



# Citizens' Bond Committee

District information, growth history, and projections

**School Bond 2010**  
**Northside ISD**

RESOURCE PLANNING PRESENTATION

November 5, 2009

## Bond Issue Coverage

- **BOND 2010 MUST** handle NISD's growth to **2015-16**
- **First year, 2012-13, no new schools open - - just additions**

BOND 2004	First schools open 2006-07	Growth 2005-06 to 2006-07
		Growth 2006-07 to 2007-08
	Last schools open 2008-09	Growth 2007-08 to 2008-09
BOND 2007	First schools open 2009-10	Growth 2008-09 to 2009-10
		Growth 2009-10 to 2010-11
	Last schools open 2011-12*	Growth 2010-11 to 2011-12
<b>BOND 2010</b>	<b>Additions only in 2012-13</b>	<b>Growth 2011-12 to 2012-13</b>
	<b>First schools open 2013-14</b>	<b>Growth 2012-13 to 2013-14</b>
		<b>Growth 2013-14 to 2014-15</b>
	<b>Last schools open 2015-16</b>	<b>Growth 2014-15 to 2015-16</b>

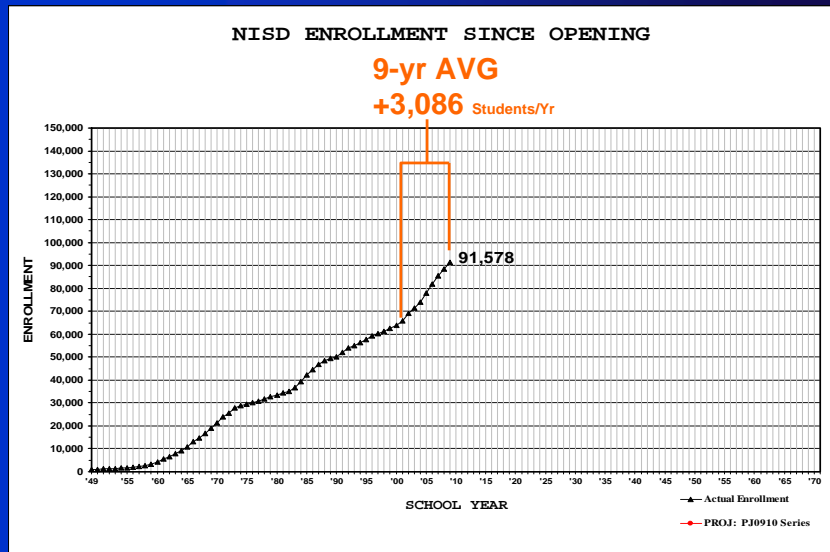
\*Actually "Bandera Road North" ES is currently planned (delayed) for 2012-13

# Past Growth in NISD



## NISD's Enrollment History

36<sup>th</sup> US  
4<sup>th</sup> TX



## Most Recent 9 Years Growth

YEAR	ENROLL	GROWTH
2001-02	65,717	1,916
2002-03	69,086	3,369
2003-04	71,507	2,421
2004-05	74,018	2,511
<b>2005-06</b>	<b>78,104</b>	<b>3,692</b> (with 394 Katrina = 4,086)
<b>2006-07</b>	<b>81,881</b>	<b>3,777</b>
<b>2007-08</b>	<b>85,546</b>	<b>3,665</b>
<b>2008-09</b>	<b>88,400</b>	<b>2,854</b>
<b>2009-10</b>	<b>91,578</b>	<b>3,178</b>
<b>2010-11</b>		

Period of  
unprecedented  
growth:  
**3,086/yr**

## Each of the Last 5 Years in Top 10!

	YEAR	GROWTH TO THIS YEAR
1	<b>2006-07</b>	<b>3,777</b>
2	<b>2005-06</b>	<b>3,692</b>
3	<b>2007-08</b>	<b>3,665</b>
4	2002-03	3,369
5	<b>2009-10</b>	<b>3,178</b>
6	1985-86	3,016
7	<b>2008-09</b>	<b>2,854</b>
8	1984-85	2,546
9	1986-87	2,535
10	2004-05	2,511

← 4086 w 394 Katrina

← Most recent year

## Growth By Time Period

TIME PERIOD	AVERAGE GROWTH
1950 to 2000 (incl atypical 1 <sup>st</sup> decade)	1,254
1960 to 2000 (40 yr history)	Past Historical <b>1,486</b>
1999 to 2008 (9 most recent yrs)	Recent Unprecedented <b>3,086</b>
2002 to 2008 (6 most recent yrs)	3,345
2005 to 2008 (3 most recent yrs)	3,232

