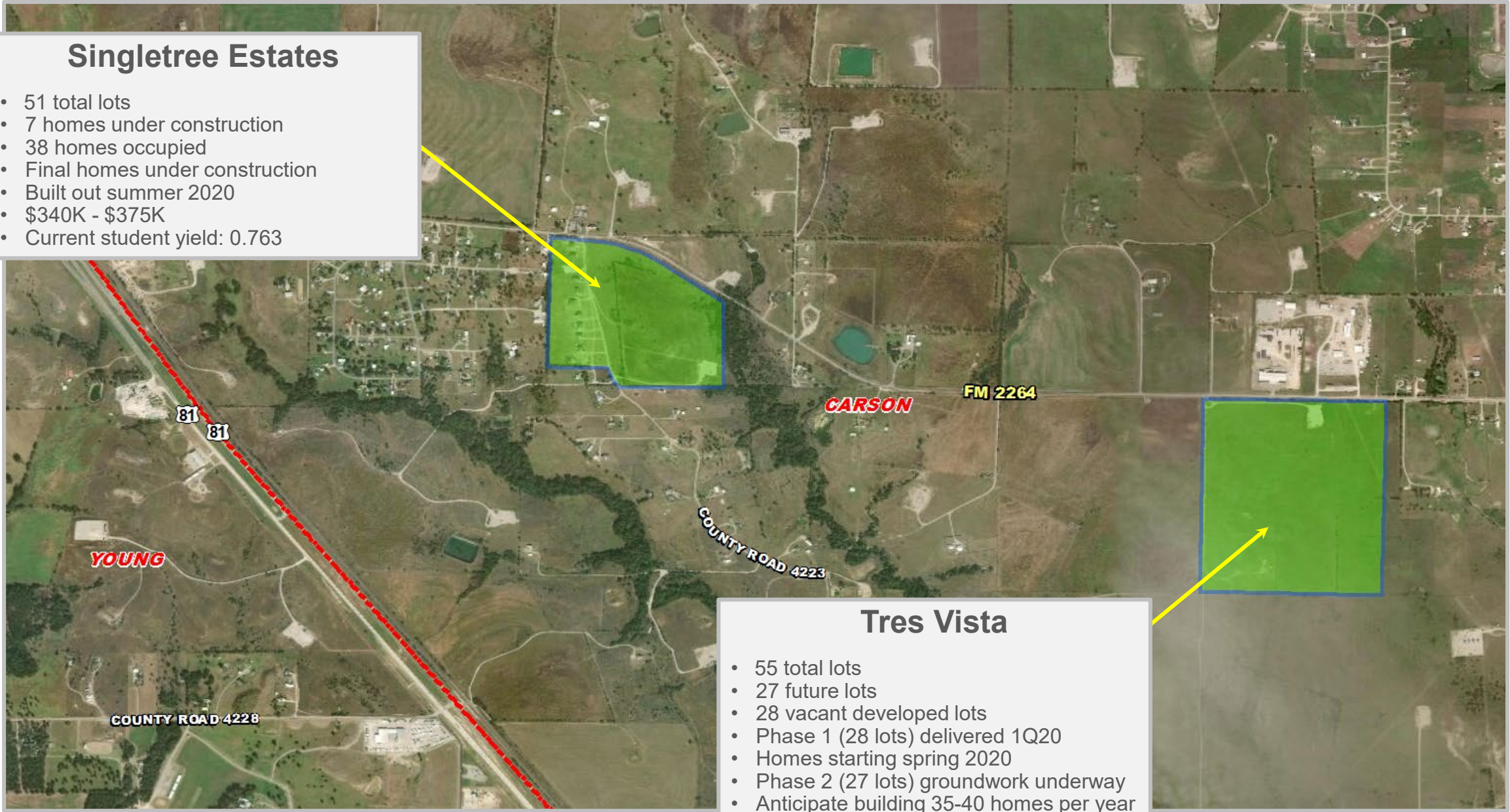




Residential Activity

Singletree Estates

- 51 total lots
- 7 homes under construction
- 38 homes occupied
- Final homes under construction
- Built out summer 2020
- \$340K - \$375K
- Current student yield: 0.763



