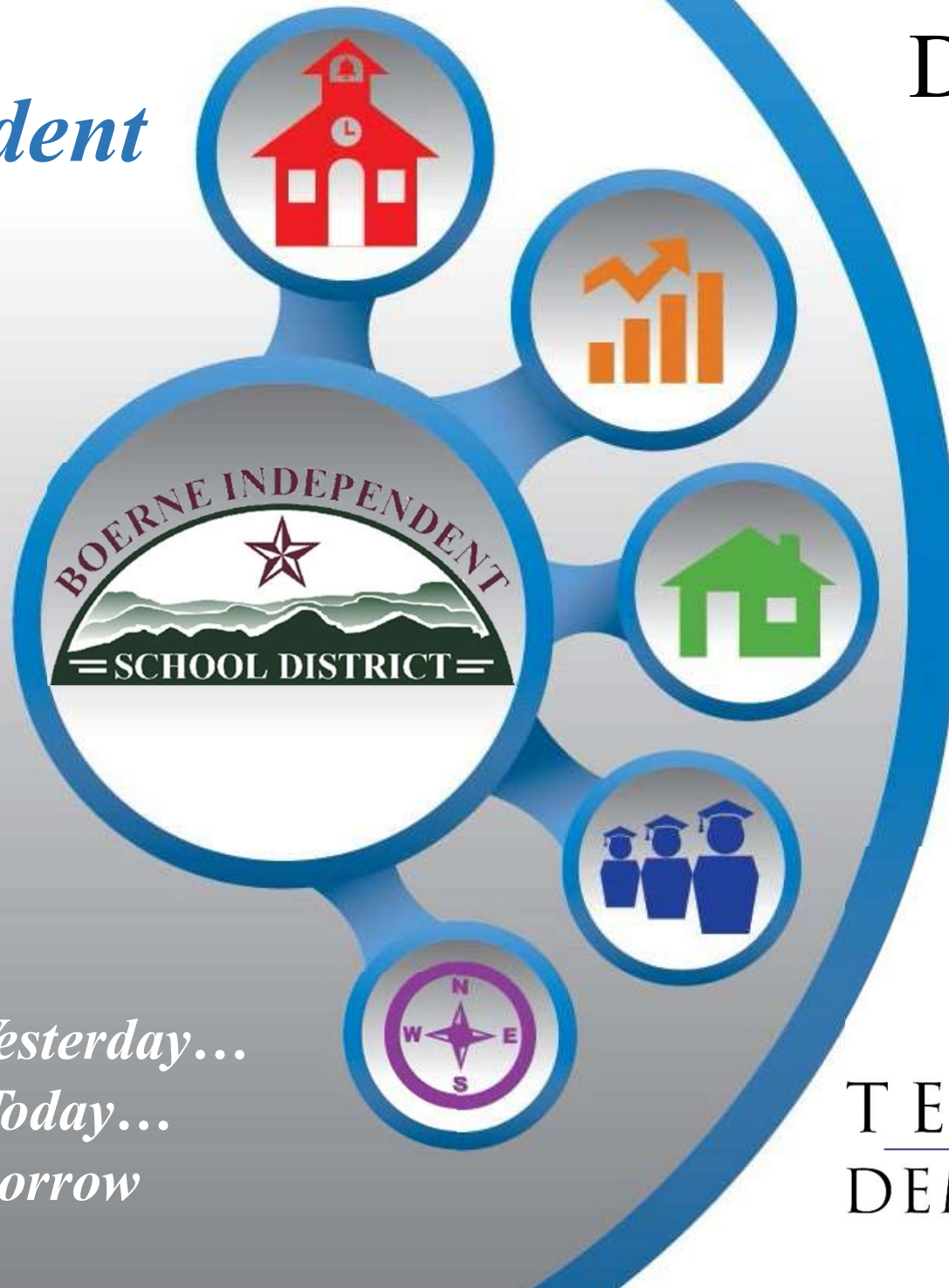


*Boerne  
Independent  
School  
District*



Demographic  
Update

Spring 2019

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – San Antonio-New Braunfels MSA (February 2018)

**1.2%**

13,649 new jobs  
National rate 1.9%



**Job Growth**

**11,751**

669 more  
starts than 4Q17



**Annual  
Home Starts**

**0.1%**

U.S. 3.7%  
Texas 3.6%  
San Antonio MSA 3.2%  
New Braunfels 3.1%  
Kendall Co 3.1%



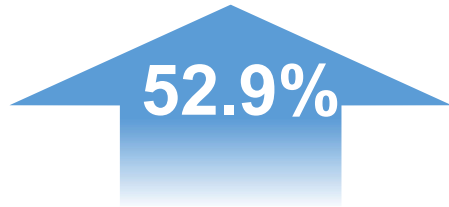
**Unemployment  
Rate**





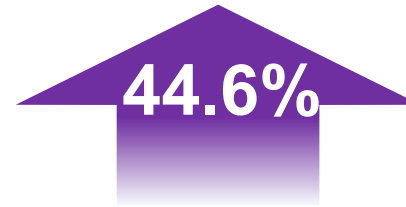
# District Demographic Snap Shot

2018 Total District  
Population Estimate  
**53,325**



**34,878**  
2010 Census  
District Population

Total District Population  
Below Age 19  
**13,479**



2010 Census District  
Population Below Age 19  
**9,324**

2018 Total District  
Median Household Income  
**\$94,779**



2010 Census Total District  
Median Household Income  
**\$86,590**

2018 Median Housing Unit Value  
**\$369,007**



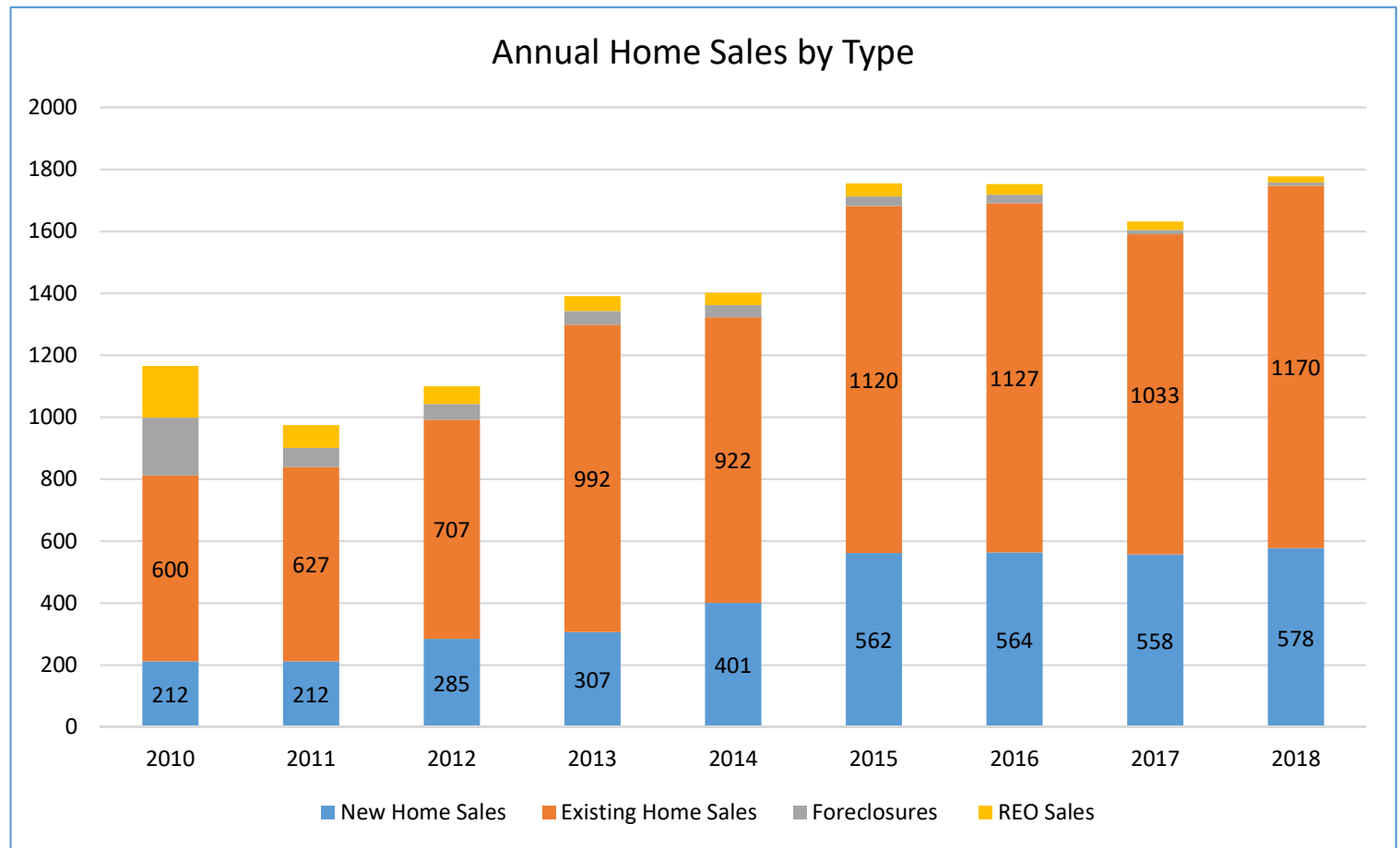
2010 Median Housing Unit Value  
**\$323,781**





