



Denton ISD Quarterly Economic and Housing Analysis 1Q11

Demographics and Planning for School Districts



TEMPLETON
DEMOGRAPHICS

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



Economic Conditions

- Texas gained more than 251,100 jobs between March 2010 and March 2011. Continuing to lead the nation in job growth.
- Denton County increased by 229,638 since 2000 census.
- The state's unemployment rate has been at or below the national rate for 50 consecutive months.
- DFW leading the nation with 69,000 new jobs as of March 2011.
- Unemployment rates - Texas Labor Market Review (March)
 - U.S. 9.2%
 - Texas 8.1%
 - DFW 8.1%
 - Tarrant County 8.1%
 - Denton County 7.4%
 - City of Denton 6.4%
- New housing market continues to struggle with tight lending requirements.
- 2011 housing market will look similar to the 2009 market

National Economic Overview

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

Rank	State	Annual Job Growth	% Change
1	Texas	237,300	2.3%
2	California	191,000	1.4%
3	Pennsylvania	79,800	1.4%
4	Michigan	75,700	2.0%
5	Illinois	75,300	1.4%
6	Ohio	73,200	1.5%
7	New York	58,800	0.7%
8	Florida	44,300	0.6%
9	Virginia	41,000	1.1%
10	Kentucky	38,500	2.2%
11	North Carolina	35,000	0.9%
12	Indiana	31,700	1.2%
13	Washington	31,300	1.1%
14	Tennessee	30,000	1.2%
15	Massachusetts	29,900	1.0%

Source: Metrostudy - MetroUSA

National Economic Overview

Ranked by Annual Change in Employment – March 2011

Rank	MSA	Total Employment	Job Gains	% Change
1	Dallas-Fort Worth-Arlington TX	2,904,300	69,000	2.4%
2	Houston-Baytown-Sugar Land TX	2,559,800	51,800	2.1%
3	Chicago-Naperville-Joliet IL-IN-WI	4,217,400	47,700	1.1%
4	New York-Northern New Jersey-Long Isla	8,247,600	47,300	0.6%
5	Los Angeles-Long Beach-Santa Ana CA	5,138,400	39,500	0.8%
6	Washington-Arlington-Alexandria DC-VA	2,962,000	39,400	1.3%
7	San Diego-Carlsbad-San Marcos CA	1,233,200	24,700	2.0%
8	Seattle-Tacoma-Bellevue WA	1,641,300	22,800	1.4%
9	Detroit-Warren-Livonia MI	1,725,000	22,600	1.3%
10	Milwaukee-Waukesha-West Allis WI	814,900	22,500	2.8%
11	Orlando-Kissimmee-Sanford, FL	1,019,000	20,400	2.0%
12	Miami-Fort Lauderdale-Miami Beach FL	2,212,500	19,600	0.9%
13	Pittsburgh PA	1,120,900	18,200	1.7%
14	San Jose-Sunnyvale-Santa Clara CA	862,900	18,100	2.1%
15	Raleigh-Cary NC	505,100	15,000	3.1%

