

# CITIZENS' ADVISORY COMMITTEE

Meeting 2

October 5, 2017



Citizens' Advisory Committee

# WELCOME!

- Recap: Meeting 1  
    & Facility Assessment Presentation to Board
- Meet Your Co-Chairs:  
    Jeff Williams & Lauren Baccus
- Meet Your Sub-Committees & Group Leaders



# SUB-COMMITTEES

| SUB COMMITTEE            | DISD POINT OF CONTACT               | SUB-COMMITTEE LEADER  |
|--------------------------|-------------------------------------|-----------------------|
| GROWTH                   | Dr. Richard Valenta                 | Susan Parker          |
| ELEMENTARY SCHOOLS       | Susannah O'Bara                     | Molly Tampke          |
| SECONDARY SCHOOLS        | Dr. Gwen Perkins                    | Mike Vance            |
| EXTRACURRICULAR PROGRAMS | Jackie deMontmollin & Joey Florence | Tim Crouch            |
| SPECIAL PROGRAMS         | Dr. Daniel Lopez                    | Nancy Murphy-Chadwick |
| INNOVATION               | Dr. Mike Mattingly                  | Kevin Roden           |

# TONIGHT'S AGENDA

School Finance 101  
&  
DISD Financial  
Overview

Bonding Capacity  
&  
Tax Impact  
Scenarios

Demographic  
Projections

Sub Committee  
Work

CAC Website

Closing



# WHAT YOU NEED TO KNOW & UNDERSTAND

By the end of the night, you need to have a good understanding of:

Growth

What We Can Afford





Citizens' Advisory Committee

# SCHOOL FINANCE 101 & DISD FINANCIAL OVERVIEW

# SCHOOL FINANCE

- General Fund
- Debt Service Fund

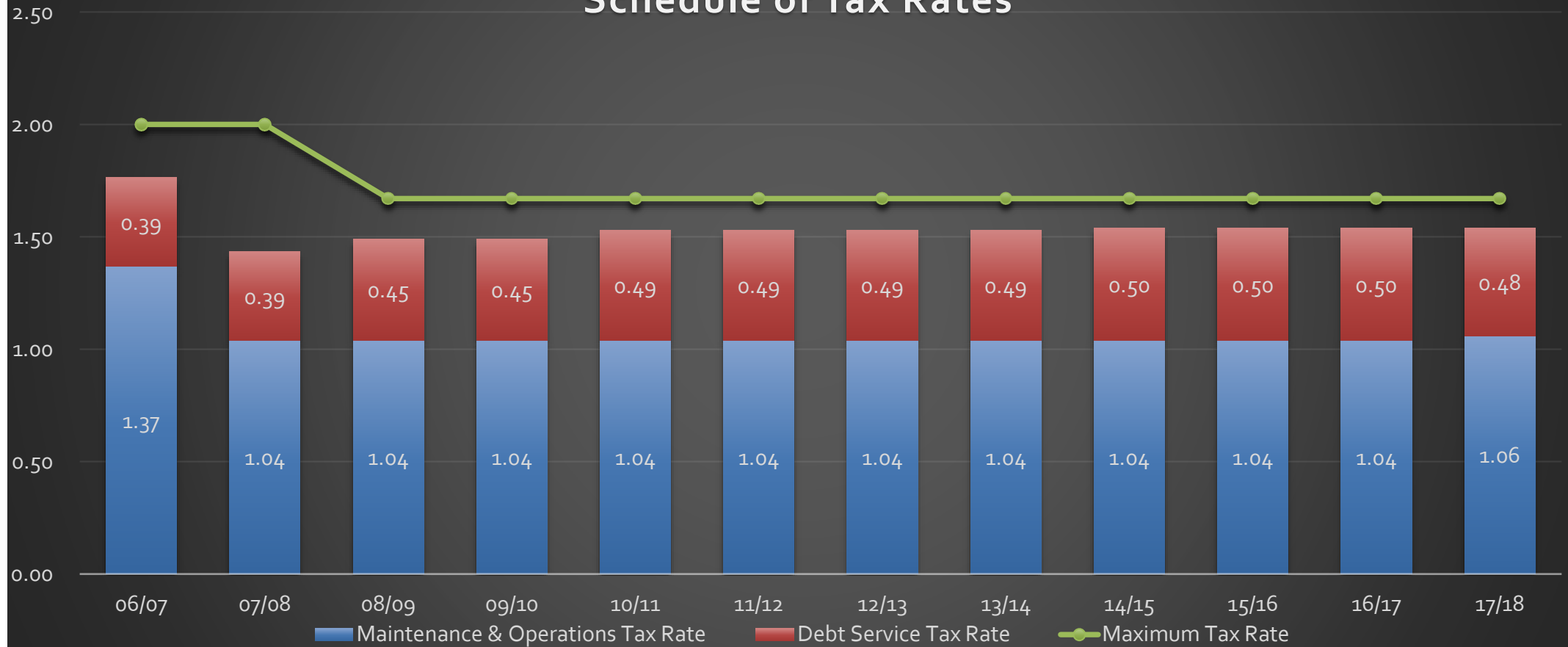


# TAX RATE

- The budget is based on a tax rate set forth by our Board of Trustees and is the rate necessary to support the budgets for the current fiscal year.
- Calculating and adopting a tax rate to support the budget is a major function of a school district.
- A school district tax rate is comprised of two components:
  - General Fund – maintenance and operations (M&O); supports the major operational and educational programs of the district for expenses such as salaries and benefits, utilities, supplies and materials, and many other costs.
  - Debt Service Fund (Interest & Sinking) (I&S)
    - Supports the repayment of debt authorized by district voters.
    - The district cannot use I&S funds to pay salaries or operational costs.
- The total tax rate for the district is the combined tax rate for M&O and I&S.



## Denton Independent School District Schedule of Tax Rates



# GENERAL FUND REVENUE

- Local Sources

- Property Taxes – derived by applying the M & O tax rate to the property values
  - Property value information is provided by Denton County Appraisal District
- Other Local Sources
  - Tuition, Athletic Revenue, Facility Rental, Interest Earnings

- State Sources

- Foundation School Program – the state program that establishes the amount of state funding due to school districts under Texas school finance law; administered by the Texas Education Agency
  - Estimated by using a template that utilizes the current state funding formulas

- Federal Sources

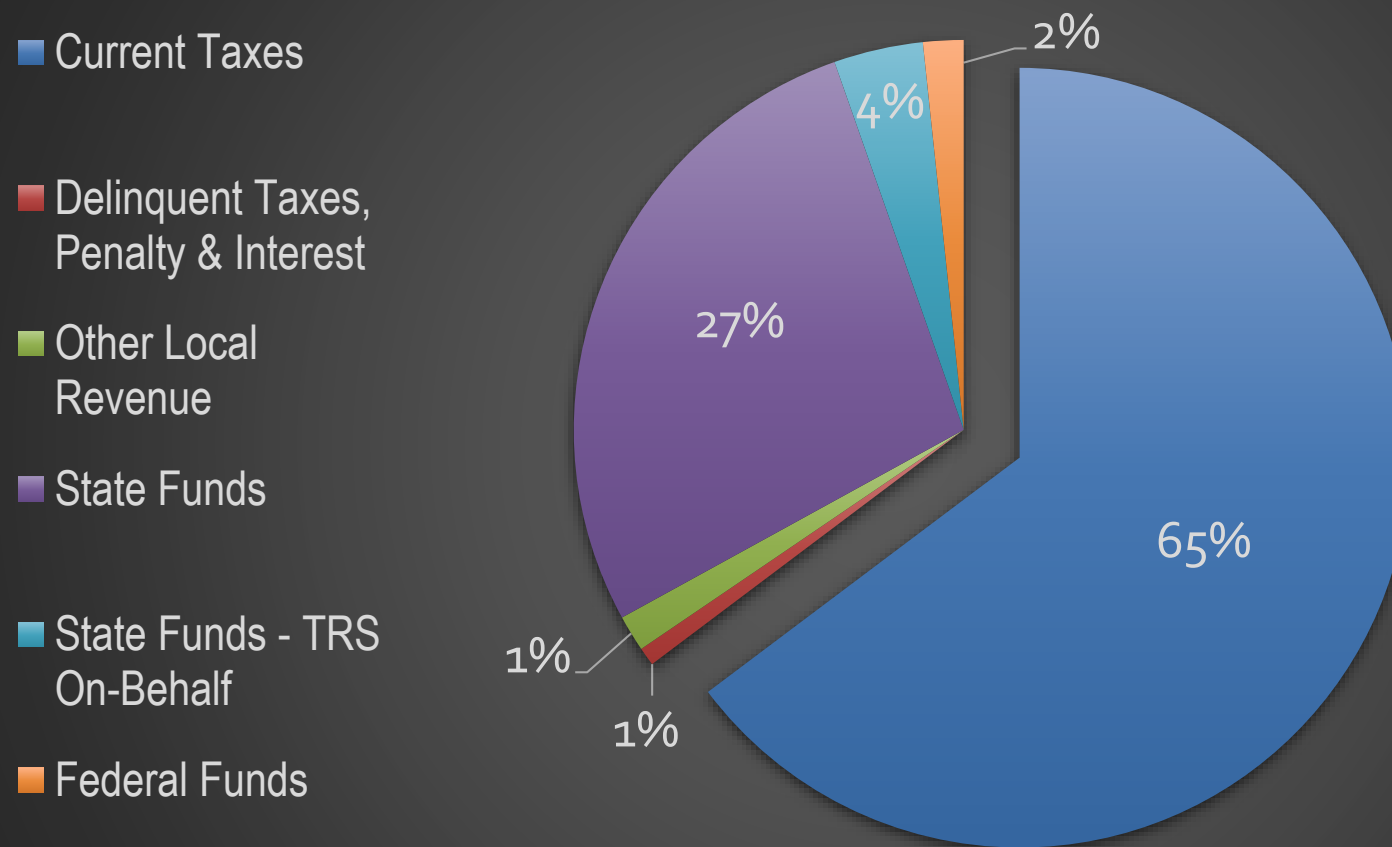
- Federal Programs – SHARS, Indirect costs related to federal grants



# DENTON ISD

## 2017-2018

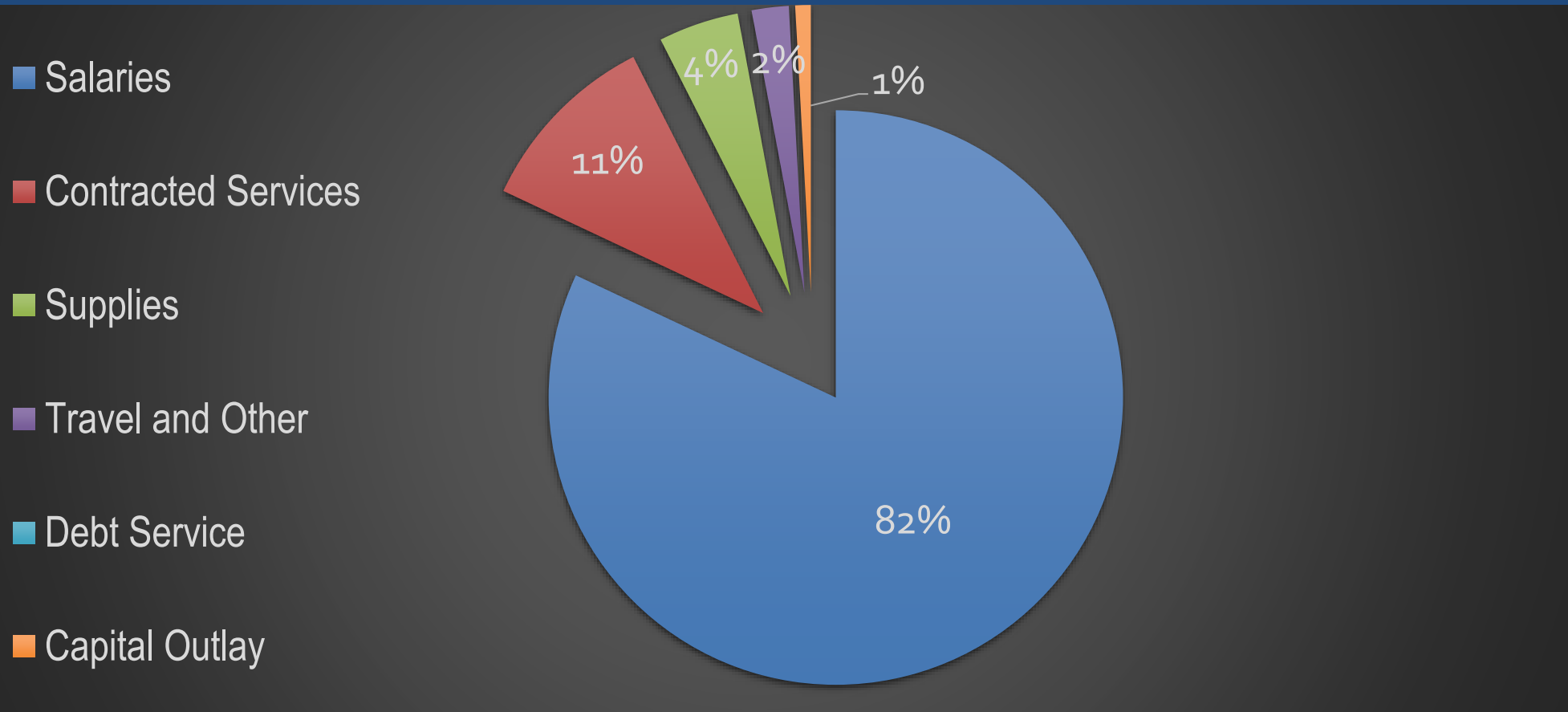
### GENERAL FUND REVENUE BUDGET



# DENTON ISD

## 2017-2018

### GENERAL FUND EXPENDITURE BUDGET



# DEBT SERVICE FUND REVENUE

- Local Sources

- Property Taxes – derived by applying the I & S tax rate to the property values
  - Revenue is used to pay for principal, interest and other expenditures related to bonds.
  - Property value information is provided by Denton County Appraisal District
- Other Local Sources
  - Interest Earnings

- State Sources

- Hold Harmless for Homestead Exemption
  - Estimated by using a template that utilizes the current state funding formulas

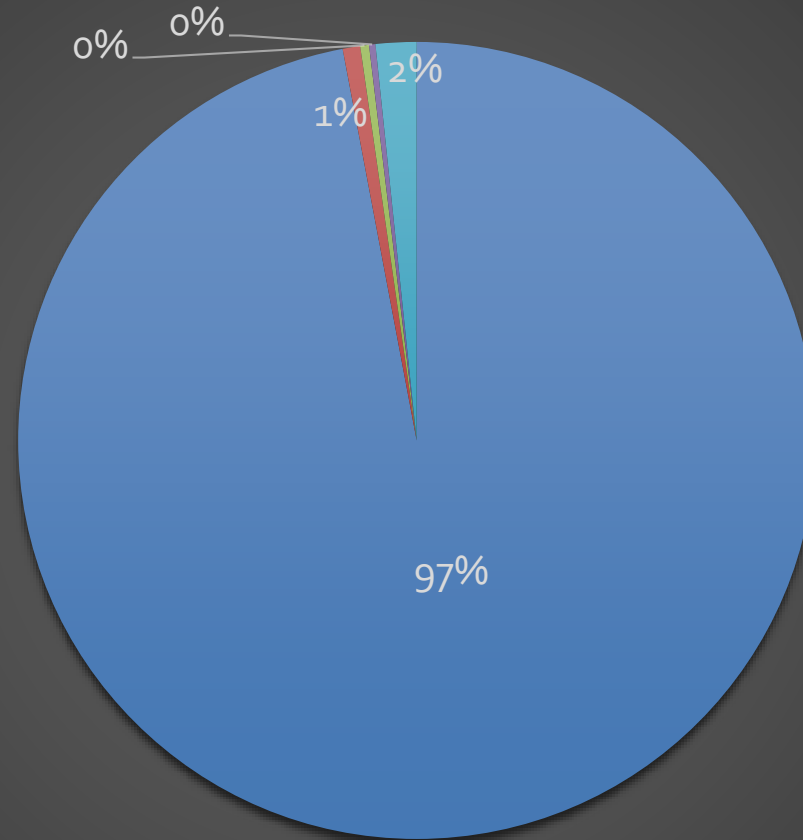


# DENTON ISD

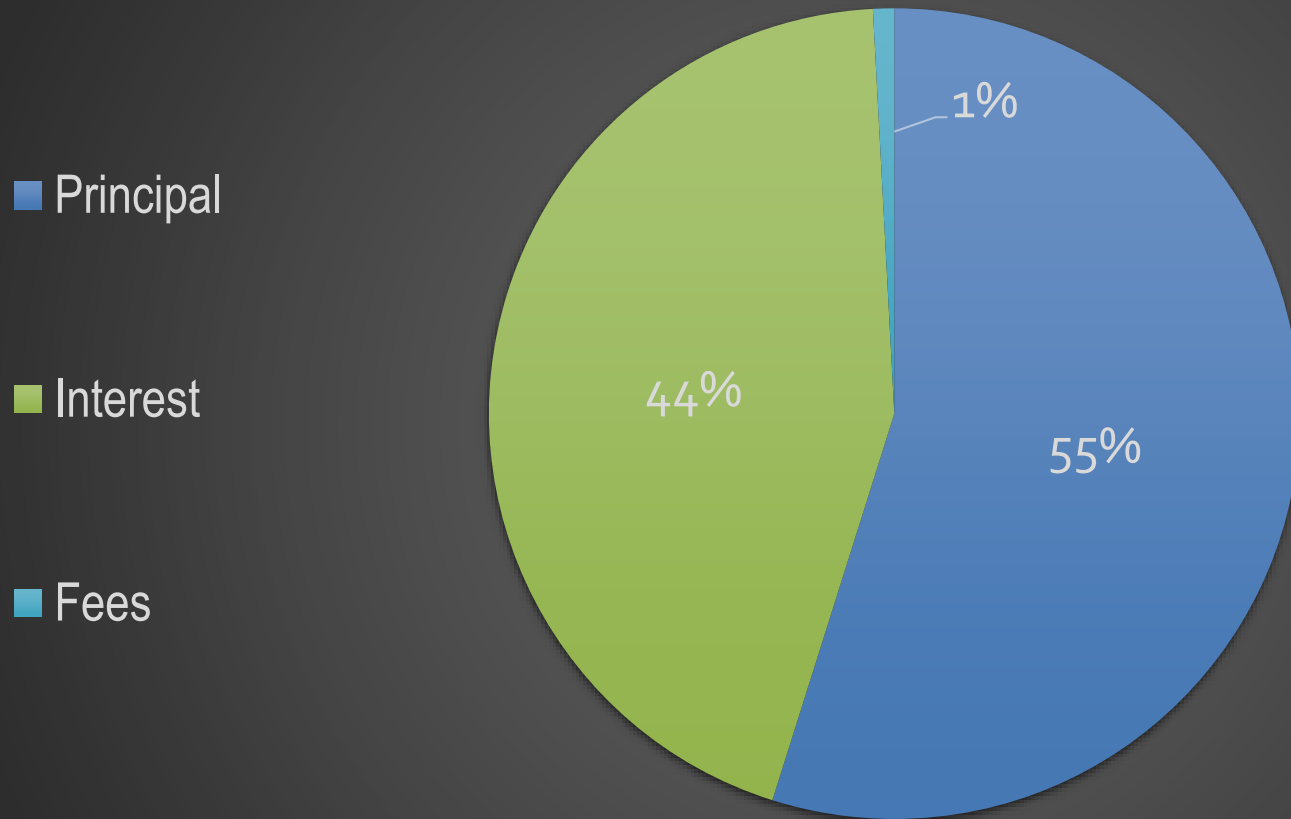
## 2017-2018

### DEBT SERVICE REVENUE BUDGET

- Current Taxes
- Delinquent Taxes
- Penalty & Interest
- Interest Earnings
- Hold Harmless for Homestead Exemption



# DENTON ISD 2017-2018 DEBT SERVICE EXPENDITURES BUDGET



# ELECTION SUMMARY, 1996-2017

| Election Date | Amount        | For   | Against | Total | % For  | % Against | Total   |
|---------------|---------------|-------|---------|-------|--------|-----------|---------|
| 5/4/1996      | \$123,500,000 | 3,078 | 2,611   | 5,689 | 54.10% | 45.9%     | 100.00% |
| 9/18/1999     | \$64,000,000  | 2,162 | 571     | 2,733 | 79.11% | 20.89%    | 100.00% |
| 9/14/2002     | \$192,655,000 | 2,419 | 719     | 3,138 | 77.09% | 22.91%    | 100.00% |
| 9/11/2004     | \$152,330,000 | 2,741 | 854     | 3,595 | 76.24% | 23.76%    | 100.00% |
| 11/6/2007     | \$282,000,000 | 4,002 | 2,759   | 6,761 | 59.19% | 40.81%    | 100.00% |
| 11/5/2013     | \$312,000,000 | 6,029 | 2,812   | 8,841 | 68.19% | 31.81%    | 100.00% |
| 9/9/2017      | TRE           | 1,733 | 426     | 2,159 | 80.27% | 19.73%    | 100.00% |