# Boerne ISD Annual Home Sales

## Total Annual Home Sales by Transaction Type, 2010 - 2018



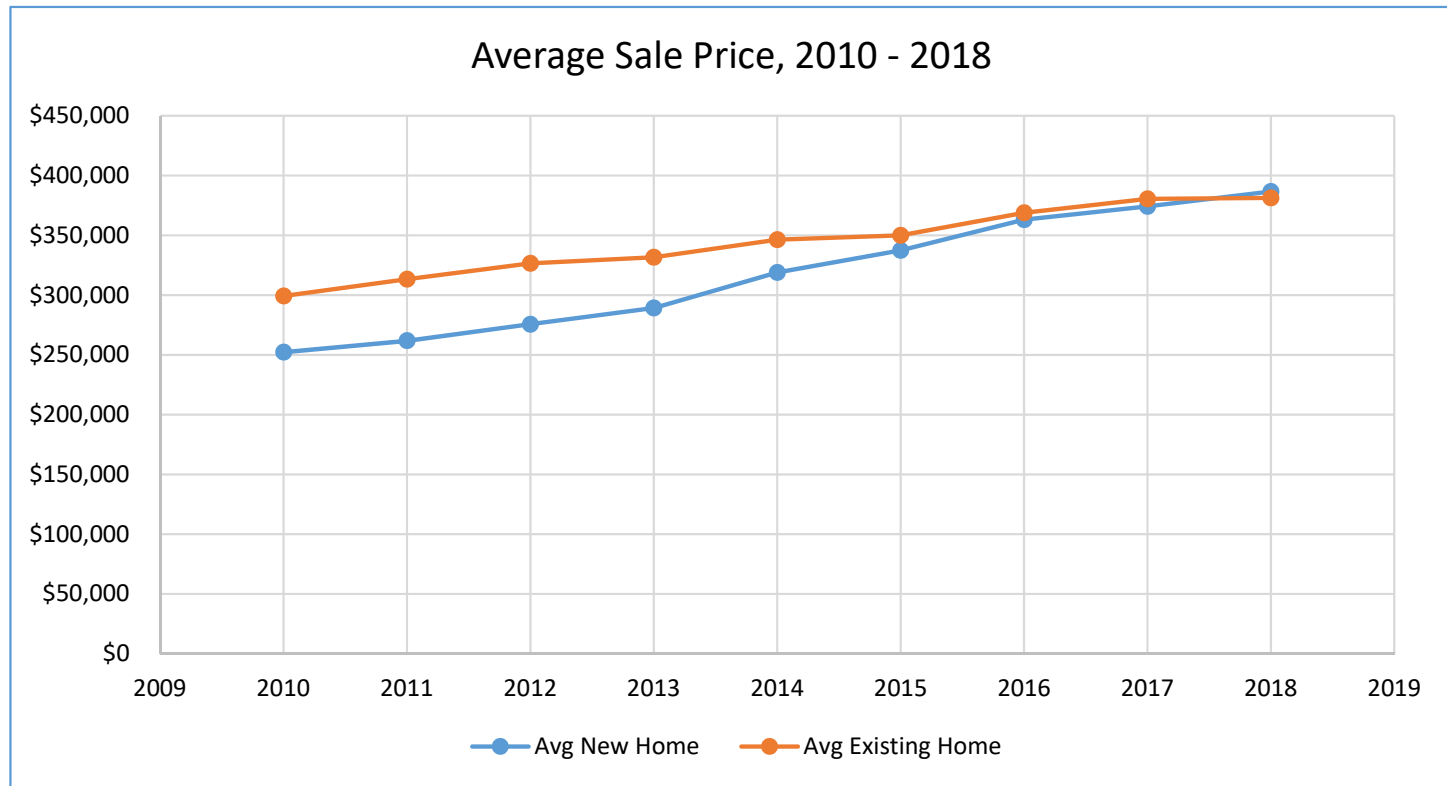
- The number of new homes within the district has steadily increased in recent years, and total home sales have remained over 1,600 for the last 4 years
- The number of distressed property sales has declined in recent years





# 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
2018	\$386,653	\$381,291

- Boerne ISD’s average new home price has risen more than 53% since 2010, a rise of \$134,420
- Within the district, the average existing home’s sale price has risen roughly 27% since 2010, a rise of \$82,017
- In the last two years the average price for an existing home and a new home were closer in price than ever before





# San Antonio MSA New Home Ranking Report

## ISD Ranking by Annual Closings- 4Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,630	3,787	5,255	32,883
2	Comal ISD	2,026	1,845	3,057	29,232
3	Judson ISD	1,266	1,199	1,446	5,985
4	New Braunfels ISD	823	804	1,086	8,253
<b>5</b>	<b>Boerne ISD*</b>	<b>731</b>	<b>696</b>	<b>1,740</b>	<b>10,565</b>
6	Schertz-Cibolo U City ISD	717	664	1,202	7,503
7	East Central ISD	596	533	828	9,226
8	Medina Valley ISD	768	527	1,202	21,972
9	North East ISD	354	324	1,119	5,860
10	Southwest ISD	179	235	156	6,473
11	San Antonio ISD	145	123	414	2,483
12	Navarro ISD	103	111	75	3,861
13	Southside ISD	123	106	86	8,967
14	Seguin ISD	58	105	35	3,451
15	Harlandale ISD	75	86	61	0
16	Alamo Heights ISD	34	61	81	66
17	Marion ISD	59	52	70	236
18	South San Antonio ISD	61	25	54	405
19	Comfort ISD	0	0	0	0
20	Edgewood ISD	0	0	0	106

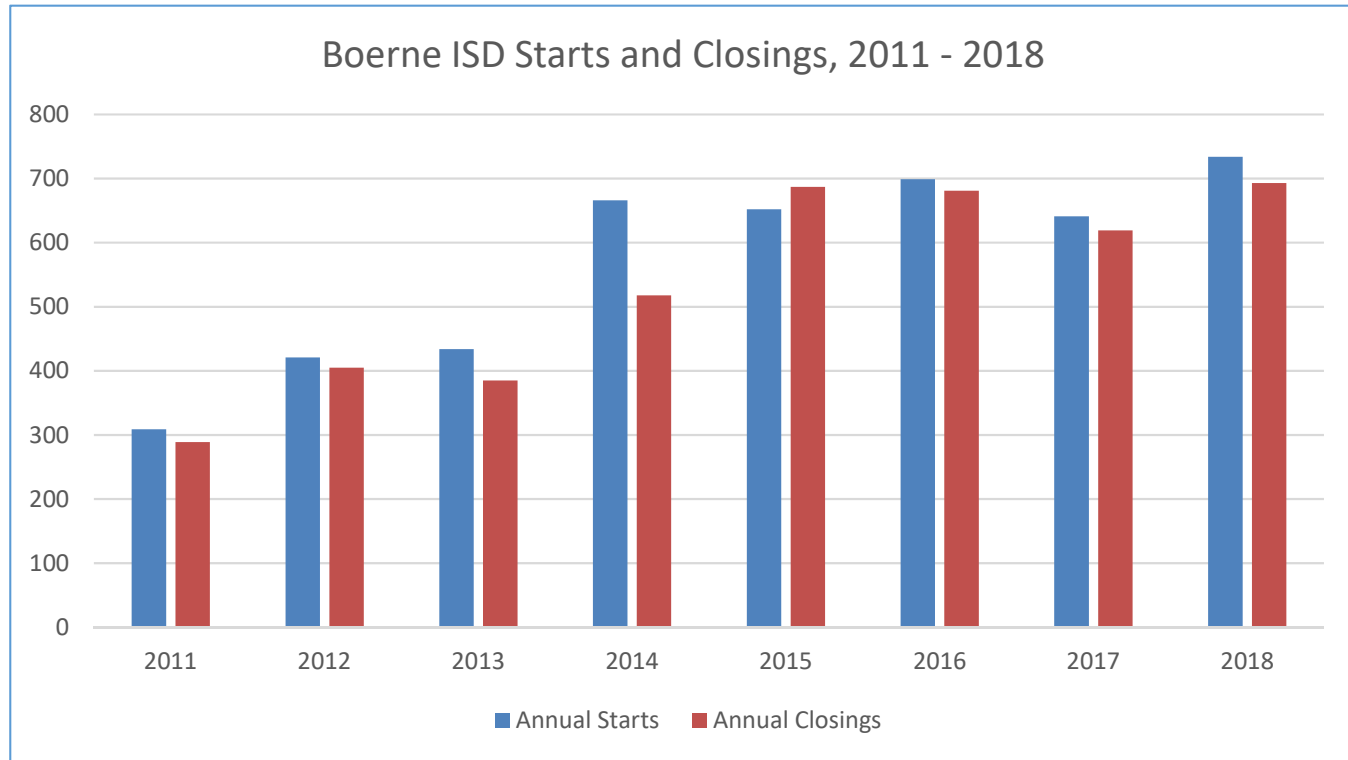
\*Figures based on additional TD Research





# New Housing Activity

## Boerne ISD New Home Starts and Closings



Starts	2013	2014	2015	2016	2017	2018
1Q	86	166	183	189	174	193
2Q	123	125	147	170	184	228
3Q	125	194	195	188	145	177
4Q	100	181	127	152	138	133
Total	434	666	652	699	641	731

Closings	2013	2014	2015	2016	2017	2018
1Q	77	116	171	153	137	169
2Q	95	115	197	142	175	176
3Q	116	139	183	202	150	197
4Q	97	148	136	184	157	154
Total	385	518	687	681	619	696

- Boerne ISD has started 731 homes in 2018, which is roughly a 14% increase over 2017
- The district closed 696 homes in 2018, which is a 12% increase over 2017
- New Home starts and closings have remained strong since 2014

