

*Denton
Independent
School
District*

Quarterly
Report
3Q15



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



TEMPLETON
DEMOGRAPHICS

Economic Conditions – DFW MSA (September 2015)

Denton
Unemployment Rate

-0.7%

- U.S. 4.9%
- Texas 4.4%
- DFW MSA 3.9%
- Denton 3.2%

3.0%

Job Growth
DFW MSA

- 98,700 new jobs created in the last 12 months
- 50% more than the national rate of 2.0%

25,881

Annual SF Starts
DFW MSA

- 2,877 more than previous year over year
- A 12.5% rise from 3Q14



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q15

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,907	2,768	3,621	8,915
2	Denton ISD	1,846	1,694	2,706	30,678*
3	Prosper ISD	1,570	1,374	2,925	31,759
4	Northwest ISD	1,151	1,105	1,722	22,841
5	Lewisville ISD	1,188	988	2,194	3,142
6	Keller ISD	973	971	1,015	2,372
7	Dallas ISD	1,125	968	2,334	5,641
8	Eagle Mtn. - Saginaw ISD	948	869	1,328	19,796
9	Little Elm ISD	955	708	1,676	4,821
10	Rockwall ISD	681	665	1,836	8,379
11	Allen ISD	478	550	781	1,531
12	McKinney ISD	531	547	1,425	5,968
13	Mansfield ISD	608	517	1,012	5,657
14	Crowley ISD	534	508	1,319	8,057
15	Wylie ISD	641	460	728	4,353
16	HEB ISD	422	436	481	5,064
17	Forney ISD	409	435	679	12,466
18	Plano ISD	494	427	910	2,771
19	Midlothian ISD	480	415	1,255	20,524
20	Garland ISD	370	401	725	3,313

*Based on additional Templeton Demographics housing research

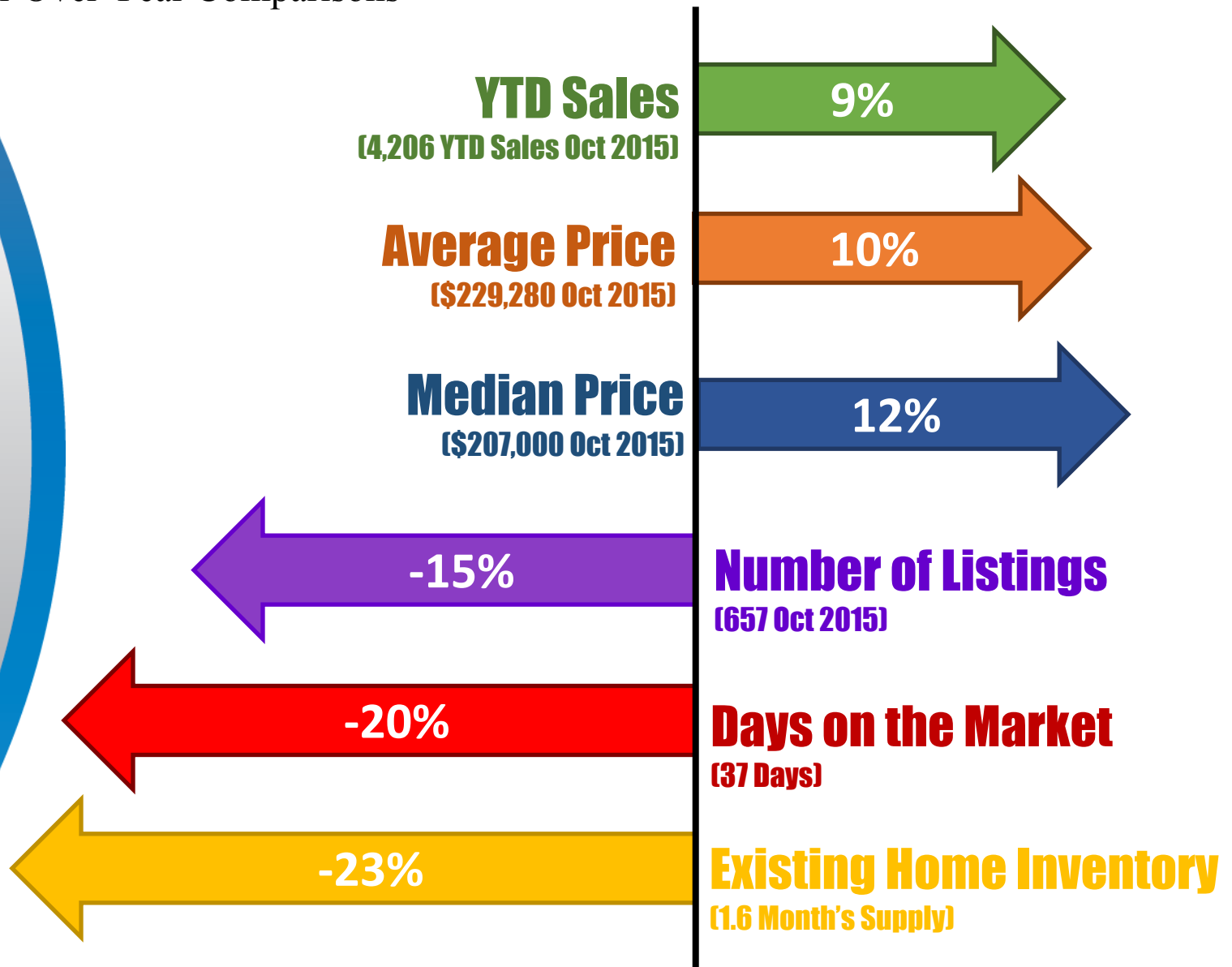
*New futures include but not limited to the following developments: Cole Ranch-8,450 lots; The Hills of Denton-4,500 lots; Stark Farms-817 lots; Windsor Oaks- 228 lots; The Estates at Belle Trace (Flower Mound)-64 lots; Oakmont/Preserve- 6 lots