# SUMMARY OF 2007 BOND PROGRAM

| 2007 Bond Authorization        |                  |                      |
|--------------------------------|------------------|----------------------|
| Series 2008                    | January 22, 2008 | \$165,255,000        |
| Series 2012-A                  | March 29, 2012   | \$40,000,000         |
| Series 2013                    | August 15, 2013  | \$45,000,000         |
| Series 2015-A                  | August 4, 2015   | \$31,745,000         |
| <b>Total 2007 Bond Program</b> |                  | <b>\$282,000,000</b> |



# SUMMARY OF 2013 BOND PROGRAM

| 2013 Bond Authorization        |                |                      |
|--------------------------------|----------------|----------------------|
| Series 2014-A                  | May 15, 2014   | \$ 86,000,000        |
| Series 2014-B                  | June 3, 2014   | 70,000,000           |
| Series 2015-A                  | August 4, 2015 | 156,000,000          |
| <b>Total 2013 Bond Program</b> |                | <b>\$312,000,000</b> |



# LAND FUNDS AVAILABLE

| 2007 Authorization – Fund 633     | Series 2015-A | 11,196,594          |
|-----------------------------------|---------------|---------------------|
| 2013 Authorization – Fund 634     | Series 2015-A | 13,327,882          |
| <b>Total Land Funds Available</b> |               | <b>\$24,524,476</b> |



# DENTON INDEPENDENT SCHOOL DISTRICT LAND FOR FUTURE USE

|                                                 |                     |
|-------------------------------------------------|---------------------|
| ▪ FM 2449 – Cole – Middle School – 37.582 Acres | \$ 951,080          |
| ▪ FM 2449 – Cole – High School – 91.788 Acres   | 2,258,545           |
| ▪ FM 428 – 100 Acres                            | 1,908,410           |
| ▪ Country Lakes – 14.42 Acres                   | <u>332,846</u>      |
| <b>Total Land for Future Use</b>                | <b>\$ 5,450,881</b> |





Citizens' Advisory Committee

# BONDING CAPACITY & TAX IMPACT SCENARIOS

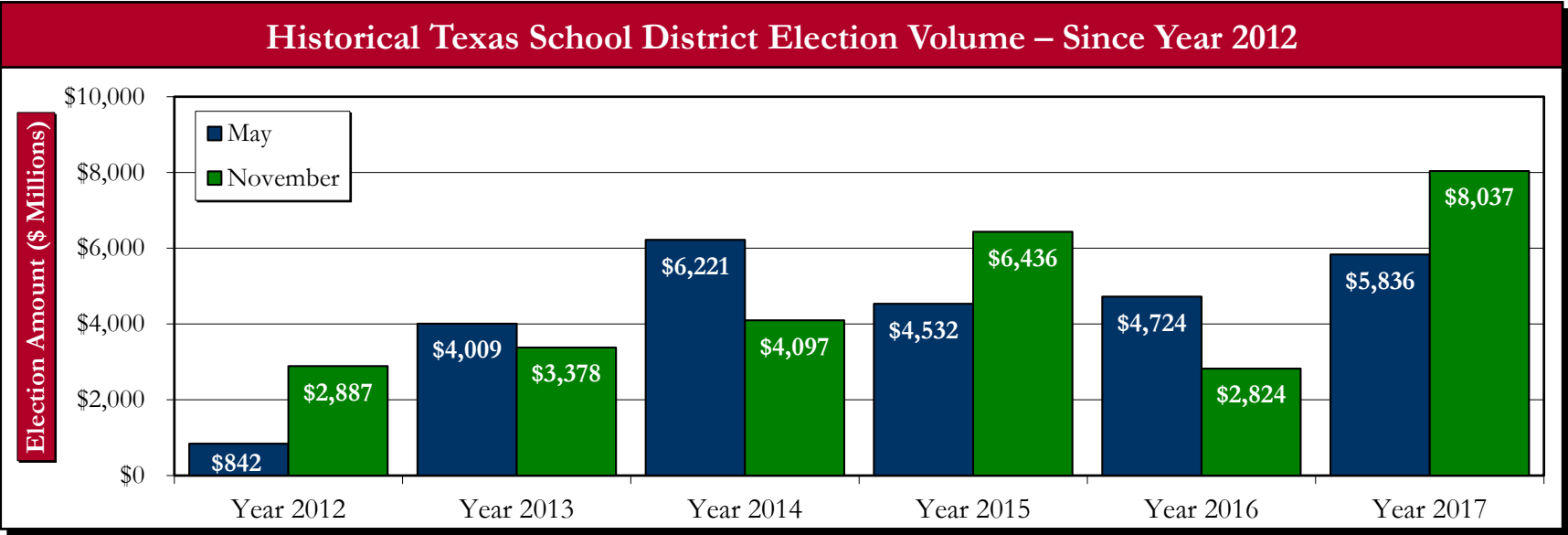


## Review of Current Debt Position and Preliminary Bond Capacity Analysis

Thursday, October 5, 2017



# Historical Texas School District Bond Election Volume



| Historical Texas School District Bond Election Results by Dollar Amount of Elections |                  |                                 |                        |            |                      |            |
|--------------------------------------------------------------------------------------|------------------|---------------------------------|------------------------|------------|----------------------|------------|
| Date                                                                                 | No. Of Elections | Dollar Amount Of Bond Elections | Dollar Amount Approved |            | Dollar Amount Failed |            |
|                                                                                      |                  |                                 | Dollar Amount          | Percentage | Dollar Amount        | Percentage |
| 2012                                                                                 | 70               | \$ 3,729,657,339                | \$ 3,410,612,339       | 91.4%      | \$ 319,045,000       | 8.6%       |
| 2013                                                                                 | 144              | 7,387,300,049                   | 5,428,117,049          | 73.5%      | 1,959,183,000        | 26.5%      |
| 2014                                                                                 | 127              | 10,318,550,976                  | 9,440,196,675          | 91.5%      | 878,354,301          | 8.5%       |
| 2015                                                                                 | 126              | 10,968,064,264                  | 9,644,168,689          | 87.9%      | 1,323,895,575        | 12.1%      |
| 2016                                                                                 | 108              | 7,611,504,038                   | 6,979,324,038          | 91.7%      | 632,180,000          | 8.3%       |
| May 2017                                                                             | 69               | 5,835,542,500                   | 4,423,897,500          | 75.8%      | 1,411,645,000        | 24.2%      |
| Totals                                                                               | 644              | \$ 45,850,619,166               | \$ 39,326,316,290      | 85.8%      | \$ 6,524,302,876     | 14.2%      |

Source: The Municipal Advisory Council of Texas and Various Other Sources.



# ESC Regions 10 and 11 Texas School Districts – Successful Bond Elections Over \$100 Million Since Year 2014

- ❑ Since year 2011, Texas school districts within Regions 10 and 11 ESC have completed 29 successful bond elections over \$100 million, totaling over \$9.7 billion.

| Texas School Districts Within Regions 10 and 11 ESC –<br>29 Successful Bond Elections Over \$100 Million Since Year 2014 Totaling \$9,756,753,461 |                   |                  |                  |     |                           |                  |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------------|-----|---------------------------|------------------|----------------|
| No.                                                                                                                                               | School District   | Election Date    | Bonds Approved   | No. | School District           | Election Date    | Bonds Approved |
| 1                                                                                                                                                 | Dallas ISD        | November 3, 2015 | \$ 1,600,000,000 | 16  | Grapevine-Colleyville ISD | May 7, 2016      | \$ 248,975,000 |
| 2                                                                                                                                                 | Frisco ISD        | May 10, 2014     | 775,000,000      | 17  | McKinney ISD              | May 7, 2016      | 220,000,000    |
| 3                                                                                                                                                 | Lewisville ISD    | May 6, 2017      | 737,550,000      | 18  | Carroll ISD               | May 6, 2017      | 208,000,000    |
| 4                                                                                                                                                 | Arlington ISD     | May 10, 2014     | 663,100,000      | 19  | Keller ISD                | November 4, 2014 | 169,500,000    |
| 5                                                                                                                                                 | Plano ISD         | May 7, 2016      | 481,000,000      | 20  | Argyle ISD                | May 6, 2017      | 166,000,000    |
| 6                                                                                                                                                 | Garland ISD       | November 4, 2014 | 455,500,000      | 21  | Birdville ISD             | November 4, 2014 | 163,200,000    |
| 7                                                                                                                                                 | Richardson ISD    | May 7, 2016      | 437,085,000      | 22  | Grand Prairie ISD         | November 3, 2015 | 156,000,000    |
| 8                                                                                                                                                 | Northwest ISD     | May 6, 2017      | 399,000,000      | 23  | Anna ISD                  | May 7, 2016      | 155,000,000    |
| 9                                                                                                                                                 | Highland Park ISD | November 3, 2015 | 361,400,000      | 24  | Melissa ISD               | May 7, 2016      | 150,000,000    |
| 10                                                                                                                                                | Mesquite ISD      | May 9, 2015      | 280,000,000      | 25  | Cleburne ISD              | May 7, 2016      | 130,558,461    |
| 11                                                                                                                                                | Mansfield ISD     | May 6, 2017      | 275,000,000      | 26  | Lancaster ISD             | May 9, 2015      | 125,900,000    |
| 12                                                                                                                                                | Allen ISD         | November 3, 2015 | 272,580,000      | 27  | Waxahachie ISD            | May 9, 2015      | 125,000,000    |
| 13                                                                                                                                                | Midlothian ISD    | November 8, 2016 | 268,000,000      | 28  | Crandall ISD              | May 6, 2017      | 125,000,000    |
| 14                                                                                                                                                | Rockwall ISD      | November 3, 2015 | 256,820,000      | 29  | Duncanville ISD           | November 4, 2014 | 102,545,000    |
| 15                                                                                                                                                | Coppell ISD       | May 7, 2016      | 249,040,000      |     |                           |                  |                |



# November 7, 2017 Texas School District Bond Elections

- ❑ The following summarizes the preliminary list of Texas school districts conducting a November 7, 2017 bond election. As demonstrated below, there are currently 46 planned elections totaling \$8,036,845,291.

| November 7, 2017 Texas School District Bond Elections –<br>Dollar Amount of \$8,036,845,291 – 46 Elections |                            |                  |     |                           |                 |
|------------------------------------------------------------------------------------------------------------|----------------------------|------------------|-----|---------------------------|-----------------|
| No.                                                                                                        | School District            | Election Amount  | No. | School District           | Election Amount |
| 1                                                                                                          | Austin ISD                 | \$ 1,050,984,000 | 24  | Stafford MSD              | \$ 62,000,000   |
| 2                                                                                                          | Spring Branch ISD          | 898,400,000      | 25  | Pottsboro ISD             | 58,700,000      |
| 3                                                                                                          | Fort Worth ISD             | 749,735,000      | 26  | Navasota ISD              | 55,000,000      |
| 4                                                                                                          | Katy ISD                   | 609,200,000      | 27  | Aubrey ISD                | 51,000,000      |
| 5                                                                                                          | Eagle Mountain-Saginaw ISD | 524,755,000      | 28  | Wylie ISD [Taylor County] | 45,000,000      |
| 6                                                                                                          | Leander ISD                | 454,405,000      | 29  | Calallen ISD              | 39,500,000      |
| 7                                                                                                          | Socorro ISD                | 448,500,000      | 30  | Grady ISD                 | 35,000,000      |
| 8                                                                                                          | Lamar CISD                 | 445,451,000      | 31  | Kenedy ISD                | 26,000,000      |
| 9                                                                                                          | Ector County ISD           | 291,172,291      | 32  | S & S CISD                | 20,500,000      |
| 10                                                                                                         | Tomball ISD                | 275,000,000      | 33  | Coldspring-Oakhurst CISD  | 19,800,000      |
| 11                                                                                                         | Lake Travis ISD            | 253,000,000      | 34  | Danbury ISD               | 18,700,000      |
| 12                                                                                                         | Little Elm ISD             | 235,000,000      | 35  | London ISD                | 18,000,000      |
| 13                                                                                                         | Sherman ISD                | 176,000,000      | 36  | Howe ISD                  | 17,000,000      |
| 14                                                                                                         | Deer Park ISD              | 156,000,000      | 37  | Peaster ISD               | 13,500,000      |
| 15                                                                                                         | Victoria ISD               | 141,200,000      | 38  | Poth ISD                  | 10,000,000      |
| 16                                                                                                         | Pasadena ISD               | 135,000,000      | 39  | Mart ISD                  | 9,200,000       |
| 17                                                                                                         | Community ISD              | 115,800,000      | 40  | Snook ISD                 | 7,500,000       |
| 18                                                                                                         | Crosby ISD                 | 109,500,000      | 41  | Laneville ISD             | 6,743,000       |
| 19                                                                                                         | Amarillo ISD               | 100,000,000      | 42  | Lytle ISD                 | 6,500,000       |
| 20                                                                                                         | Bastrop ISD                | 88,500,000       | 43  | Medina ISD                | 5,950,000       |
| 21                                                                                                         | Van Vleck ISD              | 88,200,000       | 44  | New Diana ISD             | 5,500,000       |
| 22                                                                                                         | Waxahachie ISD             | 78,000,000       | 45  | Groesbeck ISD             | 5,000,000       |
| 23                                                                                                         | Aledo ISD                  | 72,950,000       | 46  | Coahoma ISD               | 4,000,000       |



# Savings from District's Debt Management Strategies/Practices

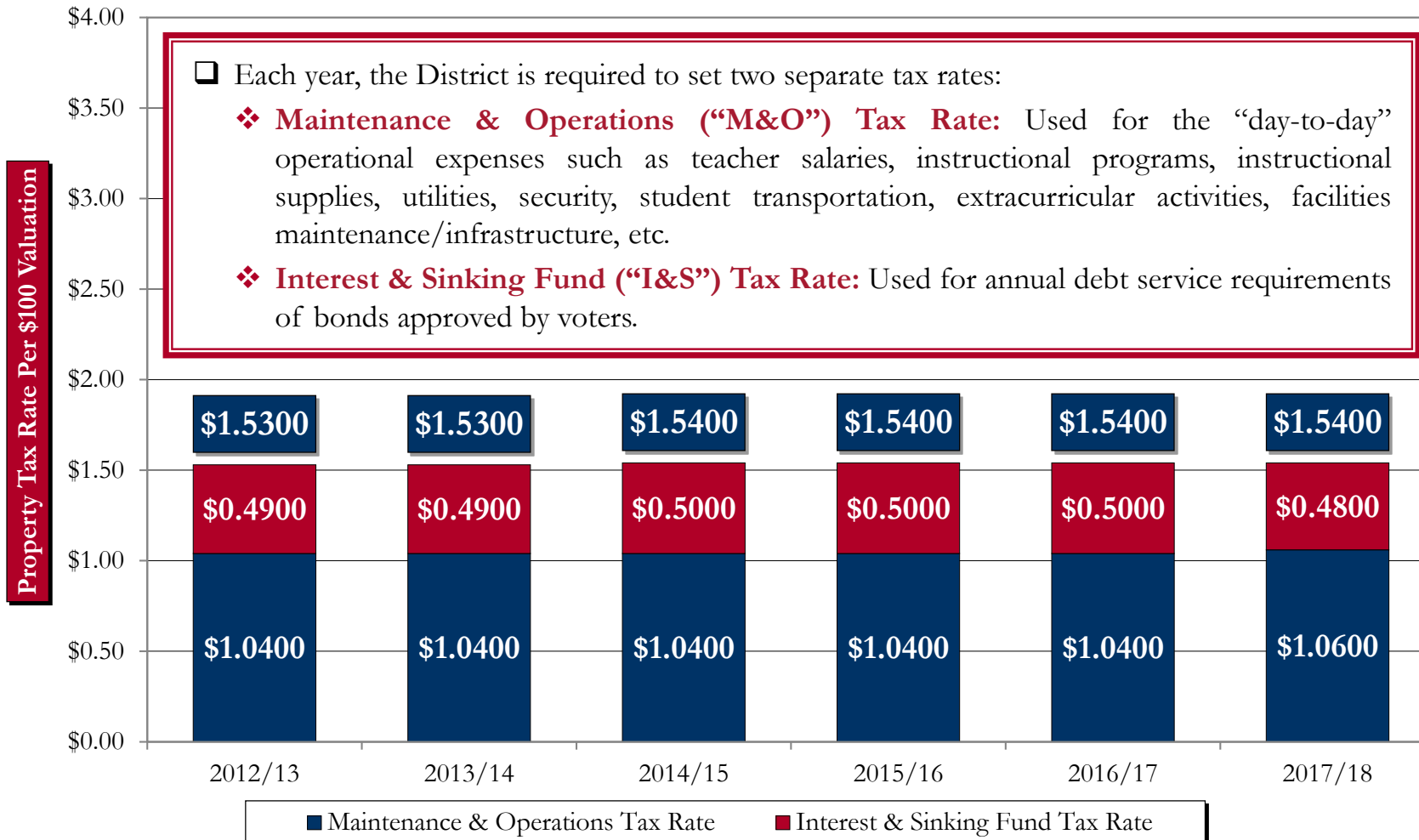
- ❑ **Debt Management Strategies:** Denton Independent School District (the “District”) has implemented 7 refunding programs, prepaid \$39.25 million of existing bonds, strategically used variable rate bonds and certain synthetic debt structures to generate more than \$165.3 million of savings for taxpayers.

| Summary of Interest Cost Savings Since Year 2009 – Debt Management Strategies/Practices |                        |                           |                       |
|-----------------------------------------------------------------------------------------|------------------------|---------------------------|-----------------------|
| Issue / Description                                                                     | Series Refunded        | Principal Amount Refunded | Total Savings         |
| Prepayment of Series 2000 Bonds [February 2009]                                         | 2000                   | \$ 625,000                | \$ 609,375            |
| Unlimited Tax Refunding Bonds, Series 2011 [June 2011]                                  | 1998, 1999, 2001, 2004 | 24,940,000                | 1,838,589             |
| Unlimited Tax Refunding Bonds, Series 2012-B [May 2012]                                 | 2002, 2004, 2005-C     | 64,614,784                | 13,196,404            |
| Unlimited Tax Refunding Bonds, Taxable Series 2012-C [November 2012]                    | 2004, 2005-C           | 25,030,000                | 2,551,494             |
| Unlimited Tax Refunding Bonds, Series 2012-D [November 2012]                            | 2004                   | 40,155,000                | 8,937,721             |
| Unlimited Tax Refunding Bonds, Series 2014-C [December 2014]                            | 2006-A                 | 15,010,000                | 1,252,934             |
| Unlimited Tax Refunding Bonds, Series 2015 [April 2015]                                 | 2007, 2008             | 125,110,000               | 17,203,964            |
| Prepayment of Series 2012-A Bonds [August 2015]                                         | 2012-A                 | 5,120,000                 | 5,529,600             |
| Unlimited Tax Refunding Bonds, Series 2016 [May 2016]                                   | 2006, 2007, 2008, 2009 | 118,749,192               | 51,970,247            |
| Prepayment of Series 2013 Bonds [August 2016]                                           | 2013                   | 7,000,000                 | 7,507,600             |
| Prepayment of Series 2012-A Bonds [February 2017]                                       | 2012-A                 | 8,800,000                 | 7,937,000             |
| Proposed Prepayment of Series 2012-A Bonds [February 2018]                              | 2012-A                 | 17,700,000                | 13,962,000            |
| \$76,500,000 Synthetic Debt Structures - Series 2005-A And Series 2006-B Bonds          | ---                    | -                         | 8,489,400             |
| \$126,615,000 Strategic Use Of Variable Rate Bonds (1.14% - 1.59% Interest Rates)       | ---                    | -                         | 24,387,768            |
| <b>Totals</b>                                                                           | <b>---</b>             | <b>\$ 452,853,976</b>     | <b>\$ 165,374,096</b> |