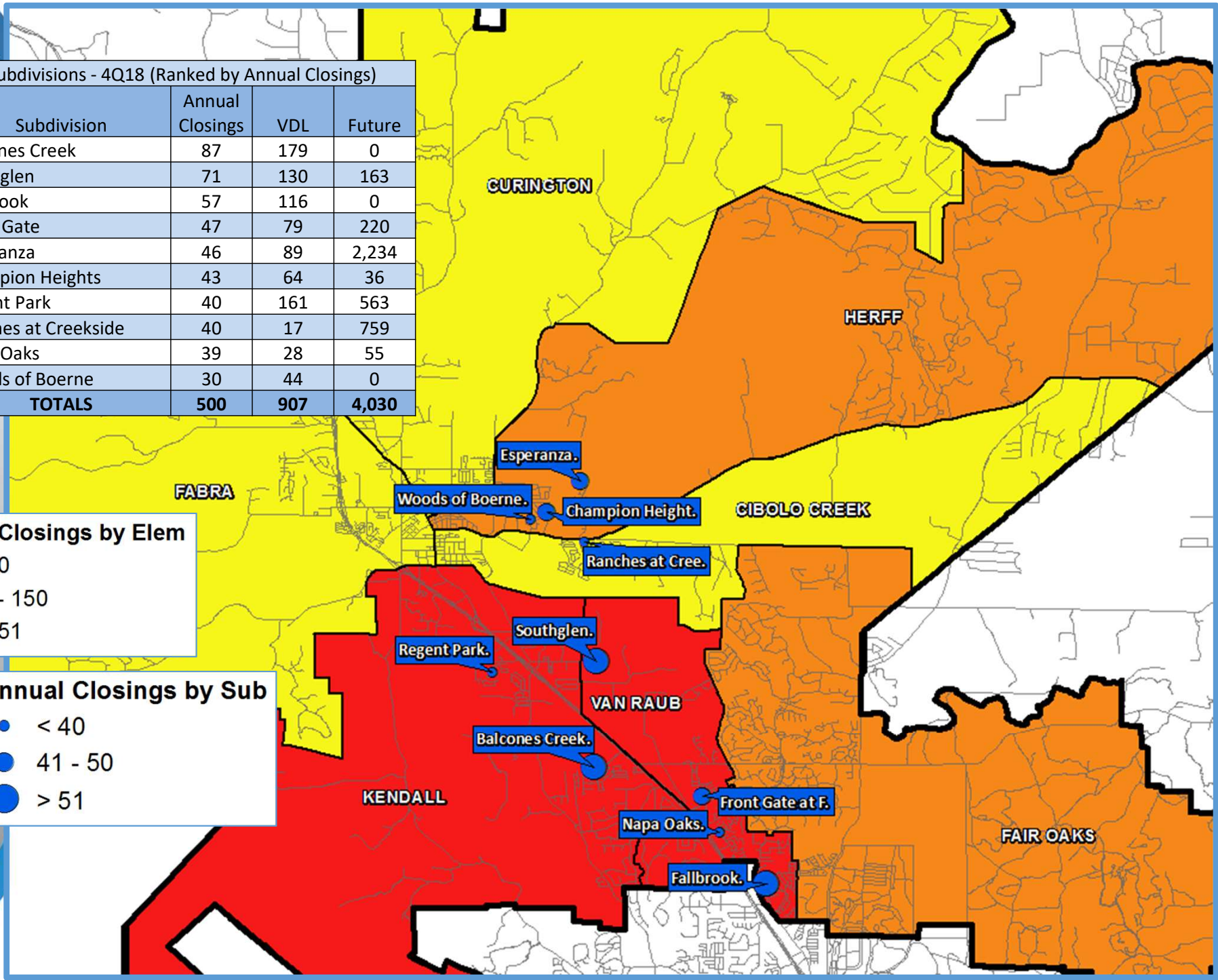




# Annual Closings Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	VDL	Future
1	Balcones Creek	87	179	0
2	Southglen	71	130	163
3	Fallbrook	57	116	0
4	Front Gate	47	79	220
5	Esperanza	46	89	2,234
6	Champion Heights	43	64	36
7	Regent Park	40	161	563
8	Ranches at Creekside	40	17	759
9	Napa Oaks	39	28	55
10	Woods of Boerne	30	44	0
<b>TOTALS</b>		<b>500</b>	<b>907</b>	<b>4,030</b>



**Annual Closings by Elem**

- < 50
- 51 - 150
- > 151

**Annual Closings by Sub**

- < 40
- 41 - 50
- > 51







# Vacant Developed Lots Distribution

Top 10 Subdivisions - 4Q18 (Ranked by remaining VDL)

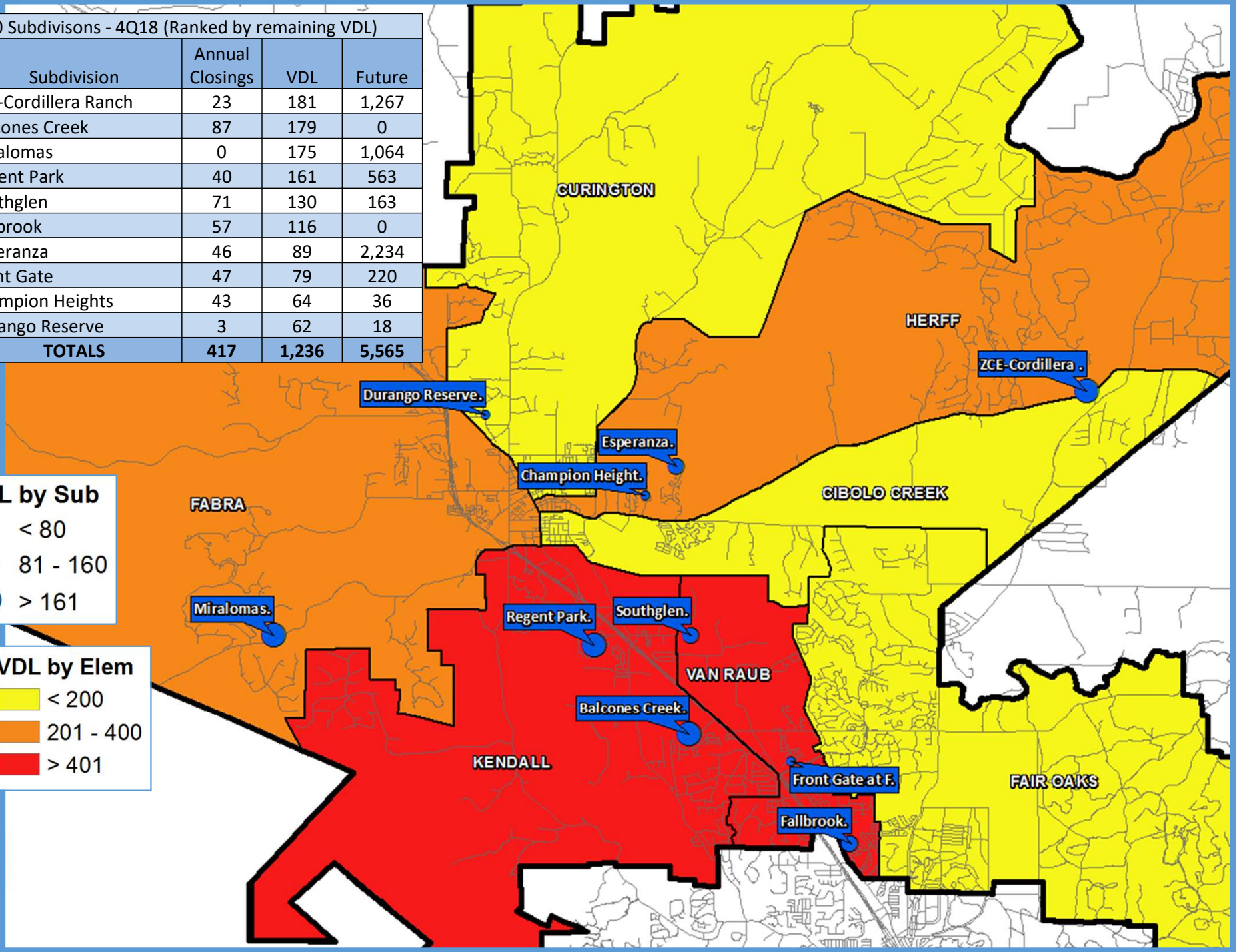
Rank	Subdivision	Annual Closings	VDL	Future
1	ZCE-Cordillera Ranch	23	181	1,267
2	Balcones Creek	87	179	0
3	Miralomas	0	175	1,064
4	Regent Park	40	161	563
5	Southglen	71	130	163
6	Fallbrook	57	116	0
7	Esperanza	46	89	2,234
8	Front Gate	47	79	220
9	Champion Heights	43	64	36
10	Durango Reserve	3	62	18
<b>TOTALS</b>		<b>417</b>	<b>1,236</b>	<b>5,565</b>

**VDL by Sub**

- < 80
- 81 - 160
- > 161

**VDL by Elem**

- < 200
- 201 - 400
- > 401





# Future Lots Distribution

Top 10 Subdivisions - 4Q18 (Ranked by Future Inventory)