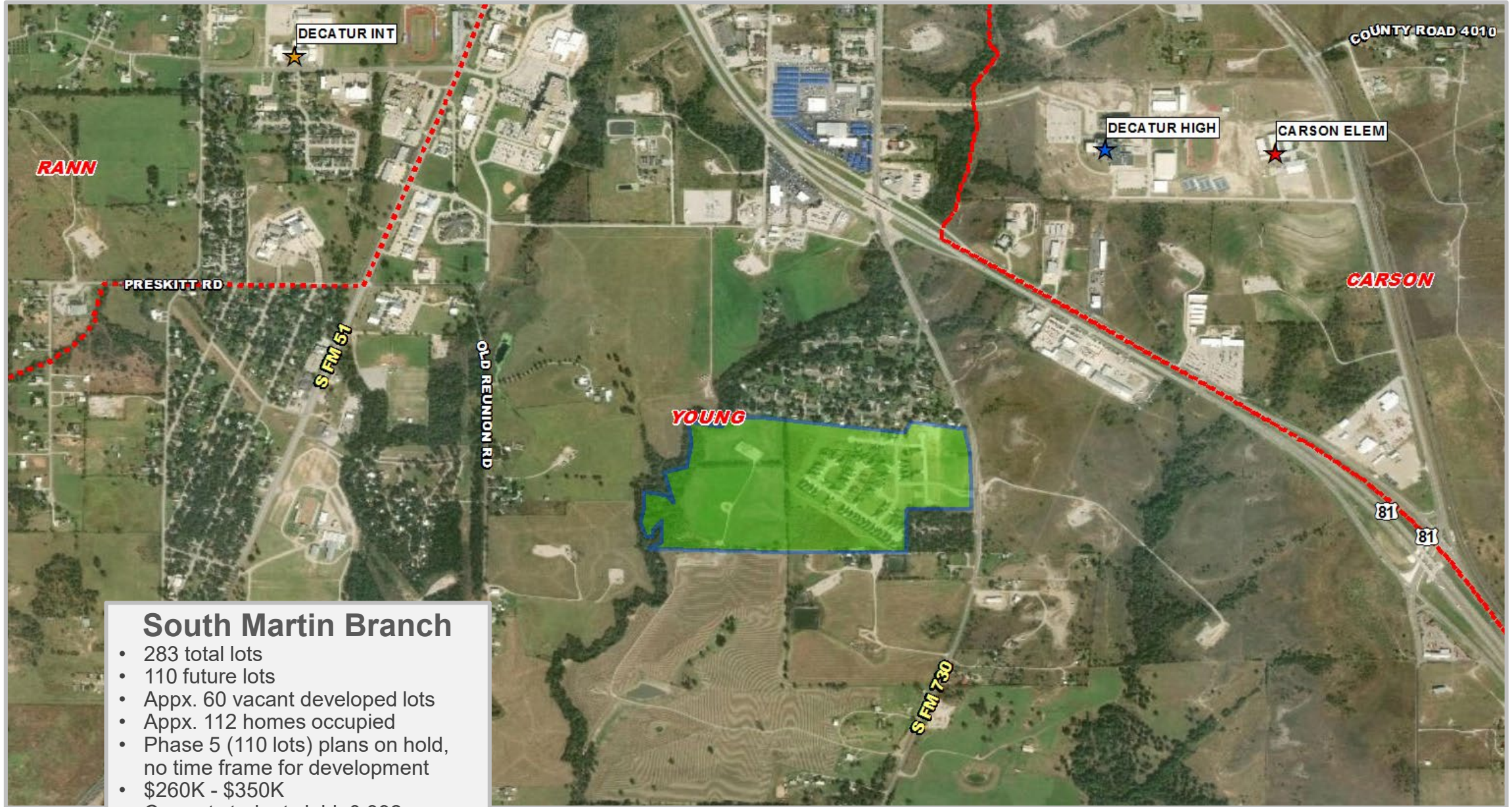
Tres Vista

- 55 total lots
- 27 future lots
- 28 vacant developed lots
- Phase 1 (28 lots) delivered 1Q20
- Homes starting spring 2020
- Phase 2 (27 lots) groundwork underway
- Anticipate building 35-40 homes per year
- \$300K+





