



Comal ISD Quarterly Economic and Housing Analysis 3Q11

Demographics and Planning for School Districts



TEMPLETON
DEMOGRAPHICS

*Learn from Yesterday...Understand Today...Plan for Tomorrow*¹



Economic Conditions

- Texas gained 248,500 jobs between September 2010 and September 2011. Continuing to lead the nation in job growth.
- The state's unemployment rate has been at or below the national rate for 57 consecutive months.
- Unemployment rates - Texas Labor Market Review (Oct)
 - U.S. 8.8%
 - Texas 8.4%
 - Comal County 6.7%
 - San Antonio Metropolitan Area 7.5%
- National economic picture showing modest improvement with slight 3rd quarter GDP growth, steady housing and progress on the European debt crisis.

National Economic Overview

Top 15 States – Ranked by Annual Job Growth as of August 2011

Rank	State	Annual Job Growth	% Change
1	Texas	271,400	2.6%
2	California	166,900	1.2%
3	New York	101,900	1.2%
4	Michigan	71,600	1.9%
5	Ohio	70,200	1.4%
6	Massachusetts	62,800	2.0%
7	Pennsylvania	60,200	1.1%
8	Washington	47,500	1.7%
9	Minnesota	44,600	1.7%
10	Arizona	40,700	1.7%
11	Illinois	39,300	0.7%
12	Oklahoma	39,300	2.6%
13	Florida	36,400	0.5%
14	Utah	33,700	2.9%
15	Wisconsin	31,200	1.1%

Source: Metrostudy - MetroUSA

National Economic Overview

Ranked by Annual Change in Employment – August 2011

Rank	MSA	Total Employment	Job Gains	% Change
1	Houston-Baytown-Sugar Land TX	2,595,600	65,600	2.6%
2	New York-Northern New Jersey-Long Isla	8,316,500	57,400	0.7%
3	Dallas-Fort Worth-Arlington TX	2,915,100	50,200	1.8%
4	Seattle-Tacoma-Bellevue WA	1,669,900	34,800	2.1%
5	Phoenix-Mesa-Glendale, AZ	1,698,600	31,300	1.9%
6	San Jose-Sunnyvale-Santa Clara CA	876,900	29,200	3.4%
7	Minneapolis-St. Paul-Bloomington MN-W	1,717,000	26,300	1.6%
8	Miami-Fort Lauderdale-Miami Beach FL	2,196,500	24,800	1.1%
9	Detroit-Warren-Livonia MI	1,749,500	24,500	1.4%
10	Milwaukee-Waukesha-West Allis WI	832,700	20,700	2.5%
11	Los Angeles-Long Beach-Santa Ana CA	5,093,500	19,900	0.4%
12	Pittsburgh PA	1,142,400	16,900	1.5%
13	Austin-Round Rock-San Marcos, TX	782,100	15,500	2.0%
14	San Antonio-New Braunfels, TX	855,700	15,200	1.8%
15	Tampa-St. Petersburg-Clearwater FL	1,130,100	14,800	1.3%