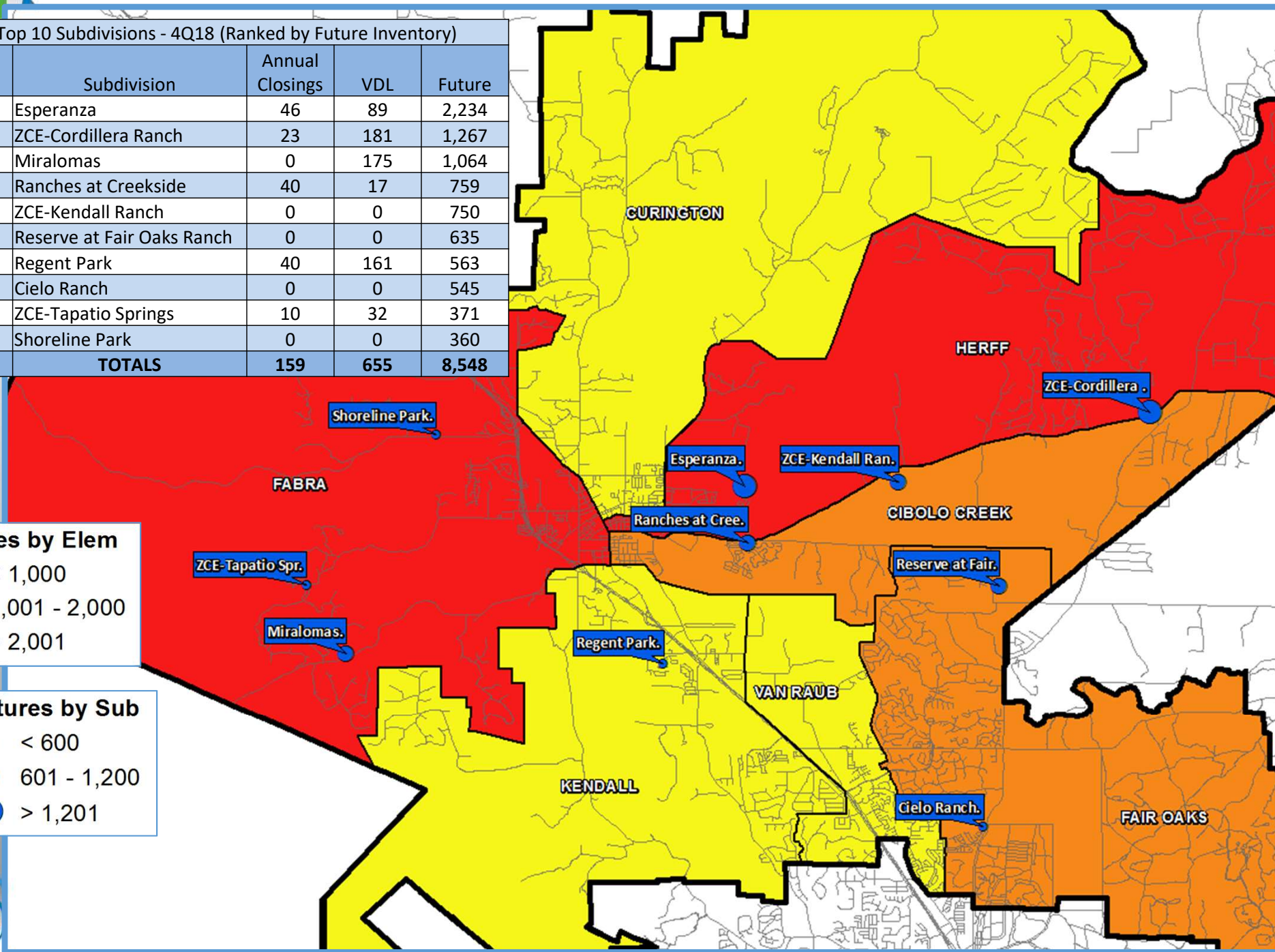
Rank	Subdivision	Annual Closings	VDL	Future
1	Esperanza	46	89	2,234
2	ZCE-Cordillera Ranch	23	181	1,267
3	Miralomas	0	175	1,064
4	Ranches at Creekside	40	17	759
5	ZCE-Kendall Ranch	0	0	750
6	Reserve at Fair Oaks Ranch	0	0	635
7	Regent Park	40	161	563
8	Cielo Ranch	0	0	545
9	ZCE-Tapatío Springs	10	32	371
10	Shoreline Park	0	0	360
<b>TOTALS</b>		<b>159</b>	<b>655</b>	<b>8,548</b>

**Futures by Elem**

- < 1,000
- 1,001 - 2,000
- > 2,001

**Futures by Sub**

- < 600
- 601 - 1,200
- > 1,201





# 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	52	6	44	13	11	20	61	1,551
Curington Elementary	31	1	30	2	12	13	113	225
Fabra Elementary	24	0	10	0	16	24	219	2,110
Fair Oaks Ranch Elementary	64	14	57	16	28	36	125	1,481
Herff Elementary	141	37	146	27	80	123	399	3,658
Kendall Elementary	163	32	160	39	58	109	410	866
Van Raub Elementary	256	44	249	58	61	138	413	674
<b>TOTALS</b>	<b>731</b>	<b>134</b>	<b>696</b>	<b>155</b>	<b>266</b>	<b>463</b>	<b>1,740</b>	<b>10,565</b>

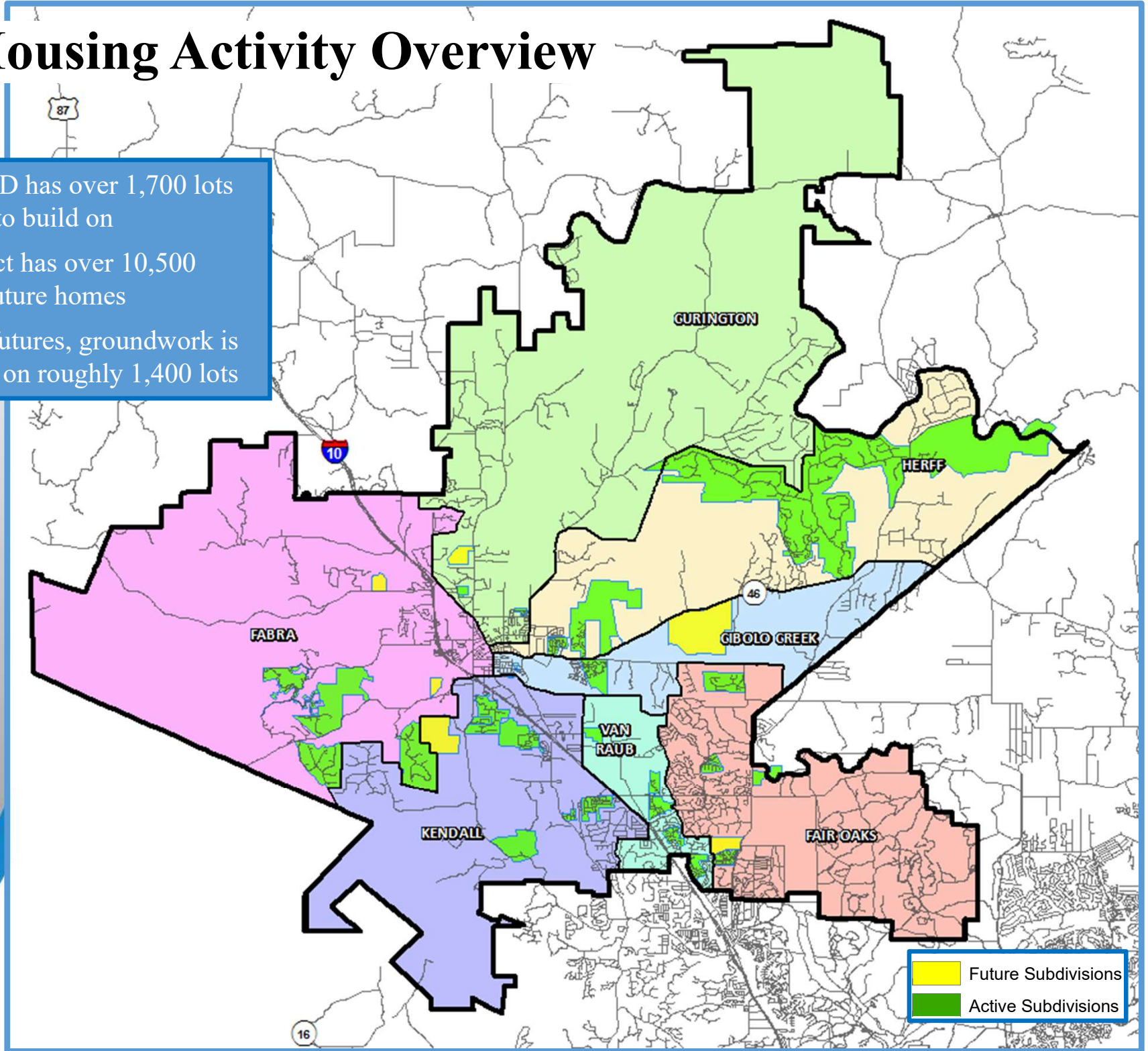
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category



