



Denton Independent School District 2nd Quarter 2011 Growth Report & District Growth Profile

Today's Vision....

Tomorrow's Reality

Planning for Our

Future Growth





Texas bucks national unemployment trend

Need a job?



“From June 2009 to June 2011 the state [Texas] added 262,000 jobs, or half the USA's 524,000 payroll gains, according to the Federal Reserve Bank of Dallas and the Bureau of Labor Statistics.”

“Economists point to an array of factors, including high energy prices that set off an oil-drilling frenzy, rising exports and a conservative banking industry that helped the state sidestep the housing crash”

Move to Texas..... © 2011 USA TODAY (July 26, 2011)



Economic Conditions

- Texas gained 198,400 jobs between May 2010 and May 2011. Continuing to lead the nation in job growth.
- The state's unemployment rate has been at or below the national rate for 53 consecutive months.
- DFW leading the nation with 58,900 new jobs as of May 2011
- Unemployment rates - Texas Labor Market Review (June)
 - U.S. 9.3%
 - Texas 8.8%
 - DFW 8.7%
 - Tarrant County 8.6%
 - Denton County 7.9%
 - City of Denton 7.9%
- New housing market continues to struggle with tight lending requirements.
- Cloud of economic uncertainty resulting from State deficit and debt ceiling.



National Economic Overview

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

Rank	State	Annual Job Growth	% Change
1	Texas	198,400	1.9%
2	California	78,700	0.6%
3	Ohio	60,200	1.2%
4	Illinois	58,100	1.0%
5	Pennsylvania	44,400	0.8%
6	Michigan	40,300	1.0%
7	Massachusetts	24,600	0.8%
8	New York	23,600	0.3%
9	Oklahoma	20,800	1.3%
10	Oregon	19,900	1.2%
11	Washington	19,700	0.7%
12	Wisconsin	19,600	0.7%
13	Utah	17,700	1.5%
14	Nebraska	15,700	1.7%
15	Minnesota	15,300	0.6%

Source: Metrostudy - MetroUSA



National Economic Overview

Ranked by Annual Change in Employment – May 2011

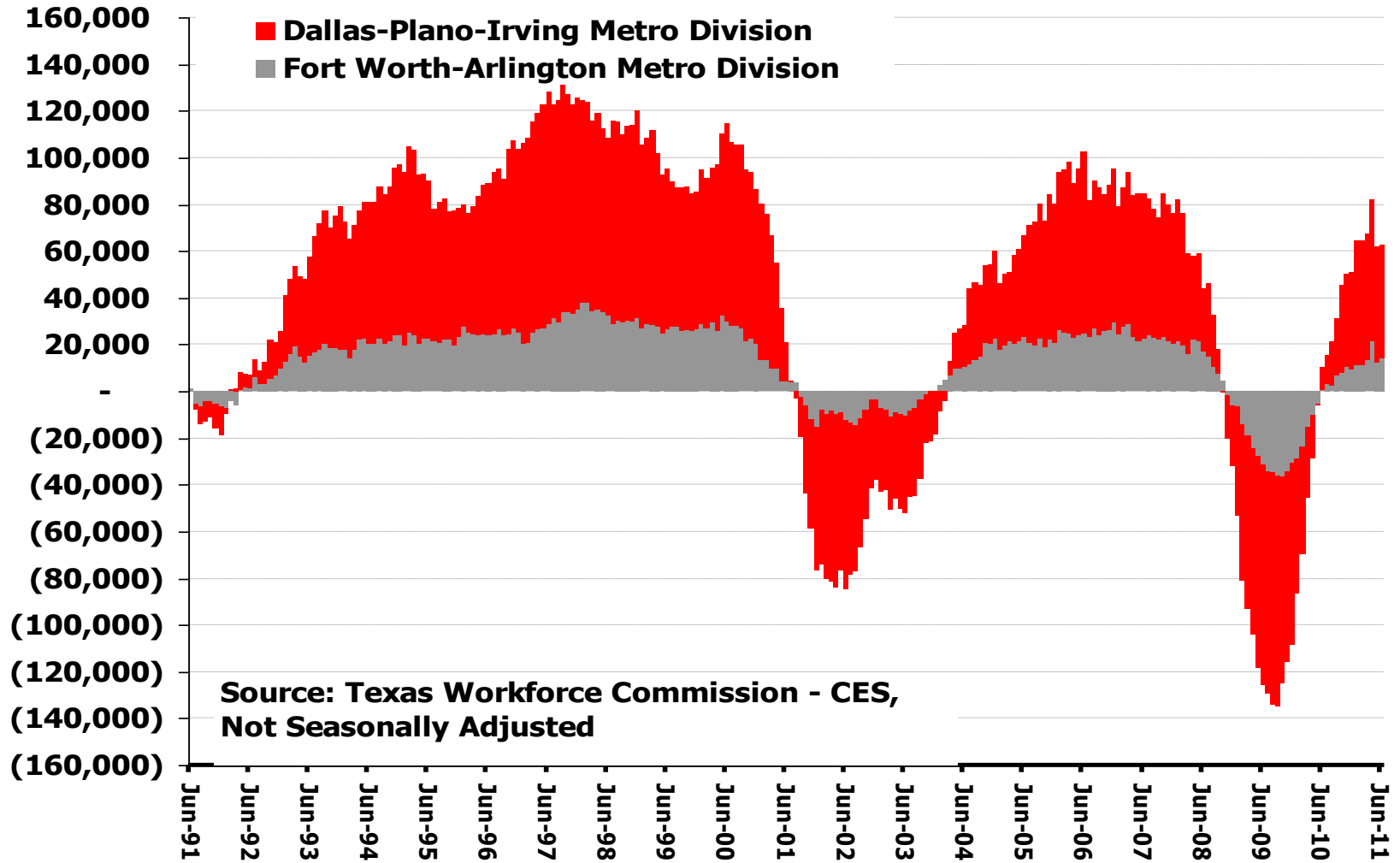
Rank	MSA	Total Employment	Job Gains	% Change
1	Dallas-Fort Worth-Arlington TX	2,930,600	58,900	2.1%
2	Houston-Baytown-Sugar Land TX	2,586,800	45,000	1.8%
3	Seattle-Tacoma-Bellevue WA	1,668,500	26,200	1.6%
4	Milwaukee-Waukesha-West Allis WI	831,000	19,400	2.4%
5	Chicago-Naperville-Joliet IL-IN-WI	4,300,600	16,600	0.4%
6	Austin-Round Rock-San Marcos, TX	785,300	13,700	1.8%
7	Columbus OH	919,700	11,600	1.3%
8	San Diego-Carlsbad-San Marcos CA	1,240,900	11,200	0.9%
9	St. Louis MO-IL	1,314,800	10,000	0.8%
10	Portland-Vancouver-Hillsboro, OR-WA	979,600	9,500	1.0%
11	San Jose-Sunnyvale-Santa Clara CA	868,200	9,400	1.1%
12	Rochester NY	516,300	9,300	1.8%
13	Pittsburgh PA	1,142,900	9,200	0.8%
14	Raleigh-Cary NC	506,700	7,800	1.6%
15	Miami-Fort Lauderdale-Miami Beach FL	2,209,600	7,500	0.3%

