



Denton ISD Quarterly Economic and Housing Analysis 3Q11

Demographics and Planning for School Districts



TEMPLETON
DEMOGRAPHICS

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

Economic Conditions

- Texas gained 248,500 jobs between September 2010 and September 2011. Continuing to lead the nation in job growth.
- The state's unemployment rate has been at or below the national rate for 57 consecutive months.
- DFW 3rd in the nation with 50,200 new jobs as of Aug. 2011
- Unemployment rates - Texas Labor Market Review (Oct)
 - U.S. 8.8%
 - Texas 8.4%
 - DFW 8.3%
 - Denton County 7.5%
 - City of Denton 6.7%
- Denton ISD new housing market showing modest signs of improving.
- National economic picture showing modest improvement with slight 3rd quarter GDP growth, steady housing and progress on the European debt crisis.

National Economic Overview

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

Rank	State	Annual Job Growth	% Change
1	Texas	271,400	2.6%
2	California	166,900	1.2%
3	New York	101,900	1.2%
4	Michigan	71,600	1.9%
5	Ohio	70,200	1.4%
6	Massachusetts	62,800	2.0%
7	Pennsylvania	60,200	1.1%
8	Washington	47,500	1.7%
9	Minnesota	44,600	1.7%
10	Arizona	40,700	1.7%
11	Illinois	39,300	0.7%
12	Oklahoma	39,300	2.6%
13	Florida	36,400	0.5%
14	Utah	33,700	2.9%
15	Wisconsin	31,200	1.1%

Source: Metrostudy - MetroUSA

National Economic Overview

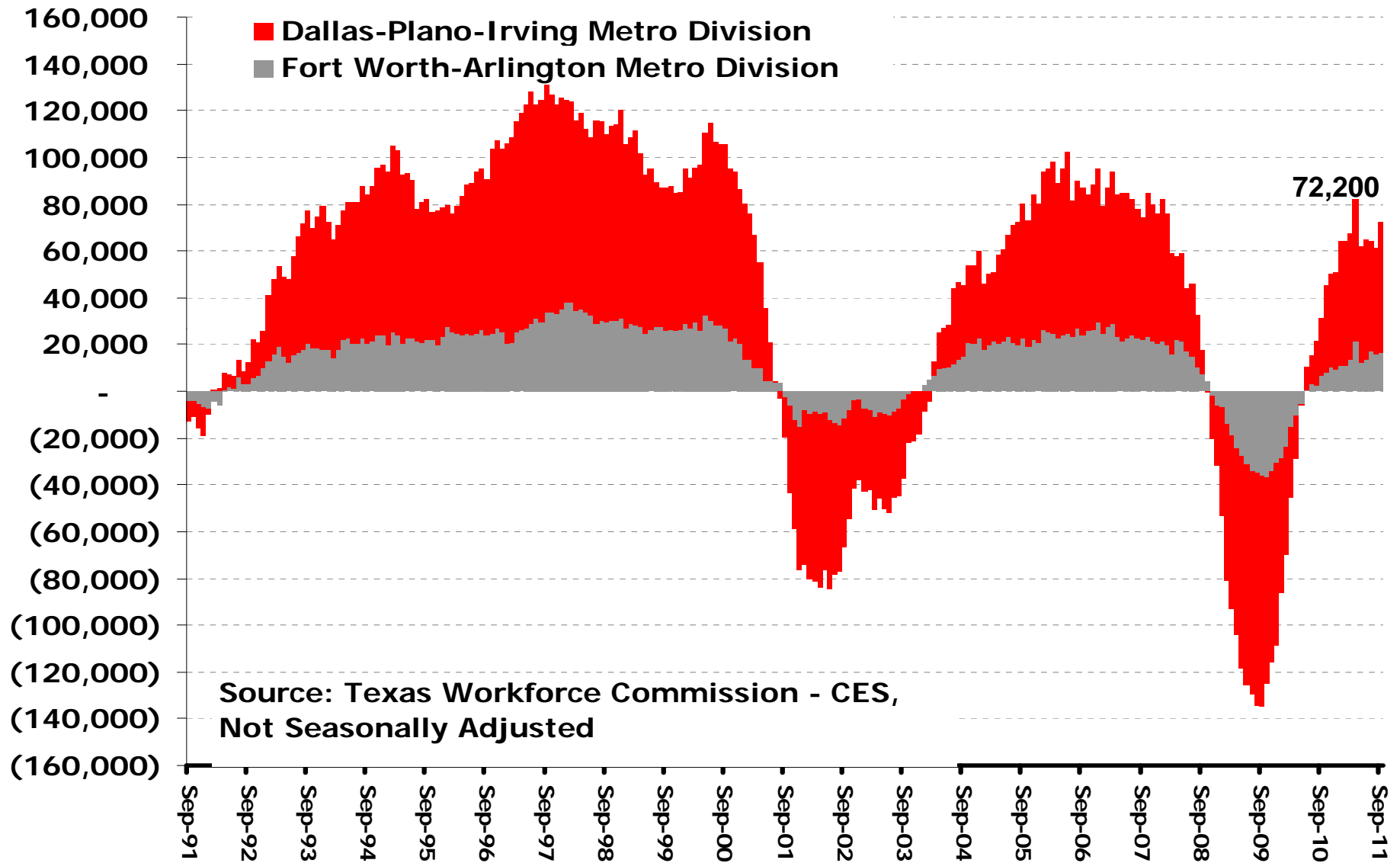
Ranked by Annual Change in Employment – August 2011

