

Denton Independent School District

Quarterly
Report
3Q17



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


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Economic Conditions – DFW Area (September 2017)

2.8%

99,800 new jobs
National rate 1.2%



Job Growth

Unemployment
Rate



U.S. 4.1%
Texas 4.0%
DFW MSA 3.4%
Denton 2.9%

-0.6%

32,086

2,651 more
starts than 3Q16



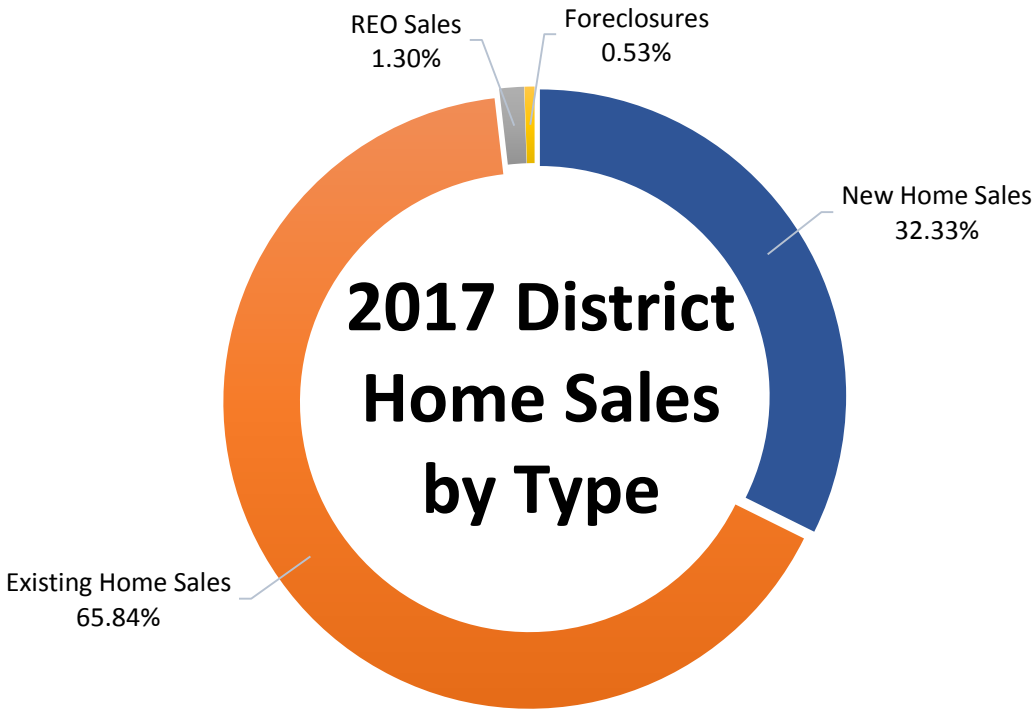
Annual
Home Starts





Denton ISD Housing Activity

January – October 2017 Home Sales by Type



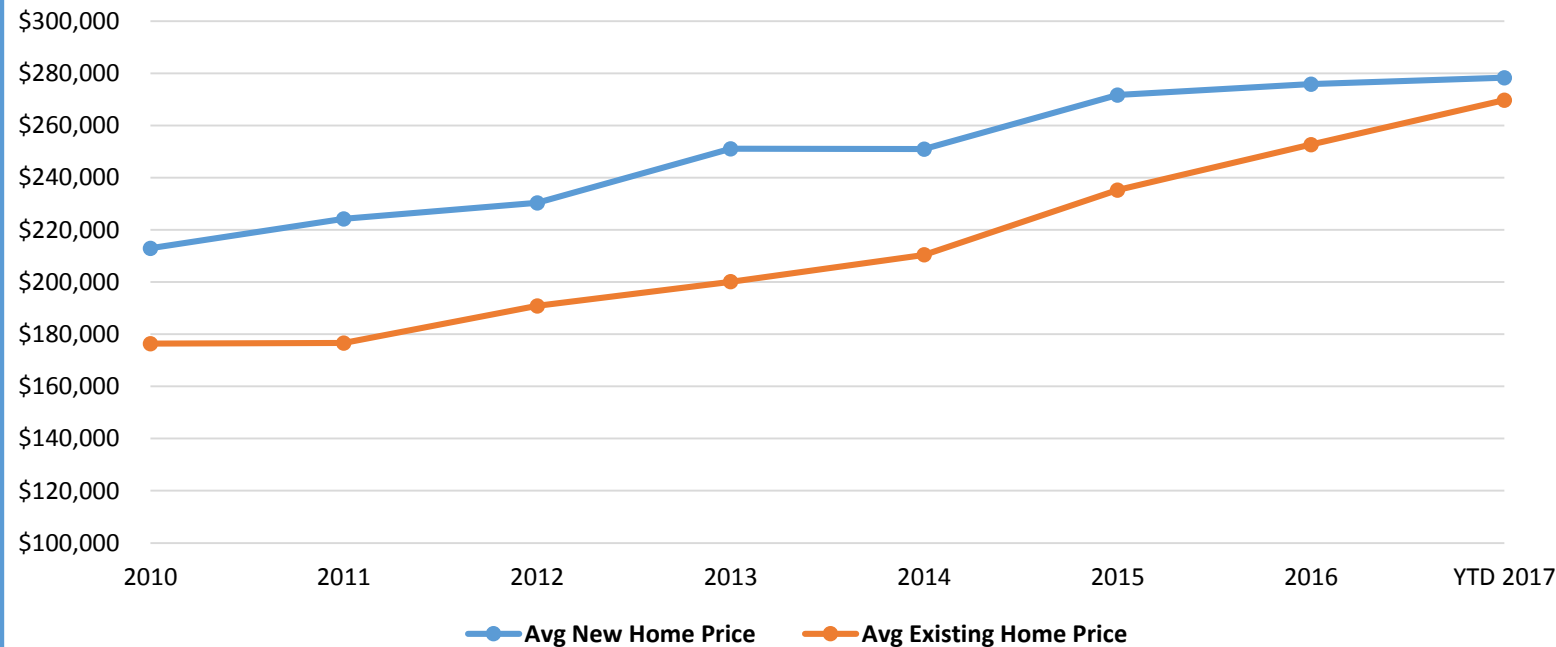
- Denton ISD has had 4,535 home sales so far in 2017, and roughly 32% were new homes
- The average new home sale price in Denton ISD is \$278,308
- The average existing home sale price in Denton ISD is \$269,716





Denton ISD Historical Home Price Analysis

New vs Existing Home Sale Price, 2010 - 2017



	Avg New Home Price	Avg Existing Home Price
2010	\$212,938	\$176,385
2011	\$224,196	\$176,638
2012	\$230,351	\$190,866
2013	\$251,100	\$200,099
2014	\$250,953	\$210,422
2015	\$271,691	\$235,239
2016	\$275,862	\$252,702
YTD 2017	\$278,308	\$269,716

The average new home sale price in Denton ISD has risen 30.7% or \$65,370 since 2010

The average existing home sale price within the district has risen 53%, or \$93,331 since 2010





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,552	2,681	4,067	6,325
2	Prosper ISD	2,804	2,524	5,703	25,970
3	Northwest ISD	1,976	1,863	2,074	24,277
4	Denton ISD**	1,836	1,851	2,220	28,230*
5	Dallas ISD	1,939	1,739	2,088	7,298
6	Lewisville ISD	1,141	1,277	1,493	4,749
7	Rockwall ISD	943	1,005	1,917	8,053
8	Little Elm ISD	1,465	1,002	1,383	3,586
9	McKinney ISD	847	827	1,504	8,253
10	Wylie ISD	865	801	1,006	4,313
11	Keller ISD	690	795	826	1,961
12	Eagle Mt.-Saginaw ISD	1,081	776	1,417	19,107
13	Mansfield ISD	616	710	857	7,133
14	Forney ISD	916	684	1,530	14,322
15	Allen ISD	683	634	1,094	1,713
16	Crowley ISD	599	632	1,049	12,551
17	Garland ISD	494	604	453	4,102
18	Midlothian ISD	686	582	1,402	19,477
19	Fort Worth ISD	567	476	964	4,499
20	Waxahachie ISD	497	476	910	9,453