Residential Activity



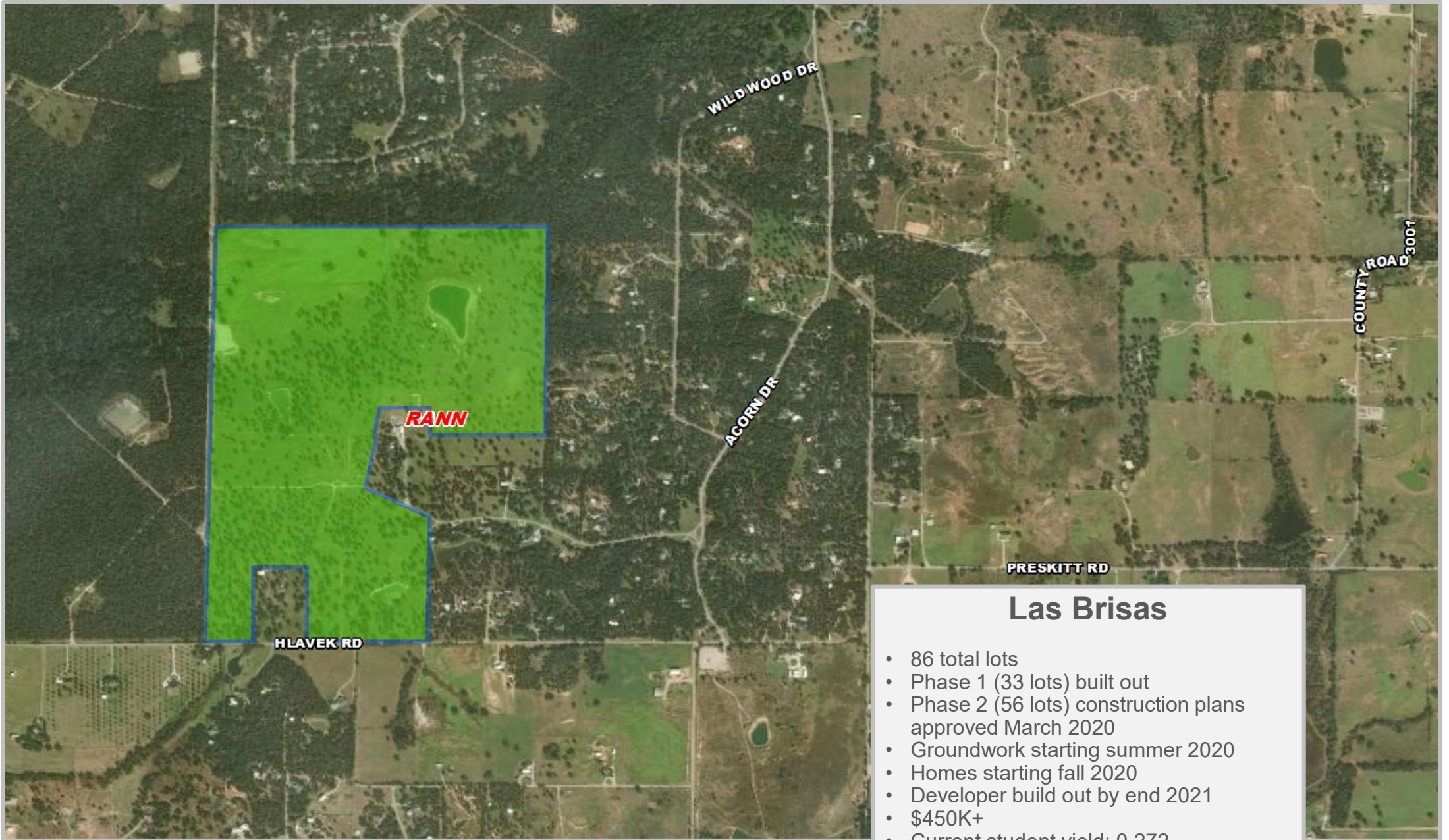
South Martin Branch

- 283 total lots
- 110 future lots
- Appx. 60 vacant developed lots
- Appx. 112 homes occupied
- Phase 5 (110 lots) plans on hold, no time frame for development
- \$260K - \$350K
- Current student yield: 0.392





Residential Activity



Las Brisas

- 86 total lots
- Phase 1 (33 lots) built out
- Phase 2 (56 lots) construction plans approved March 2020