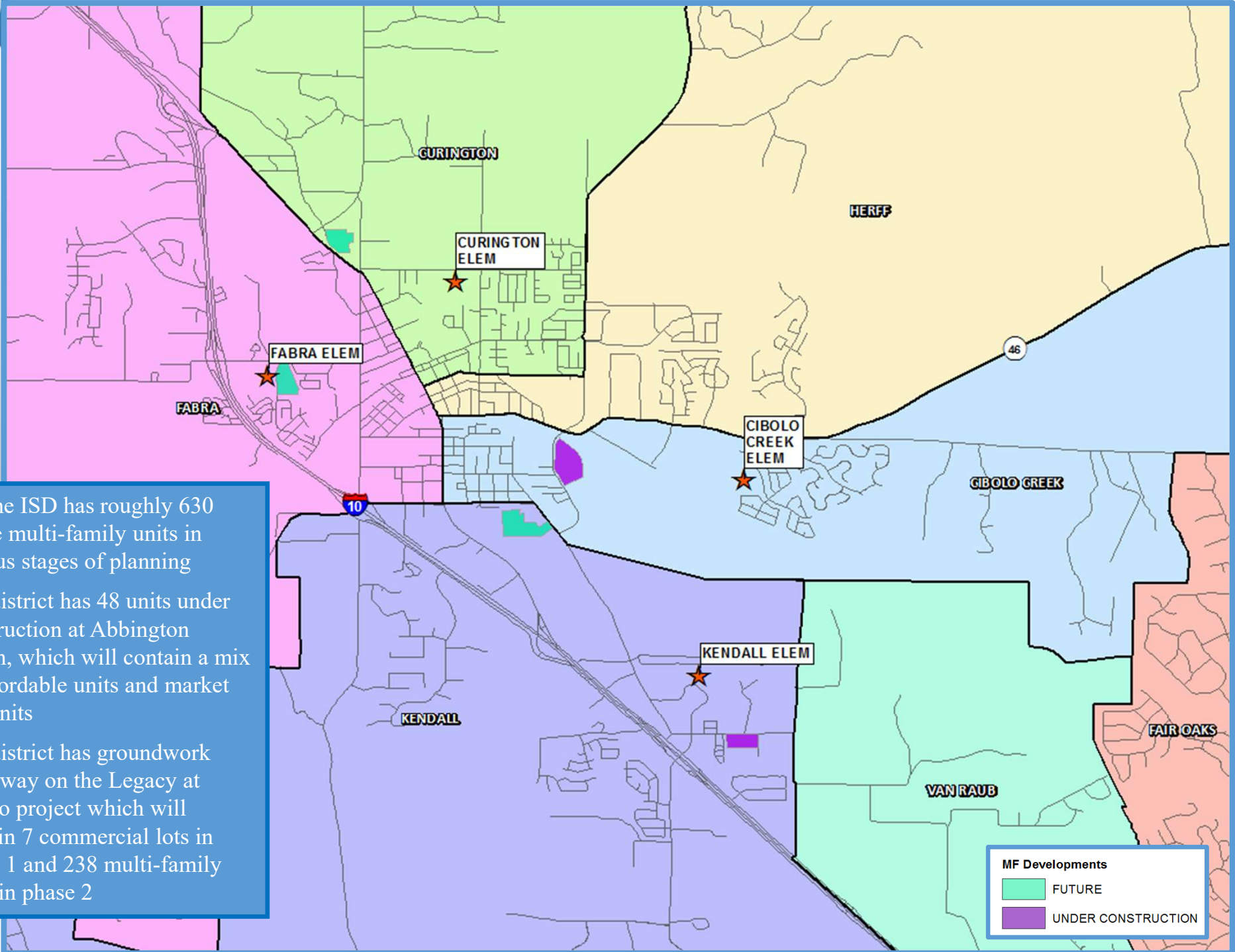
# Housing Activity Overview



- Boerne ISD has over 1,700 lots available to build on
- The district has over 10,500 planned future homes
- Of those futures, groundwork is underway on roughly 1,400 lots



# Multi-Family Housing Overview



- Boerne ISD has roughly 630 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
- The district has groundwork underway on the Legacy at Cibolo project which will contain 7 commercial lots in phase 1 and 238 multi-family units in phase 2

MF Developments	
	FUTURE
	UNDER CONSTRUCTION



# Residential Activity

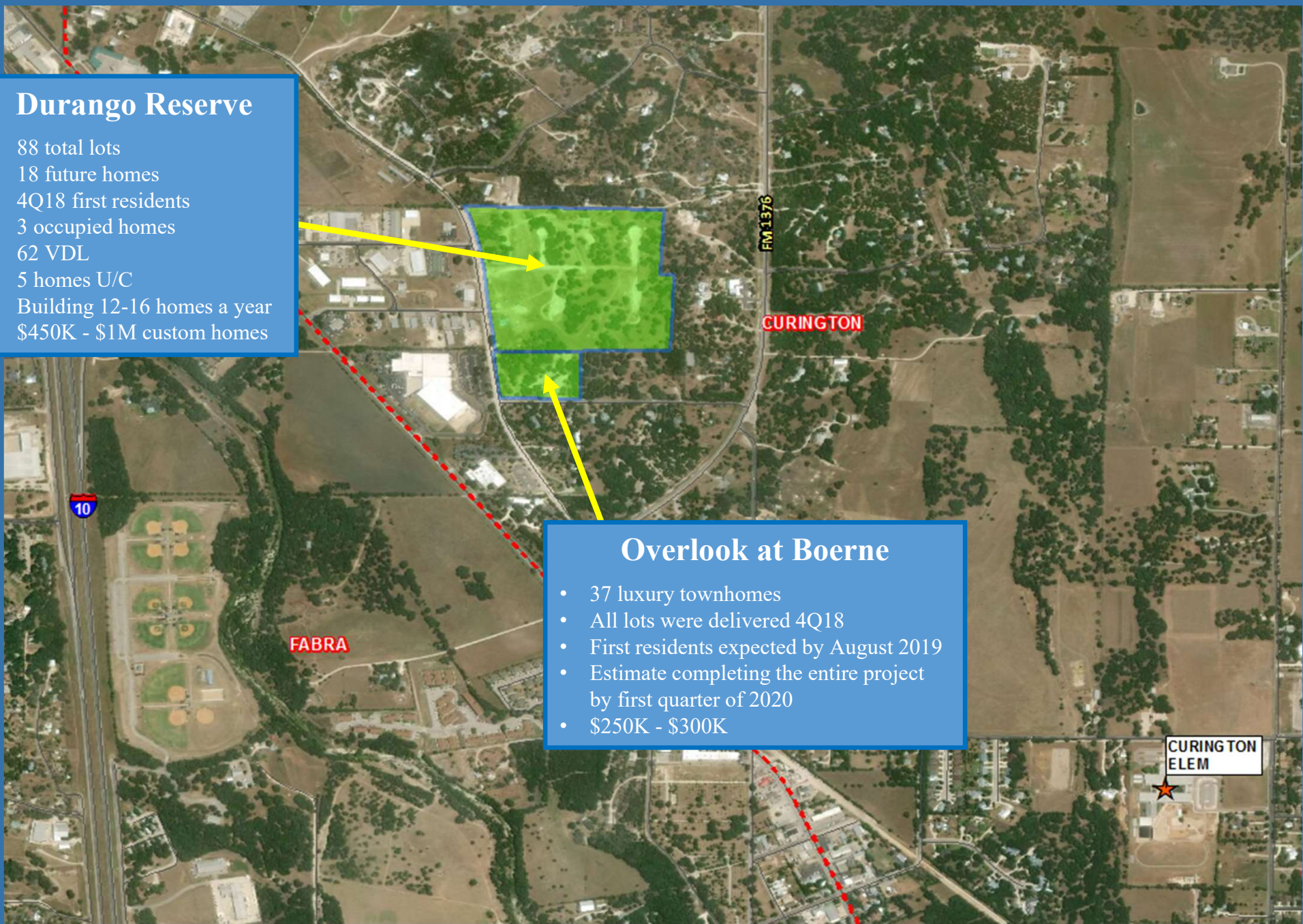
## Durango Reserve

- 88 total lots
- 18 future homes
- 4Q18 first residents
- 3 occupied homes
- 62 VDL
- 5 homes U/C
- Building 12-16 homes a year
- \$450K - \$1M custom homes



## Overlook at Boerne

- 37 luxury townhomes
- All lots were delivered 4Q18
- First residents expected by August 2019
- Estimate completing the entire project by first quarter of 2020
- \$250K - \$300K

