

*Denton  
Independent  
School  
District*



Quarterly  
Report  
4Q14

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



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area



DFW  
Unemployment Rate



- U.S. 5.4%
- Texas 4.1%
- DFW MSA 4.0%
- Denton 3.0%



- 108,100 new jobs created
- 2.2% above the national rate



- 2,975 more than 2013





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q14

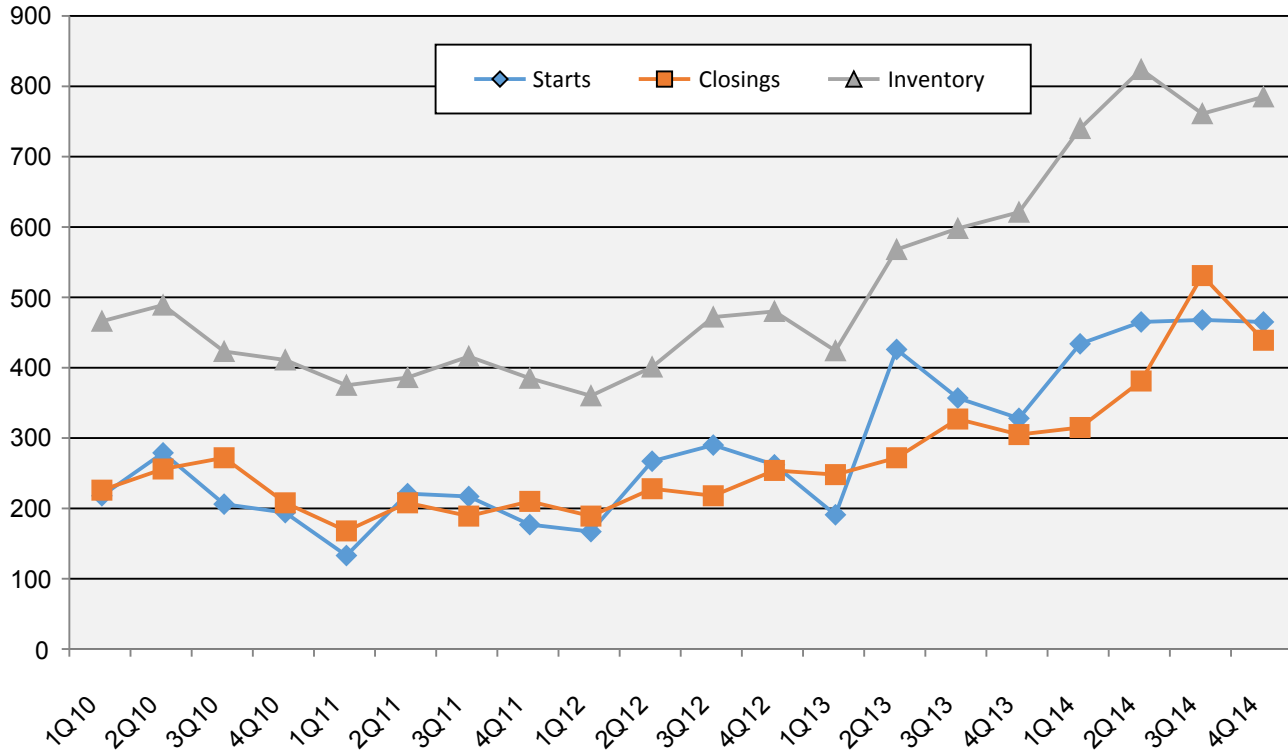
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,743	2,669	4,064	7,319
<b>2</b>	<b>Denton ISD</b>	<b>1,832</b>	<b>1,666</b>	<b>2,384</b>	<b>*30,187</b>
3	Northwest ISD	1,223	1,229	1,507	22,180
4	Prosper ISD	1,335	1,133	2,138	19,503
5	Keller ISD	1,022	1,000	1,293	3,094
6	Dallas ISD	928	914	1,956	5,824
7	Lewisville ISD	919	873	2,248	3,705
8	Eagle Mtn. - Saginaw ISD	832	825	1,661	19,645
9	Allen ISD	656	623	766	1,411
10	Rockwall ISD	726	619	1,649	7,701
11	McKinney ISD	601	561	1,202	6,837
12	Mansfield ISD	543	546	1,043	5,443
13	Forney ISD	565	542	922	11,397
14	Little Elm ISD	624	539	1,306	6,701
15	Crowley ISD	494	425	1,476	8,483
16	Burleson ISD	404	416	734	3,793
17	Plano ISD	416	383	1,132	1,306
18	HEB ISD	436	371	375	5,361
19	Wylie ISD	459	368	552	4,755
20	Midlothian ISD	446	365	919	20,294



\* Based on additional Templeton Demographics housing research



# New Housing Activity



Starts	2008	2009	2010	2011	2012	2013	2014
1Q	289	128	218	133	167	191	434
2Q	500	195	279	221	267	426	465
3Q	310	271	206	217	290	357	468
4Q	282	239	194	177	262	328	465
Total	1381	833	897	748	986	1302	1832