Source: Metrostudy - MetroUSA

National Economic Overview

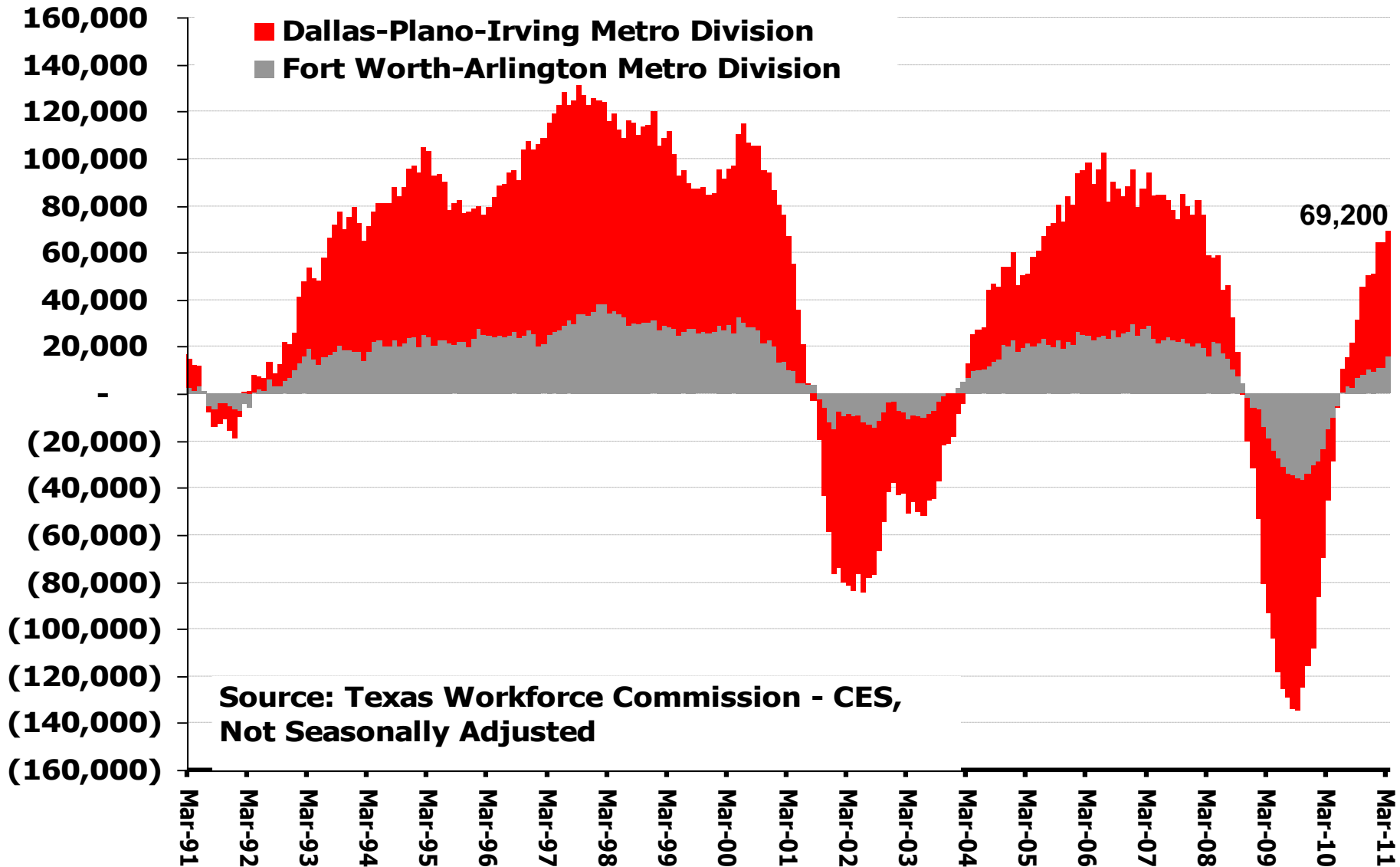
Top 10 MSAs – Ranked by Ann. SF Permits on March 2011

Rank	MSA	Permits	Change
1	Houston-Baytown-Sugar Land TX	20,767	-3,508
2	Dallas-Fort Worth-Arlington TX	13,466	-2,352
3	Washington-Arlington-Alexandria DC-	9,083	-212
4	New York-Northern New Jersey-Long	6,770	-72
5	Phoenix-Mesa-Glendale, AZ	6,456	-3,701
6	Atlanta-Sandy Springs-Marietta GA	6,054	-78
7	Seattle-Tacoma-Bellevue WA	5,816	243
8	Austin-Round Rock-San Marcos, TX	5,807	-1,409
9	Philadelphia-Camden-Wilmington PA-NJ-	4,940	-392
10	San Antonio-New Braunfels, TX	4,621	-1,305

