

*Denton  
Independent  
School  
District*

Quarterly  
Report  
4Q13



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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions

- **Texas nonfarm employment growth was up 2.3%** in 4Q13, well above the **U.S. increase of 1.5%**. (BLS/TWC)
- The state's unemployment rate has been at or below the national rate for **7 consecutive years**. (State Comptrollers Office)
- **Texas' \$18.7 billion in exports** for November 2013 represented more than **18% of all U.S. exports**, a percentage that has been steadily increasing since 2009. (Census Bureau and Wisetrade)
- Unemployment rates - Texas Labor Market Information (December 2013)
  - U.S. 6.5%
  - Texas 5.6%
  - DFW MSA 5.4%
  - Denton County 4.8%
  - Denton 4.2%
- **GE Transportation** is adding 220 new high tech jobs to the North Fort Worth locomotive plant in 2014.
- **Lockheed Martin's** recent new F-35 deal could lead to more than **2,400 new manufacturing jobs** over the next several years.
- **Dallas** was the **#7 ranked Best Performing City** in the U.S. for 2013 according to the Miliken Institute's annual publication.
- DFW builders put up **21,236 new homes** in 2013, a **19% increase** over 2012. (Metrostudy)



# National Economic Overview

Texas has 4 of the top 10 fastest growing MSAs!

**1. *Austin-Round Rock-San Marcos TX***



**2. *Houston-Sugar Land-Baytown, TX***



**3. *Dallas-Fort Worth-Arlington, TX***



4. Raleigh-Cary, NC

5. Salt Lake City, UT

6. Seattle-Tacoma-Bellvue, WA

7. Provo-Orem, UT

8. Phoenix-Mesa-Glendale, AZ

**9. *San Antonio-New Braunfels, TX***



10. Portland-Vancouver-Hillsboro, OR-WA



# DFW Economic Overview

## Annualized Job Creation

(83,700 November 2013 year over year)



2.7%



-0.2%

## Unemployment

(5.4% December 2013 year over year)

## Texas Oil & Gas Production

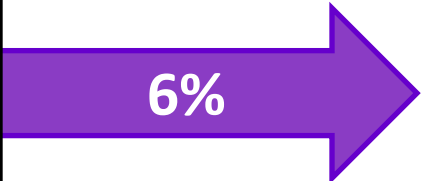
(Fiscal 1Q14 year over year)



40%

## Average Home Price

(\$222,400, Denton County)



6%



-42%

## Existing Home Inventory

(2.2 Month's Supply)





# Denton County Housing Market

Multiple Listing Service – YTD SFD Activity & Inventory

	<b>Dec-13</b>	<b>%Change</b>
<b>YTD Sales</b>	9,342	22%
<b>Average Price</b>	222,400	6%
<b>Median Price</b>	185,500	8%
<b>Listings</b>	1,610	-26%
<b>DOM</b>	70	-18%
<b>Monthly Supply</b>	2.2	-42%

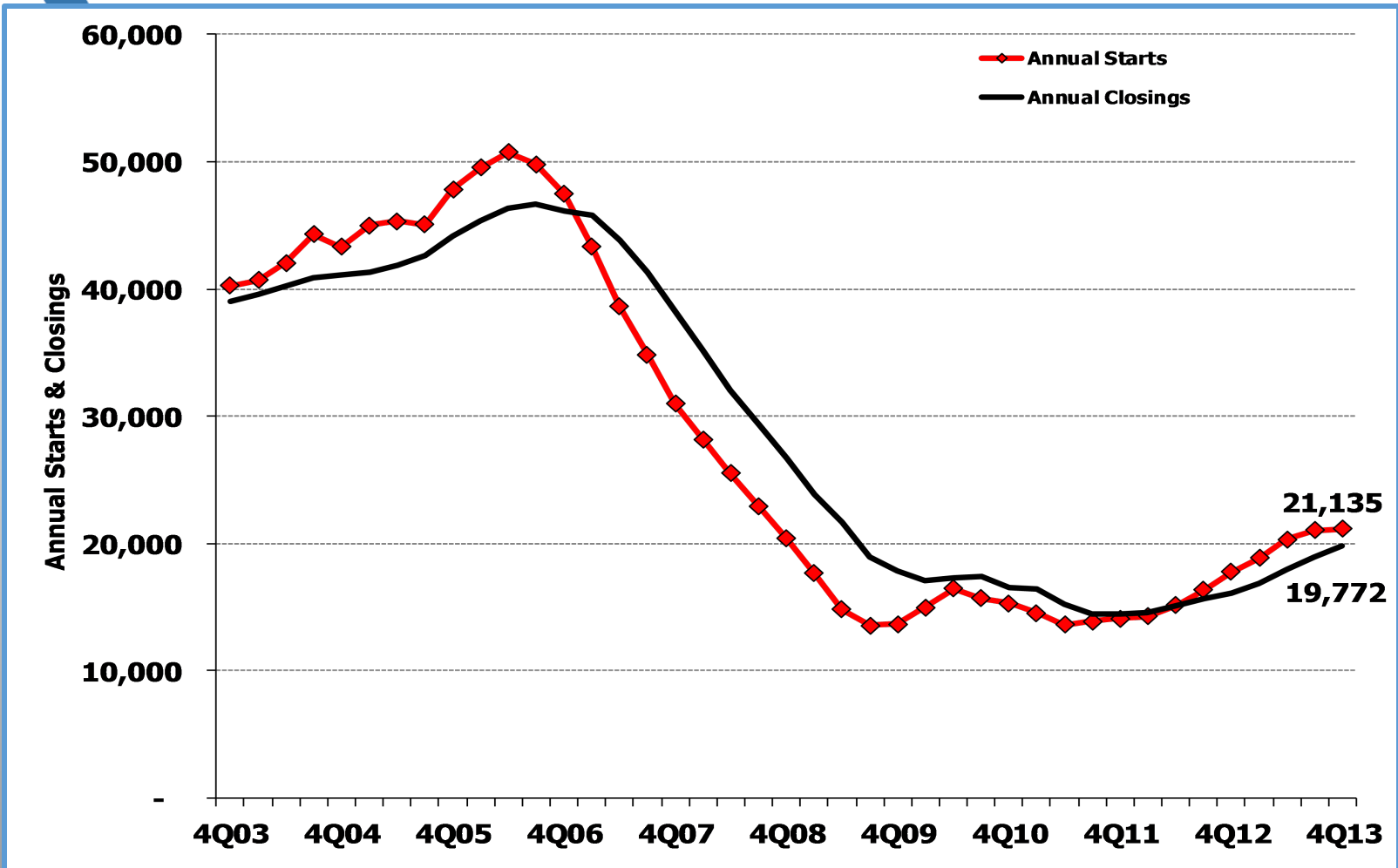
Source: Texas A&M Real Estate  
Center for NTREIS