Source: Metrostudy - MetroUSA

New Home Ranking Report

Inventory Analysis By School District

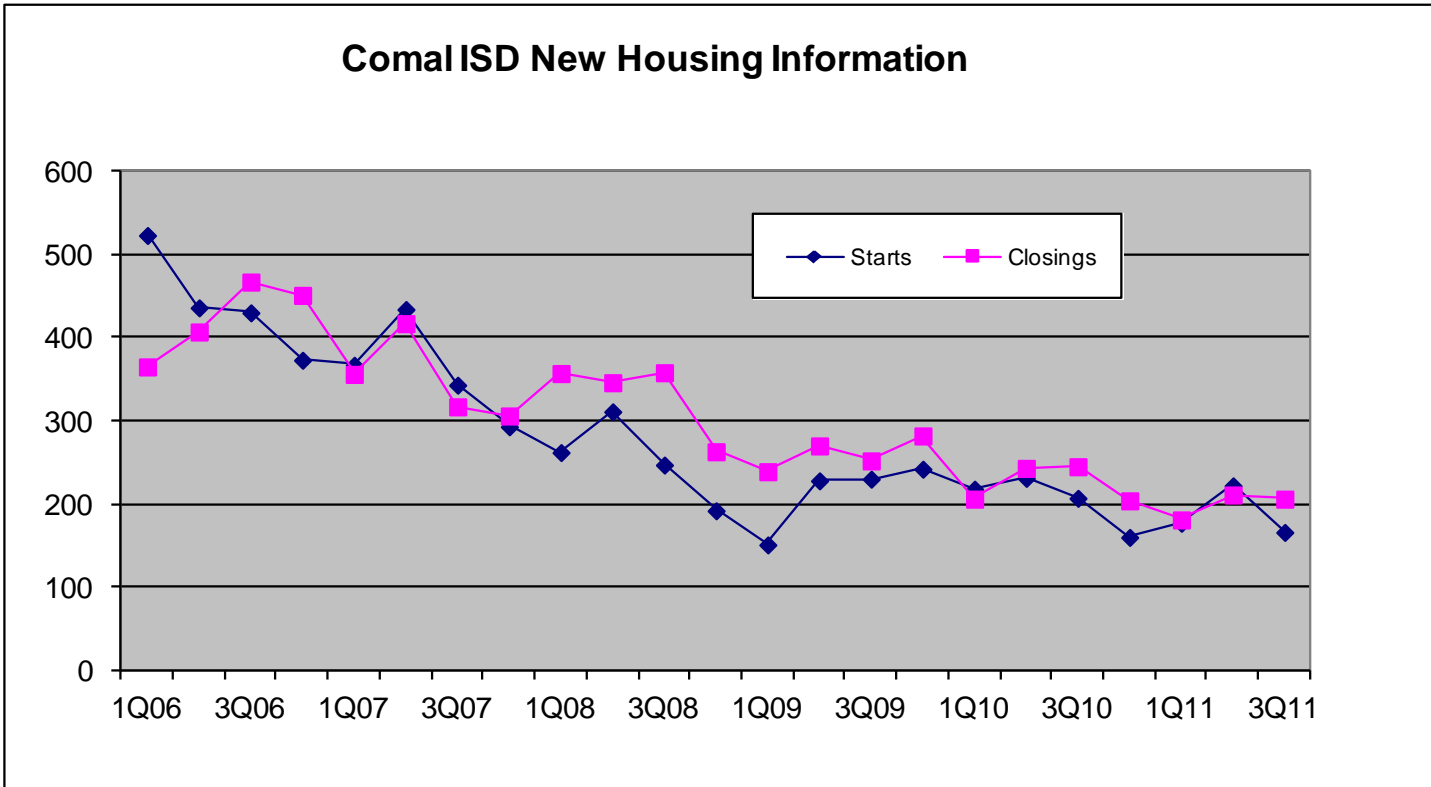
San Antonio

Ranked By Annual Starts

<i>School District</i>	Annual Starts	Annual Closings	Current Housing Inventory	Months of Supply	Current VDL Inventory	Months of Supply	Future Inventory
<i>Northside Independent School Distric</i>	2,624	2,618	1,500	6.9	6,901	31.6	34,584
<i>North East Independent School Distri</i>	796	793	449	6.8	1,806	27.2	6,519
<i>Schertz-Cibolo-Universal City Indepe</i>	738	827	262	3.8	981	16.0	5,075
<i>Comal Independent School District</i>	725	802	421	6.3	2,111	34.9	21,741
<i>Judson Independent School District</i>	613	606	317	6.3	1,657	32.4	9,176
<i>Boerne Independent School District</i>	313	300	202	8.1	1,085	41.6	8,840
<i>New Braunfels Independent School D</i>	267	265	138	6.2	1,095	49.2	4,046
<i>Southwest Independent School Distric</i>	219	286	96	4.0	695	38.1	3,161
<i>Medina Valley Independent School Di</i>	149	105	91	10.4	359	28.9	15,000
<i>East Central Independent School Dist</i>	131	141	98	8.3	1,179	108.0	5,689
<i>Southside Independent School Distric</i>	73	55	31	6.8	329	54.1	9,060
<i>Navarro Independent School District</i>	52	39	22	6.8	72	16.6	301
<i>South San Antonio Independent Scho</i>	43	31	29	11.2	168	46.9	576
<i>Alamo Heights Independent School D</i>	22	35	33	11.3	64	34.9	18

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Comal ISD New Housing Activity



Starts	2006	2007	2008	2009	2010	2011
1Q	523	367	262	151	218	177
2Q	436	434	311	228	231	222
3Q	430	343	247	230	207	166
4Q	373	293	192	242	160	0
Total	1762	1437	1012	851	816	565