Denton County Housing Market

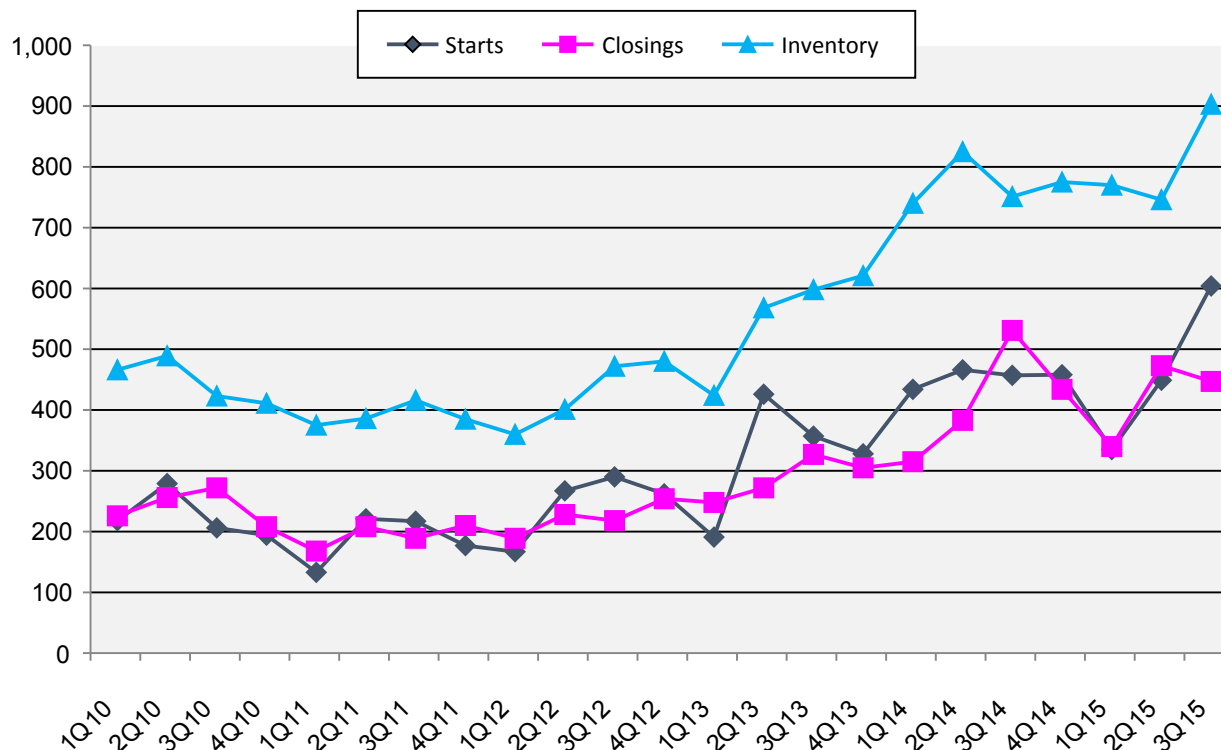
Year Over Year Comparisons





New Housing Activity

Denton ISD



Starts	2010	2011	2012	2013	2014	2015
1Q	218	133	167	191	434	335
2Q	279	221	267	426	466	449
3Q	206	217	290	357	457	604
4Q	194	177	262	328	458	
Total	897	748	986	1,302	1,815	1,388

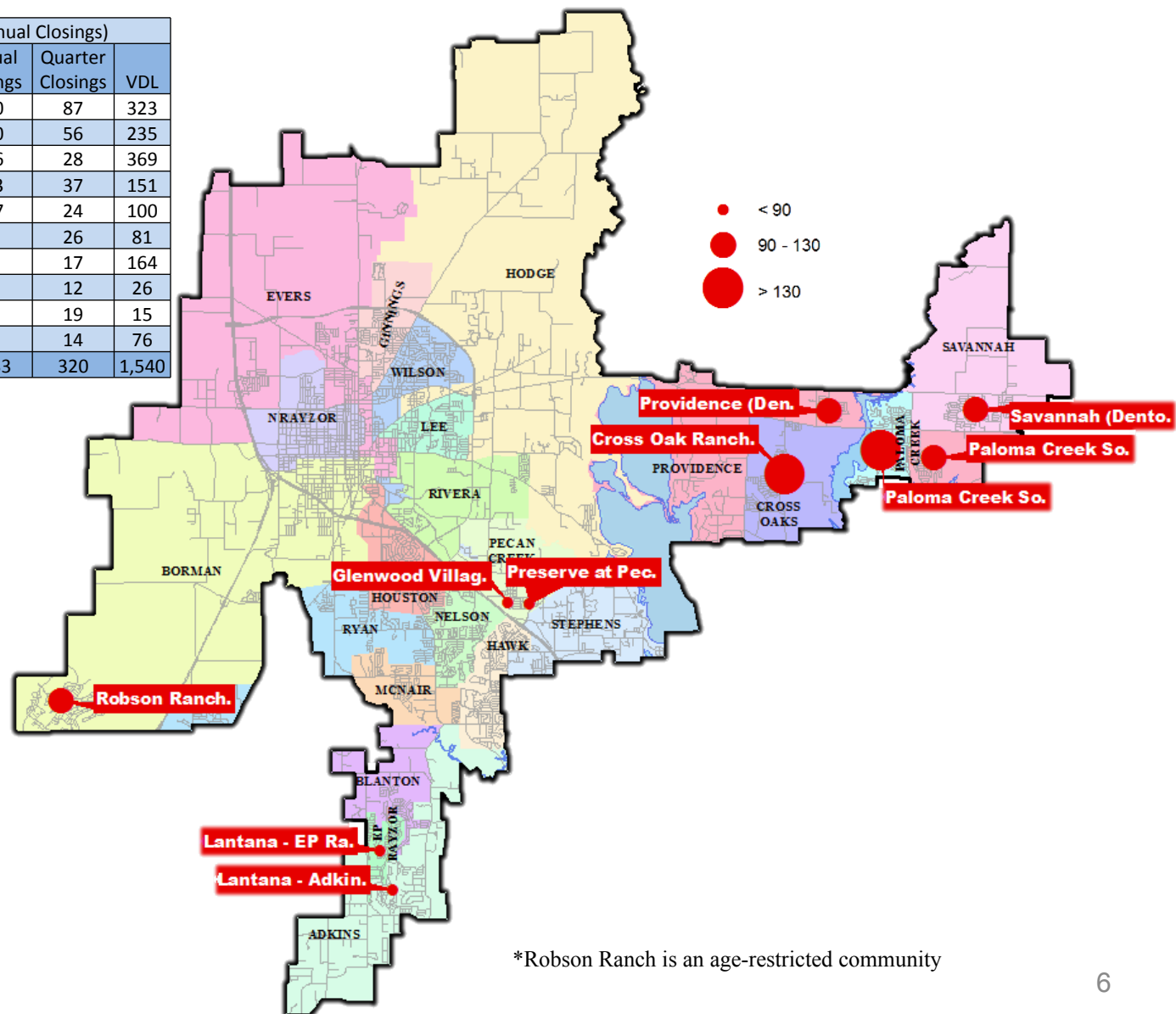
Closings	2010	2011	2012	2013	2014	2015
1Q	226	168	189	248	315	340
2Q	256	208	228	272	383	473
3Q	272	189	218	327	531	447
4Q	208	210	254	305	434	
Total	962	775	889	1,152	1,663	1,260

