

*Denton
Independent
School
District*

Quarterly
Report
3Q16



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



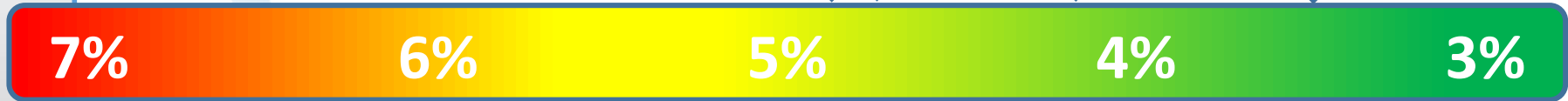
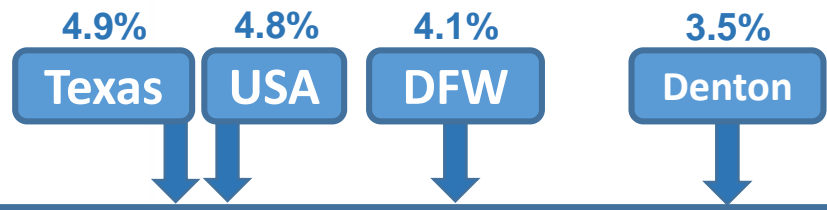
TEMPLETON
DEMOGRAPHICS



Economic Conditions- Dallas-Fort Worth MSA

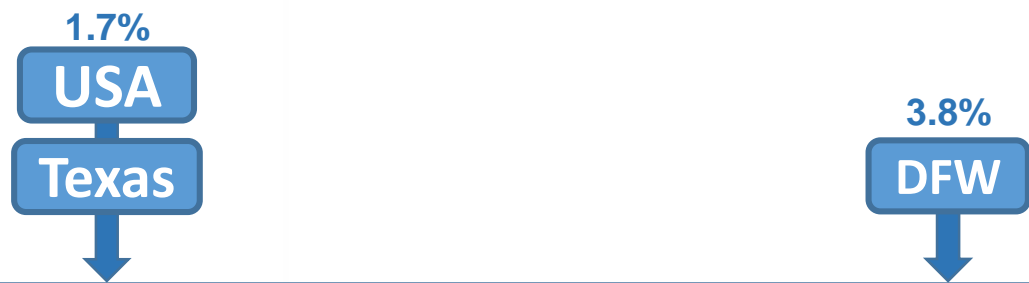
Unemployment Rate

SEPTEMBER 2016



Annual Job Growth Rate

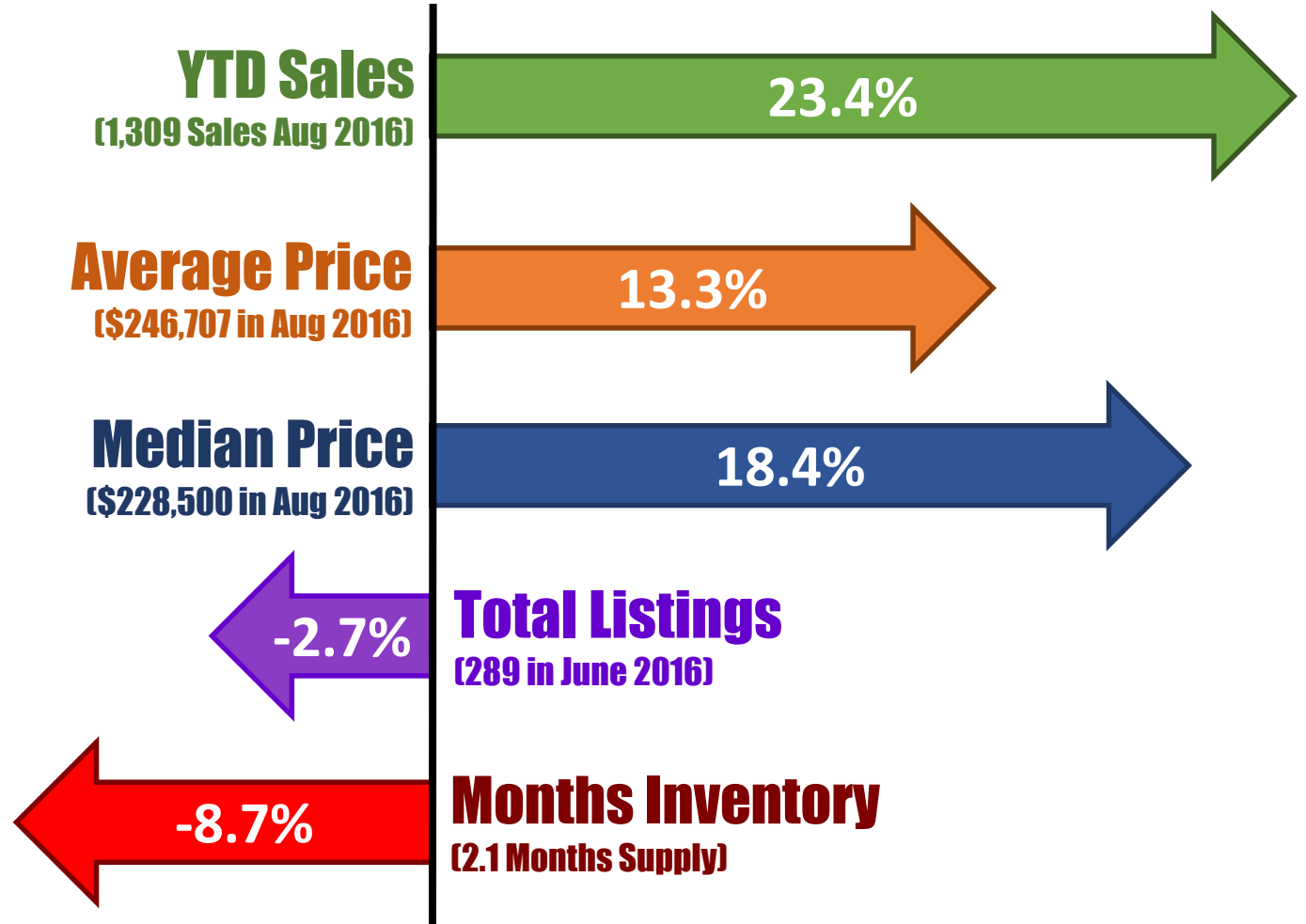
SEPTEMBER 2016





Denton Housing Market

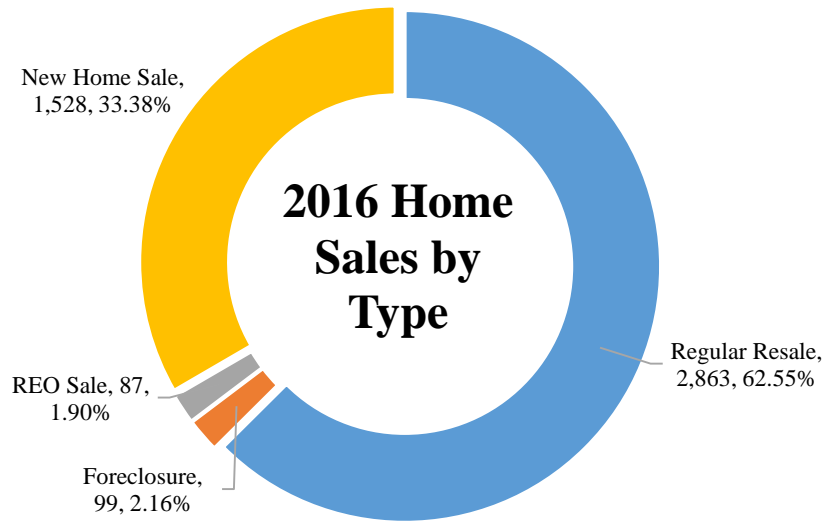
Year-Over-Year Comparisons





Denton ISD Home Sales

January – September 2016 Home Sales by Type



- The district has had more than 4,500 home sales so far in 2016, and roughly a third were of new homes
- The average sale price in 2016 for a new home is \$262,158
- The average sale price in 2016 for an existing home is \$250,748