- Groundwork starting summer 2020
- Homes starting fall 2020
- Developer build out by end 2021
- \$450K+
- Current student yield: 0.272



Residential Activity



Briar Crossing

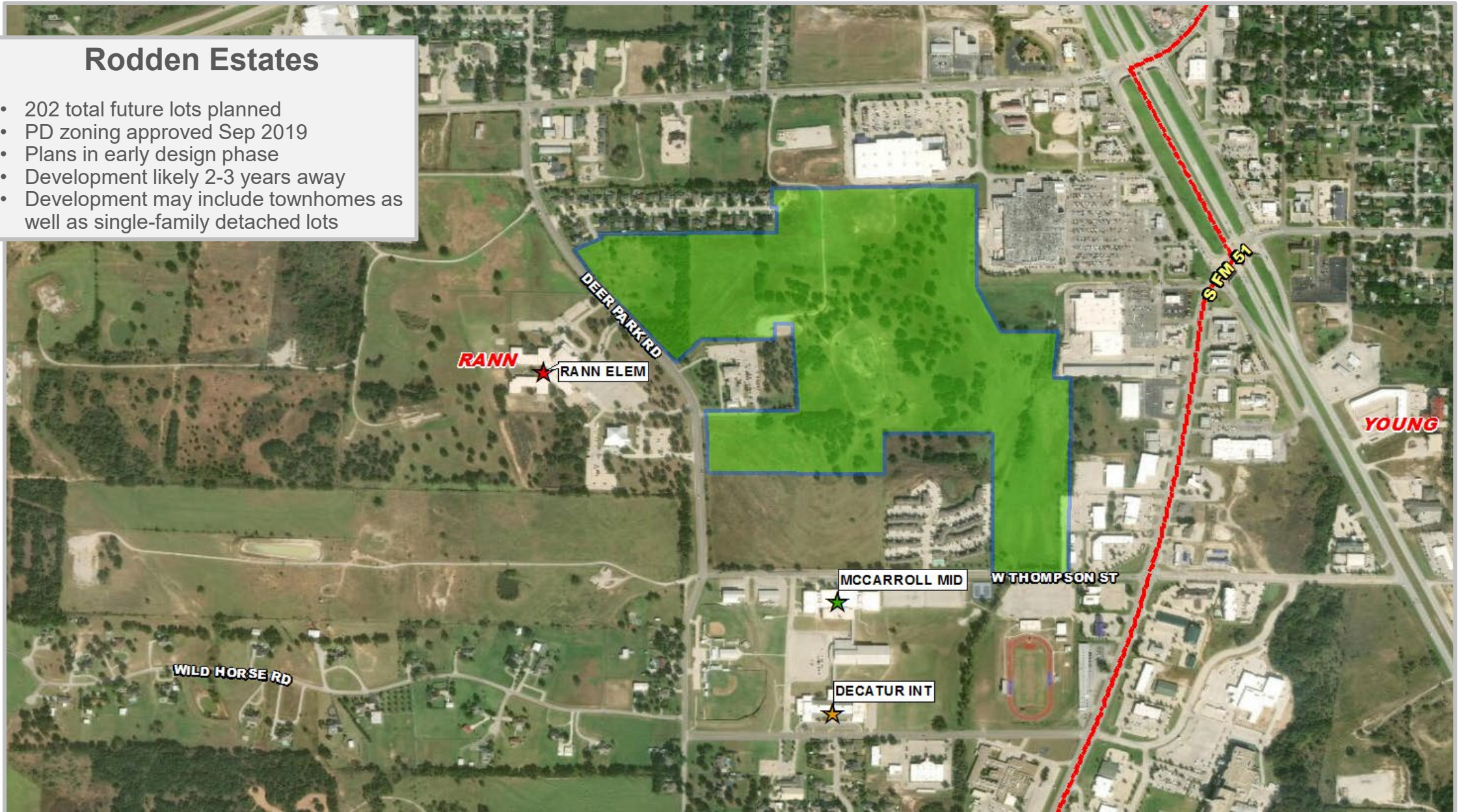
- 146 total lots
- 106 future lots
- 3 vacant developed lots
- 37 homes occupied
- Phase 1 (40 lots) nearing build out
- Phases 2 & 3 (106 lots) plans on hold, no time frame for development at this time
- \$300K - \$450K
- Current student yield: 0.567