Rank	MSA	Total Employment	Job Gains	% Change
1	Houston-Baytown-Sugar Land TX	2,595,600	65,600	2.6%
2	New York-Northern New Jersey-Long Isla	8,316,500	57,400	0.7%
3	Dallas-Fort Worth-Arlington TX	2,915,100	50,200	1.8%
4	Seattle-Tacoma-Bellevue WA	1,669,900	34,800	2.1%
5	Phoenix-Mesa-Glendale, AZ	1,698,600	31,300	1.9%
6	San Jose-Sunnyvale-Santa Clara CA	876,900	29,200	3.4%
7	Minneapolis-St. Paul-Bloomington MN-W	1,717,000	26,300	1.6%
8	Miami-Fort Lauderdale-Miami Beach FL	2,196,500	24,800	1.1%
9	Detroit-Warren-Livonia MI	1,749,500	24,500	1.4%
10	Milwaukee-Waukesha-West Allis WI	832,700	20,700	2.5%
11	Los Angeles-Long Beach-Santa Ana CA	5,093,500	19,900	0.4%
12	Pittsburgh PA	1,142,400	16,900	1.5%
13	Austin-Round Rock-San Marcos, TX	782,100	15,500	2.0%
14	San Antonio-New Braunfels, TX	855,700	15,200	1.8%
15	Tampa-St. Petersburg-Clearwater FL	1,130,100	14,800	1.3%