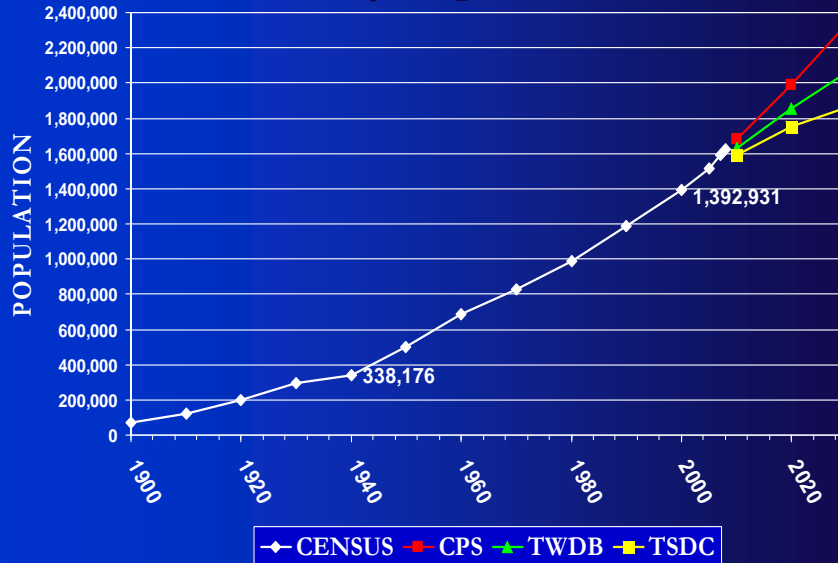
## Future Growth in NISD:

???

### Background



## NISD projections consistent with major Bexar County Population Scenarios



G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

9

## Population Change by Components of Change in San Antonio MSA

(Cited in and adapted from Steve Murdock, Texas State Data Center, presentations)

1990-2000 Numerical Change	303,958	
Percent Natural Increase	49.6	
Percent Domestic Migration	36.7	
Percent International Migration	13.7	
2000-2006 Numerical Change	230,514	
Percent Natural Increase	44.4	44% Natural Increase
Percent Domestic Migration	42.9	56% In-migration
Percent International Migration	12.7	

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

10

## Bexar County Projections

AGENCY PROJECTING	YEAR=2030
TEXAS STATE DATA CENTER*	1,862,302
TEXAS WATER DEVELOPMENT BOARD	2,059,112
CITY PUBLIC SERVICE	2,333,807
<b>AVERAGE OF THREE SCENARIOS</b>	<b>2,085,074<sup>a</sup></b>

\* 1.0 migration scenario thru 2015 then added on "growth" projected by 0.5 scenario, i.e., a mixed scenario

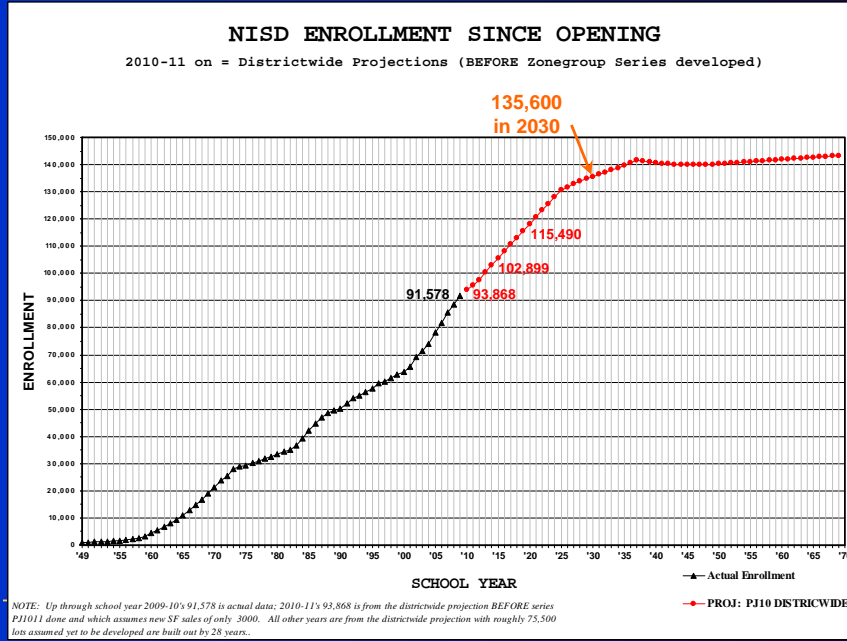
a. The average growth for the three scenarios from the 2000 Census figure of 1,392,931 is 692,143 or growth of **23,071** per year. NISD while ¼ of county is about 50% of this growth.