# DFW Housing Market

Single Family Homes: Starts & Closes





# DFW New Home Ranking Report

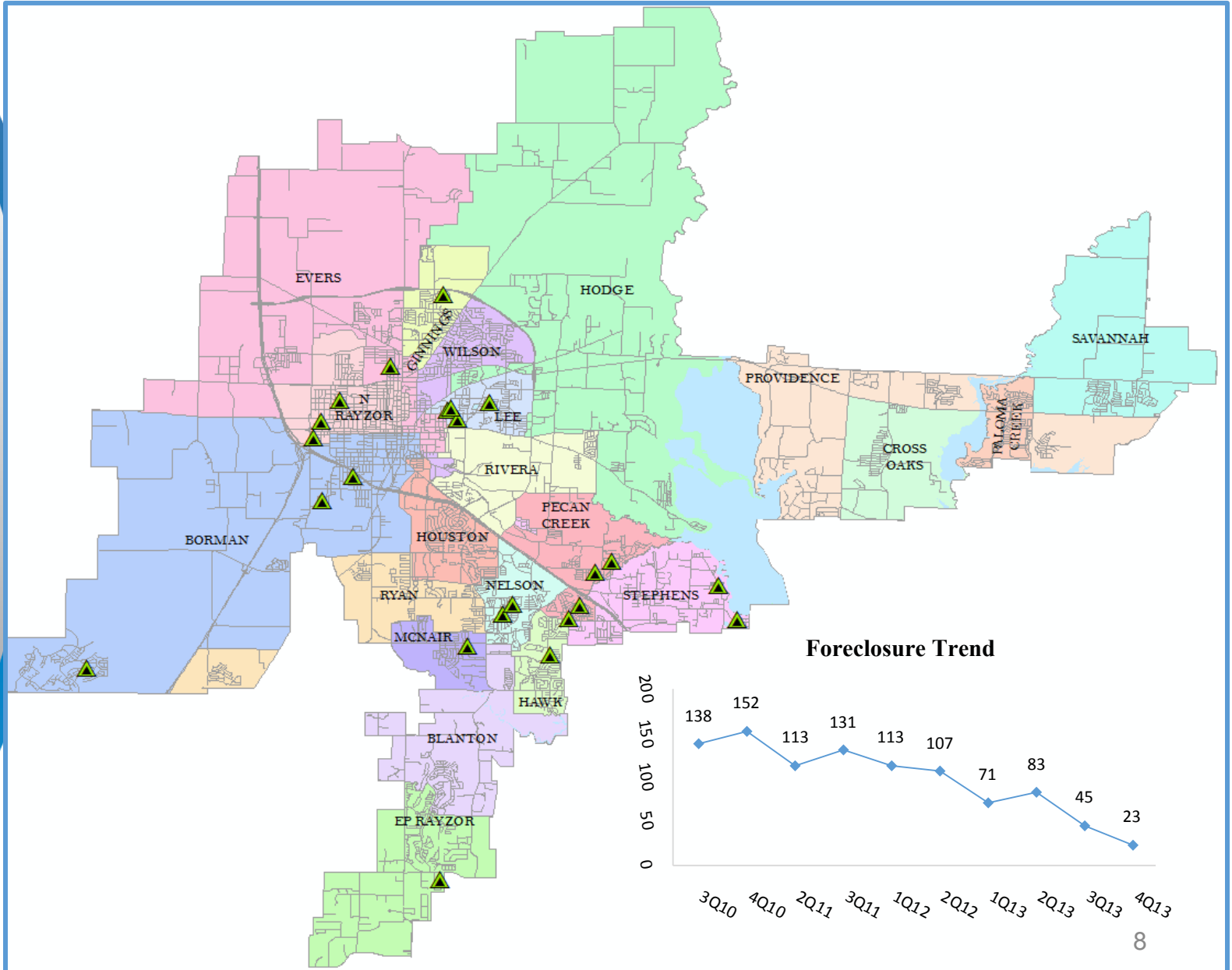
## ISD Ranked by Annual Closings – 4Q13

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,931	2,704	3,794	8,935
2	Northwest ISD	1,266	1,187	1,717	21,974
<b>3</b>	<b>Denton ISD</b>	<b>1,300</b>	<b>1,152</b>	<b>2,510</b>	<b>13,902</b>
4	Lewisville ISD	965	904	1,733	2,911
5	Dallas ISD	961	894	2,207	7,333
6	Prosper ISD	942	801	1,561	15,686
7	Keller ISD	857	795	1,216	3,217
8	McKinney ISD	678	718	1,238	7,203
9	Eagle Mtn. - Saginaw ISD	733	707	1,515	19,968
10	Mansfield ISD	594	610	745	5,547
11	Little Elm ISD	569	599	793	6,691
12	Allen ISD	597	581	861	1,251
13	Rockwall ISD	562	505	1,639	8,186
14	Plano ISD	400	422	778	1,631
15	Forney ISD	434	403	1,331	11,477
16	Crowley ISD	358	386	1,762	8,276
17	Burleson ISD	401	371	873	3,429
18	Wylie ISD	336	367	794	5,079
19	Fort Worth ISD	358	361	999	4,567
20	Midlothian ISD	337	325	925	14,547
	<b>Totals</b>	<b>21,236</b>	<b>20,019</b>	<b>46,087</b>	<b>280,066</b>