Source: Metrostudy - MetroUSA

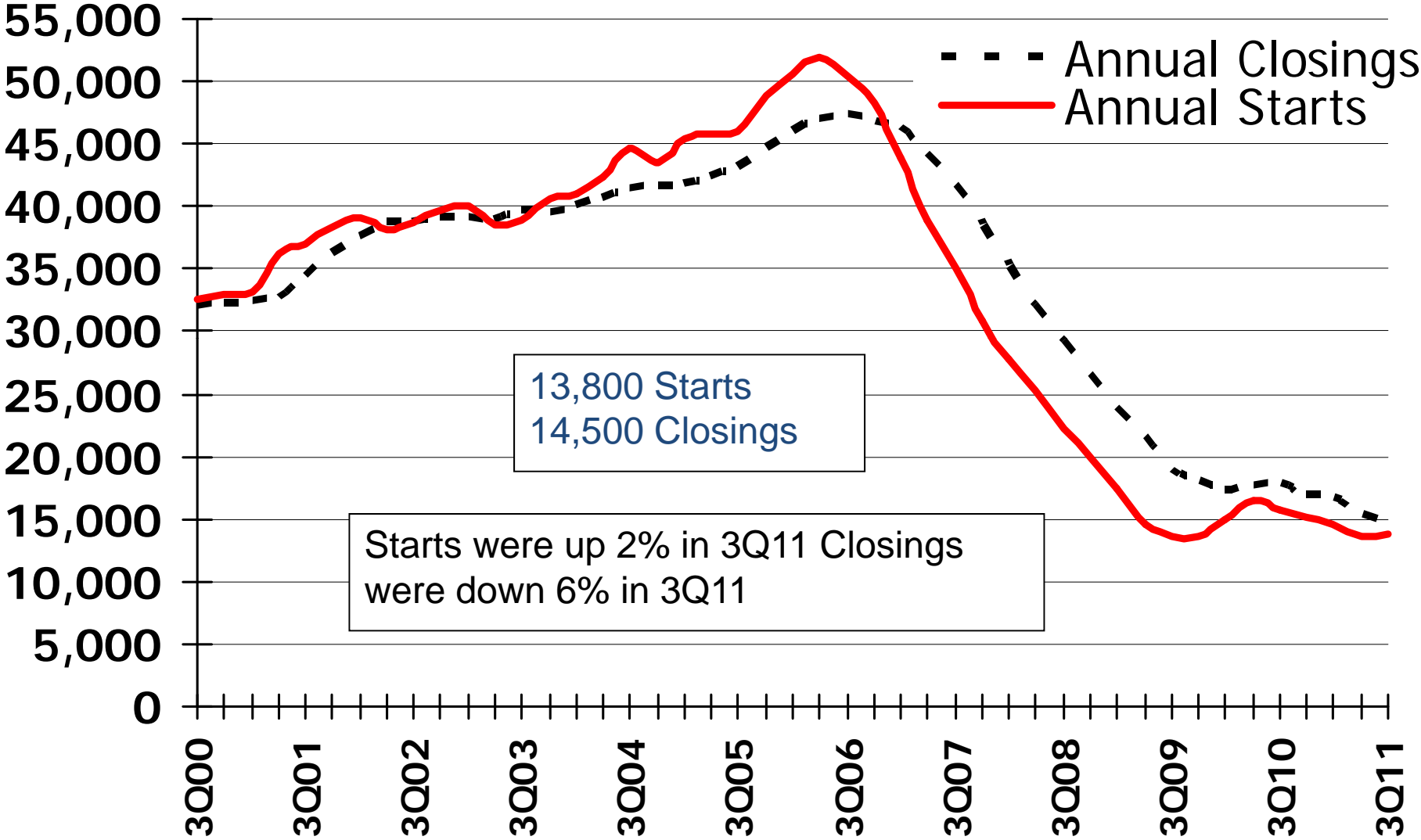
Dallas Fort Worth Market

Annual Job Growth – 20 year history



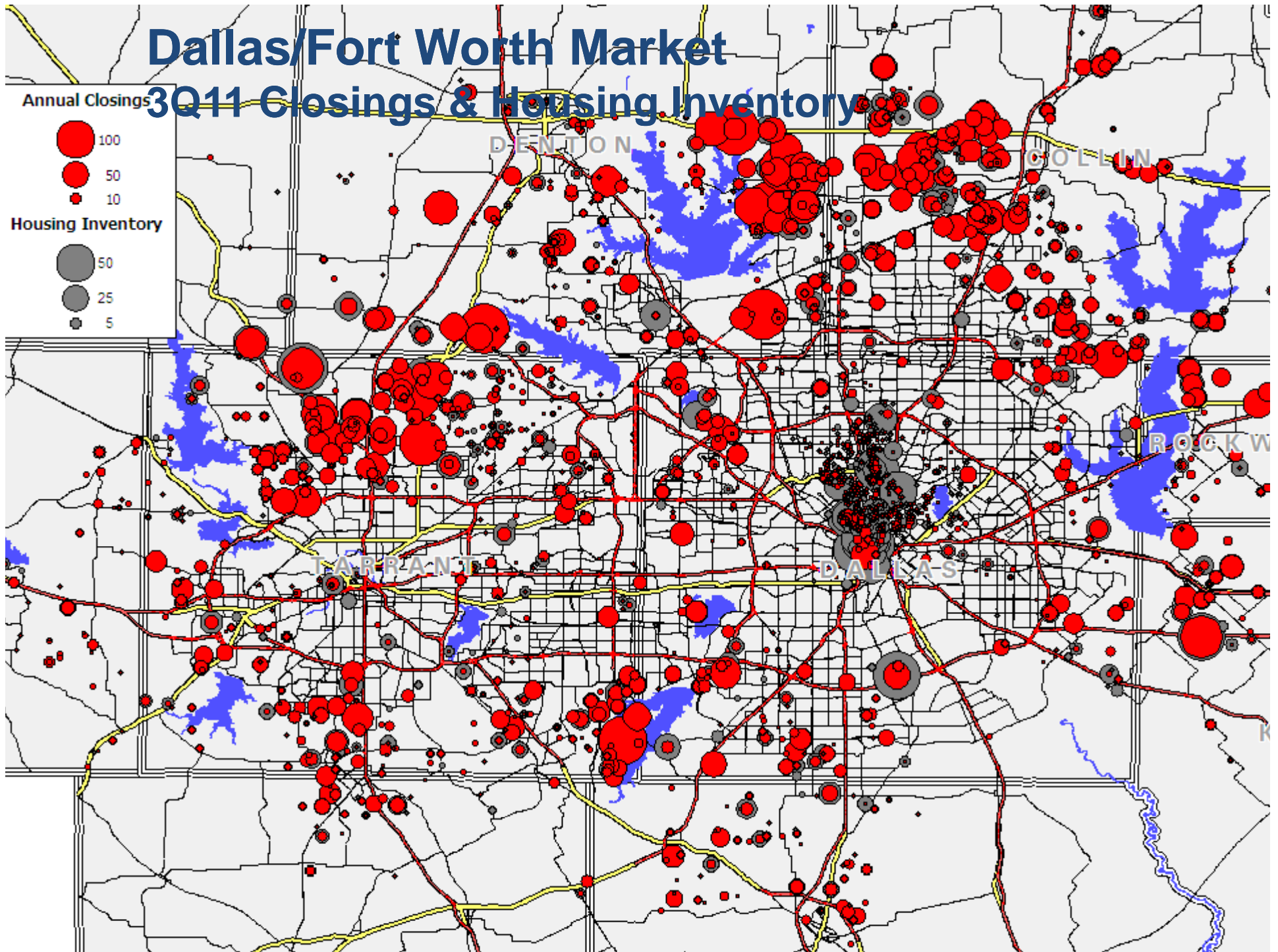
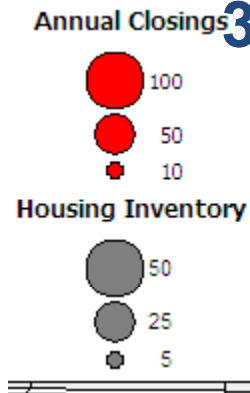
Dallas/Fort Worth Market