Source: Metrostudy - MetroUSA



Dallas Fort Worth Market

Annual Job Growth – 20 year history





Dallas / Fort Worth Market

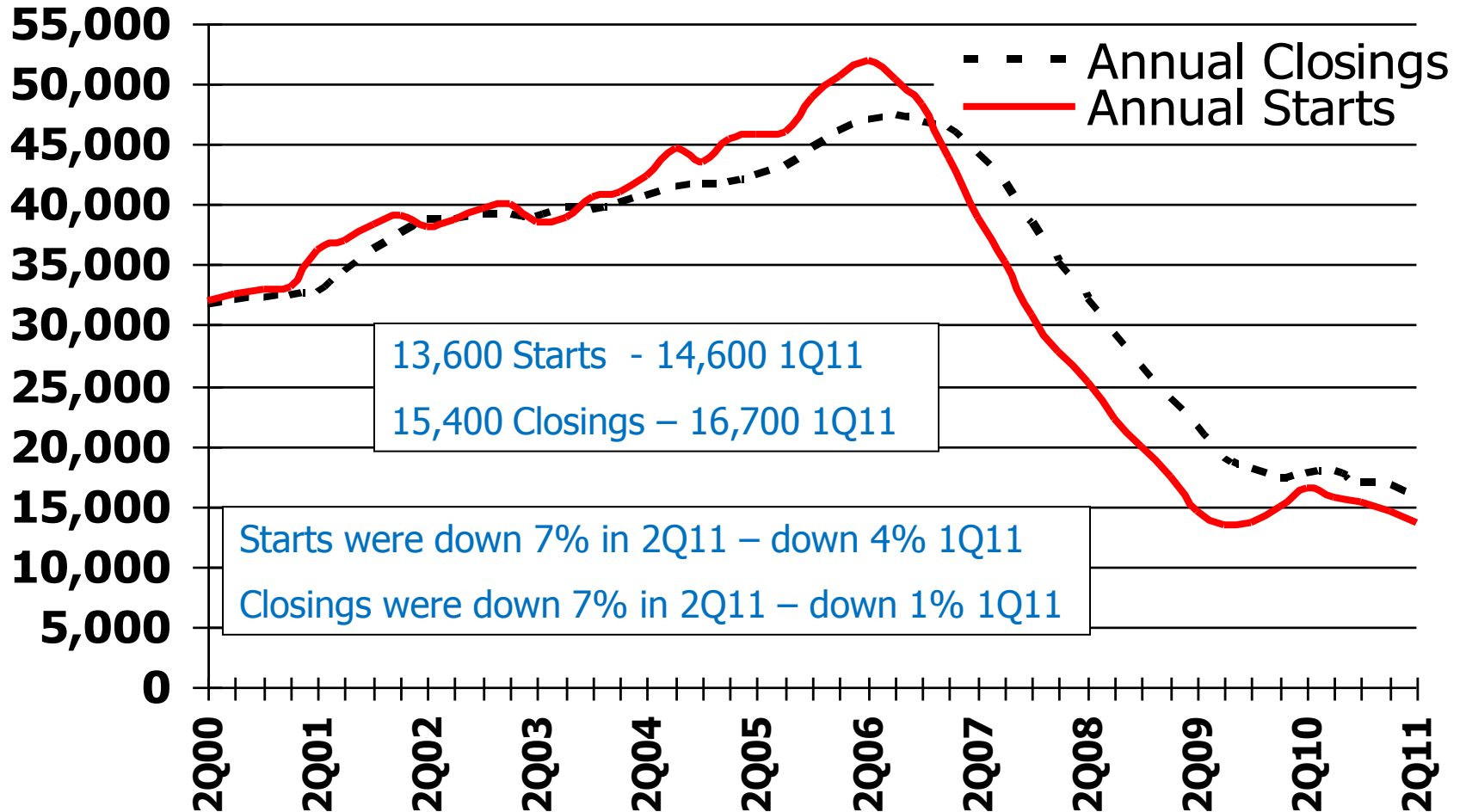
Apartment Market Summary

- Dallas-Fort Worth led the nation in the second quarter, absorbing 8,390 units during the quarter and more than 18,000 units over the last year.
- Occupancy in DFW rose to 92.7%, up from 91.4% in the first quarter.
- Rents are expected to increase 4% to 5% over the next year.
- 7,316 units are currently under construction.