*Based on additional Templeton Demographics housing research

**Does NOT include age-restricted communities Robson Ranch and Fireside Addition

Source: Metrostudy





New Housing Activity

Denton ISD



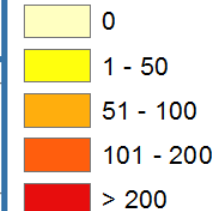
Starts	2012	2013	2014	2015	2016	2017
1Q	167	191	434	335	532	455
2Q	267	426	466	451	480	535
3Q	290	357	457	607	543	607
4Q	262	328	459	505	417	
Total	986	1,302	1,816	1,898	1,972	1,597

Closings	2012	2013	2014	2015	2016	2017
1Q	189	248	315	340	461	413
2Q	228	272	383	474	556	450
3Q	218	327	531	450	544	559
4Q	254	305	435	413	541	
Total	889	1,152	1,664	1,677	2,102	1,422

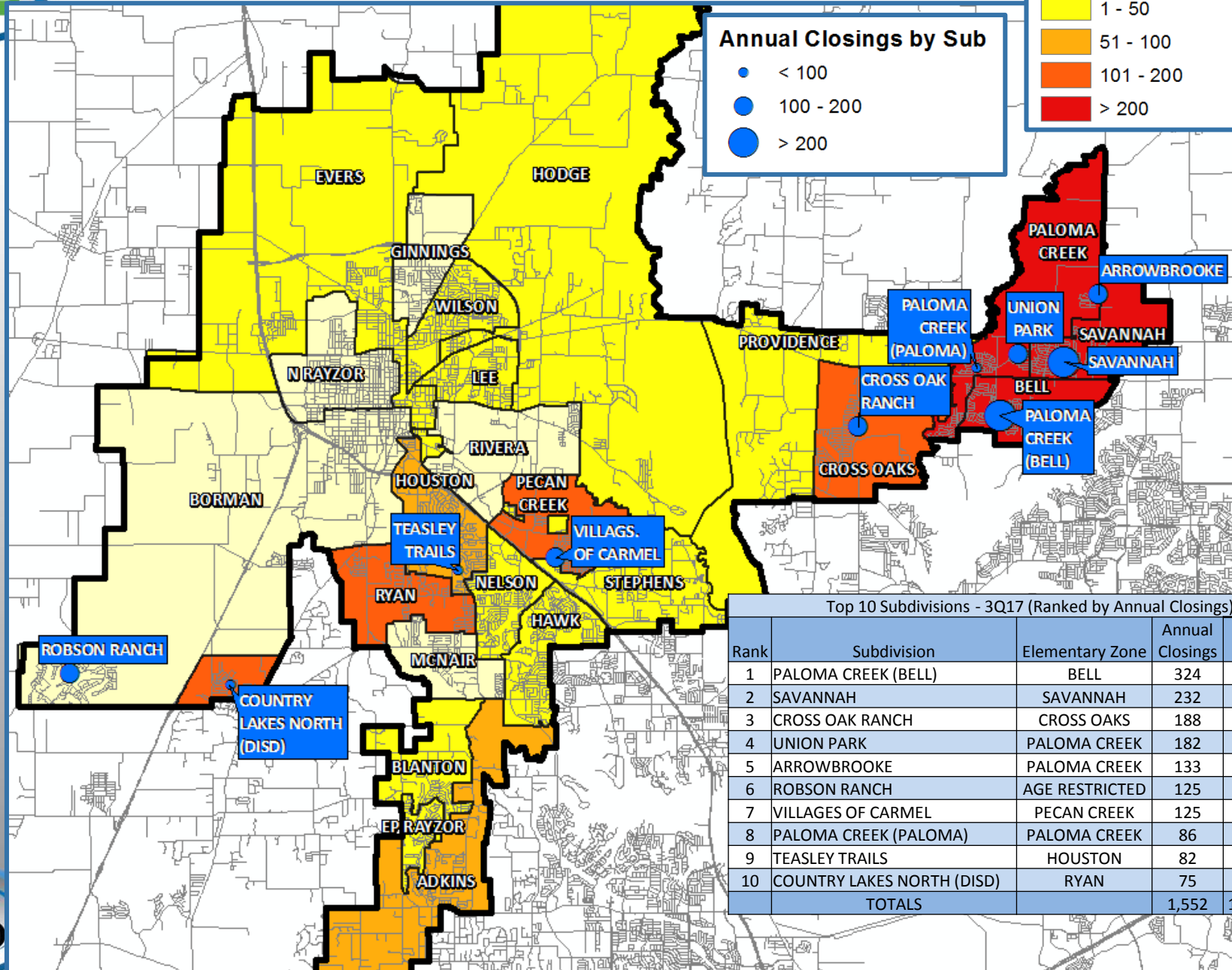
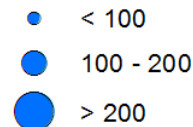
- Denton ISD started more than 600 new homes in 3Q17, a rise of nearly 12% over the previous third quarter
- The district had nearly 560 new home sales in 3Q17, the most closings in a single quarter in more than 10 years

Annual Closing Distribution 3Q17

Annual Closings by Elem



Annual Closings by Sub



Top 10 Subdivisions - 3Q17 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	PALOMA CREEK (BELL)	BELL	324	215	97
2	SAVANNAH	SAVANNAH	232	239	70
3	CROSS OAK RANCH	CROSS OAKS	188	0	0
4	UNION PARK	PALOMA CREEK	182	143	2,049
5	ARROWBROOKE	PALOMA CREEK	133	88	1,380
6	ROBSON RANCH	AGE RESTRICTED	125	276	4,453
7	VILLAGES OF CARMEL	PECAN CREEK	125	28	305
8	PALOMA CREEK (PALOMA)	PALOMA CREEK	86	1	230
9	TEASLEY TRAILS	HOUSTON	82	82	102
10	COUNTRY LAKES NORTH (DISD)	RYAN	75	125	355
TOTALS			1,552	1,197	9,041



