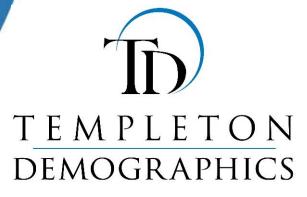
Judson
Independent
School
District



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





Economic Conditions

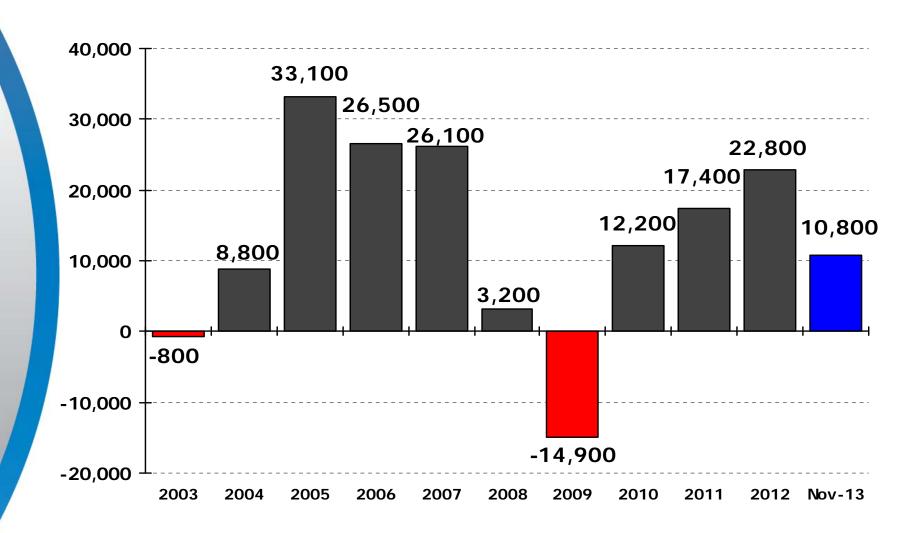
- Texas has created more than **270 thousand non-farm jobs** in the last 12 months. (Texas Comptroller's Office)
- The state's unemployment rate has been at or below the national rate for 7 consecutive years. (http://www.thetexaseconomy.org/economic-outlook/)
- San Antonio is ranked #10 in the U.S. on Best Cities for Job Seekers list. (Forbes)
- Unemployment rates Texas Labor Market Information (December 2013)
 - U.S. 6.5%
 - Texas 5.6%
 - Bexar County 5.5%
 - San Antonio MSA 5.3%
- San Antonio MSA builders put up 2,258 new homes in 3Q13, an 11% increase year over year. (Metrostudy)
- The **Spurs** are #2 in the NBA Western Conference.





San Antonio Economic Overview

Annual Job Growth 2003 – 2013



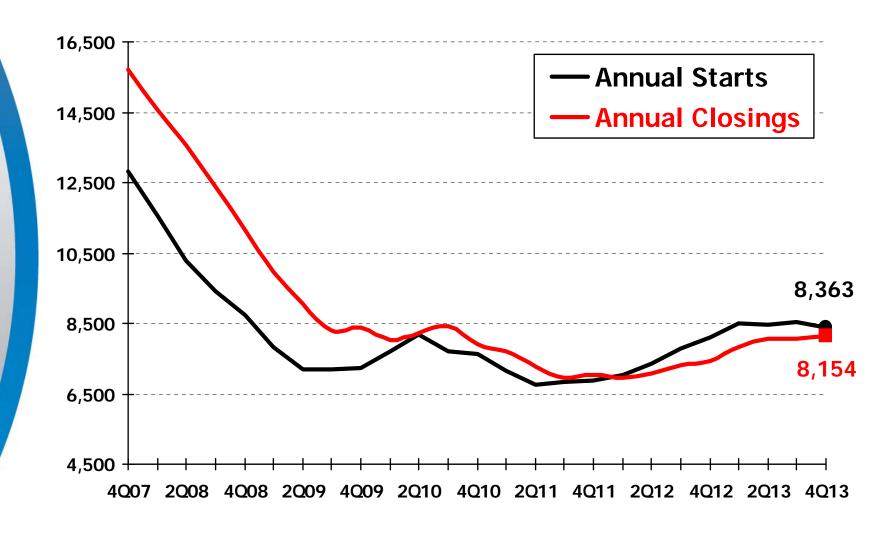


SOURCE: Texas Workforce Commission



San Antonio New Home Market

Annual Starts & Closings





Source: Metrostudy

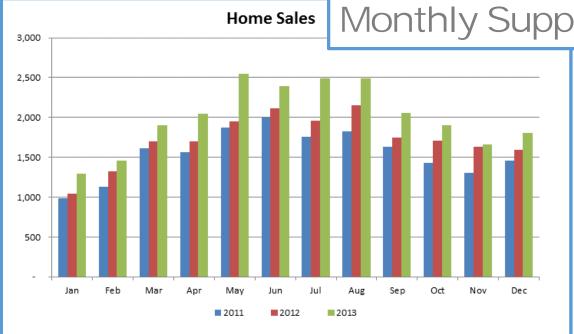
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San Antonio Existing Home Market