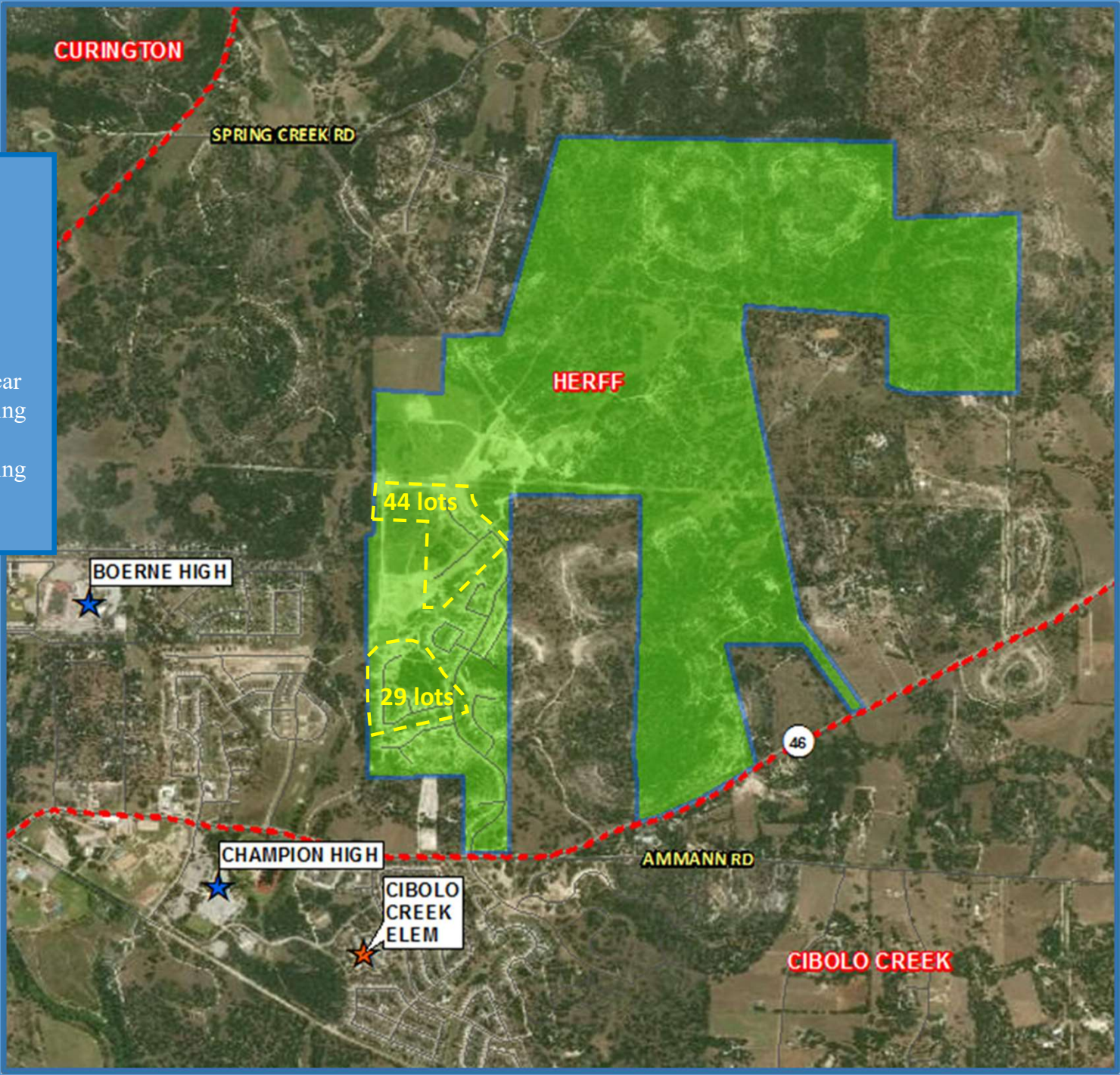




# Residential Activity

## Esperanza

- 2,480 total lots
- 2,234 future homes
- 110 occupied homes
- 89 VDL
- Approx. 21 homes U/C
- Building 50 homes a year
- 44 lots with streets paving in the El Prado section
- 29 lots with streets paving in the Ladera section
- \$280K - \$1.5M





# Residential Activity

## Front Gate at Fair Oaks Ranch

- 558 total lots
- 220 future lots
- 227 occupied homes
- 79 VDL
- 14 homes U/C
- Building 45 homes a year
- \$330K - \$435K



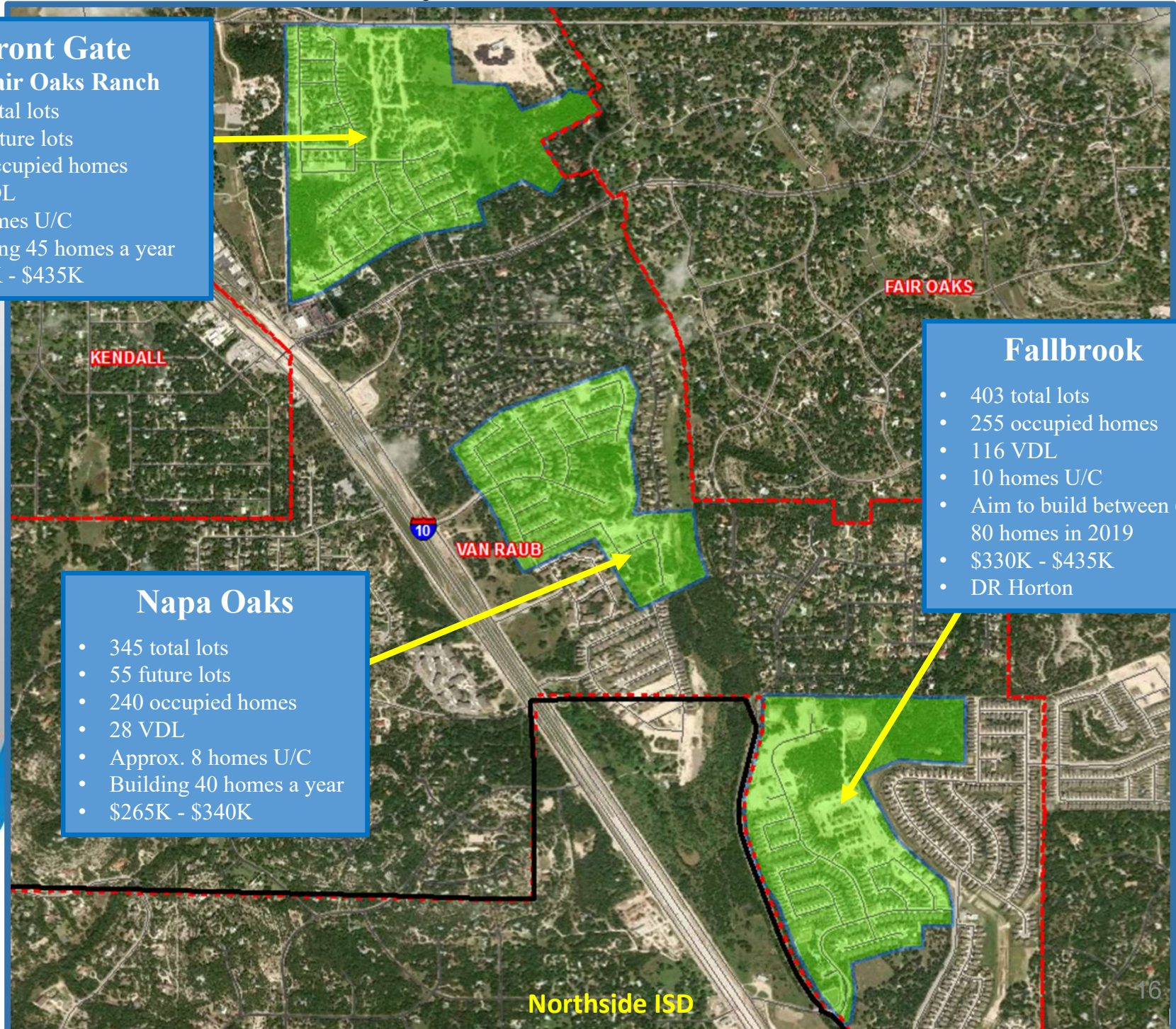
## Fallbrook

- 403 total lots
- 255 occupied homes
- 116 VDL
- 10 homes U/C
- Aim to build between 60-80 homes in 2019
- \$330K - \$435K
- DR Horton



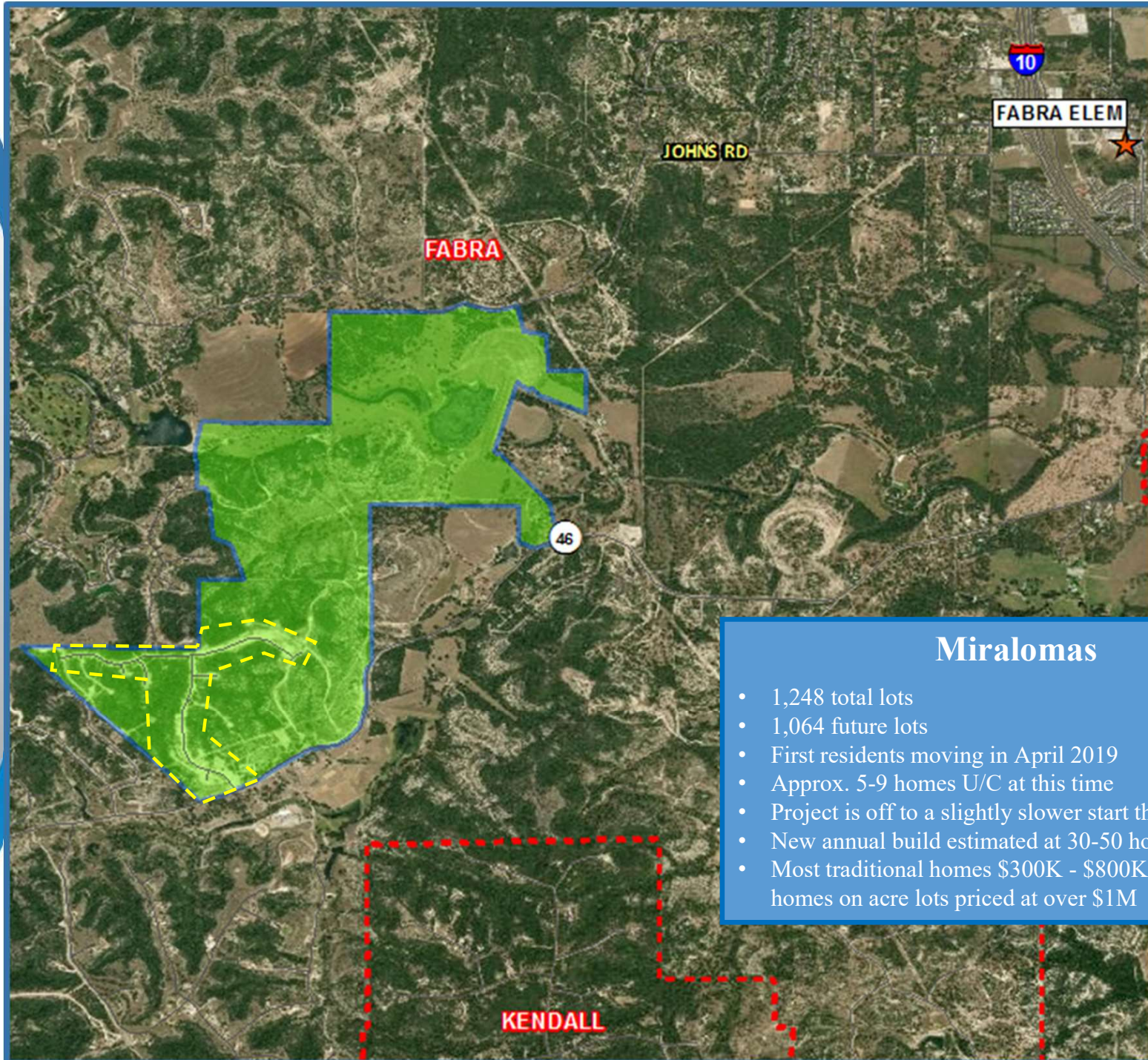
## Napa Oaks

- 345 total lots
- 55 future lots
- 240 occupied homes
- 28 VDL
- Approx. 8 homes U/C
- Building 40 homes a year
- \$265K - \$340K