Future Residential Activity

Rodden Estates

- 202 total future lots planned
- PD zoning approved Sep 2019
- Plans in early design phase
- Development likely 2-3 years away
- Development may include townhomes as well as single-family detached lots





Future Residential Activity



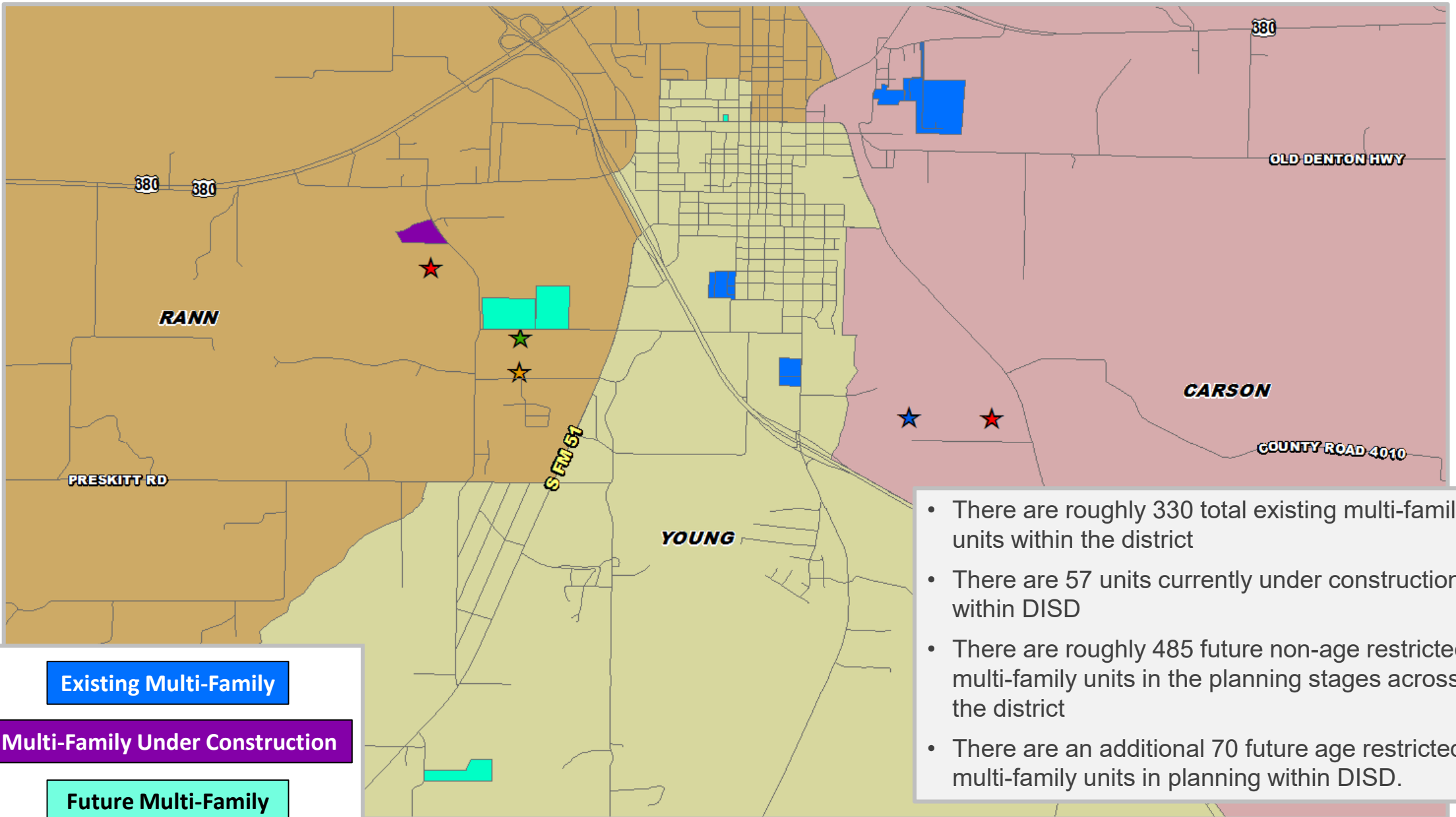
Trails at Deer Park

- 77 total future lots possible
- Property owner is negotiating sale to another developer
- If property is sold, it will be developed as senior housing





Multi-Family Housing Overview

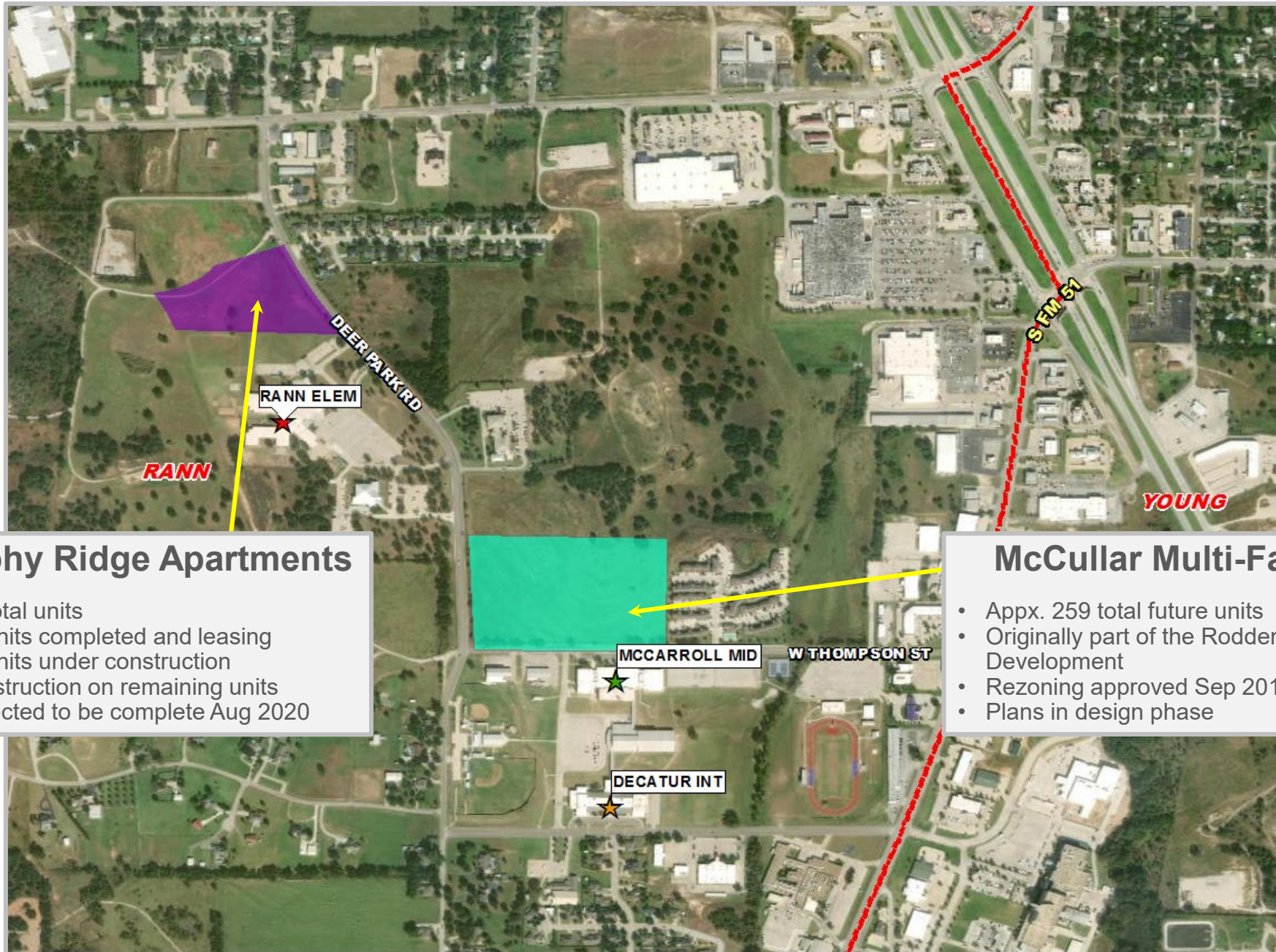


- There are roughly 330 total existing multi-family units within the district
- There are 57 units currently under construction within DISD
- There are roughly 485 future non-age restricted multi-family units in the planning stages across the district
- There are an additional 70 future age restricted multi-family units in planning within DISD.