# Historical Tax Rates

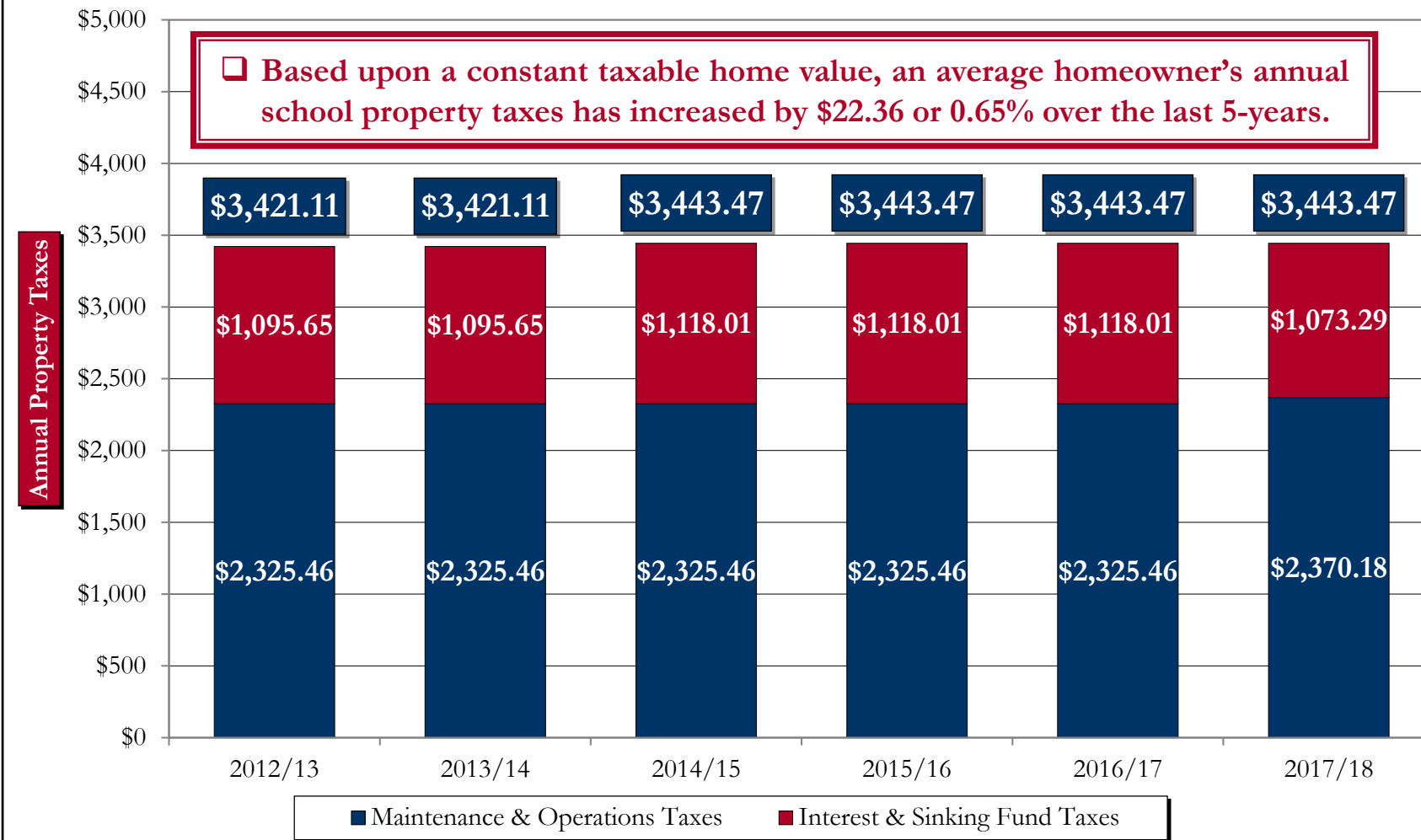
## District's Historical Tax Rates





# Historical Taxes for a Constant \$248,602 Appraised / \$223,602 Taxable Average Home Value

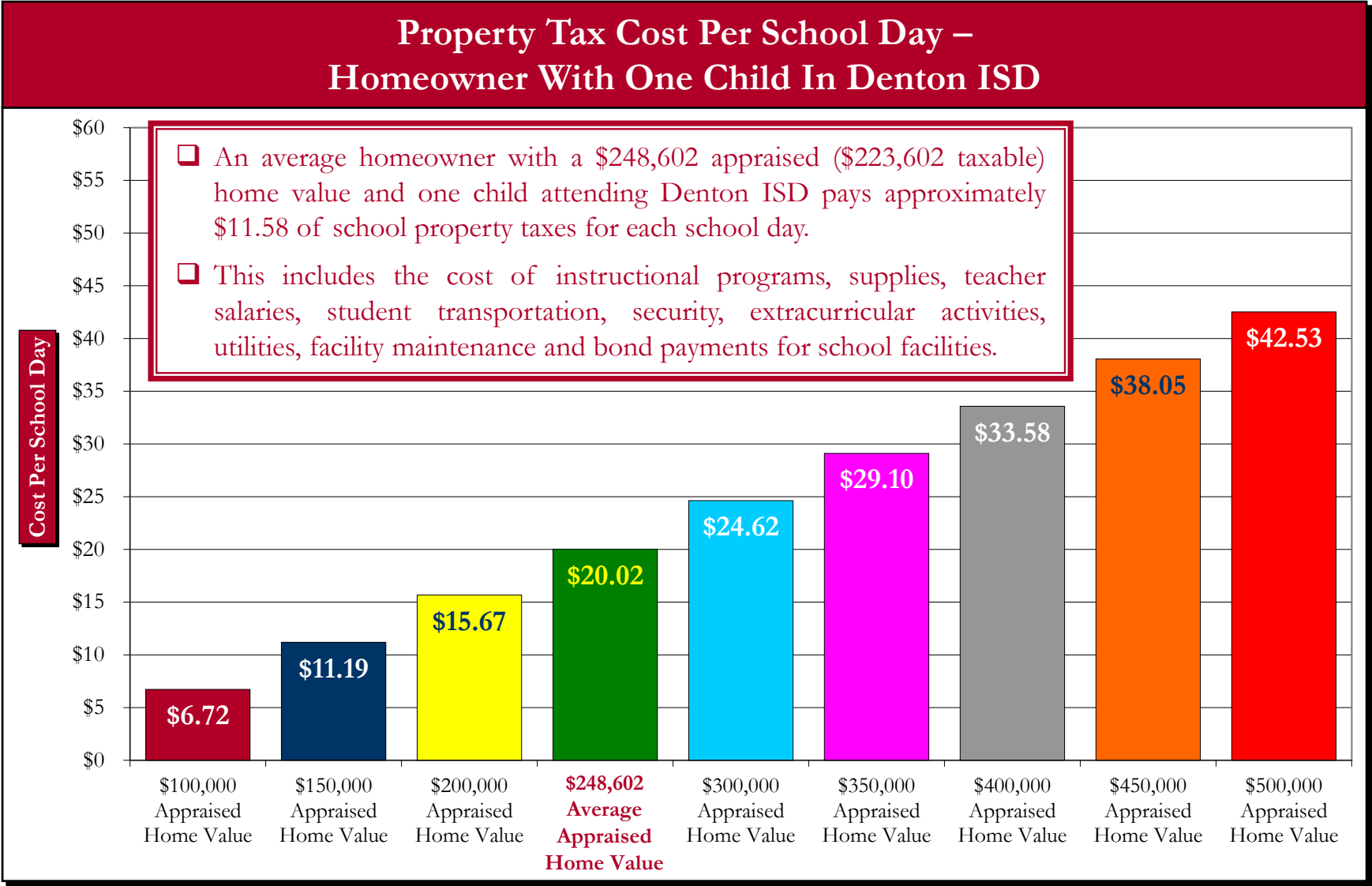
## Historical Taxes – For a Constant \$248,602 Appraised / \$223,602 Taxable Average Home Value



Note: Taxes are net of the \$25,000 State-mandated residential homestead exemption.



# Property Tax Cost Per School Day – Fiscal Year 2017/18



Note: Taxes are net of the \$25,000 State-mandated residential homestead exemption. Assumes a 172 school day year.



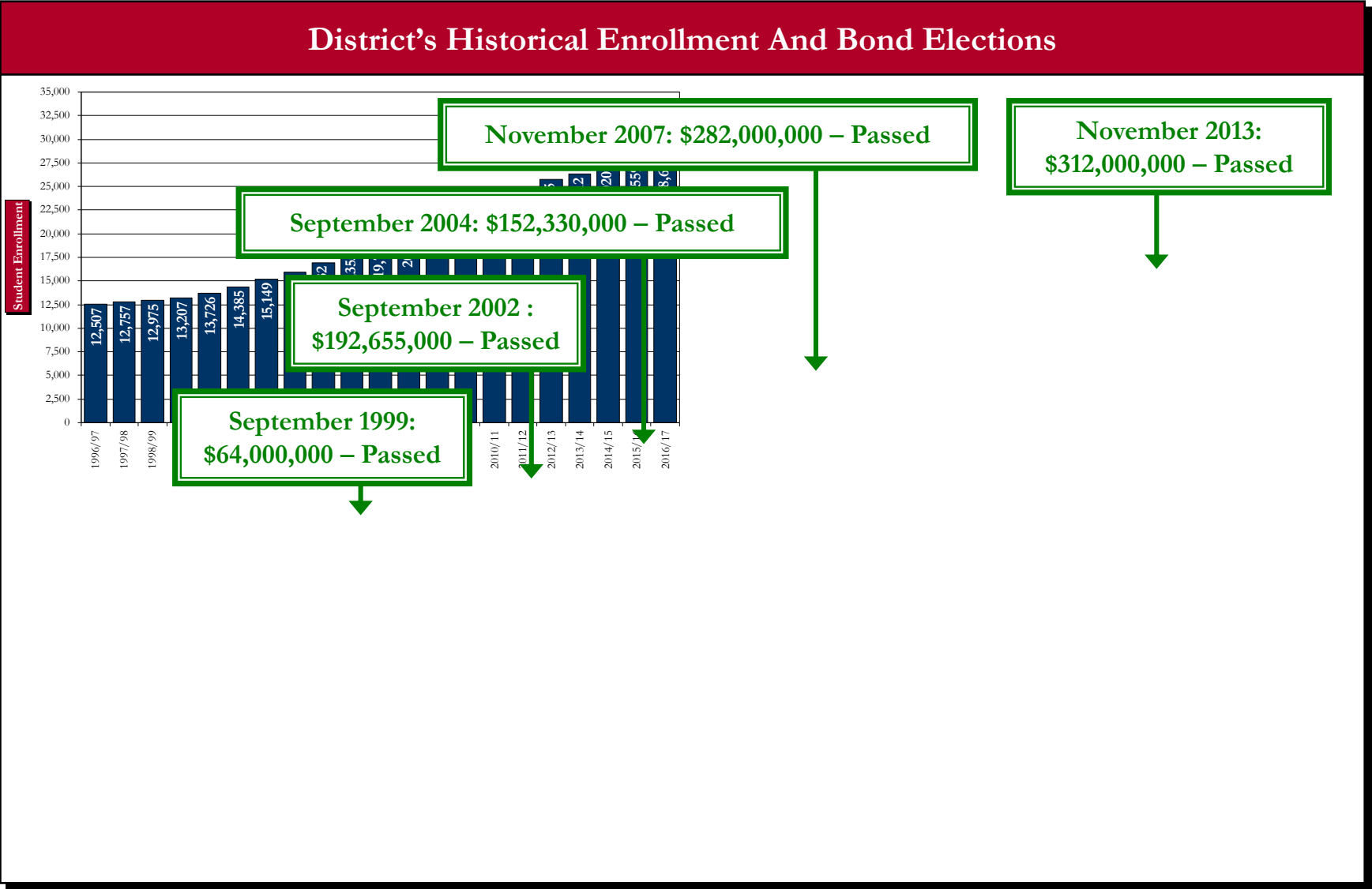
# Summary of District's Successful Bond Elections Since Year 1999

- ❑ Since year 1999, the District has had five successful bond elections to meet the facility needs of its growing student population and the desires of the community.

| District's Successful Bond Election Results – Since 1999 |                  |           |               |               |
|----------------------------------------------------------|------------------|-----------|---------------|---------------|
| Election Date                                            | Election Amount  | Votes For | Votes Against | Approval Rate |
| September 18, 1999                                       | \$ 64,000,000    | 2,162     | 571           | 79.11%        |
| September 14, 2002                                       | 192,655,000      | 2,419     | 719           | 77.09%        |
| September 11, 2004                                       | 152,330,000      | 2,741     | 854           | 76.24%        |
| November 6, 2007                                         | 282,000,000      | 4,002     | 2,759         | 59.19%        |
| November 5, 2013                                         | 312,000,000      | 5,984     | 2,798         | 68.14%        |
| Total                                                    | \$ 1,002,985,000 | ---       | ---           | All Passed    |

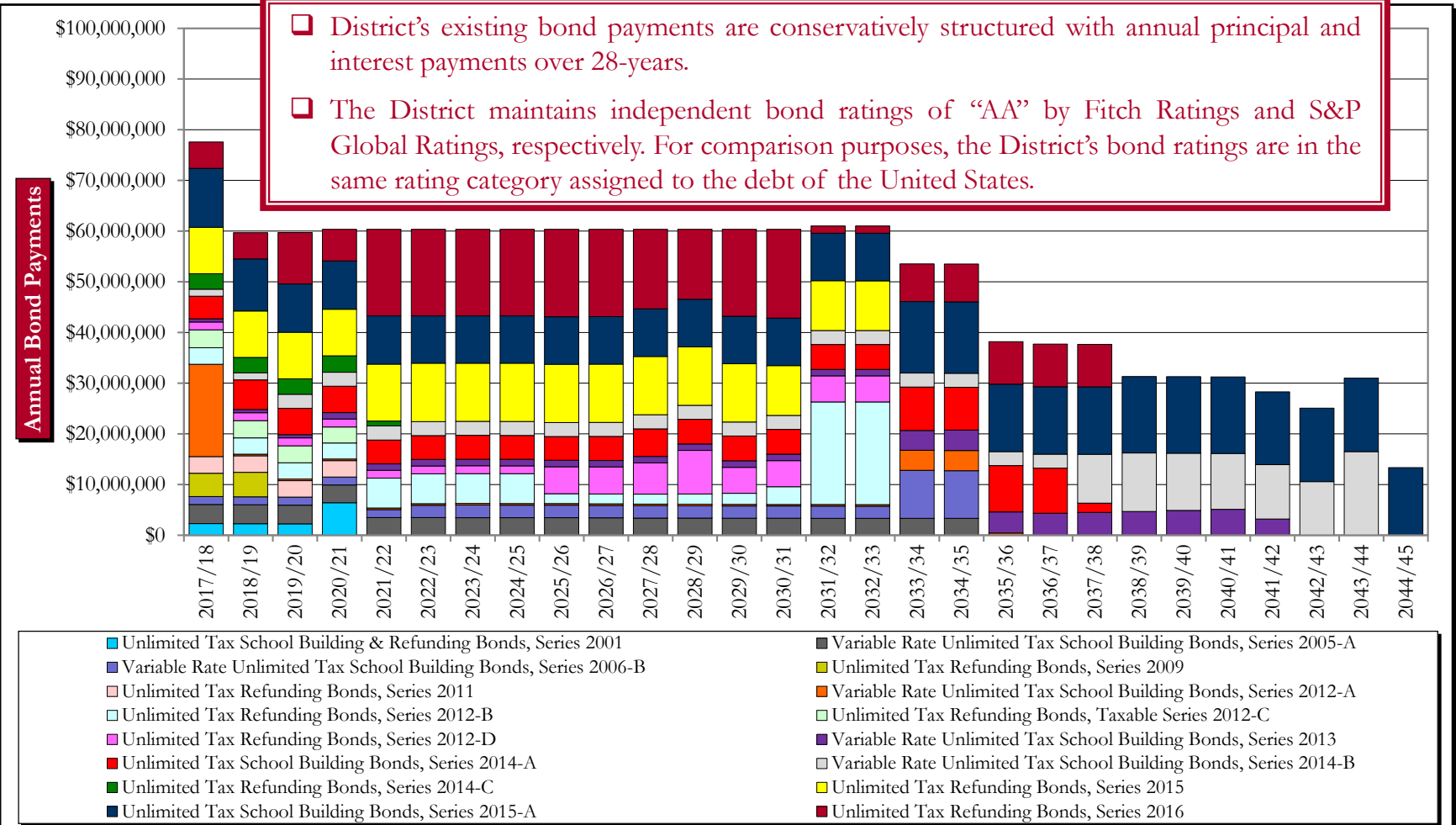


# Review of District's Historical Enrollment and Bond Elections





# Debt Factors – Dollar Amount and Structure of District’s Existing Bonds



- District’s existing bond payments are conservatively structured with annual principal and interest payments over 28-years.
- The District maintains independent bond ratings of “AA” by Fitch Ratings and S&P Global Ratings, respectively. For comparison purposes, the District’s bond ratings are in the same rating category assigned to the debt of the United States.

Note: Debt service payments reflect payments from September 1 through August 31. In addition, the District’s projected bond payment in year 2017/18 includes a \$17,700,000 prepayment of the District’s Variable Rate Unlimited Tax School Building Bonds, Series 2012-A on February 1, 2018.

**The District has a total principal amount of existing bonds equal to \$817,694,104.**

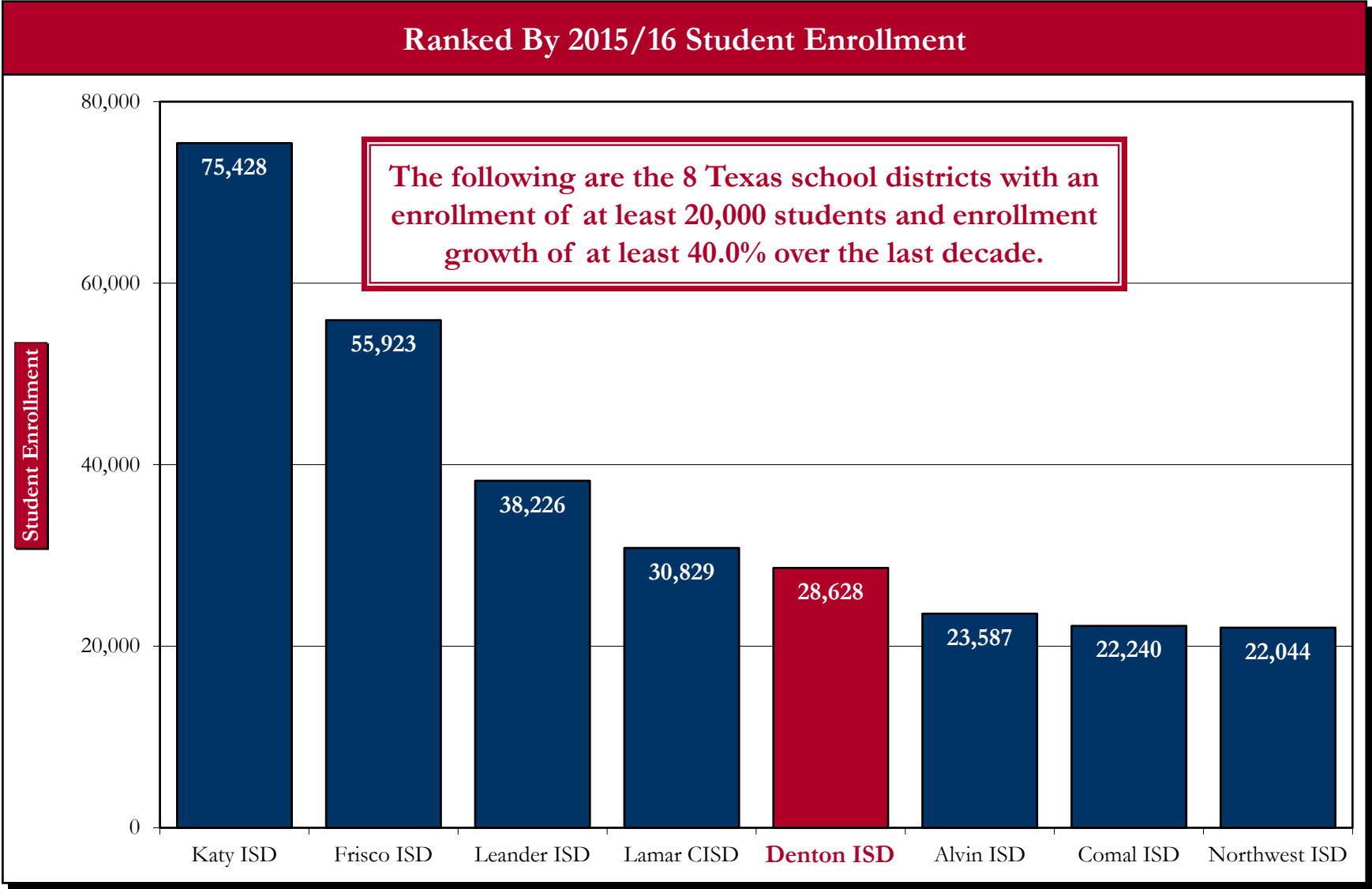


## Statewide Comparison

- **2016/17 Student Enrollment:** Of the 1,023 school districts, Denton ISD has the **46<sup>th</sup>** largest student enrollment in the State of Texas.
- **Student Enrollment Growth:** Denton ISD's student enrollment has increased by 8,906 students or 45.16% – The **15<sup>th</sup>** largest student enrollment increase during the last 10-years.
- **Annual Bond Payment Per Student:** Denton ISD's "Annual Bond Payment Per Student" in year 2016/17 ranks **107<sup>th</sup>** of the 1,023 Texas school districts.
- **Bond Principal as a Percentage of Taxable Value:** Denton ISD's debt burden ranks **205<sup>th</sup>** of the 1,023 Texas school districts as a percentage of taxable values that secure repayment of the District's bonds.