Multiple Listing Service – YTD SFD Activity & Inventory

YTD Sales
Average Price
Median Price
Listings
Monthly Supply

Dec-13 %Change 23,997 18% 212,800 10% 170,100 6% 8,372 -11% 4.2 -24%







Region 20 Five Year Growth Comparison

Rank	District Name	2007/08 Enrollment	2012/13 Enrollment	5-Year Growth	5-Year Percent Growth
1	NORTHSIDE ISD	86,260	100,159	13,899	16.1%
2	NORTH EAST ISD	62,181	67,901	5,720	9.2%
3	SOUTHWEST ISD	10,983	13,024	2,041	18.6%
4	JUDSON ISD	20,634	22,606	1,972	9.6%
5	EAGLE PASS ISD	13,882	15,094	1,212	8.7%
6	HARLANDALE ISD	14,200	15,175	975	6.9%
7	BOERNE ISD	6,250	7,094	844	13.5%
8	EAST CENTRAL ISD	8,807	9,603	796	9.0%
9	MEDINA VALLEY ISD	3,246	3,646	400	12.3%
10	SOMERSET ISD	3,554	3,903	349	9.8%
11	LA VERNIA ISD	2,831	3,069	238	8.4%
12	JOURDANTON ISD	1,256	1,472	216	17.2%
13	LACKLAND ISD	860	1,057	197	22.9%
14	ALAMO HEIGHTS ISD	4,621	4,808	187	4.0%
15	FT SAM HOUSTON ISD	1,427	1,613	186	13.0%
16	KERRVILLE ISD	4,756	4,926	170	3.6%
17	EDGEWOOD ISD	11,783	11,937	154	1.3%
18	FLORESVILLE ISD	3,682	3,823	141	3.8%
19	SOUTHSIDE ISD	4,993	5,128	135	2.7%
20	LYTLE ISD	1,616	1,738	122	7.5%





New Home Ranking Report by ISD – 3Q13

San Antonio Area

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Northside ISD	3,031	3,085	5,691	38,865
2	Comal ISD	1,218	1,117	2,413	26,139
3	Schertz-Cibolo U City ISD	728	680	976	6,035
4	North East ISD	671	650	1,269	6,300
5	Judson ISD	617	627	1,400	6,127
6	Boerne ISD	448	415	1,064	11,524
7	East Central ISD	495	385	1,006	4,558
8	New Braunfels ISD	459	346	986	7,097
9	Southwest ISD	295	278	887	4,687
10	Medina Valley ISD 281 226		504	12,138	
11	Southside ISD	71	78	83	7,302
12	Navarro ISD	58	62	36	224
13	South San Antonio ISD	36	46	231	221
14	San Antonio ISD	35	20	275	2,289
15	Alamo Heights ISD	29	18	66	31
16	Marion ISD	20	9	47	0
17	Harlandale ISD	16	6	281	17
18	Seguin ISD	0	2	49	1,282
19	Comfort ISD	0	0	4	39
20	Edgewood ISD	0	0	0	0
21	Somerset ISD	0	0	0	1,026
	Totals	8,508	8,050	17,268	135,901





Historical Starts & Closings

Judson ISD Housing Activity



Starts	2008	2009	2010	2011	2012	2013
1Q	245	182	178	129	148	136
2Q	183	175	216	208	208	142
3Q	207	197	149	143	175	179
4Q	197	94	134	140	160	
Total	832	648	677	620	691	457

Closings	2008	2009	2010	2011	2012	2013
1Q	284	212	171	142	131	146
2Q	211	173	198	188	149	167
3Q	281	184	209	144	208	151
4Q	214	176	129	179	163	
Total	990	745	707	653	651	464

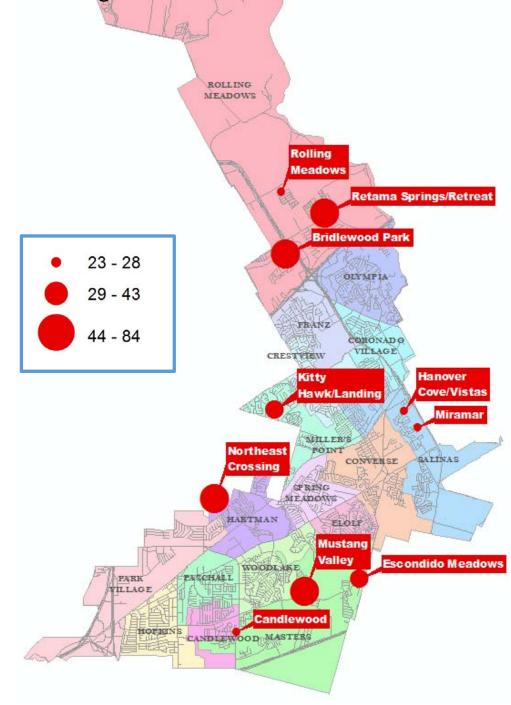
- District has averaged 662 annual starts and 670 annual closings since 2010.
- District is on pace for 600+ housing starts for 2013.
- District housing growth expected to remain stable for next 3-5 years





