

*Denton
Independent
School
District*

Quarterly
Report
3Q14



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

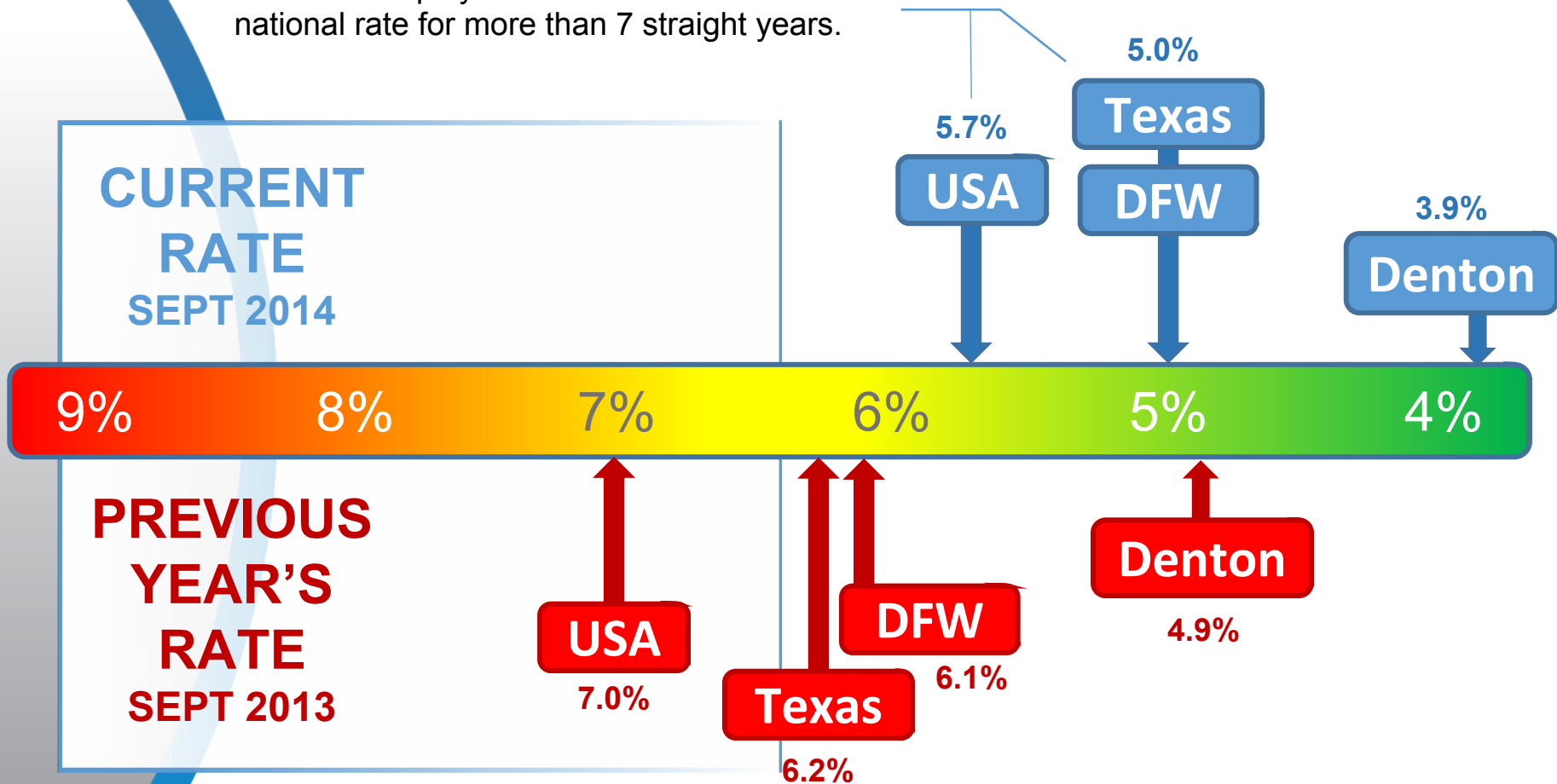


TEMPLETON
DEMOGRAPHICS



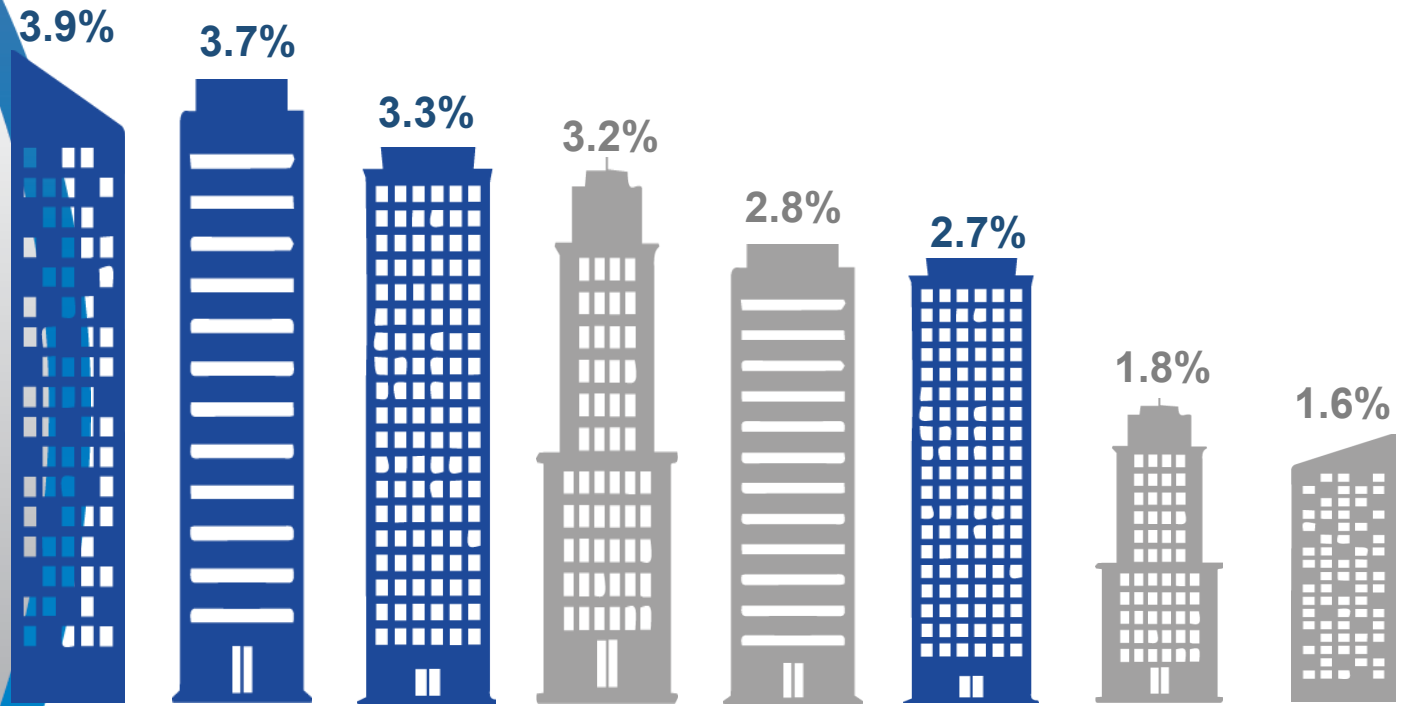
Unemployment Rate Change

Texas' unemployment rate has been below the national rate for more than 7 straight years.