Dallas / Fort Worth Market

Annual Starts & Closings – All Product Types

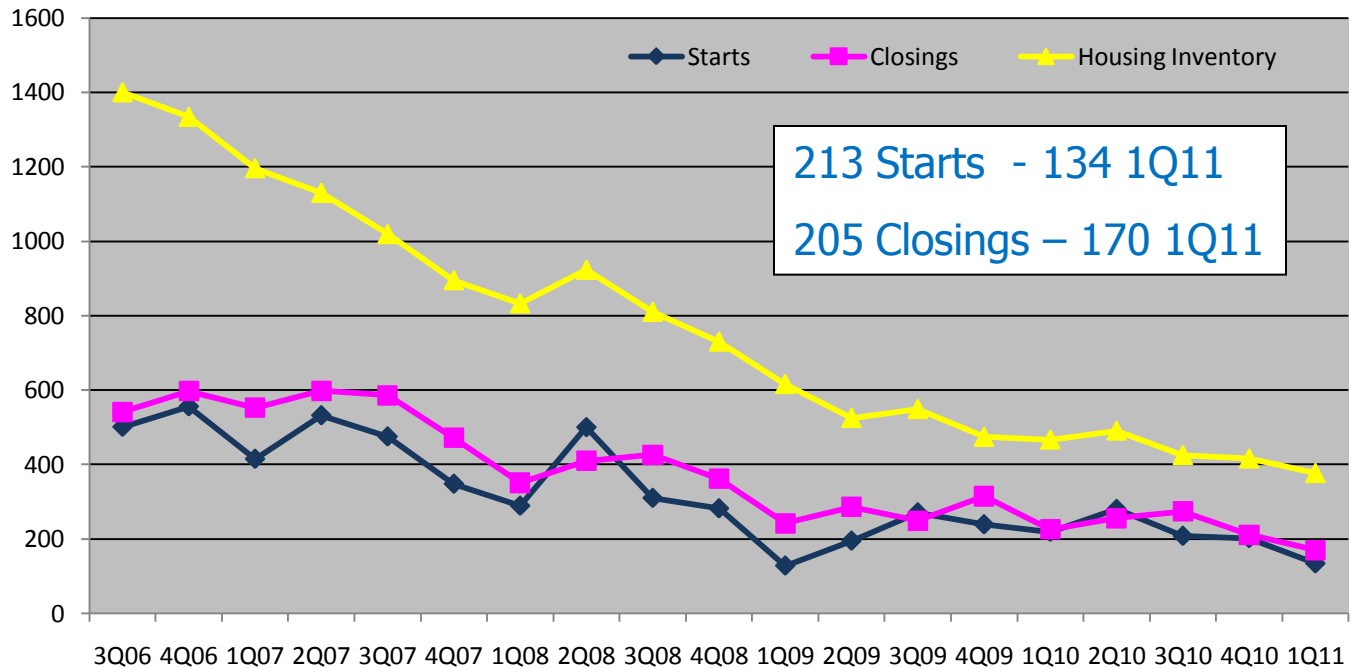




Denton ISD New Housing Activity - As of 2nd Quarter 2011

• Templeton Demographics surmises that Denton ISD saw a large jump in starts from 134 in 1Q11 to 213 2Q11