# Foreclosures

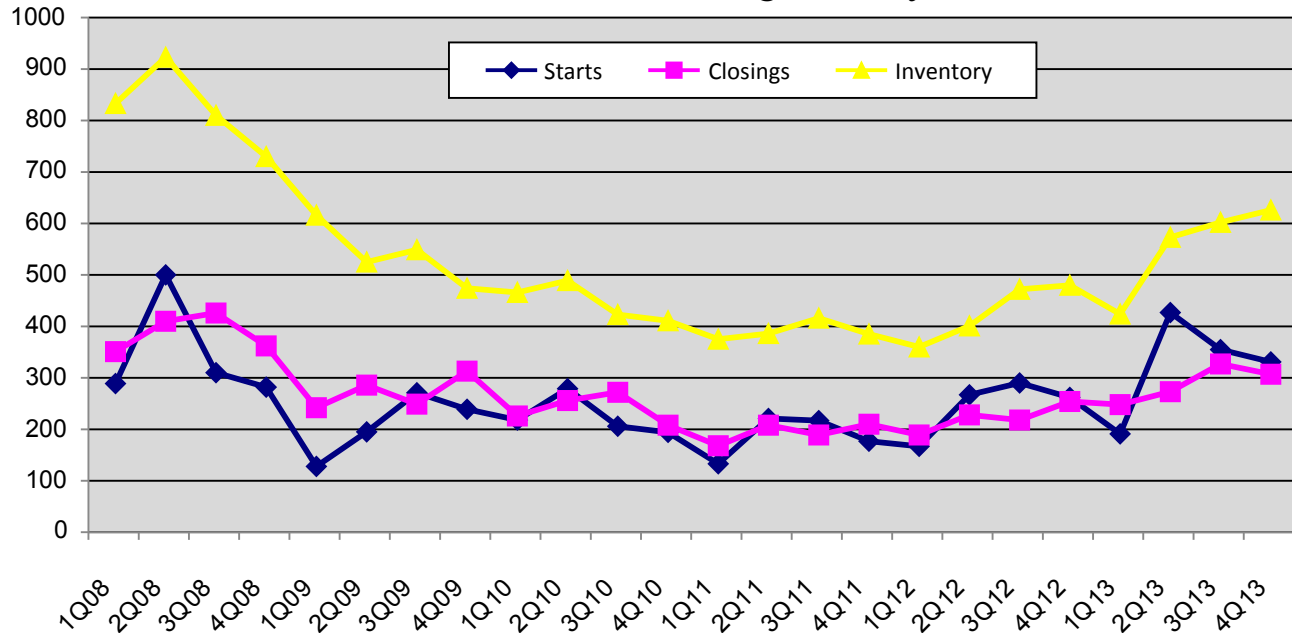






# New Housing Activity

## Denton ISD Housing Activity



Starts	2008	2009	2010	2011	2012	2013
1Q	289	128	218	133	167	191
2Q	500	195	279	221	267	427
3Q	310	271	206	217	290	355
4Q	282	239	194	177	262	331
Total	1381	833	897	748	986	1304