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,755	2,597	3,637	7,828
2	Denton ISD	2,055**	1,977**	2,400**	29,016*
3	Prosper ISD	2,417	1,814	4,227	28,278
4	Lewisville ISD	1,358	1,295	1,637	3,849
5	Northwest ISD	1,464	1,247	2,112	20,991
6	Little Elm ISD	1,044	1,204	1,381	4,817
7	Dallas ISD	1,361	1,154	2,484	6,010
8	Eagle Mt.-Saginaw ISD	850	906	783	20,462
9	Keller ISD	772	844	931	1,881
10	Rockwall ISD	965	721	1,949	8,143
11	Mansfield ISD	765	674	1,054	6,324
12	Crowley ISD	769	666	612	9,392
13	McKinney ISD	784	625	1,683	5,701
14	Wylie ISD	733	606	889	4,769
15	Forney ISD	611	578	818	14,601
16	Allen ISD	580	497	1,104	1,529
17	Coppell ISD	482	469	728	355
18	Burleson ISD	426	466	564	3,188
19	Plano ISD	476	453	970	2,775
20	Waxahachie ISD	467	435	661	10,064

*Based on additional Templeton Demographics housing research

**Includes age-restricted subdivisions

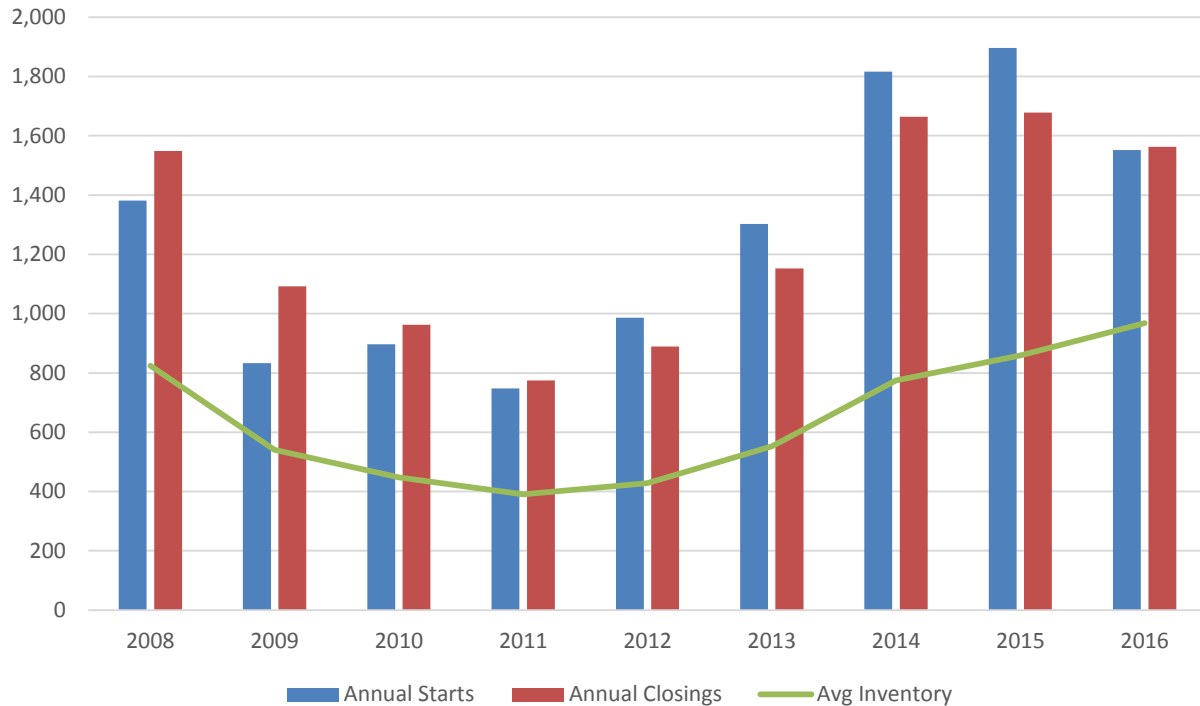
Source: Metrostudy





New Housing Activity

Denton ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	218	133	167	191	434	335	532
2Q	279	221	267	426	466	451	482
3Q	206	217	290	357	457	607	538
4Q	194	177	262	328	459	503	
Total	897	748	986	1,302	1,816	1,896	1,552

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	226	168	189	248	315	340	461
2Q	256	208	228	272	383	474	556
3Q	272	189	218	327	531	450	546
4Q	208	210	254	305	435	414	
Total	962	775	889	1,152	1,664	1,678	1,563

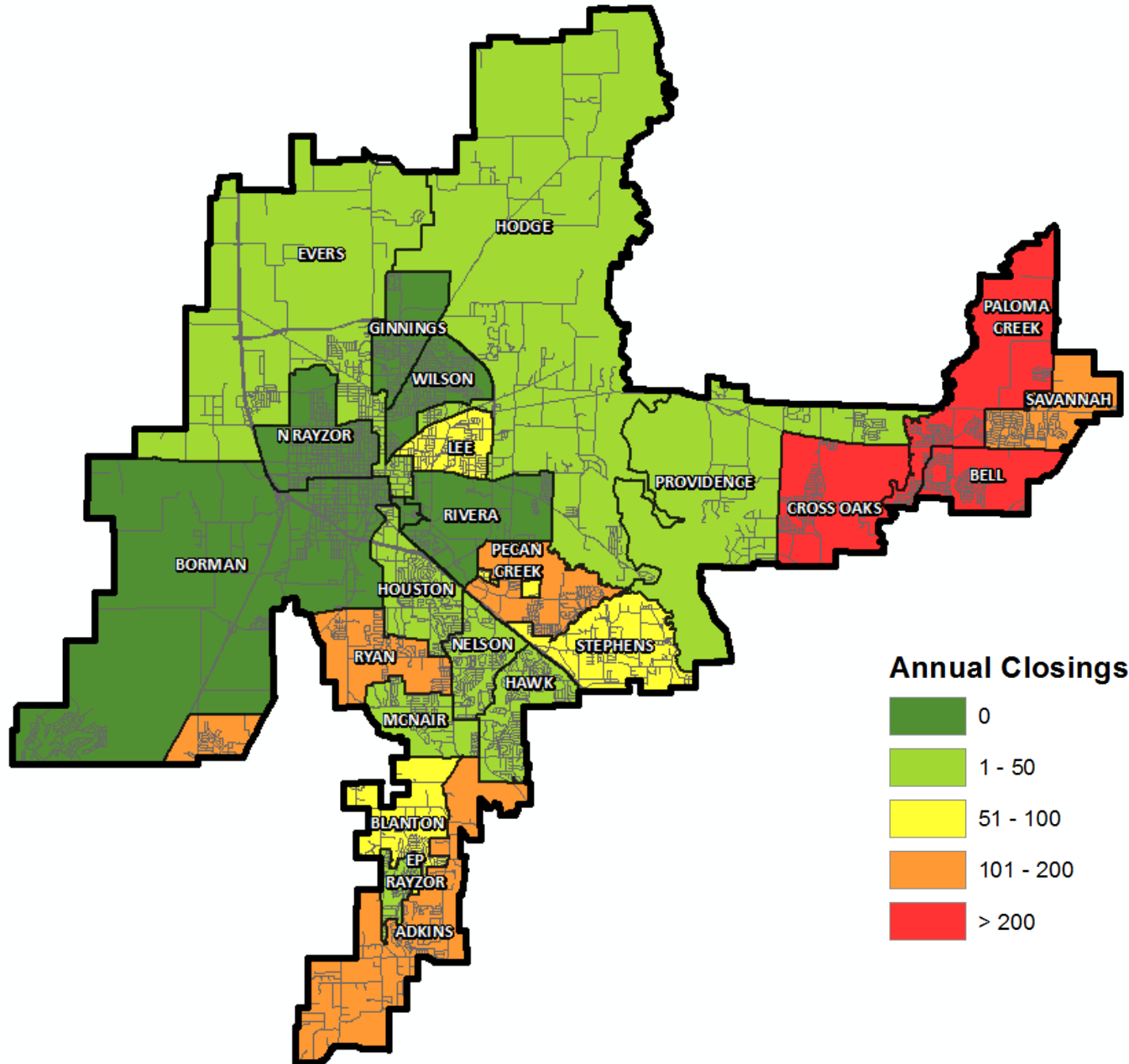
- Denton ISD started 56 more units in the 3rd quarter than in the 2nd quarter of 2016
- 3rd quarter new home closings were up more than 20% over the previous 3rd quarter
- The district is on pace to close more than 1,900 new homes in 2016