- 3Q15 starts are up 147 units from 3Q14, a rise of 32%
- DISD is on pace to close more than 1,600 units for the second straight year
- Inventory remains in a good position to sustain current closing rates



Annual Closing Distribution 3Q15

Top 10 Subdivisions - 3Q15 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Cross Oak Ranch	260	87	323
2	Paloma Creek South (Paloma Creek)	250	56	235
3	Savannah (Denton County)	126	28	369
4	Robson Ranch*	123	37	151
5	Paloma Creek South (Providence)	107	24	100
6	Providence (Denton Co)	99	26	81
7	Lantana - Adkins	88	17	164
8	Lantana - EP Rayzor	62	12	26
9	Glenwood Village	59	19	15
10	Preserve at Pecan Creek	59	14	76
TOTALS		1,233	320	1,540



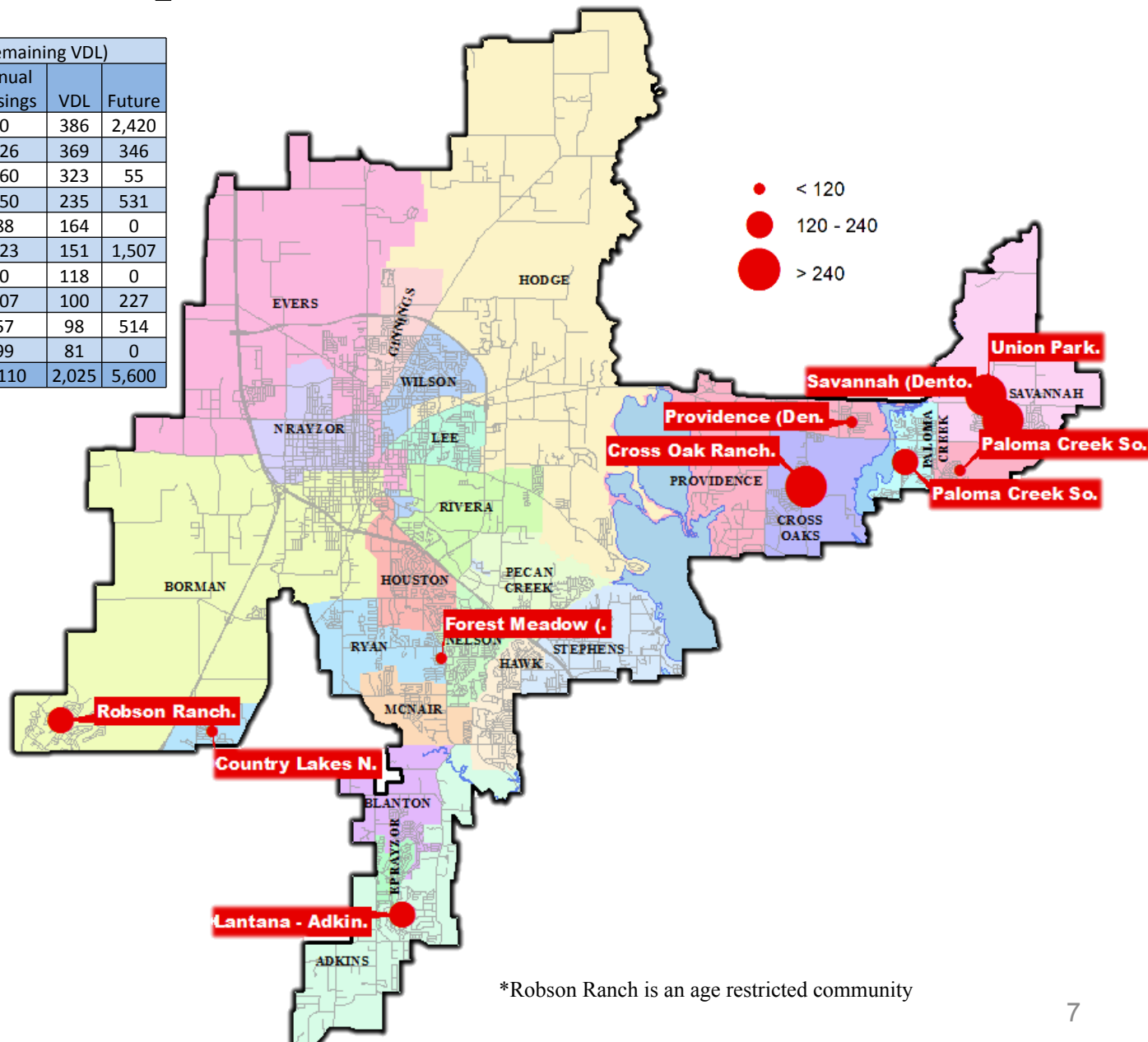
*Robson Ranch is an age-restricted community