Top 10 Subdivisions-Ranked By Annual Closings

	Top 10 Subdivisions - 30	13 (Ranke	d by Annu	al Closings)
Rank	Subdivision	Annual Starts	Quarter Starts	Quarter Closings	Annual Closings
1	Retama Springs/Retreat	8	71	22	84
2	Mustang Valley	17	69	26	65
3	Northeast Crossing	21	72	20	61
4	Bridlewood Park	10	47	9	57
5	Escondido Meadows	9	43	11	43
6	Kitty Hawk/Landing	1	16	4	41
7	Candlewood	13	30	7	28
8	Miramar	6	26	9	25
9	Hanover Cove/Vistas	1	22	3	24
10	Rolling Meadows	5	17	5	23
	TOTALS	91	413	116	451

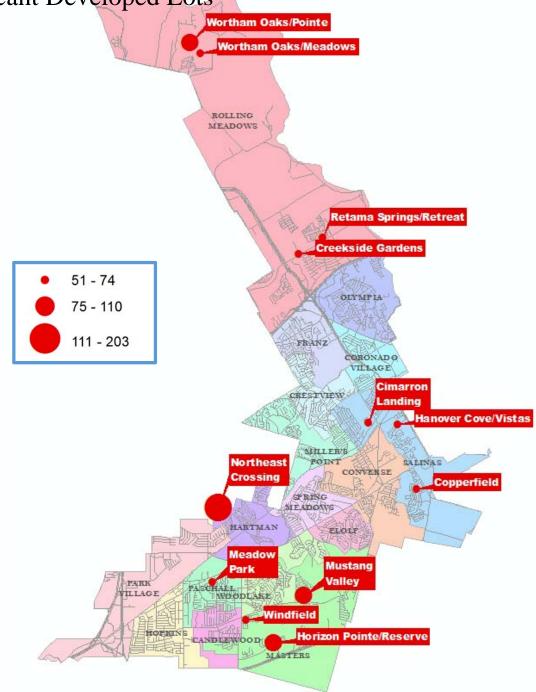






Top 10 Subdivisions-Ranked By Vacant Developed Lots

	Top 10 Subdivisions - 3Q13 (R	anked by '	VDL)
Rank	Subdivision	VDL	Future
1	Northeast Crossing	203	583
2	Wortham Oaks/Pointe	110	932
3	Mustang Valley	107	0
4	Horizon Pointe/Reserve	82	0
5	Meadow Park	74	138
6	Hanover Cove/Vistas	68	0
7	Cimarron Landing	62	0
8	Wortham Oaks/Meadows	62	55
9	Copperfield	53	146
10	Retama Springs/Retreat	51	0
	TOTALS	872	1,854

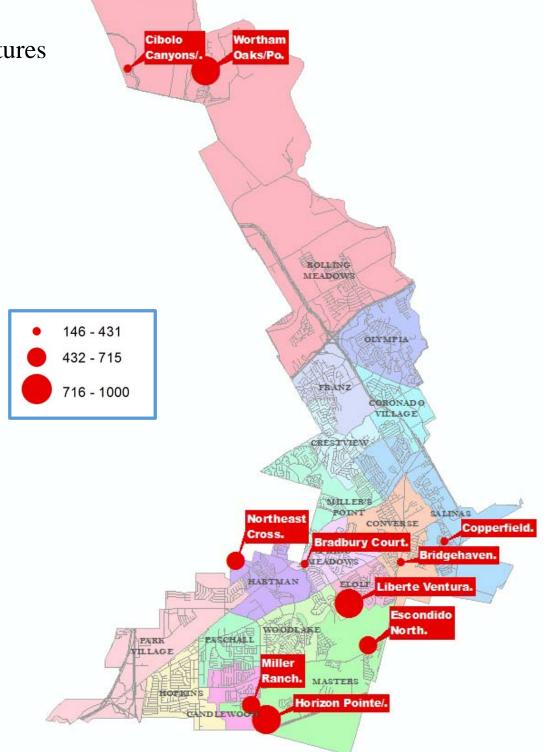






Top 10 Subdivisions-Ranked By Futures

T	op 10 Subdivisions - 3Q13 (Rar	ked by Fut	ures)
Rank	Subdivision	VDL	Future
1	Liberte Ventura	0	1,000
2	Wortham Oaks/Pointe	110	932
3	Horizon Pointe/MDP	0	899
4	Northeast Crossing	203	583
5	Escondido North	18	569
6	Miller Ranch	1	433
7	Bridgehaven	0	265
8	Cibolo Canyons/Campanas	16	246
9	Bradbury Court	6	193
10	Copperfield	53	146
	TOTALS	407	5,266