Annual Closing Distribution 3Q16

Elementary	Annual Closings
ADKINS	109
BELL	258
BLANTON	69
BORMAN*	0
CROSS OAKS	245
EP RAYZOR	13
EVERS	14
GINNINGS	0
HAWK	35
HODGE	1
HOUSTON	35
LEE	90
MCNAIR	39
N RAYZOR	0
NELSON	18
PALOMA CREEK	257
PECAN CREEK	145
PROVIDENCE	30
RIVERA	0
RYAN	132
SAVANNAH	189
STEPHENS	54
WILSON	0
Grand Totals	1,733



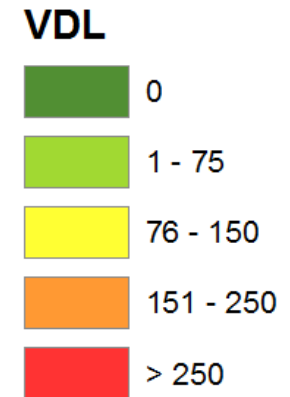
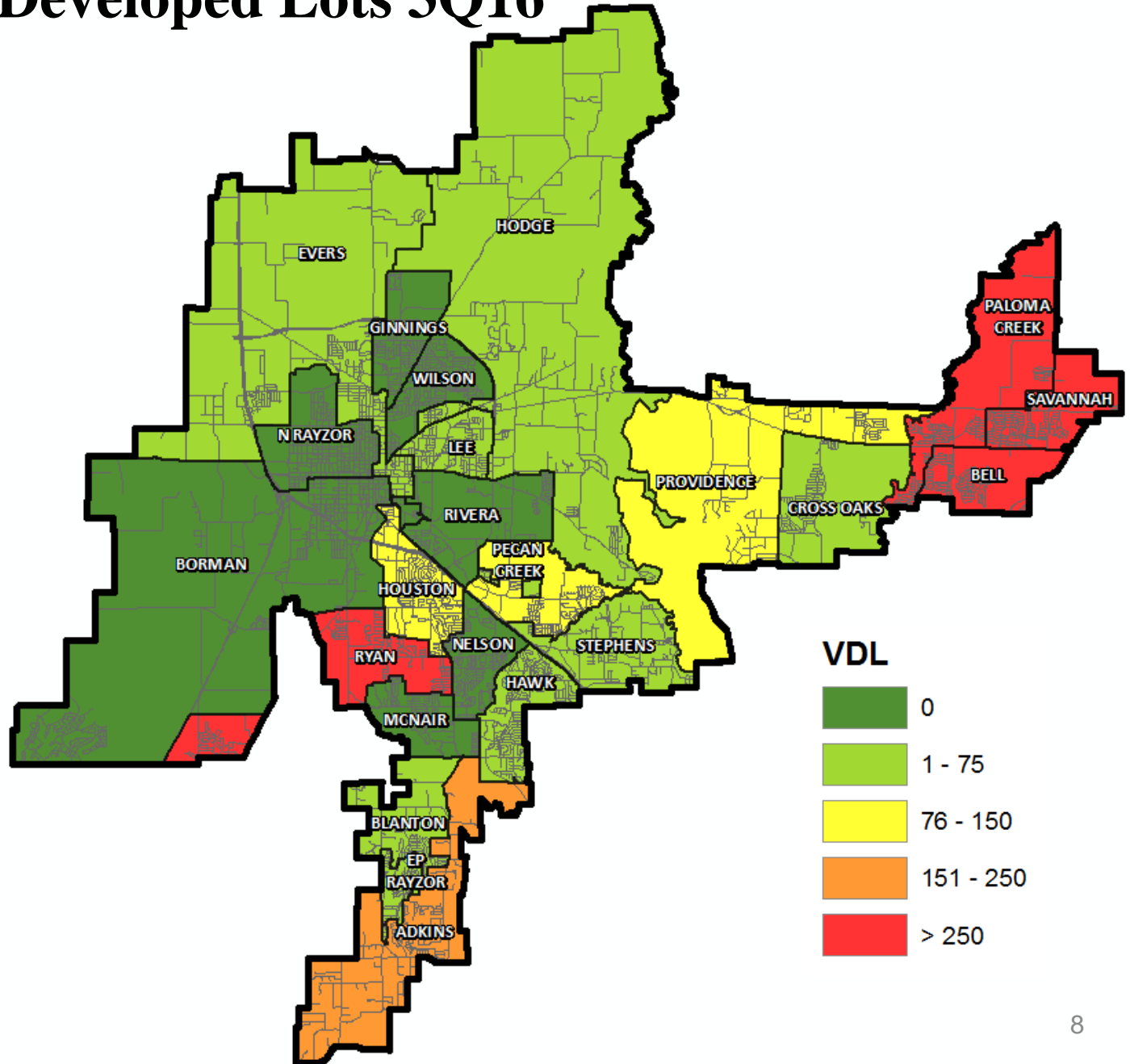
* Does not include age restricted communities





Vacant Developed Lots 3Q16

Elementary	Vacant Dev. Lots
ADKINS	187
BELL	347
BLANTON	22
BORMAN*	0
CROSS OAKS	16
EP RAYZOR	20
EVERS	44
GINNINGS	0
HAWK	10
HODGE	5
HOUSTON	133
LEE	16
MCNAIR	0
N RAYZOR	0
NELSON	0
PALOMA CREEK	454
PECAN CREEK	107
PROVIDENCE	102
RIVERA	0
RYAN	355
SAVANNAH	330
STEPHENS	58
WILSON	0
Grand Totals	2,206