Annual Job Growth – Aug 2013 to Aug 2014



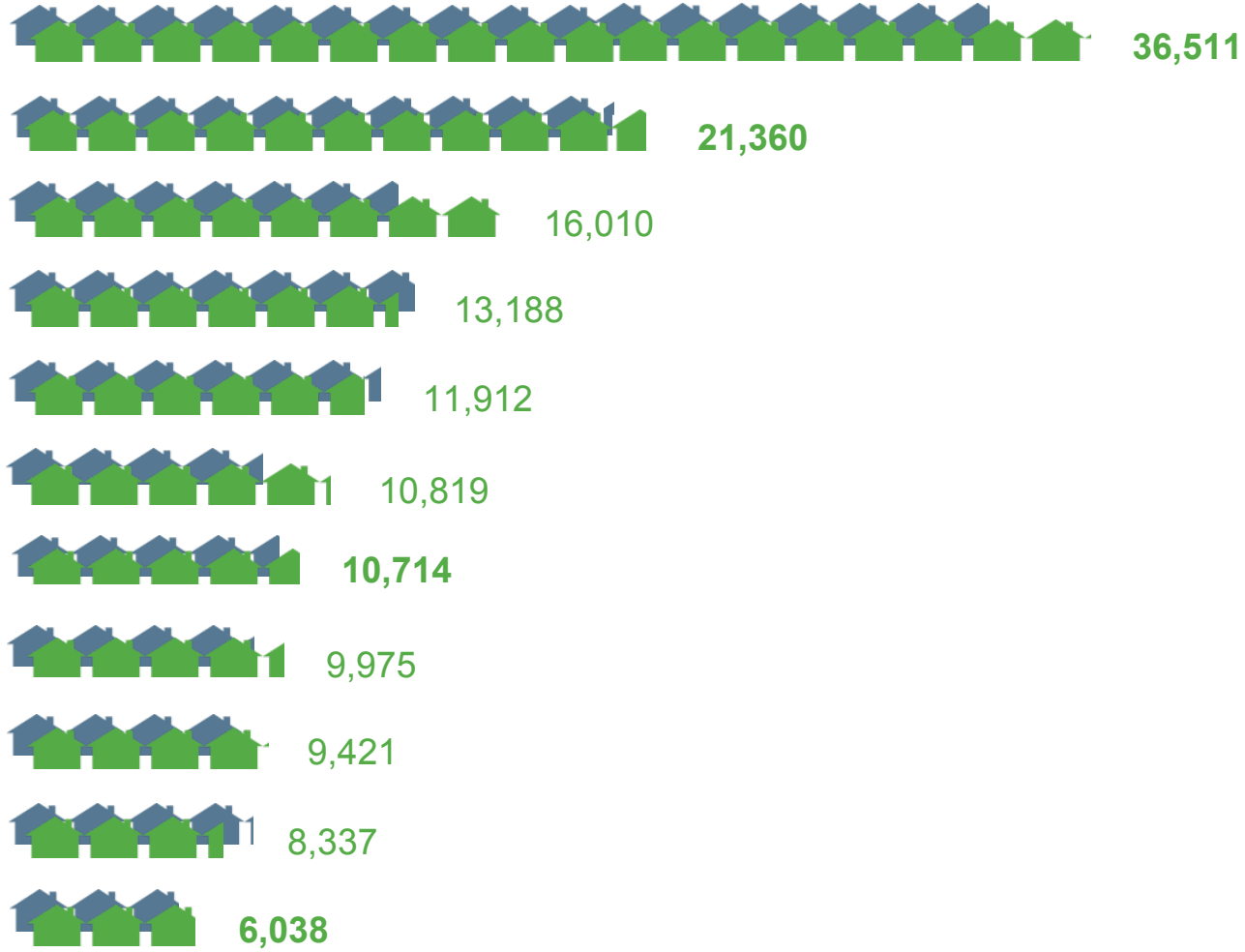
- Texas' 4 largest metros are in the top 25 in the nation in total jobs and percent growth over the past 12 months
- DFW gained 106,800 net jobs from August 2013 to August 2014