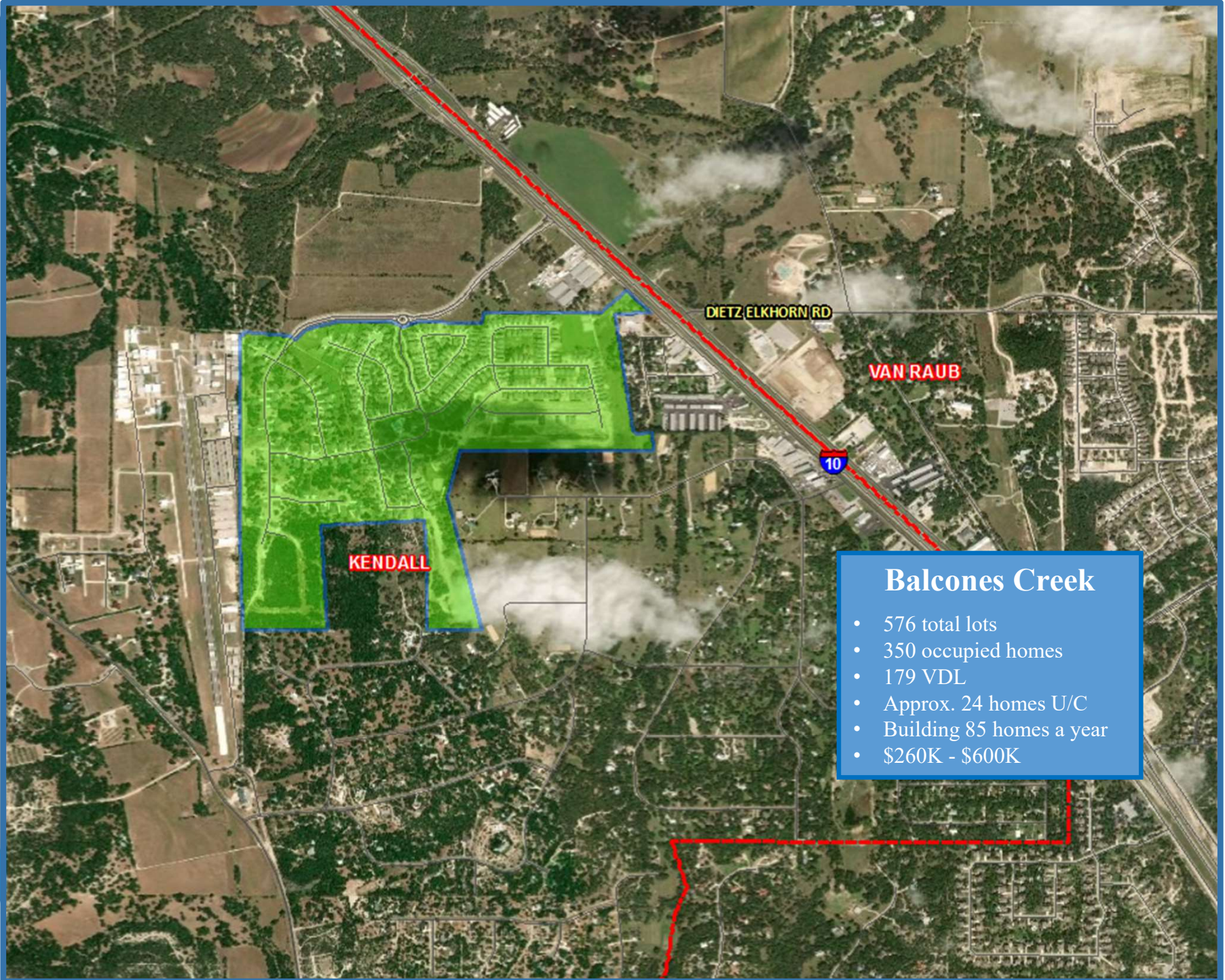


# Residential Activity





# Residential Activity

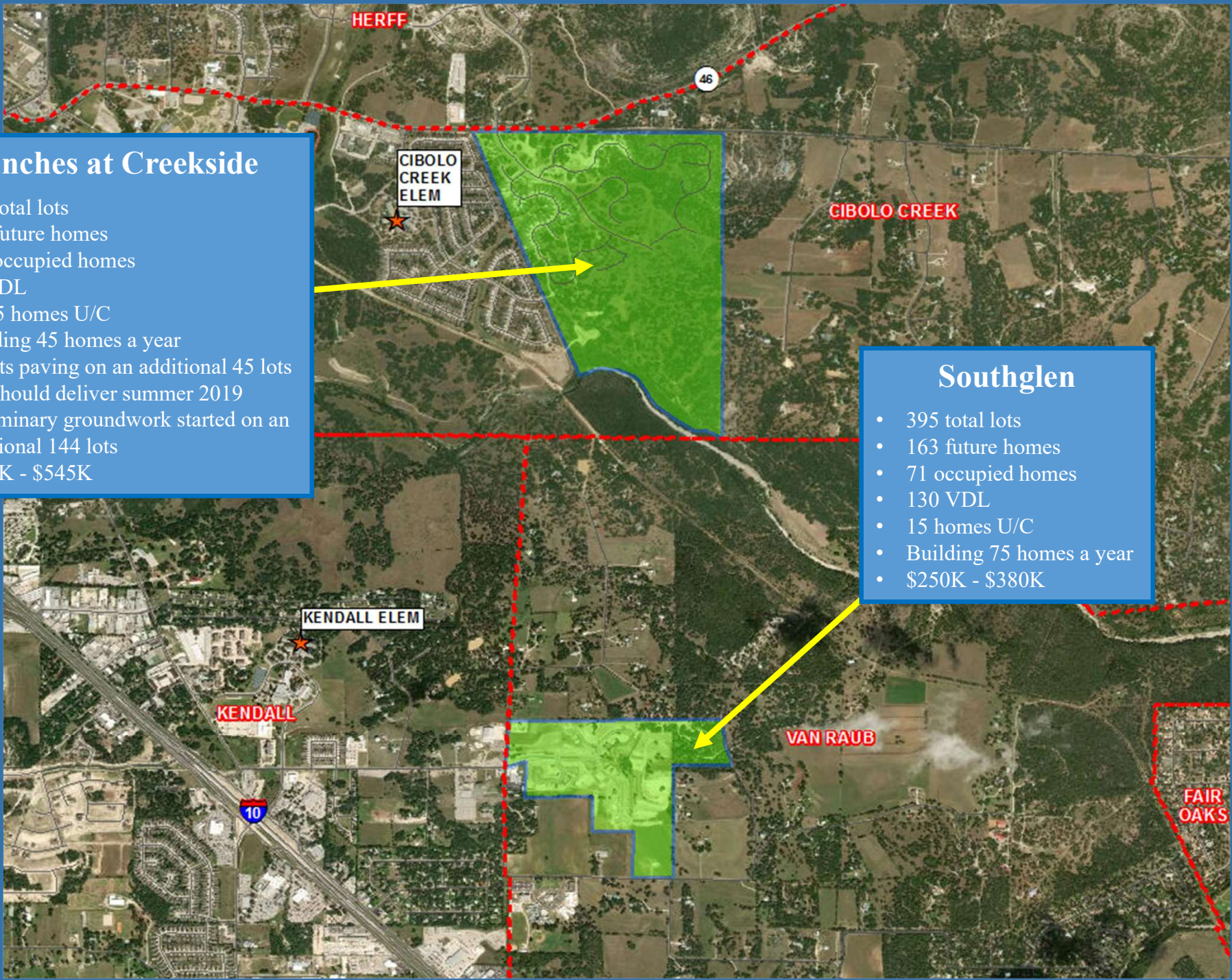


**Balcones Creek**

- 576 total lots
- 350 occupied homes
- 179 VDL
- Approx. 24 homes U/C
- Building 85 homes a year
- \$260K - \$600K