* Does not include age restricted communities

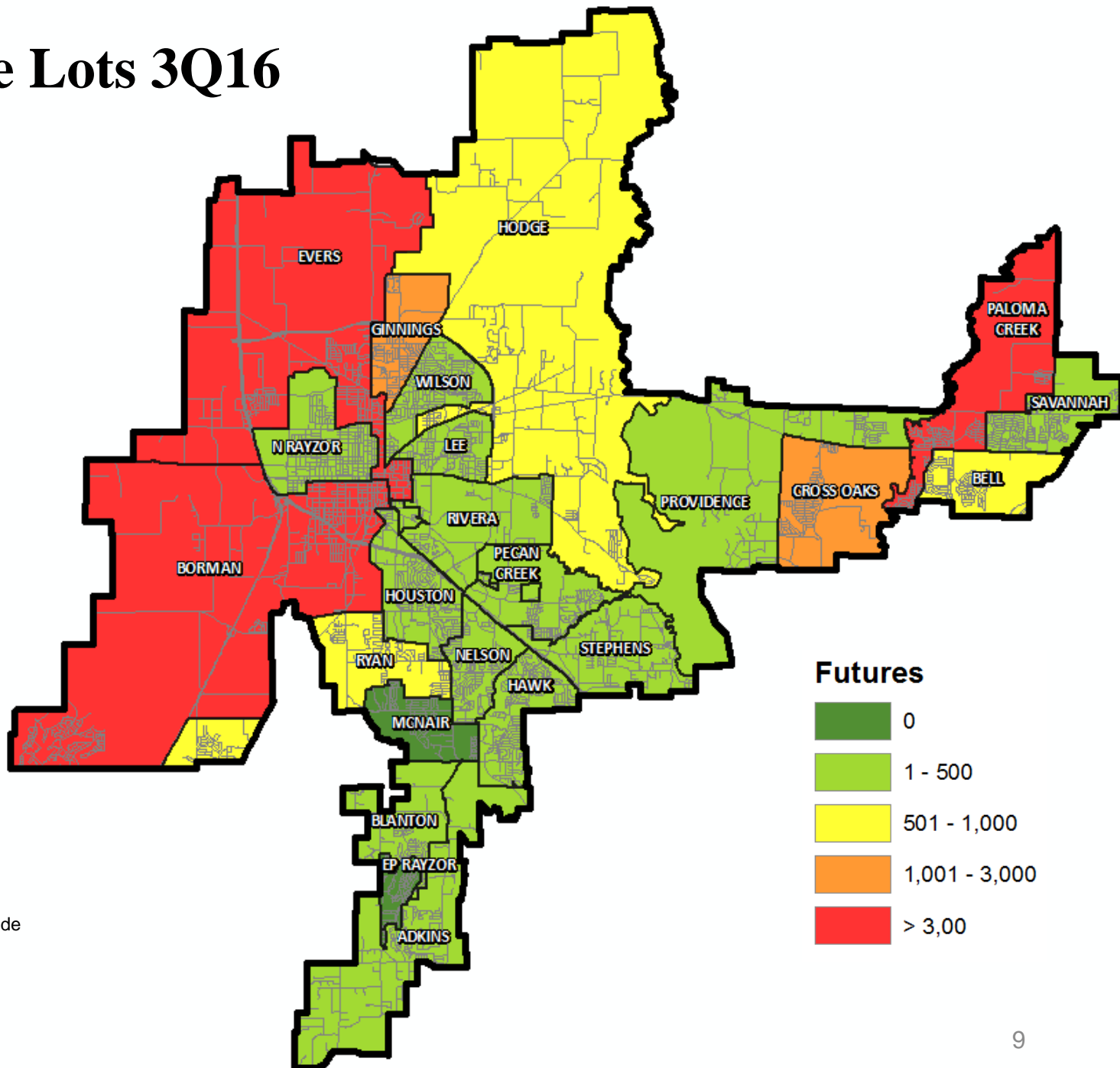




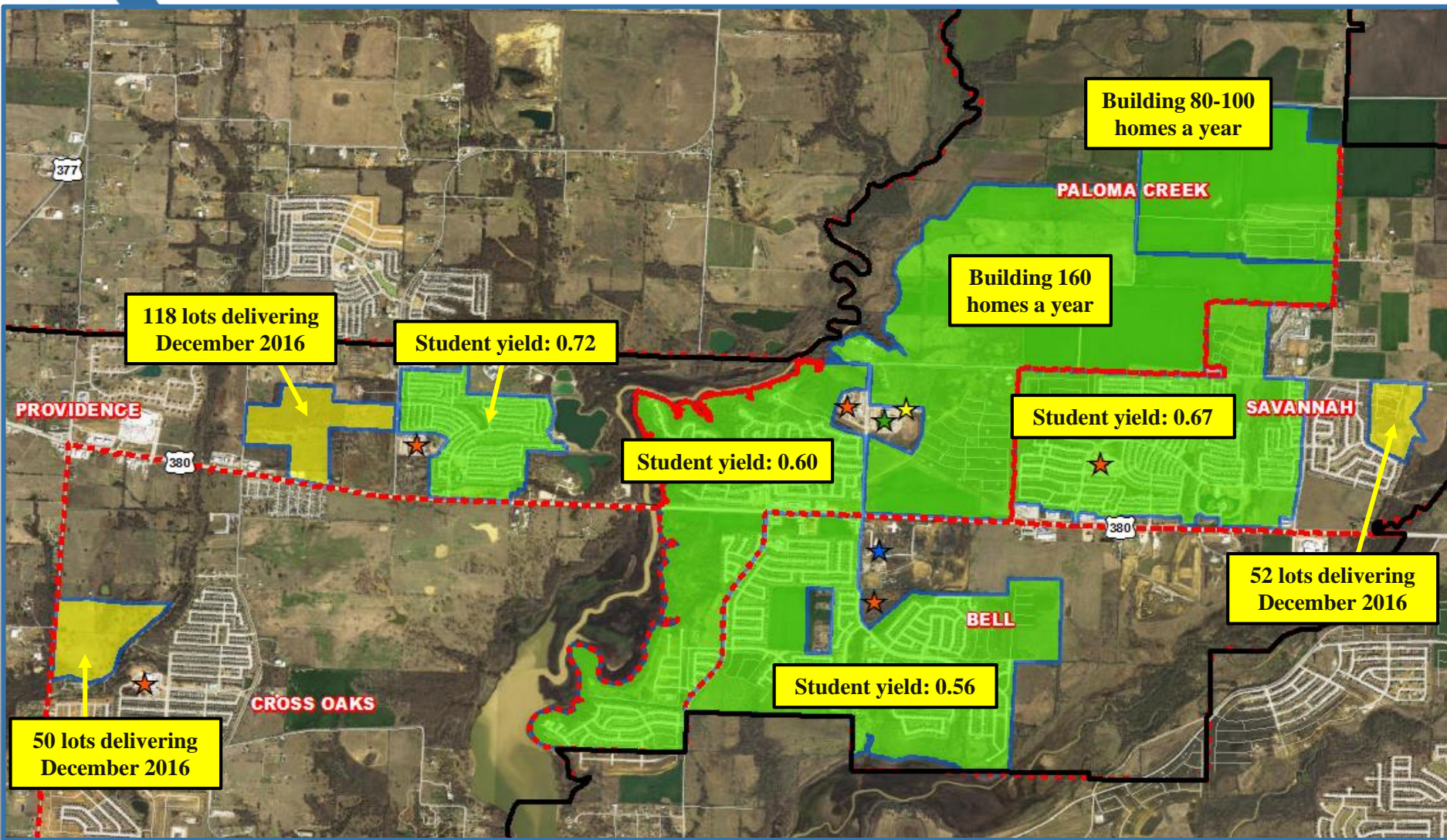
Future Lots 3Q16

Elementary	Future
ADKINS	399
BELL	947
BLANTON	351
BORMAN*	8,946
CROSS OAKS	2,074
EP RAYZOR*	0
EVERS	6,024
GINNINGS	1,358
HAWK	203
HODGE	625
HOUSTON	201
LEE	346
MCNAIR	0
N RAYZOR	251
NELSON	8
PALOMA CREEK	4,516
PECAN CREEK	413
PROVIDENCE	427
RIVERA	243
RYAN	798
SAVANNAH	291
STEPHENS	265
WILSON	330
Grand Totals	29,016