Multi-Family Activity



Trophy Ridge Apartments

- 88 total units
- 31 units completed and leasing
- 57 units under construction
- Construction on remaining units expected to be complete Aug 2020

McCullar Multi-Family

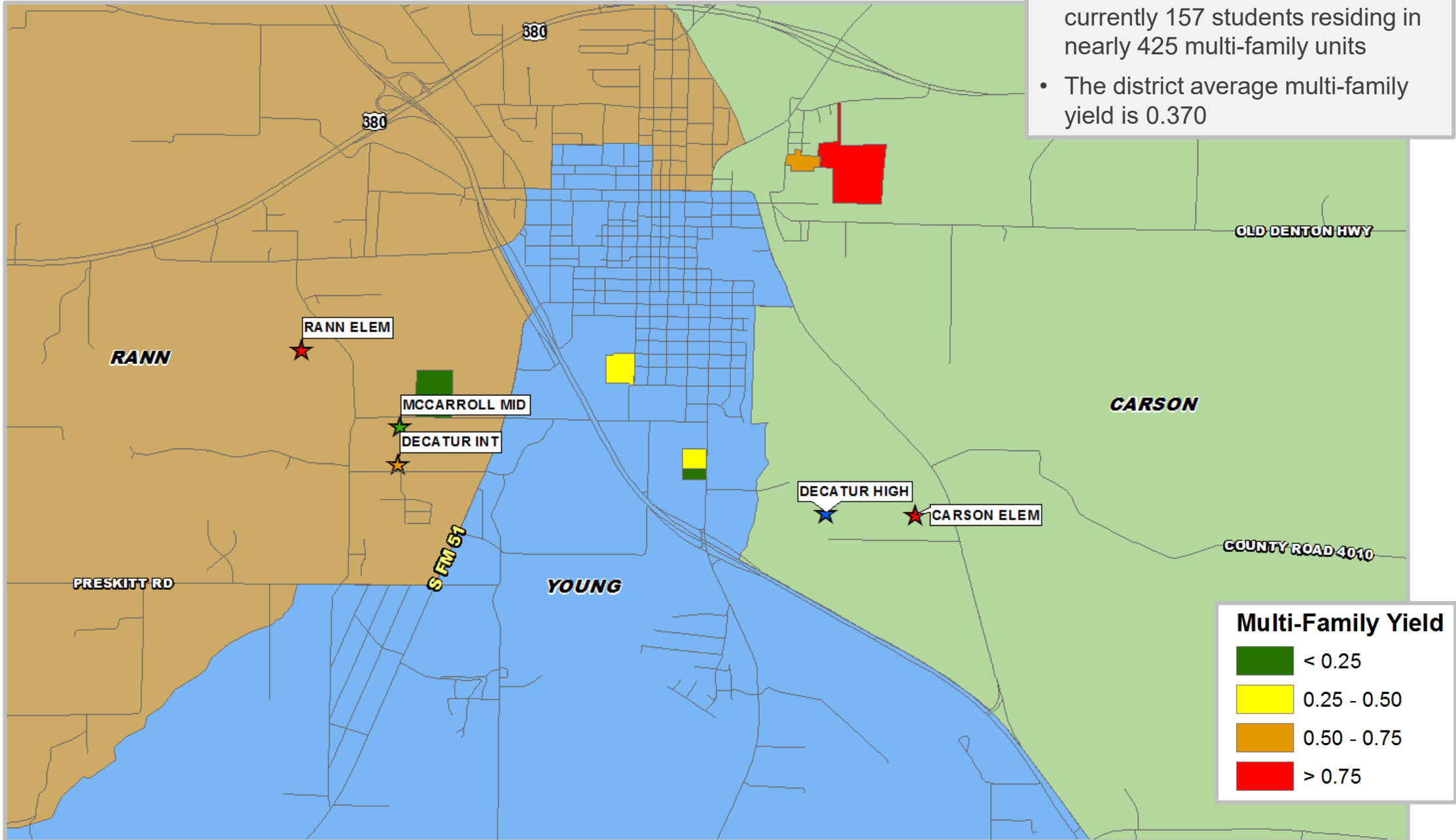
- Appx. 259 total future units
- Originally part of the Rodden Estates Development
- Rezoning approved Sep 2019
- Plans in design phase





District Multi-Family Yield

- Within Decatur ISD there are currently 157 students residing in nearly 425 multi-family units
- The district average multi-family yield is 0.370





Decatur ISD Student Density (2020)

- There are 305 students that currently reside outside the district.
- This represents roughly 8.7% of the entire student population
- Roughly 31.8% of the student population resides within the Decatur City Limits