# Residential Activity



### Ranches at Creekside

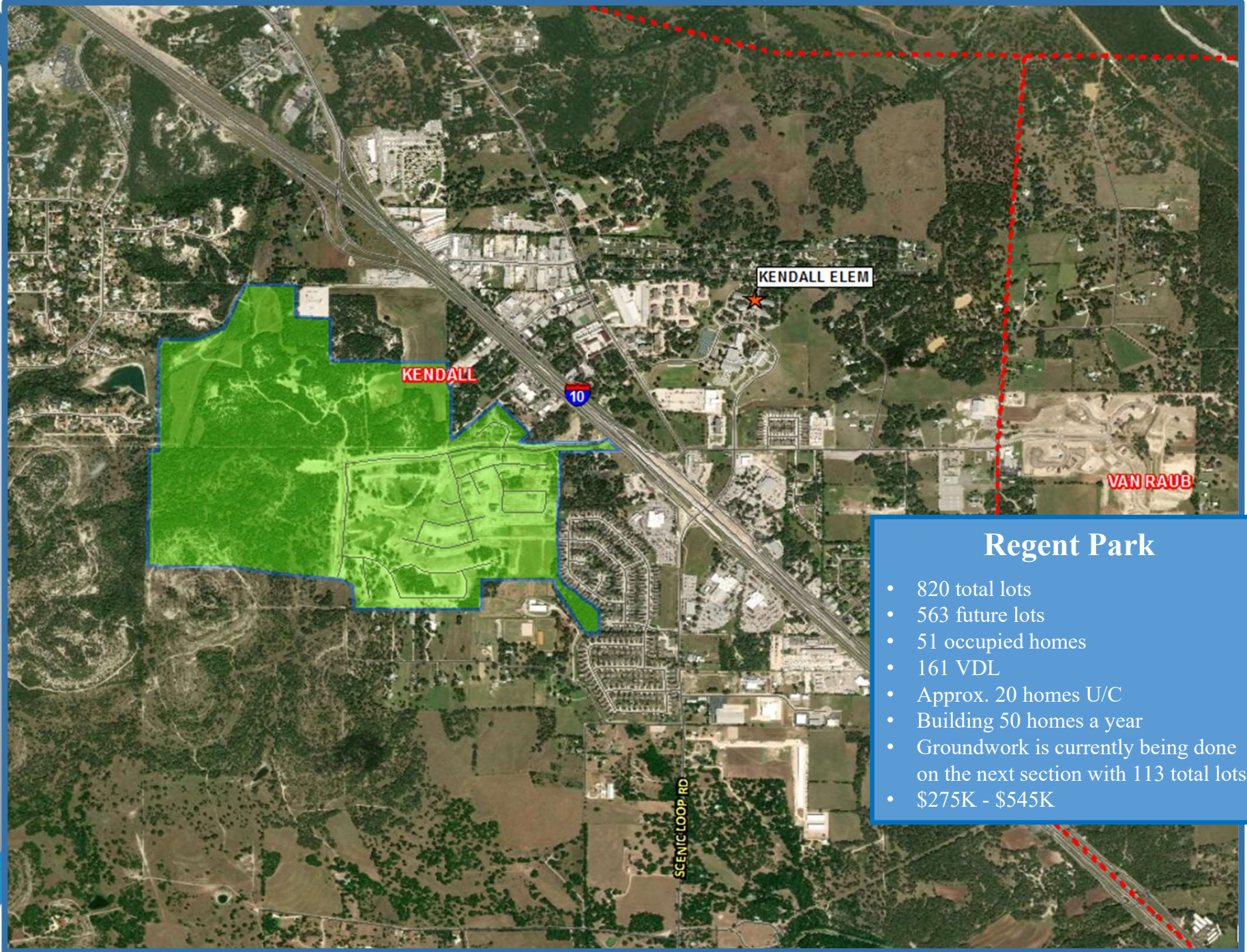
- 898 total lots
- 759 future homes
- 102 occupied homes
- 17 VDL
- 10-15 homes U/C
- Building 45 homes a year
- Streets paving on an additional 45 lots and should deliver summer 2019
- Preliminary groundwork started on an additional 144 lots
- \$360K - \$545K

### Southglen

- 395 total lots
- 163 future homes
- 71 occupied homes
- 130 VDL
- 15 homes U/C
- Building 75 homes a year
- \$250K - \$380K



# Residential Activity



## Regent Park

- 820 total lots
- 563 future lots
- 51 occupied homes
- 161 VDL
- Approx. 20 homes U/C
- Building 50 homes a year
- Groundwork is currently being done on the next section with 113 total lots
- \$275K - \$545K





# 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
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	167	591	685	607	659	728	710	700	720	728	784	706	694	691	9,170	482	5.5%
2019/20	155	622	647	747	663	721	785	748	749	773	795	788	705	694	9,592	422	4.6%
2020/21	155	656	685	689	813	718	771	855	779	797	843	806	793	682	10,042	450	4.7%
2021/22	155	705	720	728	751	878	774	841	901	822	869	858	809	772	10,583	541	5.4%
2022/23	155	716	769	765	791	818	947	859	891	956	884	878	852	791	11,072	489	4.6%
2023/24	155	734	789	820	829	860	892	1,021	906	945	1,039	896	879	829	11,594	522	4.7%
2024/25	155	762	809	846	891	900	935	993	1,079	961	1,025	1,053	895	857	12,161	567	4.9%
2025/26	155	741	828	868	920	968	971	1,021	1,050	1,145	1,040	1,038	1,051	873	12,669	508	4.2%
2026/27	155	773	802	889	944	997	1042	1,066	1,084	1,115	1,242	1,054	1,037	1,023	13,223	554	4.4%
2027/28	155	808	840	864	967	1027	1074	1,142	1,117	1,137	1,209	1,258	1,053	1,010	13,661	438	3.3%
2028/29	155	838	881	905	939	1051	1107	1,175	1,210	1,186	1,232	1,225	1,256	1,026	14,186	525	3.8%

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

- Boerne ISD will enroll more than 10,000 students by 2020
- 5 year growth = 2,424 students
- 2023/24 enrollment = 11,594 students
- 10 year growth = 5,016 students
- 2028/29 enrollment = 14,186 students





# Ten Year Forecast

## By Campus

Campus	Capacity	HISTORY	PEIMS	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	769	477	492	506	526	521	548	570	593	615	636
Curington Elementary	800	647	702	552	551	567	570	594	613	612	611	608	596
New Fabra Elementary	800	616	580	588	600	622	652	671	708	741	780	810	836
Fair Oaks Ranch Elementary	850	1,003	609	637	660	693	738	745	774	787	783	784	790
Kendall Elementary	750	761	719	774	821	874	934	958	993	1,041	1,096	1,142	1,199
Van Raub Elementary	800	0	768	853	897	958	1,024	1,052	1,092	1,101	1,113	1,124	1,143
Herff Elementary	800	0	0	459	466	491	517	538	570	599	626	652	676
<b>ELEMENTARY TOTAL</b>	<b>5,550</b>	<b>3,845</b>	<b>4,147</b>	<b>4,340</b>	<b>4,487</b>	<b>4,711</b>	<b>4,961</b>	<b>5,079</b>	<b>5,298</b>	<b>5,451</b>	<b>5,602</b>	<b>5,735</b>	<b>5,876</b>
Elementary Absolute Growth		234	302	193	147	224	250	118	219	153	151	133	141
Elementary Percent Growth		6.48%	7.85%	4.65%	3.39%	4.99%	5.31%	2.38%	4.31%	2.89%	2.77%	2.37%	2.46%
Boerne Middle North	1,250	852	871	783	803	820	843	851	866	884	906	964	1,021
Boerne Middle South	1,500	1,229	1,277	819	913	999	1,116	1,200	1,308	1,404	1,419	1,428	1,502
Voss Middle School	1,200	0	0	668	715	745	747	821	859	928	940	1,004	1,048
<b>MIDDLE SCHOOL TOTAL</b>	<b>3,950</b>	<b>2,081</b>	<b>2,148</b>	<b>2,270</b>	<b>2,431</b>	<b>2,564</b>	<b>2,706</b>	<b>2,872</b>	<b>3,033</b>	<b>3,216</b>	<b>3,265</b>	<b>3,396</b>	<b>3,571</b>
Middle School Absolute Growth		98	67	122	161	133	142	166	161	183	49	131	175
Middle School Percent Growth		4.94%	3.22%	5.68%	7.09%	5.47%	5.54%	6.13%	5.61%	6.03%	1.52%	4.01%	5.15%
Samuel V. Champion HS	2,400	1,660	1,739	1,814	1,904	2,007	2,052	2,234	2,401	2,523	2,835	2,997	3,147
Boerne HS	1,700	1,102	1,136	1,168	1,220	1,301	1,353	1,409	1,429	1,479	1,521	1,533	1,592
<b>HIGH SCHOOL TOTAL</b>	<b>4,100</b>	<b>2,762</b>	<b>2,875</b>	<b>2,982</b>	<b>3,124</b>	<b>3,308</b>	<b>3,405</b>	<b>3,643</b>	<b>3,830</b>	<b>4,002</b>	<b>4,356</b>	<b>4,530</b>	<b>4,739</b>
High School Absolute Growth		56	113	107	142	184	97	238	187	172	354	174	209
High School Percent Growth		2.07%	4.09%	3.72%	4.76%	5.89%	2.93%	6.99%	5.13%	4.49%	8.85%	3.99%	4.61%
<b>DISTRICT TOTAL</b>	<b>13,600</b>	<b>8,688</b>	<b>9,170</b>	<b>9,592</b>	<b>10,042</b>	<b>10,583</b>	<b>11,072</b>	<b>11,594</b>	<b>12,161</b>	<b>12,669</b>	<b>13,223</b>	<b>13,661</b>	<b>14,186</b>
District Absolute Growth		388	482	422	450	541	489	522	567	508	554	438	525
District Percent Growth		4.7%	5.5%	4.6%	4.7%	5.4%	4.6%	4.7%	4.9%	4.2%	4.4%	3.3%	3.8%

\*Yellow box = enrollment exceeds stated campus capacity





# Summary

- Kendall County's unemployment rate is at 3.1%.
- Boerne ISD started 731 homes in 2018, which was the highest annual starts the district has ever seen.
- Miralomas' first phase delivered in early 2018 and the first residents will begin moving in by April 2019.
- The district has over 10,500 planned future lots.
- BISD can expect an increase of approximately 2,430 students during the next 5 years.
- 2023/24 enrollment projection: 11,594 students.
- Boerne ISD is projected to enroll more than 14,100 students for the 2028/29 school year.