## NISD Projections Consistent with the Best Thinking about Bexar County Growth

AVERAGE OF THE THREE SCENARIOS	23,071 persons/year
NISD PART (~50%)	11,536 persons/year in NISD
SCHOOL AGE PART (~21%)	2,422 NISD school-age
PUBLIC SCHOOL (~90%)	2,180 NISD school-age persons per year growth in NISD

- The average of the three population scenarios for Bexar County lead to an estimate of **2,180/yr** growth in NISD students, or **137,358** in 2030
- NISD's projection is **135,600** in 2030.

# Enrollment Projections



# The Method We Use to Project

## GEOGRAPHY

- Street segment
- Zone
- Zonegroup
- Campus
- District

## PROJECTION INPUTS

- Past enrollments (7yrs 6-shifts)
- Future kindergarten (10 yrs)
- New SF sales history (9 yrs incl 6-shift yrs)
- Student yield from new SF sales (observed vs theoretical)
- **Future new SF sales** (10 yrs)
- Judgments on the model & the calculations

## IV: New SF Housing Sales & Students

ES (K-5)	.282	28 ES students per 100 new SF houses
MS	.133	13 MS students per 100 new SF houses
HS	.146	15 HS students per 100 new SF houses
<b>K to 12</b>	<b>.561</b>	<b>56 K-12 students per 100 new SF houses</b>

*NISD data from NISD's 1999-00 yield study*

***NISD's long-term enrollment peak is destined to be about 145,000.***

## Why High Growth Characterizes NISD

- **OVERALL DISTRICT EXCELLENCE**
- **TEACHERS** who care; Family Friendly Schools
- Quality instructional **PROGRAMS**  
(Exemplary and Recognized Campuses)
- **BOARD** attendant to the bottom line & community desires
- Quality **FACILITIES**