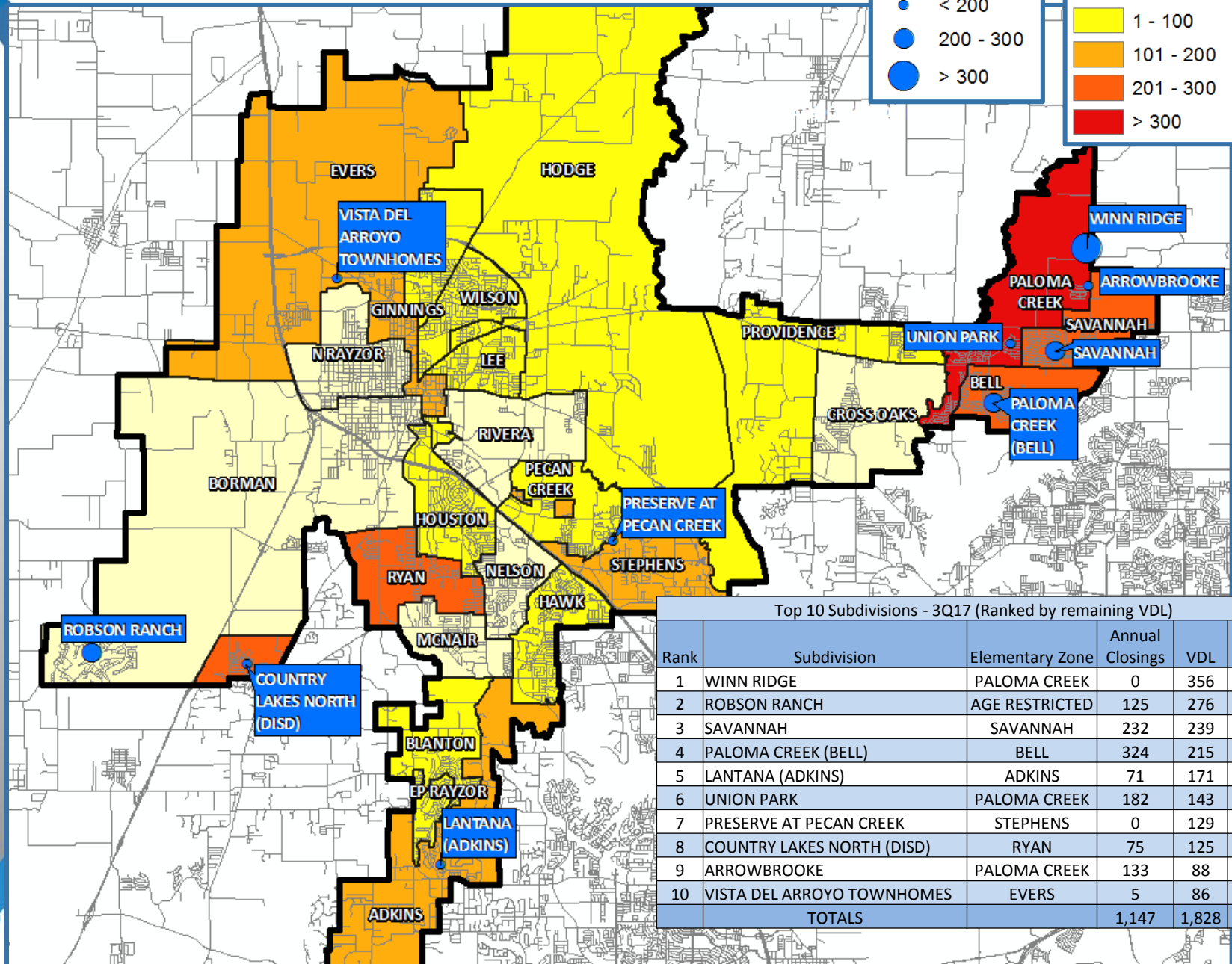
VDL Distribution 3Q17

VDL by Sub

- < 200
- 200 - 300
- > 300

VDL by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



Top 10 Subdivisions - 3Q17 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	WINN RIDGE	PALOMA CREEK	0	356	426
2	ROBSON RANCH	AGE RESTRICTED	125	276	4,453
3	SAVANNAH	SAVANNAH	232	239	70
4	PALOMA CREEK (BELL)	BELL	324	215	97
5	LANTANA (ADKINS)	ADKINS	71	171	0
6	UNION PARK	PALOMA CREEK	182	143	2,049
7	PRESERVE AT PECAN CREEK	STEPHENS	0	129	0
8	COUNTRY LAKES NORTH (DISD)	RYAN	75	125	355
9	ARROWBROOKE	PALOMA CREEK	133	88	1,380
10	VISTA DEL ARROYO TOWNHOMES	EVERS	5	86	0
TOTALS			1,147	1,828	8,830



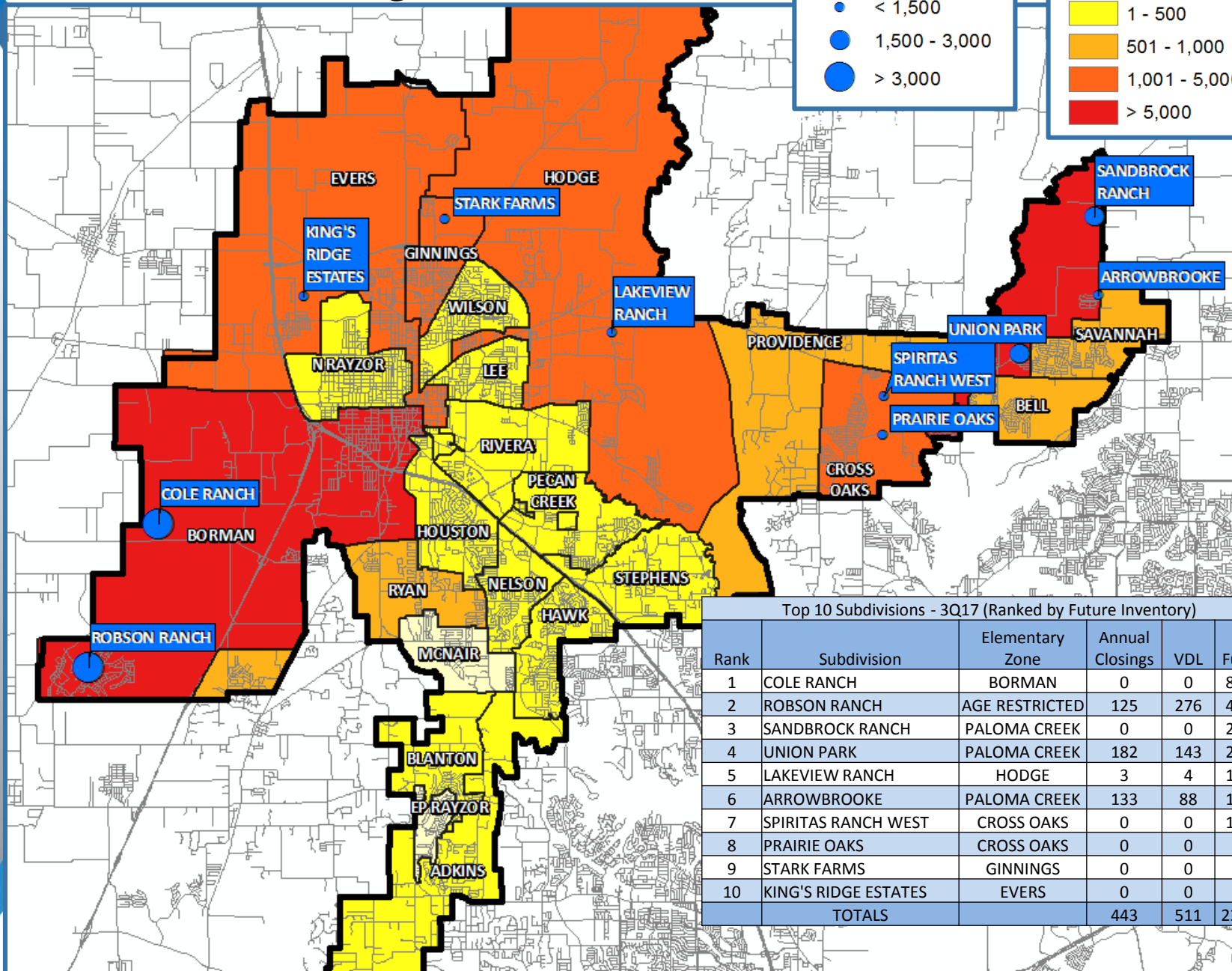
Future Lots 3Q17

Futures by Sub

- < 1,500
- 1,500 - 3,000
- > 3,000

Futures by Elem

- 0
- 1 - 500
- 501 - 1,000
- 1,001 - 5,000
- > 5,000



Top 10 Subdivisions - 3Q17 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	COLE RANCH	BORMAN	0	0	8,600
2	ROBSON RANCH	AGE RESTRICTED	125	276	4,453
3	SANDBROCK RANCH	PALOMA CREEK	0	0	2,300
4	UNION PARK	PALOMA CREEK	182	143	2,049
5	LAKEVIEW RANCH	HODGE	3	4	1,433
6	ARROWBROOKE	PALOMA CREEK	133	88	1,380
7	SPIRITAS RANCH WEST	CROSS OAKS	0	0	1,217
8	PRAIRIE OAKS	CROSS OAKS	0	0	840
9	STARK FARMS	GINNINGS	0	0	817
10	KING'S RIDGE ESTATES	EVERS	0	0	653
TOTALS			443	511	23,742

New Home Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
ADKINS	92	22	74	21	33	57	176	317
BELL	364	105	348	94	110	171	243	880
BLANTON	74	25	48	30	29	43	58	231
BORMAN	0	0	0	0	0	0	0	9,000
CROSS OAKS	69	9	188	36	8	16	0	2,748
EP RAYZOR	5	2	8	0	3	4	15	0
EVERS	37	10	28	12	15	22	107	1,594
GINNINGS	9	9	0	0	8	9	27	1,388
HAWK	9	3	7	0	4	9	25	156
HODGE	1	0	3	0	0	0	4	2,058
HOUSTON	110	29	82	28	44	53	82	102
LEE	10	0	19	0	0	0	49	324
MCNAIR	0	0	0	0	0	0	0	0
N RAYZOR	0	0	0	0	0	0	0	150
NELSON	0	0	5	2	0	0	0	8
PALOMA CREEK	347	115	401	94	119	199	588	6,385
PECAN CREEK	139	23	151	45	30	50	50	305
PROVIDENCE	11	4	17	1	8	9	89	598
RIVERA	0	0	0	0	0	0	0	243
RYAN	303	115	194	68	132	172	240	720
SAVANNAH	226	82	257	66	90	136	273	532
STEPHENS	24	6	20	4	11	13	160	91
WILSON	6	0	1	1	0	5	34	400
GRAND TOTALS*	1,836	559	1,851	502	644	968	2,220	28,230