Annual Starts and Closings – All Product Types



Dallas/Fort Worth Market

3Q11 Closings & Housing Inventory



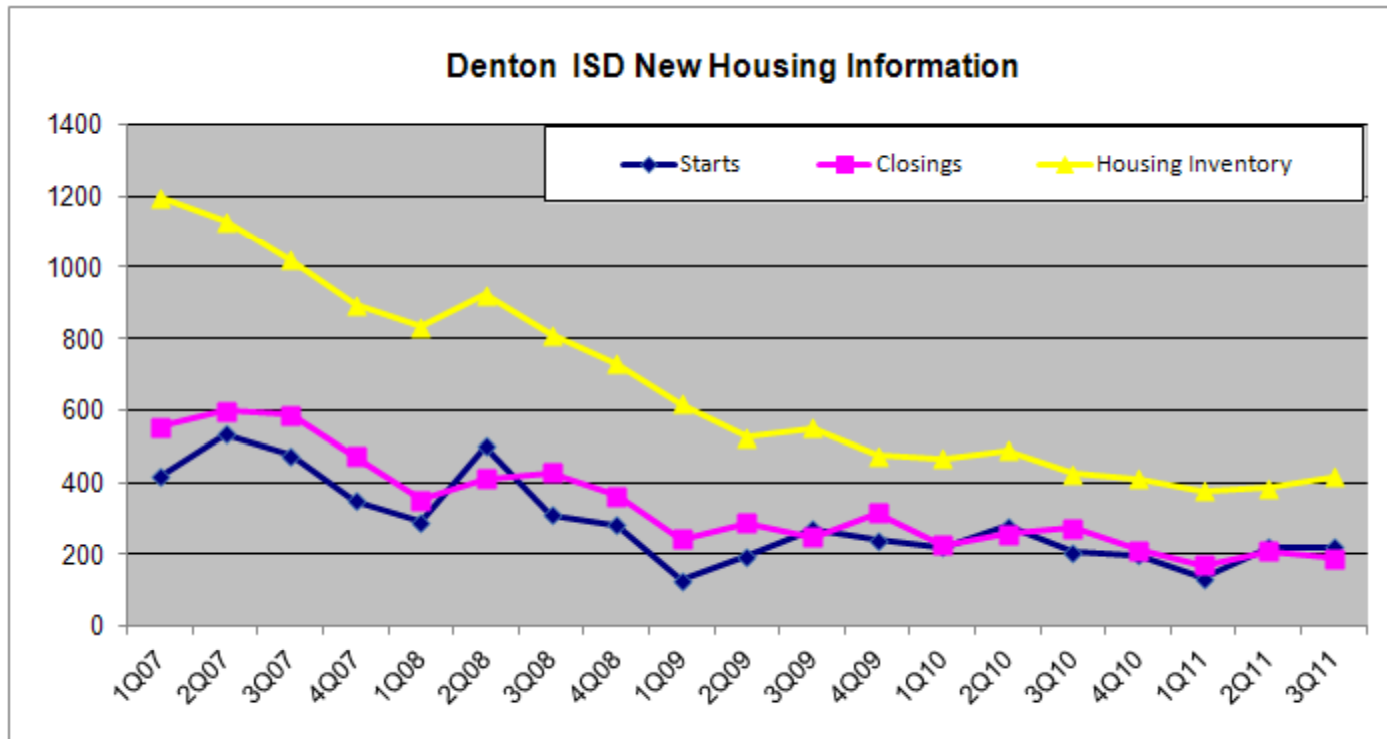
Dallas/Fort Worth Market Apartment Market Summary

- 12,700 units absorbed in the last year, with 7,200 units currently under construction
- Occupancy in DFW rose to 92.9%, up from 92.7% in the second quarter. Occupancy in the stabilized newest communities is 95.4%.
- Rents up 6.1% to 10.5% in the top submarkets.

New Home Ranking Report

<i>Inventory Analysis By School District</i>							
<i>Dallas/Fort Worth</i>							
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>	1,692	1,686	896	6.4	4,143	29.4	11,508
<i>Northwest Isd</i>	973	982	528	6.5	2,741	33.8	30,374
<i>Keller Isd</i>	822	876	427	5.8	2,110	30.8	3,398
4 <i>Denton Isd</i>	769	776	416	6.4	2,825	44.1	14,356
<i>Prosper Isd</i>	635	647	314	5.8	1,673	31.6	13,070
<i>Lewisville Isd</i>	552	566	326	6.9	1,939	42.2	1,411
<i>Mansfield Isd</i>	544	624	271	5.2	1,671	36.9	5,995
<i>Eagle Mt-saginaw Isd</i>	500	516	251	5.8	2,401	57.6	11,916
<i>Dallas Isd</i>	492	706	1,249	21.2	2,653	64.7	6,911
<i>Mckinney Isd</i>	467	456	249	6.6	1,750	45.0	3,447
<i>Little Elm Isd</i>	450	449	200	5.3	1,237	33.0	6,248
<i>Allen Isd</i>	445	492	247	6.0	916	24.7	1,500
<i>Wylie Isd</i>	304	350	168	5.8	707	27.9	1,748
<i>Crowley Isd</i>	297	338	153	5.4	2,534	102.4	8,222
<i>Rockwall Isd</i>	273	292	166	6.8	2,218	97.5	9,694