Annualized SF Permits by MSA

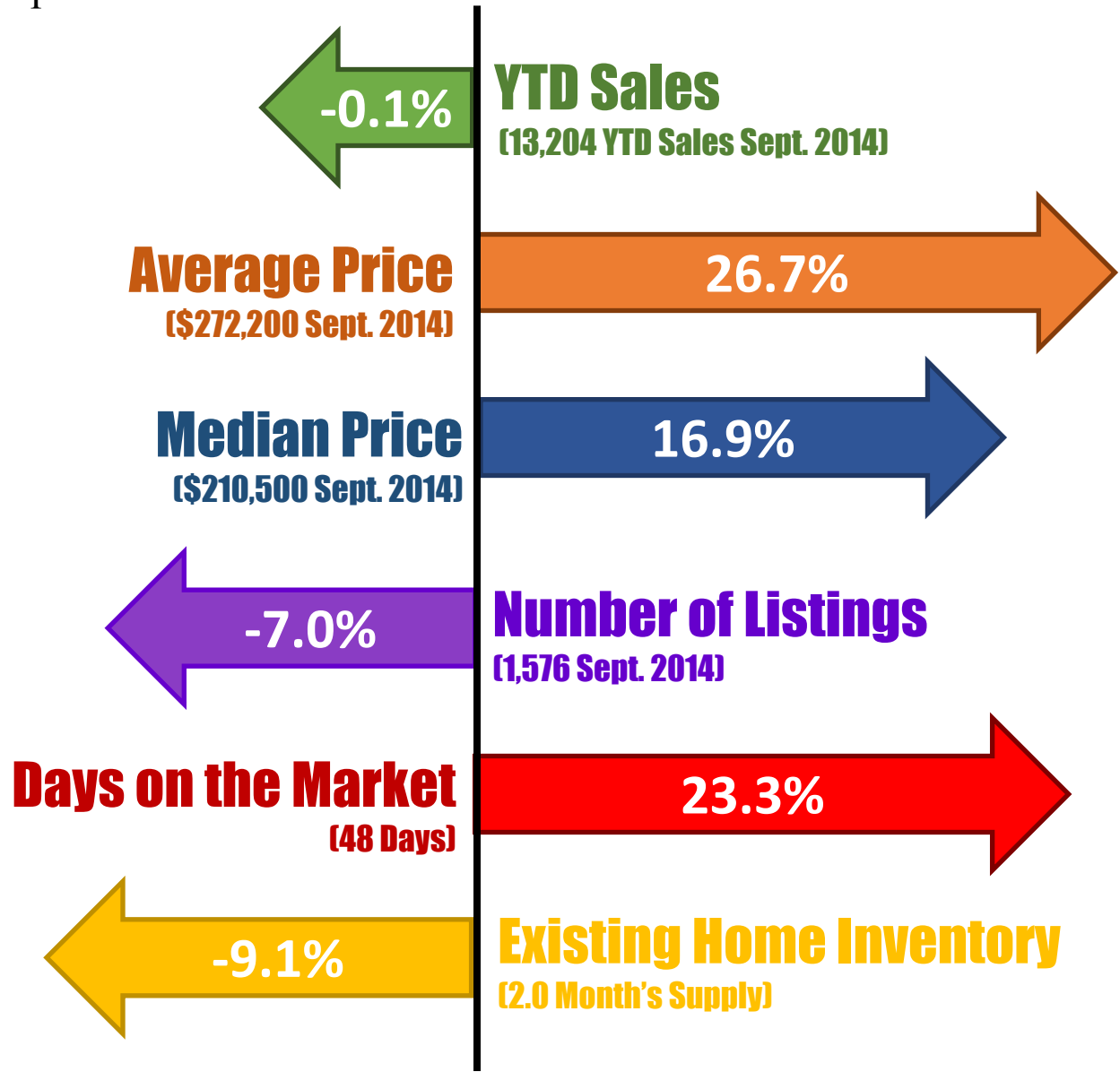
Aug 2013 vs Aug 2014





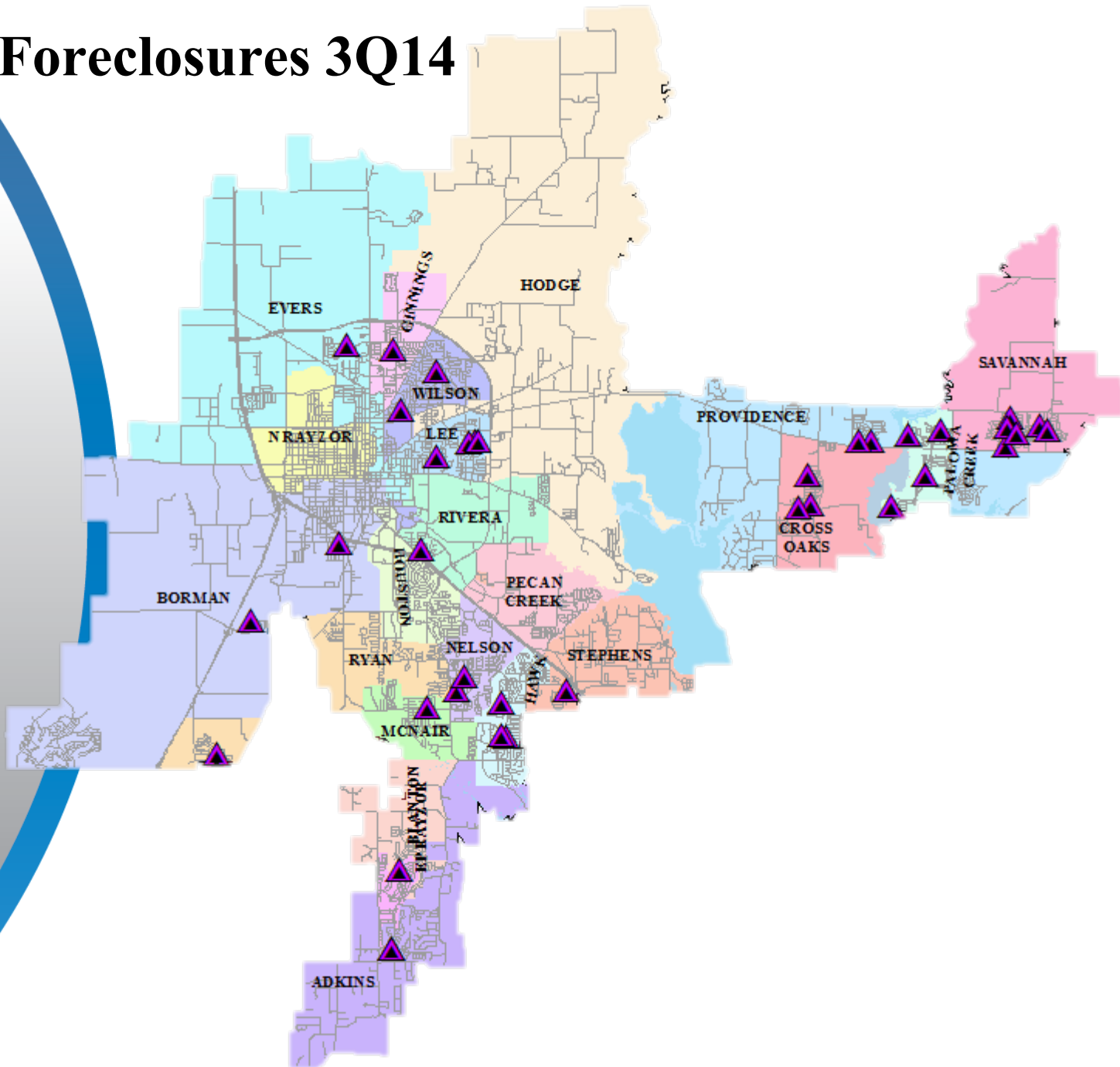
Denton County Housing Market

Year Over Year Comparisons





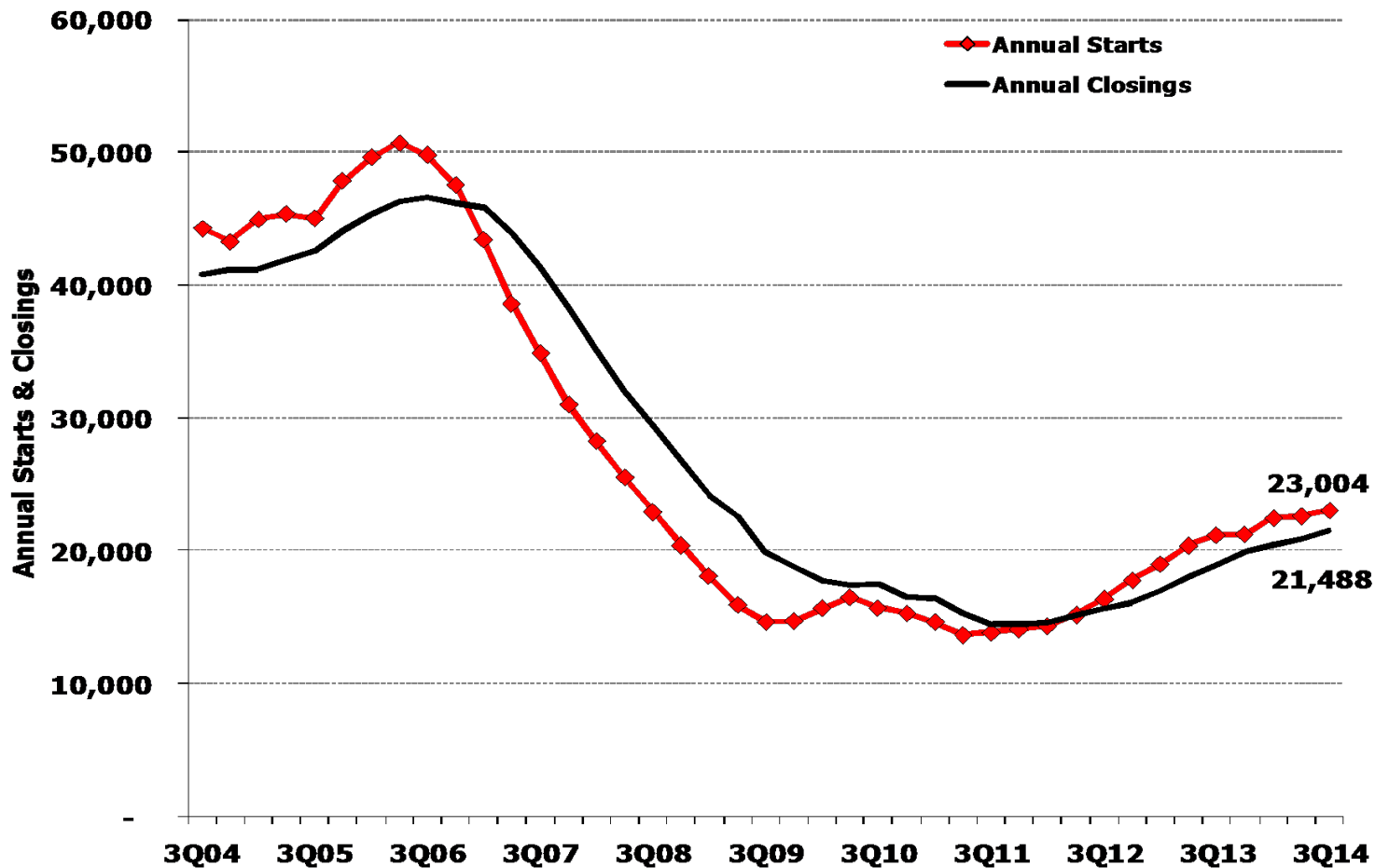
Foreclosures 3Q14





DFW Housing Market

Single Family Homes: 3Q14 Starts & Closes





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q14

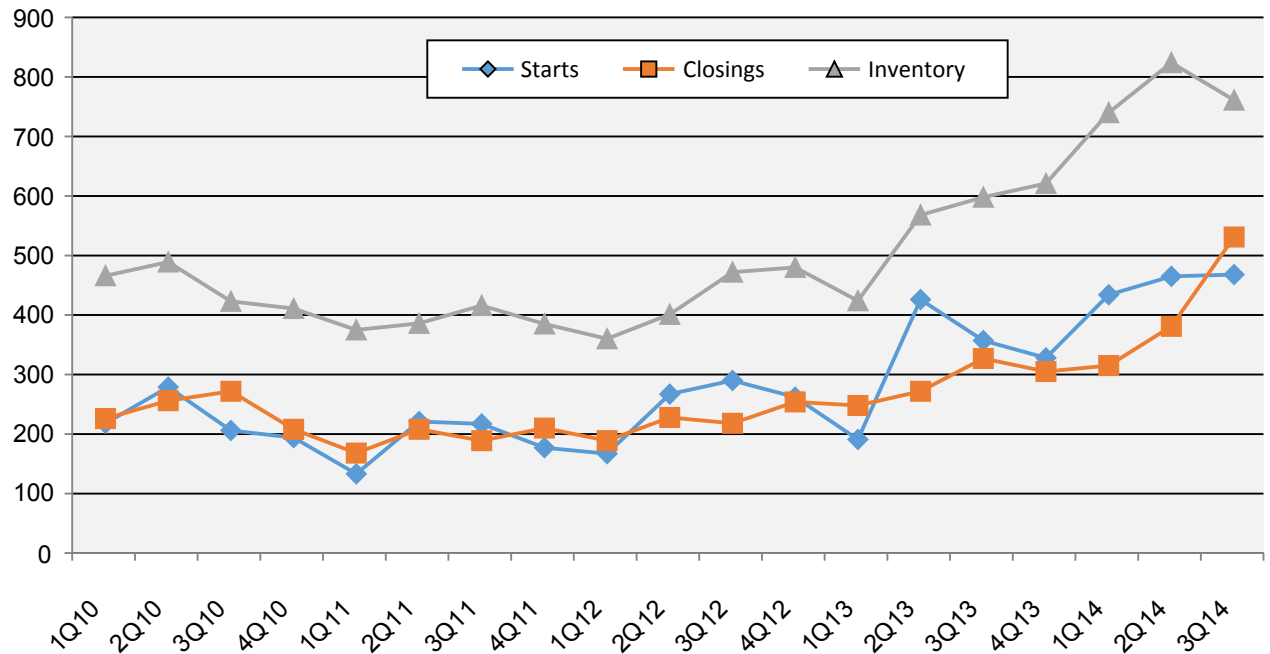
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,660	2,756	4,256	7,291
2	Denton ISD	1,698	1,536	2,264	29,598
3	Northwest ISD	1,259	1,301	1,528	21,977
4	Prosper ISD	1,200	1,060	2,084	19,559
5	Keller ISD	1,028	935	1,415	3,186
6	Dallas ISD	926	918	2,070	7,357
7	Lewisville ISD	943	828	1,801	3,992
8	Eagle Mtn. - Saginaw ISD	806	817	1,380	20,155
9	McKinney ISD	588	617	1,294	6,813
10	Rockwall ISD	671	606	1,810	7,738
11	Mansfield ISD	560	591	841	4,749
12	Allen ISD	628	589	697	1,271
13	Forney ISD	542	515	959	11,518
14	Little Elm ISD	598	504	1,078	5,772
15	Burleson ISD	405	431	578	4,029
16	Plano ISD	419	397	878	1,649
17	Crowley ISD	443	383	1,460	8,616
18	Wylie ISD	390	381	635	4,813
19	Midlothian ISD	401	364	875	15,589
20	Garland ISD	427	333	629	4,153





