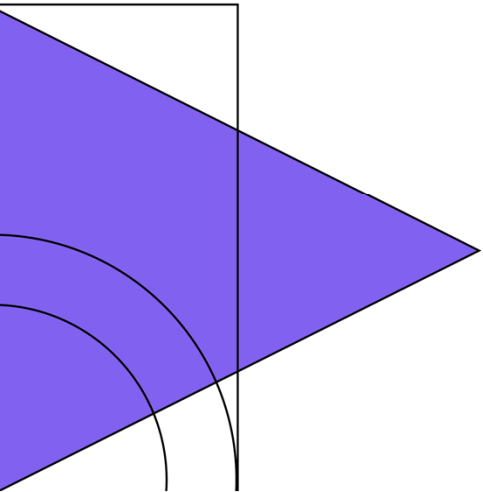
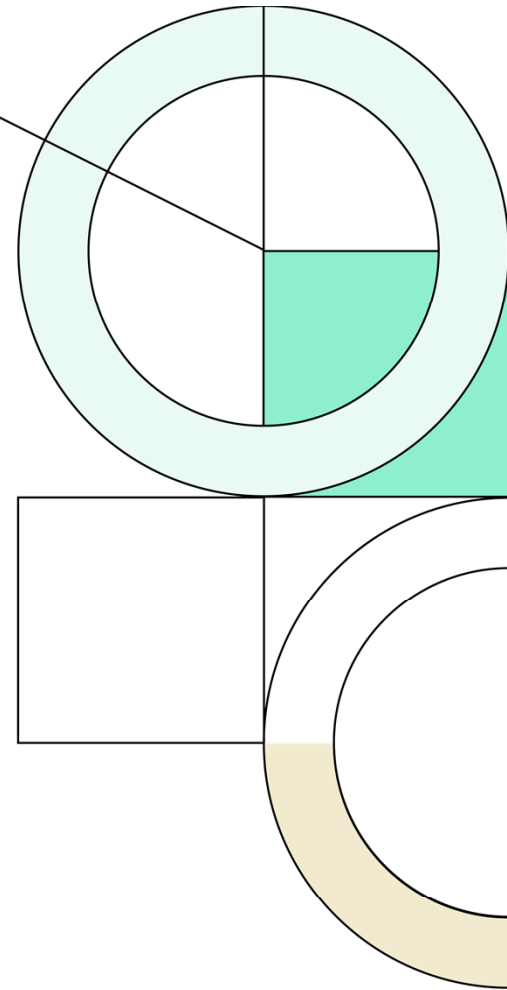