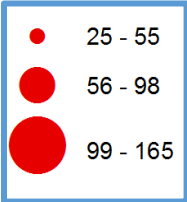
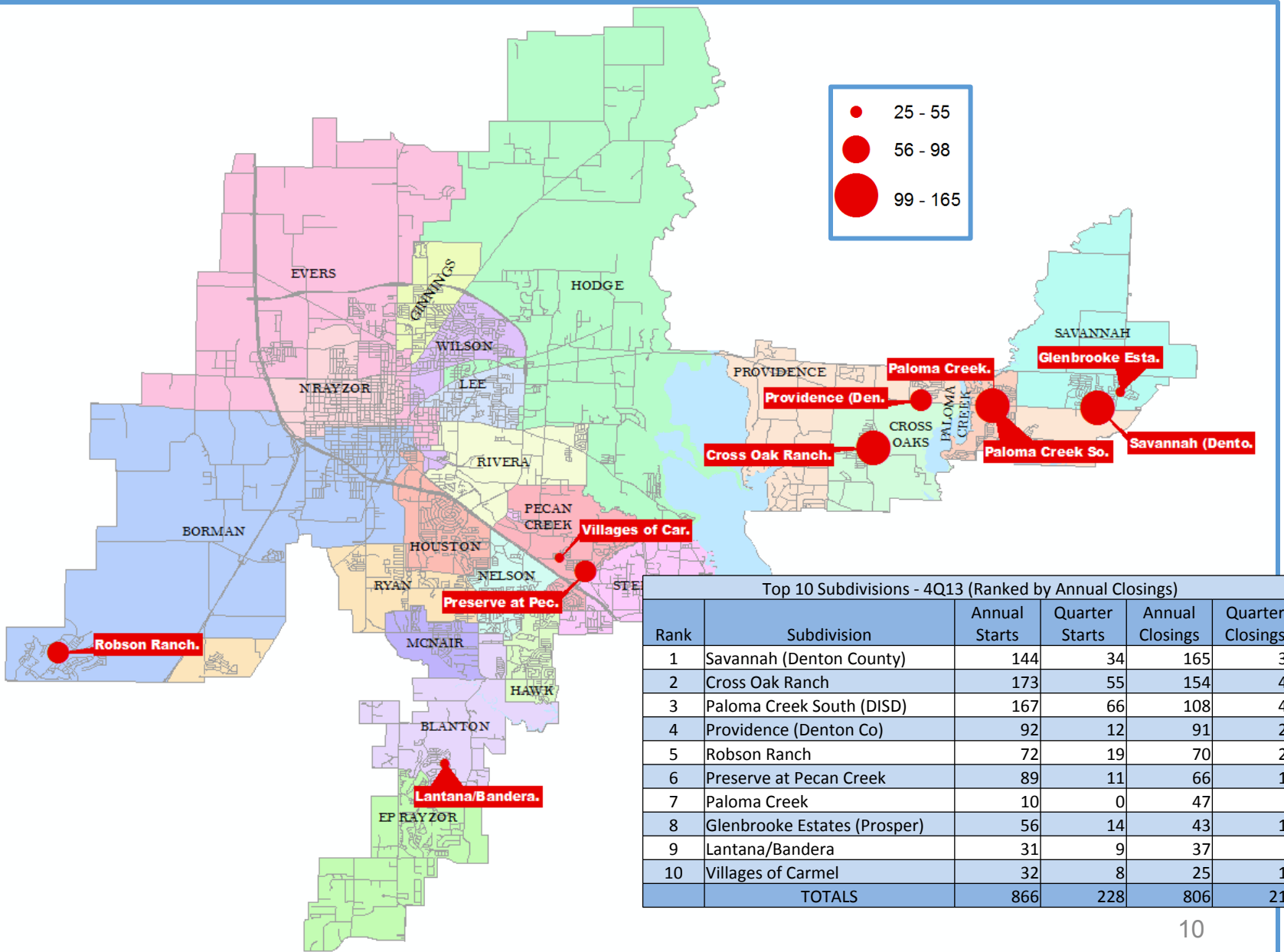
Closings	2008	2009	2010	2011	2012	2013
1Q	351	242	226	168	189	248
2Q	410	286	256	208	228	273
3Q	426	249	272	189	218	327
4Q	362	315	208	210	254	307
Total	1549	1092	962	775	889	1155

- 2013 starts are above 1,300 for the first time since 2008, up 32% over 2012.
- Closings for 2013 are up 30% over 2012, the highest in 4 years.
- Inventory has improved over the last year but is still barely over a 2 months' supply.





# Annual Closing Distribution 4Q13



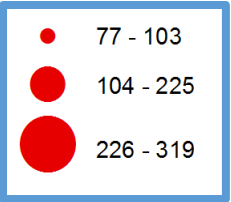
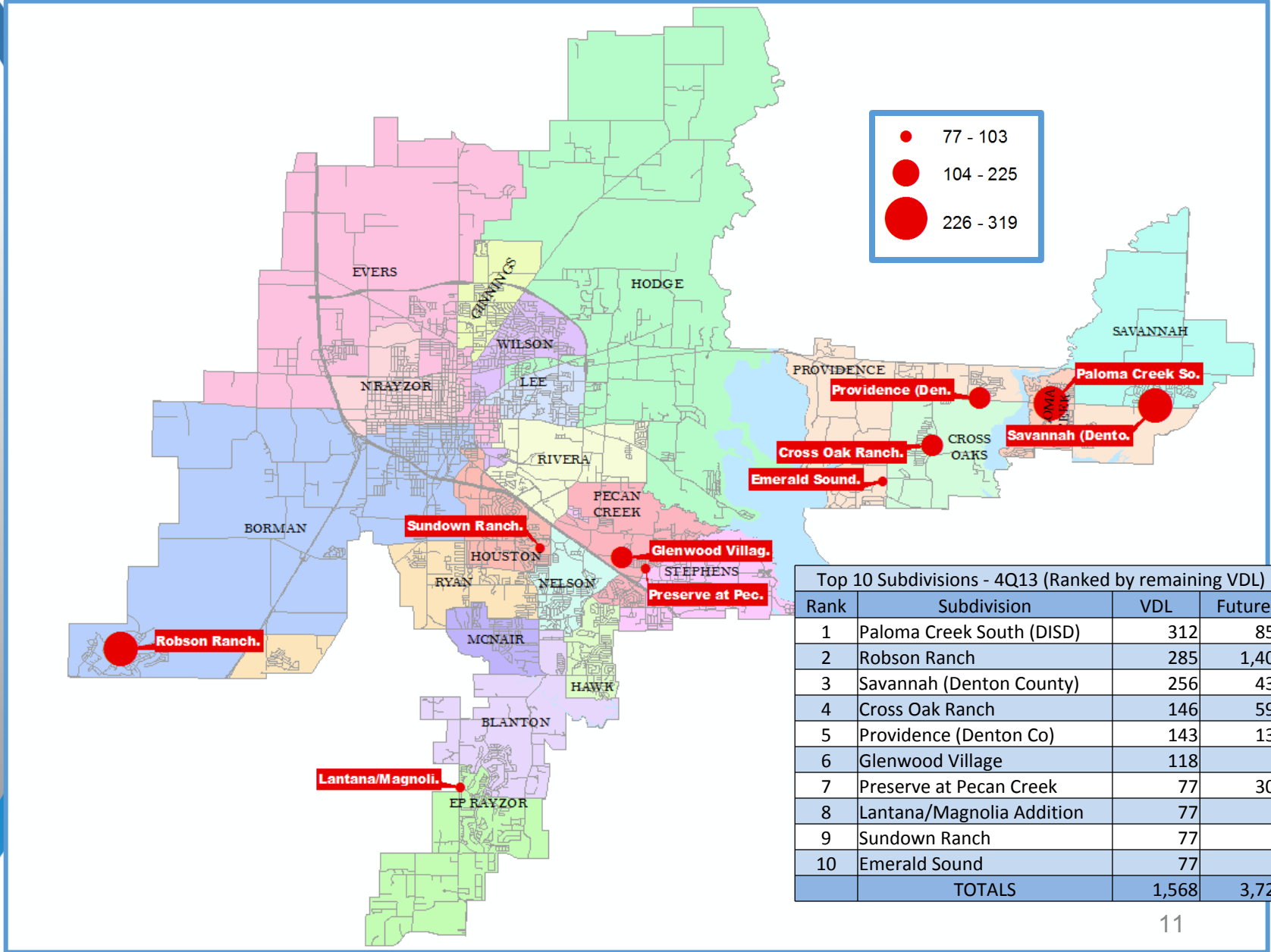
Top 10 Subdivisions - 4Q13 (Ranked by Annual Closings)