***Combine with developable land, utilities,  
and building industry to create a  
powerful draw - "magnet" district***

# Why High Growth Will Remain NISD's Future

## NATURAL INCREASE

I **BIRTHS** \ Kindergarten

## IN-MIGRATION

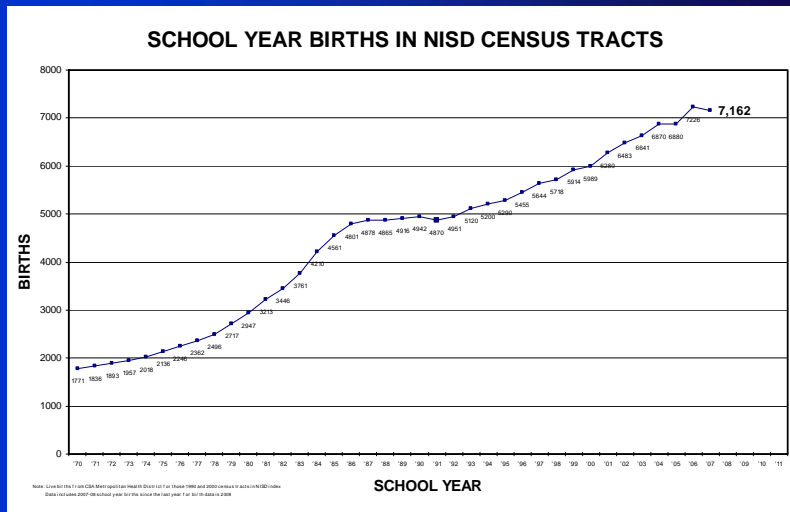
II Economic generators \ **JOBS**

III Availability of land \ **DEVELOPMENT**

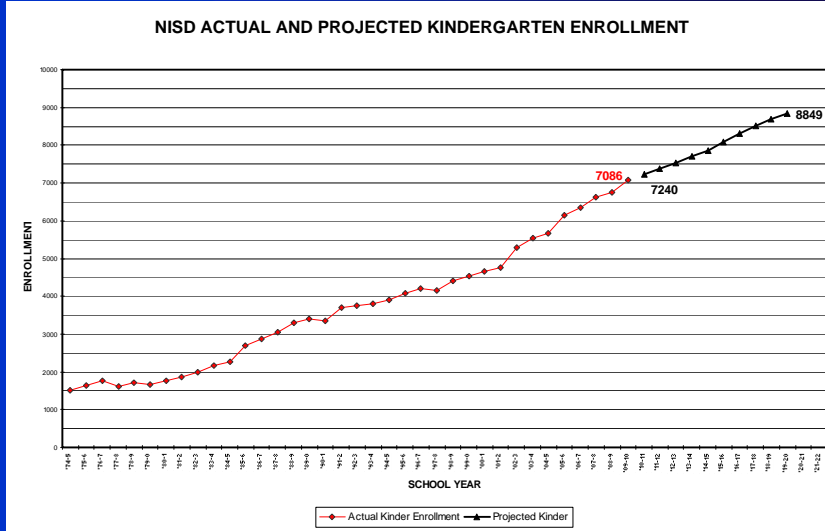
IV **HOUSING SALES**

*All four inputs predict growth !!!!*

## I: Births have been increasing 150/yr !



# I: Kindergarten Projections ~+176/yr



## II: Job Growth in the SA MSA

SCHOOL YEAR	MSA JOB GROWTH / YEAR
The '70s	12,900
The '80s	13,200
The '90s	20,700
2000-01	5,100
2001-02	2,800
2002-03	-8,100
2003-04	12,200
2004-05	25,800
2005-06	28,800
2006-07	21,400
2007-08	14,900
2008-09	"-9,000"
2009-10	

Start of downturn

11/20 will be revised

Start of rebound ?

## III: Development Potential for Zone Groups

(Plotted on a '10-11 HS Boundary Map)

### Total Lot Potential

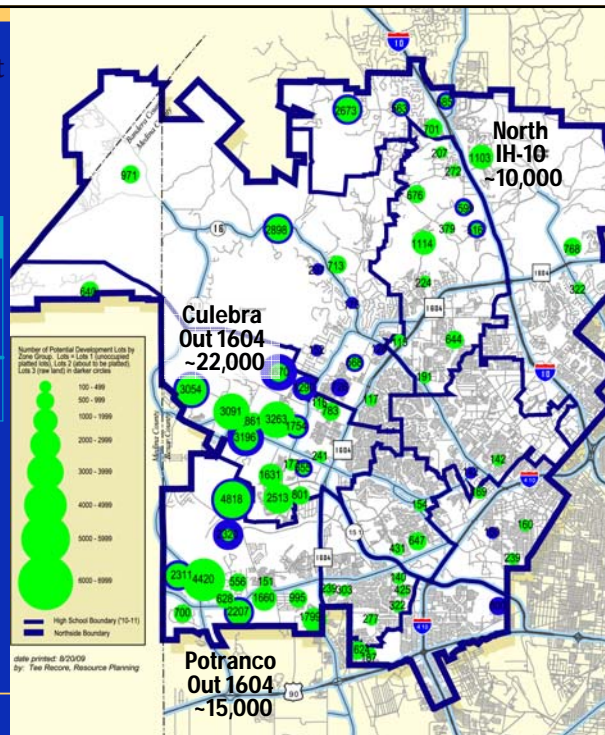
Developed & To-be-Developed lots Lots 1,2 (Green Circles)	Raw Land in addition Lots 1,2,3 (Blue Circles)
<b>57,807</b>	<b>76,133</b>

Data as of August 19, 2009

**Green circles represent:**  
 "Lots 1" = vacant lots in existing developments  
 and  
 "Lots 2" = lots in future planned and anticipated developments

**Blue circles also include:**  
 "Lots 3" = lots from raw land

NNN = "Lots 1" + "2" + "3"



## IV: Local Developers Predict Quick Return to High Sales\*

- The average of the panel's estimate for Bexar County SF sales was 7,500 for 2009-10. [Note: Bexar County SF sales for 2008-09 were estimated by NISD at about 6,000.]
- Fifteen of our seventeen respondents believe the slowdown in SF sales for Bexar County, i.e. SF sales under 10,000, would continue for no more than three additional years through 2012, i.e., school year 2011-12.
- **Three quarters of our respondents expect SF sales in Bexar County to meet (eight of 17) or exceed (five of 17) 10,000 per year** once the market recovers.
- Reasons cited for such growth included:
  - Available utilities
  - Available land

\* A panel of 20 major local builders & developers was surveyed regarding their perceptions of the SF market in NISD; 17 of 20 responded after several follow-ups (85% return)