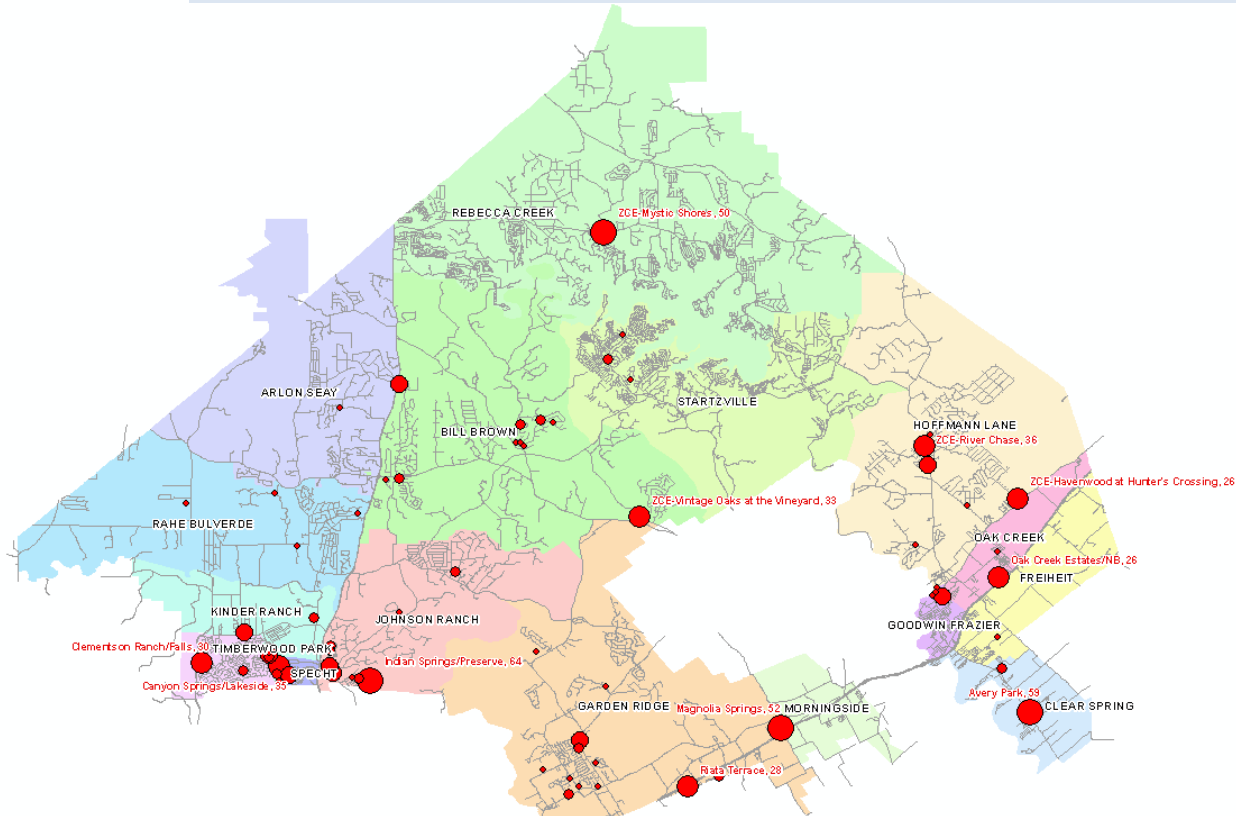
Closings	2006	2007	2008	2009	2010	2011
1Q	365	356	357	239	206	181
2Q	407	417	346	270	243	211
3Q	467	317	358	252	245	206
4Q	451	306	263	282	204	0
Total	1690	1396	1324	1043	898	598

Comal ISD New Housing Activity by Elementary Attendance Zone

ELEM	TYPE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Occupied	Models	Finished Vacant	Under Const.	Inventory	Vacant Dev. Lots	Future	Total
ARLON SEAY		3	1	3	2	354	0	0	5	5	28	551	938
BILL BROWN		58	6	82	22	1,173	9	6	37	22	146	4,477	5,833
CLEAR SPRING		69	7	70	23	427	4	23	30	3	110	543	1,110
FREIHEIT		0	0	4	0	286	0	0	0	0	75	86	447
GARDEN RIDGE		135	48	141	41	1,738	9	27	78	42	459	1,138	3,413
GOODWIN FRAZIER		22	3	21	9	353	2	6	13	5	142	100	608
HOFFMANN LANE		80	31	88	22	1,258	2	8	53	43	114	2,809	4,234
JOHNSON RANCH		155	44	141	42	1,688	10	19	85	56	308	2,278	4,359
KINDER RANCH		81	11	96	15	919	10	20	51	21	256	3,718	4,944
MORNINGSIDE		0	0	0	0	435	0	0	0	0	0	788	1,223
OAK CREEK		28	2	31	6	1,045	2	9	14	3	75	485	1,619
RAHE BULVERDE		4	1	7	1	260	0	3	10	7	60	1,503	1,833
REBECCA CREEK		40	5	50	12	435	1	4	16	11	100	1719	2270
SPECHT		7	0	17	1	1,339	0	0	0	0	7	121	1,467
STARTZVILLE		9	3	12	1	74	1	1	11	9	36	727	848
TIMBERWOOD PARK		34	4	39	9	2,308	3	9	18	6	195	698	3,219
Grand Total		725	166	802	206	14,092	53	135	421	233	2,111	21,741	38,365