Source: Metrostudy - MetroUSA

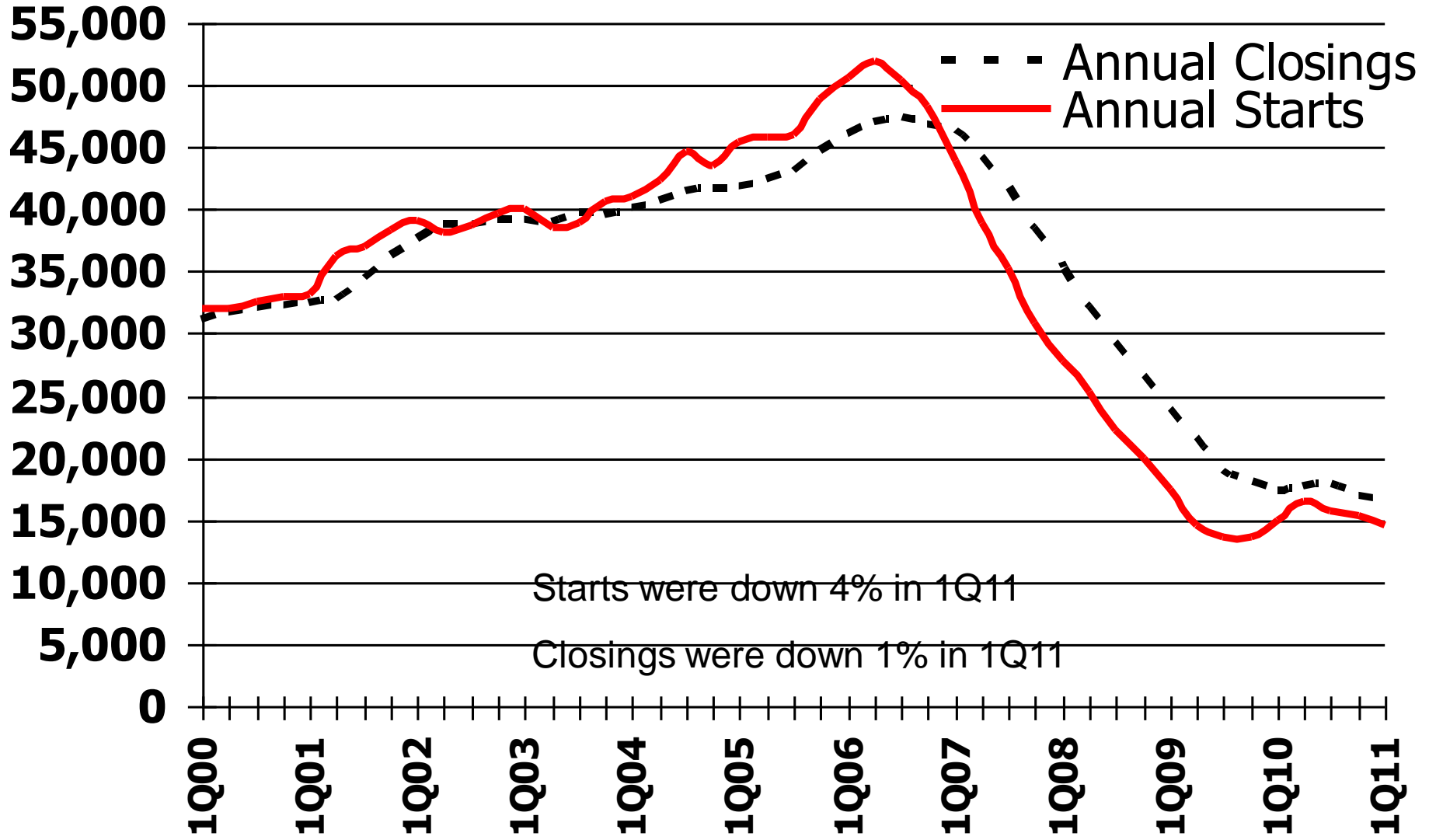
Dallas Fort Worth Market

Annual Job Growth – 20 year history



Dallas/Fort Worth Market

Annual Starts and Closings – 14,600 Starts; 16,700 Closings



New Home Ranking Report

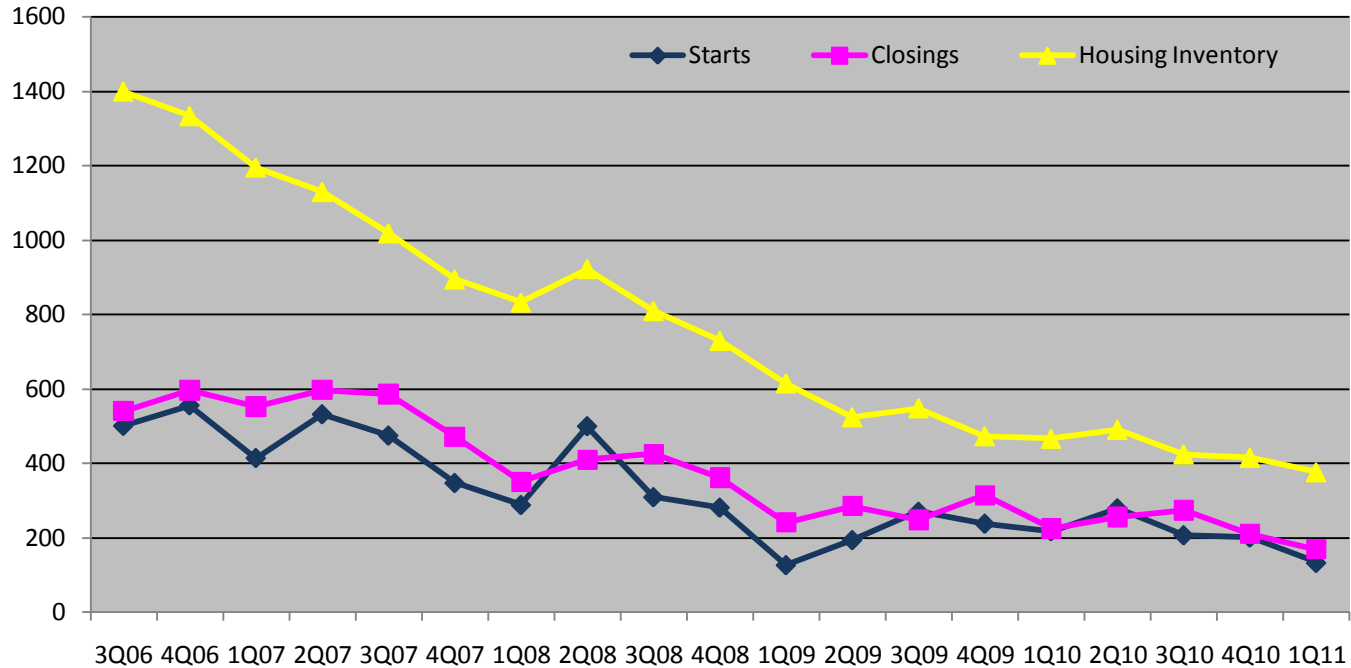
Inventory Analysis By School District

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>	1,604	1,743	803	5.5	4,811	36.0	10,632
<i>Northwest Isd</i>	1,061	1,204	475	4.7	2,862	32.4	26,218
<i>Keller Isd</i>	916	1,054	389	4.4	2,219	29.1	3,531
<i>Denton Isd</i>	820	909	377	5.0	3,069	44.9	14,383
<i>Mansfield Isd</i>	648	716	298	5.0	1,857	34.4	6,112
<i>Lewisville Isd</i>	578	630	276	5.3	2,237	46.4	1,548
<i>Prosper Isd</i>	568	589	271	5.5	1,944	41.1	13,036
<i>Eagle Mt-saginaw Isd</i>	553	616	274	5.3	2,581	56.0	16,759
<i>Dallas Isd</i>	523	915	1,394	18.3	2,725	62.5	6,880
<i>Little Elm Isd</i>	516	487	206	5.1	1,394	32.4	6,434
<i>Mckinney Isd</i>	508	534	252	5.7	1,951	46.1	3,168
<i>Allen Isd</i>	499	538	234	5.2	977	23.5	1,563
<i>Wylie Isd</i>	387	440	184	5.0	866	26.9	1,748

Denton ISD New Housing Activity



- Starts have dropped below 200 for the first time in 9 quarters.
- Closings have dropped below 200 for the first time in 5 years
- Although starts may begin to rebound this summer the closing trend will likely continue to drop following the decline in starts and homes under construction