*Table does NOT include age restricted communities

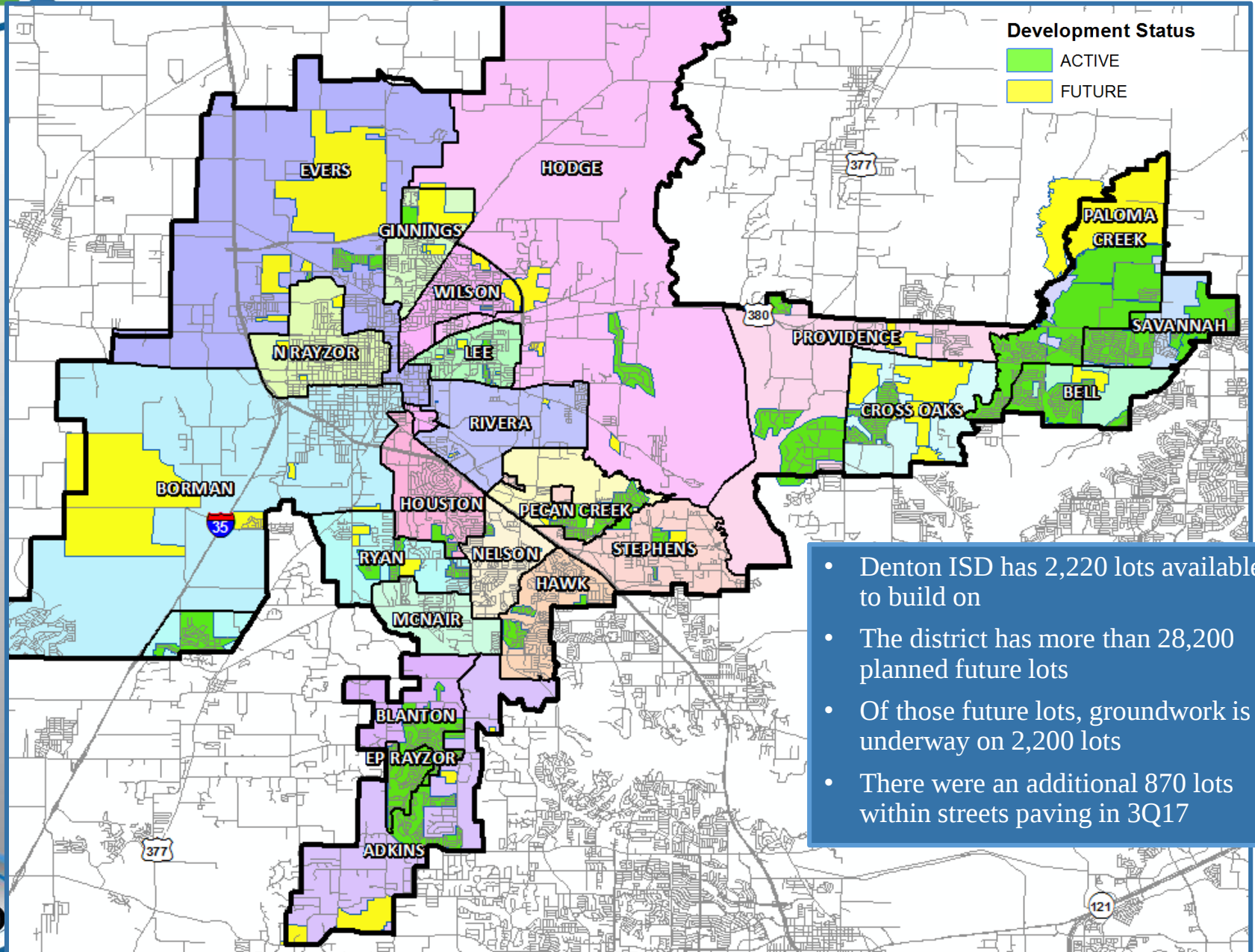
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



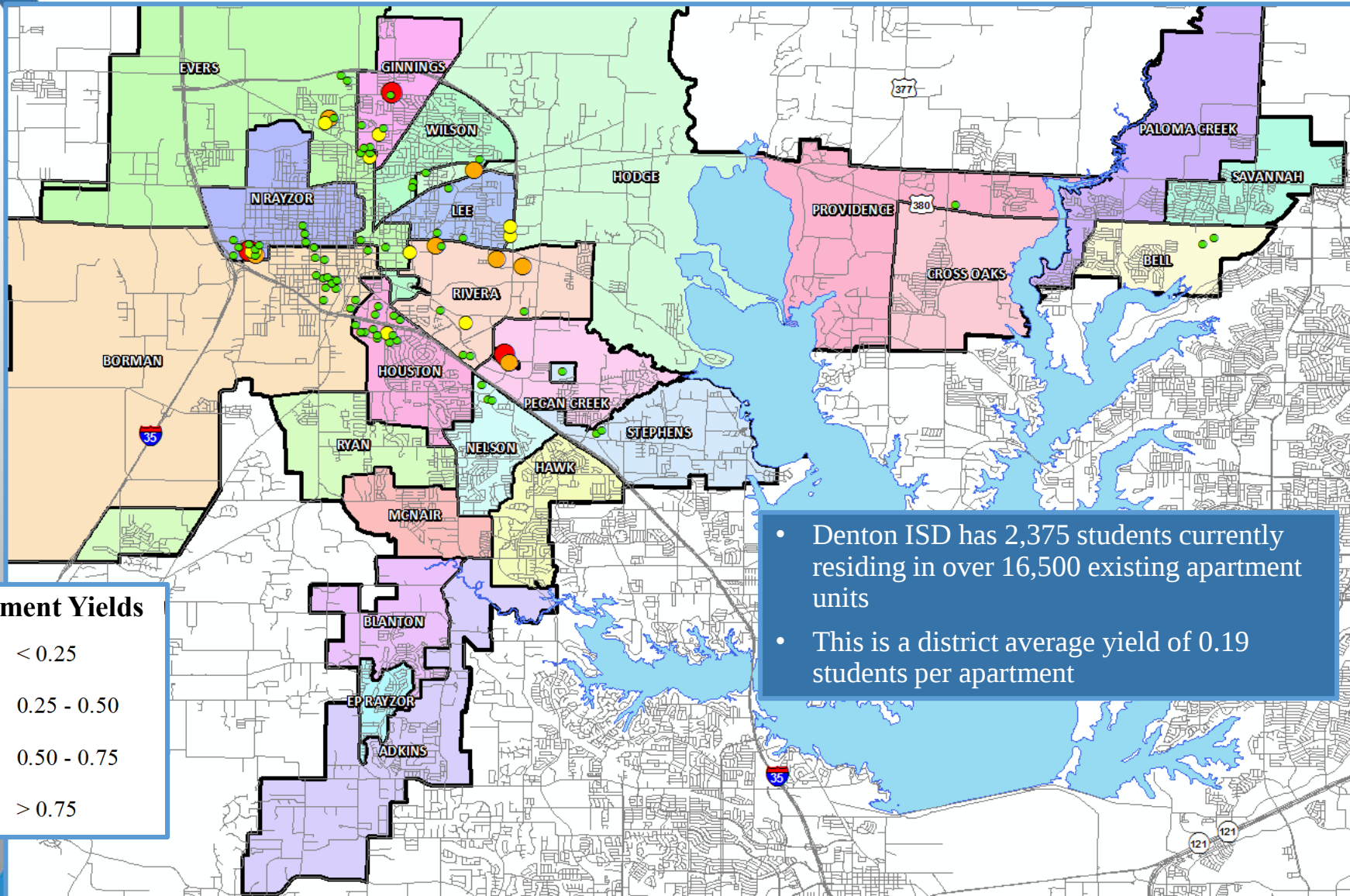
District Housing Overview



- Denton ISD has 2,220 lots available to build on
- The district has more than 28,200 planned future lots
- Of those future lots, groundwork is underway on 2,200 lots
- There were an additional 870 lots within streets paving in 3Q17