• Closings also saw a pretty good increase from 170 in 1Q11 to 205 in 2Q11

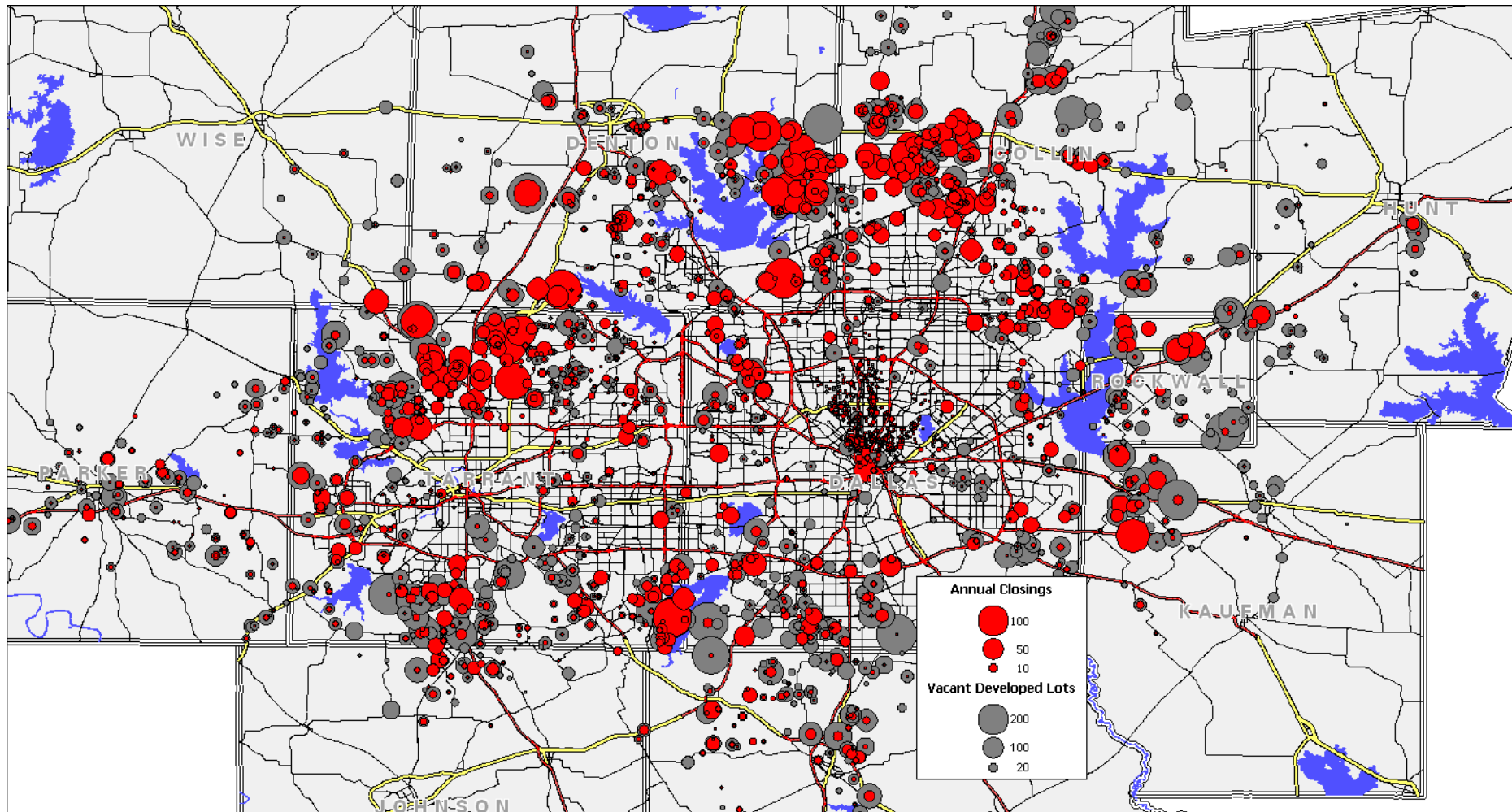


Starts	2006	2007	2008	2009	2010	2011	Closings	2006	2007	2008	2009	2010	2011
1Q	-	415	289	128	219	134	1Q	-	553	351	242	226	170
2Q	-	532	500	195	280	213	2Q	-	598	410	286	256	205
3Q	501	475	310	271	208	-	3Q	541	586	426	249	274	-
4Q	556	348	282	239	202	-	4Q	597	472	362	315	211	-
Total	1057	1770	1381	833	909	134	Total	1138	2209	1549	1092	967	170



Dallas / Fort Worth Market

2Q11 Closings & Vacant Developed Lots





New Home Ranking Report

Inventory Analysis By School District

Dallas/Fort Worth

Ranked By Annual Starts

<i>School District</i>	<i>Annual Starts</i>	<i>Annual Closings</i>	<i>Current Housing Inventory</i>	<i>Months of Supply</i>	<i>Current VDL Inventory</i>	<i>Months of Supply</i>	<i>Future Inventory</i>
<i>Frisco Isd</i>	1,612	1,678	922	6.6	4,310	32.1	10,966
<i>Northwest Isd</i>	967	1,080	513	5.7	2,709	33.6	26,060
<i>Keller Isd</i>	793	946	399	5.1	2,093	31.7	3,453
4 <i>Denton Isd</i>	757	860	386	5.4	2,846	45.1	14,406
<i>Prosper Isd</i>	578	562	305	6.5	1,781	37.0	13,036
<i>Mansfield Isd</i>	557	681	284	5.0	1,806	38.9	6,003
<i>Lewisville Isd</i>	550	593	287	5.8	2,095	45.7	1,449
<i>Eagle Mt-saginaw Isd</i>	499	585	265	5.4	2,511	60.4	16,699
<i>Dallas Isd</i>	492	741	1,338	21.7	2,692	65.7	6,916
<i>Mckinney Isd</i>	488	535	241	5.4	1,910	47.0	3,137
<i>Allen Isd</i>	462	518	221	5.1	966	25.1	1,484
<i>Little Elm Isd</i>	449	466	166	4.3	1,303	34.8	6,434



Summary – 2nd Qtr. Growth

- Texas economy is emerging from the recession with job and population growth across the state.
- DFW outlook is strong with continued job growth.
- New housing will continue to struggle due to tight mortgage qualifications and consumer confidence at lower price points. .
- **Biggest issue with the economy is the cloud of uncertainty resulting from State deficit and Federal debt ceiling.**
- **State deficit could impact employment causing loss of over 300,000 jobs.**



Denton Independent School District Growth Profile

As of August 2011

Today's Vision....