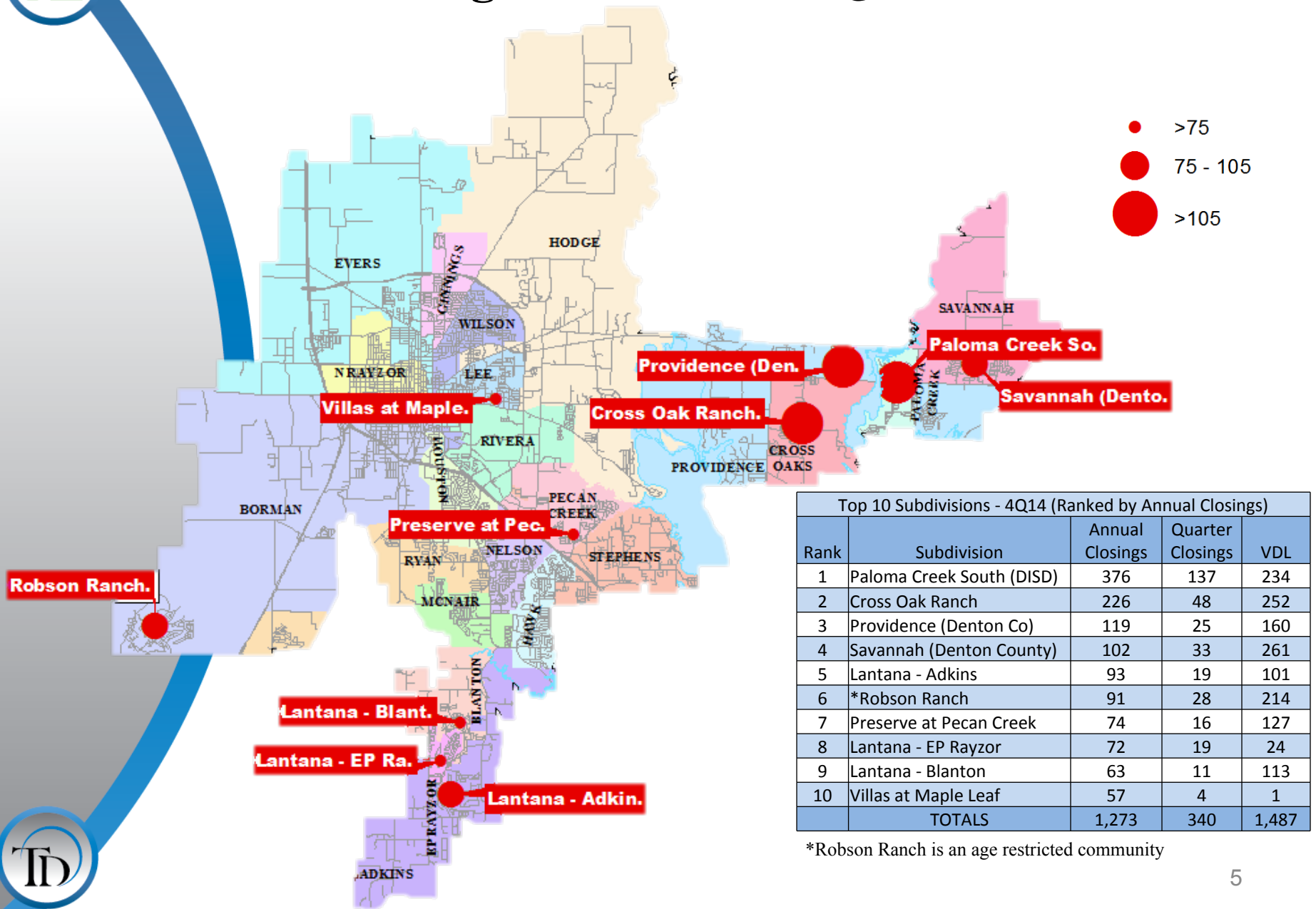
Closings	2008	2009	2010	2011	2012	2013	2014
1Q	351	242	226	168	189	248	315
2Q	410	286	256	208	228	272	381
3Q	426	249	272	189	218	327	531
4Q	362	315	208	210	254	305	439
Total	1549	1092	962	775	889	1152	1666

- 4Q14 starts remain over 400 units for the 4th straight quarter
- Closings reached 439 units during the 4Q14
- DISD finished 2014 with 1,832 starts and 1,666 closings





# Annual Closing Distribution 4Q14



Top 10 Subdivisions - 4Q14 (Ranked by Annual Closings)

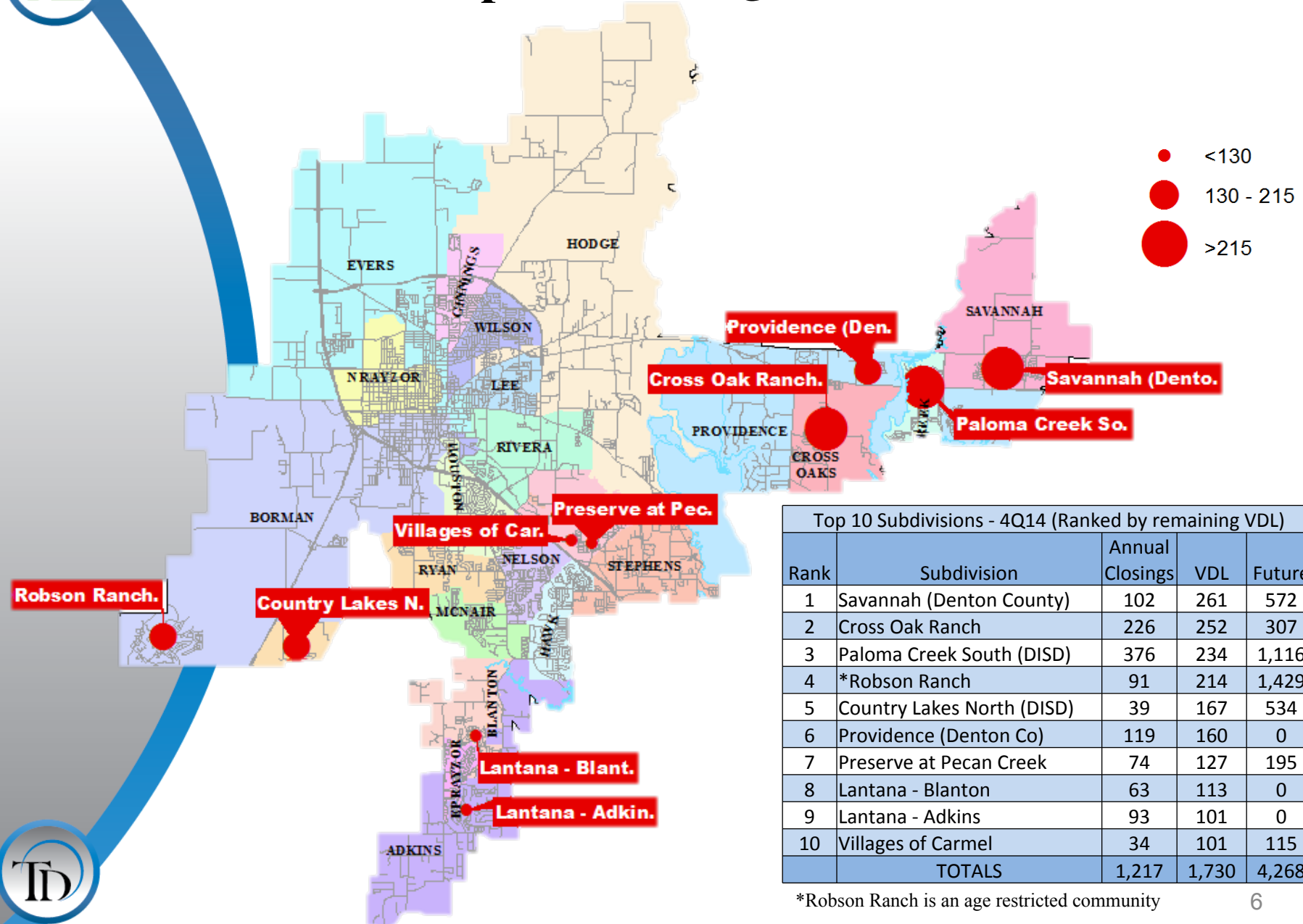
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Paloma Creek South (DISD)	376	137	234
2	Cross Oak Ranch	226	48	252
3	Providence (Denton Co)	119	25	160
4	Savannah (Denton County)	102	33	261
5	Lantana - Adkins	93	19	101
6	*Robson Ranch	91	28	214
7	Preserve at Pecan Creek	74	16	127
8	Lantana - EP Rayzor	72	19	24
9	Lantana - Blanton	63	11	113
10	Villas at Maple Leaf	57	4	1
TOTALS		1,273	340	1,487