Denton ISD New Housing Activity

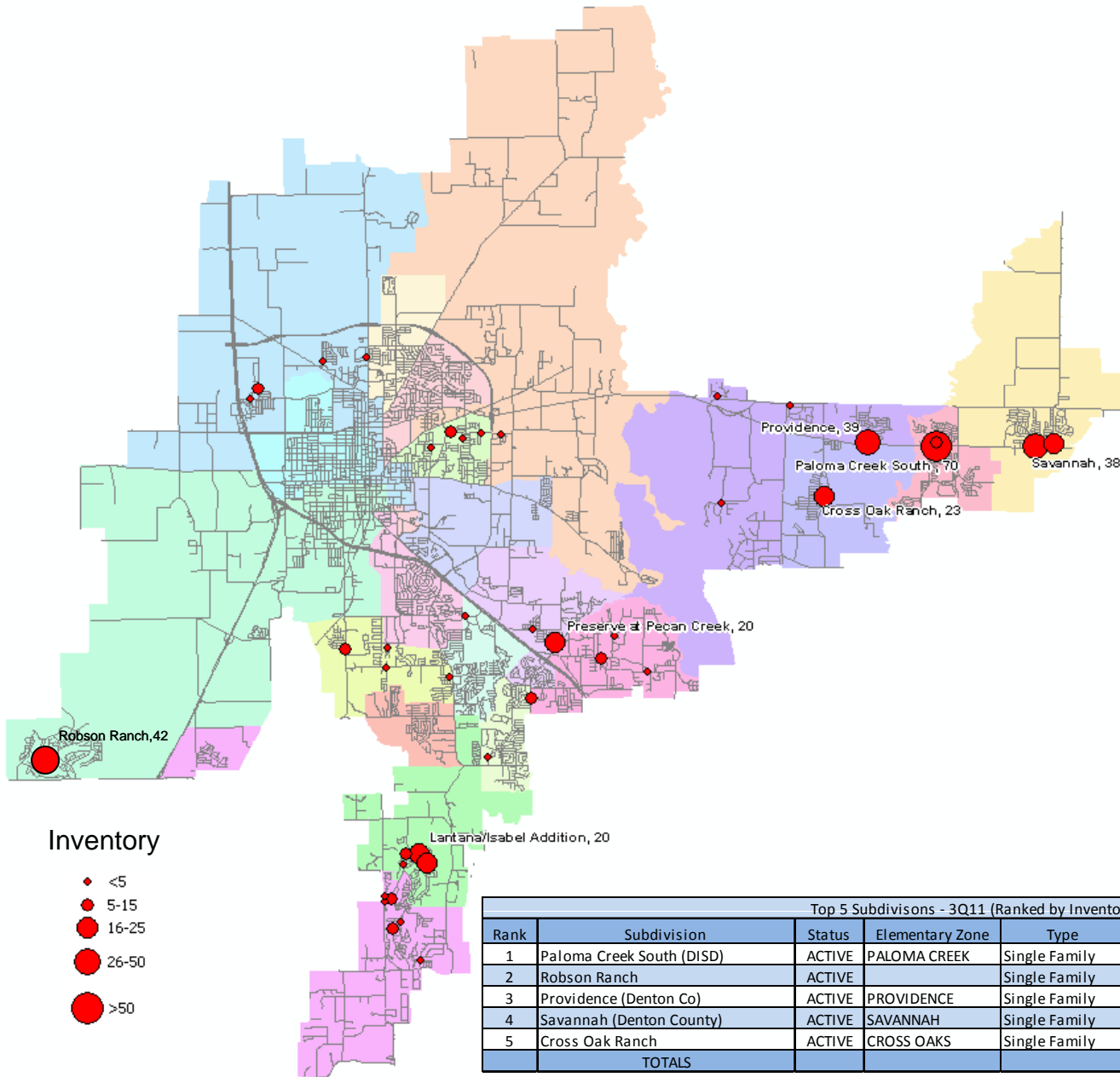


- Starts remained strong as builder confidence grows.
- Closings dropped slightly but should jump over 200 again in 4th quarter.

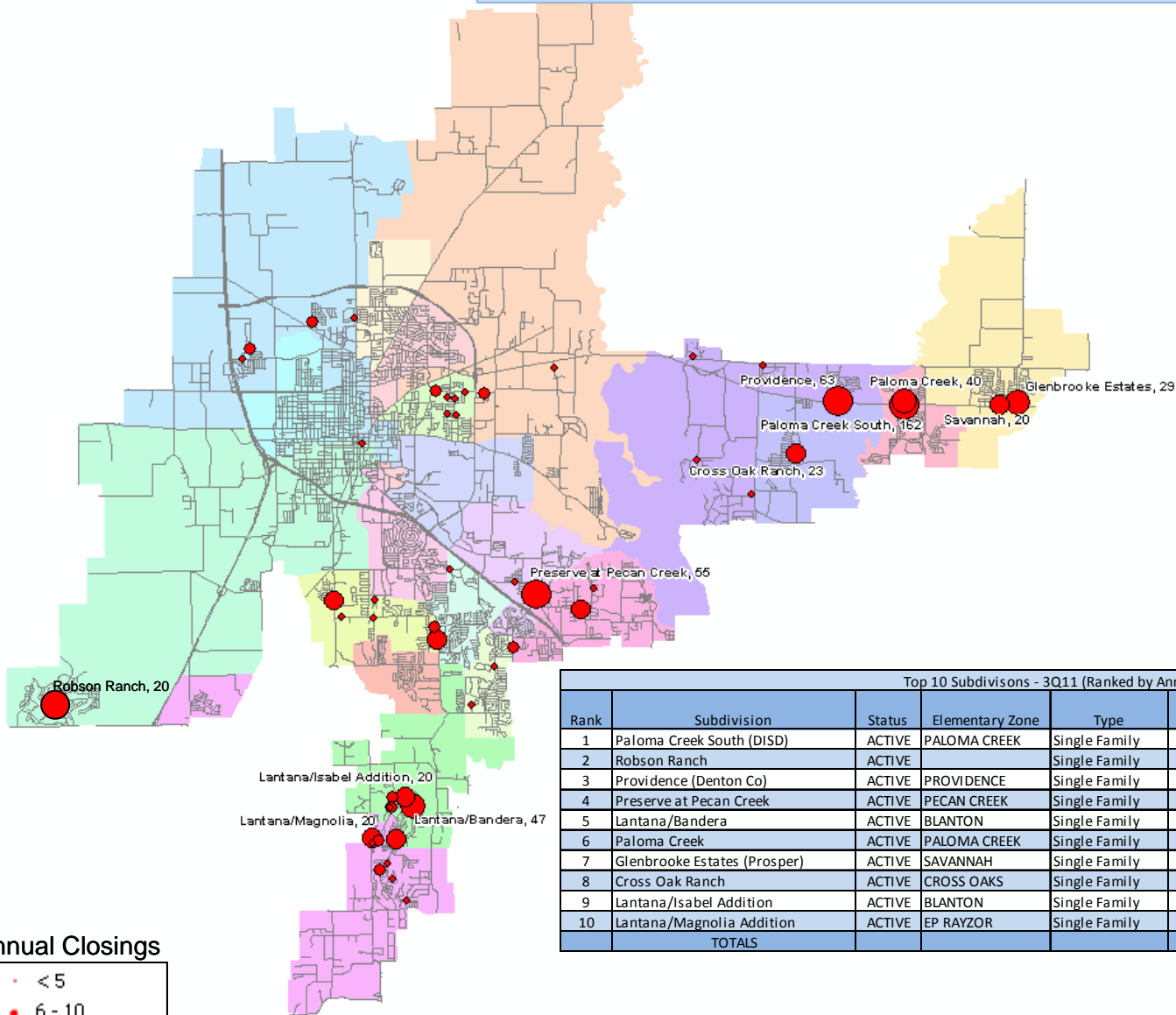
Starts	2007	2008	2009	2010	2011
1Q	415	289	128	219	132
2Q	532	500	195	279	220
3Q	475	310	271	206	219
4Q	348	282	239	196	
Total	1770	1381	833	900	571