Vacant Developed Lots 3Q15

Top 10 Subdivisions - 3Q15 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Union Park	0	386	2,420
2	Savannah (Denton County)	126	369	346
3	Cross Oak Ranch	260	323	55
4	Paloma Creek South (Paloma Creek)	250	235	531
5	Lantana - Adkins	88	164	0
6	Robson Ranch*	123	151	1,507
7	Forest Meadow (Denton)	0	118	0
8	Paloma Creek South (Providence)	107	100	227
9	Country Lakes North (DISD)	57	98	514
10	Providence (Denton Co)	99	81	0
TOTALS		1,110	2,025	5,600



*Robson Ranch is an age restricted community





Future Inventory)		
	VDL	Future
	0	8,450
	0	4,500
	386	2,420
	0	1,755
	151	1,507
	8	1,433
	0	1,217
	0	817
	0	653
	0	608
	545	23,360

Map Labels:

- The Hills of De.
- King's Ridge Es.
- Stark Farms.
- Robson Ranch.
- Cole Ranch.
- Lakeview Ranch.
- Spiritas Ranch .
- Union Park.
- Spiritas Ranch .
- Arrow Brooke.

Neighborhoods shown on map: HODGE, EVERS, GIVINGS, WILSON, LEE, RIVERA, HOUSTON, PECAN CREEK, NELSON, STEPHENS, BORMAN, NRAYLOR, BRYAN, MCNAIR, BLANTON, ADKINS, PROVIDENCE, CROSS OAKS, PALLADIUM, SAVANNAH.

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Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
ADKINS	103	44	88	17	71	173	67
BLANTON	69	21	64	10	47	70	0
BORMAN	0	0	0	0	0	0	8,693
CROSS OAKS	253	56	260	87	73	323	1,272
EP RAYZOR	34	5	62	12	7	26	56
EVERS	33	2	51	10	4	5	5,906
GINNINGS	0	0	0	0	0	0	1,407
HAWK	23	13	10	4	18	27	65
HODGE	2	0	2	2	0	8	2,134
HOUSTON	54	29	34	12	32	3	362
LEE	30	22	13	4	28	90	303
MCNAIR	46	13	26	15	20	19	0
N RAYZOR	0	0	0	0	0	0	100
NELSON	26	4	36	3	9	12	14
PALOMA CREEK	239	69	253	57	113	235	548
PECAN CREEK	210	75	188	49	106	140	394
PROVIDENCE	242	78	239	54	112	303	1,262
RIVERA	0	0	0	0	0	0	247
RYAN	115	43	67	29	69	317	912
SAVANNAH	198	63	169	43	103	769	4,641
STEPHENS	9	0	9	2	7	35	515
WILSON	0	0	0	0	0	0	273
*Grand Totals	1,686	537	1,571	410	819	2,555	29,171



Highest activity in the category



Second highest activity in the category



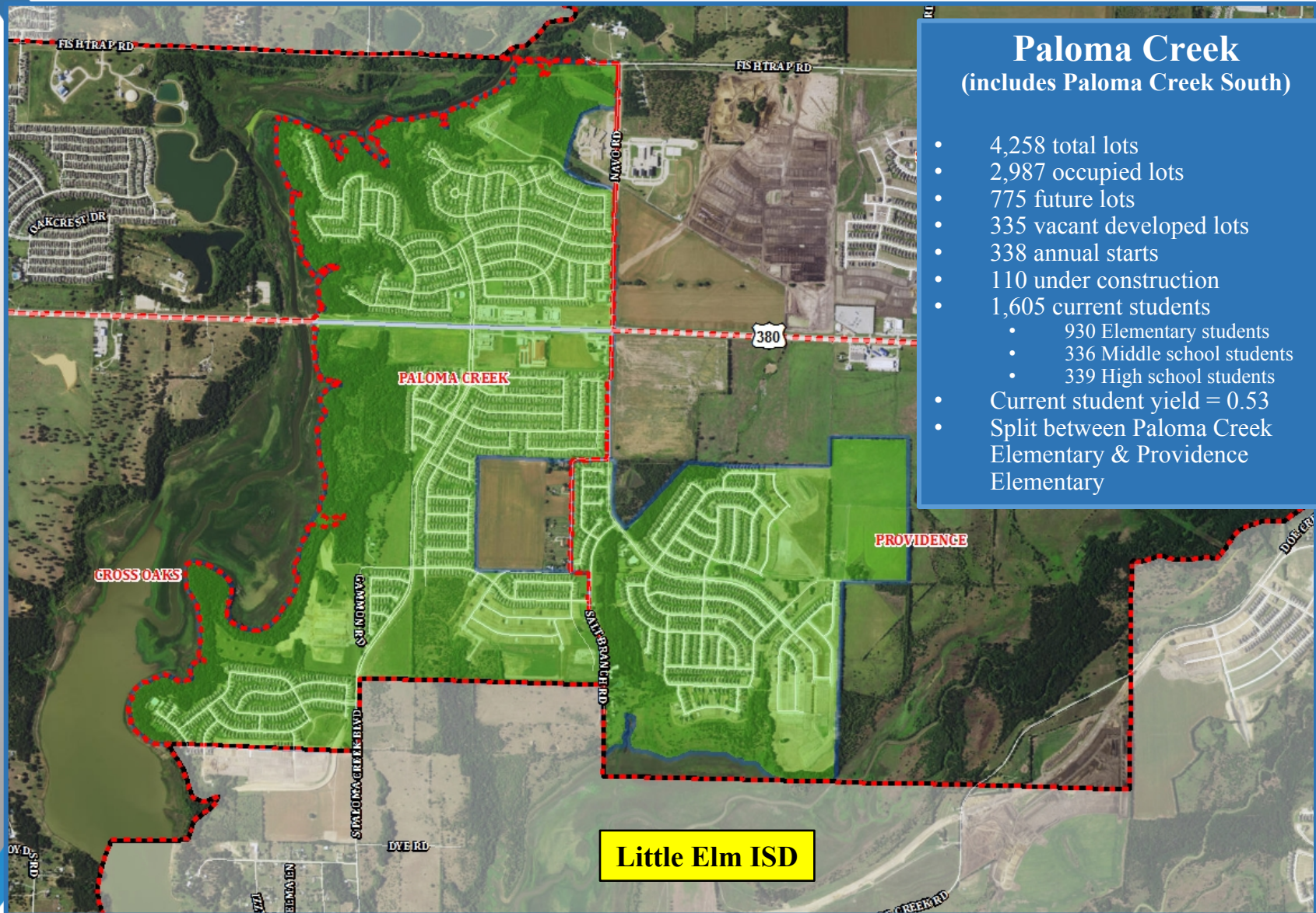
Third highest activity in the category

* Robson Ranch data removed due to age restrictions, no impact on district enrollment