New Housing Activity 3Q14

Denton ISD



Starts	2010	2011	2012	2013	2014
1Q	218	133	167	191	434
2Q	279	221	267	426	465
3Q	206	217	290	357	468
4Q	194	177	262	328	
Total	897	748	986	1,302	1,367

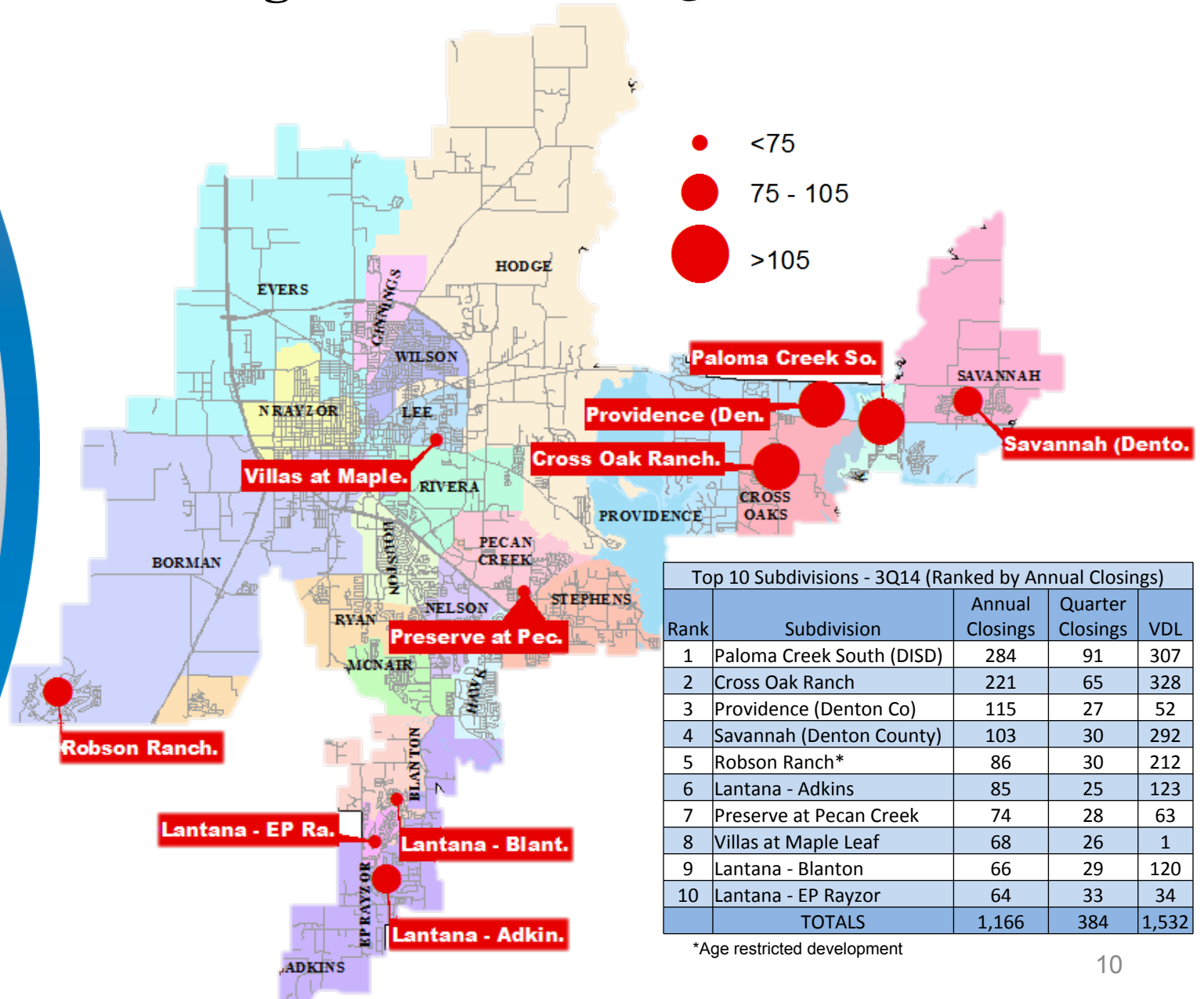
Closings	2010	2011	2012	2013	2014
1Q	226	168	189	248	315
2Q	256	208	228	272	381
3Q	272	189	218	327	531
4Q	208	210	254	305	
Total	962	775	889	1,152	1,227

- 3Q14 starts remain over 400 units for the third straight quarter, the first time since 2007
- Closings reached 500 units for the first time since 2007
- DISD could finish 2014 with 1,800 starts and over 1,600 closings





Annual Closing Distribution 3Q14



Top 10 Subdivisions - 3Q14 (Ranked by Annual Closings)

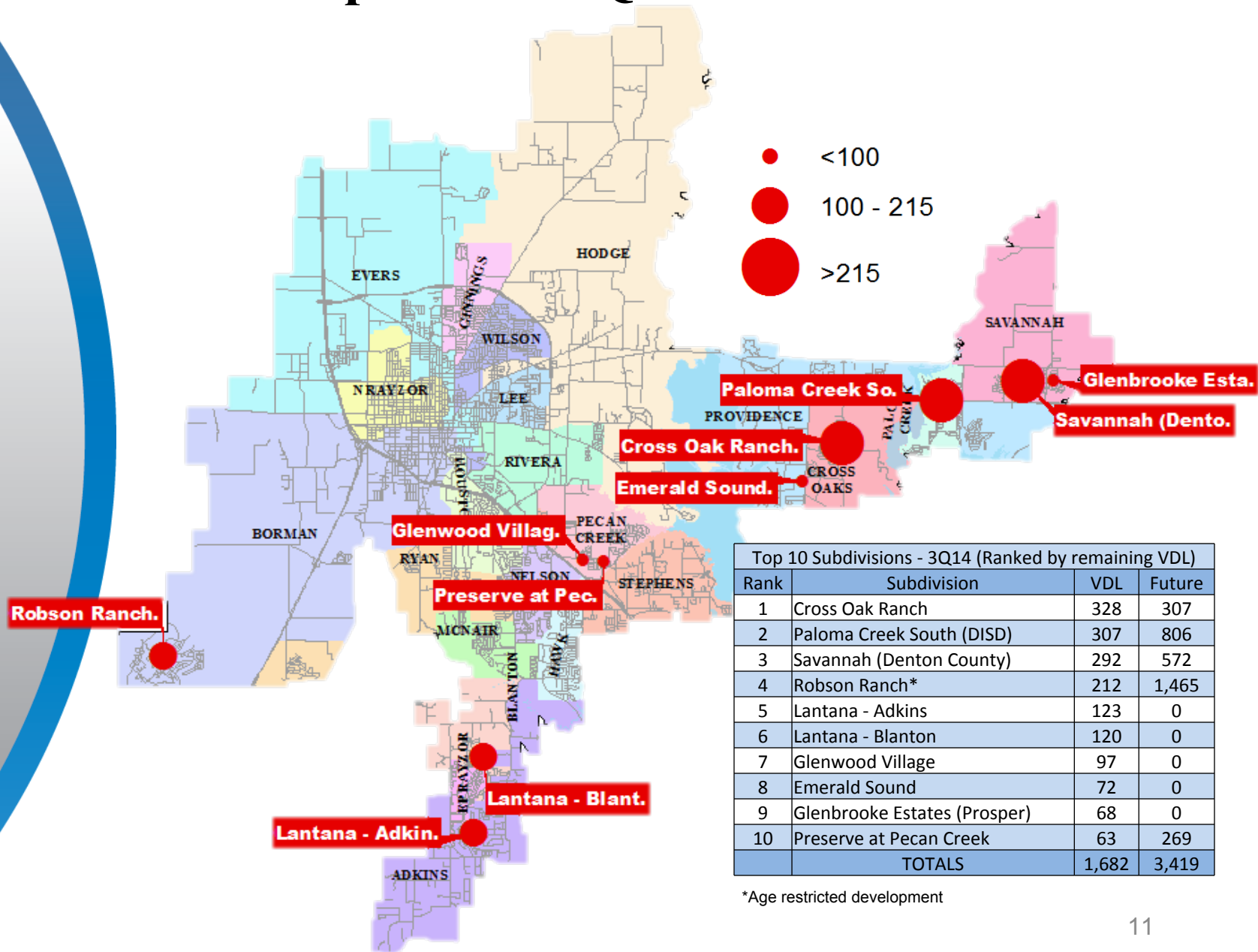
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Paloma Creek South (DISD)	284	91	307
2	Cross Oak Ranch	221	65	328
3	Providence (Denton Co)	115	27	52
4	Savannah (Denton County)	103	30	292
5	Robson Ranch*	86	30	212
6	Lantana - Adkins	85	25	123
7	Preserve at Pecan Creek	74	28	63
8	Villas at Maple Leaf	68	26	1
9	Lantana - Blanton	66	29	120
10	Lantana - EP Rayzor	64	33	34
TOTALS		1,166	384	1,532