\*Robson Ranch is an age restricted community





# Vacant Developed Lots 4Q14



Top 10 Subdivisions - 4Q14 (Ranked by remaining VDL)

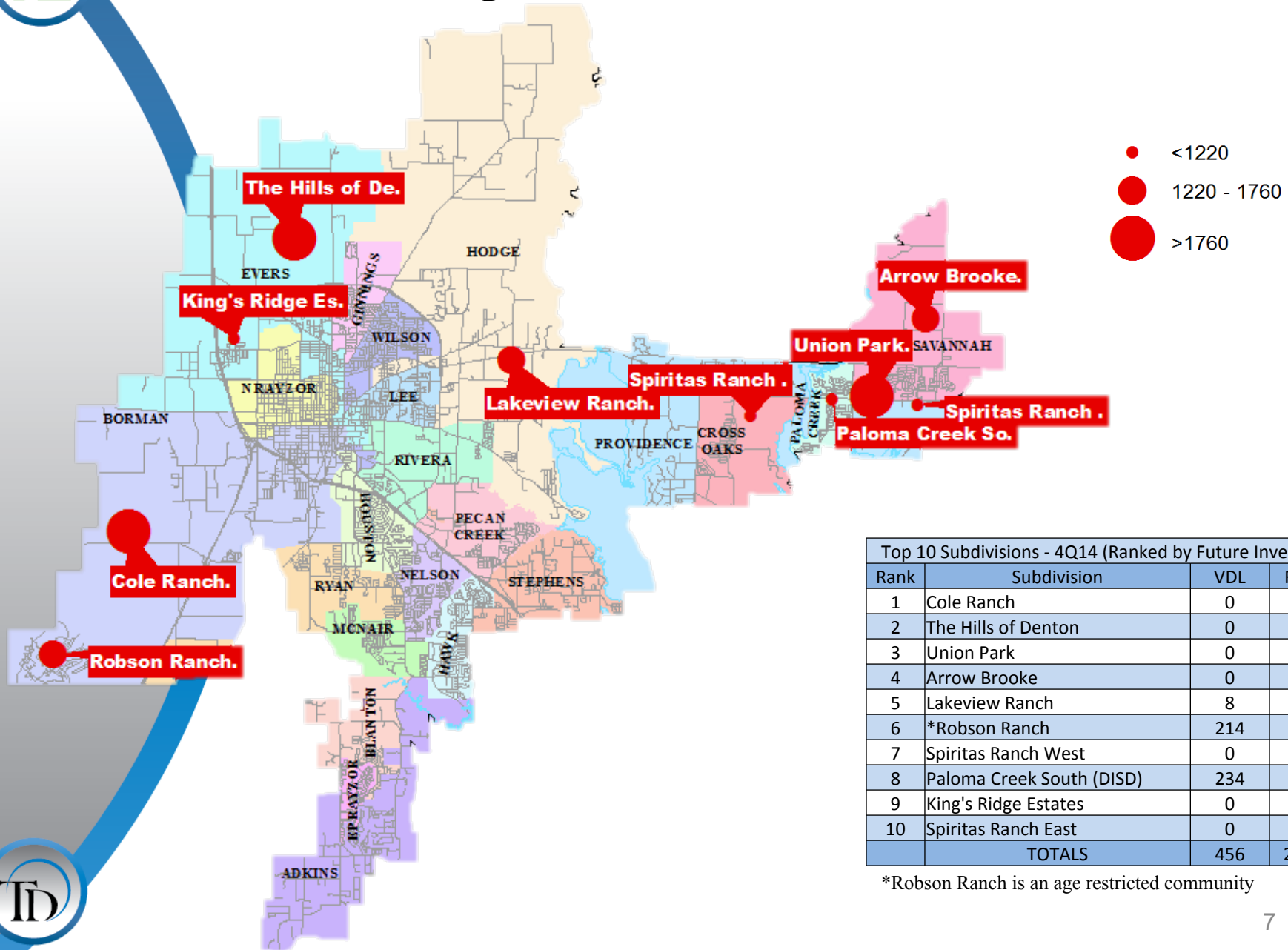
Rank	Subdivision	Annual Closings	VDL	Future
1	Savannah (Denton County)	102	261	572
2	Cross Oak Ranch	226	252	307
3	Paloma Creek South (DISD)	376	234	1,116
4	*Robson Ranch	91	214	1,429
5	Country Lakes North (DISD)	39	167	534
6	Providence (Denton Co)	119	160	0
7	Preserve at Pecan Creek	74	127	195
8	Lantana - Blanton	63	113	0
9	Lantana - Adkins	93	101	0
10	Villages of Carmel	34	101	115
TOTALS		1,217	1,730	4,268