Active Subdivision

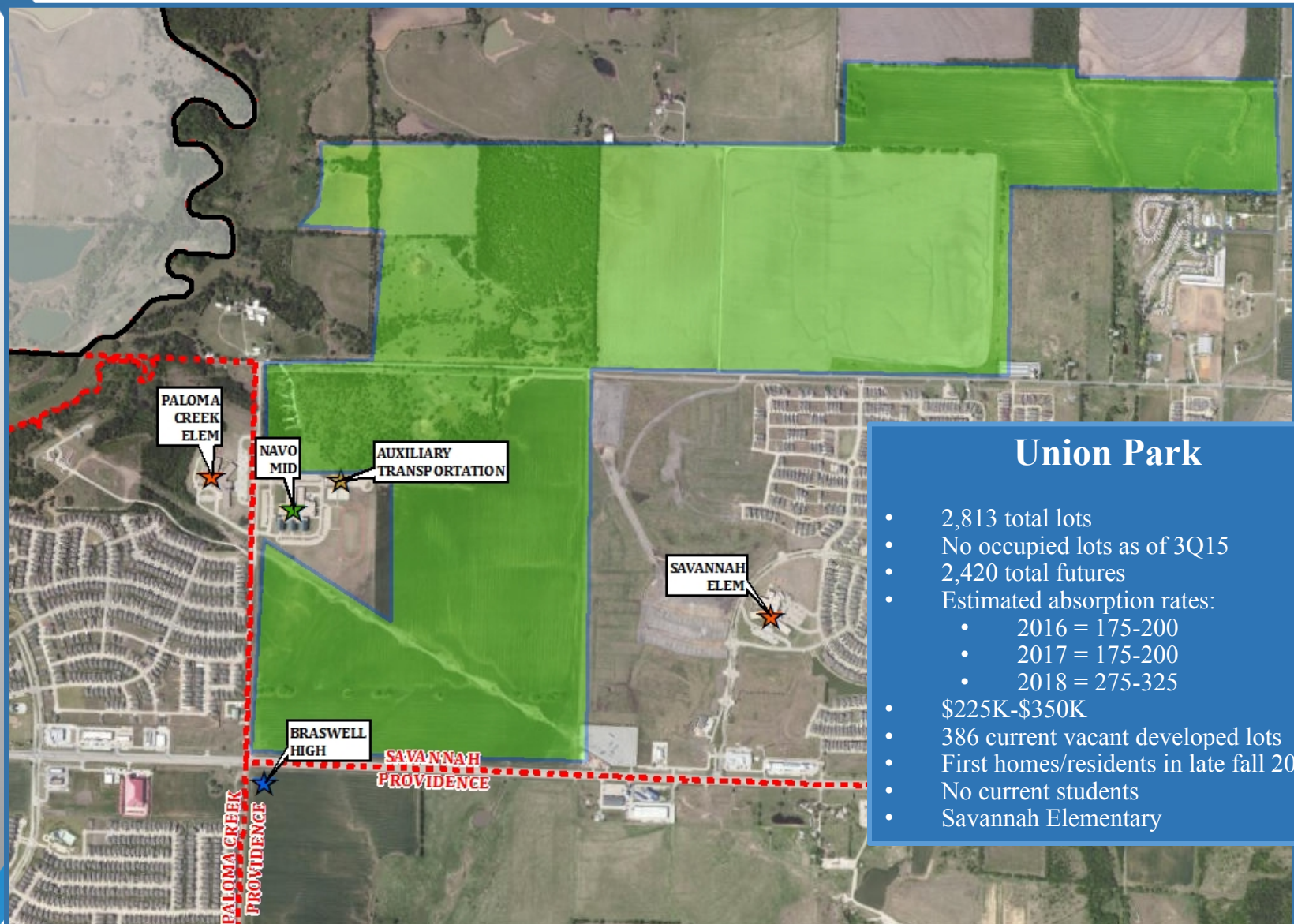
Paloma Creek– Town of Little Elm





Active Subdivision

Union Park – Town of Little Elm



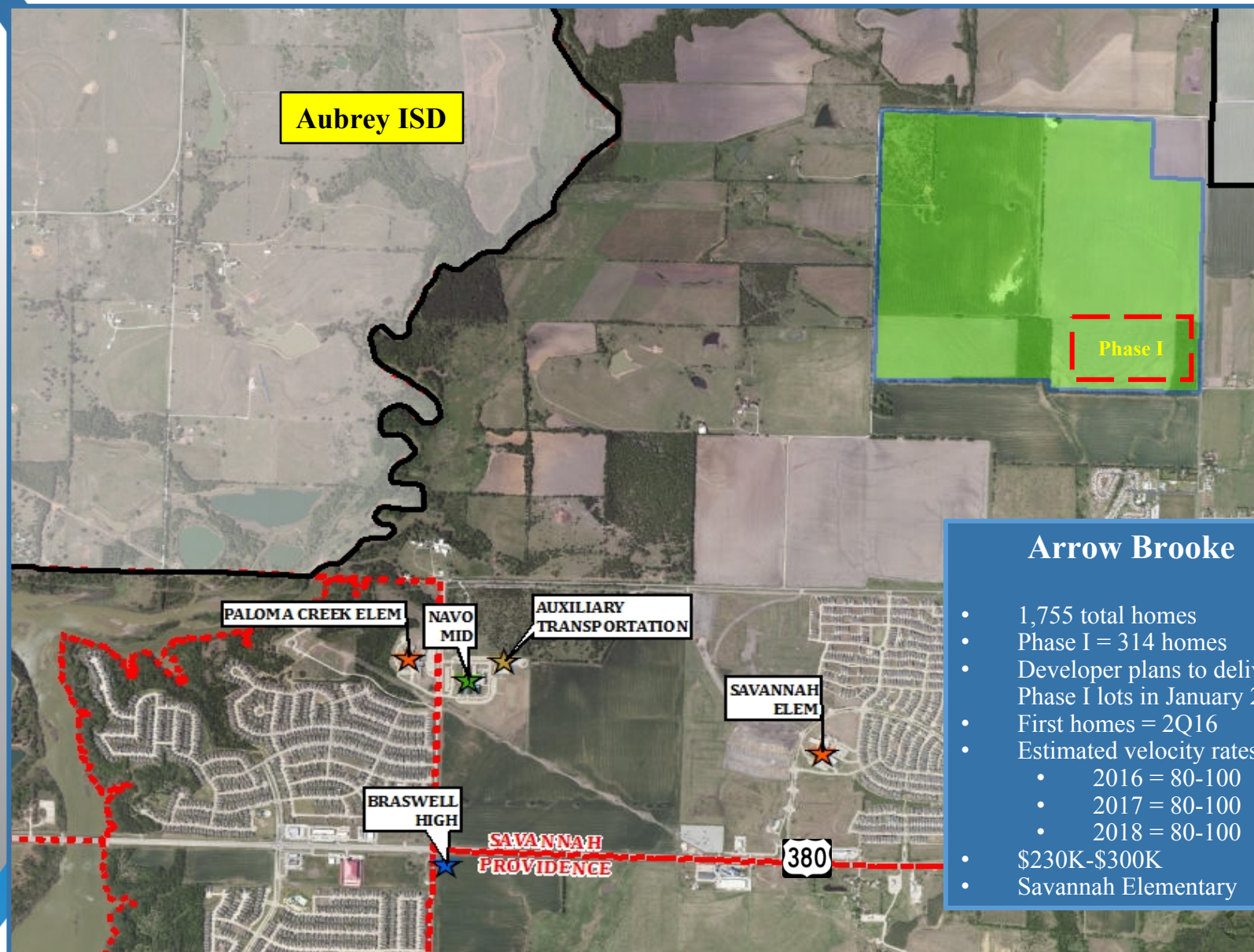
Union Park

- 2,813 total lots
- No occupied lots as of 3Q15
- 2,420 total futures
- Estimated absorption rates:
 - 2016 = 175-200
 - 2017 = 175-200
 - 2018 = 275-325
- \$225K-\$350K
- 386 current vacant developed lots
- First homes/residents in late fall 2015
- No current students
- Savannah Elementary