*Age restricted development





Vacant Developed Lots 3Q14



Top 10 Subdivisions - 3Q14 (Ranked by remaining VDL)

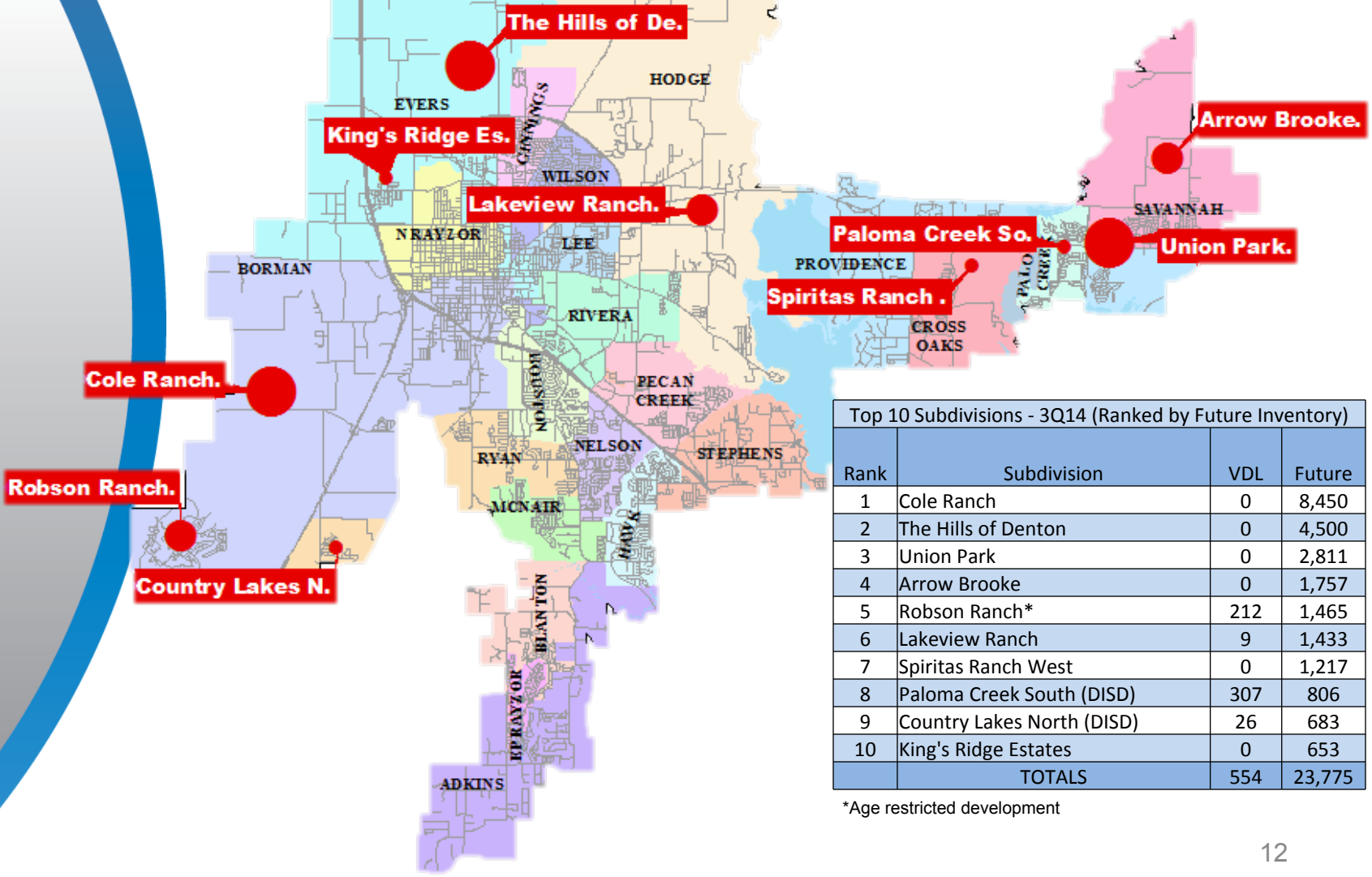
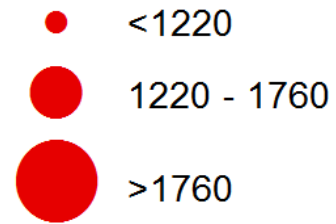
Rank	Subdivision	VDL	Future
1	Cross Oak Ranch	328	307
2	Paloma Creek South (DISD)	307	806
3	Savannah (Denton County)	292	572
4	Robson Ranch*	212	1,465
5	Lantana - Adkins	123	0
6	Lantana - Blanton	120	0
7	Glenwood Village	97	0
8	Emerald Sound	72	0
9	Glenbrooke Estates (Prosper)	68	0
10	Preserve at Pecan Creek	63	269
TOTALS		1,682	3,419

*Age restricted development





Future Lots 3Q14



Top 10 Subdivisions - 3Q14 (Ranked by Future Inventory)

Rank	Subdivision	VDL	Future
1	Cole Ranch	0	8,450
2	The Hills of Denton	0	4,500
3	Union Park	0	2,811
4	Arrow Brooke	0	1,757
5	Robson Ranch*	212	1,465
6	Lakeview Ranch	9	1,433
7	Spiritas Ranch West	0	1,217
8	Paloma Creek South (DISD)	307	806
9	Country Lakes North (DISD)	26	683
10	King's Ridge Estates	0	653
TOTALS		554	23,775

*Age restricted development








Overall Housing Data

By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
ADKINS	104	40	90	25	56	132	3
BLANTON	76	10	69	31	42	139	0
BORMAN*	0	0	0	0	0	0	8,693
CROSS OAKS	235	39	221	65	80	328	1,524
EP RAYZOR	70	28	64	33	36	34	56
EVERS	44	20	36	11	22	39	5,365
GINNINGS	0	0	0	0	0	0	378
HAWK	8	3	3	3	5	50	65
HODGE	1	0	3	1	0	10	2,139
HOUSTON	28	9	36	9	12	57	287
LEE	62	6	77	27	11	24	406
MCNAIR	0	0	0	0	0	0	65
N RAYZOR	0	0	0	0	0	0	100
NELSON	34	14	21	9	19	38	6
PALOMA CREEK	392	155	287	92	188	309	823
PECAN CREEK	170	34	153	75	84	180	481
PROVIDENCE	159	33	168	53	55	211	741
RIVERA	0	0	0	0	0	0	247
RYAN	53	11	48	24	21	93	1,151
SAVANNAH	154	33	158	40	76	360	5,261
STEPHENS	11	0	16	3	7	48	297
WILSON	0	0	0	0	0	0	45
Grand Total	1,601	435	1,450	501	714	2,052	28,133

	Highest activity in the category
	Second highest activity in the category
	Third highest activity in the category

* Robson Ranch data removed due to age restrictions, no impact on district enrollment