Tomorrow's Reality

Planning for Our

Future Growth





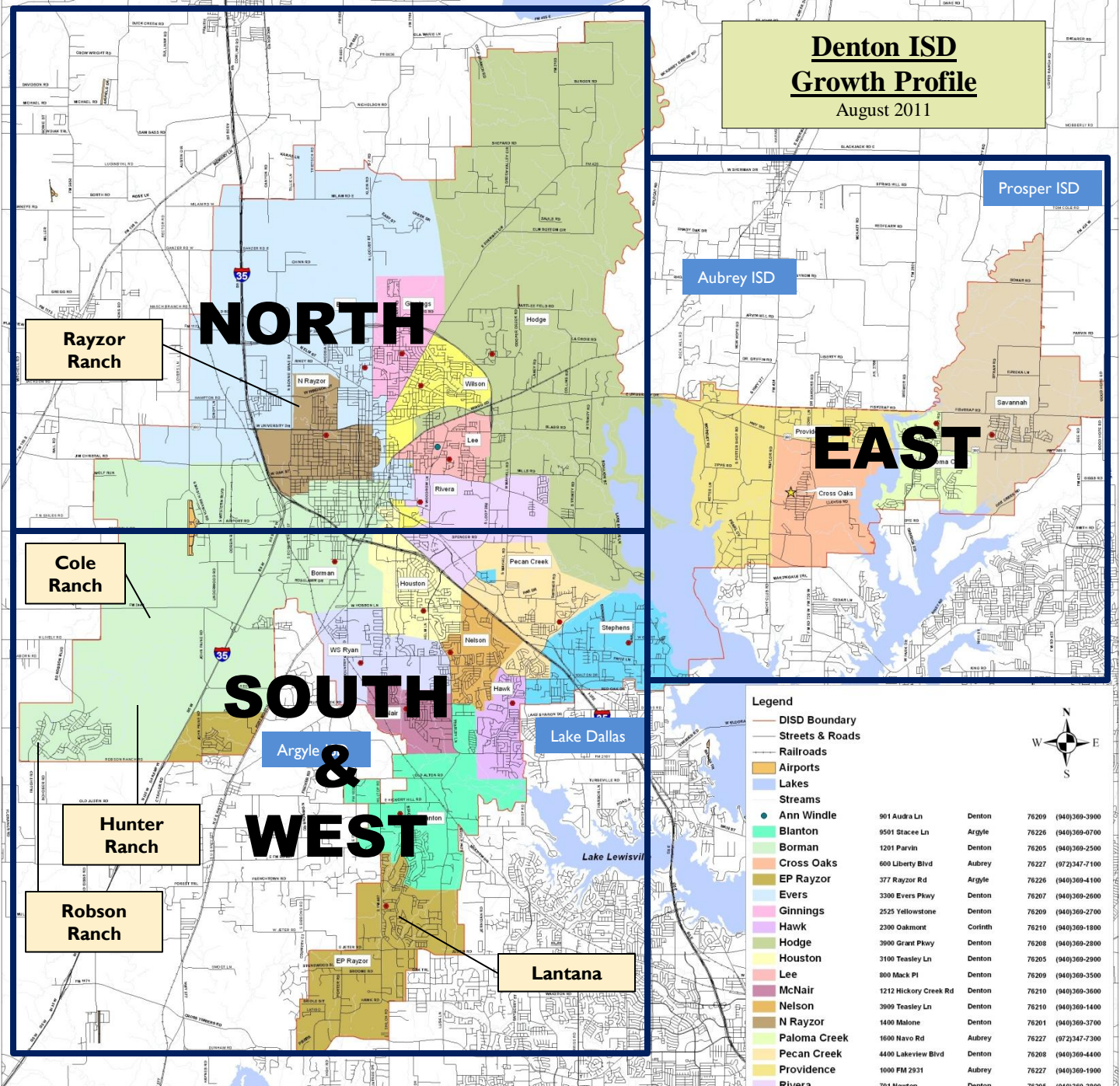
Denton ISD
180 Sq. Miles

Campuses:

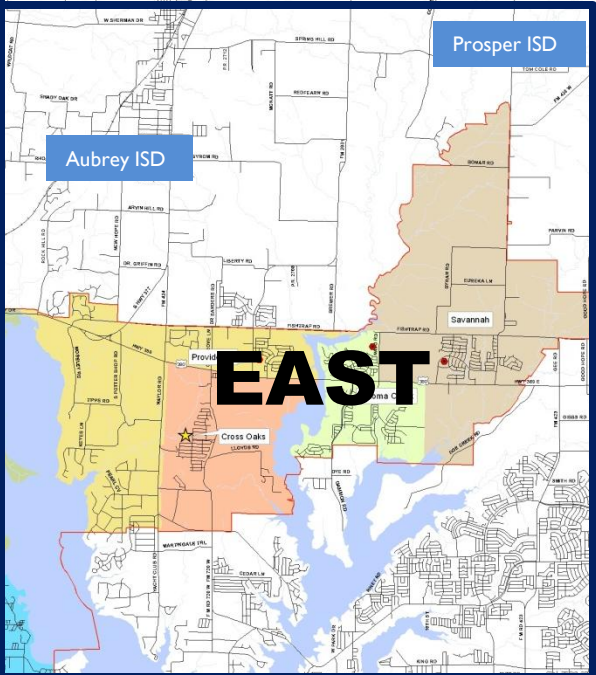
- *Elementary – 21
- *Middle School – 6
- *High School – 4
- *Advanced Tech. Ctr. – 1
- *Early Child Ed. Center – 2
- *Alternative Ed. Program – 1

Projected Student Growth

Year	Students
2008-9	22,189
2009-10	22,825
2010-11	24,024
2011-12	24,886
2012-13	25,817
2013-14	26,753
2014-15	27,775
2015-16	28,892
2016-17	30,049
2017-18	31,240
2018-19	32,453
2019-20	33,711
2020-21	34,898



Denton ISD
Growth Profile
August 2011



Legend

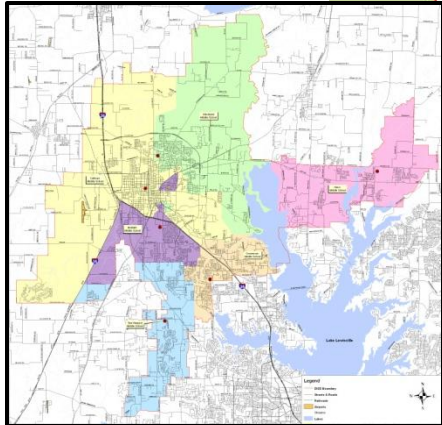
- DISD Boundary
- Streets & Roads
- Railroads
- Airports
- Lakes
- Streams
- Ann Windle
- Blanton
- Borman
- Cross Oaks
- EP Rayzor
- Evers
- Ginnings
- Hawk
- Hodge
- Houston
- Lee
- McNair
- Nelson
- N Rayzor
- Paloma Creek
- Pecan Creek
- Providence
- Rivera

901 Audra Ln	Denton	76209	(940)369-3900
9501 Stacey Ln	Argyle	76226	(940)369-0700
1201 Parvin	Denton	76205	(940)369-2500
600 Liberty Blvd	Aubrey	76227	(972)347-7100
377 Rayzor Rd	Argyle	76226	(940)369-4100
3300 Evers Pkwy	Denton	76207	(940)369-2600
2525 Yellowstone	Denton	76209	(940)369-2700
2300 Oakmont	Corinth	76210	(940)369-1800
3900 Grant Pkwy	Denton	76208	(940)369-2800
3100 Teasley Ln	Denton	76205	(940)369-2900
800 Mack Pl	Denton	76209	(940)369-3500
1212 Hickory Creek Rd	Denton	76210	(940)369-3600
3909 Teasley Ln	Denton	76210	(940)369-1400
1400 Malone	Denton	76201	(940)369-3700
1600 Navo Rd	Aubrey	76227	(972)347-7300
4400 Lakeview Blvd	Denton	76208	(940)369-4400
1000 FM 2921	Aubrey	76227	(940)369-1900
701 Newton	Denton	76205	(940)369-3800