\*Robson Ranch is an age restricted community





# Future Lots 4Q14



Top 10 Subdivisions - 4Q14 (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	Lakeview Ranch	8	1,433
6	*Robson Ranch	214	1,429
7	Spiritas Ranch West	0	1,217
8	Paloma Creek South (DISD)	234	1,116
9	King's Ridge Estates	0	653
10	Spiritas Ranch East	0	608
TOTALS		456	23,974

\*Robson Ranch is an age restricted community





# Overall Housing Data

## By Elementary Attendance Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future
ADKINS	105	22	95	19	59	110	3
BLANTON	69	7	68	13	36	132	0
*BORMAN	113	34	91	28	53	214	10,122
CROSS OAKS	253	76	226	48	108	252	1,524
EP RAYZOR	75	11	72	19	27	24	56
EVERS	44	13	44	19	16	26	5,806
GINNINGS	0	0	0	0	0	0	770
HAWK	9	1	6	3	3	49	65
HODGE	2	2	1	0	2	8	2,139
HOUSTON	32	12	36	7	17	45	287
LEE	42	0	65	7	4	24	406
MCNAIR	15	15	0	0	15	50	0
ON RAYZOR	0	0	0	0	0	0	100
NELSON	43	12	31	11	20	26	6
PALOMA CREEK	419	93	378	138	144	235	1,133
PECAN CREEK	204	52	172	45	91	298	310
PROVIDENCE	174	39	175	32	62	307	608
RIVERA	0	0	0	0	0	0	247
RYAN	57	13	48	6	28	229	1,002
SAVANNAH	161	57	147	39	92	313	5,261
STEPHENS	13	6	13	5	8	42	297
WILSON	0	0	0	0	0	0	45
Grand Total	1,717	431	1,577	411	732	2,170	28,758