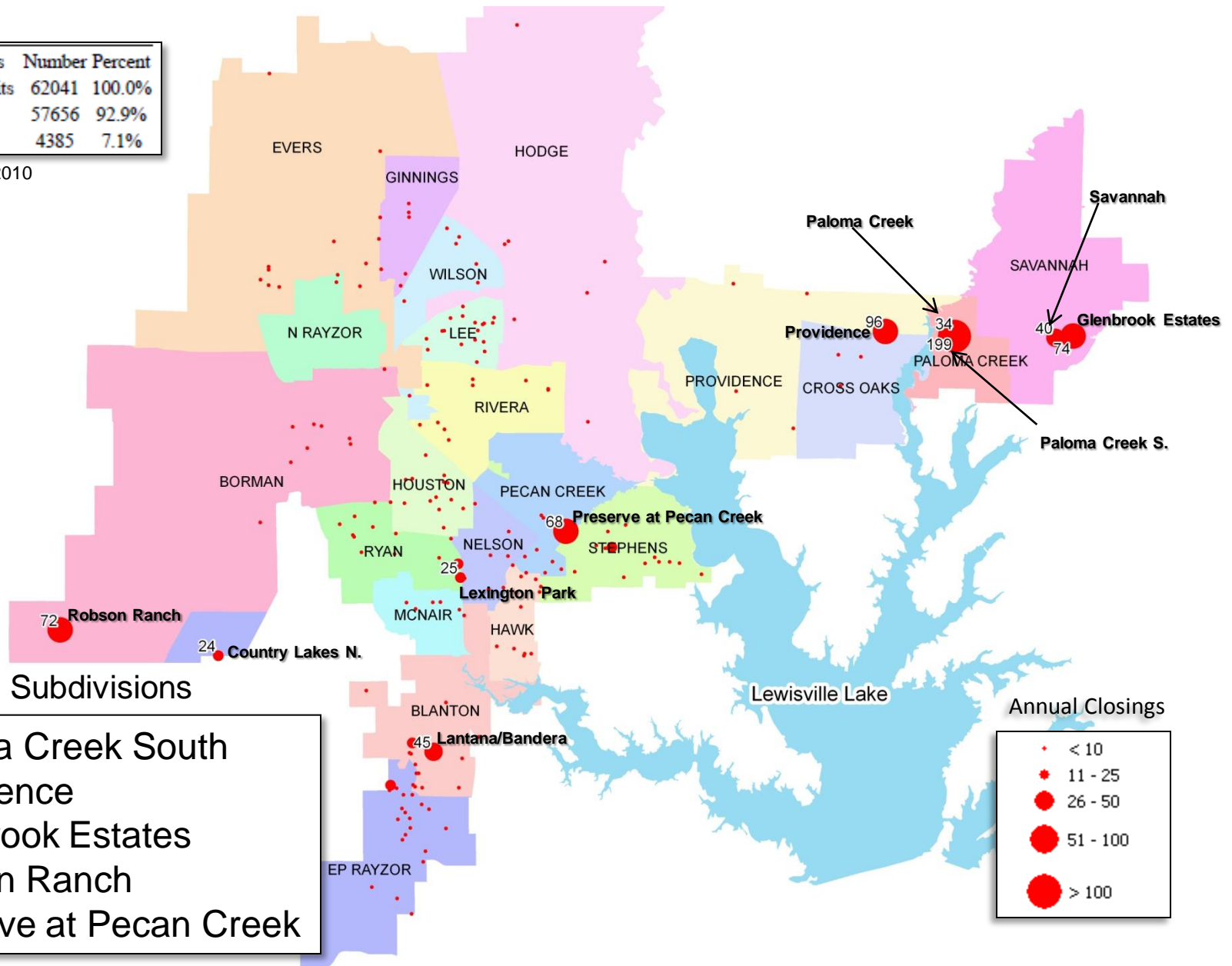
Starts	2006	2007	2008	2009	2010	2011
1Q	-	415	289	128	219	134
2Q	-	532	500	195	280	-
3Q	501	475	310	271	208	-
4Q	556	348	282	239	202	-
Total	1057	1770	1381	833	909	134

Closings	2006	2007	2008	2009	2010	2011
1Q	-	553	351	242	226	170
2Q	-	598	410	286	256	-
3Q	541	586	426	249	274	-
4Q	597	472	362	315	211	-
Total	1138	2209	1549	1092	967	170