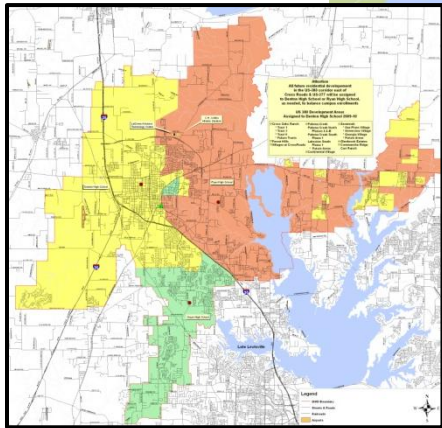




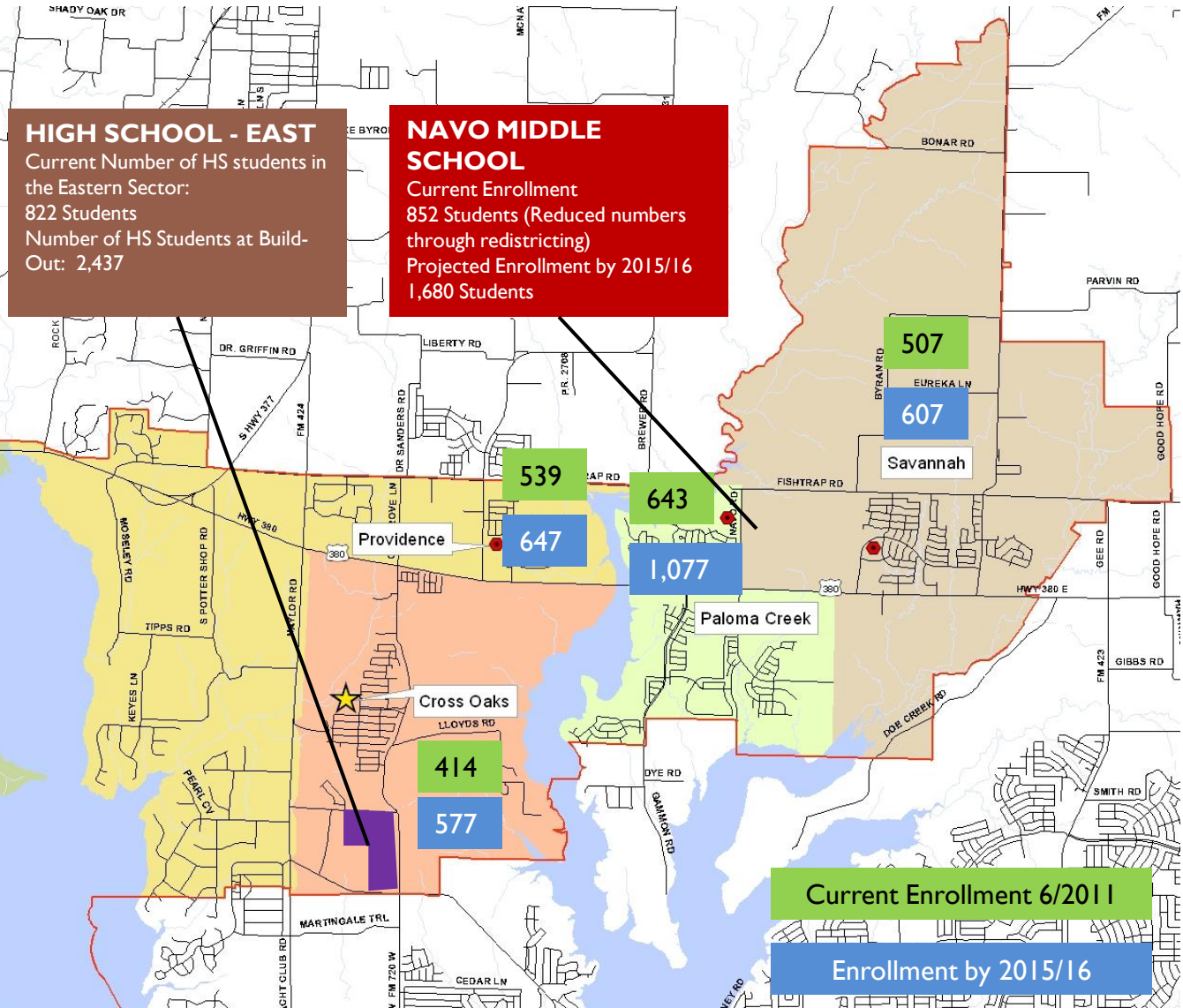
Denton ISD - East



MIDDLE SCHOOL ZONES

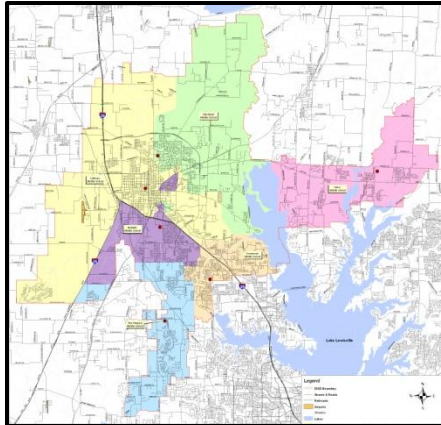


HIGH SCHOOL ZONES

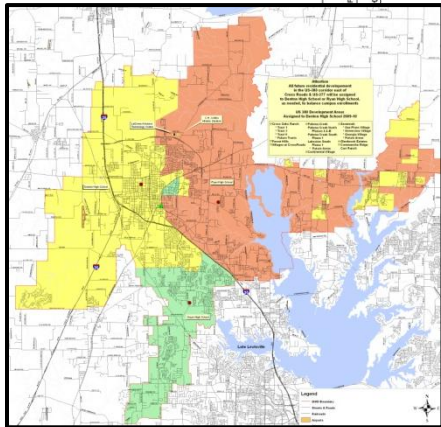




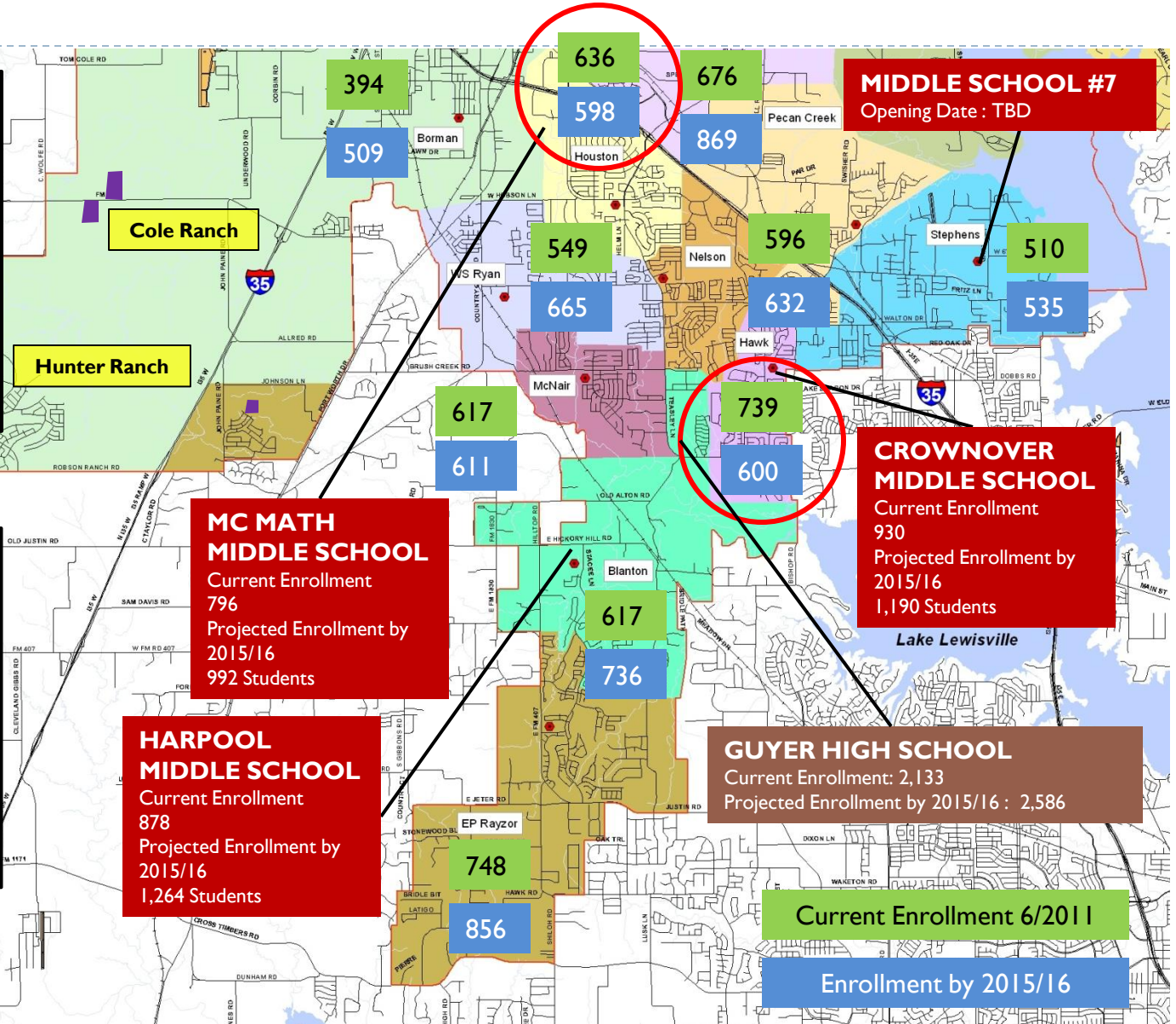
Denton ISD – South & West



MIDDLE SCHOOL ZONES



HIGH SCHOOL ZONES





10 Year Forecast Timeline - Elementary Campuses

Elementary #22

- Part of 2007 Bond
- Location TBD
- Opening TBD

Existing Campuses

Hit Capacity

- E.P. Rayzor: 2011/12
- Hodge & Paloma Creek: 2012/13
- Pecan Creek: 2013/14
- Newton Rayzor: 2014/15
- Evers : 2014/15
- Blanton : 2016/17

Functional Capacity

Newer campuses, including those renovations and additions from the 2007 Bond, have a functional capacity of 740 students. Cross Oaks (prototype) has a FC of 780 – inclusion of two (2) Pre-K classrooms.

Capacities are based upon a 22:1 STR (grades K-4th) and 24:1 STR (grade 5th)

DENTON INDEPENDENT SCHOOL DISTRICT											
ELEMENTARY SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Blanton Elementary School	605	635	687	720	716	736	751	764	778	788	800
Borman Elementary School	408	412	415	443	469	509	558	617	676	739	811
Cross Oaks Elementary School	414	438	461	492	531	577	626	677	739	814	884
E P Rayzor Elementary School	730	742	779	808	841	856	918	980	1,050	1,124	1,204
Evers Park Elementary School	598	622	639	651	657	691	713	733	754	774	792