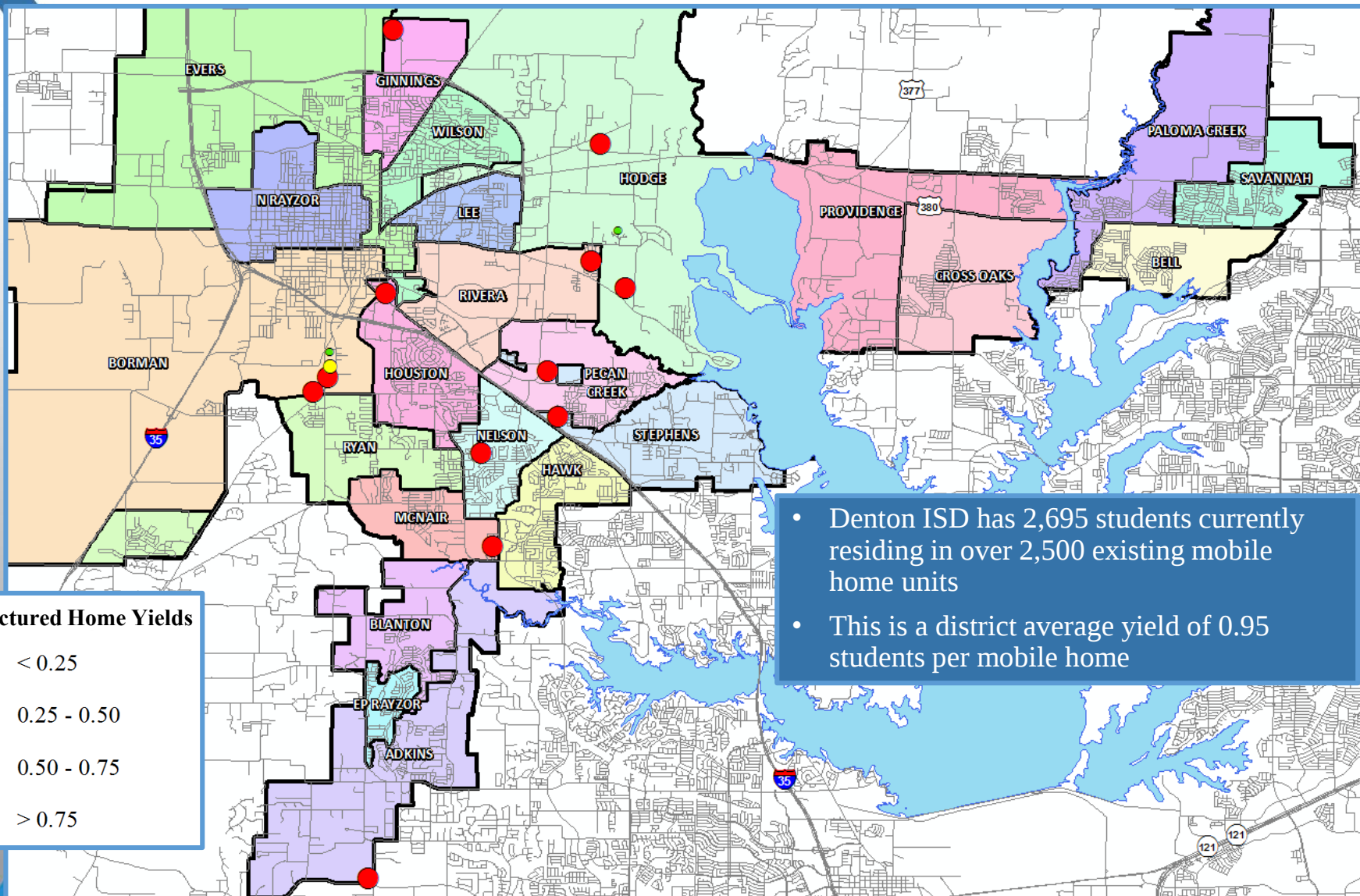


2017/18 Apartment Yield Analysis





2017/18 Mobile Home Yield Analysis





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	Total Growth	Percent Growth
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		
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	1,143	1,954	2,143	2,088	2,190	2,152	2,115	2,154	2,128	2,094	2,091	1,985	1,756	1,566	27,559	539	2.0%
2016/17	1,128	2,066	2,044	2,194	2,181	2,231	2,219	2,159	2,202	2,175	2,293	2,084	1,967	1,685	28,628	1,069	3.9%
2017/18	1,152	2,082	2,100	2,121	2,231	2,251	2,302	2,263	2,232	2,207	2,355	2,259	2,016	1,880	29,451	823	2.9%
2018/19	1,152	2,104	2,136	2,143	2,163	2,272	2,300	2,344	2,308	2,282	2,368	2,290	2,214	1,937	30,013	562	1.9%
2019/20	1,152	2,146	2,180	2,203	2,207	2,184	2,344	2,341	2,379	2,359	2,441	2,311	2,262	2,126	30,635	622	2.1%
2020/21	1,152	2,314	2,219	2,251	2,262	2,235	2,255	2,379	2,377	2,424	2,533	2,370	2,281	2,168	31,220	585	1.9%
2021/22	1,152	2,390	2,392	2,295	2,306	2,301	2,293	2,296	2,420	2,414	2,610	2,490	2,339	2,185	31,883	663	2.1%
2022/23	1,152	2,452	2,466	2,477	2,337	2,329	2,350	2,330	2,341	2,467	2,572	2,541	2,456	2,244	32,514	631	2.0%
2023/24	1,152	2,551	2,513	2,541	2,522	2,373	2,381	2,390	2,370	2,374	2,625	2,514	2,476	2,345	33,127	613	1.9%
2024/25	1,152	2,590	2,613	2,575	2,577	2,551	2,425	2,422	2,429	2,414	2,533	2,559	2,464	2,373	33,677	550	1.7%
2025/26	1,152	2,666	2,643	2,673	2,622	2,610	2,607	2,470	2,481	2,481	2,569	2,471	2,478	2,363	34,286	609	1.8%
2026/27	1,152	2,679	2,737	2,709	2,726	2,656	2,668	2,652	2,512	2,532	2,640	2,505	2,409	2,373	34,950	664	1.9%
2027/28	1,152	2,746	2,757	2,800	2,745	2,761	2,712	2,707	2,697	2,562	2,694	2,557	2,425	2,308	35,623	673	1.9%