Closings	2007	2008	2009	2010	2011
1Q	553	351	242	226	168
2Q	598	410	286	256	209
3Q	586	426	249	272	189
4Q	472	362	315	210	
Total	2209	1549	1092	964	566

Denton ISD – Under Construction/ Finished Vacant, 3Q11



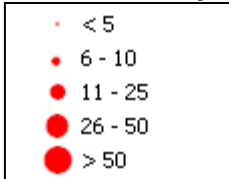
Denton ISD – Annual Closing Distribution, 3Q11



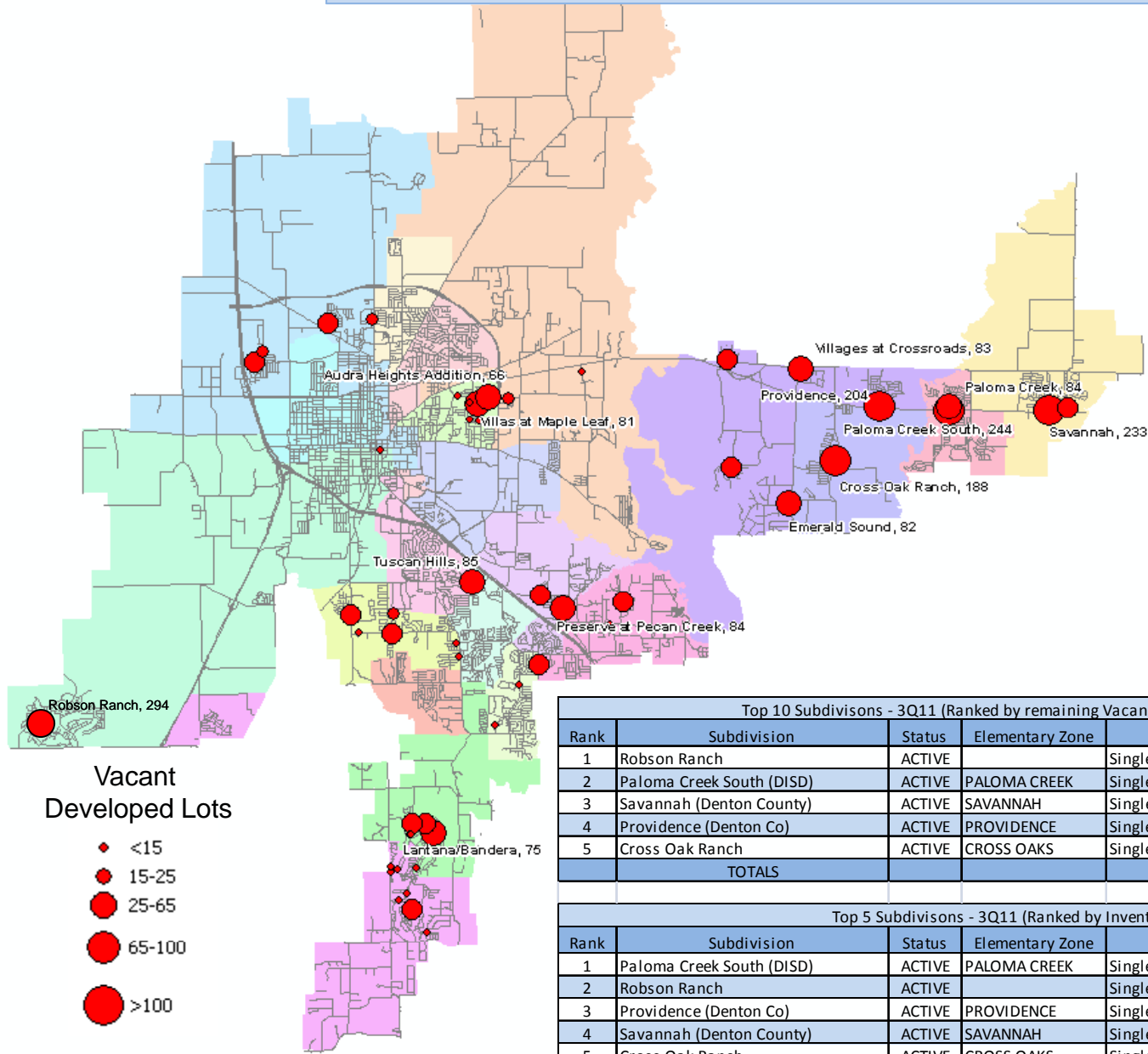
Top 10 Subdivisions - 3Q11 (Ranked by Annual Closings)