Ginnings Elementary School	580	615	634	670	705	756	780	797	822	857	892
Hodge Elementary School	659	701	746	785	809	858	883	901	925	946	974
Houston Elementary School	640	627	614	618	606	598	611	622	650	671	692
Nelson Elementary School	588	619	645	639	634	632	637	644	647	650	657
Lee Elementary School	568	579	612	622	630	667	675	687	704	718	731
McNair Elementary School	603	596	605	597	606	611	602	605	601	601	604
Hawk Elementary School	730	701	666	636	623	600	608	616	628	637	653
Olive Stephens Elementary School	515	520	522	537	535	535	554	562	569	573	573
Paloma Creek Elementary School	644	704	798	886	988	1,077	1,161	1,225	1,282	1,318	1,347
Pecan Creek Elementary School	670	707	738	776	822	869	913	951	985	1,018	1,047
Providence Elementary School	549	556	575	603	633	647	687	728	779	820	853
Newton Rayzor Elementary School	570	609	667	732	757	798	814	830	850	872	894
Rivera Elementary School	474	491	463	451	449	470	500	534	560	585	600
Savannah Elementary School	504	518	540	535	589	607	665	724	793	870	954
Ryan Elementary School	544	569	602	615	626	665	679	697	712	722	730
Wilson Elementary School	634	647	640	647	660	675	689	705	722	738	755
Ann Windle School For Young Child	329	329	329	329	329	329	329	329	329	329	329
Gonzalez School For Young Child	307	307	307	307	307	307	307	307	307	307	307
Total Elementary	12,863	13,244	13,684	14,099	14,522	15,070	15,660	16,235	16,862	17,471	18,083
Elementary growth	707	381	440	415	423	548	590	575	627	609	612