Rank	Subdivision	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings
1	Savannah (Denton County)	144	34	165	34
2	Cross Oak Ranch	173	55	154	43
3	Paloma Creek South (DISD)	167	66	108	44
4	Providence (Denton Co)	92	12	91	21
5	Robson Ranch	72	19	70	23
6	Preserve at Pecan Creek	89	11	66	16
7	Paloma Creek	10	0	47	2
8	Glenbrooke Estates (Prosper)	56	14	43	16
9	Lantana/Bandera	31	9	37	8
10	Villages of Carmel	32	8	25	11
TOTALS		866	228	806	218





# Vacant Developed Lots 4Q13



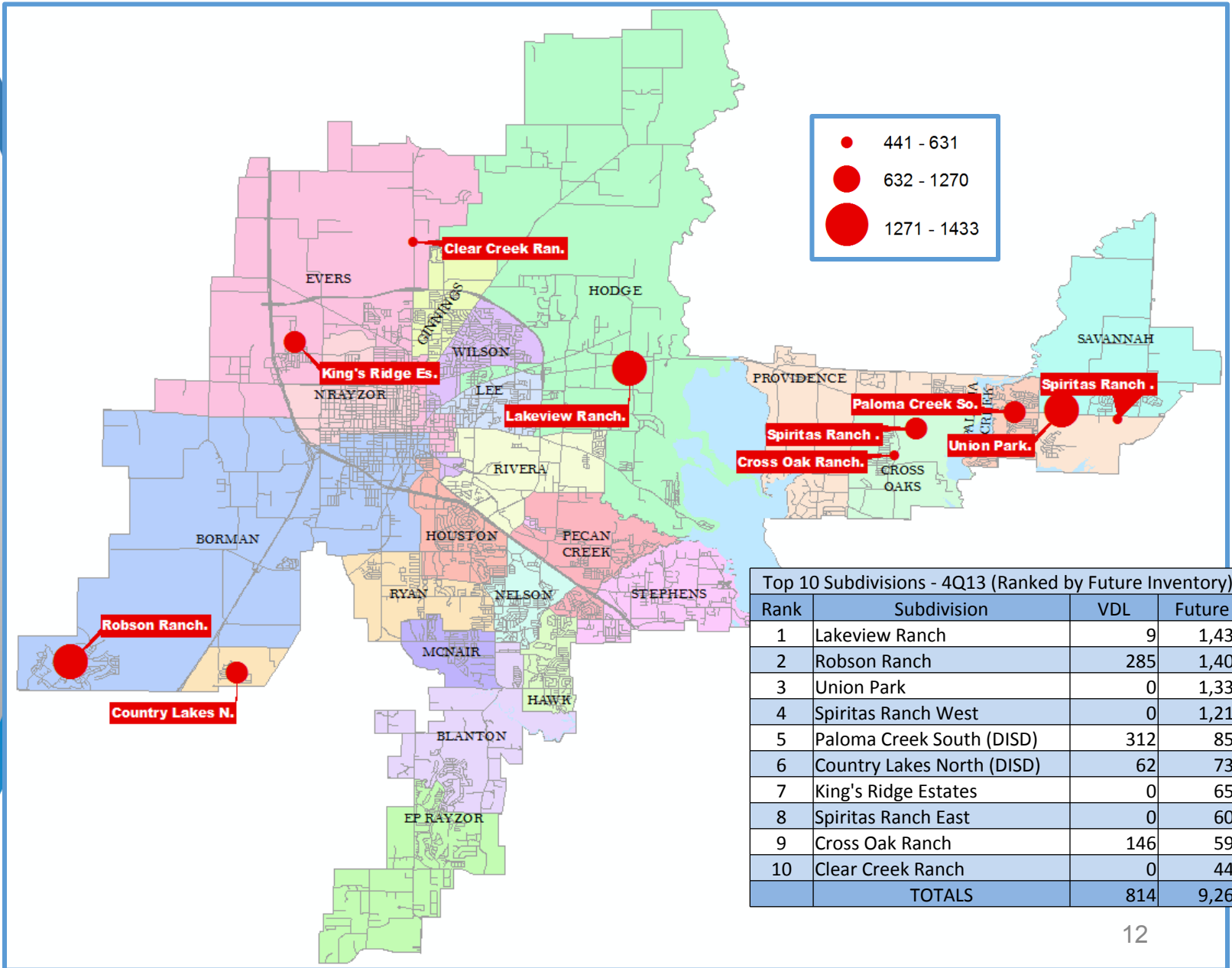
Top 10 Subdivisions - 4Q13 (Ranked by remaining VDL)