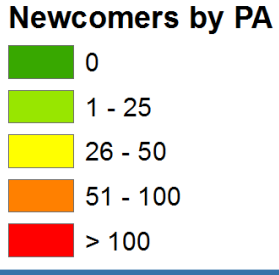
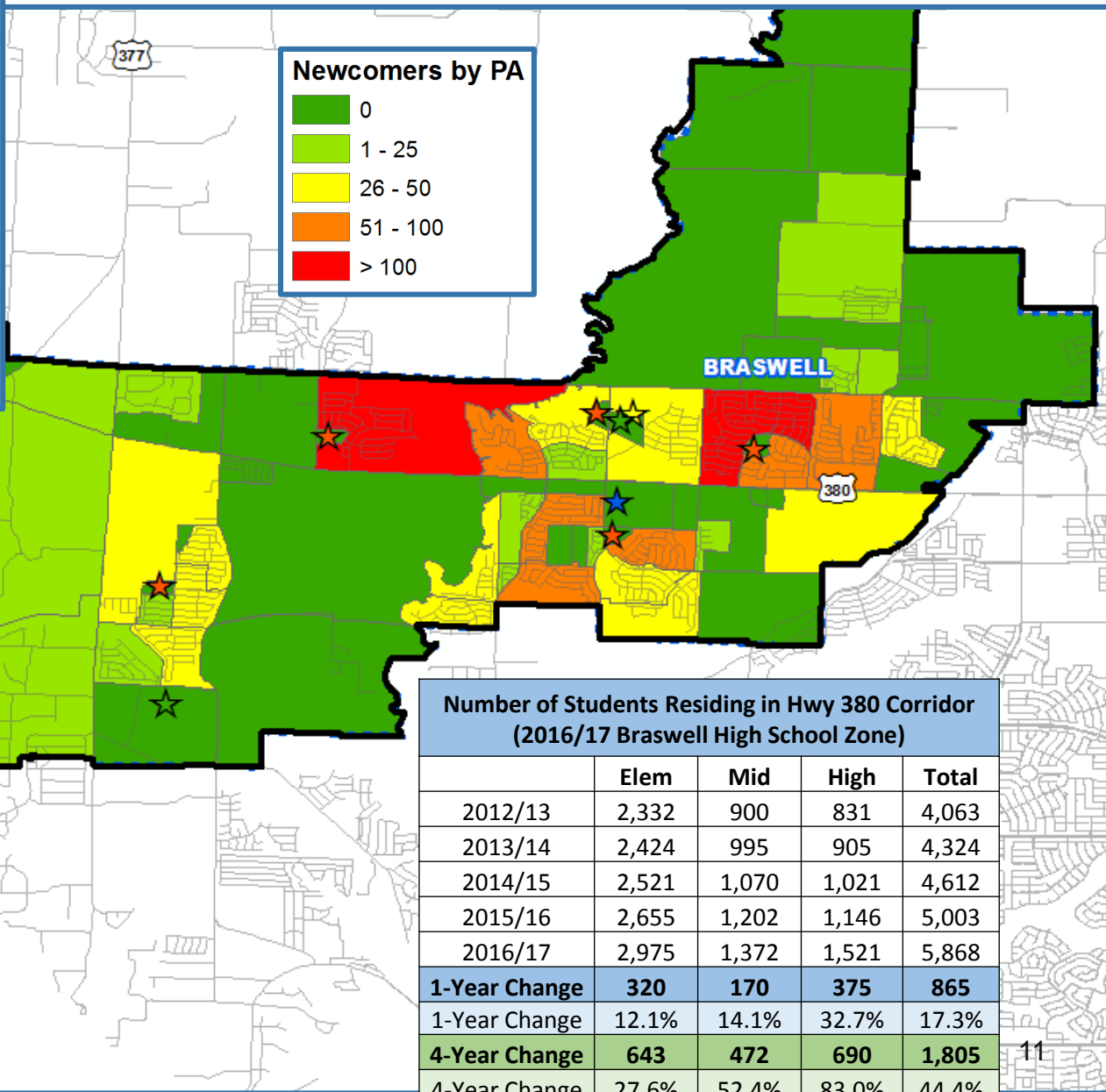
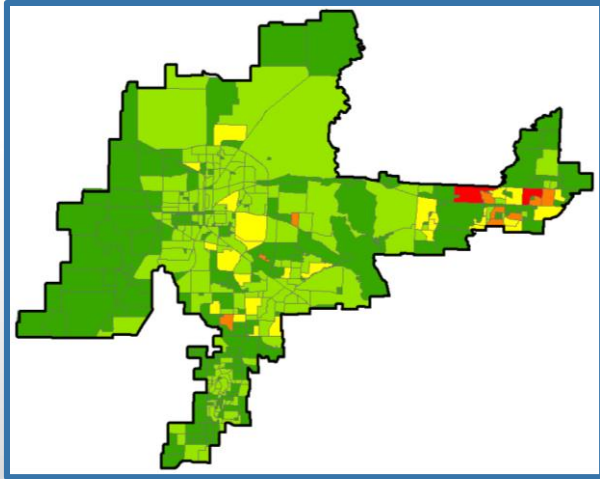
* Does not include age restricted communities



Hwy 380 Corridor Housing Overview



2016/17 Newcomers by Planning Area



Number of Students Residing in Hwy 380 Corridor (2016/17 Braswell High School Zone)				
	Elem	Mid	High	Total
2012/13	2,332	900	831	4,063
2013/14	2,424	995	905	4,324
2014/15	2,521	1,070	1,021	4,612
2015/16	2,655	1,202	1,146	5,003
2016/17	2,975	1,372	1,521	5,868
1-Year Change	320	170	375	865
1-Year Change	12.1%	14.1%	32.7%	17.3%
4-Year Change	643	472	690	1,805
4-Year Change	27.6%	52.4%	83.0%	44.4%





Future Subdivision

Windsor Oaks

Windsor Oaks

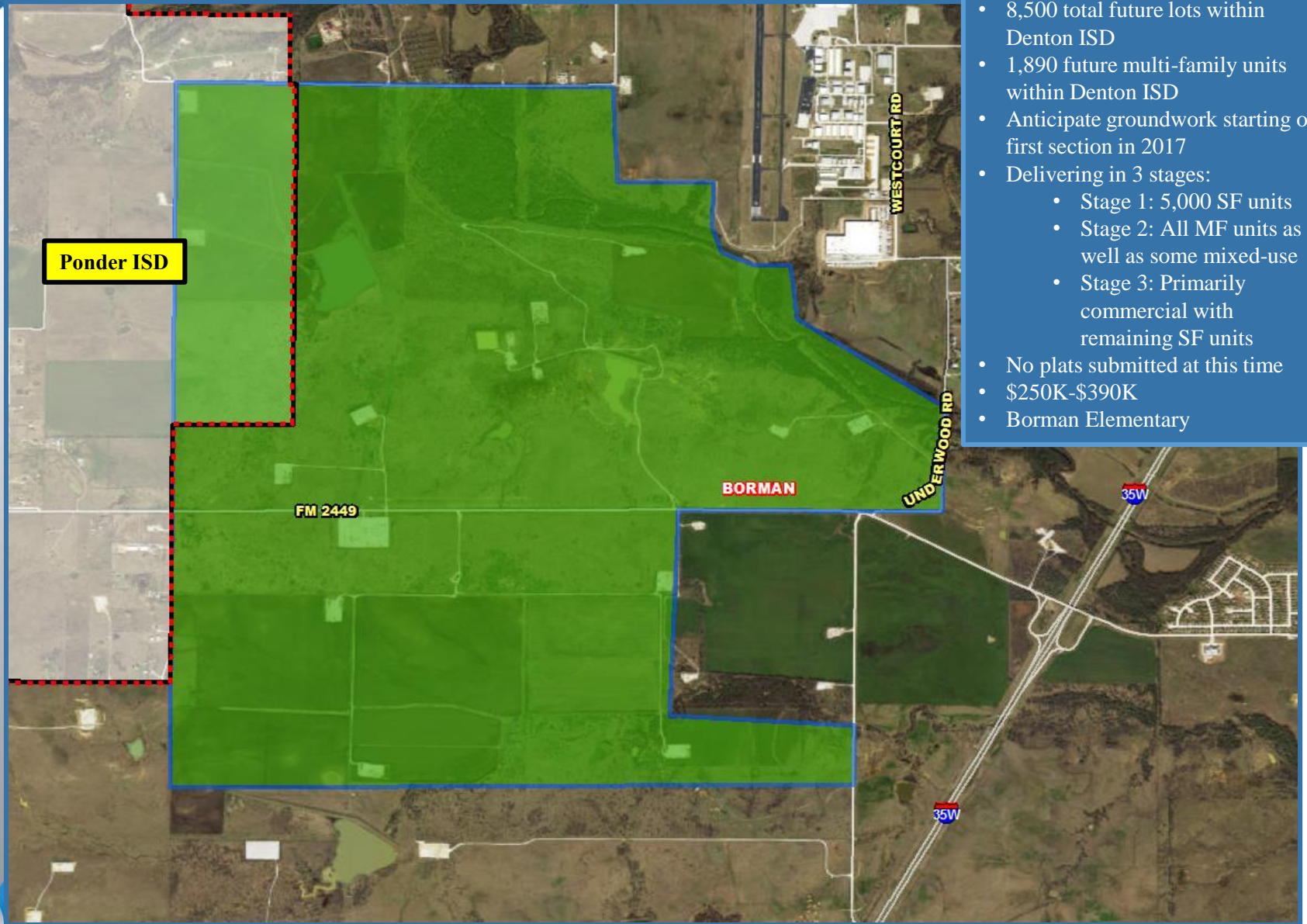
- 550 total lots
- 106 lots delivered in October in Wilson Elementary, additional 144 lots are in the planning phase
- Future development
 - Additional 300 lots are in the planning stages for Hodge Elementary
 - 40 acres zoned for commercial use
 - 50 acres zoned for multi-family (590 units)
- Developer plans to deliver approximately 100 lots per year
- Split between Wilson Elementary and Hodge Elementary