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





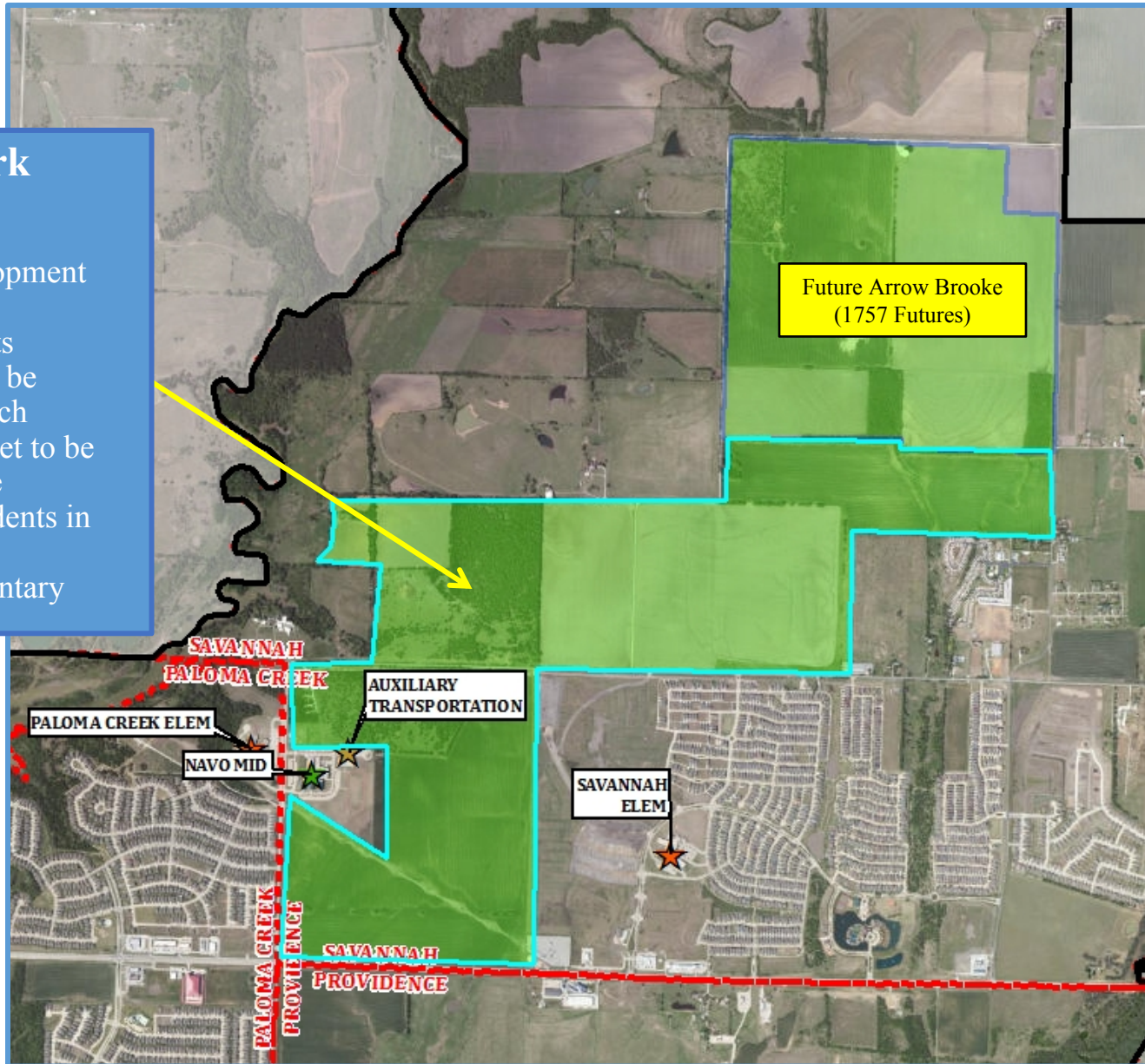


# Active Subdivision

## Union Park – Town of Little Elm

### Union Park

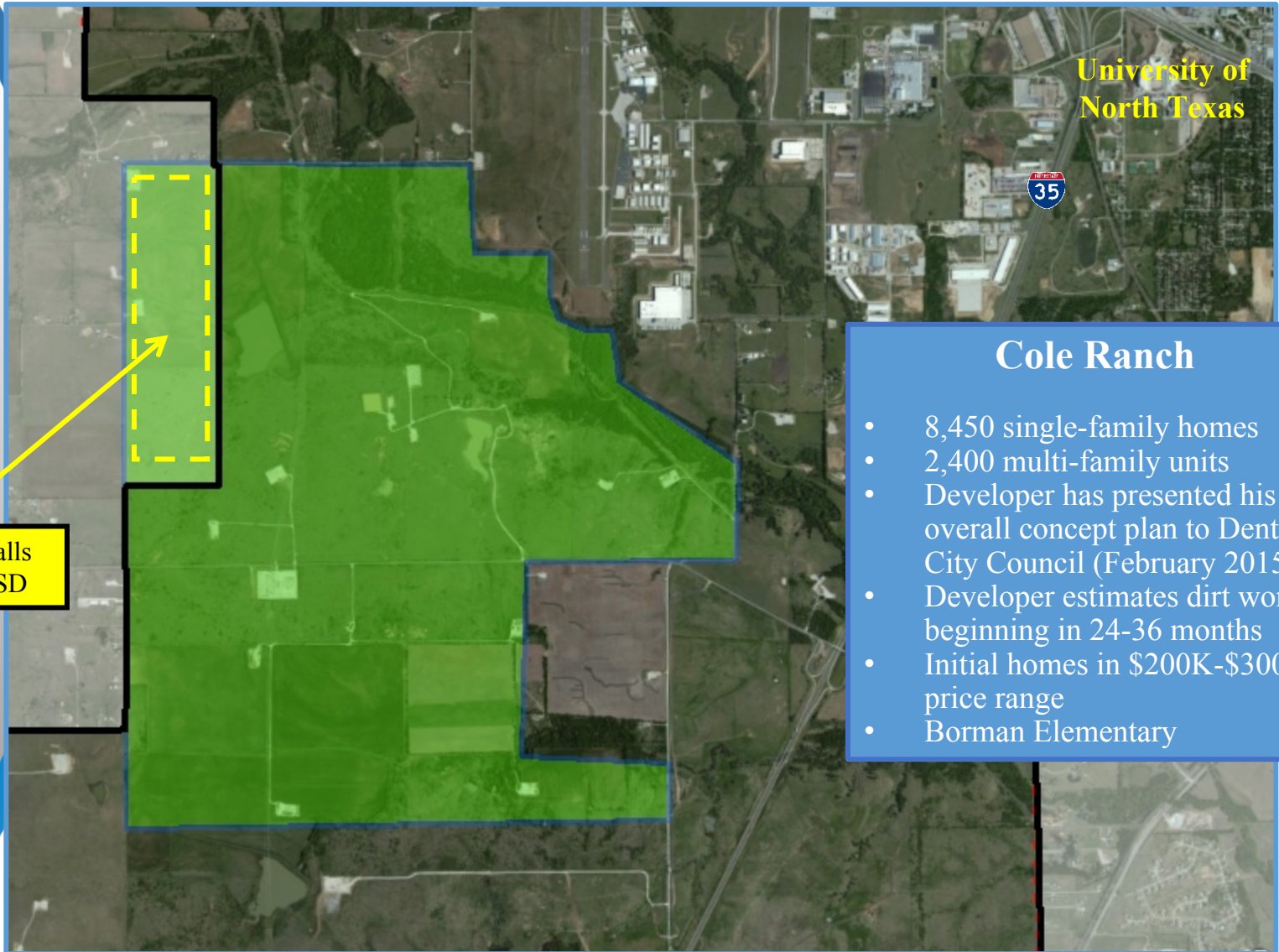
- 2,332 futures
- Hillwood Development
- \$225K-\$350K
- Phase I = 400 lots
- Model lots set to be delivered in March
- Production lots set to be delivered in June
- First homes/residents in Fall 2015
- Savannah Elementary





# Future Subdivision

Cole Ranch – City of Denton



University of North Texas



This portion falls outside of DISD

- ### Cole Ranch
- 8,450 single-family homes
  - 2,400 multi-family units
  - Developer has presented his overall concept plan to Denton City Council (February 2015)
  - Developer estimates dirt work beginning in 24-36 months
  - Initial homes in \$200K-\$300K price range
  - Borman Elementary