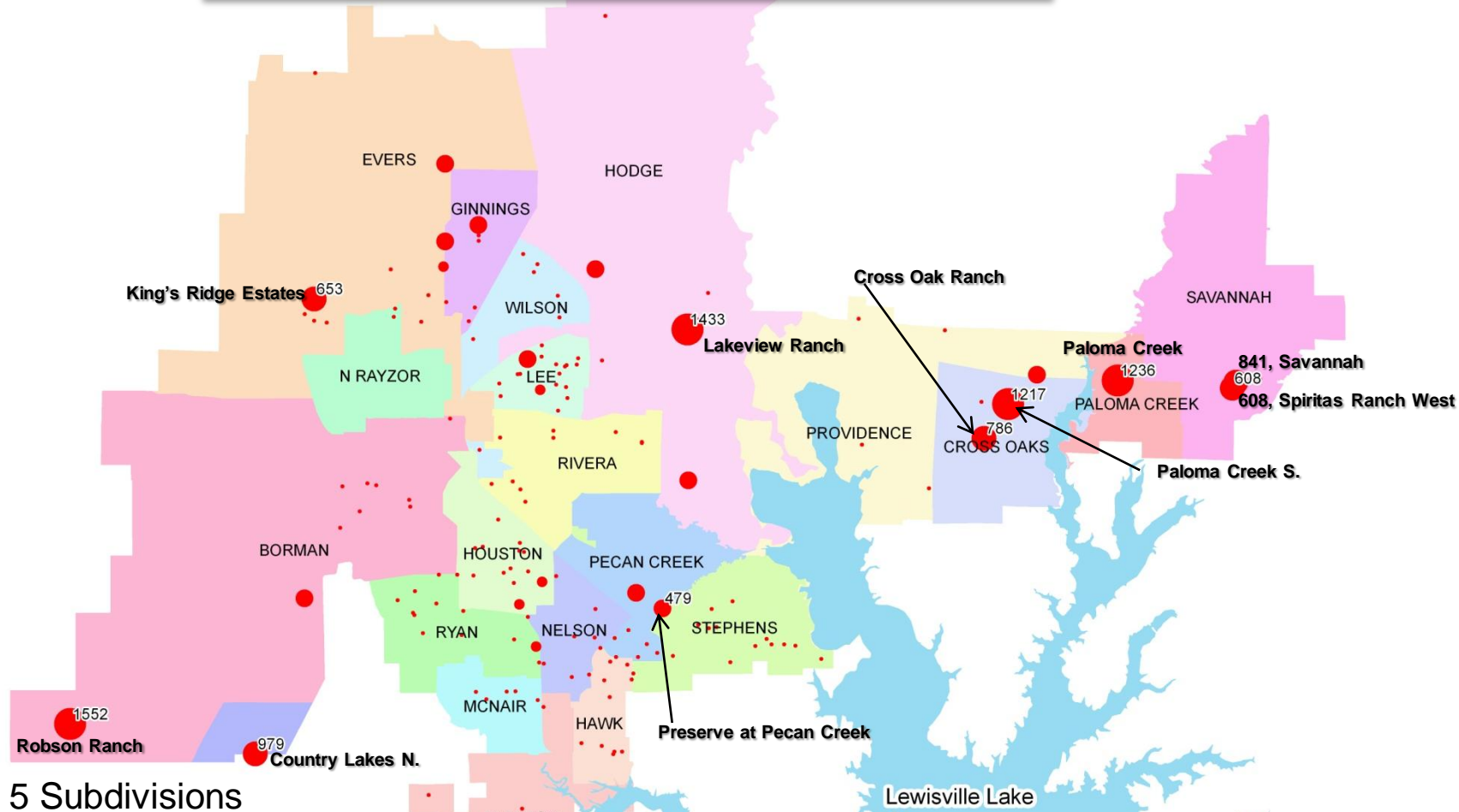
Denton ISD – Annual Closing Distribution, 2011

Occupancy Status	Number	Percent
Total Housing Units	62041	100.0%
Occupied	57656	92.9%
Vacant	4385	7.1%

Source: Census 2010

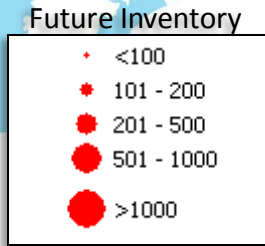


Denton ISD – Future Inventory, 2011



Top 5 Subdivisions

1. Robson Ranch
2. Lakeview Ranch
3. Paloma Creek South
4. Spiritas Ranch West
5. Country Lakes North



Lantana Continues to Develop

- E P Razor and Blanton Elementary Zones
- 14 Active Sections
- 32 Homes under construction
- 23 Finished Vacant
- 270 Vacant Developed Lots
- 235 Future Lots
- **New Sections Announced**