Future Subdivision

Cole Ranch



Cole Ranch

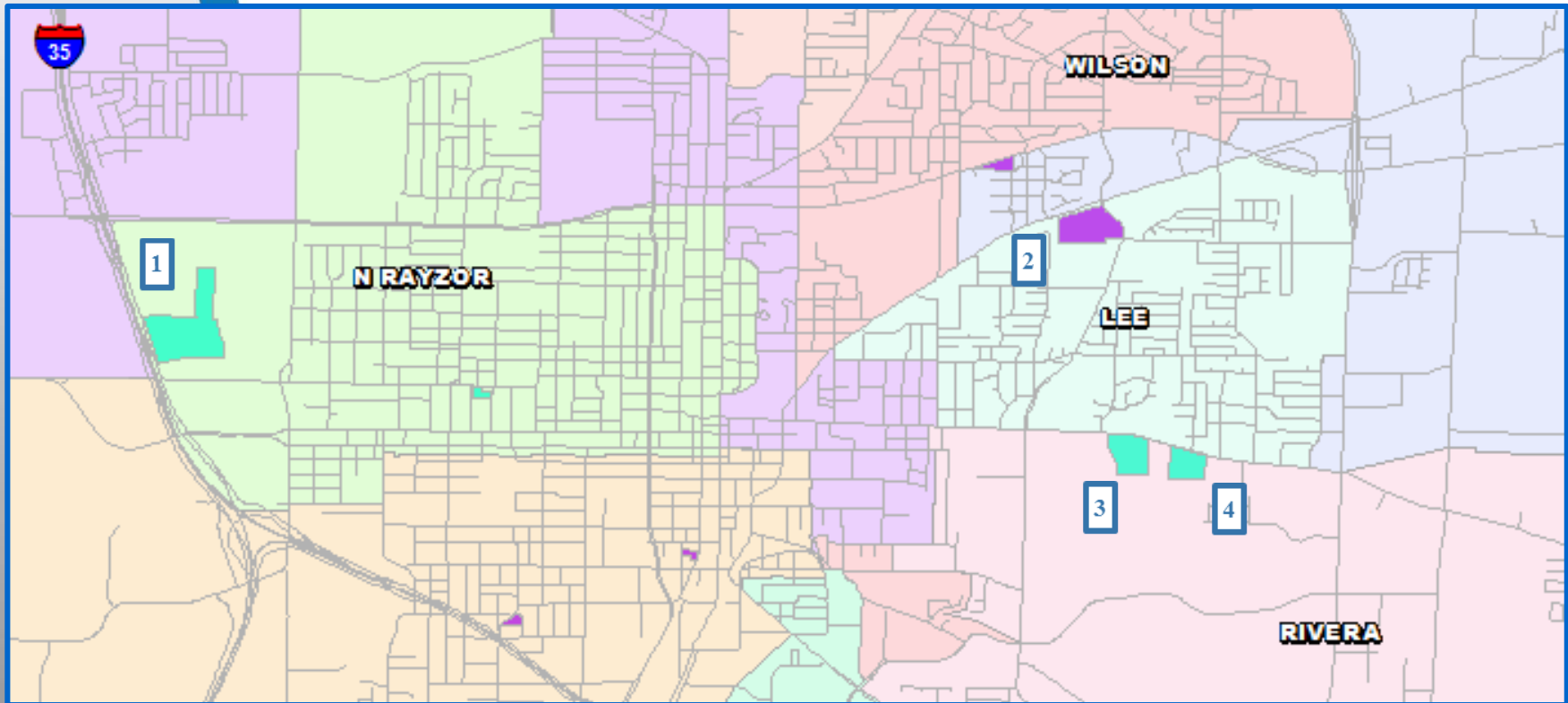
- 8,500 total future lots within Denton ISD
- 1,890 future multi-family units within Denton ISD
- Anticipate groundwork starting on first section in 2017
- Delivering in 3 stages:
 - Stage 1: 5,000 SF units
 - Stage 2: All MF units as well as some mixed-use
 - Stage 3: Primarily commercial with remaining SF units
- No plats submitted at this time
- \$250K-\$390K
- Borman Elementary