Future Subdivision

Arrow Brooke – Denton County



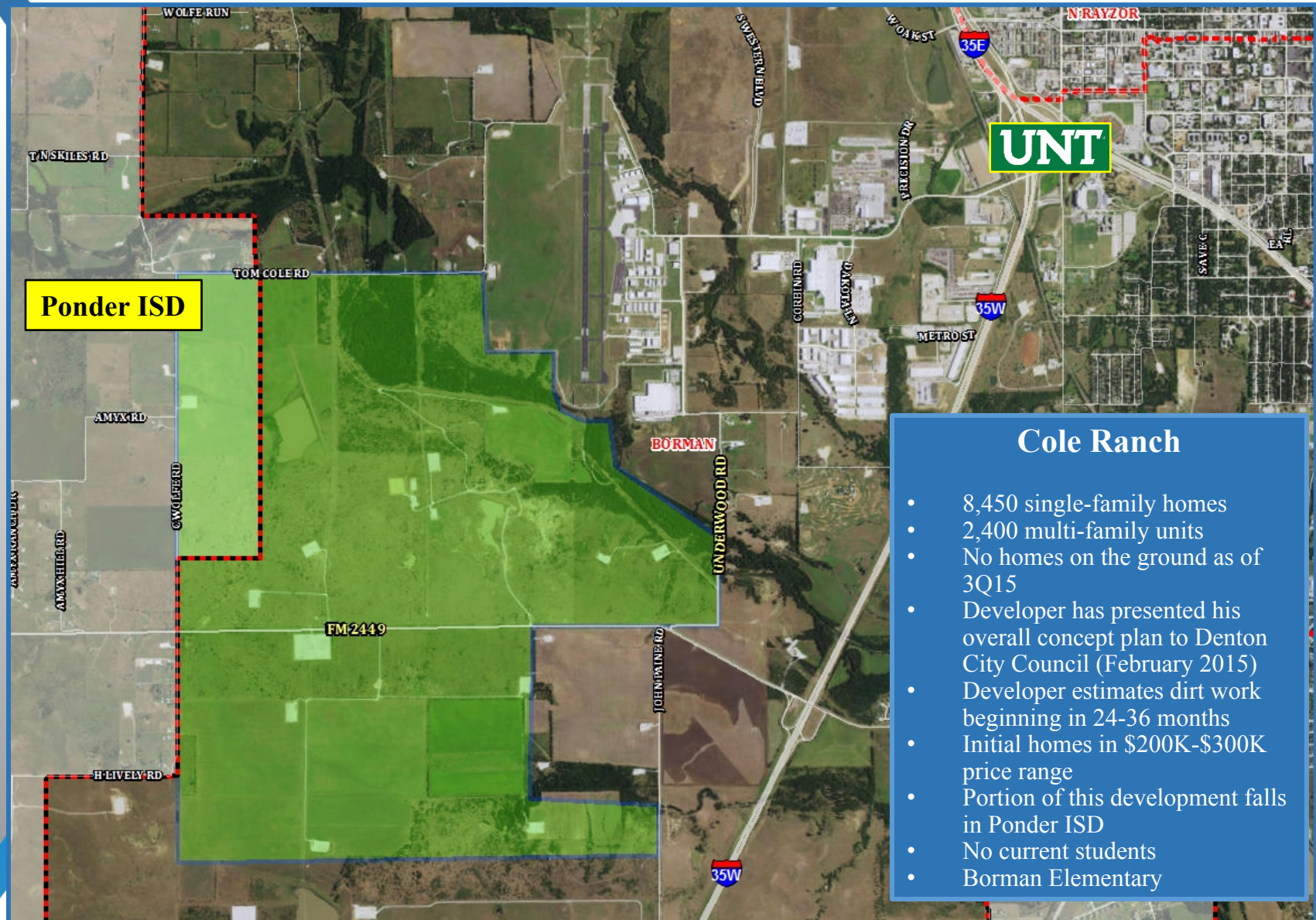
Arrow Brooke

- 1,755 total homes
- Phase I = 314 homes
- Developer plans to deliver Phase I lots in January 2016
- First homes = 2Q16
- Estimated velocity rates:
 - 2016 = 80-100
 - 2017 = 80-100
 - 2018 = 80-100
- \$230K-\$300K
- Savannah Elementary



Future Subdivision

Cole Ranch – City of Denton





Active Subdivision

Savannah

Savannah

- 2,449 total lots
- 1,667 homes occupied
- 40 homes under construction
- 369 vacant developed lots
- 1,043 current students
 - 547 Elementary students
 - 270 Middle school students
 - 226 High school students
- Current student yield = 0.62
- Savannah Elementary





Multi-Family Summary & Impacts

Multi-Family Development	Type	Address	Elementary Zone	Status	Total Units	Impact To District
Fannin Apartments	Market	910 Fannin Street	Borman	U/C	6	2015
Avenue A Apartments	Market	1216-1220 Avenue A	Borman	Under Review	24	TBD
Underwood Apartments	Market	NE Corner of Underwood Street & McCormick Street	Borman	Under Review	14	TBD
Sequoia Village Apartments	Market	1410 E. University Drive	Hodge	U/C	27	2016
Woodland Apartments	Market	1555 Nottingham	Lee	U/C	148	2015
Unicorn Lake Apartments Phase II	Market	2801 Shoreline Drive	Nelson	U/C	84	2015
Epic Apartments	Market	I-35 near Wind River	Nelson	Under Review	227	TBD
Hickory Street Apartments	Market	2505 W. Hickory Street	N Rayzor	U/C	24	2016
The Mansions	Market	27040 E. University Drive	Providence	U/C	431	2016
The Estates 380	Market	26850 E. University Drive	Providence	U/C	420	2016
Majestic on McKinney Apartments	Market	2700 E. McKinney Street	Rivera	Under Review	217	TBD
Ruddell Street Apartments	Market	1702 N Ruddell Street	Wilson	Recently Approved	90	TBD
Rail Yard Apartments	Market	S of E. Hickory Street & W of Exposition Street	TBD	U/C	110	2016
TOTALS					1,822	

- 1,822 market rate units expected to come on-line and impact DISD at various points in the next 1-3 years.