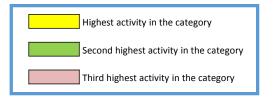






Overall Housing Data By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Finished Vacant	Under Const.	Inventory	Vacant Dev. Lots	Future
CANDLEWOOD ELEM	30	13	28	7	11	10	22	16	0
CONVERSE ELEM	0	0	1	0	0	0	0	19	265
CORONADO VILLAGE ELEM	0	0	0	0	0	0	0	0	79
CRESTVIEW ELEM	7	0	14	2	0	0	0	23	0
ELOLF ELEM	0	0	0	0	0	0	0	0	0
HARTMAN ELEM	86	22	80	25	19	18	42	203	669
MASTERS ELEM	123	29	152	40	13	25	43	329	3,122
MILLER'S POINT ELEM	16	1	41	4	5	0	6	0	0
OLYMPIA ELEM	10	9	2	0	2	9	11	34	0
PASCHALL ELEM	5	0	13	0	6	1	8	74	138
ROLLING MEADOWS ELEM	220	69	195	43	18	82	116	429	1,415
SALINAS ELEM	120	36	101	30	21	38	66	267	246
SPRING MEADOW ELEM	0	0	0	0	0	0	0	6	193
WOODLAKE ELEM	0	0	0	0	0	0	0	0	0
GRAND TOTALS	617	179	627	151	95	183	314	1,400	6,127

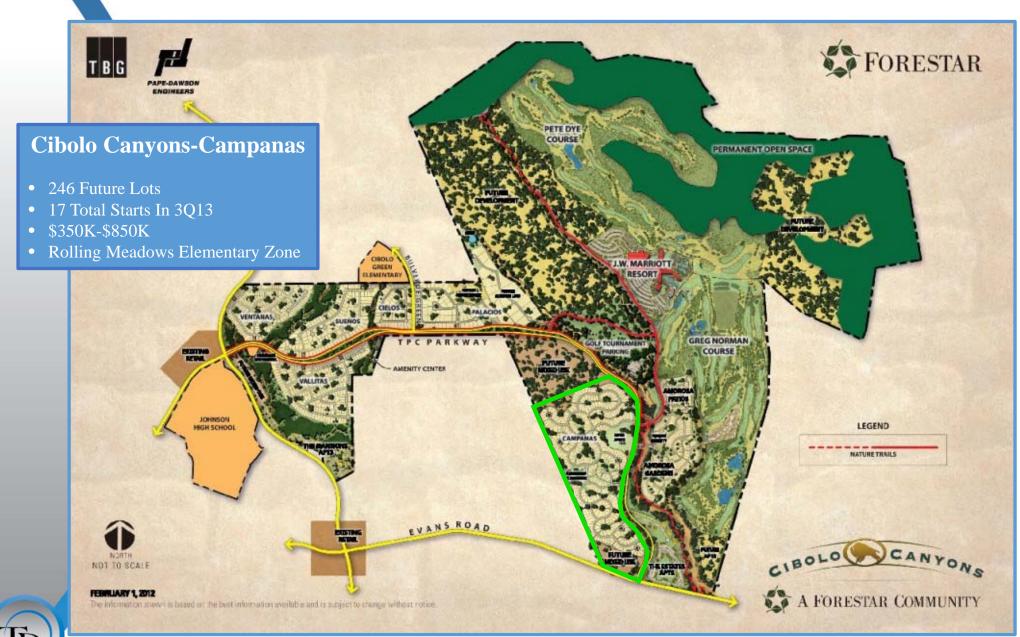






Residential Activity

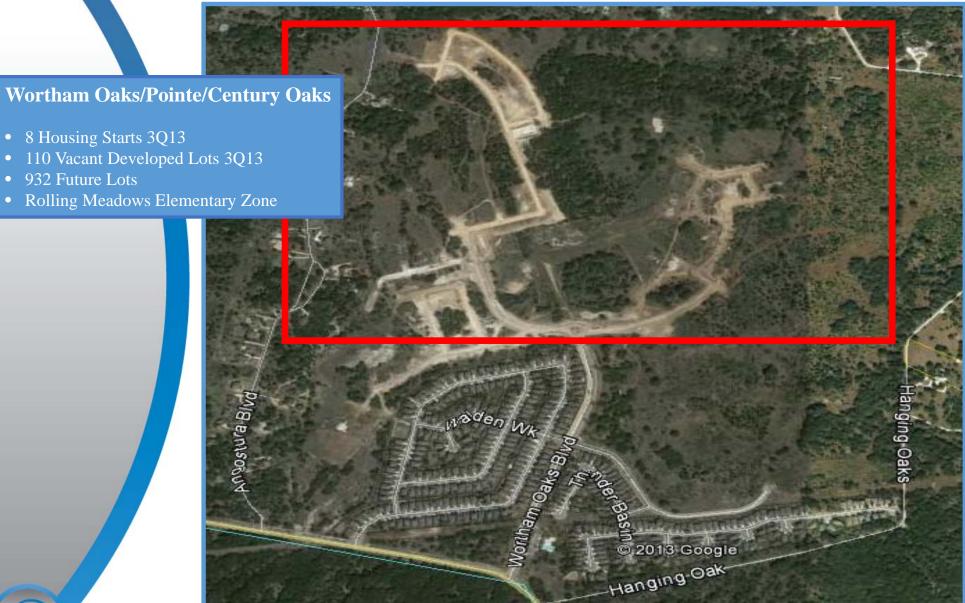
Cibolo Canyons (Campanas)-Active Subdivision