Multi-Family Overview

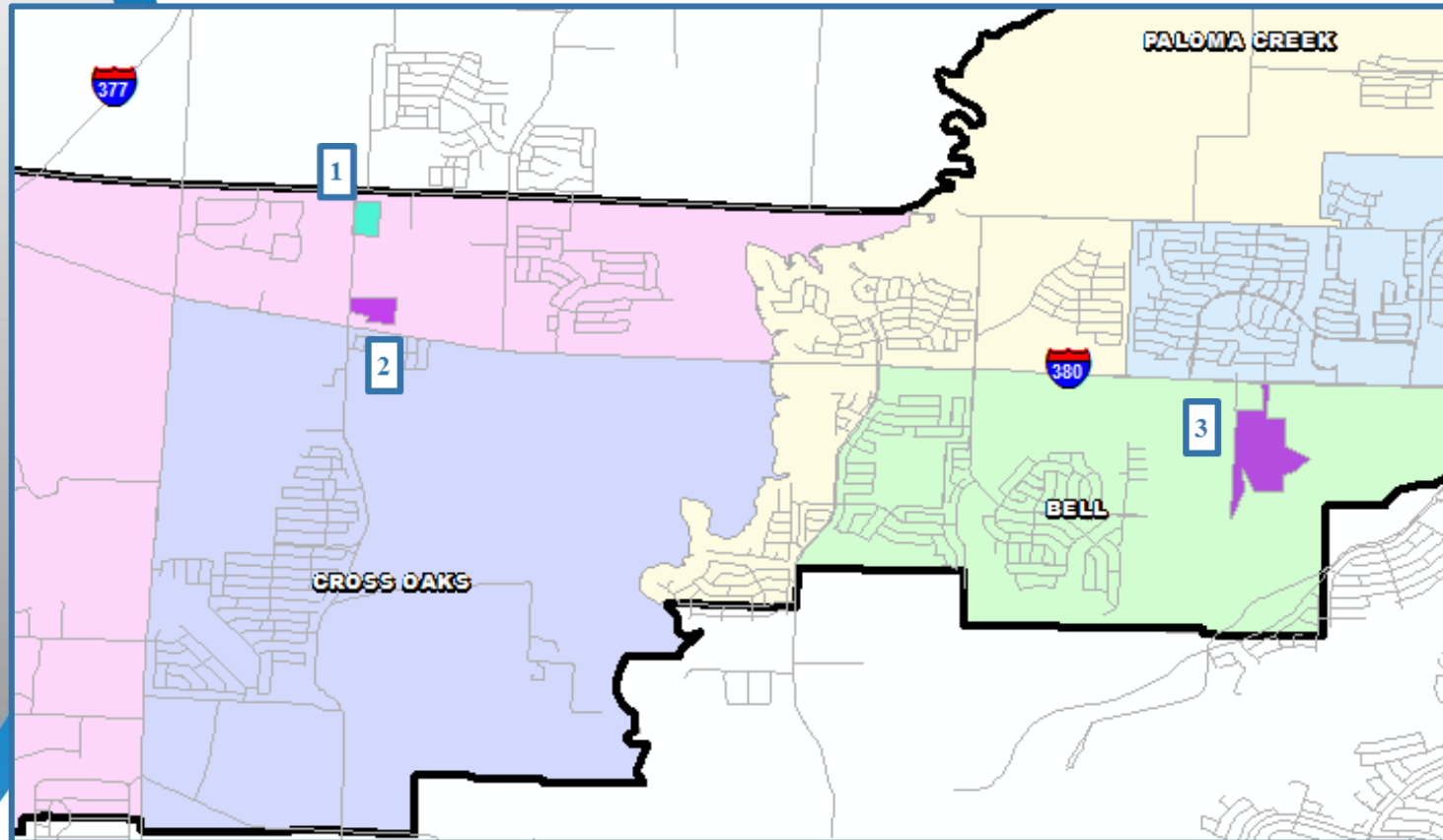
	Apartment	No. of Units	Status	Impact	Elem Zone
1	Rayzor Ranch Apartments	1,200 (350)	Future, Phase 1 with 350 units zoned	2018	N Rayzor
2	Woodlands Apartments	298	Under Construction, first units leasing	Fall 2016	Lee
3	Vela Codina	322	Future	2018	Rivera
4	Majestic on McKinney	217	Future	2018+	Rivera





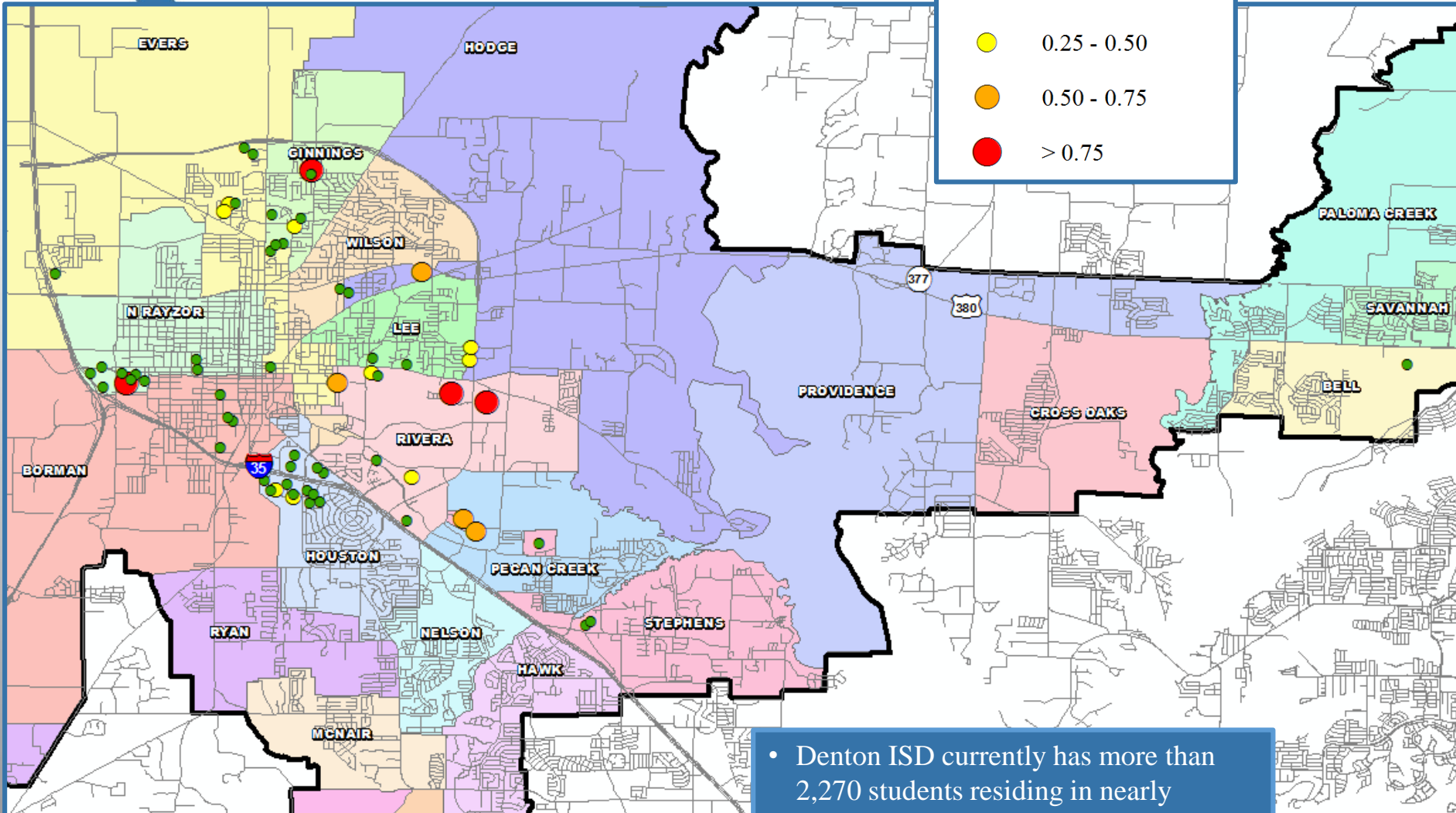
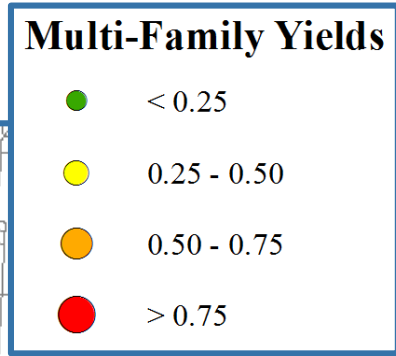
Multi-Family Overview

	Apartment	No. of Units	Status	Impact	Elem Zone
1	Churchill at Crossroads Community (Tax Credit)	150	Future, applying for 2017 Tax-Credit Award	Unknown due to State approval	Providence
2	Luxe 3Eighty	416	Under Construction	Fall 2017	Providence
3	The Mansions 3Eighty	431	Under Construction/Pre-Leasing 1 st Phase	Spring 2017	Bell





Multi-Family Yield Analysis



- Denton ISD currently has more than 2,270 students residing in nearly 15,000 multi-family units
- The average DISD MF unit yields 0.22