**Denton  
Independent  
School  
District**

3Q22

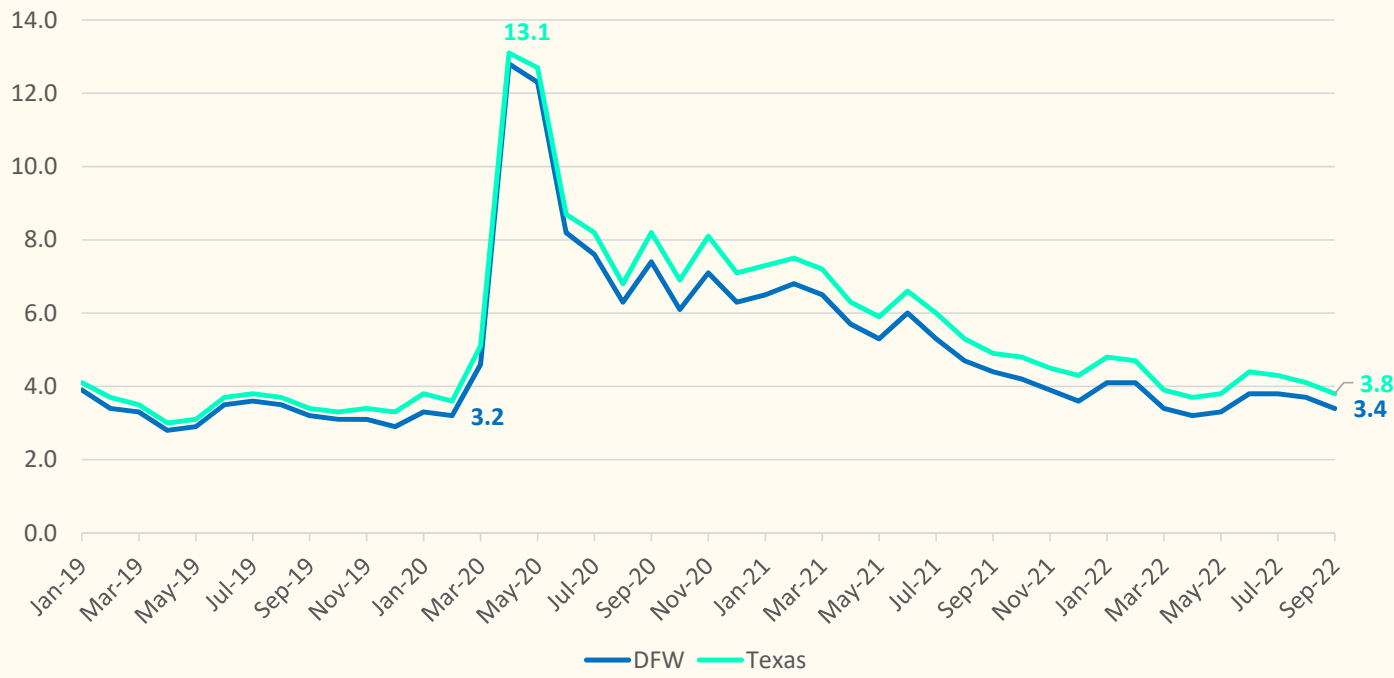
**Demographic Report**



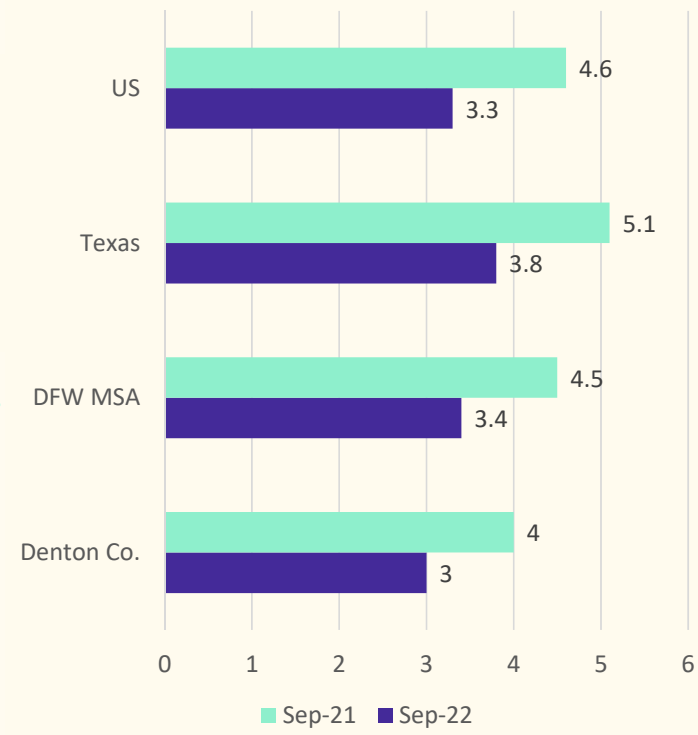


# Local Economic Conditions

### Unemployment Rate, Jan. 2019 - Sep 2022



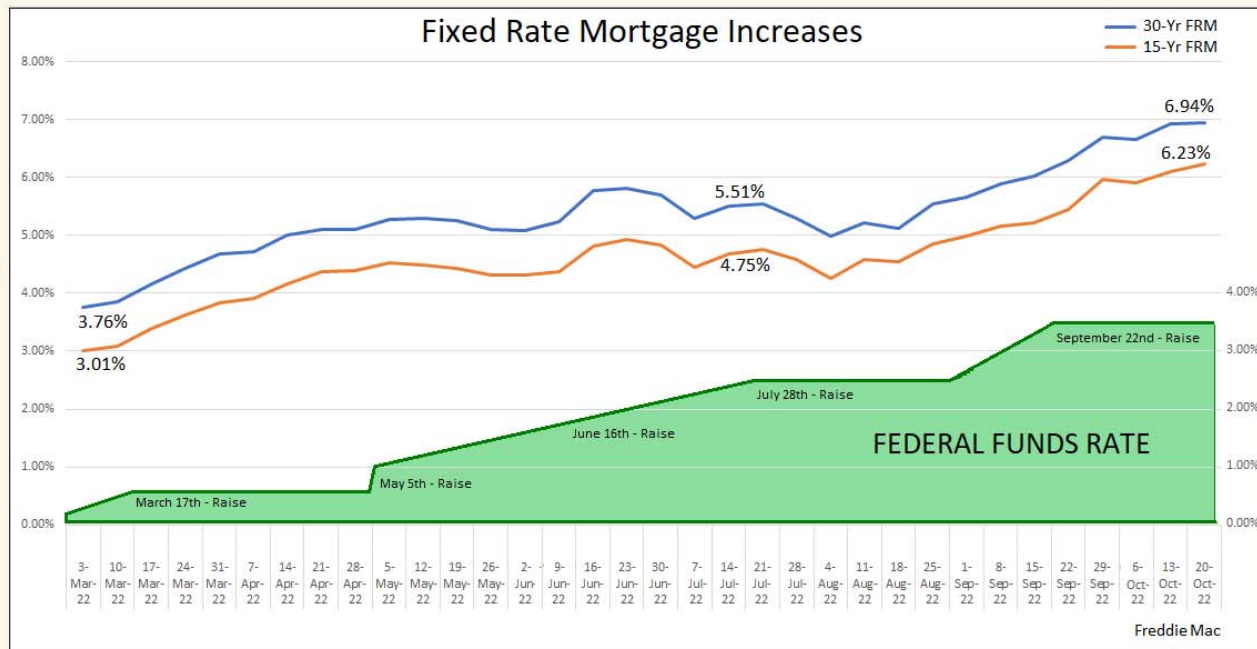
### Unemployment Rate, Year Over Year





# Economic Conditions

Combination of Price Escalation & Interest Rate Increases Impact on Monthly Payments



**SPRING 2022**  
 3.5% Interest Rate  
**HOME PRICE**  
 \$343,221  
 Average Monthly  
 House Payment  
**\$1,905**

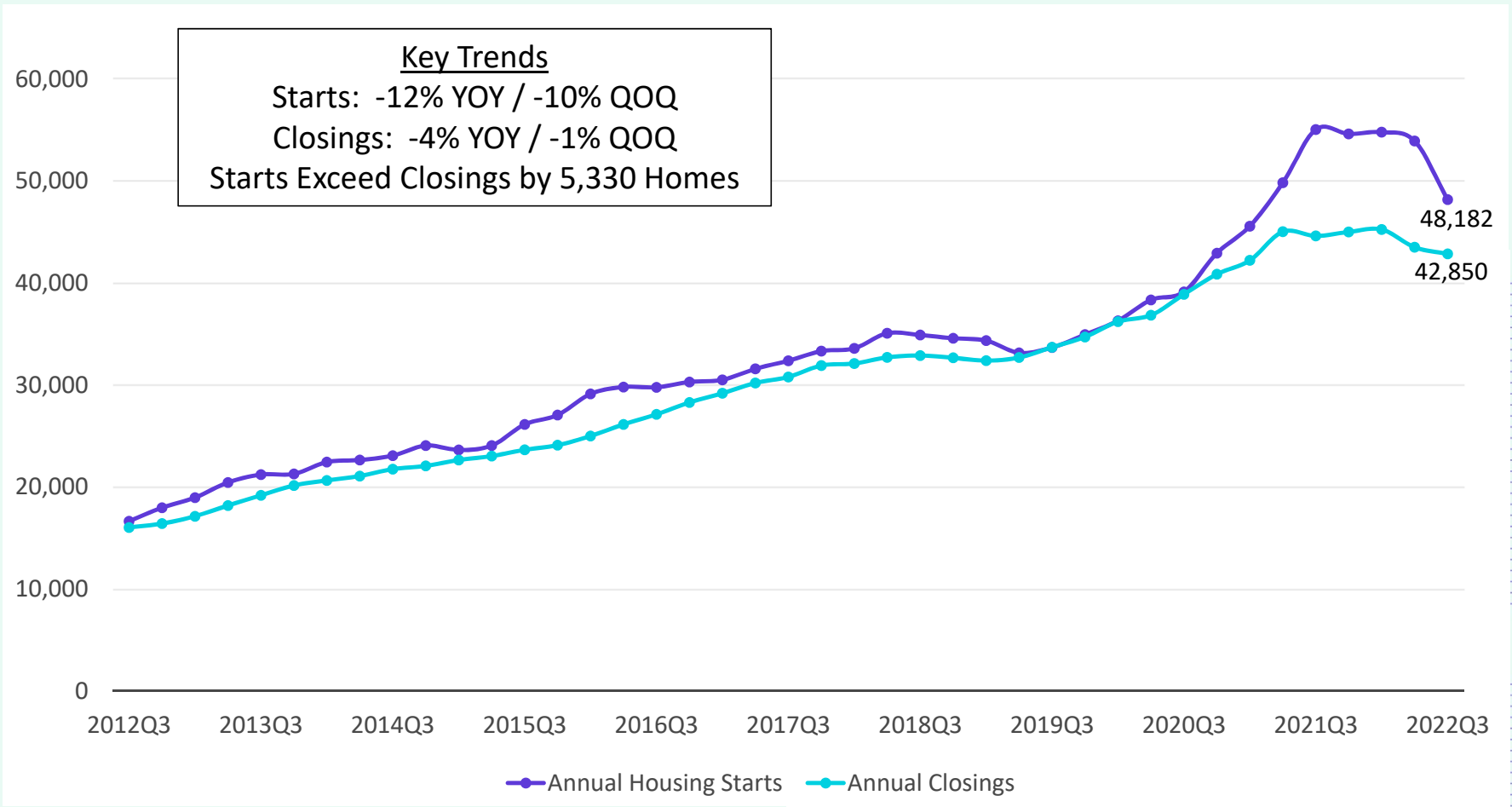
**FALL 2022**  
 7.0% Interest Rate  
**HOME PRICE**  
 \$365,700  
 Average Monthly  
 House Payment  
**\$2,765**

**\$860** More Per Month  
 Increased By **45.15%**

\* Since January 2022 – Base Prices have been up by 8% and Mortgage Rates up by approximately 79%



# DFW New Home Starts & Closings are Flattening Out



Source: Zonda



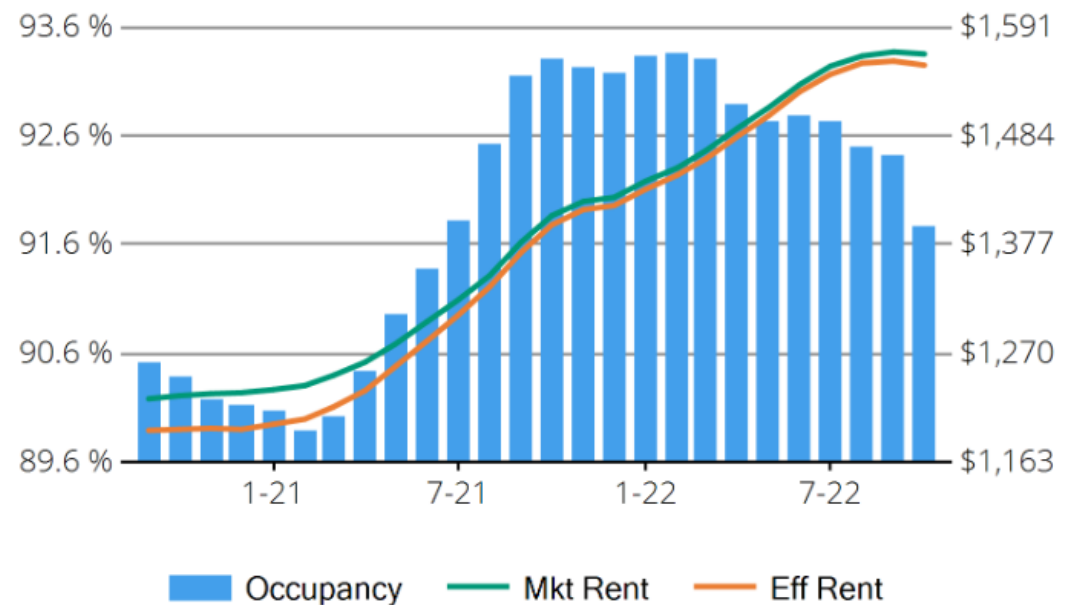
# Housing Market Trends: Multi-family Market