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

23

## IV: Most Recent New SF Sales in NISD

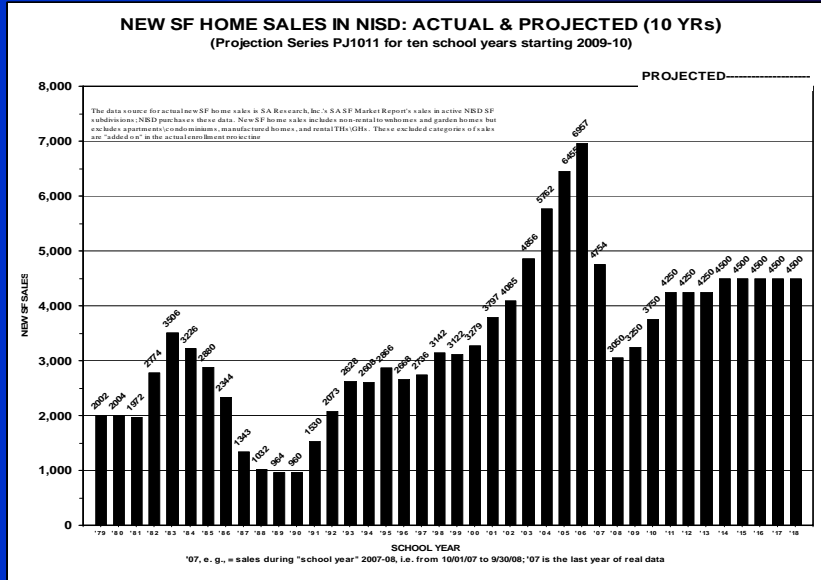
QUARTER	2006-07	2007-08	2008-09
Q4	1,928	1,436	1,015
Q1	1,581	968	662
Q2	1,598	1,017	578
Q3	1,850	1,333	820 est (thru 9-30-09)
<b>TOTAL</b>	<b>6,957 Peak</b>	<b>4,754 Transition</b>	<b>"3,075" Bottom?*</b>

\* From a different data source, i.e. permits not sales, after 13 straight quarters of declines in permits for new SF homes in Bexar County, Q3 2009 permits increased over Q3 2008 permits suggesting we are at a bottom.

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

24

## IV: New SF Housing Sales: Bond 2010



## Future Growth in NISD: Projections Informing Bond 2010



## The Result: NISD Projections\* for Bond 2010

	2009-10 Actual	2011-12 Projection Year 2 (End of Bond 2007)	2015-16 Projection Year 6 (End of Bond 2010)	2019-20 Projection Year 10
EE	404	440	470	493
PK	2,335	2,432	2,641	2,888
K-5	42,730	44,788	49,383	53,905
MS	20,162	21,151	23,393	25,650
HS	25,254	26,048	28,787	31,606
SC	693	785	866	948
<b>Total</b>	<b>91,578</b>	<b>95,644</b>	<b>105,540</b>	<b>115,490</b>

$$\begin{aligned}
 &+ 13,992 \\
 &= 2,327/\text{yr}
 \end{aligned}$$

\* District-wide PJ10DT completed 10-23-09 since projection series PJ1011 will not be available until January 2010.

## What 105,540 in 2015-16 Means

TIME PERIOD	STUDENT GROWTH
HISTORICAL PERIOD	“1500”
RECENT UNPRECEDENTED	“3000”
FROM 2009-10 TO 2015-16	2327 Mid-way between historical and unprecedented “a conservative projection”

## NISD Projections for Bond 2010 vs Bond 2007

	Bond 2007 (2009-10)	Actual (2009-10)	Bond 2007 (2011-12)	Bond 2010 (2011-12)	Bond 2010 (2015-16)	Hi-Growth (2015-16)
EE	375	404	411	440	470	609
PK	2,111	2,335	2,228	2,432	2,641	2,967
K5	43,352	42,730	45,473	44,788	49,383	50,722
MS	20,714	20,162	22,289	21,151	23,393	24,025
HS	26,209	25,254	28,012	26,048	28,787	29,480
SC	863	693	921	785	866	950
TOT	93,624	91,578	99,334	95,644	105,540	108,753
DIF				-3,690	9,896	Another 3,213
DIF: ROOM* IMPLICATIONS				-205	550	178

6,206

Bond 2007 figures are series PJ0607 used for Bond 2007 planning.

Bond 2010 figures=District-wide 10-23-09 PJDT10 as projection series PJ1011 will not be available until January 2010.

Hi-Growth model assumes 4750 more SF sales by 2015-16 than projections for Bond 2010 assume

\* Rooms figured at 18:1 on 2006-7 with 81,881 in 4485 permanent rooms & 184 which we can operate with portables.

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

29

## Growth's Impact on Rooms



G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

30

## Bond 2010 Must Address

- #1 **Projected growth of 6,206** to 2015-16 over Bond 2007's 2011-12 planning figure.
- #2 **Possible additional Hi-growth** from an increase in housing sales or in-migration above Bond 2010's planning figure.