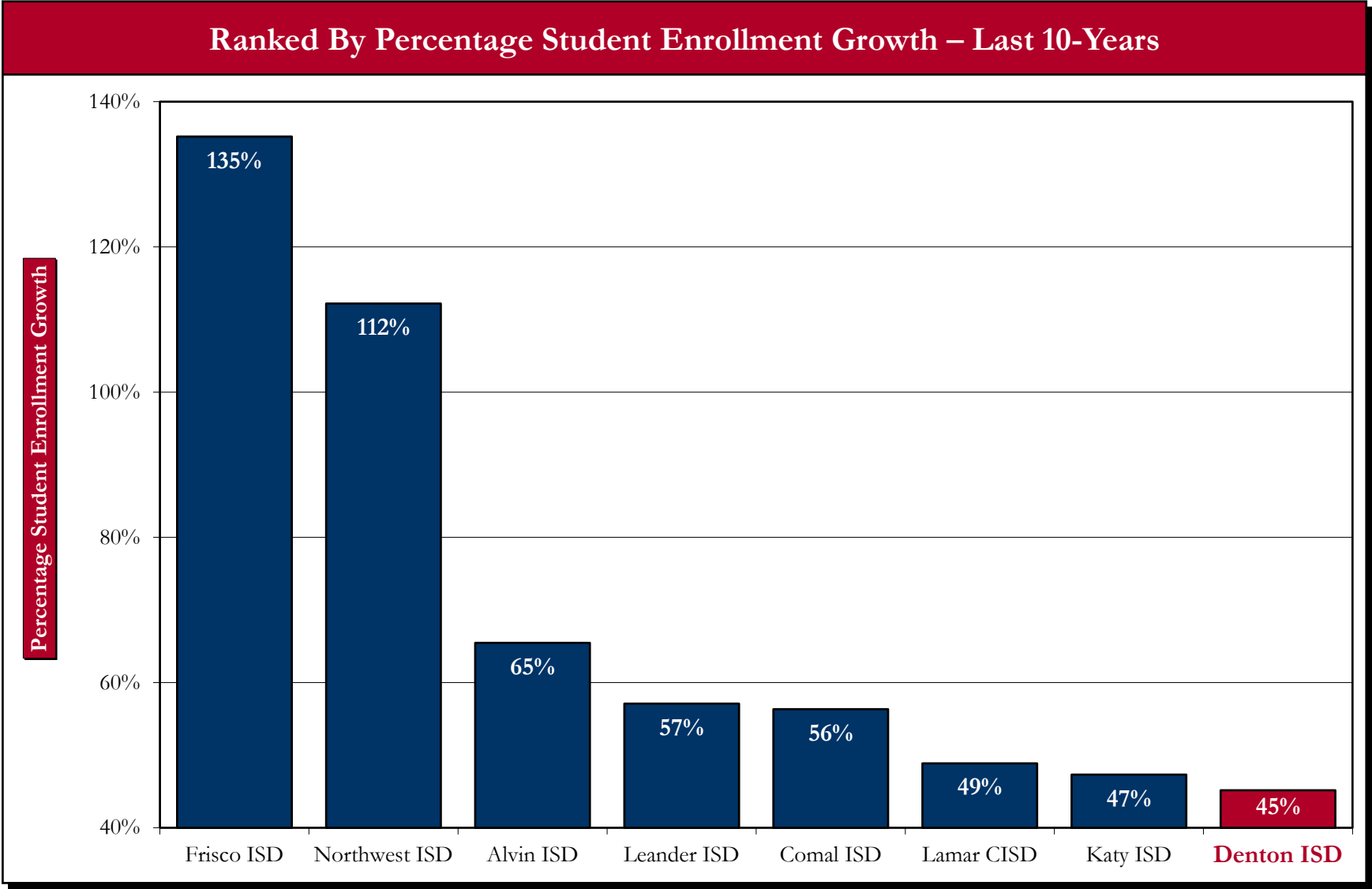
# Comparison of Texas School Districts – Enrollment of at Least 20,000 Students and Enrollment Growth of at Least 40.0%



Source: Texas Education Agency – PEIMS.



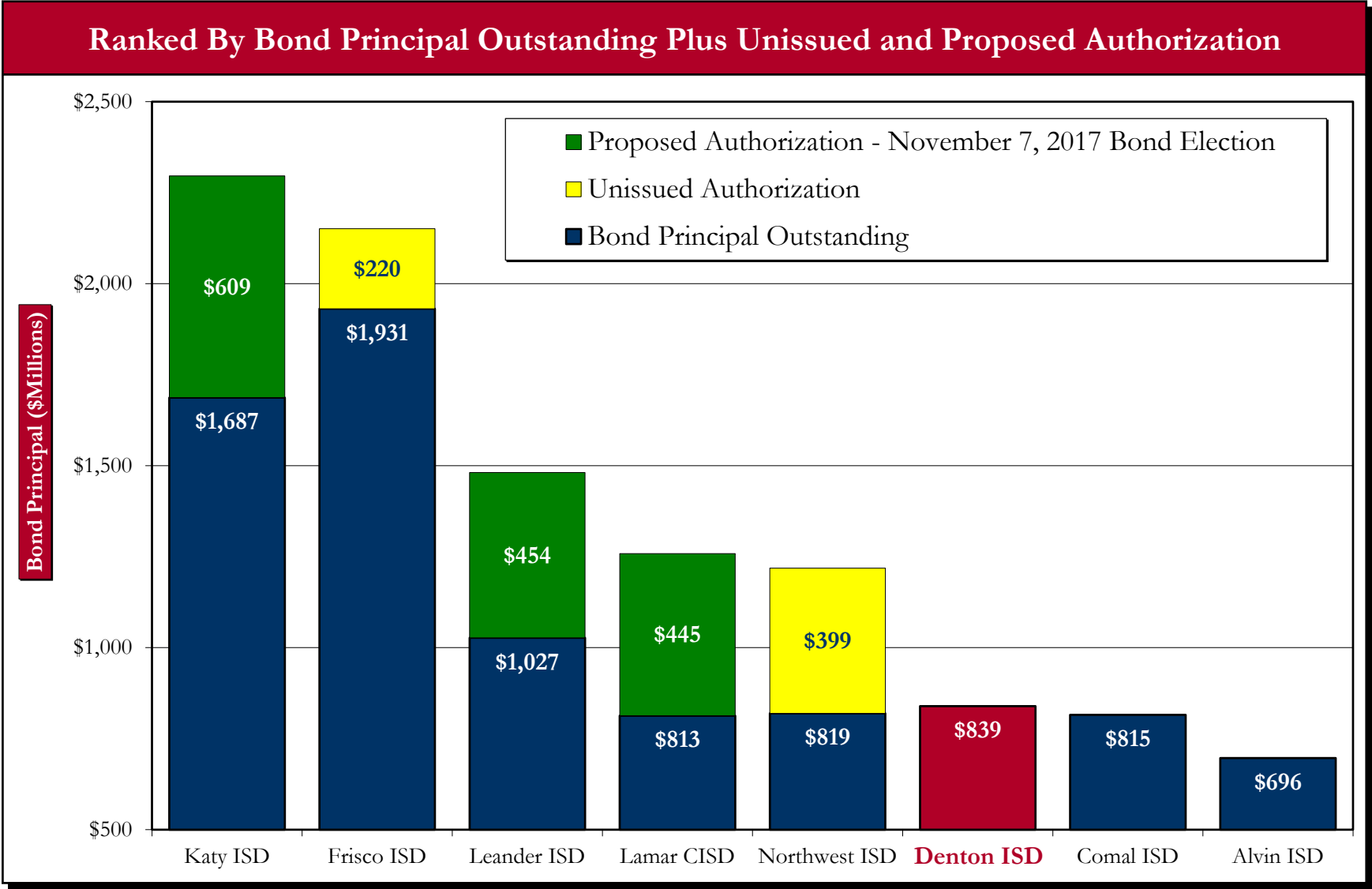
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Source: Texas Education Agency – PEIMS.



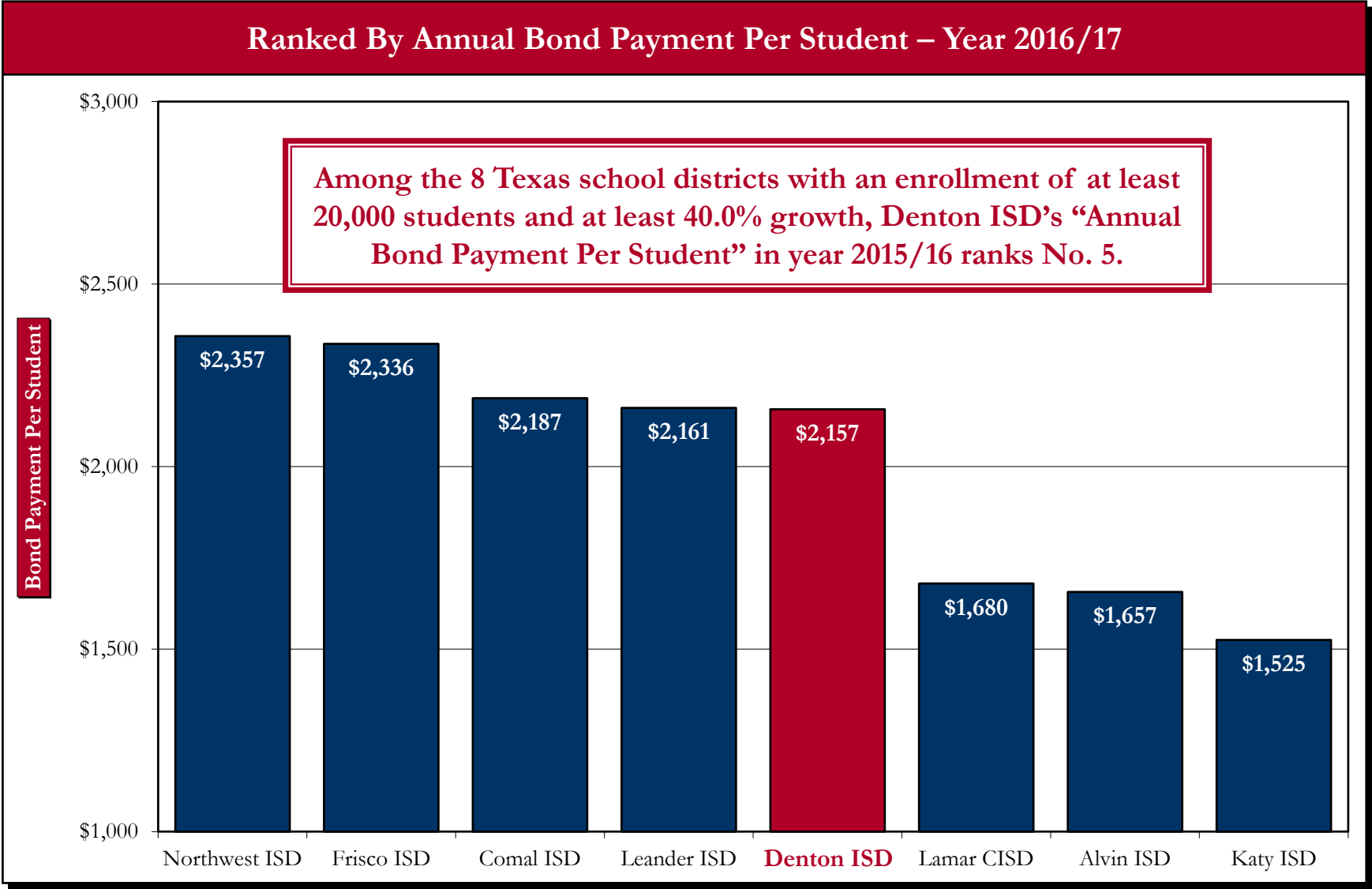
# Comparison of Texas School Districts – Enrollment of at Least 20,000 Students and Enrollment Growth of at Least 40.0%



Source: Texas Education Agency – PEIMS and The Municipal Advisory Council of Texas – As of August 31, 2017. Includes Voted and M&O debt.



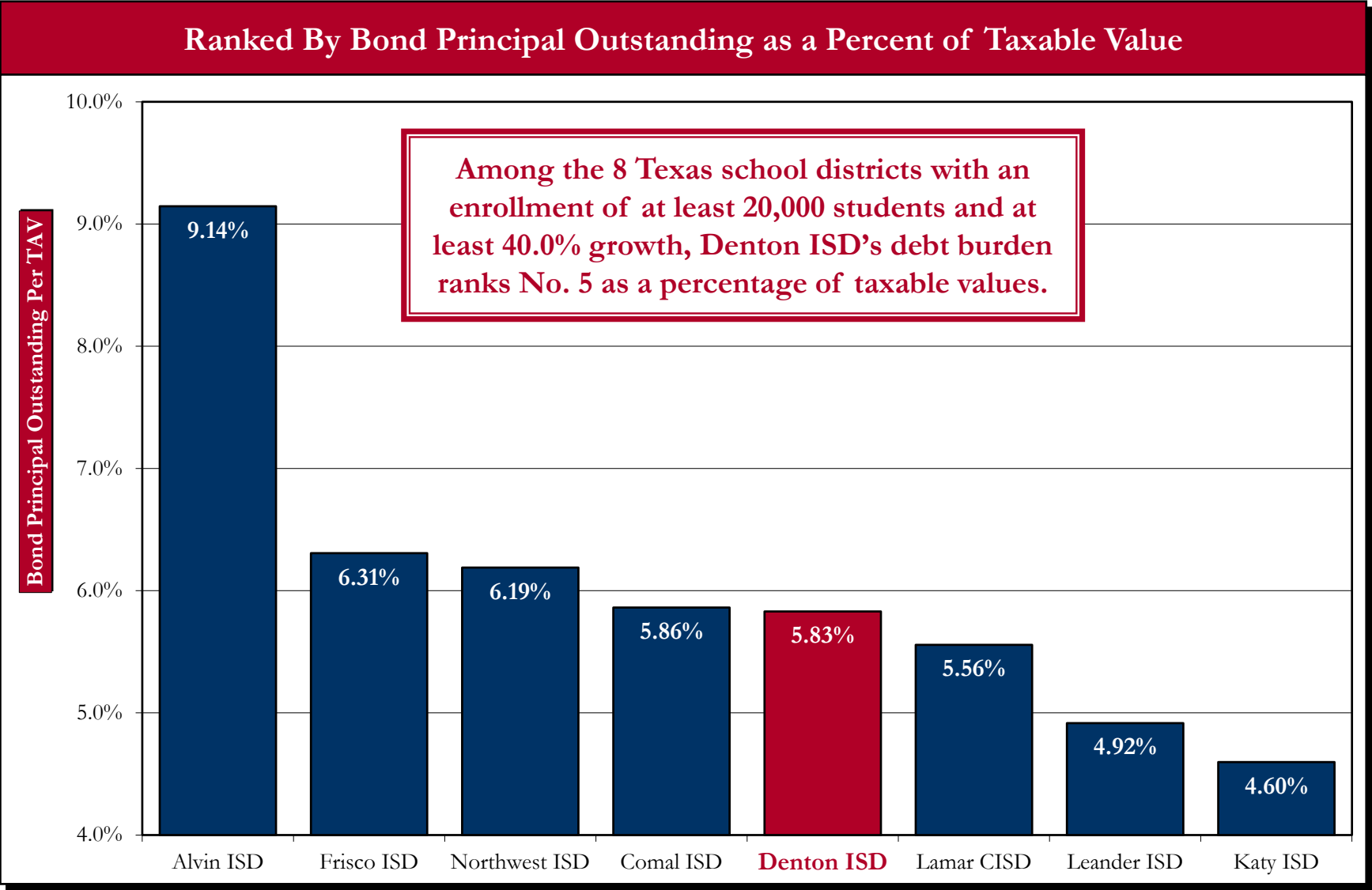
# Comparison of Texas School Districts – Enrollment of at Least 20,000 Students and Enrollment Growth of at Least 40.0%



Source: Texas Education Agency – PEIMS and The Municipal Advisory Council of Texas – As of August 31, 2017. Includes Voted and M&O debt.



# Comparison of Texas School Districts – Enrollment of at Least 20,000 Students and Enrollment Growth of at Least 40.0%



Source: Texas Comptroller of Public Accounts, Texas Education Agency - PEIMS and The MAC of Texas – As of August 31, 2017. Includes Voted and M&O Debt.



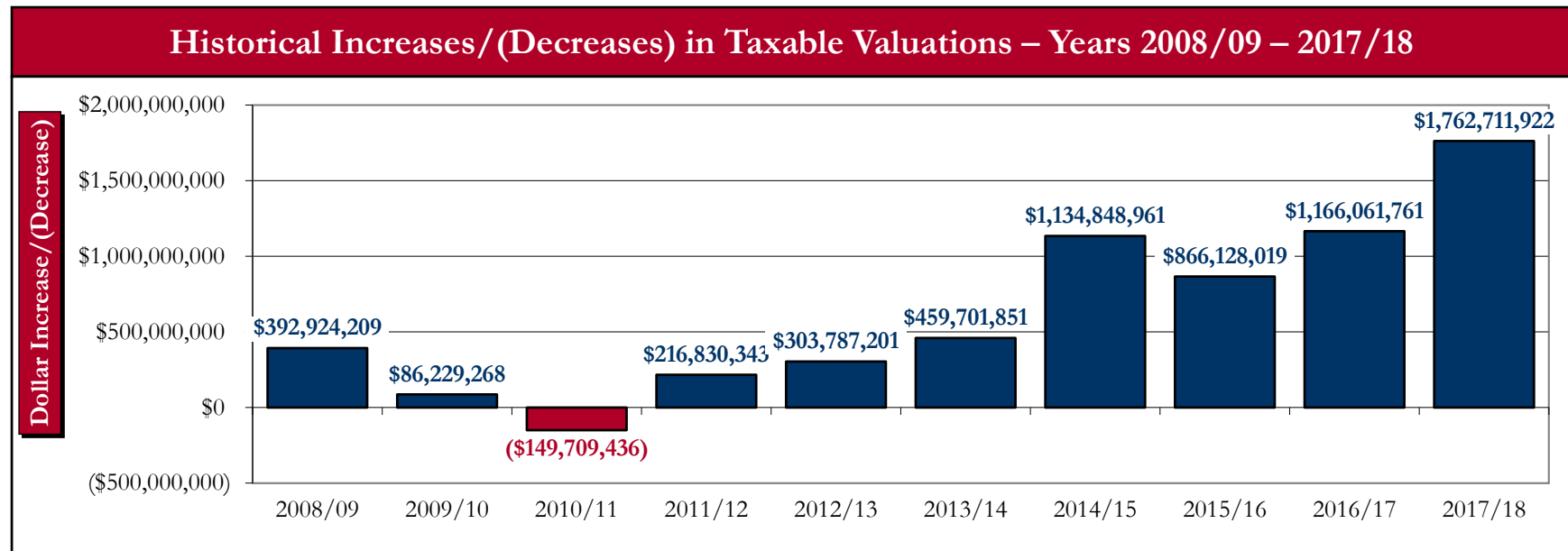
## Comparison of Year 2017/18 Tax Rates – School Districts Within Denton County

| School Districts Within Denton County –<br>Comparison of Tax Rates (Year 2017/18) |                               |                 |                 |                   |
|-----------------------------------------------------------------------------------|-------------------------------|-----------------|-----------------|-------------------|
| No.                                                                               | School District               | M&O<br>Tax Rate | I&S<br>Tax Rate | Total<br>Tax Rate |
| 1                                                                                 | Slidell ISD                   | \$ 1.1000       | \$ 0.0800       | \$ 1.1800         |
| 2                                                                                 | Era ISD                       | 1.0400          | 0.2050          | 1.2450            |
| 3                                                                                 | Pilot Point ISD               | 1.1700          | 0.2000          | 1.3700            |
| 4                                                                                 | Sanger ISD                    | 1.1700          | 0.2021          | 1.3721            |
| 5                                                                                 | Carrollton-Farmers Branch ISD | 1.1700          | 0.2110          | 1.3810            |
| 6                                                                                 | Lewisville ISD                | 1.0400          | 0.3675          | 1.4075            |
| 7                                                                                 | Frisco ISD                    | 1.0400          | 0.4200          | 1.4600            |
| 8                                                                                 | Ponder ISD                    | 1.0400          | 0.4278          | 1.4678            |
| 9                                                                                 | Northwest ISD                 | 1.0400          | 0.4500          | 1.4900            |
| 10                                                                                | Aubrey ISD                    | 1.1700          | 0.3400          | 1.5100            |
| <b>11</b>                                                                         | <b>Denton ISD</b>             | <b>1.0600</b>   | <b>0.4800</b>   | <b>1.5400</b>     |
| 12                                                                                | Krum ISD                      | 1.1700          | 0.3700          | 1.5400            |
| 13                                                                                | Little Elm ISD                | 1.1700          | 0.3700          | 1.5400            |
| 14                                                                                | Argyle ISD                    | 1.1001          | 0.4850          | 1.5851            |
| 15                                                                                | Celina ISD                    | 1.1400          | 0.5000          | 1.6400            |
| 16                                                                                | Lake Dallas ISD               | 1.1700          | 0.5000          | 1.6700            |
| 17                                                                                | Prosper ISD                   | 1.1700          | 0.5000          | 1.6700            |



## Debt Factors – Taxable Assessed Valuation

- ❑ The value of the District's tax base is a primary factor impacting the District's bond capacity.
- The District's taxable assessed valuation (net of frozen values) is \$14,520,925,244 for fiscal year 2017/18.
- Over the last decade, the District's taxable values have annually increased as follows:
  - ❖ Maximum tax base increase occurred in Year 2017/18: \$1,762,711,922;
  - ❖ Maximum tax base decline occurred in Year 2010/11: (\$149,709,436);
  - ❖ Average tax base increase last 5-years: \$1,077,890,503; and
  - ❖ Average tax base increase last 10-years: \$623,951,410.