## Stabilized and Lease-up Properties\*

Conventional Properties	Oct 2022	Annual Change
Occupancy	91.7	-1.7%
Unit Change	21,805	
Units Absorbed (Annual)	7,806	
Average Size (SF)	873	+0.3%
Asking Rent	\$1,564	+11.6%
Asking Rent per SF	\$1.79	+11.3%
Effective Rent	\$1,553	+11.5%
Effective Rent per SF	\$1.78	+11.2%
% Offering Concessions	11%	+13.6%
Avg. Concession Package	4.7%	-6.4%

### Dallas/Fort Worth, TX



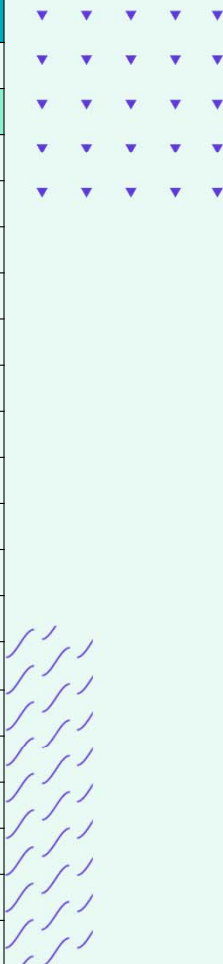


# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q22



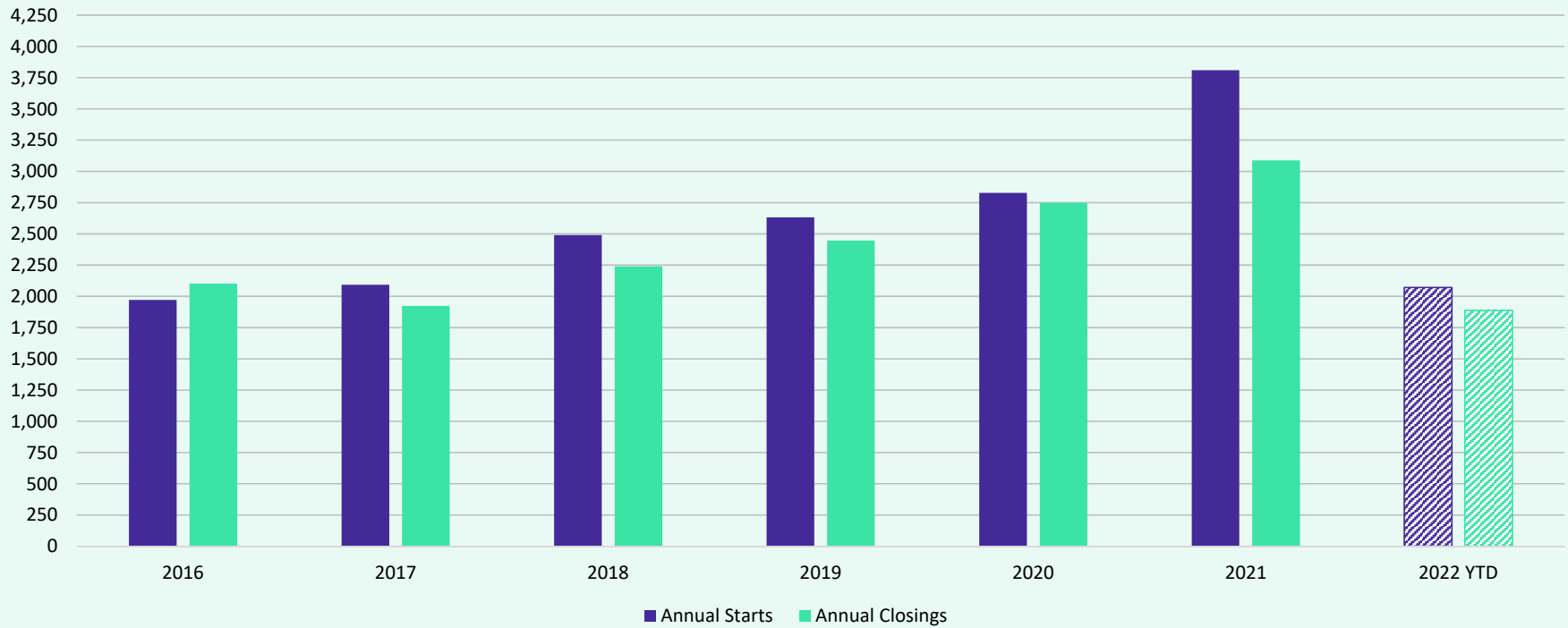
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,494	3,543	2,035	3,998	38,239
<b>2</b>	<b>DENTON ISD*</b>	<b>2,659</b>	<b>2,656</b>	<b>2,056</b>	<b>3,792</b>	<b>30,474</b>
3	FORNEY ISD	1,589	2,426	929	2,342	29,984
4	PROSPER ISD	2,327	2,270	2,310	3,593	21,227
5	FRISCO ISD	1,311	1,620	1,217	1,495	9,258
6	ROYSE CITY ISD	1,645	1,571	1,085	2,006	8,368
7	DALLAS ISD	1,750	1,495	1,804	2,348	5,963
8	PRINCETON ISD	2,011	1,447	1,477	1,632	10,290
9	MIDLOTHIAN ISD	1,028	1,154	714	2,200	19,669
10	WAXAHACHIE ISD	838	1,090	359	1,266	26,837
11	EAGLE MT-SAGINAW ISD	1,293	1,070	822	2,427	16,735
12	ROCKWALL ISD	1,309	1,061	1,046	2,005	11,268
13	CROWLEY ISD	1,338	1,054	943	2,023	16,422
14	LEWISVILLE ISD	1,130	1,043	963	1,040	2,202
15	CRANDALL ISD	1,515	1,023	1,139	618	15,212
16	COMMUNITY ISD	1,025	983	566	1,184	7,831
17	CELINA ISD	981	947	947	1,062	35,378
18	MANSFIELD ISD	1,326	930	1,084	1,423	6,868
19	MCKINNEY ISD	1,076	813	1,052	1,384	16,208
20	AUBREY ISD	1,525	791	1,149	993	5,260



\* Based on additional Templeton Demographics housing research



# District New Home Starts and Closings by Quarter



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	532	447	555	572	516	960	845
2Q	480	536	801	617	748	1084	714
3Q	543	608	563	686	684	1,005	512
4Q	417	502	571	757	880	761	
<b>Total</b>	<b>1,972</b>	<b>2,093</b>	<b>2,490</b>	<b>2,632</b>	<b>2,828</b>	<b>3,810</b>	<b>2,071</b>

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	461	436	561	495	626	639	617
2Q	556	450	563	572	726	936	708
3Q	544	559	561	678	756	727	563
4Q	541	479	555	701	640	786	
<b>Total</b>	<b>2,102</b>	<b>1,924</b>	<b>2,240</b>	<b>2,446</b>	<b>2,748</b>	<b>3,088</b>	<b>1,888</b>



# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	18	1	15	2	18	20	31	334
ALEXANDER	56	1	41	39	39	39	52	338
BELL	26	24	67	13	24	27	46	0
BLANTON	14	0	16	2	21	23	3	0
BORMAN	109	67	25	25	84	84	619	15,001
CROSS OAKS	16	0	71	10	11	18	3	251
EP RAYZOR	0	0	0	0	0	0	0	0
EVERS	207	49	160	35	125	159	230	504
GINNINGS	83	52	120	34	55	59	254	517
HAWK	52	14	30	11	34	35	9	82
HODGE	1	0	10	4	2	2	194	2,158
HOUSTON	8	8	0	0	8	8	143	95
MCNAIR	151	5	30	30	121	121	32	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	4
PALOMA CREEK	2	1	43	11	2	13	0	0
PECAN CREEK	1	0	1	0	0	0	7	46
PROVIDENCE	203	21	274	34	178	202	291	3,655
RIVERA	0	0	0	0	0	0	0	327
RYAN	138	27	169	59	83	95	149	245
SANDBROCK RANCH	477	72	714	65	358	454	520	1,168
SAVANNAH	25	6	17	3	22	32	8	16
SCHULTZ	1	1	11	0	1	1	0	0
STEPHENS	52	24	37	4	62	63	201	478
UNION PARK	643	85	496	107	522	568	646	1,240
<b>GRAND TOTAL</b>	<b>2,283</b>	<b>458</b>	<b>2,347</b>	<b>488</b>	<b>1,770</b>	<b>2,023</b>	<b>3,443</b>	<b>26,652</b>