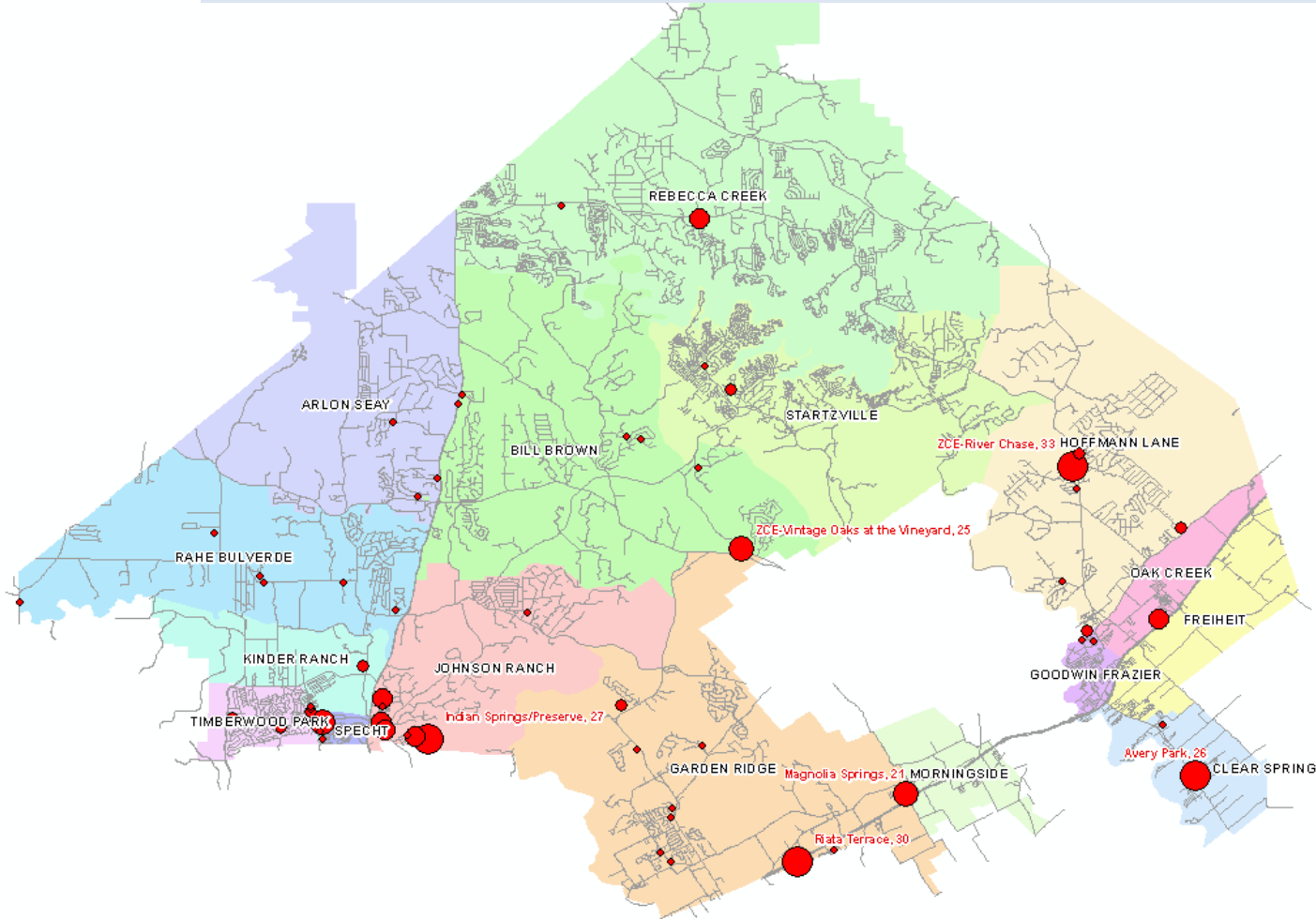
Top zones for new housing: Johnson Ranch, Garden Ridge, Kinder Ranch and Hoffman zones.