Rank	Subdivision	VDL	Future
1	Paloma Creek South (DISD)	312	850
2	Robson Ranch	285	1,402
3	Savannah (Denton County)	256	435
4	Cross Oak Ranch	146	599
5	Providence (Denton Co)	143	133
6	Glenwood Village	118	0
7	Preserve at Pecan Creek	77	302
8	Lantana/Magnolia Addition	77	0
9	Sundown Ranch	77	0
10	Emerald Sound	77	0
TOTALS		1,568	3,721





# Future Lots 4Q13



**Top 10 Subdivisions - 4Q13 (Ranked by Future Inventory)**

Rank	Subdivision	VDL	Future
1	Lakeview Ranch	9	1,433
2	Robson Ranch	285	1,402
3	Union Park	0	1,331
4	Spiritas Ranch West	0	1,217
5	Paloma Creek South (DISD)	312	850
6	Country Lakes North (DISD)	62	734
7	King's Ridge Estates	0	653
8	Spiritas Ranch East	0	608
9	Cross Oak Ranch	146	599
10	Clear Creek Ranch	0	441
TOTALS		814	9,268





# Overall Housing Data

## By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
BLANTON EL Total	71	15	77	15	35	107	16
BORMAN EL Total	72	19	71	23	37	285	1,645
CROSS OAKS EL Total	173	55	154	43	78	146	1,816
EP RAYZOR EL Total	148	25	122	24	73	253	56
EVERS PARK EL Total	37	13	33	11	16	73	1,306
GINNINGS EL Total	8	0	8	0	0	0	378
HAWK EL Total	1	0	1	0	0	16	107
HODGE EL Total	4	1	10	2	1	10	2,139
HOUSTON EL Total	29	8	8	7	21	77	287
LEE EL Total	50	20	30	19	27	60	409
MCNAIR EL Total	0	0	0	0	0	0	61
N RAYZOR EL Total	0	0	0	0	0	0	100
NELSON EL Total	12	3	5	1	8	70	6
PALOMA CREEK EL Total	177	66	155	46	103	316	867
PECAN CREEK EL Total	146	19	106	27	59	279	519
PROVIDENCE EL Total	125	24	112	25	63	345	741
RIVERA EL Total	0	0	0	0	0	0	247
RYAN EL Total	37	11	42	6	19	137	1,203
SAVANNAH EL Total	200	48	208	50	78	279	1,954
STEPHENS EL Total	14	4	13	8	8	57	0
WILSON EL Total	0	0	0	0	0	0	45
Grand Total	1,304	331	1,155	307	626	2,510	13,902

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





# Active Subdivision

Lakeview Ranch



**Lakeview Ranch 2013**

- 3 Annual Starts
- 3 Annual Closes
- 9 VDL
- 1,433 Future Lots
- 1,583 Total Lots
- 140 Occupied Homes
- 61 Students
- 0.436 Current Student Yield
- Hodge Elementary Zone





# Active Subdivision

## Cross Oak Ranch



### Cross Oak Ranch 2013

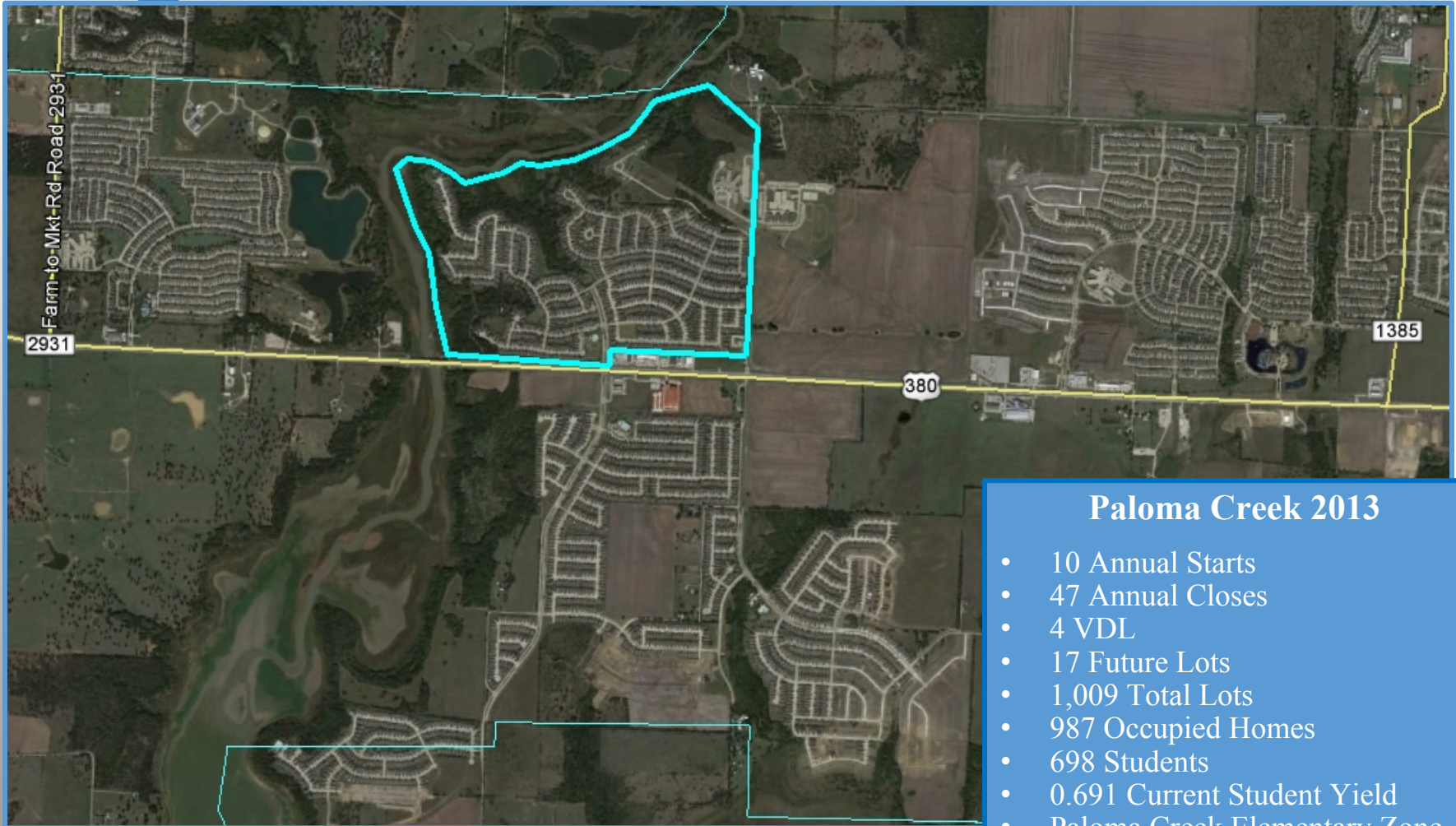
- 173 Annual Starts
- 154 Annual Closes
- 146 VDL
- 599 Future Lots
- 1,992 Total Lots
- 1,169 Occupied Homes
- 755 Students
- 0.646 Current Student Yield
- Cross Oaks Elementary