Rank	Subdivision	Status	Elementary Zone	Type	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Occ.	Total
1	Paloma Creek South (DISD)	ACTIVE	PALOMA CREEK	Single Family	164	47	162	48	1,367	2,917
2	Robson Ranch	ACTIVE		Single Family	64	20	72	9	1,305	3,193
3	Providence (Denton Co)	ACTIVE	PROVIDENCE	Single Family	68	27	63	14	1,748	2,296
4	Preserve at Pecan Creek	ACTIVE	PECAN CREEK	Single Family	41	8	55	12	656	1,197
5	Lantana/Bandera	ACTIVE	BLANTON	Single Family	43	8	47	13	162	279
6	Paloma Creek	ACTIVE	PALOMA CREEK	Single Family	33	4	40	9	893	1,009
7	Glenbrooke Estates (Prosper)	ACTIVE	SAVANNAH	Single Family	22	6	29	2	199	398
8	Cross Oak Ranch	ACTIVE	CROSS OAKS	Single Family	36	18	23	8	937	1,934
9	Lantana/Isabel Addition	ACTIVE	BLANTON	Single Family	34	13	20	9	64	141
10	Lantana/Magnolia Addition	ACTIVE	EP RAYZOR	Single Family	10	0	20	5	255	308
TOTALS					515	151	531	129	7,586	13,672

Annual Closings



Denton ISD – Vacant Developed Lots/ Future Lots, 3Q11



Top 10 Subdivisions - 3Q11 (Ranked by remaining Vacant Developed Lots)

Rank	Subdivision	Status	Elementary Zone	Type	VDL	Future	Total
1	Robson Ranch	ACTIVE		Single Family	294	1,552	3,193
2	Paloma Creek South (DISD)	ACTIVE	PALOMA CREEK	Single Family	244	1,236	2,917
3	Savannah (Denton County)	ACTIVE	SAVANNAH	Single Family	233	759	2,258
4	Providence (Denton Co)	ACTIVE	PROVIDENCE	Single Family	204	305	2,296
5	Cross Oak Ranch	ACTIVE	CROSS OAKS	Single Family	188	786	1,934
TOTALS					1,163	4,638	12,598

Top 5 Subdivisions - 3Q11 (Ranked by Inventory)

Rank	Subdivision	Status	Elementary Zone	Type	VDL	Future	Total
1	Paloma Creek South (DISD)	ACTIVE	PALOMA CREEK	Single Family	244	1,236	2,917
2	Robson Ranch	ACTIVE		Single Family	294	1,552	3,193
3	Providence (Denton Co)	ACTIVE	PROVIDENCE	Single Family	204	305	2,296
4	Savannah (Denton County)	ACTIVE	SAVANNAH	Single Family	233	759	2,258
5	Cross Oak Ranch	ACTIVE	CROSS OAKS	Single Family	188	786	1,934
TOTALS					1,163	4,638	12,598

Overall Housing Data by Elementary Attendance Zone

ELEM	TYPE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Occupied	Models	Finished Vacant	Under Const.	Inventory	Vacant Dev. Lots	Future	Total
BLANTON Total		103	26	96	31	1,446	5	14	31	50	191	29	1,716
BORMAN Total		0	0	1	0	491	0	0	0	0	7	243	741
CROSS OAKS Total		36	18	23	8	945	1	9	13	23	188	2,003	3,159
EP RAYZOR Total		72	18	69	18	2,032	5	3	24	32	187	1,232	3,483
EVERS Total		20	8	22	12	954	1	5	8	14	135	1,306	2,409
GINNINGS Total		0	0	0	0	304	0	0	0	0	9	378	691
HAWK Total		8	1	8	3	1,977	1	0	1	2	21	115	2,115
HODGE Total		9	4	9	1	312	0	1	3	4	36	2,139	2,491
HOUSTON Total		0	0	0	0	1,460	0	0	0	0	0	393	1,853
LEE Total		20	3	26	1	585	1	4	7	12	188	451	1,236
McNair Total		0	0	0	0	1,518	0	0	0	0	0	0	1,518
N RAYZOR Total		0	0	0	0	0	0	0	0	0	0	100	100
NELSON Total		4	0	2	1	1,903	1	3	0	4	85	6	1,998
Paloma Creek Total		197	51	202	57	2,260	12	34	39	85	328	1,253	3,926
PECAN CREEK Total		41	8	56	12	1,742	4	6	11	21	207	688	2,658
PROVIDENCE Total		75	30	72	15	2,154	3	15	27	45	456	305	2,960
RIVERA Total		0	0	0	0	333	0	0	0	0	0	247	580
RYAN Total		32	6	40	7	1,337	2	4	6	12	132	241	1,722
SAVANNAH Total		58	21	49	9	1,427	6	30	19	55	273	1,630	3,385
STEPHENS Total		30	5	29	5	612	1	7	7	15	88	0	715
WILSON Total		0	0	0	0	594	0	0	0	0	0	45	639
Grand Total		705	199	704	180	24,386	43	135	196	374	2,531	12,804	40,095

Note: Robson Ranch (64 starts and 72 Closings) does not have impact on future enrollment and there development data has not been included above. However there data is included in all other numbers as displayed in this presentation.