Distribution of Annual Closings



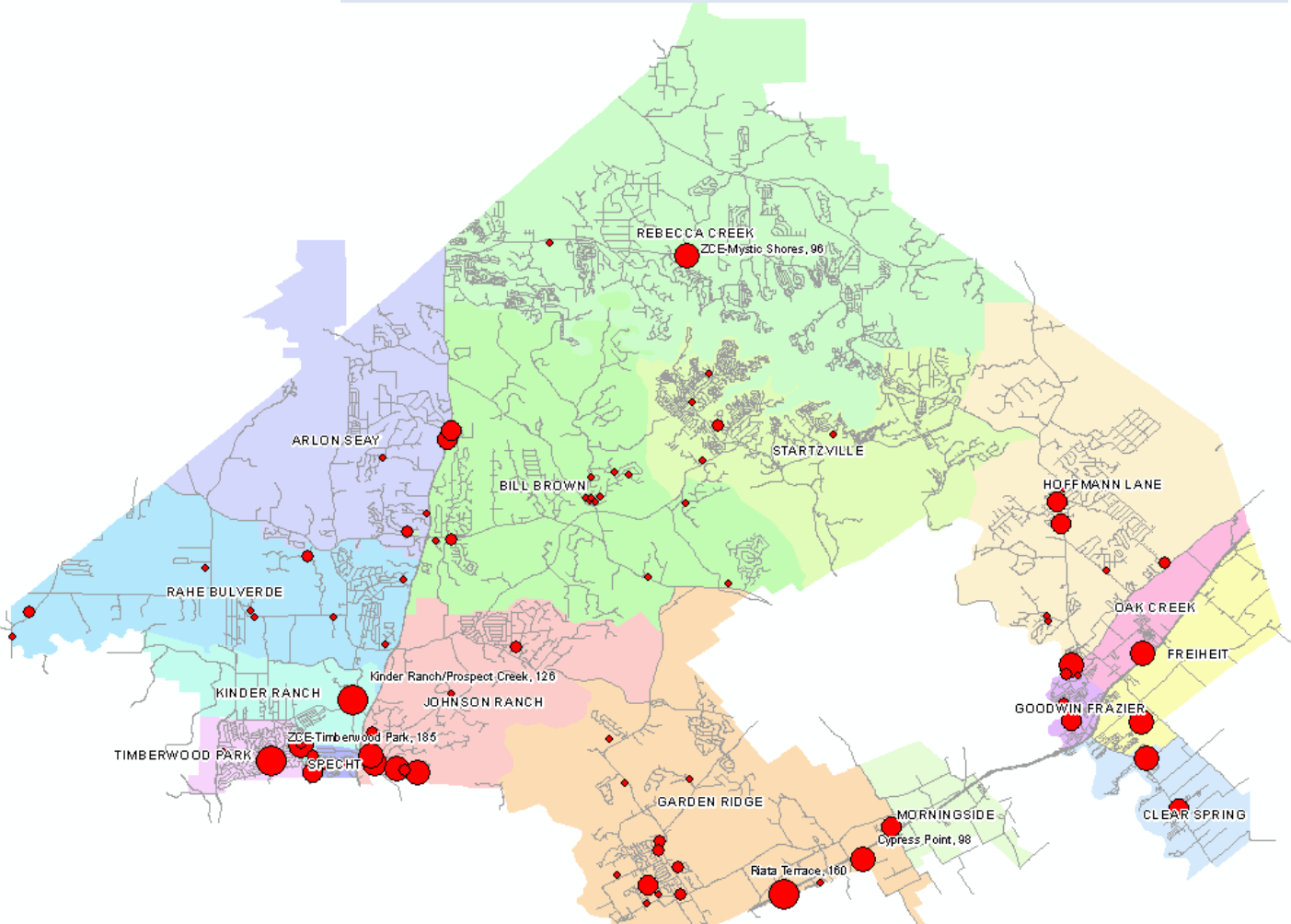
Top 10 Subdivisions - 3Q11 (Ranked by Annual Closings)								
Rank	Subdivision	Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Occ.	Total
1	Indian Springs/Preserve	JOHNSON RANCH	66	15	64	14	471	709
2	Avery Park	CLEAR SPRING	65	4	59	21	306	861
3	Magnolia Springs	GARDEN RIDGE	51	17	52	22	109	548
4	ZCE-Mystic Shores	REBECCA CREEK	36	3	50	12	435	2,172
5	ZCE-River Chase	HOFFMANN LANE	37	21	36	11	684	1,721
6	Canyon Springs/Lakeside	KINDER RANCH	43	4	35	6	350	445
7	ZCE-Vintage Oaks at the Vineyard	BILL BROWN	30	5	33	11	86	1,997
8	Clementson Ranch/Falls	TIMBERWOOD PARK	29	4	30	9	137	157
9	Riata Terrace	GARDEN RIDGE	40	17	28	7	194	597
10	Oak Creek Estates/NB	OAK CREEK	28	2	26	6	73	647
	TOTALS		425	92	413	119	2,845	9,854

Distribution of Inventory



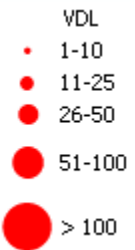
Top 5 Subdivisions - 3Q11 (Ranked by Inventory)							
Rank	Subdivision	Elementary Zone	Models	F/V	U/C	Inventory	Total
1	ZCE-River Chase	HOFFMANN LANE	0	4	29	33	1,721
2	Riata Terrace	GARDEN RIDGE	3	14	13	30	597
3	Indian Springs/Preserve	JOHNSON RANCH	3	4	20	27	709
4	Avery Park	CLEAR SPRING	3	23	0	26	861
5	ZCE-Vintage Oaks at the Vineyard	BILL BROWN	7	2	16	25	1,997
TOTALS			16	47	78	141	5,885