*Yellow box = largest grade per year

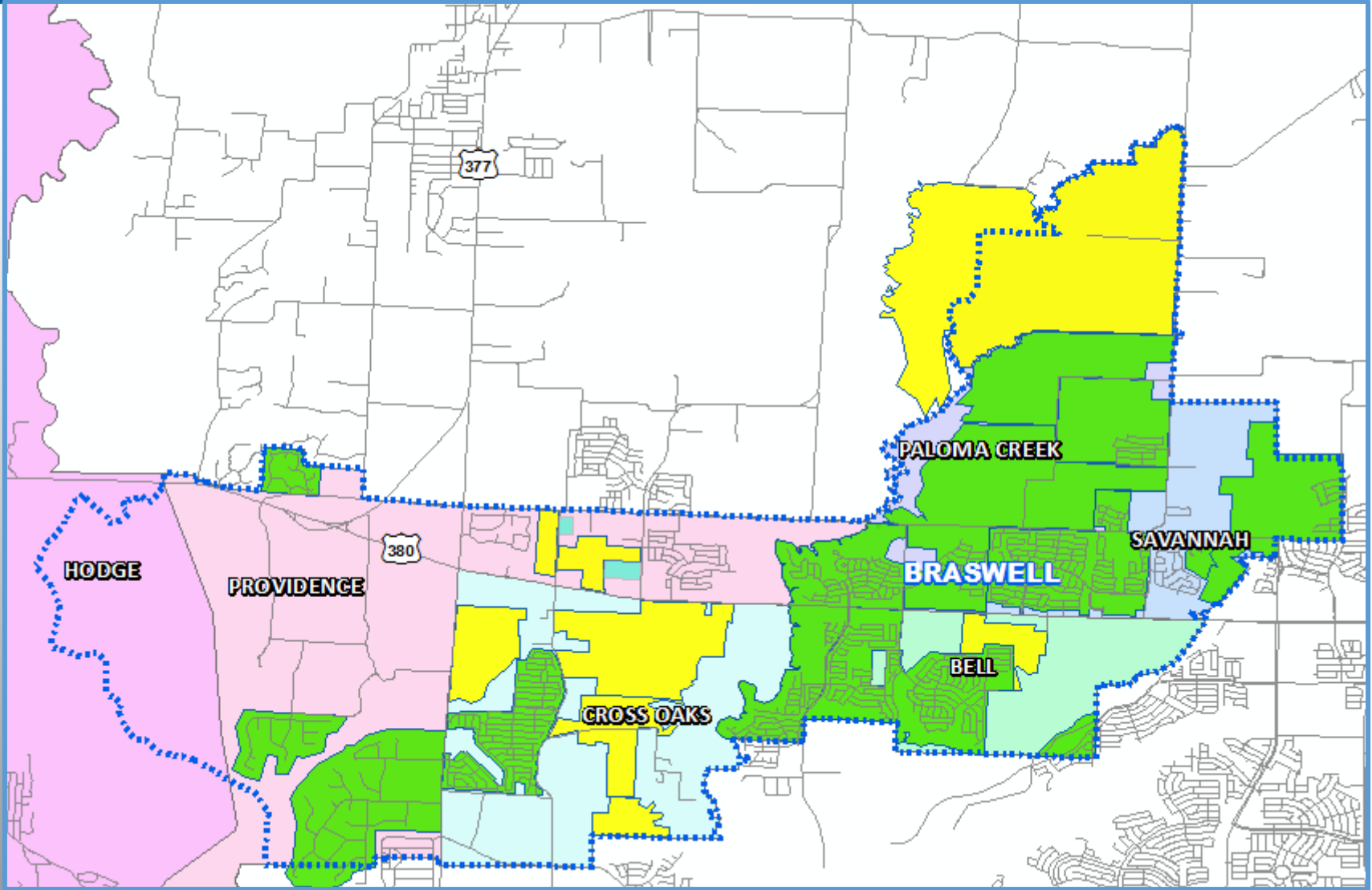
*Green box = second largest grade per year

- Denton ISD will enroll more than 31,000 students by 2020
- 5 year growth = 3,063 students
- 2022/23 enrollment = 32,514 students
- 10 year growth = 6,172 students
- 2027/28 enrollment = 35,623 students





Braswell High School Zone





Vertical Zones- Ten Year Forecast

Braswell High School

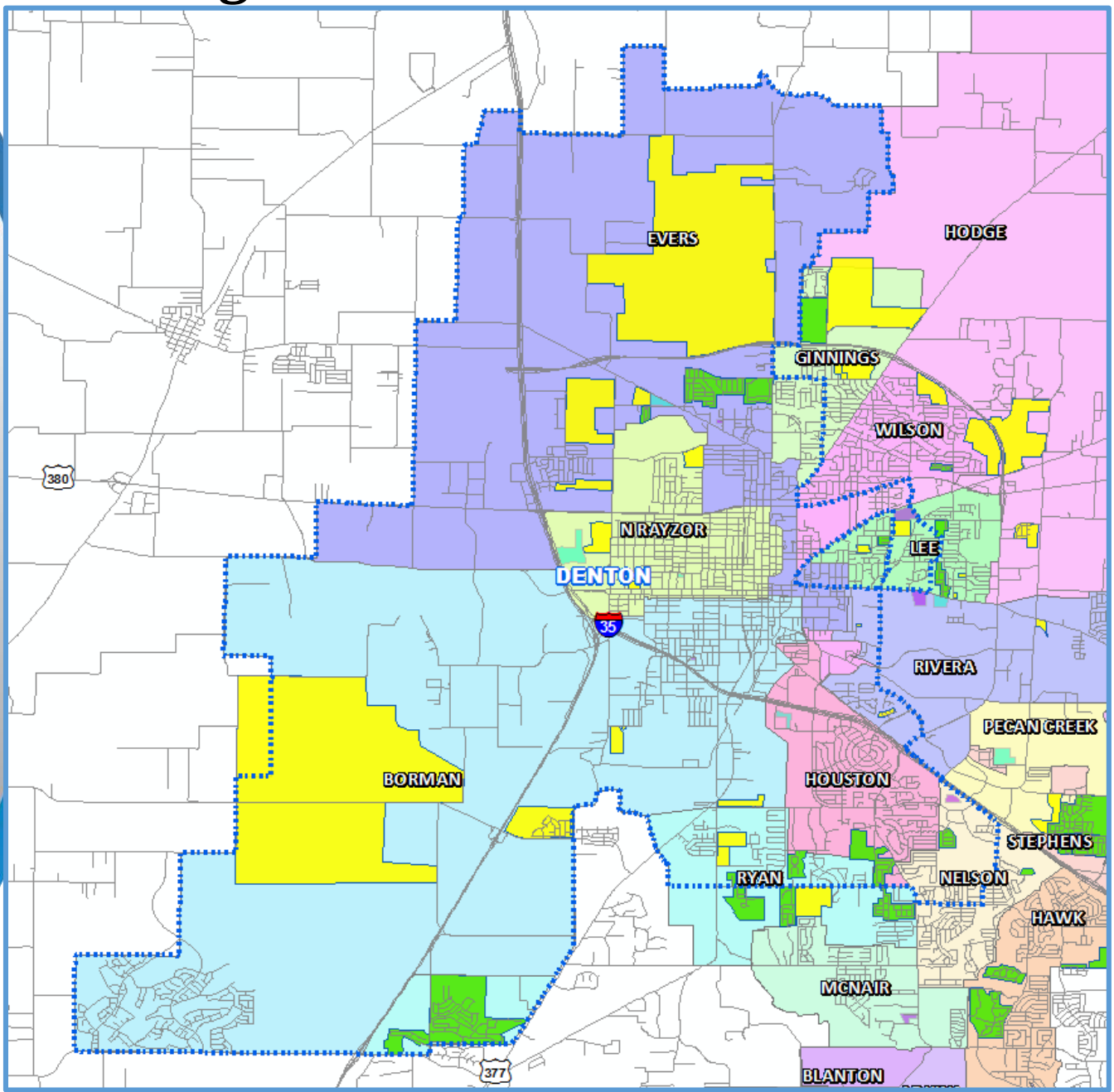
		HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Bell Elementary School	740	662	801	860	887	885	894	897	910	920	939	943	952
Cross Oaks Elementary School	740	734	724	711	727	765	819	889	927	979	1,045	1,110	1,155
Paloma Creek Elementary School	740	502	658	752	845	960	1,077	1,176	1,272	1,366	1,454	1,552	1,683
Providence Elementary School	740	406	417	431	480	506	534	544	571	580	592	602	613
Savannah Elementary School	740	700	721	748	790	815	847	890	914	938	950	955	954
ELEMENTARY TOTALS	3,700	3,004	3,321	3,502	3,729	3,931	4,171	4,396	4,594	4,783	4,980	5,162	5,357
Elementary Absolute Change		353	317	181	227	202	240	225	198	189	197	182	195
Elementary Percent Change		13.32%	10.55%	5.45%	6.48%	5.42%	6.11%	5.39%	4.50%	4.11%	4.12%	3.65%	3.78%
Navo Middle School	1,181	1,372	938	1,057	1,167	1,310	1,321	1,331	1,310	1,325	1,346	1,356	1,291
Rodriguez Middle School	1,323	0	662	728	729	745	775	850	928	1,004	1,087	1,202	1,347
MIDDLE SCHOOL TOTALS	2,504	1,372	1,600	1,785	1,896	2,055	2,096	2,181	2,238	2,329	2,433	2,558	2,638
Middle School Absolute Change		161	228	185	111	159	41	85	57	91	104	125	80
Middle School Percent Change		13.29%	16.62%	11.56%	6.22%	8.39%	2.00%	4.06%	2.61%	4.07%	4.47%	5.14%	3.13%
Braswell High School		1,220	1,760	2,055	2,391	2,551	2,823	3,017	3,130	3,237	3,272	3,371	3,442
HIGH SCHOOL TOTALS		1,220	1,760	2,055	2,391	2,551	2,823	3,017	3,130	3,237	3,272	3,371	3,442
High School Absolute Change		1,220	540	295	336	160	272	194	113	107	35	99	71
High School Percent Change			44.26%	16.76%	16.35%	6.69%	10.66%	6.87%	3.75%	3.42%	1.08%	3.03%	2.11%
Braswell High Zone Totals	6,204	5,596	6,681	7,342	8,016	8,537	9,090	9,594	9,962	10,349	10,685	11,091	11,437
Zone Absolute Change		1,734	1,085	661	674	521	553	504	368	387	336	406	346
Zone Percent Change		44.9%	19.4%	9.9%	9.2%	6.5%	6.5%	5.5%	3.8%	3.9%	3.2%	3.8%	3.1%