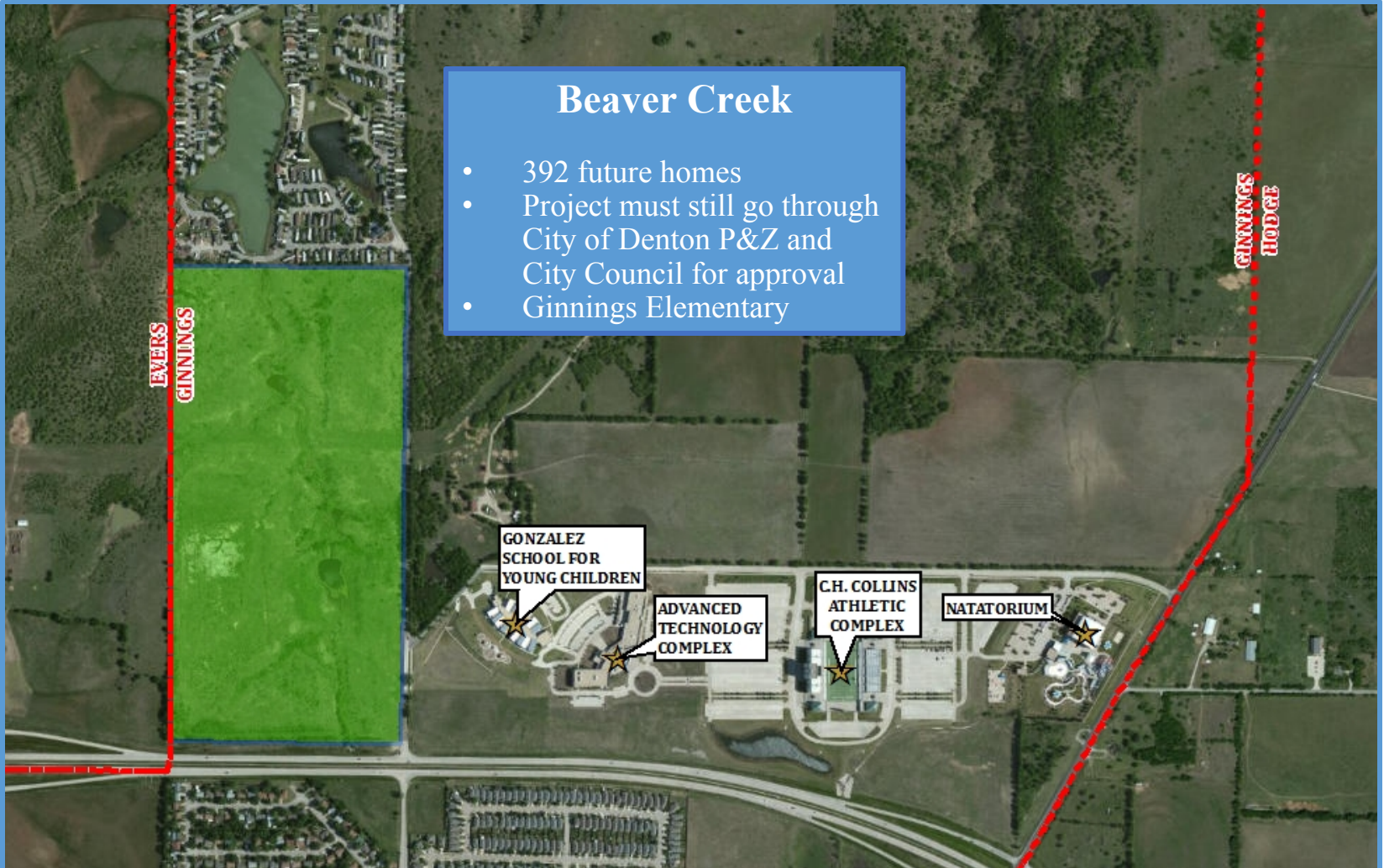






# Future Development

Beaver Creek Development– City of Denton







# Future Development

Denton Cedars – City of Denton



## Denton Cedars

- Proposed 120 unit multifamily complex
- Market rate complex
- Mixture of 1, 2 & 3 bedrooms
- Not approved as of 02-01-15
- McNair Elementary



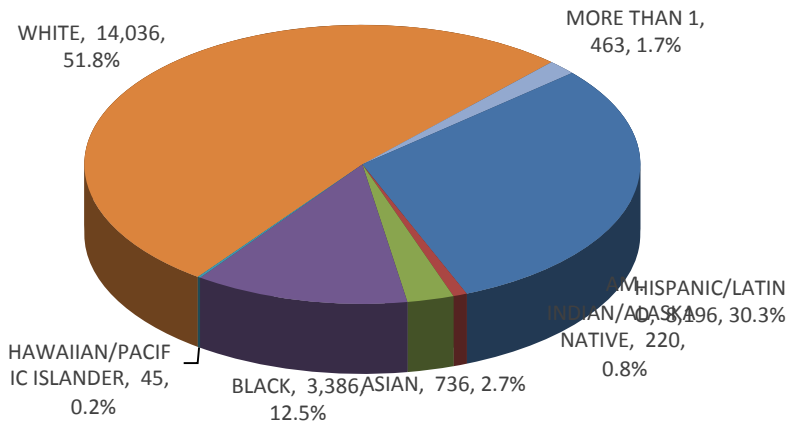


# Enrollment History

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

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%
2010/11	23,994	2,792	11.6%	7,417	30.9%	210	0.9%	617	2.6%	12,664	52.8%	276	1.2%	18	0.1%
2011/12	24,845	2,903	11.7%	7,772	31.3%	230	0.9%	671	2.7%	12,896	51.9%	358	1.4%	15	0.1%
2012/13	25,775	3,087	12.0%	8,051	31.2%	224	0.9%	655	2.5%	13,301	51.6%	429	1.7%	28	0.1%
2013/14	26,312	3,190	12.1%	8,150	31.0%	213	0.8%	728	2.8%	13,523	51.4%	475	1.8%	33	0.1%
2014/15	27,082	3,386	12.5%	8,196	30.3%	220	0.8%	736	2.7%	14,036	51.8%	463	1.7%	45	0.2%



Year (Oct.)	Economically Disadvantaged	% ED
2010/11	9,965	41.5%
2011/12	10,696	43.1%
2012/13	11,074	43.0%
2013/14	11,207	42.6%
2014/15	11,300	41.7%