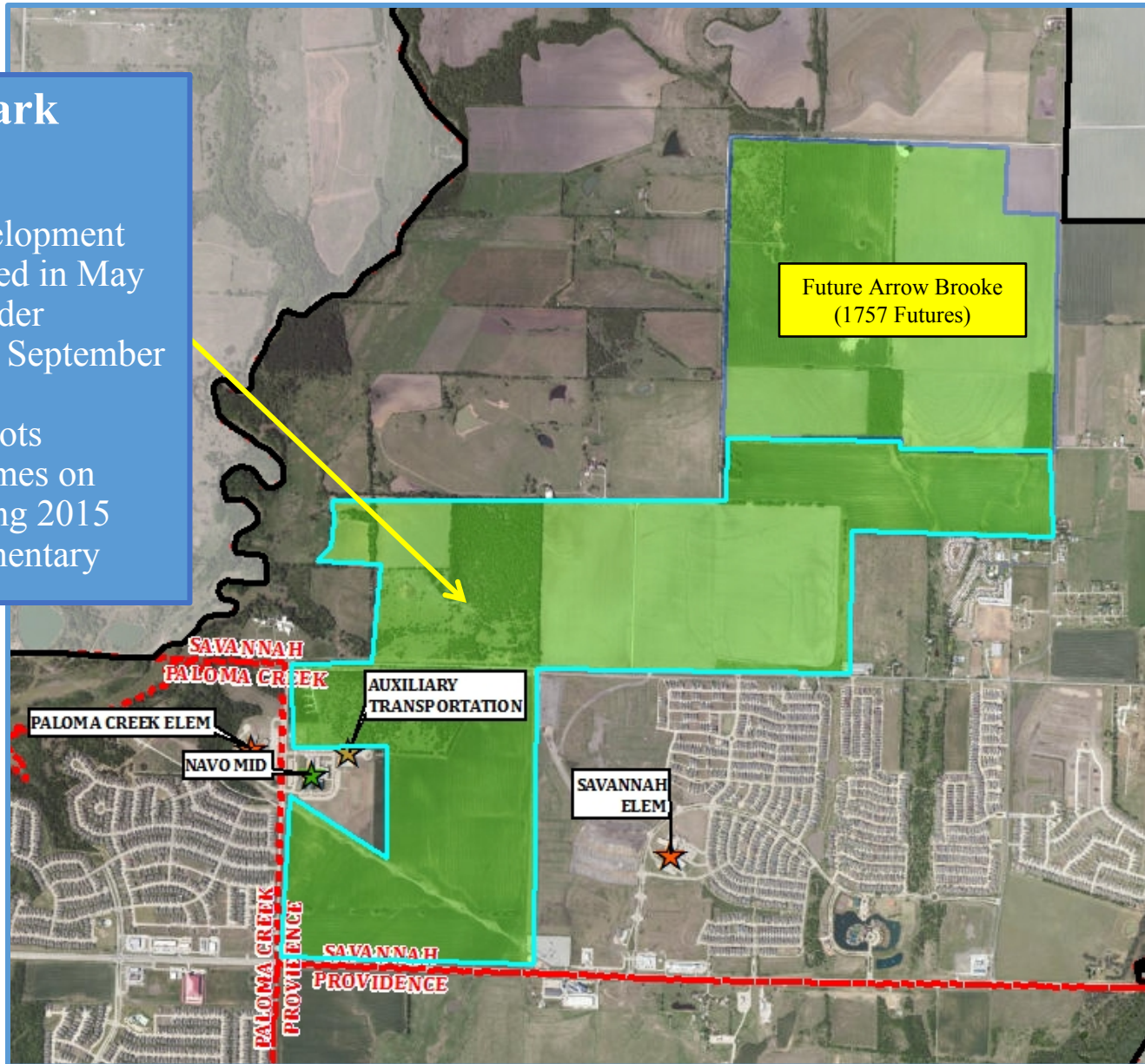


Active Subdivision

Union Park – Town of Little Elm

Union Park

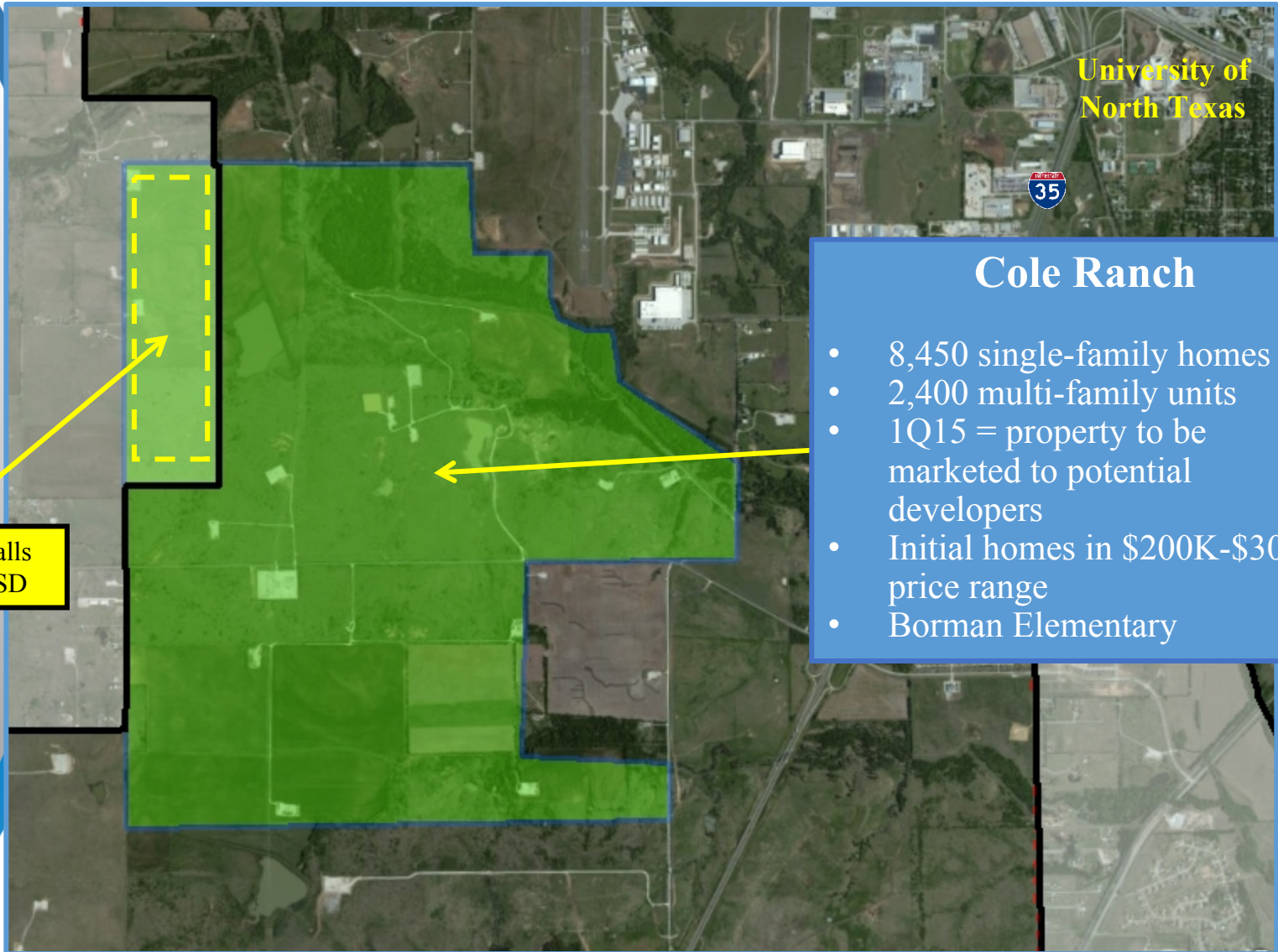
- 2,332 futures
- Hillwood Development
- Dirt work started in May
- First homes under construction in September
- \$225K-\$350K
- Phase I = 400 lots
- Residential homes on ground in Spring 2015
- Savannah Elementary





Future Subdivision

Cole Ranch – City of Denton



University of North Texas



Cole Ranch

- 8,450 single-family homes
- 2,400 multi-family units
- 1Q15 = property to be marketed to potential developers
- Initial homes in \$200K-\$300K price range
- Borman Elementary