# Preliminary Bond Capacity Analysis

The Preliminary Bond Capacity Analysis is based upon the assumptions summarized herein. To the extent the District's actual results differ from the assumptions herein, the financial impact to the District will correspondingly change.

## □ State Debt Limitation & Scenarios Presented

- **State Debt Limitation:** Pursuant to State law, the District may only issue new bonds to the degree it can demonstrate its I&S tax rate will not exceed 50.0 cents (the State mandated “50-Cent Debt Test”). However, there is not a limit on the amount of bonds that may be authorized in a bond election.
- **Scenarios Presented:** Determine the District's current bond capacity at a maximum I&S tax rate of 48.0 and 50.0 cents assuming:
  - ❖ **Historical TAV Growth:** Taxable values increase by \$623,951,410 (i.e. average annual increase last 10-years) in each of the next 7-years and remain constant thereafter.
  - ❖ **Optimistic TAV Growth:** Taxable values increase by \$1,077,890,503 (i.e. average annual increase last 5-years) in each of the next 6-years and remain constant thereafter.
- Note: While the District's taxable values may increase in future years, the projected current bond capacity only utilizes 6-years of growth to permit “future growth to fund future bond programs for capital improvements.”



# Preliminary Bond Capacity Analysis

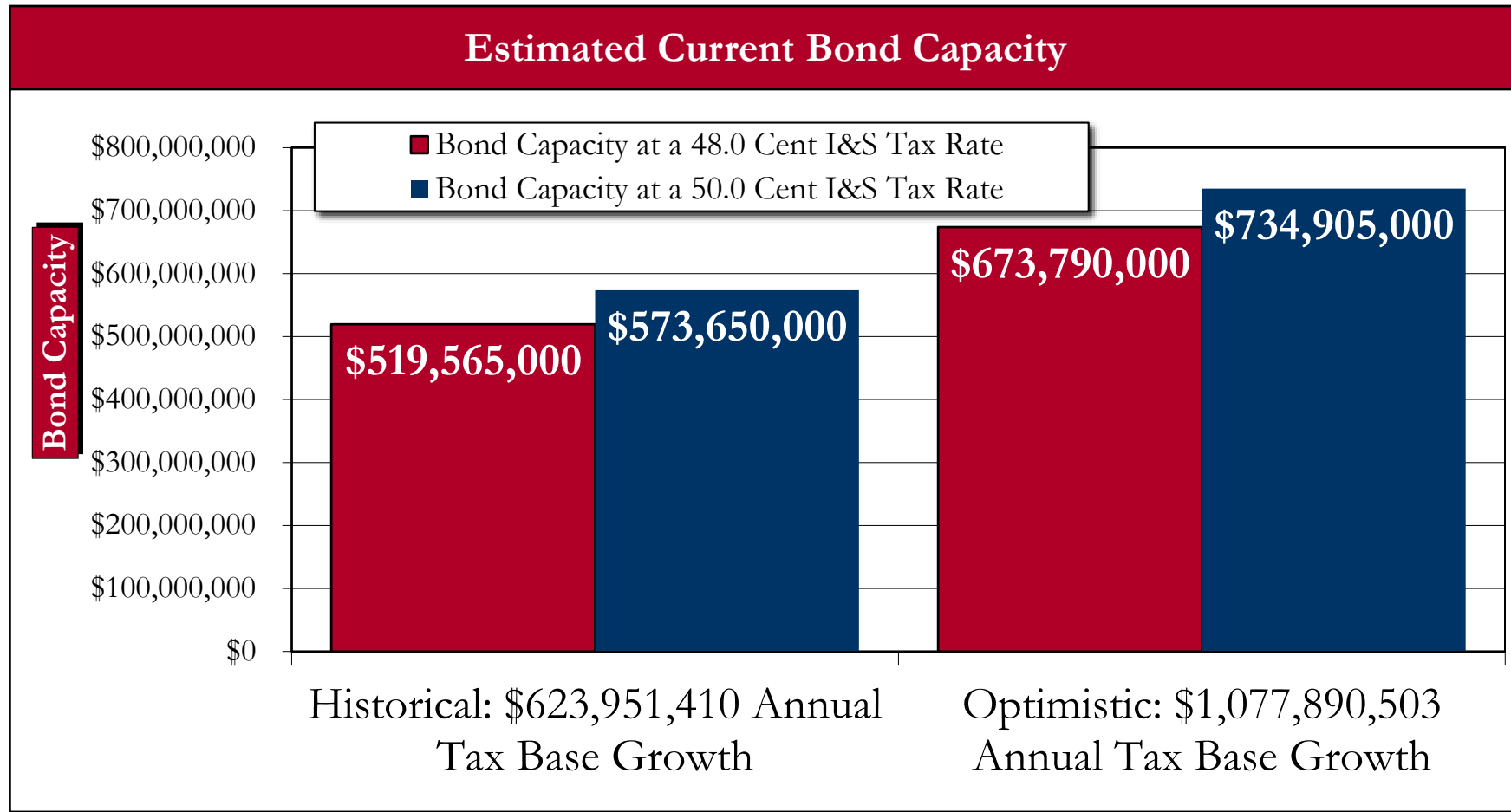
## □ Assumptions

- The District will prepay \$17,700,000 of its existing Variable Rate Unlimited Tax School Building Bonds, Series 2012-A on February 1, 2018, saving the District and its taxpayers \$13,962,000 in future interest costs.
- The new bond program is sold at an interest rate of 5.00% (current market rates of interest are approximately 4.00%).
- The bonds will initially be structured with annual principal payments over 30-years. However, the District will have the flexibility to prepay the bonds prior to scheduled maturity, without penalty.
- District will annually have \$6,850,000 of “Other Available Revenues” available for bond payments. “Other Available Revenues” consist of frozen levy I&S tax collections, interest earnings on I&S tax collections, delinquent tax collections and other available revenues.
- The District will not receive any State assistance for the repayment of bonds.
- Tax collection rate of 99.0%.



## Preliminary Bond Capacity Analysis

- ❑ The following demonstrates the District's estimated bond capacity at both a 48.0 cent and 50.0 cent I&S tax rate based upon an Historical and Optimistic tax base growth assumption.





*How can we be of service...?*



Citizens' Advisory Committee

# DEMOGRAPHIC PROJECTIONS

*Denton  
Independent  
School  
District*



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

Quarterly  
Report  
2Q17



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy



# Economic Conditions – DFW Area (June 2017)

**2.5%**

88,220 new jobs  
National rate 1.4%



**Job Growth**

**Unemployment  
Rate**



U.S. 4.5%  
Texas 4.7%  
DFW MSA 4.0%  
Denton 3.6%

**-0.2%**

**31,254**

1,692 more  
starts than  
2Q16



**Annual  
Home Starts**





# Local Economic Update



## WinCo Distribution Center Opens

- WinCo opened a distribution center in early 2017 that will employ 165 people when fully staffed
- The distribution center marked the largest economic development project in Denton's history
- The \$135 million, 800,000 sq ft center on S Western Blvd will provide produce and supplies to DFW area WinCo's
- The center also has an additional 130,000 sq.ft. slated for future expansion

## Rayzor Ranch Adds Major Tenants

- Rayzor Ranch is expanding tenants with Tuesday Morning, Marshalls and Rooms to Go
- Additional new tenants include In-N-Out Burger, Firehouse Subs and Luxe Nail Spa
- Alamo Draft House and Andy B's Entertainment and Bowling Center are scheduled to open in Rayzor Ranch by the end of 2018
- The Embassy hotel is also under construction, with a 70,000 sq.ft. convention center which will be used by the Denton Convention and Visitor Bureau to promote businesses and tourism



EMBASSY SUITES  
HOTELS®





# Local Economic Update



## Ranch View Surgical Hospital Breaks Ground

- The Ranch View Surgical Hospital started construction on their new \$12.7 million facility
- The 44,700 sq.ft. center is located on I-35 and Crawford Rd
- The facility will have an emergency department, MRI, CT Scans and X-Ray and will focus on orthopedics
- Construction is set to be completed fall 2017

## Additional Denton Area Development

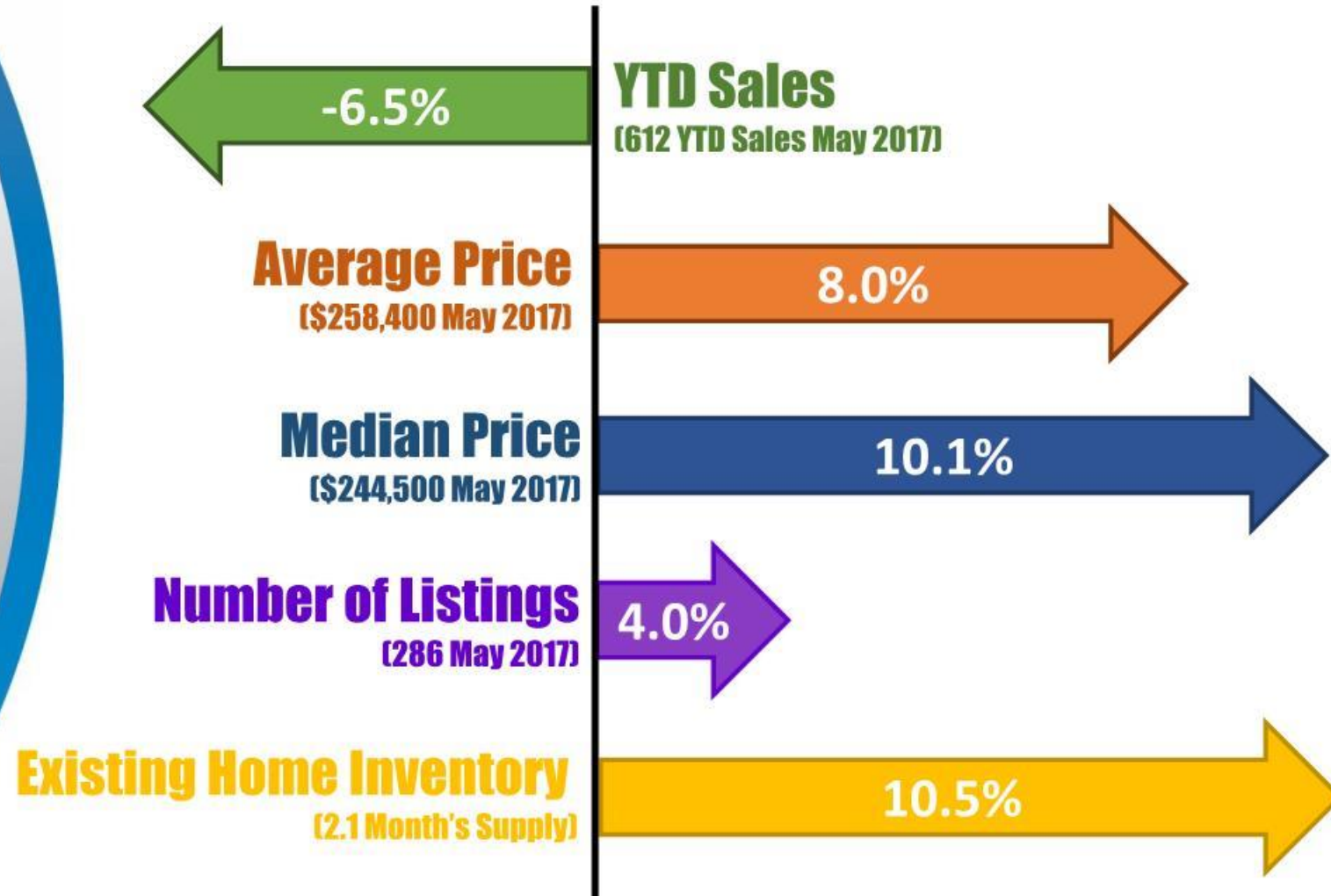
- Med-Trans, a provider of emergency helicopter transportation relocated its headquarters and hangar from Lewisville to the Denton Municipal Airport
- The former Old West Café on Dallas Drive is turning into Cartwright Café's second Denton location. The Café is set to open August 2017
- An Aldi Food Store is under construction on Ector Street
- A \$5 million, 87,900 sq.ft. storage facility broke ground on Blake Street
- Taco Cabana near Golden Triangle Mall is now open
- UNT started construction on their new \$70 million College of Visual Arts and Design, which will open for the fall 2018 semester





# Denton Housing Market

Year Over Year Comparisons





# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q17

| Rank | District Name         | Annual Starts | Annual Closings | VDL   | Future  |
|------|-----------------------|---------------|-----------------|-------|---------|
| 1    | Frisco ISD            | 2,576         | 2,597           | 4,359 | 6,639   |
| 2    | Prosper ISD           | 2,808         | 2,399           | 5,432 | 26,728  |
| 3    | Denton ISD**          | 1,813         | 1,866           | 2,283 | 28,645* |
| 4    | Northwest ISD         | 2,005         | 1,691           | 1,664 | 23,656  |
| 5    | Dallas ISD            | 1,800         | 1,496           | 2,091 | 6,593   |
| 6    | Lewisville ISD        | 1,234         | 1,344           | 1,677 | 4,561   |
| 7    | Little Elm ISD        | 1,137         | 1,057           | 1,532 | 3,646   |
| 8    | Rockwall ISD          | 953           | 974             | 1,948 | 8,190   |
| 9    | Wylie ISD             | 813           | 821             | 1,127 | 4,150   |
| 10   | McKinney ISD          | 835           | 819             | 1,495 | 6,881   |
| 11   | Eagle Mt.-Saginaw ISD | 914           | 798             | 1,504 | 19,242  |
| 12   | Keller ISD            | 725           | 791             | 749   | 1,716   |
| 13   | Mansfield ISD         | 739           | 720             | 926   | 6,723   |
| 14   | Crowley ISD           | 563           | 679             | 1,052 | 9,213   |
| 15   | Forney ISD            | 810           | 654             | 1,501 | 13,496  |
| 16   | Allen ISD             | 683           | 597             | 1,109 | 1,724   |
| 17   | Garland ISD           | 594           | 569             | 415   | 4,119   |
| 18   | Midlothian ISD        | 603           | 546             | 1,607 | 19,524  |
| 19   | Coppell ISD           | 467           | 505             | 427   | 490     |
| 20   | Waxahachie ISD        | 481           | 463             | 889   | 9,522   |

\*Based on additional Templeton Demographics housing research

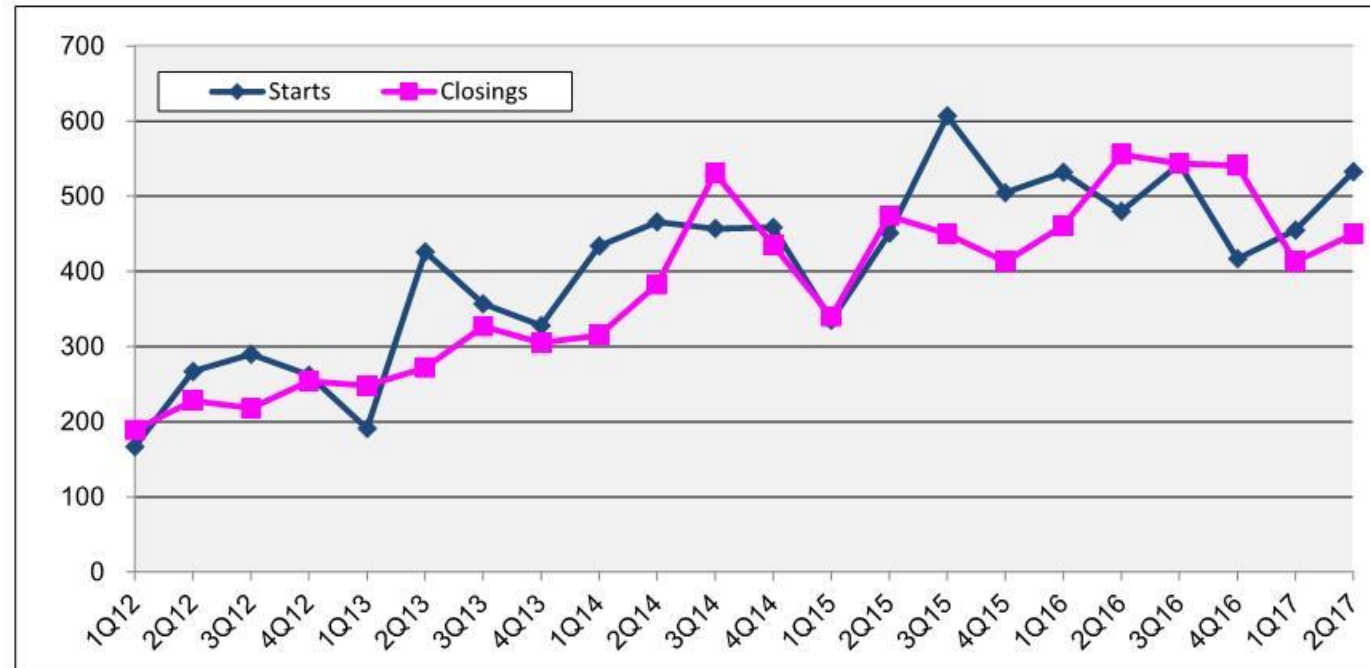
\*\*Does NOT include age-restricted communities Robson Ranch and Fireside Addition





# New Housing Activity

Denton ISD



| Starts | 2012 | 2013  | 2014  | 2015  | 2016  | 2017 |
|--------|------|-------|-------|-------|-------|------|
| 1Q     | 167  | 191   | 434   | 335   | 532   | 455  |
| 2Q     | 267  | 426   | 466   | 451   | 480   | 533  |
| 3Q     | 290  | 357   | 457   | 607   | 543   |      |
| 4Q     | 262  | 328   | 459   | 505   | 417   |      |
| Total  | 986  | 1,302 | 1,816 | 1,898 | 1,972 | 988  |

| Closings | 2012 | 2013  | 2014  | 2015  | 2016  | 2017 |
|----------|------|-------|-------|-------|-------|------|
| 1Q       | 189  | 248   | 315   | 340   | 461   | 413  |
| 2Q       | 228  | 272   | 383   | 474   | 556   | 450  |
| 3Q       | 218  | 327   | 531   | 450   | 544   |      |
| 4Q       | 254  | 305   | 435   | 413   | 541   |      |
| Total    | 889  | 1,152 | 1,664 | 1,677 | 2,102 | 863  |

- Denton ISD had 533 new home starts in 2Q17, the most 2Q starts in more than 10 years
- DISD new home inventory is at 6 month's supply, with 648 homes under construction