Ten-Year Elementary Projections

DENTON INDEPENDENT SCHOOL DISTRICT											
ELEMENTARY SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2020/22
Blanton Elementary School	657	686	702	686	678	671	686	692	699	707	714
Borman Elementary School	452	479	513	576	651	728	789	854	918	995	1,091
Cross Oaks Elementary School	428	446	470	503	536	570	613	667	731	791	857
E P Rayzor Elementary School	771	825	876	949	1,005	1,115	1,222	1,340	1,470	1,612	1,772
Evers Park Elementary School	573	585	592	620	665	705	755	797	835	888	944
Ginnings Elementary School	602	607	615	629	649	632	635	636	638	638	639
Hodge Elementary School	652	676	696	699	730	758	787	815	844	875	906
Houston Elementary School	611	599	587	577	569	562	568	576	584	590	603
Nelson Elementary School	621	636	638	650	650	668	670	666	667	667	663
Lee Elementary School	592	603	594	594	613	596	605	613	618	625	632
McNair Elementary School	567	565	554	558	557	558	566	576	579	584	587
Hawk Elementary School	727	709	691	680	671	681	686	693	697	697	699
Olive Stephens Elementary School	520	522	531	542	546	559	563	570	570	574	575
Paloma Creek Elementary School	691	774	858	939	1,014	1,092	1,158	1,233	1,295	1,350	1,377
Pecan Creek Elementary School	727	740	773	806	841	871	880	902	924	950	978
Providence Elementary School	520	526	532	539	533	545	571	603	626	645	665
Newton Rayzor Elementary School	650	706	751	766	795	797	787	785	782	786	793
Rivera Elementary School	472	474	476	477	475	474	478	485	500	506	510
Savannah Elementary School	527	554	573	625	679	750	822	893	967	1,053	1,132
Ryan Elementary School	545	586	616	614	642	659	656	660	652	646	645
Wilson Elementary School	661	656	664	668	683	694	695	695	699	705	711
Ann Windle School For Young Child	342	344	346	348	350	352	352	352	352	352	352
Gonzalez School For Young Child	351	351	351	351	351	351	351	351	351	351	351
Total Elementary	13,259	13,649	13,999	14,396	14,883	15,388	15,895	16,454	16,998	17,587	18,196
Elementary growth	396	390	350	397	487	505	507	559	544	589	609

Ten-Year Elementary Projections

MIDDLE SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Calhoun Middle School	851	868	860	881	913	962	1,010	1,089	1,128	1,156	1,181
McMath Middle School	823	841	878	913	934	959	993	1,061	1,128	1,188	1,211
Navo Middle School	829	896	978	1,021	1,174	1,254	1,368	1,417	1,534	1,639	1,773
Crownover Middle School	978	1,090	1,179	1,230	1,214	1,185	1,211	1,229	1,286	1,289	1,297
Strickland Middle School	885	905	974	1,023	988	1,027	1,038	1,119	1,118	1,139	1,154
Harpool Middle School	956	1,008	1,096	1,172	1,277	1,301	1,296	1,300	1,360	1,432	1,507
Total Middle School	5,322	5,608	5,965	6,240	6,500	6,688	6,916	7,215	7,554	7,843	8,123
Middle School Growth	206	286	357	275	260	188	228	299	339	289	280
HIGH SCHOOL CAMPUS ENROLLMENT PROJECTIONS											
DENTON ISD	Current	Projections									
Campus Name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2020/22
Denton High School	1,842	1,915	1,922	1,946	1,964	2,071	2,159	2,222	2,361	2,476	2,608
Fred Moore High School	31	36	33	33	34	34	34	34	34	34	34
John Guyer High School	2,137	2,142	2,265	2,368	2,525	2,727	2,906	3,035	3,091	3,141	3,196
Ryan High School	2,185	2,276	2,379	2,486	2,588	2,741	2,889	2,989	3,132	3,271	3,416
Total High School	6,195	6,369	6,599	6,833	7,111	7,573	7,988	8,280	8,618	8,922	9,254
High School growth	222	174	231	234	278	461	415	292	338	304	332
Denton J J A E P	4	4	4	4	4	4	4	4	4	4	4
Juvenile Detention CTR	40	40	40	40	40	40	40	40	40	40	40
Lester Davis School	35	35	35	35	35	35	35	35	35	35	35
TOTAL	24,855	25,705	26,642	27,548	28,573	29,728	30,878	32,028	33,249	34,431	35,652
Student Growth	831	850	938	906	1,025	1,154	1,150	1,150	1,221	1,182	1,221
Percent Growth	3.5%	3.4%	3.6%	3.4%	3.7%	4.0%	3.9%	3.7%	3.8%	3.6%	3.5%

Summary

- Texas economy is still the best place to be for employment
- DFW outlook continues to be among the top job producers in the country.
- Denton ISD new housing market experienced a solid jump in 3rd quarter starts and closings.
- Denton ISD new housing market in-line to produce over 750 new homes in 2011.
- Economy showing signs of improving.
- District in position to add 850 additional students fall 2012 with district enrollment of 25,705.
- District could see enrollment growth of 4,873 students by 2016 with district enrollment of 29,728.