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
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		
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	537	2.1%
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	1,108	2,051	2,042	2,199	2,175	2,237	2,207	2,159	2,207	2,185	2,280	2,115	2,002	1,695	28,662	1,103	4.0%
2017/18	1,108	2,114	2,133	2,110	2,296	2,263	2,329	2,228	2,199	2,244	2,351	2,217	2,043	1,915	29,550	888	3.1%
2018/19	1,108	2,196	2,203	2,216	2,197	2,410	2,350	2,371	2,272	2,280	2,402	2,277	2,143	1,941	30,366	816	2.8%
2019/20	1,108	2,268	2,268	2,296	2,302	2,284	2,519	2,385	2,398	2,331	2,466	2,326	2,195	2,048	31,194	828	2.7%
2020/21	1,108	2,349	2,354	2,388	2,391	2,414	2,395	2,564	2,421	2,470	2,518	2,405	2,245	2,089	32,111	917	2.9%
2021/22	1,108	2,398	2,441	2,464	2,502	2,498	2,508	2,448	2,614	2,477	2,647	2,453	2,321	2,139	33,018	907	2.8%
2022/23	1,108	2,437	2,499	2,551	2,573	2,613	2,613	2,563	2,482	2,676	2,671	2,578	2,367	2,213	33,944	926	2.8%
2023/24	1,108	2,515	2,529	2,610	2,656	2,693	2,729	2,642	2,618	2,517	2,857	2,600	2,488	2,256	34,818	874	2.6%
2024/25	1,108	2,564	2,615	2,635	2,732	2,777	2,809	2,766	2,669	2,680	2,716	2,783	2,509	2,371	35,734	916	2.6%
2025/26	1,108	2,608	2,660	2,727	2,754	2,856	2,905	2,846	2,817	2,729	2,904	2,644	2,682	2,389	36,629	895	2.5%
2026/27	1,108	2,644	2,694	2,769	2,850	2,880	2,988	2,936	2,897	2,878	2,934	2,827	2,552	2,554	37,511	882	2.4%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Denton ISD will enroll more than 30,000 students by 2018
- 5 year growth = 4,356 students
- 2021/22 enrollment = 33,018 students
- 10 year growth = 8,849 students
- 2026/27 enrollment = 37,511 students

Ten Year Forecast

By Elementary Campus

Campus Name	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Bell Elementary School	740	653	737	796	843	864	906	910	908	900	901	895
Blanton Elementary School	740	486	482	462	424	419	409	415	421	431	436	437
Borman Elementary School	740	465	485	527	601	709	810	915	1,030	1,143	1,264	1,382
Cross Oaks Elementary School	740	740	785	788	794	803	809	824	848	860	879	898
E P Rayzor Elementary School	740	420	397	378	370	357	353	359	364	376	389	402
Evers Park Elementary School	740	577	599	631	646	653	700	749	801	854	921	998
Ginnings Elementary School	740	593	587	603	619	643	661	687	711	739	766	791
Hodge Elementary School	740	659	654	651	664	666	689	696	706	719	736	754
Sam Houston Elementary School	740	590	623	636	635	653	653	655	677	687	699	702
Nelson Elementary School	740	630	636	628	634	638	645	621	617	610	601	595
Lee Elementary School	740	600	617	626	632	638	652	651	647	647	648	645
McNair Elementary School	740	583	570	563	560	567	575	583	590	599	607	611
Hawk Elementary School	740	699	652	623	601	580	588	587	590	593	585	570
Olive Stephens Elementary School	740	503	511	513	534	531	521	541	552	554	575	575
Paloma Creek Elementary School	740	486	591	717	850	1,001	1,153	1,280	1,303	1,336	1,351	1,354
Pecan Creek Elementary School	740	659	679	702	733	739	759	781	806	808	794	796
Providence Elementary School	740	406	406	422	437	441	467	484	514	545	553	559
Newton Rayzor Elementary School	740	648	638	633	627	623	616	611	614	612	612	614
Rivera Elementary School	740	615	639	654	663	681	712	711	717	716	730	732
Savannah Elementary School	740	712	722	712	735	707	685	682	692	693	693	697
Ryan Elementary School	740	624	661	707	720	747	789	836	885	942	975	1,001
Wilson Elementary School	740	589	580	593	587	581	585	608	616	622	627	627
Adkins Elementary School	740	377	397	410	431	453	477	503	526	549	571	593
Ann Windle School For Young Child	740	357	357	357	357	357	357	357	357	357	357	357
Gonzalez School For Young Child	740	347	347	347	347	347	347	347	347	347	347	347
ELEMENTARY TOTALS	18,500	14,018	14,352	14,679	15,044	15,398	15,918	16,393	16,839	17,239	17,617	17,932
Elementary Absolute Change		241	334	327	365	354	520	475	446	400	378	315
Elementary Percent Change		1.75%	2.38%	2.28%	2.49%	2.35%	3.38%	2.98%	2.72%	2.38%	2.19%	1.79%

Ten Year Forecast

By Middle School & High School Campus

Campus Name	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Calhoun Middle School	1,268	711	715	717	729	747	765	786	791	832	860	890
McMath Middle School	1,181	750	719	725	766	810	865	914	998	1,076	1,146	1,242
Navo Middle School	1,181	1,381	1,557	1,755	1,864	2,128	2,193	2,361	2,395	2,510	2,614	2,728
Crownover Middle School	1,181	946	925	929	931	917	868	841	820	833	842	859
Strickland Middle School	1,334	873	865	894	904	924	958	942	937	982	999	1,009
Harpool Middle School	1,181	981	984	932	950	918	876	844	823	815	840	865
Bette Myers Middle School	1,323	899	896	961	960	1,001	1,004	1,023	1,003	1,057	1,081	1,108
MIDDLE SCHOOL TOTALS	8,649	6,541	6,661	6,913	7,104	7,445	7,529	7,711	7,767	8,105	8,382	8,701
Middle School Absolute Change		185	120	252	191	341	84	182	56	338	277	319
Middle School Percent Change		2.91%	1.83%	3.78%	2.76%	4.80%	1.13%	2.42%	0.73%	4.35%	3.42%	3.81%
Braswell High School		1,232	1,680	1,893	2,125	2,246	2,551	2,724	2,987	3,166	3,304	3,447
Denton High School	2,460	2,070	2,060	2,069	2,070	2,120	2,103	2,174	2,243	2,321	2,433	2,526
Fred Moore High School		54	54	54	54	54	54	54	54	54	54	54
John Guyer High School	2,140	2,563	2,631	2,695	2,715	2,755	2,751	2,704	2,668	2,602	2,577	2,555
Ryan High School	2,340	2,097	2,025	1,976	1,995	2,006	2,025	2,097	2,173	2,160	2,175	2,209
HIGH SCHOOL TOTALS	6,940	8,016	8,450	8,687	8,959	9,181	9,484	9,753	10,125	10,303	10,543	10,791
High School Absolute Change		717	434	237	272	222	303	269	372	178	240	248
High School Percent Change		9.82%	5.41%	2.80%	3.13%	2.48%	3.30%	2.84%	3.81%	1.76%	2.33%	2.35%
Juvenile Detention CTR		45	45	45	45	45	45	45	45	45	45	45
Lester Davis School		42	42	42	42	42	42	42	42	42	42	42
ALTERNATIVE SCHOOL TOTALS		87	87	87	87	87	87	87	87	87	87	87
DISTRICT TOTALS	34,089	28,662	29,550	30,366	31,194	32,111	33,018	33,944	34,818	35,734	36,629	37,511
District Absolute Change		1,103	888	816	828	917	907	926	874	916	895	882
District Percent Change		4.0%	3.1%	2.8%	2.7%	2.9%	2.8%	2.8%	2.6%	2.6%	2.5%	2.4%



Summary

- Denton's unemployment rate is currently below 4%.
- Denton's average home price has risen 13% in the last year, and is currently just below \$250,000.
- More than 30% of planned district future lots fall within Borman Elementary.
- The Hwy 380 corridor saw the largest year-over-year rise in new students to Denton ISD, with 43% of those students enrolled in high school.
- Denton ISD can expect an increase of approximately 4,300 students during the next 5 years.
- 2021/22 enrollment projection: 33,018 students.
- DISD is projected to enroll more than 37,500 students for the 2026/27 school year.