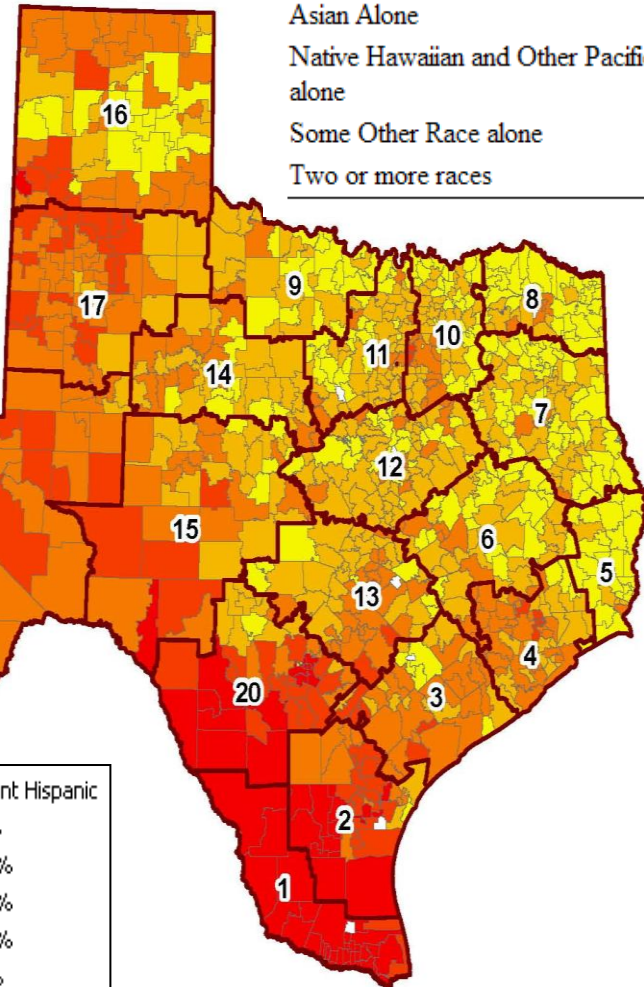
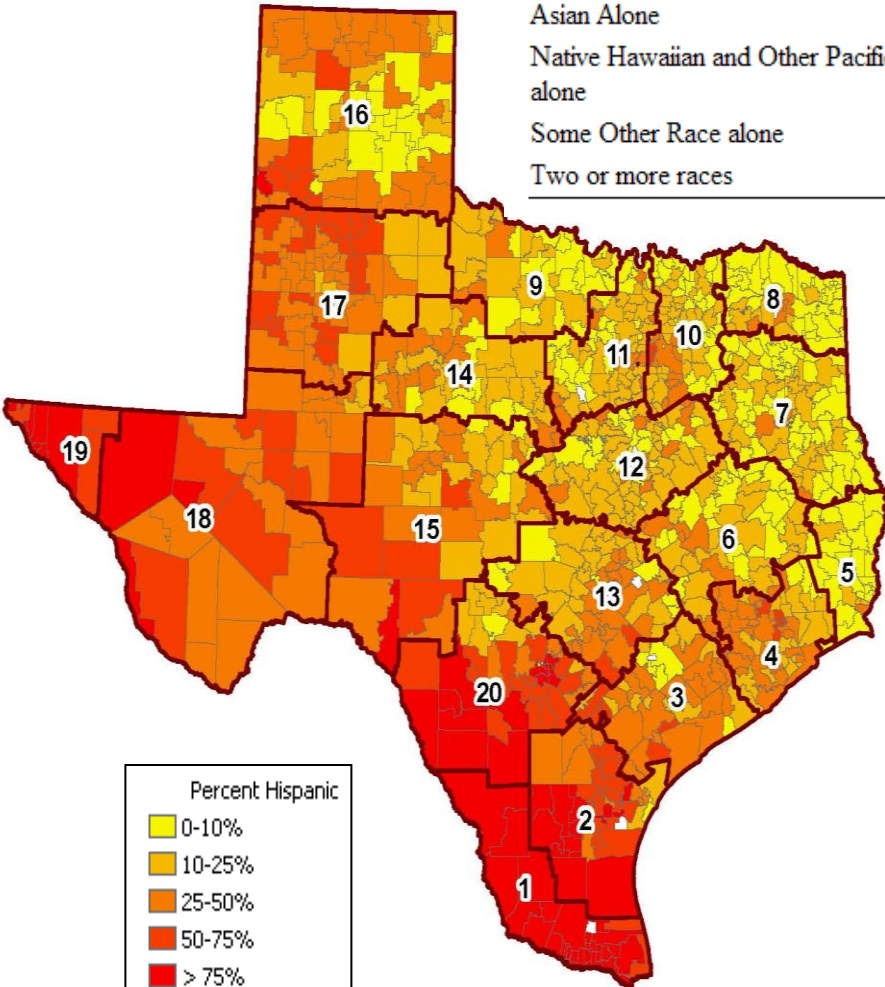
Overall Housing Data by Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Occupied	Models	Finished Vacant	Under Const.	Total Inventory	Vacant Dev. Lots	Future	Total
BLANTON Total	86	16	84	24	1,394	6	13	20	39	192	63	1,688
BORMAN Total	79	13	73	14	1,763	11	8	22	41	335	1,795	3,934
CROSS OAKS Total	18	1	10	7	930	1	11	1	13	213	2,003	3,159
EP RAYZOR Total	79	16	61	16	1,995	4	15	16	35	217	1,154	3,401
EVERS Total	24	1	24	2	940	1	15	2	18	145	1,306	2,409
GINNINGS Total	0	0	0	0	304	0	0	0	0	9	611	924
HAWK Total	9	4	5	0	1,972	0	0	5	5	23	115	2,115
HODGE Total	12	0	9	3	306	0	5	0	5	41	2,139	2,491
HOUSTON Total	0	0	0	0	1,460	0	0	0	0	0	227	1,687
LEE Total	33	4	31	4	575	1	7	9	17	193	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	1	1	4	0	1,902	1	1	0	2	88	0	1,992
PALOMA CREEK Total	232	36	233	44	2,144	14	50	28	92	437	1,253	3,926
PECAN CREEK Total	61	9	70	12	1,716	5	8	8	21	199	730	2,666
PROVIDENCE Total	75	15	109	14	2,120	3	15	14	32	503	305	2,960
RIVERA Total	0	0	0	0	333	0	0	0	0	0	247	580
RYAN Total	36	6	54	8	1,317	2	10	3	15	149	241	1,722
SAVANNAH Total	44	9	114	16	1,413	4	14	8	26	226	1,598	3,263
STEPHENS Total	31	3	24	6	600	1	6	9	16	99	0	715
WILSON Total	0	0	4	0	594	0	0	0	0	0	45	639
Grand Total	820	134	909	170	25,296	54	178	145	377	3,069	14,383	43,125