Residential Activity

Wortham Oaks/Pointe/Century Oaks-Active Subdivision

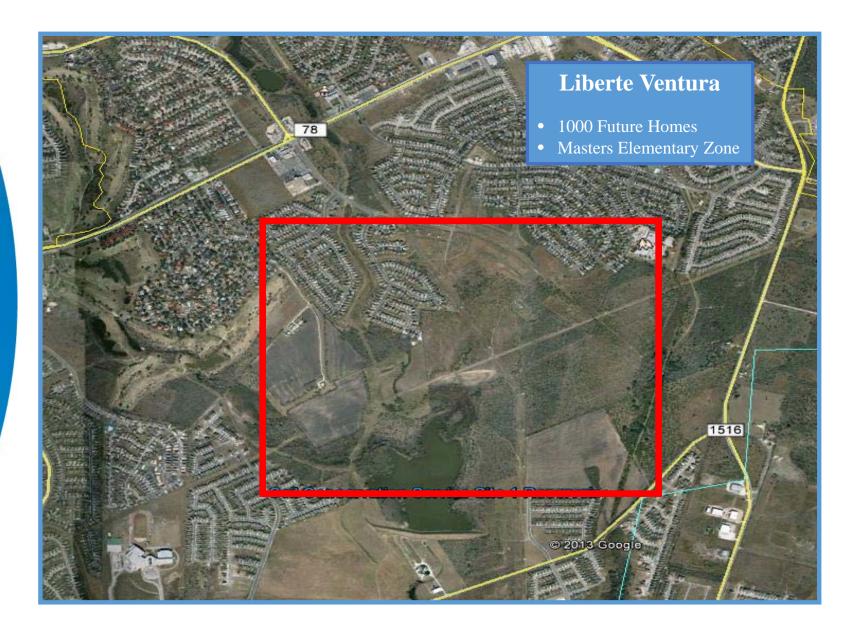






Residential Activity

Liberte Ventura-Future







Multi-family

Student Residents Comparison

Student Yield Comparison	2011-12	2013-14	Difference
Total students in apts	1186	1497	+310
Total students	22627	22957	+330
Percent in apts	5.3%	6.5%	+1.2%
Average apt yield	0.24	0.31	+0.07

All comparisons based on the 27 apartment complexes existing in 2011 and 2014 datasets.

• 0.03 - 0.27

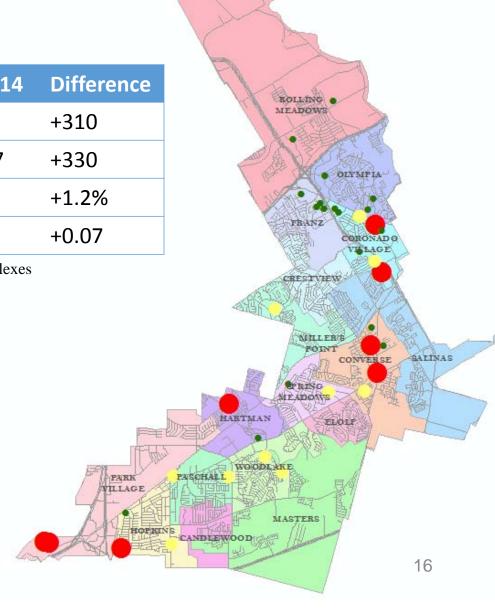
0.28 - 0.51

0.52 - 0.76

Yield = Students #units



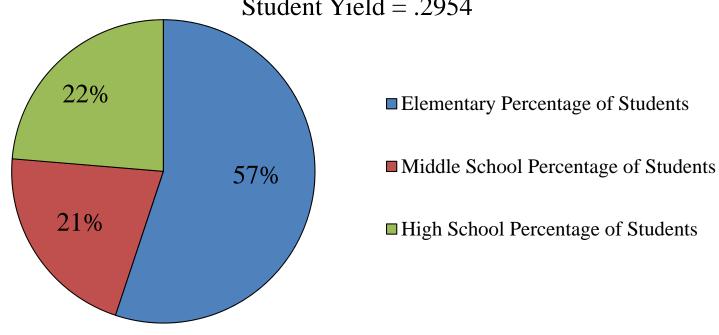






Multi-Family Yield Analysis

2295 Total Students 7769 Total Multi-Family Units 39 Total Complexes Student Yield = .2954



Multi-family Yield Analysis	Elementary Students	Middle Students	High Students	Total Students
Total Units = 7769	1298	493	504	2295
Percentage	57%	21%	22%	100%
Yield	0.1671	0.0635	0.0649	0.2954