Vacant Developed Lots

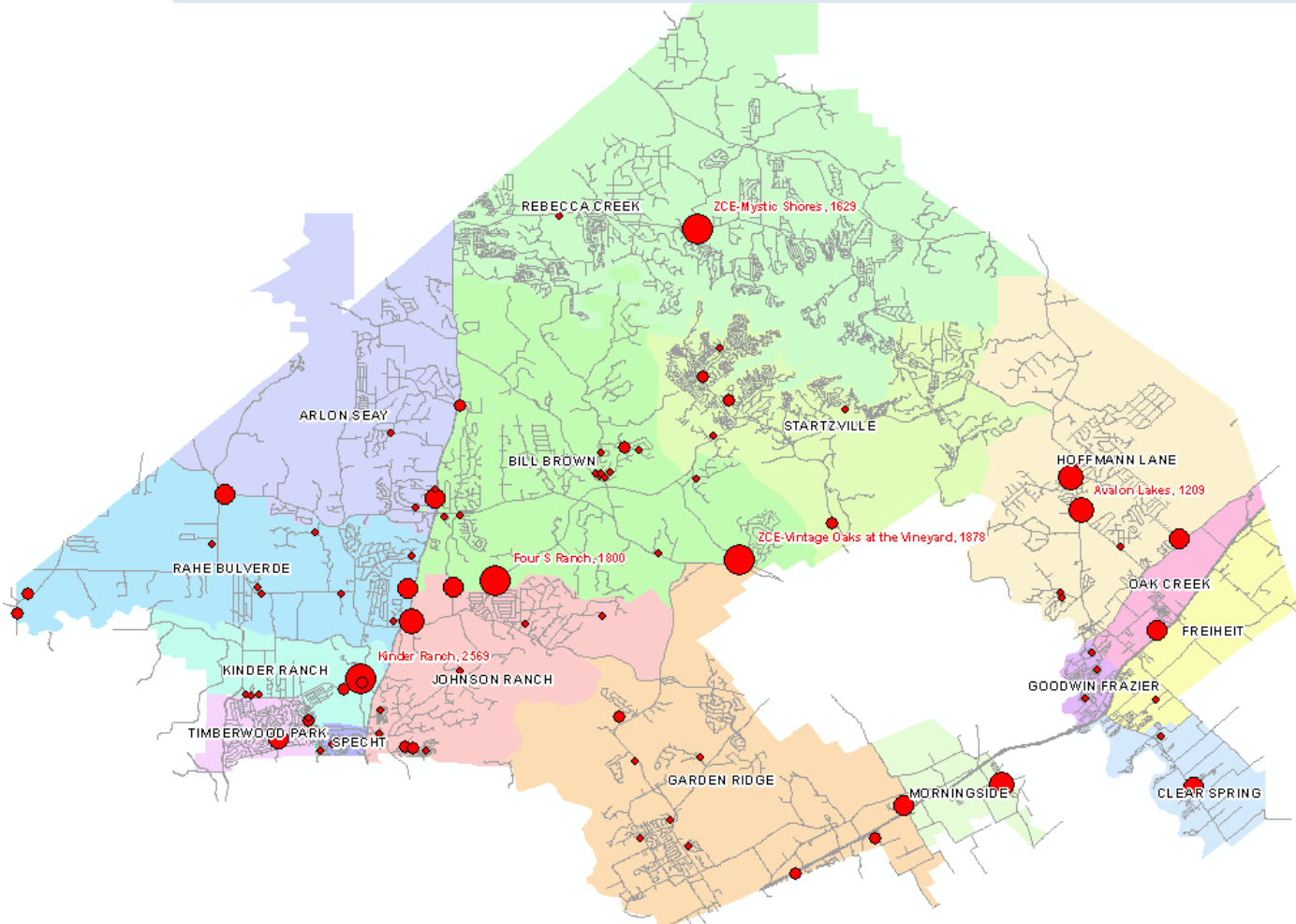


Top 5 Subdivisions - 3Q11 (Ranked by remaining Vacant Developed Lots)

Rank	Subdivision	Elementary Zone	VDL	Future	Total
1	ZCE-Timberwood Park	TIMBERWOOD PARK	185	698	3,062
2	Riata Terrace	GARDEN RIDGE	160	213	597
3	Kinder Ranch/Prospect Creek	KINDER RANCH	126	0	150
4	Cypress Point	GARDEN RIDGE	98	182	280
5	ZCE-Mystic Shores	REBECCA CREEK	96	1,629	2,172
TOTALS			665	2,722	6,261