## Incorporating Projections into Rooms

- **Projected enrollment is THE DRIVER determining future room needs.** The higher the projected growth, the more rooms needed.
- In Bond planning, our goal is to build the exact number of rooms needed to meet the projected enrollment (**Rooms HAVE = Rooms NEEDED**)
  - Enrollment higher than projected will result in a room deficit, or negative net rooms

*NISD portable stock allows us to operate at about -150 to -200 rooms, giving us a "one-year" cushion.*
  - Enrollment lower than projected will result in a room surplus, or positive net rooms

## BOND 2007 Projects: Planned Permanent CRs vs. Constructed CRs

	CRs in New Schools	CRs from Additions	Total New CRs as Planned <sup>a</sup>	Total New CRs as Constructed
ES	453	34	487 <sup>b</sup>	485
MS	137	34	171	171
HS	135	60	195	189 <sup>c</sup>
<b>TOTAL</b>	<b>725</b>	<b>128</b>	<b>853</b>	<b>845*</b>

**By 2011-12\*, we will have built the number of rooms we said**

(see slide on pg 55 for project details)

a. The term "Planned" refers to what the Board approved after the Bond Committee's work.

b. 8 ESs @ 800, 1 ES @ 660; 1 MS @ 1500, 1 MS @ 1200, 1 HS @ 2800

c. Reduced the addition at Clark HS from net 14-CRs to a net 4-CRs.

\* Actually 45 CRs will be delayed into 2012-13 ("Bandera Road North" ES)

## A Surplus: Rooms Have – Rooms Need

Note: This color text represents Bond 2007 Planning (as Proposed; see slide on pg 50)

This color text represents current projections (District projection Oct 23, 2009)

Rms	Bond 2001			Bond 2004			Bond 2007		
	'03-04	'04-05	'05-06	'06-07	'07-08	'08-09	'09-10	'10-11	'11-12
HAVE (Bond 2007 Plan)	3855	4033	4266	4484	4655	5021	5280	5660	5871
HAVE (Bond 2010 Plan)	3855	4033	4266	4485	4654	5030	5297	5710	5827*
a. 45 "Bandera Road North" ES CRs are not included here, but counted in 2012-13, though the CRs were funded with Bond 2007.									
NEED (Bond 2007 Plan)	4015	4184	4394	4668	4934	5214	5427	5657	5847
NEED (Bond 2010 Plan)	4015	4183	4396	4668	4873	5073	5277	5484	5616

### What We PROPOSED in Bond 2007 Planning:

DIF (Bond 2007 Plan)	-160	-151	-128	-184	-279	-193	-147	3	24*
----------------------	------	------	------	------	------	------	------	---	-----

\* We proposed to achieve net +24 CRs, given Bond 2007 recommended projections, by building 850 CRs; had the higher growth projections eventuated we would have been about -150 CRs, tight but manageable.

### What We EXPECT Now Based on Most Recent Enrollment Projections:

DIF (Bond 2010 Plan)	-160	-150	-130	-184	-219	-43	20	226	211
----------------------	------	------	------	------	------	-----	----	-----	-----

### Room Surplus

187+45 (Bandera Road North ES)=232 more rooms than planned based on lower projected enrollment

## Bond 2010 Planning Matches Bond 2007

Rms	Bond 2007					Bond 2010				
	'08-09	'09-10	'10-11	'11-12	'12-13	'13-14	'14-15	'15-16	'16-17	
HAVE (Bond 2007 Plan)	5021	5280	5660	5871						
HAVE (Bond 2010 Plan)	5030	5297	5710	5827	5879*	6049	6168	6213	6213	
<i>a. 45 "Bandera Road North" ES CRs are included, i.e. counted in 2012-13, though the CRs were funded with Bond 2007</i>										
NEED (Bond 2007 Plan)	5214	5427	5657	5847						
NEED (Bond 2010 Plan)	5073	5277	5484	5616	5741	5929	6091	6244	6385	
<b>What We PROPOSED in Bond 2007 Planning:</b>										
DIF (Bond 2007 Plan)	-193	-147	3	24*						
<b>What We EXPECT Now Based on Most Recent Projections:</b>										
DIF (Bond 2010 Plan)	-43	20	226	211	138	120	77	-31	-172	

**Net near "0" means  
the rooms we HAVE meets our expected NEED**

However under a Hi-Growth Projection Model,  
Bond 2010 could see a deficit of -178 rooms, not -31, in 2015-16.