# Active Subdivision

Paloma Creek



## Paloma Creek 2013

- 10 Annual Starts
- 47 Annual Closes
- 4 VDL
- 17 Future Lots
- 1,009 Total Lots
- 987 Occupied Homes
- 698 Students
- 0.691 Current Student Yield
- Paloma Creek Elementary Zone







# Enrollment History

Year (Oct.)	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	Percent
2009/10	644	1,998	2,032	1,989	1,896	1,864	1,737	1,685	1,651	1,641	1,724	1,421	1,321	1,222	22,825	1,241	5.5%
2010/11	950	2,035	2,020	2,089	2,017	1,886	1,880	1,722	1,698	1,685	1,782	1,535	1,365	1,330	23,994	1,169	5.1%
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	851	3.5%
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	965	2,097	2,166	2,183	2,075	2,112	2,104	2,033	1,913	1,896	1,898	1,711	1,641	1,535	26,329	554	2.1%

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

## Cohort Analysis

Year (Oct.)	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2010/11	1.019	1.011	1.028	1.014	0.995	1.009	0.991	1.008	1.021	1.086	0.890	0.961	1.007
2011/12	1.036	1.022	1.009	0.998	1.018	1.018	0.997	1.022	1.002	1.075	0.929	0.954	0.949
2012/13	1.006	1.026	0.987	1.013	1.012	1.002	1.005	1.007	1.005	1.069	0.976	0.972	0.973
2013/14	0.989	1.021	1.010	1.011	1.023	0.998	0.987	0.992	1.005	1.074	0.941	0.928	0.953

## Roll-up Analysis

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth
Roll-up	2,097	2,097	2,166	2,183	2,075	2,112	2,104	2,033	1,913	1,896	1,898	1,711	1,641	26,927	598
Prev Cohort	2,073	2,141	2,187	2,207	2,122	2,108	2,077	2,016	1,922	2,035	1,785	1,587	1,565	26,829	500
3-Year Cohort	2,118	2,145	2,170	2,199	2,111	2,125	2,096	2,047	1,920	2,034	1,801	1,628	1,573	26,969	640



# Ten Year Forecast

## By Grade Level

Year (Oct.)	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	Percent
2009/10	644	1,998	2,032	1,989	1,896	1,864	1,737	1,685	1,651	1,641	1,724	1,421	1,321	1,222	22,825	1,241	5.5%
2010/11	950	2,035	2,020	2,089	2,017	1,886	1,880	1,722	1,698	1,685	1,782	1,535	1,365	1,330	23,994	1,169	5.1%
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	851	3.5%
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	965	2,097	2,166	2,183	2,075	2,112	2,104	2,033	1,913	1,896	1,898	1,711	1,641	1,535	26,329	554	2.1%
2014/15	965	2,112	2,143	2,176	2,203	2,102	2,115	2,112	1,992	1,947	2,002	1,809	1,636	1,570	26,884	555	2.1%
2015/16	965	2,137	2,164	2,163	2,216	2,254	2,129	2,098	2,129	2,000	2,077	1,921	1,733	1,571	27,557	673	2.5%
2016/17	965	2,178	2,210	2,220	2,215	2,260	2,287	2,057	2,061	2,178	2,130	1,985	1,825	1,662	28,233	676	2.5%
2017/18	965	2,246	2,276	2,281	2,283	2,277	2,307	2,202	2,041	2,097	2,310	2,036	1,885	1,751	28,957	724	2.6%
2018/19	965	2,325	2,344	2,342	2,351	2,350	2,335	2,305	2,193	2,075	2,246	2,210	1,920	1,809	29,770	813	2.8%
2019/20	965	2,402	2,425	2,416	2,411	2,412	2,404	2,326	2,292	2,244	2,223	2,147	2,093	1,841	30,601	831	2.8%
2020/21	965	2,488	2,514	2,505	2,490	2,482	2,465	2,420	2,314	2,344	2,396	2,126	2,033	2,008	31,550	949	3.1%
2021/22	965	2,580	2,588	2,596	2,583	2,562	2,546	2,483	2,410	2,365	2,494	2,291	2,011	1,950	32,424	874	2.8%
2022/23	965	2,682	2,693	2,677	2,679	2,660	2,632	2,528	2,472	2,462	2,529	2,385	2,168	1,927	33,459	1,035	3.2%
2023/24	965	2,893	2,805	2,789	2,767	2,762	2,735	2,614	2,516	2,524	2,627	2,418	2,256	2,078	34,749	1,290	3.9%

\*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.
- 5 year growth = 3,441 students
- 2018/19 enrollment = 29,770
- 10 year growth = 8,420 students
- 2023/24 enrollment = 34,749