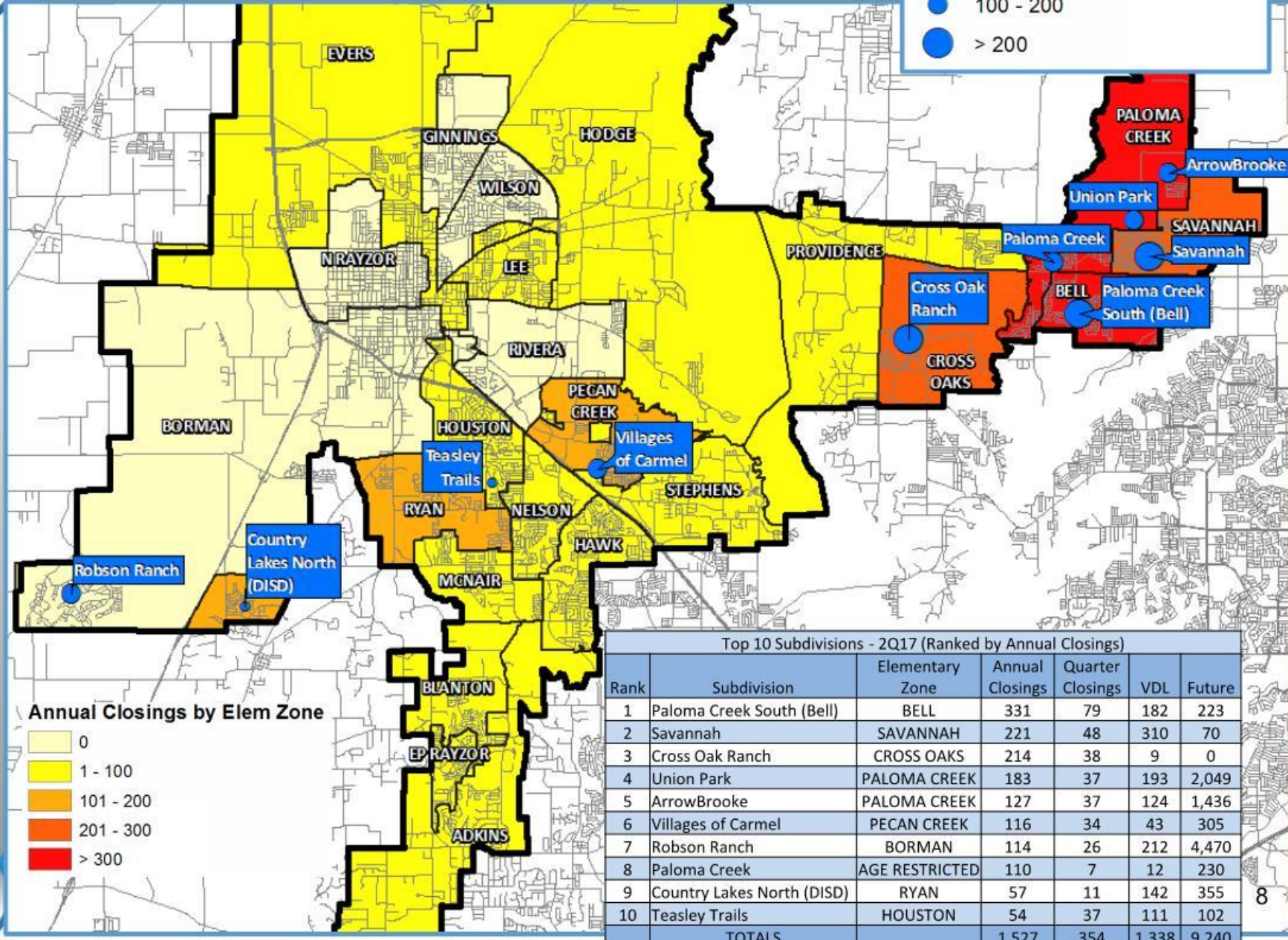




# Annual Closing Distribution 2Q17

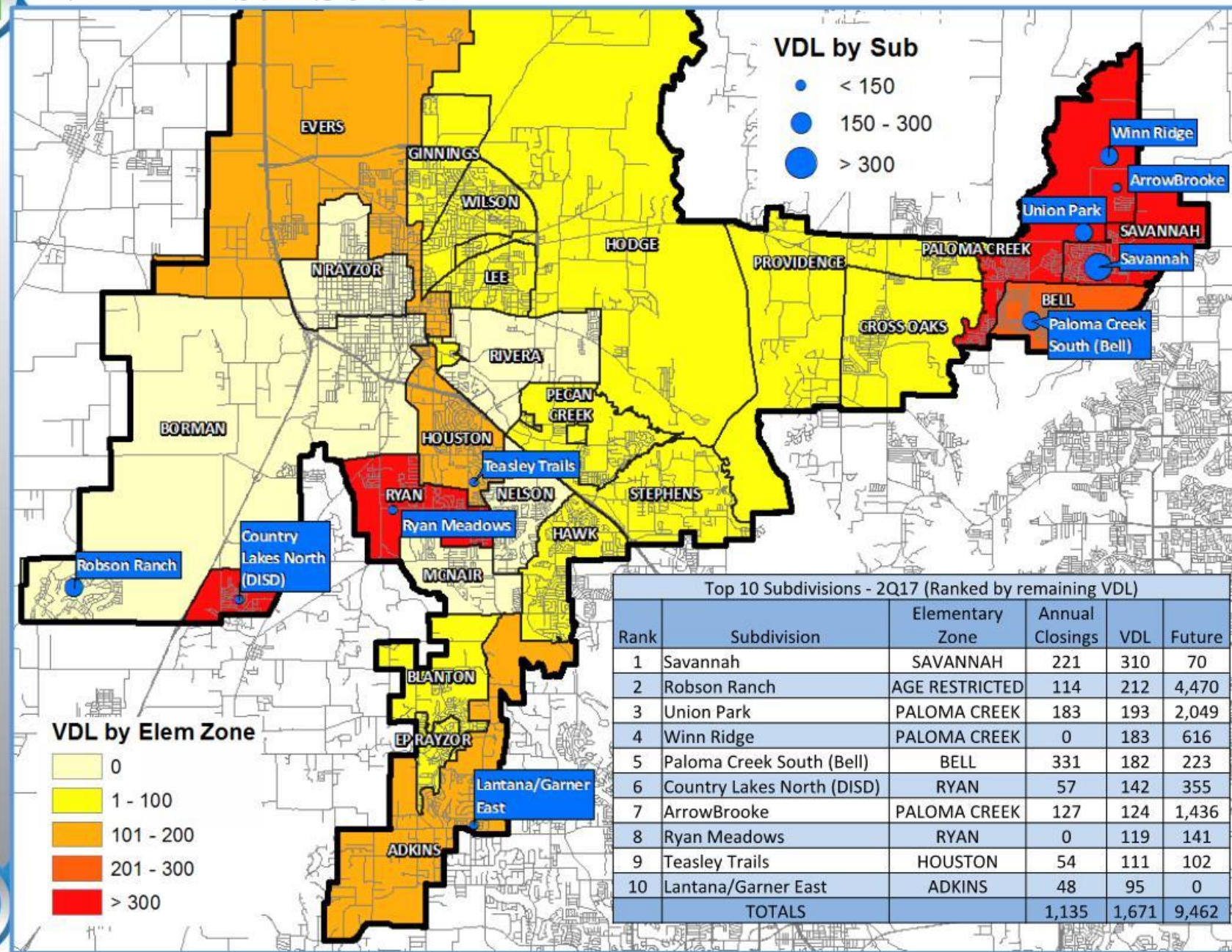
## Subdivision Annual Closings

- < 100
- 100 - 200
- > 200



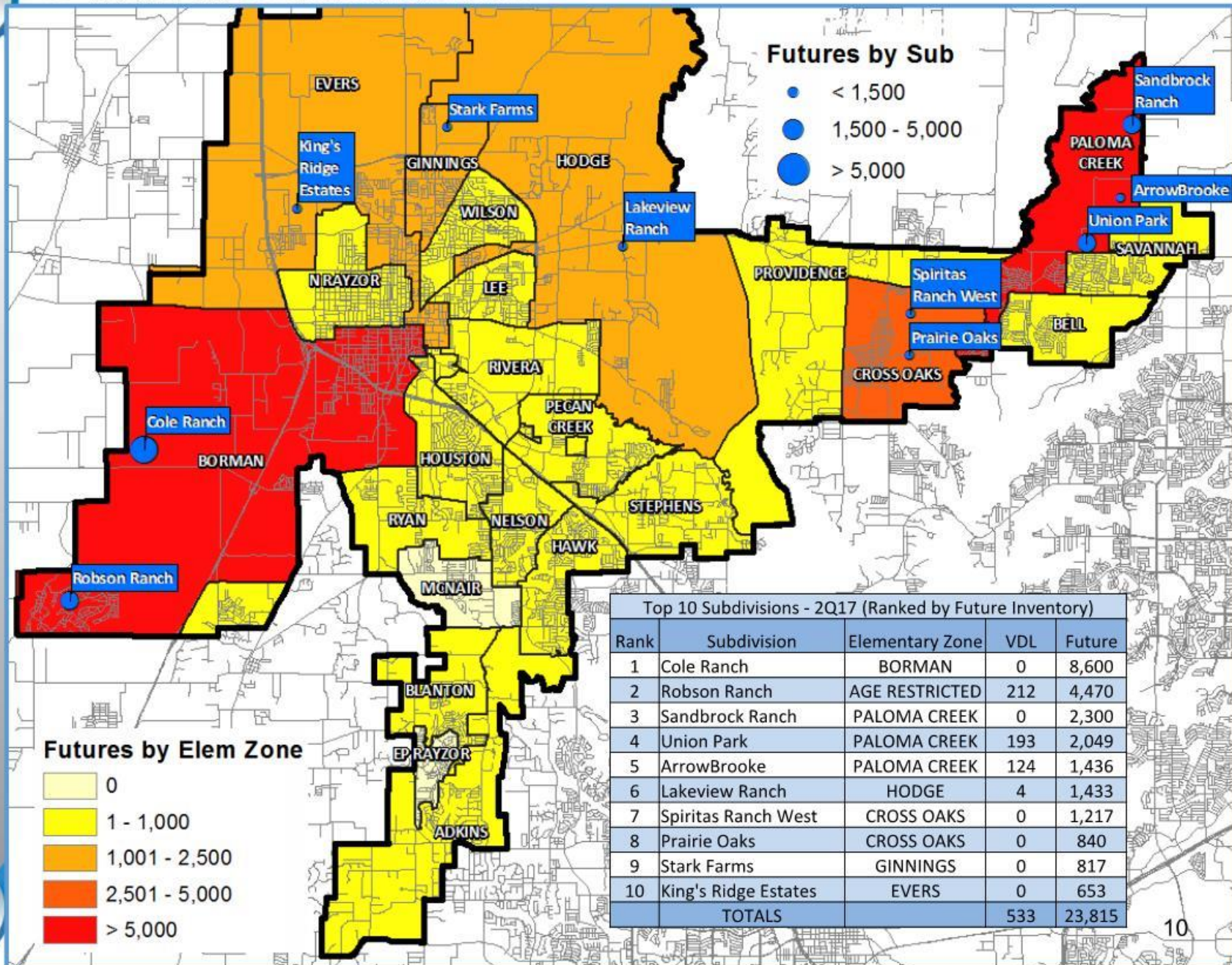


# VDL Distribution





# Futures Distribution





# New Home Activity by Elementary Zone

| Elementary           | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Construction | Inventory  | Vacant Dev. Lots | Future        |
|----------------------|---------------|----------------|-----------------|------------------|--------------------|------------|------------------|---------------|
| ADKINS               | 98            | 23             | 79              | 21               | 34                 | 57         | 197              | 109           |
| BELL                 | 352           | 105            | 357             | 89               | 109                | 161        | 209              | 985           |
| BLANTON              | 67            | 32             | 46              | 4                | 48                 | 56         | 88               | 231           |
| BORMAN               | 0             | 0              | 0               | 0                | 0                  | 0          | 0                | 8,946         |
| CROSS OAKS           | 133           | 27             | 214             | 38               | 32                 | 43         | 9                | 2,748         |
| EP RAYZOR            | 6             | 0              | 12              | 2                | 1                  | 2          | 17               | 0             |
| EVERS                | 41            | 6              | 21              | 5                | 20                 | 24         | 117              | 1,594         |
| GINNINGS             | 0             | 0              | 0               | 0                | 0                  | 0          | 36               | 1,330         |
| HAWK                 | 8             | 0              | 17              | 3                | 1                  | 5          | 30               | 155           |
| HODGE                | 1             | 0              | 3               | 2                | 0                  | 0          | 4                | 2,058         |
| HOUSTON              | 104           | 12             | 58              | 37               | 31                 | 52         | 111              | 102           |
| LEE                  | 15            | 0              | 25              | 0                | 0                  | 0          | 6                | 367           |
| MCNAIR               | 0             | 0              | 16              | 0                | 0                  | 0          | 0                | 0             |
| N RAYZOR             | 0             | 0              | 0               | 0                | 0                  | 0          | 0                | 150           |
| NELSON               | 2             | 0              | 8               | 0                | 0                  | 2          | 0                | 8             |
| PALOMA CREEK         | 362           | 80             | 420             | 81               | 91                 | 178        | 512              | 6,631         |
| PECAN CREEK          | 156           | 41             | 142             | 37               | 50                 | 72         | 73               | 305           |
| PROVIDENCE           | 9             | 1              | 22              | 4                | 6                  | 6          | 93               | 614           |
| RIVERA               | 0             | 0              | 0               | 0                | 0                  | 0          | 0                | 243           |
| RYAN                 | 206           | 96             | 147             | 33               | 99                 | 124        | 355              | 750           |
| SAVANNAH             | 228           | 51             | 252             | 53               | 72                 | 120        | 355              | 526           |
| STEPHENS             | 19            | 7              | 27              | 8                | 10                 | 11         | 37               | 393           |
| WILSON               | 6             | 0              | 0               | 0                | 5                  | 6          | 34               | 400           |
| <b>Grand Totals*</b> | <b>1,813</b>  | <b>481</b>     | <b>1,866</b>    | <b>417</b>       | <b>609</b>         | <b>919</b> | <b>2,283</b>     | <b>28,645</b> |

\*Table does NOT include age restricted communities



Highest activity in the category



Second highest activity in the category

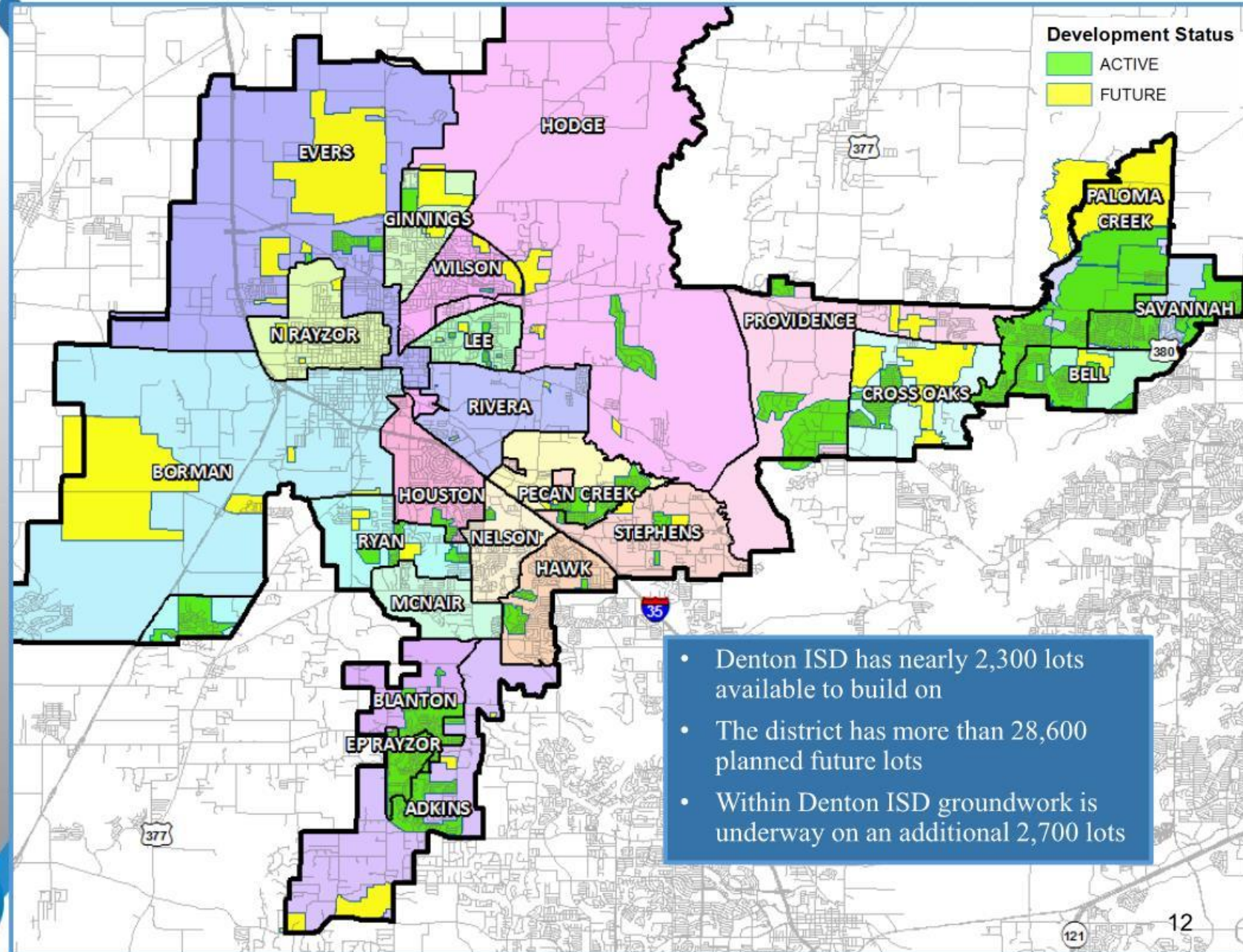


Third highest activity in the category





# District Overview

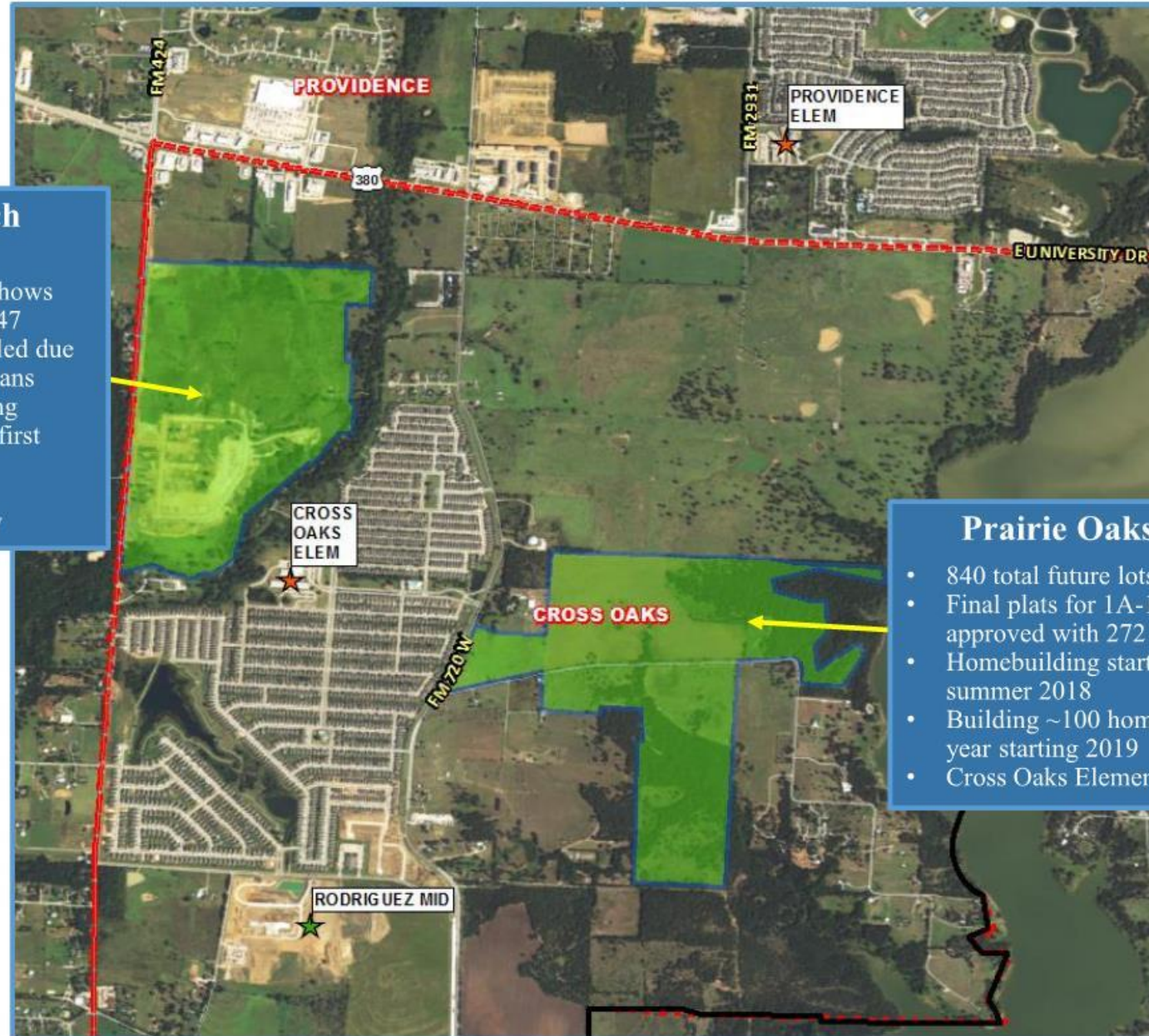




# Residential Activity- 380 Corridor Growth

## Oak Hill Ranch

- 391 total future lots
- Revised concept plan shows total lots upped from 147
- Initial groundwork stalled due to change in concept plans
- Anticipate homebuilding starting summer 2018, first residents late 2018
- \$325K - \$500K
- Cross Oaks Elementary