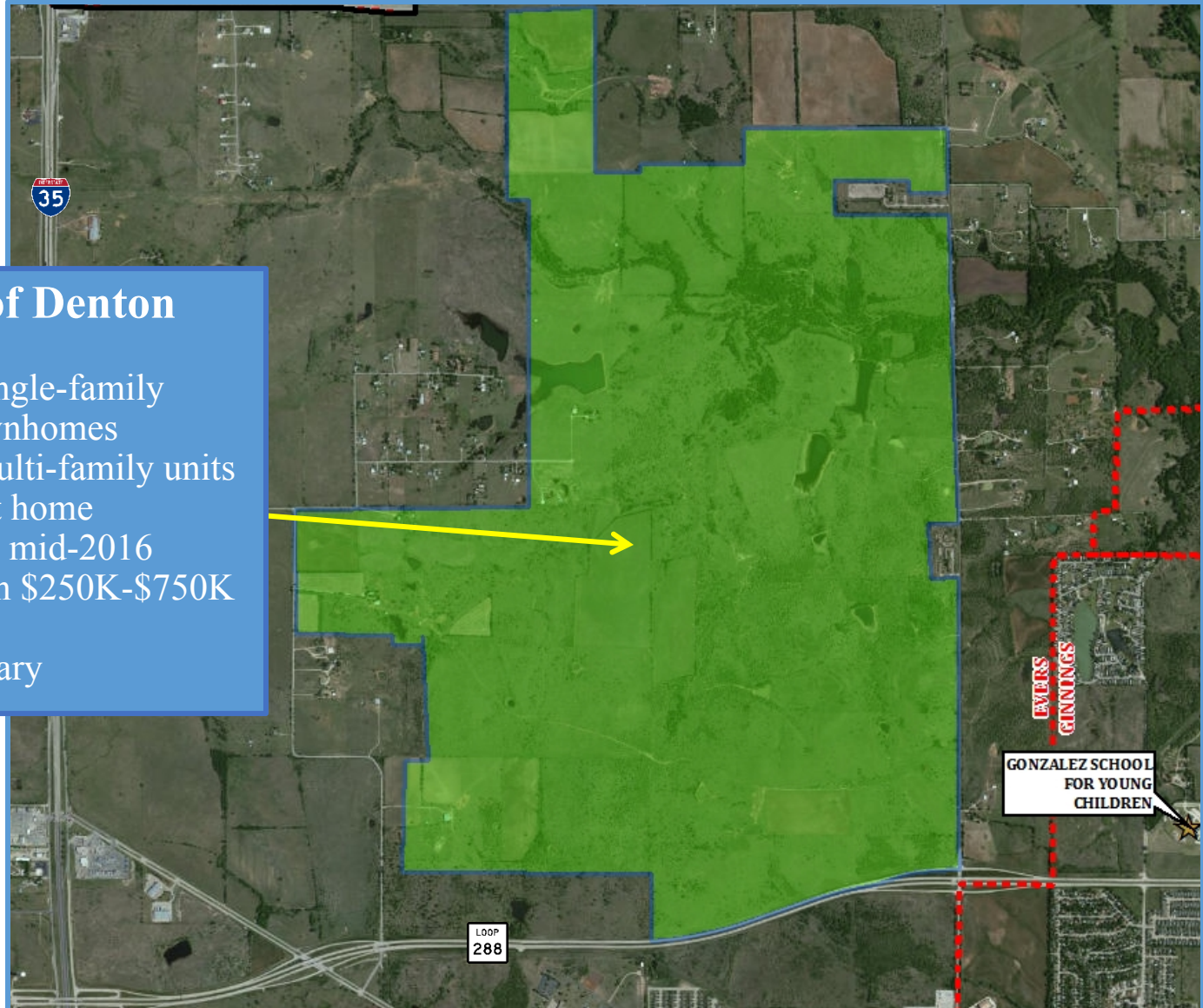
This portion falls outside of DISD





Future Subdivision

The Hills of Denton – City of Denton



The Hills of Denton

- 4,000-5,000 single-family homes and townhomes
- 1,000-1,500 multi-family units
- Anticipate first home construction in mid-2016
- Initial homes in \$250K-\$750K price range
- Evers Elementary



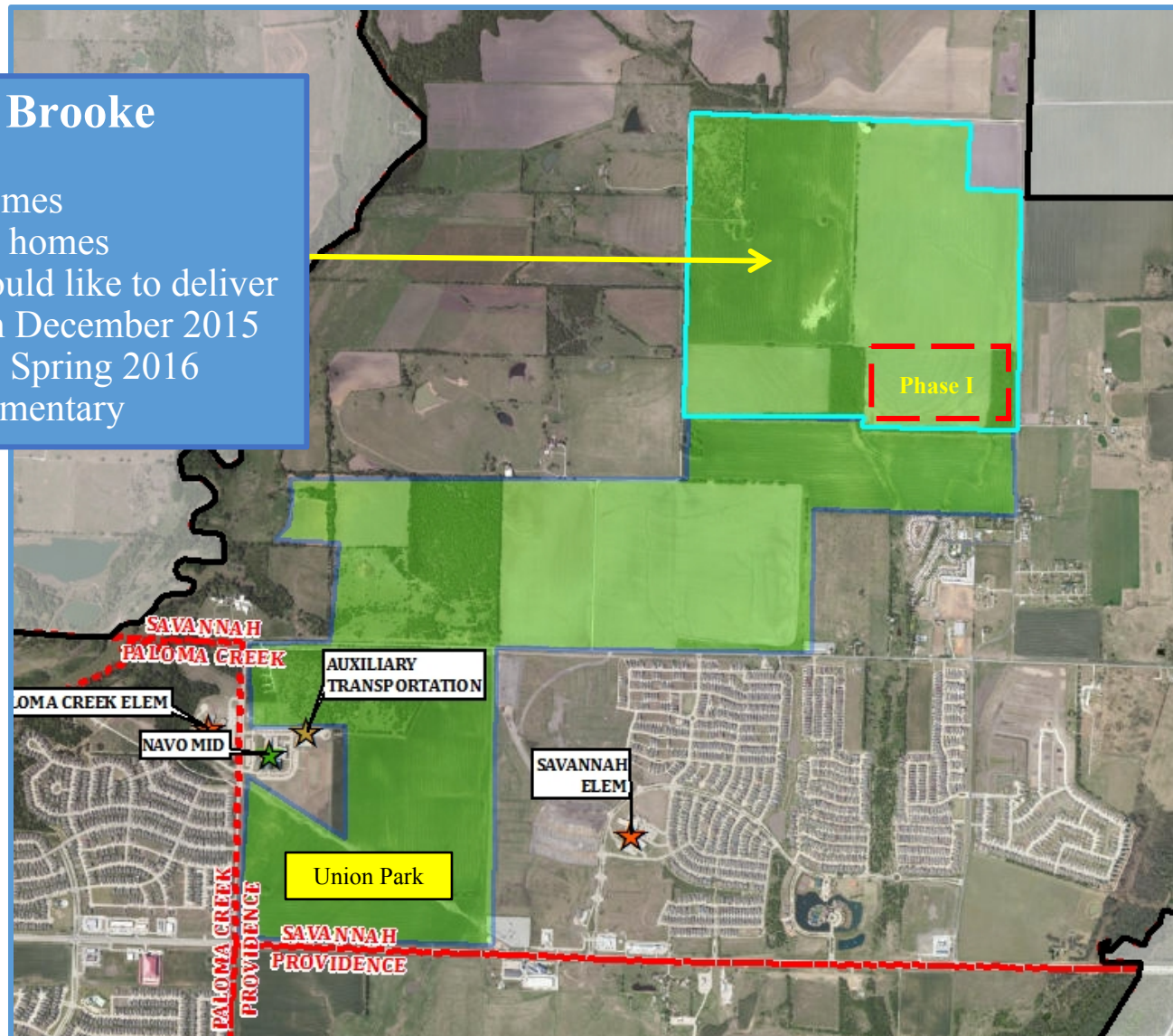


Future Subdivision

Arrow Brooke – Denton County

Arrow Brooke

- 1,757 total homes
- Phase I = 313 homes
- Developer would like to deliver Phase I lots in December 2015
- First homes = Spring 2016
- Savannah Elementary





Multi-Family Summary & Impacts

Multi-Family Development	Type	Address	Elementary Zone	Status	Total Units	Impact To District
Fannin Apartments	Market	910 Fannin St.	Borman	U/C	6	2015
The Adagio Apartments	Market	500 Block of South Locust	Borman	U/C	55	2015
Gardens of Denton Phase II	Market	400 Ame Dr.	Evers	U/C	192	2015
Parkview by Red Door Operations Apartments	Market	216 Hann St.	N. Rayzor	U/C	22	2015
The Flats	Market	321 W Hickory St.	N. Rayzor	U/C	44	2015
Urban Square	Market	3202 Unicorn Lake Boulevard	Nelson	U/C	121	2015
Woodland Apartments	Market	1555 Nottingham	Lee	U/C	148	2015
Mansions 380	Market	27040 E. University Drive	Hodge	U/C	431	2015
The Estates 380	Market	26850 E. University Drive	Hodge	U/C	420	2015
TOTALS					1,439	

- 1,439 market rate units expected to come on-line and impact DISD at various points in 2015.
- The Mansions 380 and The Estates 380 are located in the Town of Little Elm and have an Aubrey mailing address—but fall within the DISD boundaries.





Enrollment History

Year (Oct.)	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2010/11	950	2,035	2,020	2,089	2,017	1,886	1,880	1,722	1,698	1,685	1,782	1,535	1,365	1,330	23,994		
2011/12	997	2,108	2,079	2,039	2,084	2,054	1,920	1,874	1,760	1,702	1,812	1,656	1,464	1,296	24,845	851	3.5%
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	930	3.7%
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	1,061	2,063	2,097	2,177	2,164	2,078	2,129	2,083	2,050	1,971	2,038	1,875	1,662	1,556	27,004	692	2.6%

*Yellow box = largest grade per year
 *Green box = second largest grade per year

Cohort Analysis

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
3 year avg	0.993	1.019	0.998	1.007	1.012	1.001	0.998	1.002	1.014	1.076	0.963	0.957	0.961
2012/13	1.006	1.026	0.987	1.013	1.012	1.002	1.005	1.007	1.005	1.069	0.976	0.972	0.973
2013/14	0.978	1.020	1.000	1.008	1.019	0.989	0.991	0.995	1.009	1.089	0.939	0.927	0.962
2014/15	0.995	1.011	1.006	1.000	1.004	1.012	0.999	1.004	1.027	1.070	0.974	0.973	0.949

Initial Analysis

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth
Roll-up	2,063	2,063	2,097	2,177	2,164	2,078	2,129	2,083	2,050	1,971	2,038	1,875	1,662	27,511	507
Prev Cohort	2,063	2,086	2,110	2,178	2,173	2,103	2,127	2,092	2,106	2,110	1,985	1,825	1,577	27,594	590
3-Year Avg	2,048	2,102	2,092	2,193	2,189	2,080	2,125	2,087	2,078	2,121	1,963	1,795	1,598	27,533	529