\*Does NOT include age-restricted communities

Highest activity in the category

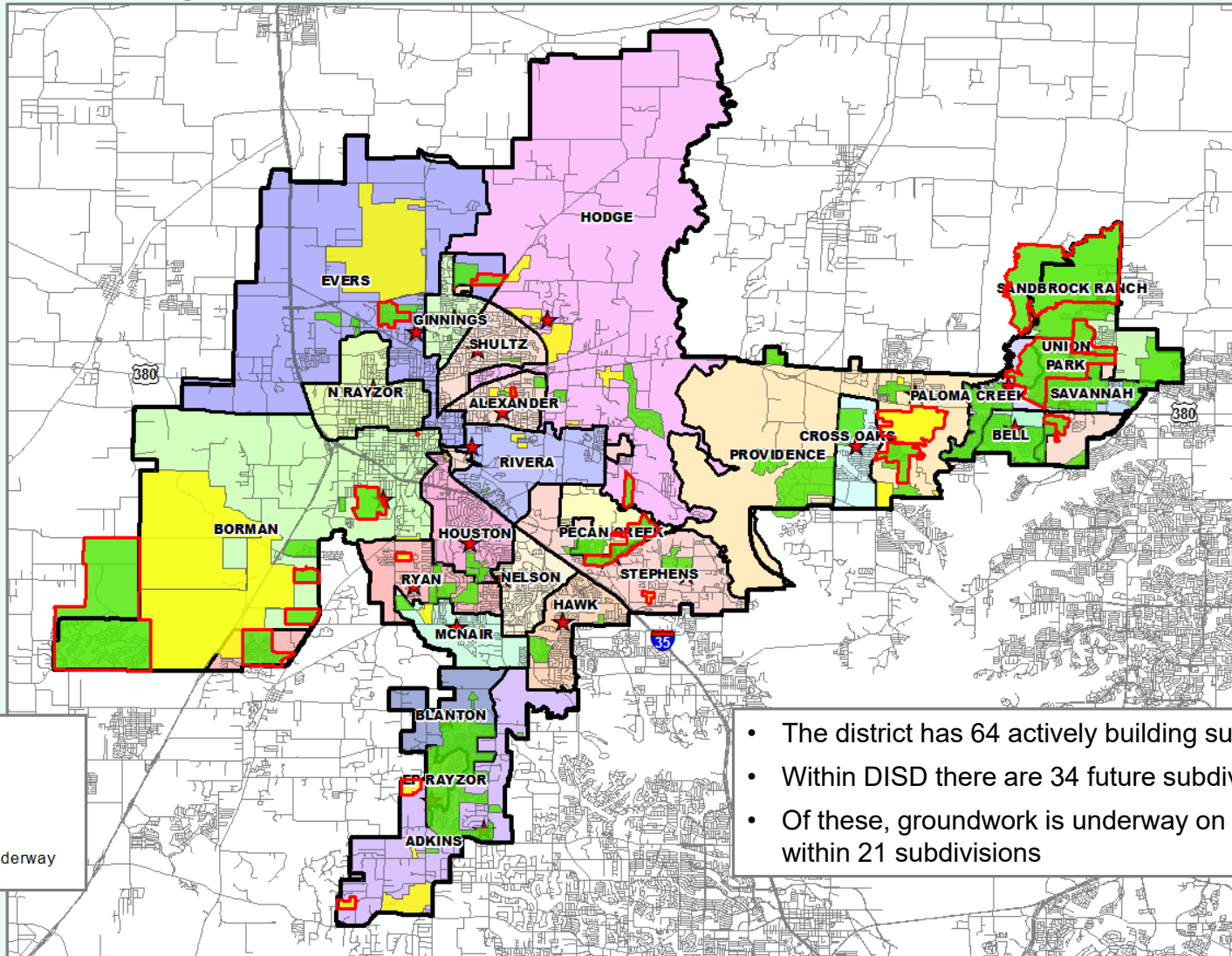
Second highest activity in the category

Third highest activity in the category





# District Housing Overview

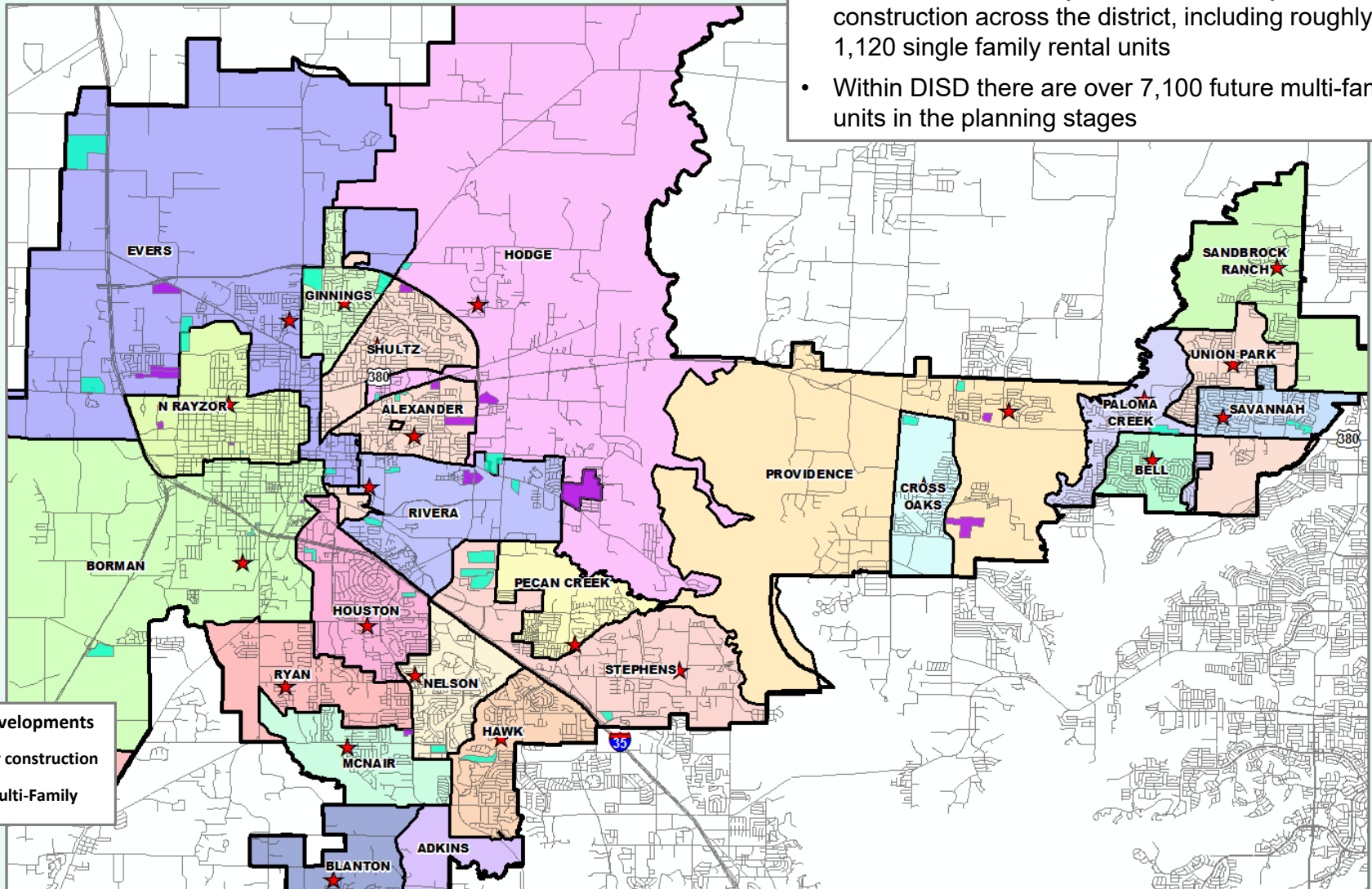


- The district has 64 actively building subdivisions
- Within DISD there are 34 future subdivisions
- Of these, groundwork is underway on 3,867 lots within 21 subdivisions



# District Multi-Family Overview

- The district has nearly 4,150 multi-family units under construction across the district, including roughly 1,120 single family rental units
- Within DISD there are over 7,100 future multi-family units in the planning stages

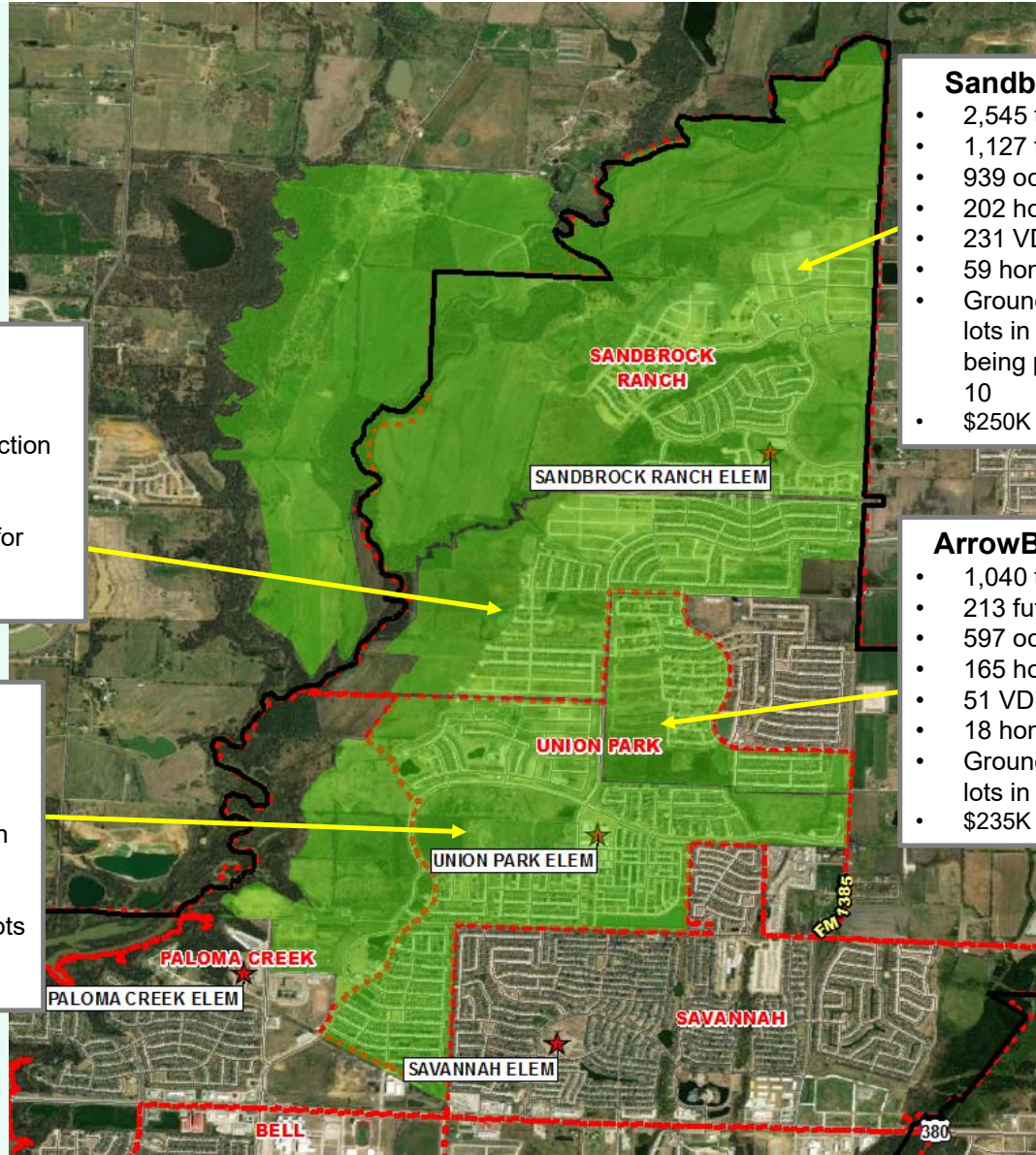


**Multi-Family Developments**

- MF Under construction
- Future Multi-Family



# Residential Activity



**Winn Ridge**

- 1,741 total lots
- 1,357 occupied homes
- 101 homes under construction
- 257 VDL
- 31 homes closed 3Q22
- Remaining lots delivered for homebuilding 3Q22
- \$195K - \$330K

**Sandbrock Ranch (DISD)**

- 2,545 total lots
- 1,127 future lots
- 939 occupied homes
- 202 homes under construction
- 231 VDL
- 59 homes started 3Q22
- Groundwork underway on 322 lots in Sec 11, 12, 13; streets being paved for 147 lots in Sec 10
- \$250K - \$4450K

**Union Park**

- 2,944 total lots
- 816 future lots
- 1,453 occupied homes
- 256 homes under construction
- 409 VDL
- 53 homes closed 3Q22
- Streets being paved for 243 lots in Sec 7
- \$250K - \$4450K

**ArrowBrooke (Union Park)**

- 1,040 total lots
- 213 future lots
- 597 occupied homes
- 165 homes under construction
- 51 VDL
- 18 homes closed 3Q22
- Groundwork underway on 213 lots in Sec 7
- \$235K - \$365K