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	Percent
2011/12	997	2,108	2,079	2,039	2,084	2,054	1,920	1,874	1,760	1,702	1,812	1,656	1,464	1,296	24,845		
2012/13	1,001	2,121	2,162	2,052	2,065	2,108	2,059	1,929	1,887	1,768	1,819	1,769	1,610	1,425	25,775	930	3.7%
2013/14	967	2,074	2,164	2,163	2,069	2,104	2,085	2,041	1,919	1,904	1,925	1,708	1,640	1,549	26,312	537	2.1%
2014/15	1,063	2,068	2,099	2,178	2,166	2,082	2,133	2,075	2,052	1,973	2,042	1,873	1,665	1,551	27,020	708	2.7%
2015/16	1,114	1,944	2,125	2,087	2,182	2,147	2,100	2,141	2,129	2,084	2,095	1,974	1,773	1,552	27,447	427	1.6%
2016/17	1,131	1,955	2,002	2,183	2,111	2,231	2,178	2,096	2,167	2,181	2,230	2,021	1,884	1,681	28,051	604	2.2%
2017/18	1,131	2,026	2,004	2,055	2,243	2,166	2,301	2,191	2,131	2,217	2,341	2,157	1,933	1,772	28,668	617	2.2%
2018/19	1,131	2,109	2,096	2,076	2,123	2,323	2,244	2,311	2,212	2,168	2,374	2,263	2,054	1,828	29,312	644	2.2%
2019/20	1,131	2,151	2,183	2,180	2,151	2,207	2,409	2,274	2,319	2,256	2,318	2,309	2,152	1,953	29,993	681	2.3%
2020/21	1,131	2,231	2,232	2,281	2,272	2,242	2,308	2,427	2,297	2,363	2,417	2,249	2,202	2,040	30,692	699	2.3%
2021/22	1,131	2,300	2,317	2,321	2,380	2,367	2,320	2,337	2,475	2,339	2,547	2,339	2,153	2,098	31,424	732	2.4%
2022/23	1,131	2,354	2,400	2,414	2,407	2,472	2,473	2,352	2,342	2,530	2,507	2,463	2,238	2,049	32,132	708	2.3%
2023/24	1,131	2,436	2,448	2,495	2,503	2,509	2,574	2,506	2,384	2,377	2,727	2,425	2,356	2,128	32,999	867	2.7%
2024/25	1,131	2,498	2,544	2,541	2,595	2,606	2,611	2,612	2,547	2,434	2,571	2,636	2,317	2,239	33,882	883	2.7%
2025/26	1,131	2,582	2,605	2,645	2,641	2,701	2,717	2,651	2,647	2,602	2,627	2,485	2,516	2,200	34,750	868	2.6%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Denton ISD will reach over 28,000 enrollment in the fall of 2016 and over 30,000 in the fall of 2020
- 5 year growth = 3,245 students
- 2020/21 enrollment = 30,692 students
- 10 year growth = 7,303 students
- 2025/26 enrollment = 34,750 students