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
2010/11	950	2,035	2,020	2,089	2,017	1,886	1,880	1,722	1,698	1,685	1,782	1,535	1,365	1,330	23,994		
2011/12	997	2,108	2,079	2,039	2,084	2,054	1,920	1,874	1,760	1,702	1,812	1,656	1,464	1,296	24,845	851	3.5%
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	930	3.7%
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	1,061	2,063	2,097	2,177	2,164	2,078	2,129	2,083	2,050	1,971	2,038	1,875	1,662	1,556	27,004	692	2.6%
2015/16	1,061	2,084	2,107	2,127	2,223	2,216	2,124	2,176	2,095	2,089	2,107	1,965	1,783	1,586	27,743	739	2.7%
2016/17	1,061	2,148	2,154	2,172	2,187	2,292	2,261	2,116	2,142	2,106	2,248	2,032	1,851	1,718	28,488	745	2.7%
2017/18	1,061	2,200	2,219	2,233	2,233	2,257	2,346	2,256	2,108	2,138	2,256	2,176	1,916	1,775	29,174	686	2.4%
2018/19	1,061	2,280	2,278	2,289	2,304	2,306	2,323	2,321	2,258	2,137	2,304	2,176	2,033	1,826	29,896	722	2.5%
2019/20	1,061	2,341	2,354	2,349	2,354	2,378	2,360	2,356	2,311	2,292	2,309	2,224	2,044	1,947	30,680	784	2.6%
2020/21	1,061	2,415	2,408	2,430	2,415	2,434	2,446	2,374	2,368	2,352	2,475	2,230	2,086	1,955	31,449	769	2.5%
2021/22	1,061	2,488	2,499	2,478	2,503	2,482	2,497	2,459	2,398	2,403	2,550	2,386	2,090	1,994	32,288	839	2.7%
2022/23	1,061	2,607	2,573	2,576	2,554	2,584	2,552	2,518	2,444	2,436	2,598	2,459	2,239	1,998	33,199	911	2.8%
2023/24	1,061	2,686	2,701	2,654	2,658	2,643	2,661	2,571	2,534	2,469	2,631	2,505	2,306	2,139	34,219	1,020	3.1%
2024/25	1,061	2,819	2,788	2,792	2,741	2,748	2,726	2,680	2,587	2,576	2,676	2,534	2,350	2,202	35,280	1,061	3.1%

*Yellow box = largest grade per year
 *Green box = second largest grade per year

- Denton ISD will reach over 28,000 enrollment in the fall of 2016 and over 30,000 in the fall of 2019
- 5 year growth = 3,676 students
- 2019/20 enrollment = 30,680
- 10 year growth = 8,276 students
- 2024/25 enrollment = 35,280



Ten Year Forecast

By Elementary Campus

Campus Name	History		Current	Enrollment Projections									
	Capacity	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Blanton Elementary School	740	771	575	557	571	599	599	577	599	609	616	623	631
Borman Elementary School	740	461	454	452	457	451	474	500	557	620	701	806	934
Cross Oaks Elementary School	740	528	598	631	679	724	758	804	845	869	888	912	934
E P Rayzor Elementary School	740	682	464	426	435	407	397	398	411	426	437	450	474
Evers Park Elementary School	740	562	547	571	598	628	680	725	755	795	854	911	971
Ginnings Elementary School	740	607	621	626	630	627	642	650	675	708	738	760	785
Hodge Elementary School	740	678	694	695	710	719	744	758	778	796	813	829	848
Sam Houston Elementary School	740	607	583	576	572	597	616	633	648	662	679	700	720
Nelson Elementary School	740	667	648	640	645	635	617	631	628	626	634	642	653
Lee Elementary School	740	573	615	635	642	672	681	710	727	746	770	798	826
McNair Elementary School	740	510	572	557	563	552	541	528	528	529	542	561	576
Hawk Elementary School	740	671	726	718	697	673	668	644	651	662	650	656	652
Olive Stephens Elementary School	740	544	534	525	546	547	578	618	615	620	645	653	657
Paloma Creek Elementary School	740	635	673	685	687	716	708	724	727	733	741	742	753
Pecan Creek Elementary School	740	751	693	743	812	844	844	860	839	808	782	775	750
Providence Elementary School	740	583	648	672	682	699	729	748	779	813	856	911	979
Newton Rayzor Elementary School	740	648	651	671	668	658	670	687	692	697	697	696	693
Rivera Elementary School	740	592	637	642	662	703	691	680	691	694	708	723	744
Savannah Elementary School	740	671	640	673	749	807	863	921	978	1,039	1,112	1,190	1,275
Ryan Elementary School	740	597	588	618	631	627	655	670	699	727	755	784	816
Wilson Elementary School	740	595	599	602	611	631	642	657	672	668	674	666	661
Adkins Elementary School		0	311	329	330	335	346	376	417	463	517	578	645
Ann Windle School For Young Child	740	344	308	308	308	308	308	308	308	308	308	308	308
Gonzalez School For Young Child	740	342	387	387	387	387	387	387	387	387	387	387	387
ELEMENTARY TOTALS	17,020	13,619	13,766	13,939	14,272	14,546	14,838	15,194	15,606	16,005	16,504	17,061	17,672
Elementary Absolute Change		54	147	173	333	274	292	356	412	399	499	557	611
Elementary Percent Change		0.40%	1.08%	1.26%	2.39%	1.92%	2.01%	2.40%	2.71%	2.56%	3.12%	3.37%	3.58%

- Savannah Elementary School may reach 700 students by 2016, and 800 by the following year due to the future subdivisions Union Park and Arrow Brooke, with more than 4,000 future lots
- Total elementary enrollment may reach 14,000 by 2016

Ten Year Forecast

By Middle School & High School Campus

Campus Name	History	Current	Enrollment Projections									
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Calhoun Middle School	650	679	686	718	744	753	760	785	840	868	882	905
McMath Middle School	732	741	721	707	695	739	792	817	853	870	908	939
Navo Middle School	998	1,078	1,191	1,248	1,348	1,422	1,508	1,621	1,702	1,776	1,841	1,913
Crownover Middle School	904	945	943	850	843	849	842	816	802	808	806	826
Strickland Middle School	877	903	919	951	958	999	1,007	1,010	1,044	1,036	1,078	1,153
Harpool Middle School	951	915	975	974	974	938	952	912	873	864	892	921
Bette Myers Middle School	726	829	911	902	926	1,002	1,084	1,119	1,132	1,162	1,153	1,172
MIDDLE SCHOOL TOTALS	5,838	6,090	6,346	6,350	6,488	6,702	6,945	7,080	7,246	7,384	7,560	7,829
Middle School Absolute Change	279	252	256	4	138	214	243	135	166	138	176	269
Middle School Percent Change	5.02%	4.32%	4.20%	0.06%	2.17%	3.30%	3.63%	1.94%	2.34%	1.90%	2.38%	3.56%
Denton High School	2,081	2,159	2,306	2,449	2,558	2,639	2,726	2,840	2,949	3,121	3,269	3,402
Fred Moore High School	58	82	82	82	82	82	82	82	82	82	82	82
John Guyer High School	2,285	2,397	2,480	2,598	2,611	2,606	2,574	2,558	2,541	2,498	2,461	2,407
Ryan High School	2,326	2,409	2,489	2,636	2,788	2,928	3,058	3,182	3,364	3,509	3,685	3,787
HIGH SCHOOL TOTALS	6,750	7,047	7,357	7,765	8,039	8,255	8,440	8,662	8,936	9,210	9,497	9,678
High School Absolute Change	202	297	310	408	274	216	185	222	274	274	287	181
High School Percent Change	3.08%	4.40%	4.40%	5.55%	3.53%	2.69%	2.24%	2.63%	3.16%	3.07%	3.12%	1.91%
Denton J J A E P	8	1	1	1	1	1	1	1	1	1	1	1
Juvenile Detention CTR	43	51	51	51	51	51	51	51	51	51	51	51
Lester Davis School	54	49	49	49	49	49	49	49	49	49	49	49
ALTERNATIVE SCHOOL TOTALS	105	101	101	101	101	101	101	101	101	101	101	101
DISTRICT TOTALS	26,312	27,004	27,743	28,488	29,174	29,896	30,680	31,449	32,288	33,199	34,219	35,280
District Absolute Change	537	692	739	745	686	722	784	769	839	911	1,020	1,061
District Percent Change	2.1%	2.6%	2.7%	2.7%	2.4%	2.5%	2.6%	2.5%	2.7%	2.8%	3.1%	3.1%

- Navo Middle School may have 1,200 students by 2016, and 1,500 by 2019



Summary

- Texas economy continues to be the strongest state economy in the country.
- DFW will continue to be a leader in job and population growth due to the energy boom and its diverse economy.
- Denton ISD new home starts have averaged more than 400 per quarter over the last 3 quarters.
- Vacant developed lot supply remains in good position to sustain new housing growth.
- Paloma Creek, Cross Oaks and Pecan Creek elementary zones have the most home activity, representing almost 48% of the total starts for the district.
- Denton ISD can expect an increase of approximately 3,600 students during the next 5 years.
- 2019/20 enrollment projection: 30,680.
- DISD is projected to have almost 35,300 students for the 2024/25 school year.

TEMPLETON DEMOGRAPHICS

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