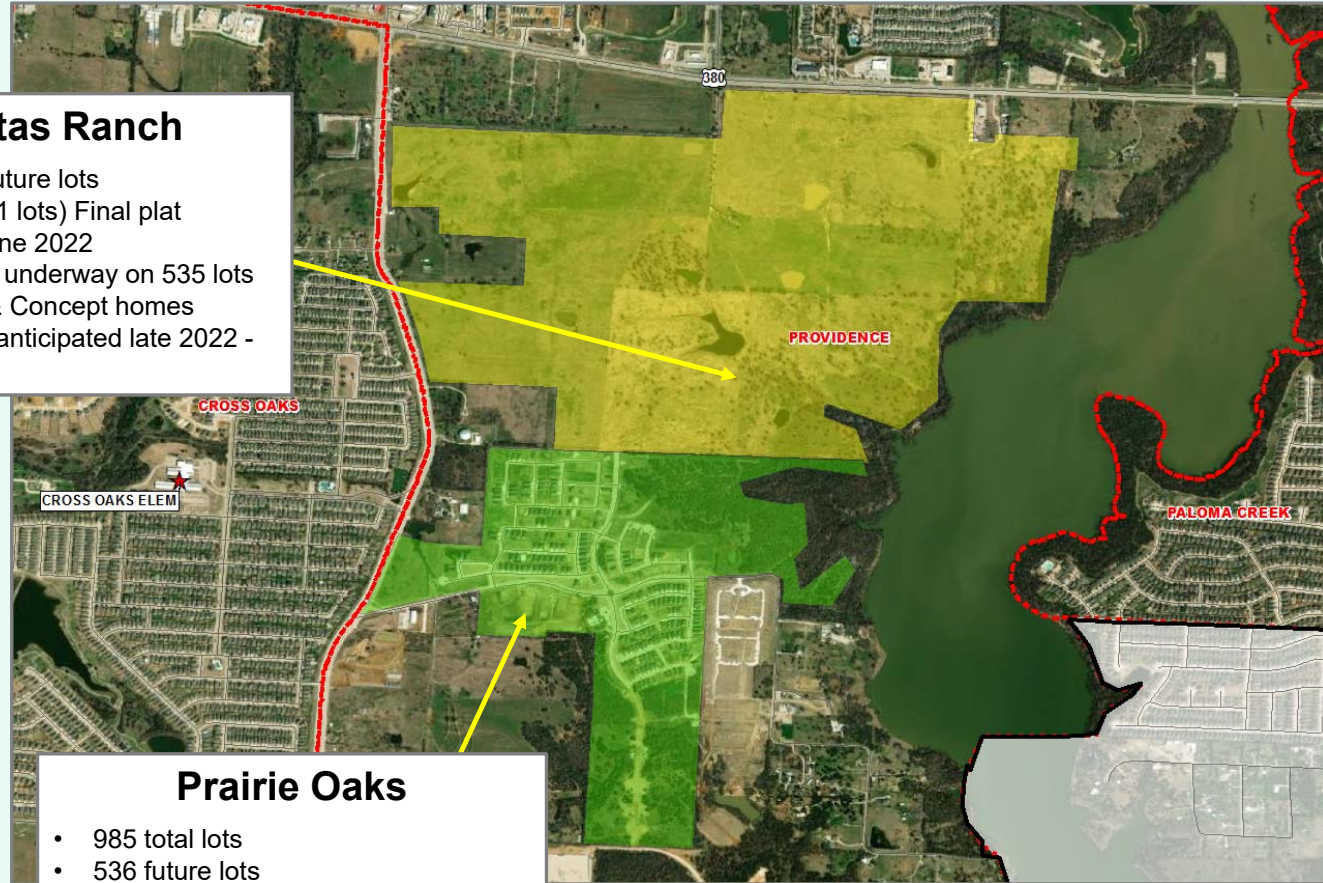


# Residential Activity

## Spiritas Ranch

- 2,156 total future lots
- Phase 1 (401 lots) Final plat approved June 2022
- Groundwork underway on 535 lots in Phase 1 & Concept homes
- Lot delivery anticipated late 2022 - early 2023

22 Oct 2022 20:15:53



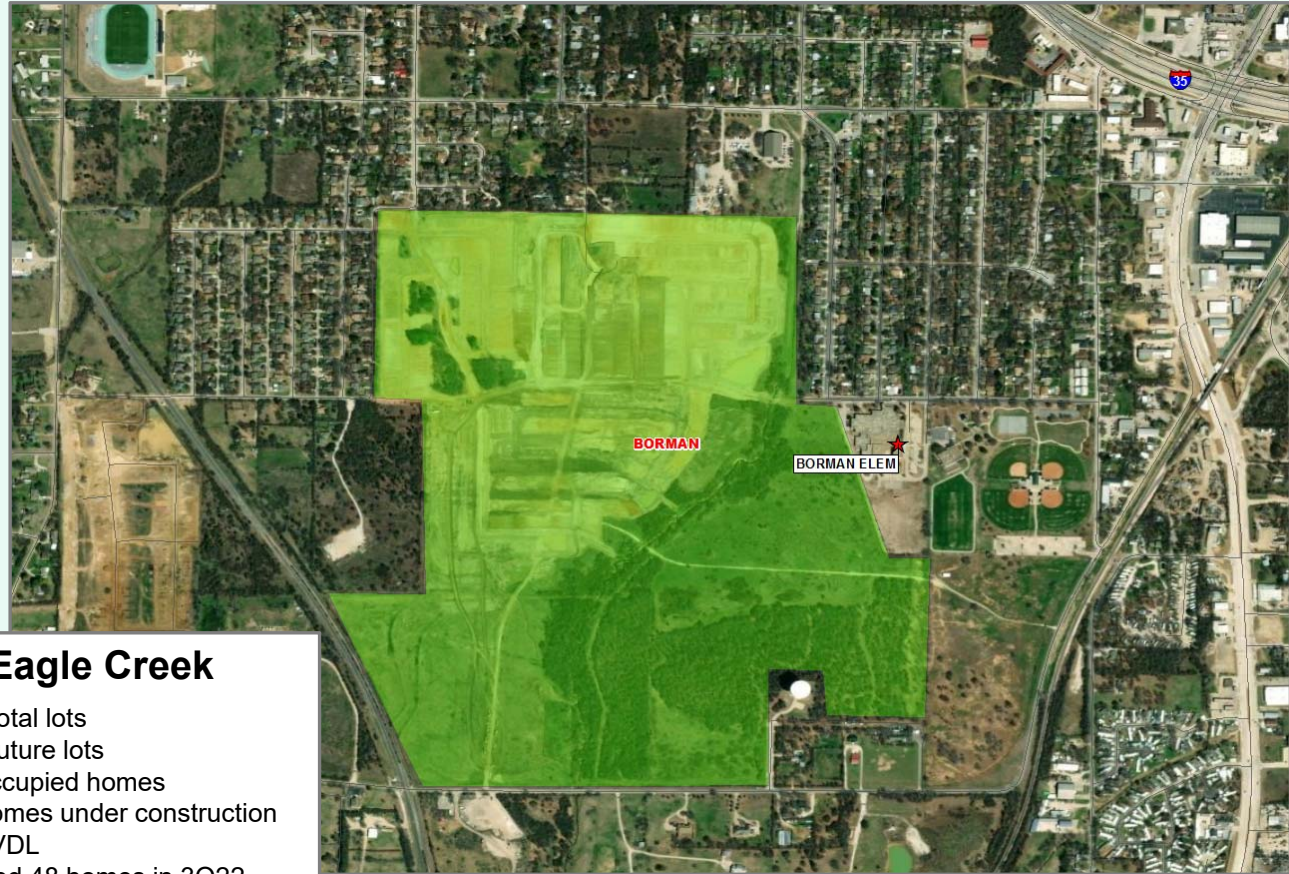
## Prairie Oaks

- 985 total lots
- 536 future lots
- 309 occupied homes
- 82 home under construction
- 53 VDL
- Closed 109 homes in last 12 months
- Groundwork underway on 81 lots in Phase 3; streets being paved for 222 lots in Phase 2 & 4
- \$295K - \$360K