## Net Rooms in Stock by Year

Rms	Bond 2001			Bond 2004		
	'03-04	'04-05	'05-06	'06-07	'07-08	'08-09
HAVE	3855	4033	4266	4484	4655	5021
HAVE	3855	4033	4266	4485	4654	5030
NEED	4015	4184	4394	4668	4934	5214
NEED	4015	4183	4396	4668	4873	5073
<b>What We PROPOSED in Bond 2007 Planning:</b>						
DIF	-160	-151	-128	-184	-279	-193
<b>What We EXPECT Now Based on Most Recent Enrollment Projections:</b>						
DIF	-160	-150	-130	-184	-219	-43

**The District can  
operate at about  
-150 to -200\*  
net rooms using  
our current stock of  
251 standard 2-CR  
portables**

\* The planned 30 additional 2-CR portables in Bond 2007 will be used to replace older portables that no longer merit continued use and maintenance. The best assumption to make is no net gain in portable buildings over the tenure of Bond 2007 and Bond 2010.

## Bond 2010 Projects Meet Expected Need

- The projects recommended for Bond 2010 are expected to meet the needs of our projected growth
- **Building about 350\* rooms (550 new growth to 2015-16 minus 205 surplus rooms from Bond 2007) is essential** to cover the likelihood of meeting or exceeding the projections
- If we experience Hi-Growth, we could meet the demand for rooms with our existing portables

\* *or 6,046 additional growth/18 = ~ "350" rooms*

## Bond Projects



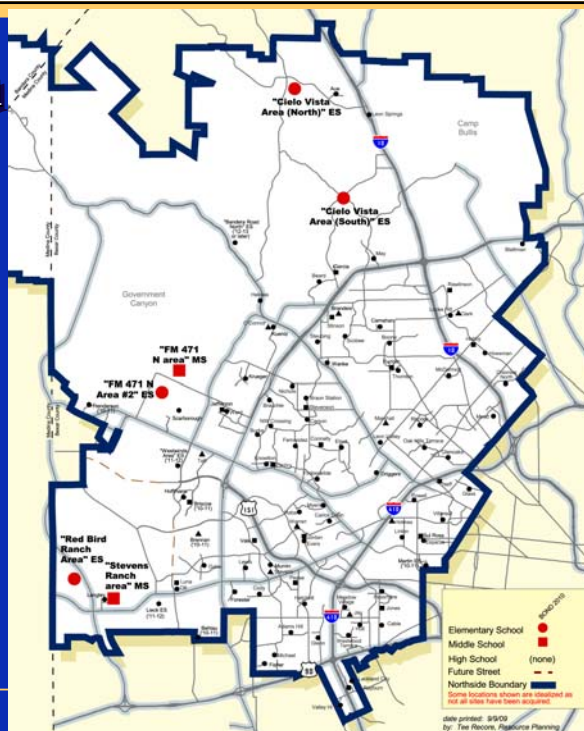
# Recommended Projects in Bond 2010

New Schools	Year	# of CRs	Additions	# of CRs
"FM 471 N Area #2" ES	2013-14	45	Blattman ES	9
"Cielo Vista area (North)" ES	2013-14	39	Boone (net)	-6*
"Cielo Vista area (South)" ES	2014-15	45	Locke Hill ES	8
"Red Bird Ranch area" ES	2015-16	45	Michael ES	7
5 <sup>th</sup> ES TBD with committee input	???	???	Jefferson MS	6
			Rayburn MS (net)	-3*
			O'Connor HS	20
<b>SUBTOTAL ES CRs</b>		<b>174</b>	<b>SUBTOTAL ADDITIONS</b>	<b>41</b>
"FM 471 N Area" MS	2013-14	63		
"Stevens Ranch" MS	2014-15	63		
<b>SUBTOTAL MS CRs</b>		<b>126</b>	<b>SUPPORT CRs</b>	<b>87</b>
			<b>TEACHER CRs</b>	<b>254</b>
<b>TOTAL Permanent CRs</b>				<b>341</b>

\* Estimated net room loss after this phase of the renovation is complete

## New Schools Recommended in Bond 2010

School	Year
"FM 471 N Area #2" ES	2013-14
"Cielo Vista area (North)" ES	2013-14
"Cielo Vista area (South)" ES	2014-15
"Red Bird Ranch area" ES	2015-16
"FM 471 N Area" MS	2013-14
"Stevens Ranch" MS	2014-15



## Why Adding No Bond 2010 HSs Works

	CAMPUS	YEAR	#	HS ENROLL*	AVG
Future	Possible 14 <sup>th</sup> HS	future	14	~"39,000"***	~"2800"
	SH 211\16 area HS	"2024-25"	13	34,459	2651
	Galm Road area HS	"2020-21"	12	31,468	2622
	Kallison Ranch area	2016-17	11	28,643	2604
Previous Issues	Brennan HS	2010-11	10	24,939	2494
	Brandeis HS	2008-09	9	23,630	2626
	Stevens HS	2005-06	8	20,567	2571
	Warren HS	2002-03	7	18,742	2677
	O'Connor HS	1998-99	6	16,053	2676