Robson Ranch is currently the only active subdivision in the Borman Elementary attendance zone but the retirement community does not impact district enrollment.



	Total Population		Hispanic	
	Number	Percent	Number	Percent
Total	25,145,543	100.0%	9,460,916	37.6%
White alone	17,701,535	70.4%	6,304,202	25.1%
Black/African American alone	2,979,597	11.8%	92,773	0.4%
American Indian and Alaska Native alone	170,972	0.7%	90,386	0.4%
Asian Alone	964,596	3.8%	16,170	0.1%
Native Hawaiian and Other Pacific Islander alone	21,656	0.1%	3,736	0.0%
Some Other Race alone	2,628,186	10.5%	2,594,206	10.3%
Two or more races	679,001	2.7%	359,443	1.4%



Year (Oct.)	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	Percent
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	2,079	2,082	2,066	2,108	2,053	1,920	1,911	1,711	1,730	1,844	1,591	1,519	1,336	24,886	862	3.6%
2012/13	936	2,144	2,135	2,118	2,094	2,171	2,086	1,946	1,909	1,736	1,895	1,640	1,543	1,463	25,817	930	3.7%
2013/14	936	2,218	2,202	2,194	2,163	2,168	2,218	2,096	1,956	1,921	1,910	1,705	1,586	1,480	26,753	937	3.6%
2014/15	936	2,312	2,296	2,271	2,248	2,231	2,228	2,219	2,096	1,958	2,103	1,688	1,671	1,518	27,775	1,021	3.8%
2015/16	936	2,417	2,397	2,378	2,326	2,323	2,293	2,239	2,207	2,124	2,127	1,858	1,650	1,616	28,892	1,117	4.0%
2016/17	936	2,511	2,506	2,479	2,433	2,407	2,388	2,266	2,249	2,251	2,317	1,892	1,829	1,585	30,049	1,157	4.0%
2017/18	936	2,606	2,598	2,580	2,534	2,518	2,463	2,391	2,278	2,280	2,454	2,052	1,841	1,759	31,290	1,241	4.1%
2018/19	936	2,704	2,700	2,681	2,640	2,626	2,575	2,450	2,392	2,313	2,478	2,175	2,009	1,774	32,453	1,163	3.7%
2019/20	936	2,798	2,800	2,774	2,744	2,734	2,685	2,569	2,467	2,432	2,514	2,199	2,129	1,931	33,711	1,258	3.9%
2020/21	936	2,895	2,895	2,877	2,836	2,844	2,800	2,663	2,580	2,513	2,637	2,227	2,149	2,046	34,898	1,187	3.5%

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

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%

Summary

- Texas continuing to lead the nation in job growth and population growth.
- New housing will continue to struggle due to tight mortgage qualifications and consumer confidence
- DFW outlook is strong with continued job growth
- Denton ISD new housing market will likely see less than 900 new homes in 2011
- Reviewing 2011 projections.