# Methodology – Enrollment Projections

**District  
Planning  
Areas**



**Student  
Geo-code**



**Cohort &  
Enrollment  
Trends**



**Housing  
Market  
Trends**



**10 Year Enrollment Projections**



# 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	Capacity	Current	Enrollment Projections									
		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	575	557	571	599	599	577	599	609	616	623	631
Borman Elementary School	740	454	452	457	451	474	500	557	620	701	806	934
Cross Oaks Elementary School	740	598	631	679	724	758	804	845	869	888	912	934
E P Rayzor Elementary School	740	464	426	435	407	397	398	411	426	437	450	474
Evers Park Elementary School	740	547	571	598	628	680	725	755	795	854	911	971
Ginnings Elementary School	740	621	626	630	627	642	650	675	708	738	760	785
Hodge Elementary School	740	694	695	710	719	744	758	778	796	813	829	848
Sam Houston Elementary School	740	583	576	572	597	616	633	648	662	679	700	720
Nelson Elementary School	740	648	640	645	635	617	631	628	626	634	642	653
Lee Elementary School	740	615	635	642	672	681	710	727	746	770	798	826
McNair Elementary School	740	572	557	563	552	541	528	528	529	542	561	576
Hawk Elementary School	740	726	718	697	673	668	644	651	662	650	656	652
Olive Stephens Elementary School	740	534	525	546	547	578	618	615	620	645	653	657
Paloma Creek Elementary School	740	673	685	687	716	708	724	727	733	741	742	753
Pecan Creek Elementary School	740	693	743	812	844	844	860	839	808	782	775	750
Providence Elementary School	740	648	672	682	699	729	748	779	813	856	911	979
Newton Rayzor Elementary School	740	651	671	668	658	670	687	692	697	697	696	693
Rivera Elementary School	740	637	642	662	703	691	680	691	694	708	723	744
Savannah Elementary School	740	640	673	749	807	863	921	978	1,039	1,112	1,190	1,275
Ryan Elementary School	740	588	618	631	627	655	670	699	727	755	784	816
Wilson Elementary School	740	599	602	611	631	642	657	672	668	674	666	661
Adkins Elementary School		311	329	330	335	346	376	417	463	517	578	645
Ann Windle School For Young Child	740	308	308	308	308	308	308	308	308	308	308	308
Gonzalez School For Young Child	740	387	387	387	387	387	387	387	387	387	387	387
<b>ELEMENTARY TOTALS</b>	<b>17,020</b>	<b>13,766</b>	<b>13,939</b>	<b>14,272</b>	<b>14,546</b>	<b>14,838</b>	<b>15,194</b>	<b>15,606</b>	<b>16,005</b>	<b>16,504</b>	<b>17,061</b>	<b>17,672</b>
Elementary Absolute Change		147	173	333	274	292	356	412	399	499	557	611
Elementary Percent Change		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 exceed 700 students by 2016, and 800 by the following year Union Park and Arrow Brooke get started 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
<b>MIDDLE SCHOOL TOTALS</b>	<b>5,838</b>	<b>6,090</b>	<b>6,346</b>	<b>6,350</b>	<b>6,488</b>	<b>6,702</b>	<b>6,945</b>	<b>7,080</b>	<b>7,246</b>	<b>7,384</b>	<b>7,560</b>	<b>7,829</b>
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
<b>HIGH SCHOOL TOTALS</b>	<b>6,750</b>	<b>7,047</b>	<b>7,357</b>	<b>7,765</b>	<b>8,039</b>	<b>8,255</b>	<b>8,440</b>	<b>8,662</b>	<b>8,936</b>	<b>9,210</b>	<b>9,497</b>	<b>9,678</b>
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
<b>ALTERNATIVE SCHOOL TOTALS</b>	<b>105</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>101</b>
<b>DISTRICT TOTALS</b>	<b>26,312</b>	<b>27,004</b>	<b>27,743</b>	<b>28,488</b>	<b>29,174</b>	<b>29,896</b>	<b>30,680</b>	<b>31,449</b>	<b>32,288</b>	<b>33,199</b>	<b>34,219</b>	<b>35,280</b>
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 exceed 1,500 students in five years



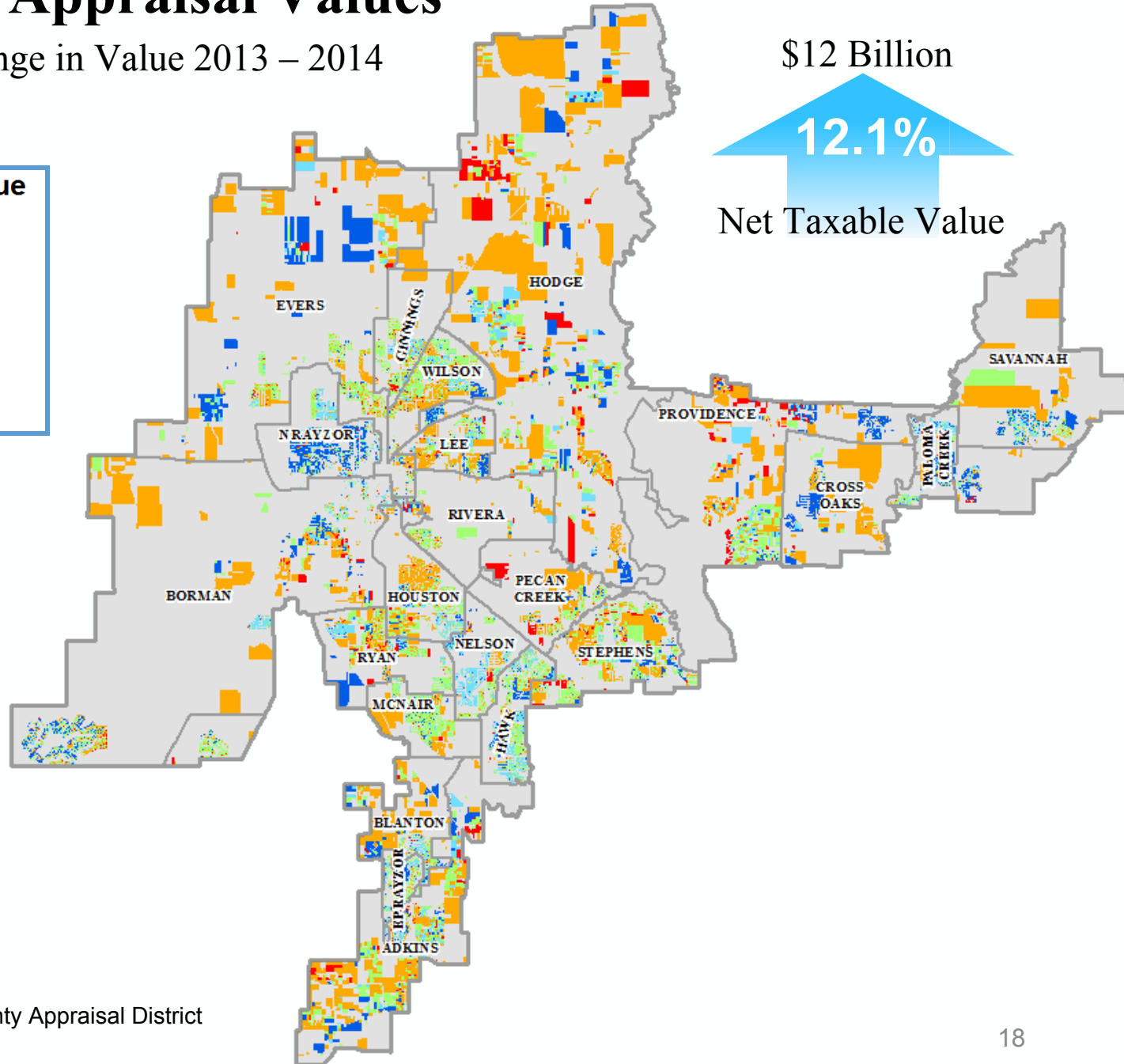


# County Appraisal Values

Percent Change in Value 2013 – 2014

## Percent Change in Value

- Negative Change
- Little or No Change
- 3% to 10% Change
- 10% to 15% Change
- > 15% Change