## Prairie Oaks

- 840 total future lots
- Final plats for 1A-1B approved with 272 lots
- Homebuilding starting summer 2018
- Building ~100 homes a year starting 2019
- Cross Oaks Elementary



# Residential Activity- 380 Corridor Growth

## Hillstone Pointe

- 614 total lots
- Groundwork underway on Phase 1 with 134 lots
- Homebuilding starting by October 2017, first residents early 2018
- DR Horton
- Providence Elementary

## Union Park

- 3,145 total lots
- 2,649 total futures
- 213 occupied
- 43 under construction
- Hillwood Development sold 120 acres to Del Webb for 55+ community with 600 lots, final plat for Phase 1 approved
- \$200K - \$500K
- Paloma Creek Elementary





# Residential Activity- 380 Corridor Growth

## Paloma Creek

- Paloma Creek Elementary:
  - 1,930 total lots
  - 230 future lots
  - 1,667 occupied
  - 10 U/C
- Bell Elementary:
  - 2,880 total lots
  - 223 future lots
  - 2,335 occupied
  - 100 U/C
  - Started 100 homes in 2Q17
  - Closed 79 homes in 2Q17



## Windsong Ranch

- 2,400 total lots split between Prosper ISD and Denton ISD
- 434 total lots within Denton ISD
- 384 future lots
- 38 occupied
- 6 under construction
- \$400K - \$1M+
- Savannah Elementary





# Residential Activity- 380 Corridor Growth

## Winn Ridge

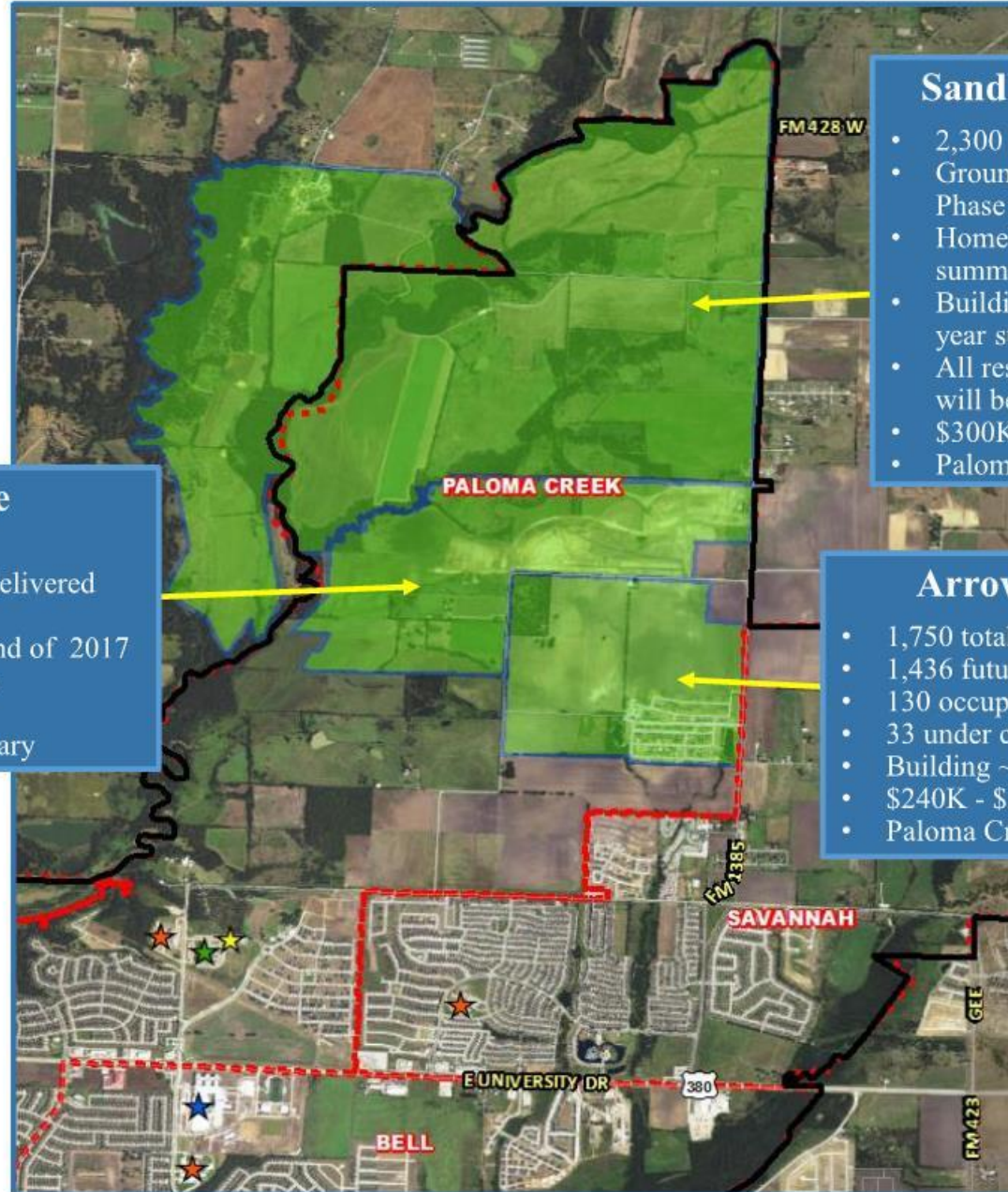
- 1,300 total lots
- Phase 1 with 221 lots delivered and homebuilding
- First residents by the end of 2017
- KB Homes and Centex
- \$195K - \$300K
- Paloma Creek Elementary

## Sandbrock Ranch

- 2,300 total future lots
- Groundwork underway on Phase 1 with 220 lots
- Homebuilding starting summer 2018
- Building 150+ homes a year starting 2019
- All residential activity will be within DISD
- \$300K+
- Paloma Creek Elementary

## ArrowBrooke

- 1,750 total lots
- 1,436 futures
- 130 occupied
- 33 under construction
- Building ~120 homes a year
- \$240K - \$360K
- Paloma Creek Elementary





# Residential Activity

## Beaver Creek

- 337 total lots
- Phase 1 delivered with 39 lots, homebuilding started
- Phase 1B with 95 lots delivering fall 2017
- \$225K - \$270K
- Ginnings Elementary



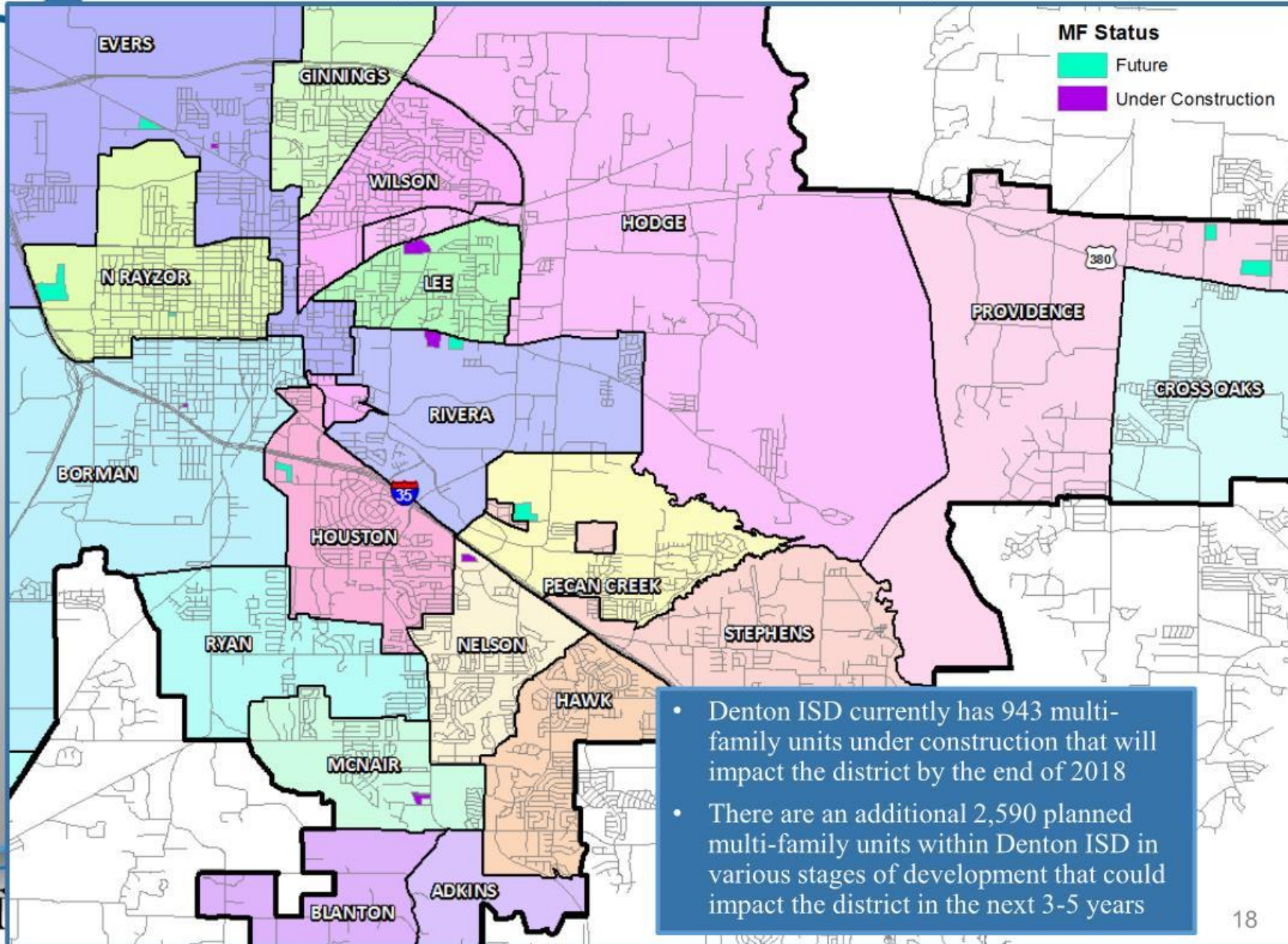
## Harvest Hill

- 150 total future lots
- Groundwork starting by September 2017, final plat approved April 2017
- Phase 1 delivering summer 2018
- Anticipate building 50-60 homes a year
- Wilson Elementary





# Multi-Family Development Activity





# 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 | 2,236 | 2,212 | 2,257 | 2,351 | 2,217 | 2,043 | 1,915 | 29,584 | 922          | 3.2%    |
| 2018/19     | 1,108    | 2,196 | 2,203 | 2,216 | 2,197 | 2,410 | 2,350 | 2,346 | 2,266 | 2,295 | 2,418 | 2,277 | 2,143 | 1,941 | 30,366 | 782          | 2.6%    |
| 2019/20     | 1,108    | 2,268 | 2,268 | 2,296 | 2,302 | 2,284 | 2,519 | 2,379 | 2,359 | 2,326 | 2,486 | 2,341 | 2,195 | 2,048 | 31,179 | 813          | 2.7%    |
| 2020/21     | 1,108    | 2,349 | 2,354 | 2,388 | 2,391 | 2,414 | 2,395 | 2,557 | 2,413 | 2,412 | 2,517 | 2,424 | 2,260 | 2,089 | 32,071 | 892          | 2.9%    |
| 2021/22     | 1,108    | 2,398 | 2,441 | 2,464 | 2,502 | 2,498 | 2,508 | 2,439 | 2,604 | 2,465 | 2,587 | 2,450 | 2,341 | 2,153 | 32,958 | 887          | 2.8%    |
| 2022/23     | 1,108    | 2,437 | 2,499 | 2,551 | 2,573 | 2,613 | 2,613 | 2,555 | 2,467 | 2,667 | 2,662 | 2,518 | 2,364 | 2,231 | 33,858 | 900          | 2.7%    |
| 2023/24     | 1,108    | 2,515 | 2,529 | 2,610 | 2,656 | 2,693 | 2,729 | 2,649 | 2,611 | 2,505 | 2,851 | 2,590 | 2,430 | 2,253 | 34,729 | 871          | 2.6%    |
| 2024/25     | 1,108    | 2,564 | 2,615 | 2,635 | 2,732 | 2,777 | 2,809 | 2,768 | 2,704 | 2,668 | 2,707 | 2,776 | 2,499 | 2,316 | 35,678 | 949          | 2.7%    |
| 2025/26     | 1,108    | 2,608 | 2,660 | 2,727 | 2,754 | 2,856 | 2,905 | 2,846 | 2,816 | 2,764 | 2,895 | 2,633 | 2,676 | 2,379 | 36,627 | 949          | 2.7%    |
| 2026/27     | 1,108    | 2,644 | 2,694 | 2,769 | 2,850 | 2,880 | 2,988 | 2,946 | 2,895 | 2,882 | 2,975 | 2,817 | 2,541 | 2,546 | 37,535 | 908          | 2.5%    |

\*Yellow box = largest grade per year

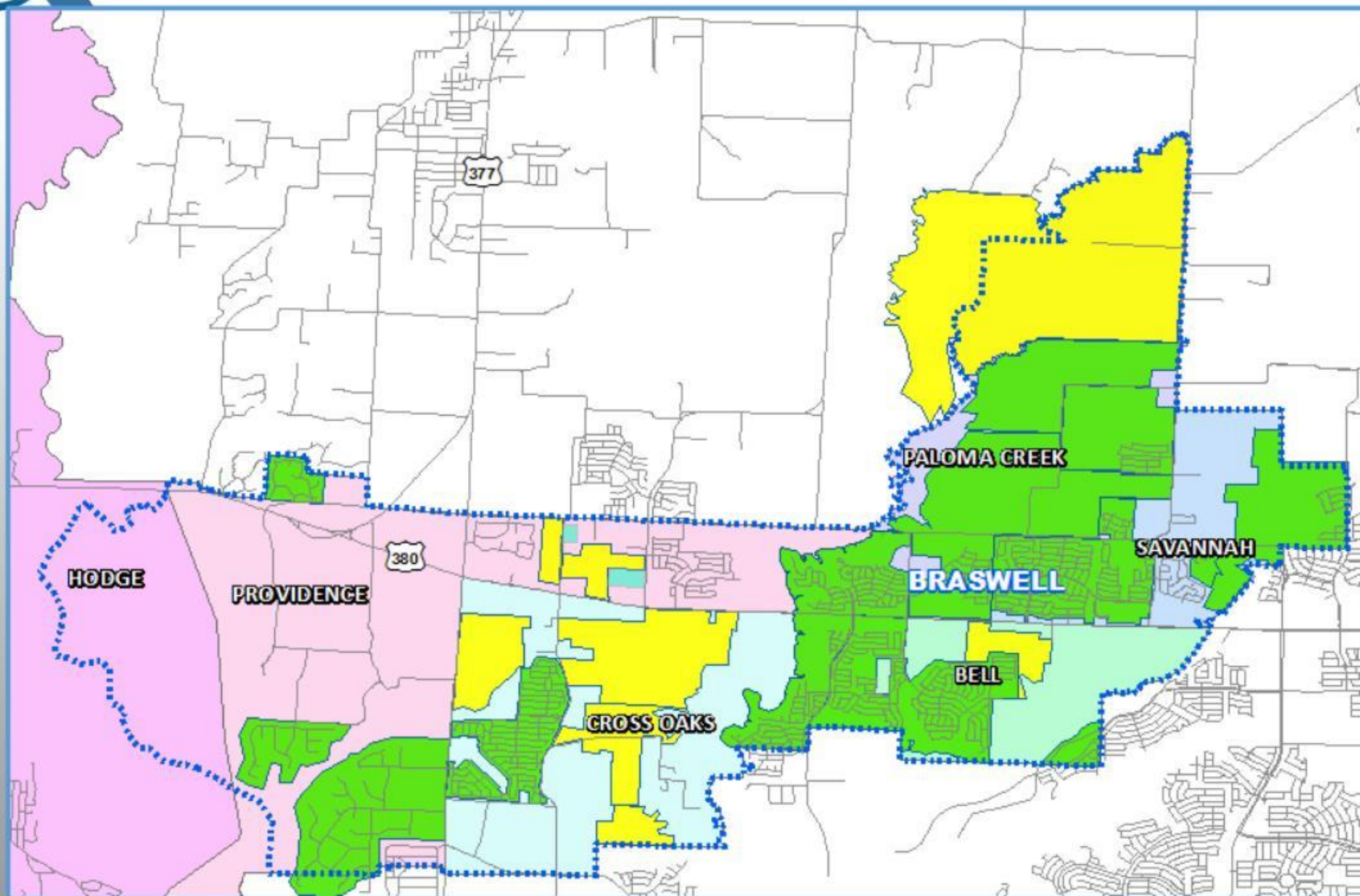
\*Green box = second largest grade per year

- Denton ISD will enroll more than 30,000 students by 2018
- 5 year growth = 4,296 students
- 2021/22 enrollment = 32,958 students
- 10 year growth = 8,873 students
- 2026/27 enrollment = 37,535 students