Distribution of Future Inventory

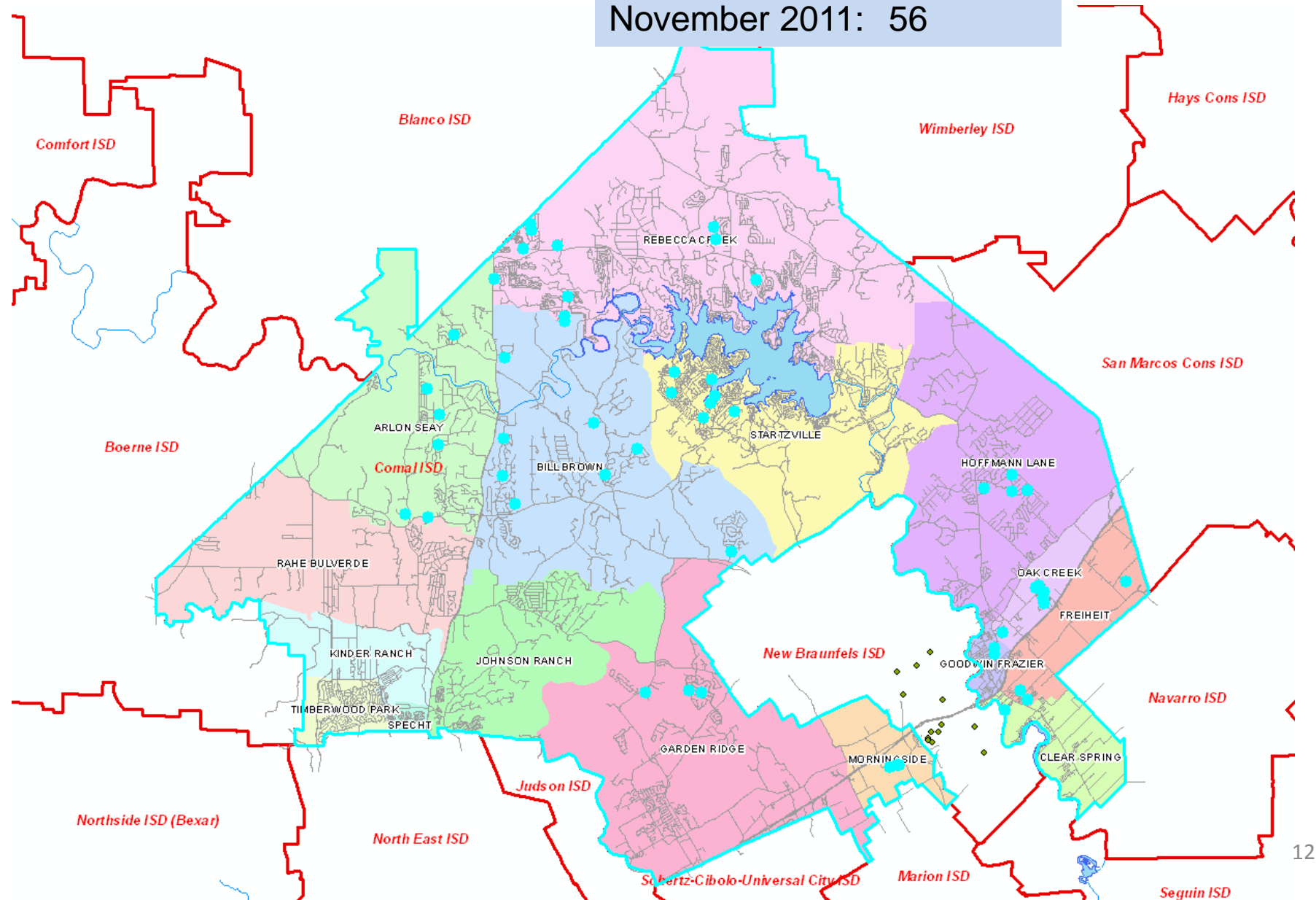


Top 5 Subdivisions - 3Q11 (Ranked by Future Inventory)					
Rank	Subdivision	Elementary Zone	VDL	Future	Total
1	Kinder Ranch	KINDER RANCH	0	2,569	2,569
2	ZCE-Vintage Oaks at the Vineyard	BILL BROWN	8	1,878	1,997
3	Four S Ranch	BILL BROWN	0	1,800	1,800
4	ZCE-Mystic Shores	REBECCA CREEK	96	1,629	2,172
5	Avalon Lakes	HOFFMANN LANE	0	1,209	1,209
TOTALS			104	9,085	9,747

Comal ISD Foreclosures

November 2011 List

November 2011: 56



Enrollment History

Year (Oct.)	Other/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	%
2008/09	326	1,219	1,213	1,204	1,197	1,227	1,202	1,229	1,235	1,310	1,243	1,261	1,121	1,064	16,051	900	5.9%
2009/10	360	1,206	1,313	1,270	1,275	1,235	1,276	1,234	1,309	1,261	1,459	1,158	1,230	1,114	16,700	649	4.0%
2010/11	392	1,310	1,283	1,323	1,321	1,329	1,310	1,315	1,281	1,341	1,413	1,351	1,163	1,107	17,239	539	3.2%
2011/12	305	1,287	1,362	1,356	1,396	1,379	1,380	1,377	1,388	1,334	1,463	1,337	1,320	1,037	17,721	482	2.8%

*Yellow is largest grade per year

*Green is the second largest grade per year

cohort	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2008/09	1.00	1.00	1.11	1.09	1.08	1.08	1.05	1.08	1.05	1.14	0.96	0.95	1.00
2009/10	0.99	1.08	1.05	1.06	1.03	1.04	1.03	1.07	1.02	1.11	0.93	0.98	0.99
2010/11	1.09	1.06	1.01	1.04	1.04	1.06	1.03	1.04	1.02	1.12	0.93	1.00	0.90
2011/12	0.98	1.04	1.06	1.06	1.04	1.04	1.05	1.06	1.04	1.09	0.95	0.98	0.89
3 yr avg.	1.02	1.06	1.04	1.05	1.04	1.05	1.04	1.05	1.03	1.11	0.93	0.99	0.93

Year (Oct.)	Elem	grw	MS	grw	HS	grw	District	grw
2007/08	7120		3477		4554		15151	
2008/09	7588	468	3774	297	4689	135	16051	900
2009/10	7935	347	3804	30	4961	272	16700	649
2010/11	8268	333	3937	133	5034	73	17239	539
2011/12	8465	197	4099	162	5157	123	17721	482

District experienced 2.8% growth adding over 480 new students. Growth occurred at 1st through 9th grades.