Enrollment History

																	Total	
Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totsl	Growth	Total %
2009/10	66	678	1,624	1,734	1,712	1,693	1,743	1,683	1,692	1,594	1,628	1,730	1,561	1,410	1,202	21,750		
2010/11	78	690	1,639	1,745	1,689	1,688	1,710	1,743	1,623	1,687	1,634	1,669	1,603	1,565	1,277	22,040	290	1.3%
2011/12	72	862	1,645	1,744	1,739	1,710	1,713	1,700	1,752	1,650	1,723	1,905	1,591	1,568	1,129	22,503	463	2.1%
2012/13	59	877	1,764	1,745	1,776	1,717	1,680	1,697	1,674	1,733	1,652	2,199	1,626	1,302	1,105	22,606	103	0.5%
2013/14	63	829	1,757	1,907	1,750	1,817	1,712	1,752	1,664	1,681	1,776	1,834	1,701	1,568	1,146	22,957	351	1.6%

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

Historical Cohort Growth

Cohort Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Last 3-Yr Cohort Avg.	1.024	1.069	1.006	1.008	0.998	1.009	0.990	1.003	1.016	1.184	0.860	0.920	0.769
2010/11	1.009	1.075	0.974	0.986	1.010	1.000	0.964	0.997	1.025	1.025	0.927	1.003	0.906
2011/12	1.004	1.064	0.997	1.012	1.015	0.994	1.005	1.017	1.021	1.166	0.953	0.978	0.721
2012/13	1.072	1.061	1.018	0.987	0.982	0.991	0.985	0.989	1.001	1.276	0.854	0.818	0.705
2013/14	0.996	1.081	1.003	1.023	0.997	1.043	0.981	1.004	1.025	1.110	0.774	0.964	0.880

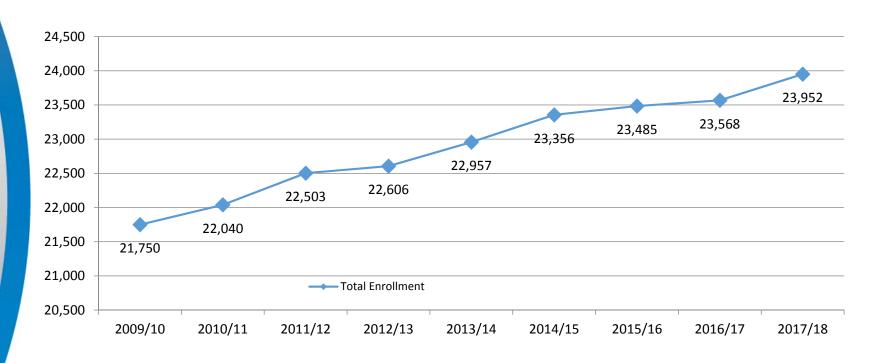
- Growth in Judson ISD is a result of housing activity as well as small classes exiting and large entering classes.
- KG dropped by 7 students but still remains almost 200 students larger than this year's 12th grade class
- Combined HS cohorts dropped from 96.5% in 2009 to 91.3% in 2012 before rebounding this year at 93.2%
- .5% shift in combined HS cohort may results in over a 50 student change.





Enrollment History

Total Enrollment



- District has added over 1,200 new students since 2009
- Projected to have 23,952 by 2017/18 school year-an increase of over 2,200 students since 2009





Ten Year Forecast

By Grade Level

Voor (OCT)		DIV	V	1 a t	2 m d	24	446	T t la	Calb	746	ماء٥	Oth	1046	1146	1246	Total	Total	Total 0/
Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totsl	Growth	Total %
2012/13	59	877	1,764	1,745	1,776	1,717	1,680	1,697	1,674	1,733	1,652	2,199	1,626	1,302	1,105	22,606	103	0.5%
2013/14	63	829	1,757	1,907	1,750	1,817	1,712	1,752	1,664	1,681	1,776	1,834	1,701	1,568	1,146	22,957	351	1.6%
2014/15	60	829	1,785	1,854	1,935	1,778	1,854	1,727	1,714	1,675	1,714	1,958	1,537	1,592	1,381	23,392	435	1.9%
2015/16	60	829	1,843	1,882	1,874	1,956	1,792	1,871	1,689	1,702	1,705	1,901	1,634	1,435	1,416	23,588	196	0.8%
2016/17	60	829	1,865	1,934	1,927	1,873	1,967	1,802	1,851	1,688	1,739	1,876	1,582	1,531	1,249	23,771	184	0.8%
2017/18	60	829	1,882	1,946	1,996	1,954	1,920	2,000	1,755	1,853	1,722	1,919	1,583	1,479	1,346	24,244	472	2.0%
2018/19	60	829	1,930	1,983	1,980	2,021	1,981	1,946	1,921	1,751	1,890	1,899	1,606	1,481	1,300	24,578	334	1.4%
2019/20	60	829	1,952	2,047	2,024	2,003	2,059	2,013	1,912	1,919	1,787	2,064	1,590	1,501	1,301	25,061	483	2.0%
2020/21	60	829	1,968	2,070	2,095	2,049	2,027	2,098	1,973	1,908	1,956	1,965	1,729	1,490	1,319	25,536	475	1.9%
2021/22	60	829	2,003	2,077	2,100	2,113	2,090	2,060	2,054	1,967	1,947	2,187	1,651	1,617	1,286	26,041	505	2.0%
2022/23	60	829	2,032	2,128	2,119	2,132	2,145	2,125	1,999	2,049	2,005	2,142	1,830	1,545	1,413	26,553	512	2.0%
2023/24	60	829	2,057	2,154	2,171	2,145	2,164	2,183	2,086	1,995	2,090	2,205	1,794	1,712	1,347	26,992	439	1.7%