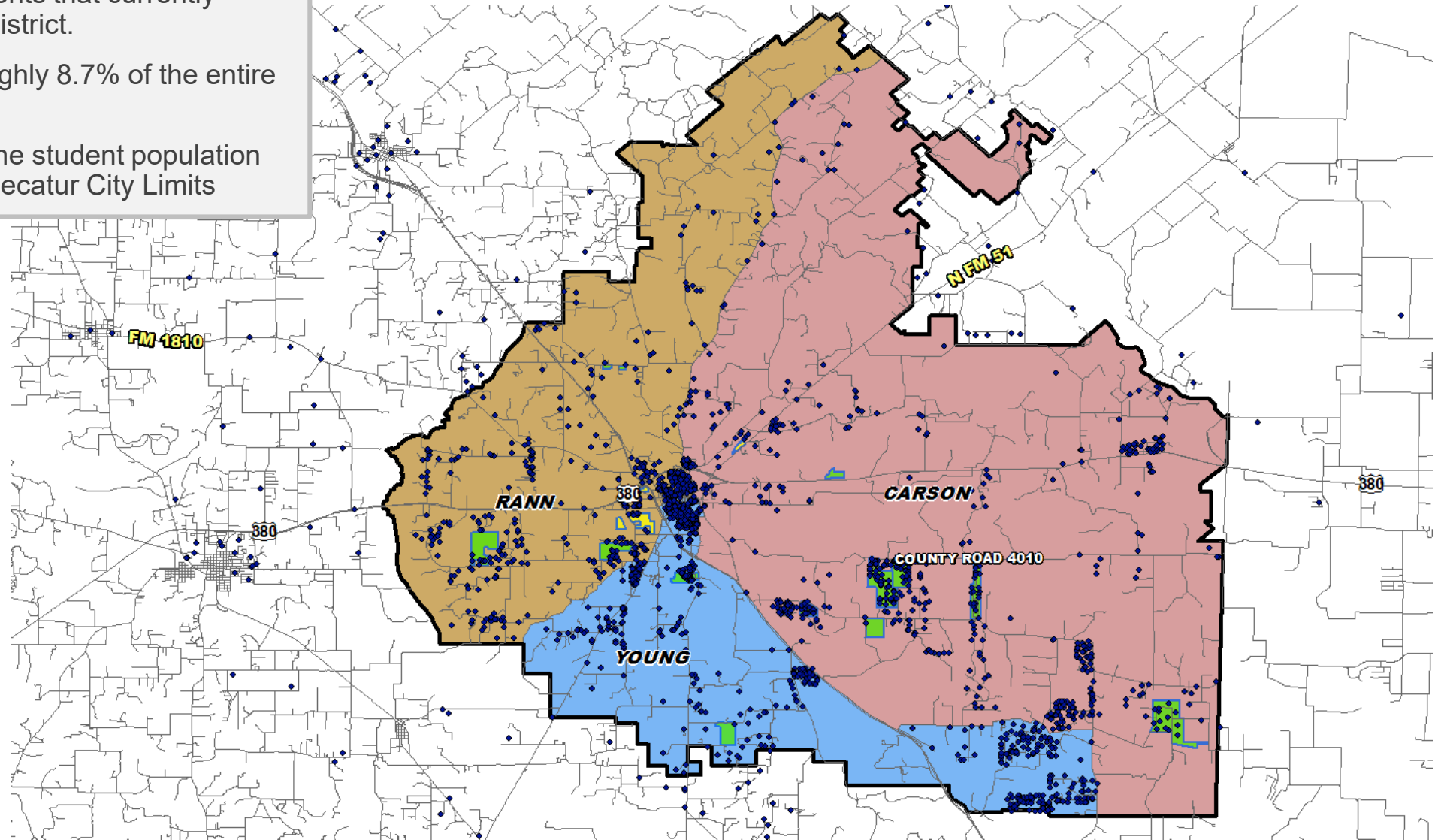
Single Family Yield
0.398



Multi-Family Yield
0.314



Manufactured Home Yield
0.548





TEA Transfer Report

Transfers In From:	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Alvord ISD	42	36	51	56	62	59	17
Boyd ISD	25	28	26	24	20	25	0
Bridgeport ISD	24	26	36	38	41	43	19
Chico ISD	12	13	15	23	21	26	14
Northwest ISD	29	32	36	28	35	29	0
Paradise ISD	17	24	31	36	36	38	21
Slidell ISD	46	36	41	40	40	37	-9
Total Transfers In*	211	217	258	284	285	298	87

Transfers Out To:	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Change
Alvord ISD	13	9	6	13	17	18	5
Boyd ISD	14	14	18	23	25	24	10
Bridgeport ISD	20	24	18	14	14	23	3
Chico ISD	3	0	3	3	4	13	10
International Leadership of Texas	3	3	3	3	3	3	0
Northwest ISD	25	26	26	40	44	43	18
Paradise ISD	32	33	34	33	34	36	4
Ponder ISD	0	0	5	3	3	3	3
Premier High Schools	0	3	0	0	0	3	3
Slidell ISD	9	9	10	3	3	3	-6
Total Transfers Out*	143	143	142	157	179	197	54