Ten Year Enrollment Projections

COMAL ISD 10 YEAR CAMPUS PROJECTIONS - DRAFT												
Campus Name	Building Capacity	CURRENT	ENROLLMENT PROJECTIONS									
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Bill Brown Elementary	740	690	698	714	717	722	755	768	782	791	806	819
Rahe Bulverde Elementary	740	467	470	484	498	533	556	590	622	663	706	748
Clear Springs Elementary	740	522	537	557	571	593	602	623	648	671	699	728
Garden Ridge Elementary	740	506	545	604	635	688	730	778	831	889	951	1,017
Goodwin Frazier Elementary	740	386	389	383	390	387	393	393	396	396	394	394
Freiheit Elementary	740	509	507	493	506	519	532	567	599	627	652	670
Hoffmann Lane Elementary	740	580	612	658	714	770	805	852	919	977	1,063	1,161
Johnson Ranch Elementary	740	663	335	375	417	465	518	563	612	671	732	782
Kinder Ranch Elementary	740	352	377	400	425	467	521	588	663	749	851	957
Morningside Elementary	740	600	605	630	665	678	698	694	696	703	710	716
Oak Creek Elementary	740	470	465	461	491	495	515	541	569	598	629	662
Rebecca Creek Elementary	740	631	641	651	676	699	702	731	758	789	811	832
Arlon Seay Elementary	740	382	375	370	360	346	341	349	351	357	366	373
Specht Elementary	740	524	530	540	540	547	557	577	600	622	647	671
Startzville Elementary	740	662	673	685	682	712	711	741	776	809	842	878
Timberwood Park Elementary	740	521	534	558	569	584	627	638	647	657	668	681
Indian Springs Elementary	740		440	473	502	522	540	561	577	595	613	633
ELEMENTARY TOTALS		8,465	8,733	9,036	9,358	9,727	10,103	10,554	11,046	11,564	12,140	12,722
Growth		197	268	303	322	369	376	451	492	518	576	582

Ten Year Enrollment Projections – Draft

Campus Name	Per. Cap.	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2020/22
Canyon Middle School	1050	900	990	1,047	1,103	1,131	1,209	1,270	1,326	1,349	1,410	1,477
Church Hill Middle School	1050	750	784	829	863	884	907	940	941	979	1,019	1,063
Mountain Valley Middle School	1050	677	666	701	706	714	770	780	811	771	807	850
Smithson Valley Middle School	1050	879	918	941	987	1,045	1,075	1,080	1,095	1,152	1,205	1,256
Spring Branch Middle School	1050	883	912	940	1,016	1,078	1,117	1,097	1,128	1,194	1,261	1,334
JUNIOR HIGH TOTALS	5250	4,089	4,270	4,458	4,675	4,852	5,078	5,167	5,301	5,445	5,702	5,980
Growth		164	181	188	217	177	226	89	134	144	257	278
Canyon High School	2450	1,960	1,969	1,964	2,010	2,101	2,237	2,317	2,435	2,543	2,608	2,715
Canyon Lake High School	1375	871	871	817	836	817	831	873	861	946	955	966
Smithson Valley High School	2450	2,065	2,116	2,188	2,272	2,367	2,501	2,690	2,824	2,930	3,038	3,068
HIGH SCHOOL TOTALS		4896	4956	4969	5118	5285	5569	5880	6120	6419	6601	6749
Acadamy H.S.	400	182	295	391	398	397	398	397	397	397	397	397
Comal Academy		49	49	49	49	49	49	49	49	49	49	49
Comal Discipline Center		44	44	44	44	44	44	44	44	44	44	44
ALTERNATIVE TOTALS		275	388	484	491	490	491	490	490	490	490	490
DISTRICT TOTALS		17,725	18,347	18,947	19,642	20,354	21,241	22,091	22,957	23,918	24,933	25,941
GROWTH		635	622	600	695	712	887	851	866	961	1,015	1,008
		3.7%	3.5%	3.3%	3.7%	3.6%	4.4%	4.0%	3.9%	4.2%	4.2%	4.0%

Summary

Positives

- Texas economy continues to out perform the nation.
- Austin/SA out-performing other cities with employment growth.
- Texas Annual Job Growth areas (Sept. 2011 – Sept. 2010): 248,500 nonagricultural
Professional and Business Services (68,200 jobs)
Mining (38,800 jobs)
Construction (35,400 jobs)

Concerns

- **State deficit and the impact on employment!!**
- European Debt Crisis!!
- Credit – ability to borrow – impacting housing – will continue to restrict new housing at the lower price points.

Comal ISD

- Comal ISD new housing for 2011 will be near 800 new homes.
- Changes in home ownership patterns likely to increase yields from multi-family and rental property.
- Enrollment growth likely to remain below 4% for 2012.
- District in position to see over 3,500 additional students during the next five years.