# Ten Year Forecast

## By Elementary Campus

Campus Name	History	Current	Projections									
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Blanton Elementary School	719	768	548	586	596	631	671	676	679	696	706	721
Borman Elementary School	449	470	492	503	530	553	598	647	707	768	843	923
Cross Oaks Elementary School	462	518	559	579	631	676	706	748	796	844	898	958
E P Rayzor Elementary School	691	687	455	426	444	440	440	450	466	481	496	513
Evers Park Elementary School	547	559	566	572	582	599	622	645	682	725	772	823
Ginnings Elementary School	626	605	624	645	653	669	681	698	708	718	729	743
Hodge Elementary School	685	687	684	689	711	730	755	781	811	838	866	898
Houston Elementary School	612	604	614	609	602	627	644	647	660	676	692	710
Nelson Elementary School	664	659	665	664	676	667	657	658	658	652	652	651
Lee Elementary School	600	573	550	564	567	587	601	623	639	664	688	713
McNair Elementary School	547	512	624	581	562	544	540	547	550	558	571	591
Hawk Elementary School	710	674	760	741	720	692	686	685	686	689	686	791
Olive Stephens Elementary School	520	545	551	528	538	535	532	534	537	531	525	517
Paloma Creek Elementary School	748	646	696	716	733	759	767	780	777	776	779	779
Pecan Creek Elementary School	715	743	583	604	628	650	670	705	736	767	789	804
Providence Elementary School	502	588	617	648	686	732	788	850	913	981	1,054	1,134
Newton Rayzor Elementary School	643	683	682	694	686	647	660	648	653	665	678	698
Rivera Elementary School	543	602	633	662	700	722	716	713	702	689	702	713
Savannah Elementary School	629	687	710	762	797	831	857	898	946	1,006	1,071	1,142
Ryan Elementary School	606	603	601	641	671	688	729	755	790	824	856	890
Wilson Elementary School	612	599	591	601	597	616	636	647	661	666	668	669
Future Elementary School	0	0	317	315	323	334	346	390	442	496	557	625
Ann Windle School For Young Child	348	343	343	343	343	343	343	343	343	343	343	343
Gonzalez School For Young Child	387	347	351	355	359	363	367	367	367	367	367	367
<b>Total Elementary</b>	<b>13,565</b>	<b>13,702</b>	<b>13,816</b>	<b>14,028</b>	<b>14,335</b>	<b>14,635</b>	<b>15,012</b>	<b>15,435</b>	<b>15,909</b>	<b>16,420</b>	<b>16,988</b>	<b>17,716</b>
<b>Elementary growth</b>	<b>289</b>	<b>137</b>	<b>114</b>	<b>212</b>	<b>307</b>	<b>300</b>	<b>377</b>	<b>423</b>	<b>474</b>	<b>511</b>	<b>568</b>	<b>728</b>

# Ten Year Forecast

## By Secondary Campus

MIDDLE SCHOOL CAMPUS ENROLLMENT PROJECTIONS												
		Current	Projections									
Campus Name	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Calhoun Middle School	849	652	753	823	871	868	907	963	1,025	1,056	1,073	1,089
McMath Middle School	823	732	743	740	763	777	783	847	872	913	941	982
Navo Middle School	904	999	1,007	1,103	1,178	1,254	1,381	1,487	1,574	1,621	1,704	1,791
Crownover Middle School	1,019	904	946	1,006	991	997	1,003	992	960	955	969	975
Strickland Middle School	927	879	878	832	827	844	894	891	913	944	981	1,010
Harpool Middle School	1,037	950	932	897	853	777	733	759	769	785	795	797
Bette Myers Middle School	0	726	792	826	813	823	872	923	965	984	999	1,010
Total Middle School	5,559	5,842	6,051	6,227	6,296	6,340	6,573	6,862	7,078	7,258	7,462	7,654
Middle School Growth	243	283	209	176	69	44	233	289	216	180	204	192
HIGH SCHOOL CAMPUS ENROLLMENT PROJECTIONS												
		Current	Projections									
Campus Name	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Denton High School	1,994	2,093	2,175	2,223	2,278	2,354	2,449	2,525	2,660	2,771	2,908	3,069
Fred Moore High School	71	54	54	54	54	54	54	54	54	54	54	54
John Guyer High School	2,198	2,288	2,393	2,512	2,641	2,802	2,826	2,795	2,825	2,734	2,708	2,757
Ryan High School	2,285	2,350	2,395	2,513	2,629	2,772	2,856	2,930	3,024	3,187	3,339	3,499
Total High School	6,548	6,785	7,017	7,302	7,602	7,982	8,185	8,304	8,563	8,746	9,009	9,379
High School growth	410	237	232	285	300	380	203	119	259	183	263	370
TOTAL	25,775	26,329	26,884	27,557	28,233	28,957	29,770	30,601	31,550	32,424	33,459	34,749
Student Growth	930	554	555	673	676	724	813	831	949	874	1,035	1,290
Percent Growth	3.7%	2.1%	2.1%	2.5%	2.5%	2.6%	2.8%	2.8%	3.1%	2.8%	3.2%	3.9%





# Summary

- 2013 starts are above 1,300 for the first time since 2008, up 32% over 2012.
- Closings for 2013 are up 30% over 2012, the highest in 4 years.
- 380 corridor continues to dominate new home construction.
- Cross Oaks, Paloma Creek and Savannah elementary zones are the most active areas for new home construction.
- Denton ISD will reach over 28,000 enrollment in the fall of 2016.
- 5 year projected growth = 3,441 students
- 2018/19 estimated enrollment = 29,770
- 10 year projected growth = 8,420 students
- 2023/24 estimated enrollment = 34,749