* Totals include additional districts per TEA rounding rules





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
2015/16	4	54	217	232	235	234	218	203	223	221	244	256	234	216	204	2,995		
2016/17	8	49	238	239	232	241	245	235	210	235	226	271	254	244	208	3,135	140	4.7%
2017/18	11	61	224	243	242	252	254	260	259	226	258	259	278	266	251	3,344	209	6.7%
2018/19	12	56	256	235	264	245	261	257	280	255	239	269	256	268	260	3,413	69	2.1%
2019/20	11	94	270	261	226	273	249	256	277	272	253	252	243	256	271	3,464	51	1.5%
2020/21	11	94	260	278	263	229	277	256	266	280	283	268	255	238	251	3,509	45	1.3%
2021/22	11	94	260	268	276	277	232	286	268	270	294	303	263	252	236	3,590	81	2.3%
2022/23	11	94	275	267	270	290	281	235	302	275	281	312	292	255	250	3,690	100	2.8%
2023/24	11	94	275	288	268	275	294	287	246	307	287	299	307	286	252	3,776	86	2.3%
2024/25	11	94	294	287	294	283	279	300	301	251	321	306	292	301	283	3,897	121	3.2%
2025/26	11	94	300	305	285	307	293	285	315	308	262	341	298	285	298	3,987	90	2.3%
2026/27	11	94	288	306	306	296	317	301	299	321	321	288	344	292	282	4,066	79	2.0%
2027/28	11	94	299	298	310	321	298	322	316	305	335	345	284	337	289	4,164	98	2.4%
2028/29	11	94	301	316	299	324	329	308	338	323	318	362	342	278	334	4,277	113	2.7%
2029/30	11	94	302	312	319	312	331	338	323	345	337	345	361	342	275	4,347	70	1.6%



Ten Year Forecast by Campus Level

					Fall	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	2027/28	2028/29	2029/30
ELEMENTARY CAMPUS															
CARSON ELEMENTARY	446	540	475	400	420	517	527	539	575	595	607	613	624	631	643
RANN ELEMENTARY	485	483	568	520	497	595	597	588	598	599	611	630	643	658	673
YOUNG ELEMENTARY	466	466	534	409	467	556	580	596	619	648	662	676	686	693	703
ELEMENTARY TOTALS	1,397	1,489	1,577	1,329	1,384	1,668	1,704	1,723	1,792	1,842	1,880	1,919	1,953	1,982	2,019
Elementary Absolute Change		92	88	-248	55	284	36	19	69	50	38	39	34	29	37
Elementary Percent Change		6.59%	5.91%	-15.73%	4.14%	20.52%	2.16%	1.12%	4.00%	2.79%	2.06%	2.07%	1.77%	1.48%	1.87%
Decatur Intermediate School	426	445	519	537	533	0	0	0	0	0	0	0	0	0	0
INTERMEDIATE TOTALS	426	445	519	537	533	0	0	0	0	0	0	0	0	0	0
Intermediate Absolute Change		19	74	18	-4	-533	0	0	0	0	0	0	0	0	0
Intermediate Percent Change		4.46%	16.63%	3.47%	-0.74%	-100.00%									
MCCARROLL MIDDLE SCHOOL	688	671	745	494	525	829	832	858	840	873	885	941	956	979	1,005
MIDDLE SCHOOL TOTAL	688	671	745	494	525	829	832	858	840	873	885	941	956	979	1,005
Middle School Absolute Change		-17	74	-251	31	304	3	26	-18	33	12	56	15	23	26
Middle School Percent Change		-2.47%	11.03%	-33.69%	6.28%	57.90%	0.36%	3.13%	-2.10%	3.93%	1.37%	6.33%	1.59%	2.41%	2.66%
DECATUR HIGH SCHOOL	910	977	1,049	1,053	1,022	1,012	1,054	1,109	1,144	1,182	1,222	1,206	1,255	1,316	1,323
HIGH SCHOOL TOTAL	910	977	1,049	1,053	1,022	1,012	1,054	1,109	1,144	1,182	1,222	1,206	1,255	1,316	1,323
High School Absolute Change		67	72	4	-31	-10	42	55	35	38	40	-16	49	61	7
High School Percent Change		7.36%	7.37%	0.38%	-2.94%	-0.98%	4.15%	5.22%	3.16%	3.32%	3.38%	-1.31%	4.06%	4.86%	0.53%
DISTRICT TOTALS	2,995	3,137	3,371	3,413	3,464	3,509	3,590	3,690	3,776	3,897	3,987	4,066	4,164	4,277	4,347
District Absolute Change		142	234	42	51	45	81	100	86	121	90	79	98	113	70
District Percent Change		4.74%	7.46%	1.25%	1.49%	1.30%	2.31%	2.79%	2.33%	3.20%	2.31%	1.98%	2.41%	2.71%	1.64%



Key Takeaways



V – too sharp

W – “double dip” recession due to secondary outbreak

U – too long at the bottom with too abrupt of a rebound



Forecasted Shape Of The Recovery



- The national unemployment rate is between 16%-18% and Texas' is roughly 12% in April
- After record new home starts in 1Q20, builders expect to complete 80% of 2020 plan
- Existing home listings have decreased by more than 10% due to owners pulling them from the market
- Decatur ISD will start the 2020/21 school year at just over 3,500 students
- DISD is expected to grow over 400 students over the next 5 years to enroll almost 3,900 students in 2024/25