*Yellow box = over stated capacity





Denton High School Zone





Vertical Zones- Ten Year Forecast

Denton High School

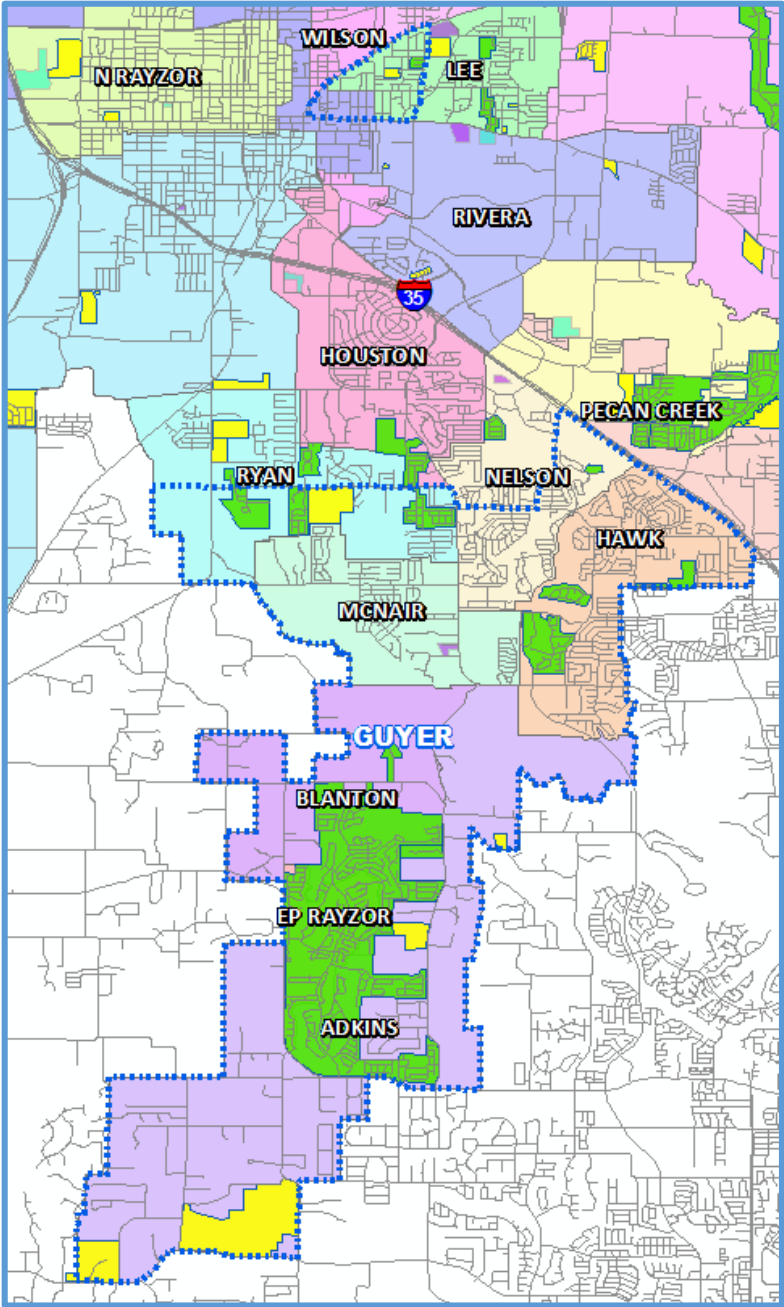
		HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Borman Elementary School	740	470	470	462	471	492	536	590	659	706	751	790	820
Evers Park Elementary School	740	578	574	585	605	598	618	636	676	722	777	823	871
Sam Houston Elementary School	740	592	584	599	607	624	616	630	643	654	656	655	651
Lee Elementary School	740	597	641	646	649	651	668	667	666	676	691	692	692
Newton Rayzor Elementary School	740	651	624	604	581	580	573	584	597	606	619	625	628
Ryan Elementary School	740	642	673	705	725	759	800	825	858	896	928	945	948
ELEMENTARY TOTALS	4,440	3,530	3,566	3,601	3,638	3,704	3,811	3,932	4,099	4,260	4,422	4,530	4,610
Elementary Absolute Change		67	36	35	37	66	107	121	167	161	162	108	80
Elementary Percent Change		1.93%	1.02%	0.98%	1.03%	1.81%	2.89%	3.18%	4.25%	3.93%	3.80%	2.44%	1.77%
Calhoun Middle School	1,268	711	729	733	726	719	724	746	751	755	761	788	817
McMath Middle School	1,181	754	781	810	846	880	898	900	923	936	977	1,044	1,108
MIDDLE SCHOOL TOTALS	2,449	1,465	1,510	1,543	1,572	1,599	1,622	1,646	1,674	1,691	1,738	1,832	1,925
Middle School Absolute Change		45	45	33	29	27	23	24	28	17	47	94	93
Middle School Percent Change		3.17%	3.07%	2.19%	1.88%	1.72%	1.44%	1.48%	1.70%	1.02%	2.78%	5.41%	5.08%
Denton High School	2,460	2,052	2,036	2,038	2,043	2,081	2,092	2,144	2,169	2,200	2,229	2,251	2,304
HIGH SCHOOL TOTALS	2,460	2,052	2,036	2,038	2,043	2,081	2,092	2,144	2,169	2,200	2,229	2,251	2,304
High School Absolute Change		-272	-16	2	5	38	11	52	25	31	29	22	53
High School Percent Change		-11.70%	-0.78%	0.10%	0.25%	1.86%	0.53%	2.49%	1.17%	1.43%	1.32%	0.99%	2.35%
Denton High Zone Totals	9,349	7,047	7,112	7,182	7,253	7,384	7,525	7,722	7,942	8,151	8,389	8,613	8,839
Zone Absolute Change		-160	65	70	71	131	141	197	220	209	238	224	226
Zone Percent Change		-2.2%	0.9%	1.0%	1.0%	1.8%	1.9%	2.6%	2.8%	2.6%	2.9%	2.7%	2.6%