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

- Enrollment projections anticipate stable growth for several years as new developments begin to impact the district
- Enrollment projections assume that combined HS cohorts remain stable at 93.5% 94.0%
- District average growth rate during the next 10 years = 1.6% per year
- District average new student rate during the next 10 years = 404 new students per year





Ten Year Forecast

By Elementary Campus

		Current	ENROLLMENT PROJECTIONS (Oct.)									
ELEMENTARY CAMPUS	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
CANDLEWOOD ELEMENTARY	645	639	733	770	796	831	877	903	897	881	909	910
CONVERSE ELEMENTARY	850	781	728	759	771	806	825	822	822	821	814	813
COPPERFIELD ELEMENTARY	0	0	554	550	560	558	551	561	570	582	593	600
CORONADO VILLAGE ELEMENTARY	507	535	413	447	455	480	493	503	509	509	515	519
CRESTVIEW ELEMENTARY	601	614	567	581	570	560	527	536	541	543	548	560
FRANZ ELEMENTARY	373	385	416	429	430	440	441	444	451	447	450	452
ELOLF ELEMENTARY	753	753	725	731	712	711	724	716	719	728	741	734
HOPKINS ELEMENTARY	824	855	865	872	878	879	861	871	873	863	869	872
MASTERS ELEMENTARY	740	797	819	906	996	1,088	1,159	1,215	1,268	1,321	1,365	1,419
HARTMAN ELEMENTARY	868	831	794	812	827	839	845	863	884	895	921	945
MILLER'S POINT ELEMENTARY	605	623	635	618	603	618	624	651	685	705	723	746
OLYMPIA ELEMENTARY	441	455	469	468	481	488	491	489	484	473	470	464
PARK VILLAGE ELEMENTARY	619	627	620	645	637	649	652	682	693	704	717	720
SALINAS ELEMENTARY	865	899	629	642	634	657	673	689	697	703	723	735
SPRING MEADOWS ELEMENTARY	580	588	643	622	660	690	704	723	731	742	745	734
ROLLING MEADOWS ELEMENTARY	633	669	687	734	769	794	807	826	865	904	942	1,004
PASCHALL ELEMENTARY	704	799	778	771	731	739	731	742	747	755	763	770
WOODLAKE ELEMENTARY	707	737	747	750	747	760	745	751	760	756	762	766
ELEMENTARY TOTALS	11,315	11,587	11,822	12,107	12,257	12,587	12,730	12,987	13,196	13,332	13,570	13,763
Elementary Absolute Change	135	272	235	285	150	330	143	257	209	136	238	193
Elementary Percent Change	1.21%	2.40%	2.03%	2.41%	1.24%	2.69%	1.14%	2.02%	1.61%	1.03%	1.79%	1.42%

- District projected to have 13,763 elementary students by 2023/24.
- District projected to add 2,176 new elementary students over next 10 years.





Ten Year Forecast

By Secondary Campus

MIDDLE SCHOOL CAMPUS	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
METZGER MIDDLE SCHOOL	887	932	953	984	1,004	1,020	1,098	1,191	1,312	1,410	1,438	1,472
JUDSON MIDDLE SCHOOL	1,027	981	985	1,012	1,106	1,175	1,195	1,192	1,221	1,253	1,252	1,285
KIRBY MIDDLE SCHOOL	914	958	941	915	970	972	1,018	952	966	947	974	985
KITTY HAWK MIDDLE SCHOOL	1,339	1,305	1,310	1,252	1,271	1,234	1,323	1,331	1,383	1,404	1,440	1,448
WOODLAKE HILLS MIDDLE SCHOOL	871	925	894	913	907	909	908	932	935	934	929	961
MIDDLE SCHOOL TOTALS	5,038	5,101	5,083	5,076	5,258	5,310	5,542	5,598	5,817	5,948	6,033	6,151
Middle School Absolute Change	68	63	18	7	182	52	232	56	219	131	85	118
Middle School Percent Change	-1.33%	1.25%	-0.35%	-0.14%	3.59%	0.99%	4.37%	1.01%	3.91%	2.25%	1.43%	1.96%
HIGH SCHOOL CAMPUS	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
EARLY HIGH SCHOOL ACADEMY	445	444	445	445	444	445	445	445	445	445	445	445
EVENING HIGH SCHOOL	21	38	38	38	38	38	38	38	38	38	38	38
JUDSON HIGH SCHOOL	3,430	3,419	3,595	3,581	3,509	3,552	3,512	3,567	3,606	3,692	3,770	3,816
LEARNING ACADEMY	82	74	74	74	74	74	74	74	74	74	74	74
WAGNER HIGH SCHOOL	2,222	2,248	2,289	2,221	2,145	2,192	2,191	2,306	2,314	2,466	2,577	2,659
HIGH SCHOOL TOTALS	6,200	6,223	6,441	6,359	6,210	6,301	6,260	6,430	6,477	6,715	6,904	7,032
High School Absolute Change	40	23	218	82	148	90	41	170	47	238	189	128
High School Percent Change	0.65%	0.37%	3.50%	-1.28%	-2.33%	1.45%	-0.65%	2.72%	0.73%	3.67%	2.81%	1.85%
ALTERNATIVE CAMPUSES	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
ALTERNATIVE CAMPUS TOTALS	53	46	46	46	46	46	46	46	46	46	46	46
DISTRICT TOTALS	22,606	22,957	23,392	23,588	23,771	24,244	24,578	25,061	25,536	26,041	26,553	26,992
District Absolute Change	103	351	435	196	184	472	334	483	475	505	512	439
District Percent Change	0.46%	1.55%	1.89%	0.84%	0.78%	1.99%	1.38%	1.97%	1.90%	1.98%	1.97%	1.65%