\* HS ENROLL includes CAHS, CCA, BCHS, & Jay S&E, but excludes HCHS and Excel Academy(Challenge/Sunset) which is estimated as 900 total 2020-21 on.  
 \*\* The peak HS enrollment is expected about 40,000 so even taking out the "900" from the peak we would need to service about 39,000  
 Note A: HS Enroll is 10-23-09 district-wide projection (PJ10DT102309.Als) since projection series PJ1011 will not be available until January 2010  
 Note B: Excludes an "extra" 200 student "opening effect" for each new HS  
 Note C: The 2003-08 Strategic Plan made the HS planning capacity 2800.

## Why Adding Two Bond 2010 MSs Works

	CAMPUS	YEAR	#	MS ENROLL	AVG
Future Issues	Bandera\Medina Cnty area	2034-35 on	25	"31,000"	1240
	SH 211\SH 16 area	2026-27	24	29,682	1237
	North area	2023-24	23	28,036	1219
	Village at WestPointe area	2021-22	22	26,739	1215
	Kallison Ranch area	2019-20	21	25,650	1221
Previous Issues	<b>Stevens Ranch area</b>	<b>2014-15</b>	<b>20</b>	<b>22,747</b>	<b>1137</b>
	<b>FM 471 N area</b>	<b>2013-14</b>	<b>19</b>	<b>22,336</b>	<b>1176</b>
	Briscoe MS	2010-11	18	20,585	1144
	Garcia MS	2009-10	17	20,162	1186
	Vale MS	2008-09	16	19,314	1207
	Jefferson MS	2007-08	15	18,659	1244
	Luna MS	2004-05	14	16,505	1179
Rawlinson MS	2003-04	13	15,973	1229	

Note A: MS Enroll is 10-23-09 district-wide projection (PJ10DT102309.Als) since projection series PJ1011 will not be available until January 2010  
 Note B: With 18 MSs: 6=1500 plus others between 1050 and 1400 yielding average capacity=1300; this keeps the MS enrollment just below MS planning capacity.

## Why Adding Four Bond 2010 ESs Works

**Bond 2010**

CAMPUS	YEAR	#	ES ENROLL	AVG
"5th" ES TBD	?	<b>76</b>	<b>52,494</b>	<b>691</b>
Red Bird Ranch area	2015-16			
Cielo Vista area (South)	2014-15	<b>75</b>	<b>52,494</b>	<b>700</b>
Cielo Vista area (North)	2013-14			
FM 471 N area #2	2013-14			
Bandera Road North	2012-13	<b>71</b>	48,802	687
Lieck ES	2011-12			
Westwinds area	2011-12			
Martin ES	2010-11	68	46,693	687
Henderson ES				
Behlau ES				
Hoffmann ES	2009-10	65	44,663	687
Kuentz ES				
Langley ES				
Carnahan ES	2008-09	<b>62</b>	43,760	706
Forester ES				
Scarborough ES				
Aue ES	2007-08	59	42,559	721
Driggers ES				
Mead, Murnin, Fisher, Wanke	2006-07	57	40,671	714

*Note A: Data for all years is Projection Series PJ0910*

*Note B: Maximum we might want assuming 50% 660 and 50% 880 campuses would be somewhat below 730*

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

43

## Recommend Result Bond 2010: 122 Campuses

	AT END OF BOND 2004 (2008-09)	AT END OF BOND 2007 (2011-12)	BY END OF "BOND 2010" (2015-16 ?)	AT BUILD-OUT ("2034-35")
<b>ES</b>	<b>62</b>	<b>71*</b>	<b>75 or 76</b>	<b>92</b>
<b>MS</b>	<b>16</b>	<b>18</b>	<b>20</b>	<b>25</b>
<b>HS</b>	<b>9</b>	<b>10</b>	<b>10**</b>	<b>13</b>
<b>Magnet HSs</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>"8"</b>
<b>SC</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>
<b>TOTAL</b>	<b>102</b>	<b>115</b>	<b>121 or 122</b>	<b>149</b>

\* Includes "Bandera Road North" ES which was delayed to open in 2012-13 but is still part of Bond 2007.

\*\* Assumes capping Taft HS to Brennan HS and delaying "Kallison Ranch area" HS into the next bond issue.

G:\BOND2010\BOND2010talk : 11/6/2009 11:27 AM

44