Ten Year Forecast

By Elementary Campus

Campus Name	History	Current	Enrollment Projections									
	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Bell Elementary School	739	0	684	737	749	755	738	739	744	762	768	778
Blanton Elementary School	740	507	475	465	450	424	418	421	423	434	438	443
Borman Elementary School	740	447	467	469	504	555	632	706	801	916	1,053	1,218
Cross Oaks Elementary School	740	633	617	655	662	694	678	678	679	685	690	699
E P Rayzor Elementary School	740	414	403	388	383	385	396	403	415	424	443	457
Evers Park Elementary School	740	572	603	622	647	672	708	751	798	854	915	985
Ginnings Elementary School	740	602	606	606	623	636	660	683	709	734	760	786
Hodge Elementary School	740	663	659	646	643	655	661	679	694	714	732	752
Sam Houston Elementary School	740	564	565	588	599	612	632	647	658	678	696	719
Nelson Elementary School	740	603	601	593	574	572	565	564	562	561	562	560
Lee Elementary School	740	598	577	582	580	577	568	575	585	592	599	606
McNair Elementary School	740	577	586	576	565	551	552	552	565	581	598	616
Hawk Elementary School	740	688	631	574	538	492	461	462	458	461	461	464
Olive Stephens Elementary School	740	507	500	487	487	507	511	528	553	572	576	601
Paloma Creek Elementary School	740	658	391	468	557	667	792	894	1,010	1,026	1,051	1,079
Pecan Creek Elementary School	740	704	741	763	769	804	826	856	876	895	891	875
Providence Elementary School	740	700	420	417	443	473	494	525	560	587	608	625
Newton Rayzor Elementary School	740	680	672	665	664	671	660	662	663	663	666	668
Rivera Elementary School	740	663	654	678	677	675	678	695	707	718	731	754
Savannah Elementary School	740	656	686	703	714	732	723	731	749	755	763	767
Ryan Elementary School	740	590	580	567	579	585	597	613	633	647	659	674
Wilson Elementary School	740	603	597	595	602	602	599	604	619	625	631	637
Adkins Elementary School	740	348	354	360	371	394	426	446	468	490	513	537
Ann Windle School For Young Child	740	342	342	342	342	342	342	342	342	342	342	342
Gonzalez School For Young Child	740	379	379	379	379	379	379	379	379	379	379	379
ELEMENTARY TOTALS	18,499	13,698	13,790	13,925	14,101	14,411	14,696	15,135	15,650	16,095	16,525	17,021
Elementary Absolute Change		-86	92	135	176	310	285	439	515	445	430	496
Elementary Percent Change		-0.62%	0.67%	0.98%	1.26%	2.20%	1.98%	2.99%	3.40%	2.84%	2.67%	3.00%

- Bell Elementary is anticipated to open with 680 students next fall
- Total elementary enrollment could reach 13,790 total students by 2016 and 14,000 by 2018





Ten Year Forecast

By Middle School & High School Campus

	History	Current	Enrollment Projections									
Campus Name	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Calhoun Middle School	1,268	693	709	723	742	728	757	780	819	823	852	884
McMath Middle School	1,181	745	704	672	670	730	769	816	856	913	963	1,013
Navo Middle School	1,181	1,209	1,276	1,398	1,542	1,667	1,894	1,992	2,058	2,091	2,200	2,335
Crownover Middle School	1,181	951	930	903	861	850	819	765	712	667	670	677
Strickland Middle School	1,334	900	903	896	920	917	926	957	944	933	981	1,005
Harpool Middle School	1,181	956	960	946	869	862	814	791	777	784	791	813
Bette Myers Middle School	1,323	892	954	993	1,079	1,087	1,100	1,042	1,050	1,048	1,128	1,165
MIDDLE SCHOOL TOTALS		6,346	6,436	6,531	6,683	6,841	7,079	7,143	7,216	7,259	7,585	7,892
Middle School Absolute Change		265	90	95	152	158	238	64	73	43	326	307
Middle School Percent Change		4.36%	1.42%	1.48%	2.33%	2.36%	3.48%	0.90%	1.02%	0.60%	4.49%	4.05%
Denton High School	2,460	2,347	2,481	2,622	2,693	2,727	2,786	2,876	3,003	3,229	3,392	3,524
Fred Moore High School	-	49	49	49	49	49	49	49	49	49	49	49
John Guyer High School	2,140	2,482	2,584	2,660	2,761	2,740	2,727	2,668	2,518	2,478	2,385	2,296
Ryan High School	2,340	2,482	2,668	2,838	2,982	3,182	3,312	3,510	3,653	3,846	3,903	3,925
HIGH SCHOOL TOTALS		7,360	7,782	8,169	8,485	8,698	8,874	9,103	9,223	9,602	9,729	9,794
High School Absolute Change		315	422	387	316	213	176	229	120	379	127	65
High School Percent Change		4.47%	5.73%	4.97%	3.87%	2.51%	2.02%	2.58%	1.32%	4.11%	1.32%	0.67%
Lester Davis School		43	43	43	43	43	43	43	43	43	43	43
ALTERNATIVE SCHOOL TOTALS		43	43	43	43	43	43	43	43	43	43	43
DISTRICT TOTALS		27,447	28,051	28,668	29,312	29,993	30,692	31,424	32,132	32,999	33,882	34,750
District Absolute Change		427	604	617	644	681	699	732	708	867	883	868
District Percent Change		1.6%	2.2%	2.2%	2.2%	2.3%	2.3%	2.4%	2.3%	2.7%	2.7%	2.6%

- Navo Middle School may exceed 1,500 students by 2018
- Denton, John Guyer and Ryan High School will all exceed 2,500 students by 2017
- Ryan High School may exceed 3,000 students by 2019





Summary

- DFW will continue to be a leader in job and population growth due to its economic and housing growth.
- Denton ISD is on pace to start more than 1,800 new homes for the second straight year.
- Vacant developed lot supply remains in good position to sustain new housing growth.
- Paloma Creek, Providence and Cross Oaks elementary zones have the most home activity, representing 43.5% of annual new home starts.
- Denton ISD can expect an increase of approximately 3,200 students during the next 5 years.
- 2020/21 enrollment projection: 30,692 students.
- DISD is projected to enroll 34,750 students for the 2025/26 school year.