- District projected to have 6,151 middle school students by 2023/24.
- District projected to add 1,050 new middle school students over next 10 years.
- District projected to have 7,032 high school students by 2023/24
- District project to add 809 high school students over next 10 years.





Summary

- Judson ISD housing market remains stable with over 6,100 "committed" futures homes.
- The district may see over 600 starts in 2014.
- Largest classes are currently in lower level grades (K-6th).
- Projecting 435 enrollment growth for Fall 2014 and the district enrollment will likely surpass 23,000 students.
- Five year enrollment growth = 1,621 with district enrollment = 24,578 in the year 2018.
- Judson ISD may add over 4,000 students during the next 10 years with enrollment pushing 27,000 students by 2023.





Housing Activity Multi-Family Yield Analysis

APARTMENTS	TOTAL UNITS	ELEMENTARY STUDENTS	MIDDLE SCHOOL STUDENTS	HIGH SCHOOL STUDENTS	TOTAL STUDENTS	TOTAL YIELDS
Artisans@Salado Falls	252	87	48	34	169	0.6706
Town Square Apartments	252	90	35	32	157	0.6230
SPRINGFIELD MEADOWS OF KIRBY	270	83	37	36	156	0.5778
VANTAGE AT KITTY HAWK	288	87	27	31	145	0.5035
Artisans@Salado Creek	200	83	28	29	140	0.7000
Mathom Landing Apartments	148	56	28	28	112	0.7568
WOOKLAKE TRAILS	218	53	23	27	103	0.4725
Converse Ranch Apt	228	52	16	24	92	0.4035
PLACID MANUFACTURED	200	44	20	24	88	0.4400
Country Oaks Apartments	144	48	13	12	73	0.5069
Cimarron City Apartments	140	33	19	20	72	0.5143
MONTABELLA POINTE	144	42	10	16	68	0.4722
Town East Apartments	100	35	9	22	66	0.6600
The Estates Located at TPC	408	37	14	10	61	0.1495
WOODLAKE ESTATES	100	37	12	12	61	0.6100
AVANA GROVE	308	37	12	10	59	0.1916
Sable Ridge Apartment	333	32	11	11	54	0.1622
Republic of Woodlake	288	27	12	14	53	0.1840
The Meadows Apartments	216	28	14	8	50	0.2315
WATERFORD PARK	224	36	7	6	49	0.2188
Mira Loma Apts	270	26	12	7	45	0.1667
Palisades Park Apartments	304	27	9	5	41	0.1349
Peppermill Apartments	232	21	14	6	41	0.1767
The Springs@Live Oak	300	23	5	9	37	0.1233
Meadow Park Townhomes	108	27	4	4	35	0.3241
Sunrise Canyon Apartments	208	28	5	2	35	0.1683
The Heritage Apartments	305	18	7	8	33	0.1082
WALZEM PARK	190	7	8	17	32	0.1684
Retama Ranch Apartments	246	16	7	6	29	0.1179
Springfield Manor	130	17	3	8	28	0.2154
LOOKOUT HOLLOW	240	16	4	6	26	0.1083
High Key Apartments	308	11	7	1	19	0.0617
Woodlake Village	50	13	3	2	18	0.3600
Robinson Manor Apartments	43	3	2	9	14	0.3256
Garden Oaks@Pat Booker	25	3	5	4	12	0.4800
Shadow Creek Apartments	108	5	2	2	9	0.0833
KIRBY MOBILE HOME & RV	22	3	1	2	6	0.2727
TOWERS AT TPC	139	5	0	0	5	0.0360
Hawthorn Suites	80	2	0	0	2	0.0250
Totals	7769	1298	493	504	2295	0.3206