# Residential Activity



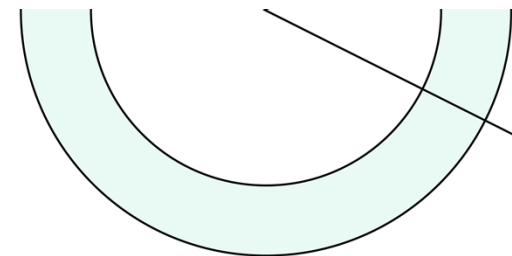
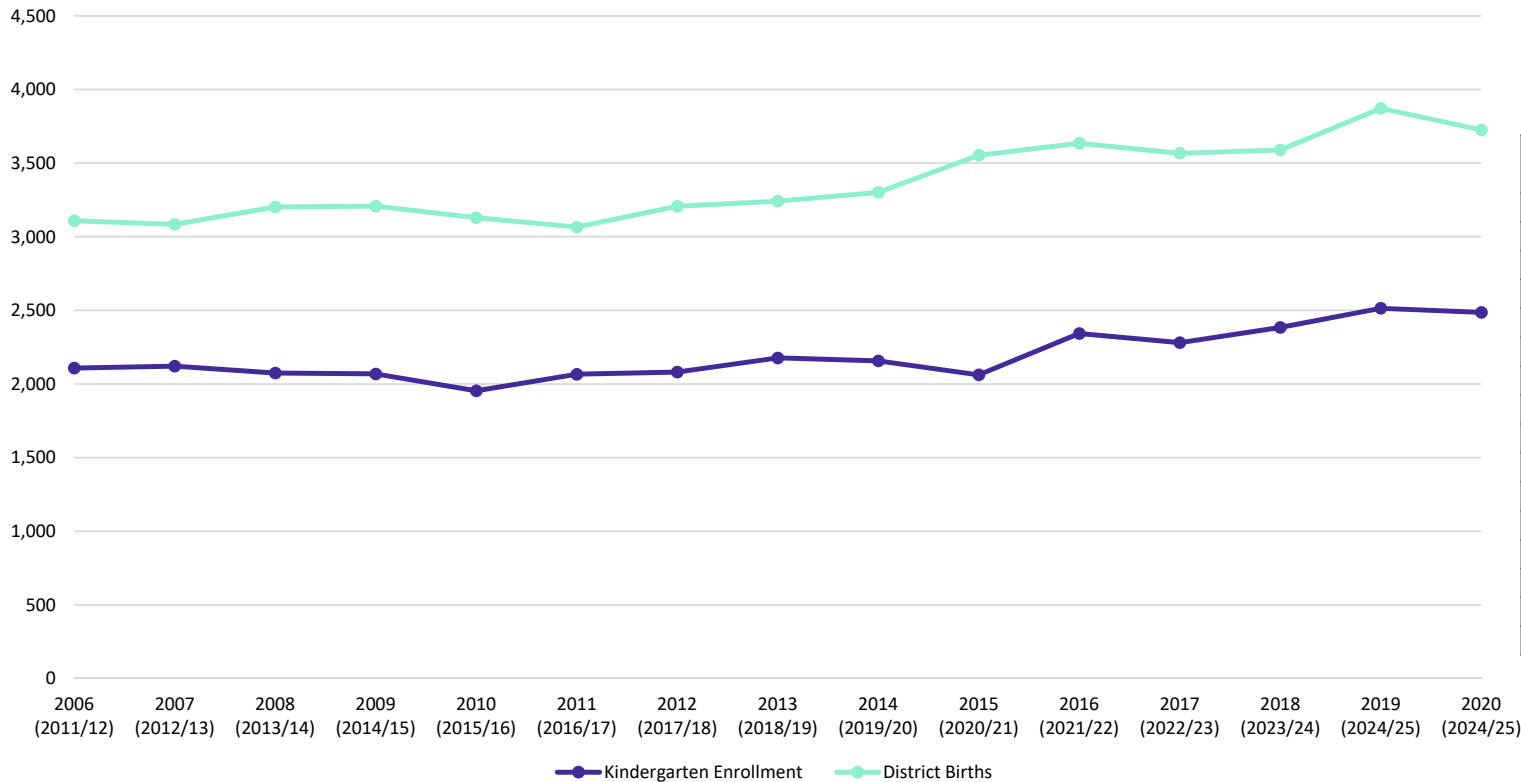
## Eagle Creek

- 752 total lots
- 505 future lots
- 25 occupied homes
- 65 homes under construction
- 157 VDL
- Started 48 homes in 3Q22
- Groundwork underway on 505 remaining lots
- Anticipate delivery Spring 2023
- DR Horton
- \$360K+



# Birth Rate Analysis

Denton KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	2,108	3,109	0.678
2007 (2012/13)	2,121	3,084	0.688
2008 (2013/14)	2,074	3,202	0.648
2009 (2014/15)	2,068	3,208	0.645
2010 (2015/16)	1,954	3,130	0.624
2011 (2016/17)	2,066	3,066	0.674
2012 (2017/18)	2,081	3,207	0.649
2013 (2018/19)	2,177	3,242	0.671
2014 (2019/20)	2,157	3,301	0.653
2015 (2020/21)	2,062	3,554	0.580
2016 (2021/22)	2,343	3,635	0.645
2017 (2022/23)	2,281	3,567	0.639
2018 (2023/24)	2,384	3,589	0.664
2019 (2024/25)	2,514	3,872	0.649
2020 (2024/25)	2,486	3,725	0.667
2021 (2024/25)	2,572	4,180	0.615



# Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	78	1,082	2,177	2,117	2,182	2,136	2,274	2,303	2,335	2,328	2,312	2,371	2,313	2,173	1,988	30,169		
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908	739	2.4%
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,319	2,402	2,455	2,402	2,324	2,222	30,267	-641	-2.1%
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,317	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,951	1,684	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,425	2,506	2,597	2,480	2,345	32,543	592	1.9%

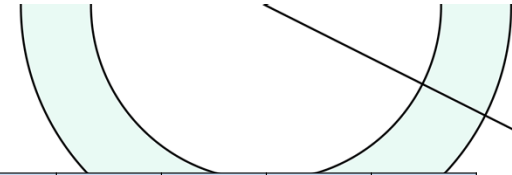
\*Yellow Box = largest grade per year  
Green Box = second largest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	1.135	1.043	1.022	1.050	1.026	1.020	1.027	1.024	1.008	1.026	1.023	1.044	0.989	0.990	0.979	1.028	1.019	1.000
2019/20	1.154	1.016	0.991	1.047	1.018	1.018	1.020	1.022	1.013	1.032	1.032	1.100	1.006	0.960	0.971	1.019	1.026	1.009
2020/21	1.022	0.890	0.956	0.981	0.971	0.971	0.989	0.973	0.978	0.994	0.997	1.022	0.945	0.974	1.001	0.973	0.990	0.985
2021/22	1.228	1.224	1.136	1.110	1.068	1.074	1.066	1.054	1.049	1.046	1.052	1.082	1.023	1.009	0.969	1.085	1.049	1.021
2022/23	1.239	1.026	0.974	1.059	1.038	1.015	1.027	1.046	0.998	1.037	1.020	1.027	0.999	0.987	0.968	1.026	1.018	0.995

Denton ISD added less than 600 students last year. This was the smallest one-year change since 2015/16, with the exception of 20/21 (COVID)



# 5-Year Forecast by Grade Level



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	78	1,082	2,177	2,117	2,182	2,136	2,274	2,303	2,335	2,328	2,312	2,371	2,313	2,173	1,988	30,169		
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908	739	2.4%
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,319	2,402	2,455	2,402	2,324	2,222	30,267	-641	-2.1%
2021/22	113	1,197	2,343	2,289	2,259	2,376	2,230	2,317	2,223	2,378	2,440	2,599	2,512	2,423	2,252	31,951	1,684	5.6%
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,425	2,506	2,597	2,480	2,345	32,543	592	1.9%
2023/24	140	1,203	2,384	2,403	2,558	2,454	2,355	2,507	2,359	2,387	2,349	2,573	2,451	2,609	2,507	33,239	696	2.1%
2024/25	140	1,222	2,514	2,506	2,470	2,643	2,521	2,438	2,514	2,427	2,462	2,450	2,588	2,449	2,531	33,876	637	1.9%
2025/26	140	1,275	2,486	2,659	2,599	2,580	2,738	2,625	2,446	2,584	2,486	2,573	2,435	2,584	2,406	34,616	741	2.2%
2026/27	140	1,297	2,572	2,610	2,727	2,682	2,658	2,818	2,654	2,531	2,651	2,611	2,555	2,436	2,553	35,495	879	2.5%
2027/28	140	1,327	2,616	2,701	2,678	2,806	2,768	2,745	2,836	2,741	2,604	2,774	2,604	2,555	2,386	36,281	786	2.2%

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

5-Year enrollment forecast represents a moderate growth trend impacted by recent housing trends and the resulting impacts from COVID