*Yellow box = over stated capacity





Guyer High School Zone





Vertical Zones- Ten Year Forecast

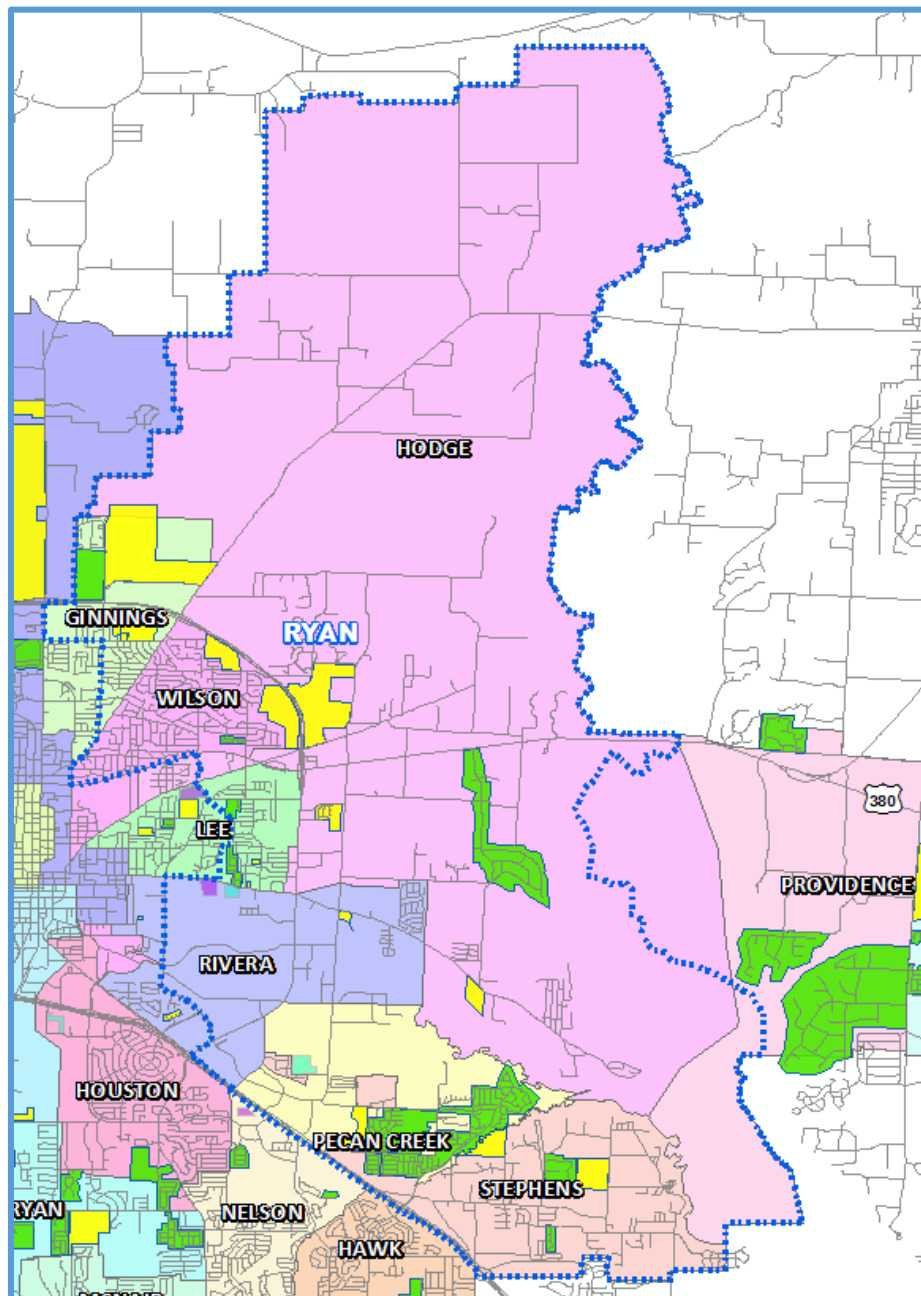
Guyer High School

		HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Adkins Elementary School	740	381	386	377	388	389	396	398	408	418	427	428	431
Blanton Elementary School	740	493	489	485	459	465	465	489	491	496	495	491	491
E P Rayzor Elementary School	740	422	395	379	363	360	359	368	365	369	375	375	372
Hawk Elementary School	740	692	672	635	587	556	562	560	572	568	579	581	577
McNair Elementary School	740	587	533	515	475	463	461	455	462	468	475	476	479
Nelson Elementary School	740	637	636	593	577	561	545	525	531	536	537	539	544
ELEMENTARY TOTALS	4,440	3,212	3,111	2,984	2,849	2,794	2,788	2,795	2,829	2,855	2,888	2,890	2,894
Elementary Absolute Change		42	-101	-127	-135	-55	-6	7	34	26	33	2	4
Elementary Percent Change		1.32%	-3.14%	-4.08%	-4.52%	-1.93%	-0.21%	0.25%	1.22%	0.92%	1.16%	0.07%	0.14%
Crownover Middle School	1,181	946	926	933	934	921	851	819	770	765	730	740	767
Harpool Middle School	1,181	983	990	933	944	884	854	799	774	741	759	769	790
MIDDLE SCHOOL TOTALS	2,362	1,929	1,916	1,866	1,878	1,805	1,705	1,618	1,544	1,506	1,489	1,509	1,557
Middle School Absolute Change		8	-13	-50	12	-73	-100	-87	-74	-38	-17	20	48
Middle School Percent Change		0.42%	-0.67%	-2.61%	0.64%	-3.89%	-5.54%	-5.10%	-4.57%	-2.46%	-1.13%	1.34%	3.18%
John Guyer High School	2,140	2,543	2,523	2,591	2,618	2,659	2,717	2,649	2,613	2,514	2,404	2,309	2,239
HIGH SCHOOL TOTALS	2,140	2,543	2,523	2,591	2,618	2,659	2,717	2,649	2,613	2,514	2,404	2,309	2,239
High School Absolute Change		85	-20	68	27	41	58	-68	-36	-99	-110	-95	-70
High School Percent Change		3.46%	-0.79%	2.70%	1.04%	1.57%	2.18%	-2.50%	-1.36%	-3.79%	-4.38%	-3.95%	-3.03%
Guyer High Zone Totals	8,942	7,684	7,550	7,441	7,345	7,258	7,210	7,062	6,986	6,875	6,781	6,708	6,690
Zone Absolute Change		135	-134	-109	-96	-87	-48	-148	-76	-111	-94	-73	-18
Zone Percent Change		1.8%	-1.7%	-1.4%	-1.3%	-1.2%	-0.7%	-2.1%	-1.1%	-1.6%	-1.4%	-1.1%	-0.3%





Ryan High School Zone





Vertical Zones- Ten Year Forecast

Ryan High School

		HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Ginnings Elementary School	740	596	568	563	563	571	576	587	607	639	667	688	717
Hodge Elementary School	740	658	582	560	558	563	580	598	634	659	692	718	739
Olive Stephens Elementary School	740	464	446	435	448	448	450	466	465	470	477	477	477
Pecan Creek Elementary School	740	691	703	687	690	712	744	760	776	785	803	823	842
Rivera Elementary School	740	609	604	603	597	610	631	635	635	637	646	648	653
Wilson Elementary School	740	582	600	597	606	617	640	656	656	657	660	653	646
ELEMENTARY TOTALS	4,440	3,600	3,503	3,445	3,462	3,521	3,621	3,702	3,773	3,847	3,945	4,007	4,074
Elementary Absolute Change		-164	-97	-58	17	59	100	81	71	74	98	62	67
Elementary Percent Change		-4.36%	-2.69%	-1.66%	0.49%	1.70%	2.84%	2.24%	1.92%	1.96%	2.55%	1.57%	1.67%
Bette Myers Middle School	1,323	890	772	829	831	822	796	798	795	831	848	849	864
Strickland Middle School	1,334	859	882	889	880	877	889	873	861	886	902	926	960
MIDDLE SCHOOL TOTALS	2,657	1,749	1,654	1,718	1,711	1,699	1,685	1,671	1,656	1,717	1,750	1,775	1,824
Middle School Absolute Change		-55	-95	64	-7	-12	-14	-14	-15	61	33	25	49
Middle School Percent Change		-3.05%	-5.43%	3.87%	-0.41%	-0.70%	-0.82%	-0.83%	-0.90%	3.68%	1.92%	1.43%	2.76%
Fred Moore High School		61	48	48	48	48	48	48	48	48	48	48	48
Ryan High School	2,340	2,061	2,054	1,988	1,951	1,924	1,855	1,866	1,911	1,841	1,839	1,859	1,862
HIGH SCHOOL TOTALS	2,340	2,122	2,102	2,036	1,999	1,972	1,903	1,914	1,959	1,889	1,887	1,907	1,910
High School Absolute Change		-395	-20	-66	-37	-27	-69	11	45	-70	-2	20	3
High School Percent Change		-15.69%	-0.94%	-3.14%	-1.82%	-1.35%	-3.50%	0.58%	2.35%	-3.57%	-0.11%	1.06%	0.16%
Ryan High Zone Totals	9,437	7,471	7,259	7,199	7,172	7,192	7,209	7,287	7,388	7,453	7,582	7,689	7,808
Zone Absolute Change		-614	-212	-60	-27	20	17	78	101	65	129	107	119
Zone Percent Change		-7.6%	-2.8%	-0.8%	-0.4%	0.3%	0.2%	1.1%	1.4%	0.9%	1.7%	1.4%	1.5%

*Yellow box = over stated capacity





Summary

- Denton's unemployment rate is currently below 3%.
- The average new home sale price within Denton ISD is \$278,308, a rise of 30% since 2010.
- Denton ISD is on pace to start more than 2,000 homes in 2017.
- Rodriguez Middle School opened this fall with 650 students
- Denton ISD can expect an increase of approximately 3,060 students during the next 5 years.
- 2022/23 enrollment projection: 32,514 students.
- DISD is projected to enroll more than 35,623 students for the 2027/28 school year.