10 Year Forecast Timeline - Secondary Campuses

Middle School #7

- Part of 2007 Bond
- Shady Shores Site – adjacent to Stephens

High School #4

- Planning in 2007 Bond Package
- New Bond Referendum must be passed for the construction dollars

MIDDLE SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Calhoun Middle School	818	814	795	794	834	859	888	890	945	982	1,036
McMath Middle School	852	840	857	897	961	992	1,025	1,007	1,036	1,081	1,138
Navo Middle School	736	852	927	1,029	1,069	1,237	1,312	1,448	1,468	1,591	1,678
Crownover Middle School	919	950	1,027	1,113	1,154	1,190	1,170	1,151	1,142	1,184	1,208
Strickland Middle School	924	916	927	992	1,050	1,028	1,082	1,145	1,246	1,271	1,290
Harpool Middle School	867	980	1,058	1,148	1,205	1,264	1,289	1,308	1,318	1,359	1,406
Total Middle School	5,116	5,352	5,591	5,973	6,273	6,570	6,766	6,949	7,155	7,468	7,756
Middle School Growth	160	236	239	382	300	297	196	183	206	313	288
HIGH SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Denton High School	1,733	1,886	2,017	2,043	2,084	2,115	2,197	2,334	2,416	2,545	2,649
Fred Moore High School	33	40	39	37	39	38	38	38	38	38	38
John Guyer High School	2,179	2,171	2,199	2,280	2,449	2,586	2,754	2,952	3,059	3,128	3,157
Ryan High School	2,028	2,121	2,215	2,249	2,336	2,441	2,562	2,710	2,851	2,989	3,143
Total High School	5,973	6,218	6,470	6,609	6,908	7,180	7,551	8,034	8,364	8,700	8,987
High School growth	356	245	251	140	298	272	371	483	330	336	287
Denton J J A E P	1	1	1	1	1	1	1	1	1	1	1
Juvenile Detention CTR	35	35	35	35	35	35	35	35	35	35	35
Lester Davis School	36	36	36	36	36	36	36	36	36	36	36
TOTAL	24,024	24,886	25,817	26,753	27,775	28,892	30,049	31,290	32,453	33,711	34,898
Student Growth	1,199	862	930	937	1,021	1,117	1,157	1,241	1,163	1,258	1,187
Percent Growth	5.3%	3.6%	3.7%	3.6%	3.8%	4.0%	4.0%	4.1%	3.7%	3.9%	3.5%





Grade Level Enrollment “Roll-Up”

DENTON INDEPENDENT SCHOOL DISTRICT - GRADE LEVEL ENROLLMENT - ROLL-UP

Year (Oct.)	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	Percent
2004/05	541	1,463	1,477	1,455	1,392	1,368	1,217	1,253	1,191	1,248	1,434	1,161	910	817	16,927		
2005/06	523	1,610	1,574	1,519	1,580	1,483	1,455	1,251	1,348	1,278	1,589	1,304	1,031	808	18,353	1,426	8.4%
2006/07	562	1,783	1,731	1,628	1,567	1,606	1,550	1,438	1,301	1,410	1,645	1,279	1,248	974	19,722	1,369	7.5%
2007/08	563	1,943	1,829	1,774	1,668	1,621	1,655	1,561	1,470	1,388	1,707	1,324	1,261	1,128	20,892	1,170	5.9%
2008/09	629	2,051	2,013	1,930	1,846	1,729	1,691	1,671	1,603	1,495	1,657	1,371	1,290	1,213	22,189	1,297	6.2%
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	636	2.9%
2010/11	936	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,705	1,696	1,793	1,563	1,368	1,321	24,024	1,199	5.3%
2011/12	936	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,705	1,696	1,793	1,563	1,368	24,733	709	3.0%
2012/13	936	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,696	1,793	1,563	1,368	25,395	662	2.7%
2013/14	936	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,705	1,696	1,793	25,862	467	1.8%
2014/15	936	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,705	1,696	26,099	237	0.9%
2015/16	936	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	1,705	26,433	334	1.3%
2016/17	936	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	1,715	26,758	325	1.2%
2017/18	936	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	1,888	27,073	315	1.2%
2018/19	936	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	1,892	27,215	142	0.5%
2019/20	936	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	2,022	27,353	138	0.5%
2020/21	936	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,030	2,015	2,080	27,361	8	0.0%

Class size will increase even without any new students moving to Denton ISD



Summary – Growth Profile

- Denton ISD continues to add students annually – (approx. 3.7% annually)
- If no growth is factored, Denton ISD would still increase in enrollment due to existing lower grades matriculating through to higher grades.
- Hawk & Houston zones are projected to decrease in population over the next 5 years. Continual investigation & analysis is needed over time to see if this trend continues.
- **Many of our Elementary & Secondary campuses are reaching FC limits - restricted bonding capacities and current economic environment are obstacles. Until Elementary #22, Middle School #7 & High School #4 are constructed, existing campuses must absorb the increase of students (i.e. portables – cost incurred to move and/or purchase, higher class sizes, flexible instructional spaces, boundary modifications)**
- 22:1 Average over entire District will provide flexibility at the elementary campuses.
- With the cost of construction increasing and high school campuses already at the 5A threshold, is it advantageous for Denton ISD to increase size of high schools to 2,500 + students? Number of 380 E HS students at BO = 2,500.
- Establishment of more Satellite Auxiliary Facilities to reduce transportation & maintenance cost (i.e. Navo MS site)
- Next Bond Referendum must include upgrades to existing campuses with the integration of high performance (green) technologies (i.e. solar, wind, smart controls)



Questions