\$12 Billion

12.1%

Net Taxable Value

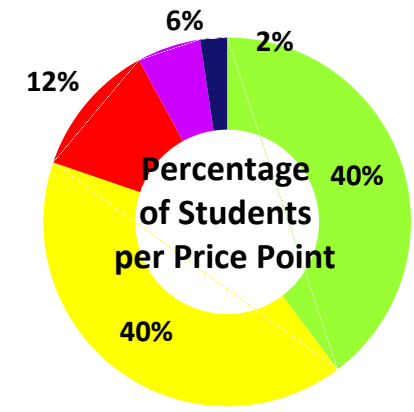
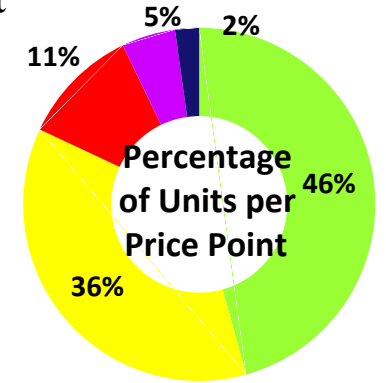
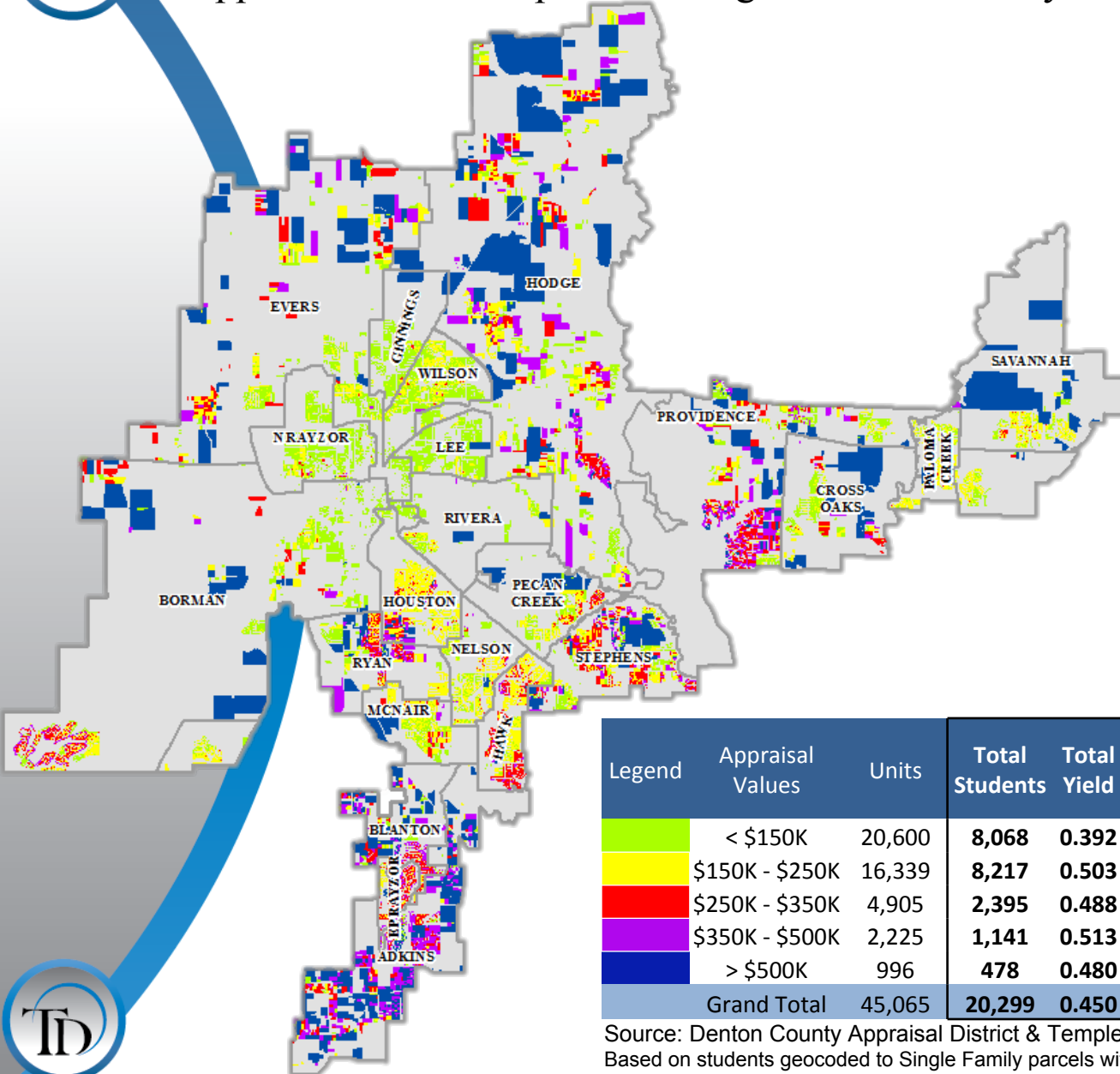


Source: Denton County Appraisal District



# 2014 County Appraisal Values

## Appraisal Values Map and Average Student Yield by Price Point



Legend	Appraisal Values	Units	Total Students	Total Yield	Elem. Students	Elem. Yield	MS Students	MS Yield	HS Students
<span style="color: #90EE90;">■</span>	< \$150K	20,600	<b>8,068</b>	<b>0.392</b>	4,089	0.198	1,798	0.087	2,181
<span style="color: #FFFF00;">■</span>	\$150K - \$250K	16,339	<b>8,217</b>	<b>0.503</b>	3,998	0.245	1,944	0.119	2,275
<span style="color: #FF0000;">■</span>	\$250K - \$350K	4,905	<b>2,395</b>	<b>0.488</b>	1,113	0.227	580	0.118	702
<span style="color: #800080;">■</span>	\$350K - \$500K	2,225	<b>1,141</b>	<b>0.513</b>	523	0.235	268	0.120	350
<span style="color: #0000FF;">■</span>	> \$500K	996	<b>478</b>	<b>0.480</b>	212	0.213	127	0.128	139
Grand Total		45,065	<b>20,299</b>	<b>0.450</b>	9,935	0.220	4,717	0.105	5,647

Source: Denton County Appraisal District & Templeton Demographics  
Based on students geocoded to Single Family parcels with verified addresses





# 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 460 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 51% 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.