# 5-Year Forecast by Elementary Campus

Campus Name	Capacity	HISTORY		Fall	ENROLLMENT PROJECTIONS				
		2021/22	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Alexander Elementary School	740	598	600	592	585	592	580	579	
Adkins Elementary School	740	443	449	452	451	429	441	431	
Bell Elementary School	740	708	651	620	608	587	568	569	
Blanton Elementary School	740	497	529	517	510	514	505	499	
Borman Elementary School	740	436	429	440	449	502	537	631	
Cross Oaks Elementary School	740	719	702	713	726	716	725	736	
E P Rayzor Elementary School	740	311	322	304	298	289	293	291	
Evers Park Elementary School	740	635	660	724	775	847	888	899	
Ginnings Elementary School	740	652	617	620	620	624	624	604	
Hodge Elementary School	740	651	637	634	639	657	685	745	
Sam Houston Elementary School	740	530	503	494	484	495	483	485	
Nelson Elementary School	740	575	520	524	499	522	516	512	
McNair Elementary School	740	534	561	547	574	582	600	610	
Hawk Elementary School	740	600	635	641	629	613	640	646	
Olive Stephens Elementary School	740	435	466	512	576	633	675	679	
Paloma Creek Elementary School	740	682	616	643	672	712	736	753	
Pecan Creek Elementary School	740	667	671	646	623	621	610	595	
Providence Elementary School	740	661	658	719	780	850	933	994	
Newton Rayzor Elementary School	740	633	640	624	620	640	634	639	
Rivera Elementary School	740	621	643	659	676	743	737	717	
Sandbrock Ranch Elementary School	740	0	681	845	958	1,047	1,120	1,173	
Savannah Elementary School	740	780	742	749	769	772	775	754	
Ryan Elementary School	740	556	614	665	702	753	776	820	
Union Park Elementary School	740	955	695	794	884	973	1,023	1,003	
Schultz Elementary School	740	646	692	693	699	720	730	730	
Ann Windle School For Young Child	740	310	307	285	292	303	304	312	
Gonzalez School For Young Child	740	282	250	268	275	286	287	295	
<b>ELEMENTARY TOTALS</b>	<b>19,980</b>	<b>15,117</b>	<b>15,490</b>	<b>15,923</b>	<b>16,373</b>	<b>17,021</b>	<b>17,423</b>	<b>17,700</b>	
Elementary Absolute Change		1,247	373	433	450	647	402	277	
Elementary Percent Change		8.99%	2.47%	2.80%	2.83%	3.95%	2.36%	1.59%	



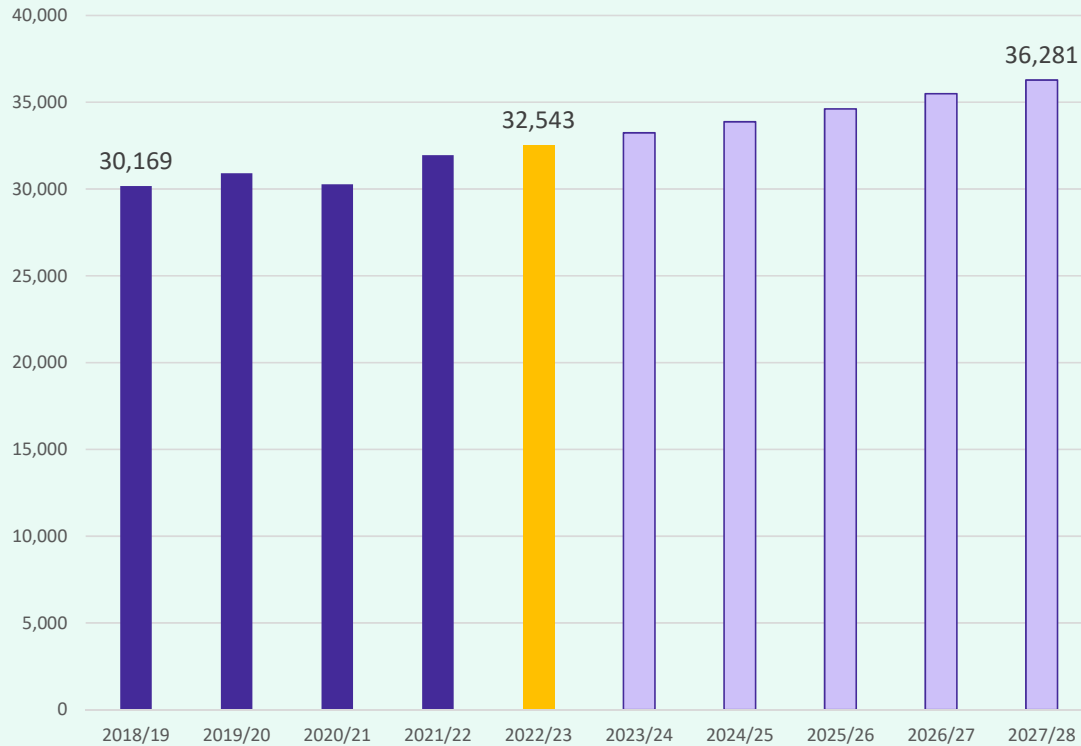
# 5-Year Forecast by Secondary Campus

Campus Name	HISTORY		Fall	ENROLLMENT PROJECTIONS				
	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Calhoun Middle School	1,268	695	756	792	871	844	879	919
McMath Middle School	1,181	802	762	772	768	740	775	786
Navo Middle School	1,181	1,058	1,051	1,068	1,112	1,127	1,192	1,282
Crownover Middle School	1,181	815	840	787	812	784	779	746
Strickland Middle School	1,334	953	941	943	958	957	975	1,020
Harpool Middle School	1,181	868	820	813	773	796	770	770
Rodriguez Middle School	1,323	981	973	1,023	1,166	1,311	1,478	1,626
Bette Myers Middle School	1,323	833	818	814	860	874	905	949
<b>MIDDLE SCHOOL TOTALS</b>	<b>9,972</b>	<b>7,005</b>	<b>6,961</b>	<b>7,012</b>	<b>7,320</b>	<b>7,433</b>	<b>7,753</b>	<b>8,098</b>
Middle School Absolute Change		21	-44	51	308	113	320	345
Middle School Percent Change		0.30%	-0.63%	0.73%	4.39%	1.54%	4.31%	4.45%
Braswell High School	3,350	2,696	2,775	2,807	2,859	2,870	2,959	3,125
Denton High School	2,460	1,916	2,026	2,063	2,043	2,123	2,155	2,196
Fred Moore High School		55	58	58	58	58	58	58
John Guyer High School	3,200	2,614	2,554	2,607	2,482	2,451	2,404	2,357
Ryan High School	2,340	2,210	2,194	2,271	2,257	2,175	2,255	2,264
The LaGrone Academy		198	210	223	208	210	213	208
<b>HIGH SCHOOL TOTALS</b>	<b>11,350</b>	<b>9,689</b>	<b>9,817</b>	<b>10,029</b>	<b>9,907</b>	<b>9,887</b>	<b>10,044</b>	<b>10,208</b>
High School Absolute Change		334	128	212	-122	-20	156	164
High School Percent Change		3.57%	1.32%	2.16%	-1.21%	-0.20%	1.58%	1.64%
Denton J J A E P		7	6	6	6	6	6	6
Juvenile Detention CTR		62	56	56	56	56	56	56
Lester Davis School		76	93	93	93	93	93	93
<b>ALTERNATIVE SCHOOL TOTALS</b>		<b>145</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>
<b>DISTRICT TOTALS</b>	<b>41,302</b>	<b>31,956</b>	<b>32,423</b>	<b>33,119</b>	<b>33,756</b>	<b>34,496</b>	<b>35,375</b>	<b>36,161</b>
District Absolute Change		1,689	467	696	637	741	879	786
District Percent Change		5.6%	1.5%	2.1%	1.9%	2.2%	2.5%	2.2%



## Key Takeaways

Enrollment Projections



- Denton ISD added less than 600 students last year. This was the smallest one-year change since 2015/16, with the exception of 20/21 (COVID)
- New home construction appears to be slowing but data is new and it is too early to understand long term trends
- The district still has over 2,000 homes in inventory which will likely all close during this school year
- Housing and enrollment may get back on pace in 3-5 years with over 25,000 homes still in the pipeline
- The district is forecasted to enroll more than 36,200 students in 2027/28 adding almost 4,000 students