# Braswell High School Zone





# Vertical Zones- Ten Year Forecast

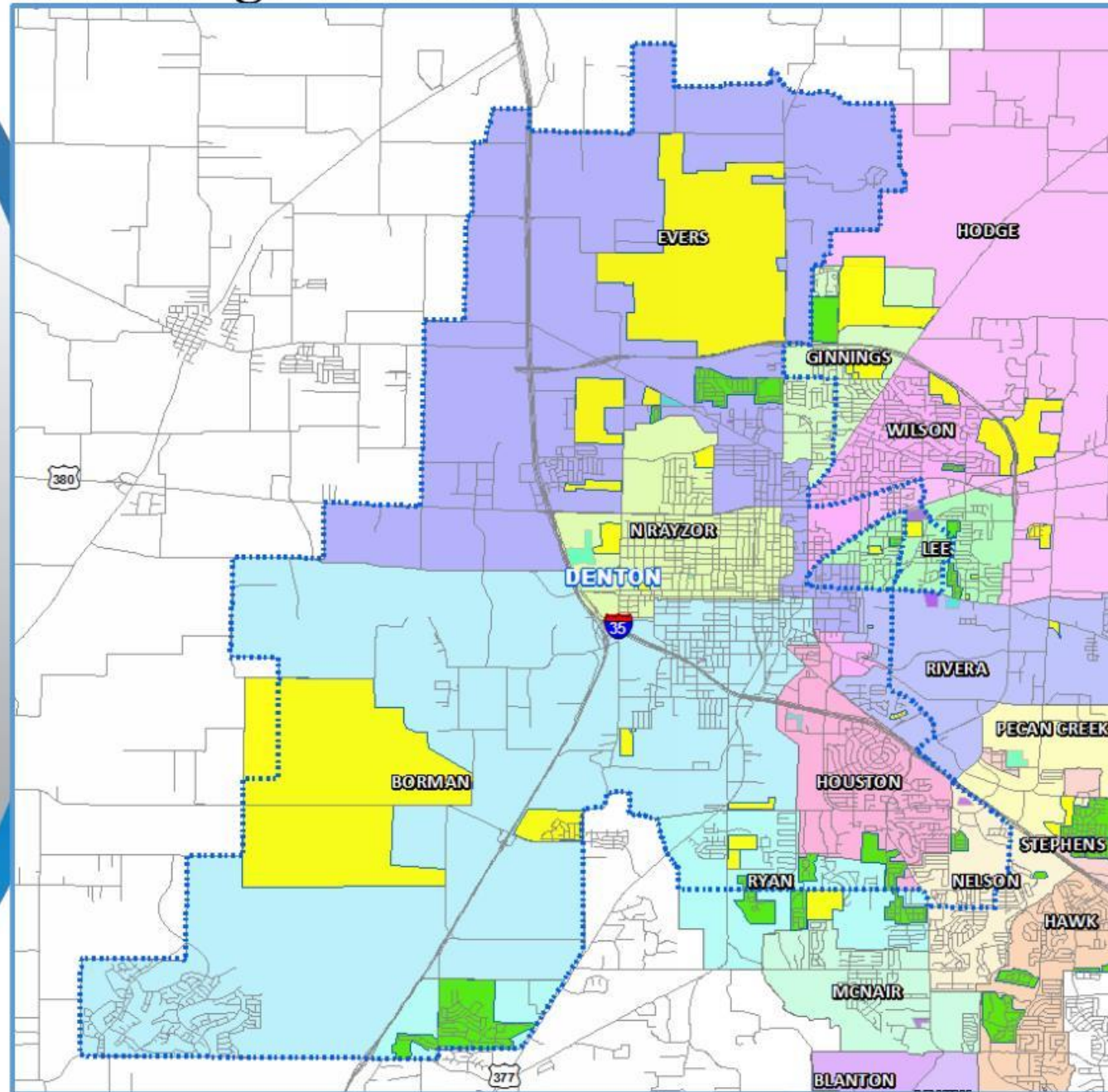
## Braswell High School

|                                         |          | HISTORY | Current | ENROLLMENT PROJECTIONS |         |         |         |         |         |         |         |         |         |
|-----------------------------------------|----------|---------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Campus Name                             | Capacity | 2015/16 | 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      | 0       | 653     | 737                    | 796     | 843     | 864     | 906     | 910     | 908     | 900     | 901     | 895     |
| Cross Oaks Elementary School            | 740      | 646     | 740     | 785                    | 788     | 794     | 803     | 809     | 824     | 848     | 860     | 879     | 898     |
| Paloma Creek Elementary School          | 740      | 655     | 486     | 591                    | 717     | 850     | 1,001   | 1,153   | 1,280   | 1,303   | 1,336   | 1,351   | 1,354   |
| Providence Elementary School            | 740      | 699     | 406     | 406                    | 422     | 437     | 441     | 467     | 484     | 514     | 545     | 553     | 559     |
| Savannah Elementary School              | 740      | 651     | 712     | 722                    | 712     | 735     | 707     | 685     | 682     | 692     | 693     | 693     | 697     |
| <b>ELEMENTARY TOTALS</b>                | 3,700    | 2,651   | 2,997   | 3,241                  | 3,435   | 3,659   | 3,816   | 4,020   | 4,180   | 4,265   | 4,334   | 4,377   | 4,403   |
| Elementary Absolute Change              |          | 89      | 346     | 244                    | 194     | 224     | 157     | 204     | 160     | 85      | 69      | 43      | 26      |
| Elementary Percent Change               |          | 3.47%   | 13.05%  | 8.14%                  | 5.99%   | 6.52%   | 4.29%   | 5.35%   | 3.98%   | 2.03%   | 1.62%   | 0.99%   | 0.59%   |
| Rodriguez Middle School                 | 1,323    | 0       | 0       | 654                    | 696     | 713     | 786     | 842     | 936     | 988     | 1,056   | 1,133   | 1,252   |
| Navo Middle School                      | 1,181    | 1,211   | 1,381   | 909                    | 1,031   | 1,091   | 1,267   | 1,312   | 1,381   | 1,384   | 1,480   | 1,516   | 1,494   |
| <b>MIDDLE SCHOOL TOTALS</b>             | 2,504    | 1,211   | 1,381   | 1,563                  | 1,727   | 1,804   | 2,053   | 2,154   | 2,317   | 2,372   | 2,536   | 2,649   | 2,746   |
| Middle School Absolute Change           |          | 134     | 170     | 182                    | 164     | 77      | 249     | 101     | 163     | 55      | 164     | 113     | 97      |
| Middle School Percent Change            |          | 12.44%  | 14.04%  | 13.18%                 | 10.49%  | 4.46%   | 13.80%  | 4.92%   | 7.57%   | 2.37%   | 6.91%   | 4.46%   | 3.66%   |
| Braswell High School                    |          | 0       | 1,232   | 1,680                  | 1,895   | 2,137   | 2,240   | 2,485   | 2,640   | 2,881   | 3,062   | 3,240   | 3,434   |
| <b>HIGH SCHOOL TOTALS</b>               |          | 0       | 1,232   | 1,680                  | 1,895   | 2,137   | 2,240   | 2,485   | 2,640   | 2,881   | 3,062   | 3,240   | 3,434   |
| High School Absolute Change             |          | 0       | 1,232   | 448                    | 215     | 242     | 103     | 245     | 155     | 241     | 181     | 178     | 194     |
| High School Percent Change              |          |         |         | 36.36%                 | 12.80%  | 12.77%  | 4.82%   | 10.94%  | 6.24%   | 9.13%   | 6.28%   | 5.81%   | 5.99%   |
| <b>Braswell High School Zone Totals</b> | 6,204    | 3,862   | 5,610   | 6,484                  | 7,057   | 7,600   | 8,109   | 8,659   | 9,137   | 9,518   | 9,932   | 10,266  | 10,583  |
| Zone Absolute Change                    |          | 223     | 1,748   | 874                    | 573     | 543     | 509     | 550     | 478     | 381     | 414     | 334     | 317     |
| Zone Percent Change                     |          | 6.13%   | 45.26%  | 15.58%                 | 8.84%   | 7.69%   | 6.70%   | 6.78%   | 5.52%   | 4.17%   | 4.35%   | 3.36%   | 3.09%   |





# Denton High School Zone





# Vertical Zones- Ten Year Forecast

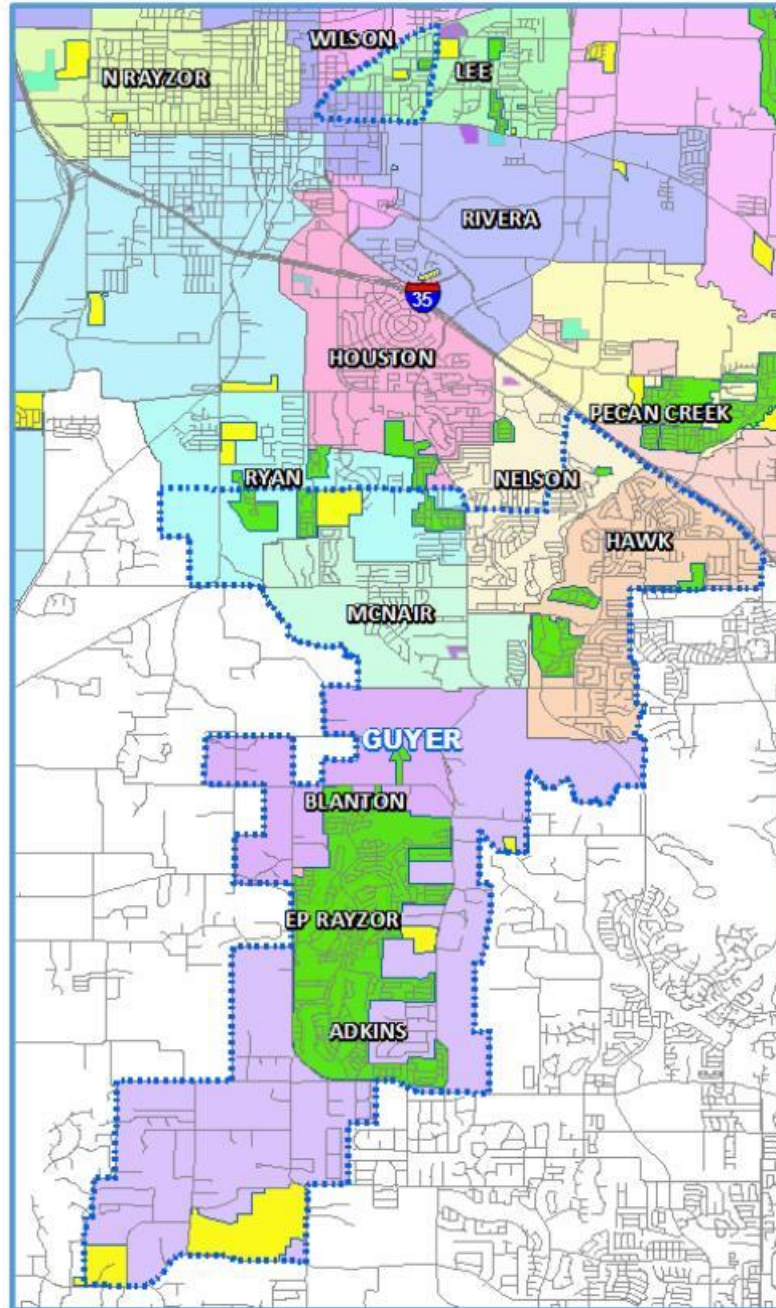
## Denton High School

|                                       |          | HISTORY | Current | ENROLLMENT PROJECTIONS |         |         |         |         |         |         |         |         |         |
|---------------------------------------|----------|---------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Campus Name                           | Capacity | 2015/16 | 2016/17 | 2017/18                | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
| Borman Elementary School              | 740      | 445     | 465     | 485                    | 527     | 601     | 709     | 810     | 915     | 1,030   | 1,143   | 1,264   | 1,382   |
| Evers Park Elementary School          | 740      | 566     | 577     | 599                    | 631     | 646     | 653     | 700     | 749     | 801     | 854     | 921     | 998     |
| Sam Houston Elementary School         | 740      | 575     | 590     | 623                    | 636     | 635     | 653     | 653     | 655     | 677     | 687     | 699     | 702     |
| Lee Elementary School                 | 740      | 604     | 600     | 617                    | 626     | 632     | 638     | 652     | 651     | 647     | 647     | 648     | 645     |
| Newton Rayzor Elementary School       | 740      | 675     | 648     | 638                    | 633     | 627     | 623     | 616     | 611     | 614     | 612     | 612     | 614     |
| Ryan Elementary School                | 740      | 598     | 624     | 661                    | 707     | 720     | 747     | 789     | 836     | 885     | 942     | 975     | 1,001   |
| <b>ELEMENTARY TOTALS</b>              | 4,440    | 3,463   | 3,504   | 3,623                  | 3,760   | 3,861   | 4,023   | 4,220   | 4,417   | 4,654   | 4,885   | 5,119   | 5,342   |
| Elementary Absolute Change            |          | 16      | 41      | 119                    | 137     | 101     | 162     | 197     | 197     | 237     | 231     | 234     | 223     |
| Elementary Percent Change             |          | 0.46%   | 1.18%   | 3.40%                  | 3.78%   | 2.69%   | 4.20%   | 4.90%   | 4.67%   | 5.37%   | 4.96%   | 4.79%   | 4.36%   |
| Calhoun Middle School                 | 1,268    | 672     | 711     | 715                    | 717     | 729     | 747     | 765     | 786     | 791     | 832     | 860     | 890     |
| McMath Middle School                  | 1,181    | 748     | 750     | 809                    | 811     | 851     | 892     | 954     | 1,004   | 1,087   | 1,159   | 1,231   | 1,325   |
| <b>MIDDLE SCHOOL TOTALS</b>           | 2,449    | 1,420   | 1,461   | 1,524                  | 1,528   | 1,580   | 1,639   | 1,719   | 1,790   | 1,878   | 1,991   | 2,091   | 2,215   |
| Middle School Absolute Change         |          | -5      | 41      | 63                     | 4       | 52      | 59      | 80      | 71      | 88      | 113     | 100     | 124     |
| Middle School Percent Change          |          | -0.35%  | 2.89%   | 4.31%                  | 0.26%   | 3.40%   | 3.73%   | 4.88%   | 4.13%   | 4.92%   | 6.02%   | 5.02%   | 5.93%   |
| Denton High School                    | 2,460    | 2,324   | 2,070   | 2,060                  | 2,094   | 2,128   | 2,213   | 2,212   | 2,289   | 2,359   | 2,431   | 2,550   | 2,640   |
| <b>HIGH SCHOOL TOTALS</b>             |          | 2,324   | 2,070   | 2,060                  | 2,094   | 2,128   | 2,213   | 2,212   | 2,289   | 2,359   | 2,431   | 2,550   | 2,640   |
| High School Absolute Change           |          | 158     | -254    | -10                    | 34      | 34      | 85      | -1      | 77      | 70      | 72      | 119     | 90      |
| High School Percent Change            |          | 7.29%   | -10.93% | -0.48%                 | 1.65%   | 1.62%   | 3.99%   | -0.05%  | 3.48%   | 3.06%   | 3.05%   | 4.90%   | 3.53%   |
| <b>Denton High School Zone Totals</b> | 9,349    | 7,207   | 7,035   | 7,207                  | 7,382   | 7,569   | 7,875   | 8,151   | 8,496   | 8,891   | 9,307   | 9,760   | 10,197  |
| Zone Absolute Change                  |          | 169     | -172    | 172                    | 175     | 187     | 306     | 276     | 345     | 395     | 416     | 453     | 437     |
| Zone Percent Change                   |          | 2.40%   | -2.39%  | 2.44%                  | 2.43%   | 2.53%   | 4.04%   | 3.50%   | 4.23%   | 4.65%   | 4.68%   | 4.87%   | 4.48%   |





# Guyer High School Zone





# Vertical Zones- Ten Year Forecast

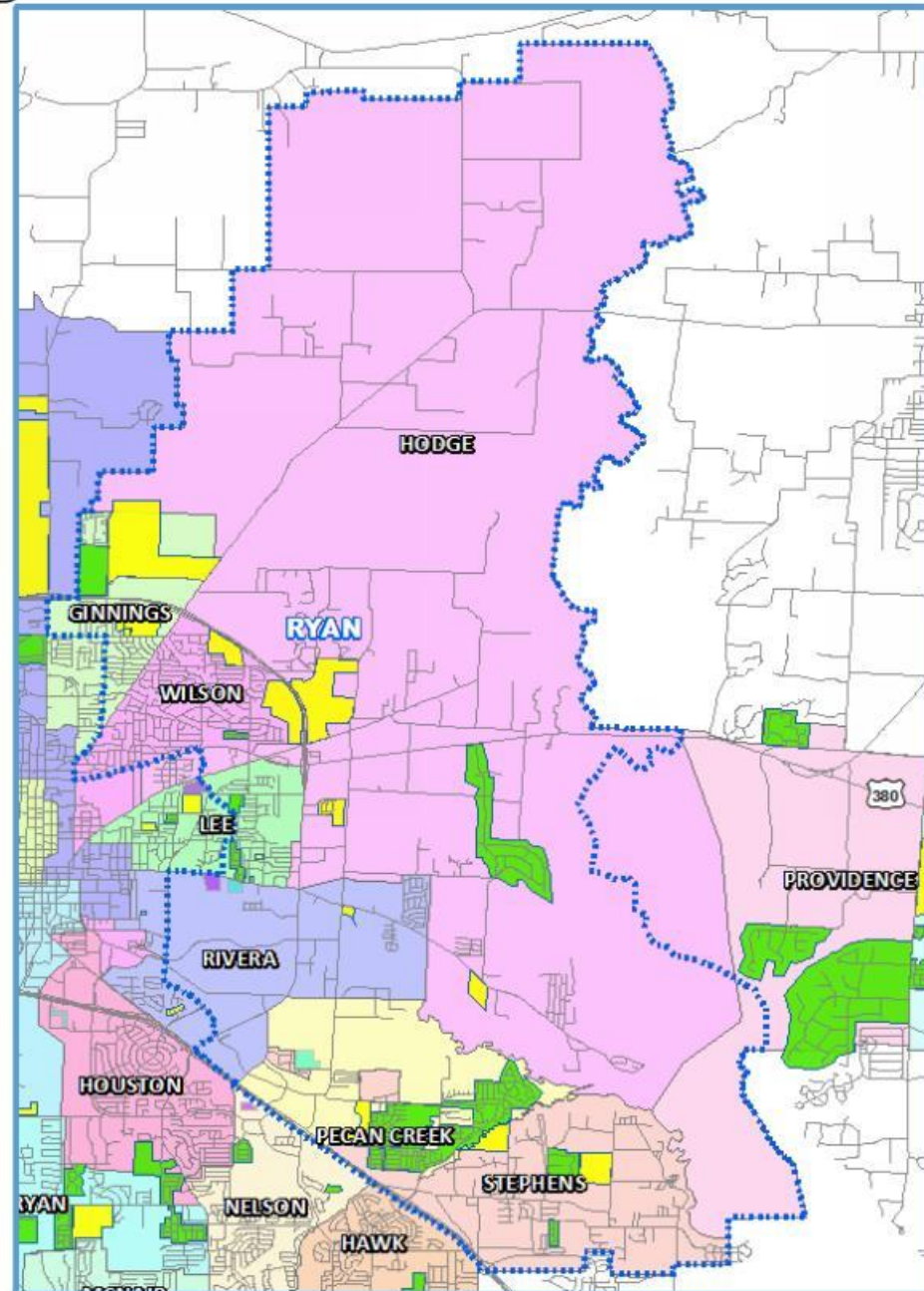
## Guyer High School

|                                      |              | HISTORY      | Current      | ENROLLMENT PROJECTIONS |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--------------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Campus Name                          | Capacity     | 2015/16      | 2016/17      | 2017/18                | 2018/19      | 2019/20      | 2020/21      | 2021/22      | 2022/23      | 2023/24      | 2024/25      | 2025/26      | 2026/27      |
| Adkins Elementary School             | 740          | 353          | 377          | 397                    | 410          | 431          | 453          | 477          | 503          | 526          | 549          | 571          | 593          |
| Blanton Elementary School            | 740          | 511          | 486          | 482                    | 462          | 424          | 419          | 409          | 415          | 421          | 431          | 436          | 437          |
| E P Rayzor Elementary School         | 740          | 415          | 420          | 397                    | 378          | 370          | 357          | 353          | 359          | 364          | 376          | 389          | 402          |
| Hawk Elementary School               | 740          | 693          | 699          | 652                    | 623          | 601          | 580          | 588          | 587          | 590          | 593          | 585          | 570          |
| McNair Elementary School             | 740          | 582          | 583          | 570                    | 563          | 560          | 567          | 575          | 583          | 590          | 599          | 607          | 611          |
| Nelson Elementary School             | 740          | 616          | 630          | 636                    | 628          | 634          | 638          | 645          | 621          | 617          | 610          | 601          | 595          |
| <b>ELEMENTARY TOTALS</b>             | <b>4,440</b> | <b>3,170</b> | <b>3,195</b> | <b>3,134</b>           | <b>3,064</b> | <b>3,020</b> | <b>3,014</b> | <b>3,047</b> | <b>3,068</b> | <b>3,108</b> | <b>3,158</b> | <b>3,189</b> | <b>3,208</b> |
| Elementary Absolute Change           |              | -136         | 25           | -61                    | -70          | -44          | -6           | 33           | 21           | 40           | 50           | 31           | 19           |
| Elementary Percent Change            |              | -4.11%       | 0.79%        | -1.91%                 | -2.23%       | -1.44%       | -0.20%       | 1.09%        | 0.69%        | 1.30%        | 1.61%        | 0.98%        | 0.60%        |
| Crownover Middle School              | 1,181        | 955          | 946          | 925                    | 929          | 931          | 917          | 868          | 841          | 820          | 833          | 842          | 859          |
| Harpool Middle School                | 1,181        | 966          | 981          | 984                    | 932          | 950          | 918          | 876          | 844          | 823          | 815          | 840          | 865          |
| <b>MIDDLE SCHOOL TOTALS</b>          | <b>2,362</b> | <b>1,921</b> | <b>1,927</b> | <b>1,909</b>           | <b>1,861</b> | <b>1,881</b> | <b>1,835</b> | <b>1,744</b> | <b>1,685</b> | <b>1,643</b> | <b>1,648</b> | <b>1,682</b> | <b>1,724</b> |
| Middle School Absolute Change        |              | 69           | 6            | -18                    | -48          | 20           | -46          | -91          | -59          | -42          | 5            | 34           | 42           |
| Middle School Percent Change         |              | 3.73%        | 0.31%        | -0.93%                 | -2.51%       | 1.07%        | -2.45%       | -4.96%       | -3.38%       | -2.49%       | 0.30%        | 2.06%        | 2.50%        |
| John Guyer High School               | 2,140        | 2,458        | 2,563        | 2,631                  | 2,695        | 2,715        | 2,755        | 2,751        | 2,704        | 2,668        | 2,602        | 2,577        | 2,555        |
| <b>HIGH SCHOOL TOTALS</b>            |              | <b>2,458</b> | <b>2,563</b> | <b>2,631</b>           | <b>2,695</b> | <b>2,715</b> | <b>2,755</b> | <b>2,751</b> | <b>2,704</b> | <b>2,668</b> | <b>2,602</b> | <b>2,577</b> | <b>2,555</b> |
| High School Absolute Change          |              | 63           | 105          | 68                     | 64           | 20           | 40           | -4           | -47          | -36          | -66          | -25          | -22          |
| High School Percent Change           |              | 2.63%        | 4.27%        | 2.65%                  | 2.43%        | 0.74%        | 1.47%        | -0.15%       | -1.71%       | -1.33%       | -2.47%       | -0.96%       | -0.85%       |
| <b>Guyer High School Zone Totals</b> | <b>8,942</b> | <b>7,549</b> | <b>7,685</b> | <b>7,674</b>           | <b>7,620</b> | <b>7,616</b> | <b>7,604</b> | <b>7,542</b> | <b>7,457</b> | <b>7,419</b> | <b>7,408</b> | <b>7,448</b> | <b>7,487</b> |
| Zone Absolute Change                 |              | -4           | 136          | -11                    | -54          | -4           | -12          | -62          | -85          | -38          | -11          | 40           | 39           |
| Zone Percent Change                  |              | -0.05%       | 1.80%        | -0.14%                 | -0.70%       | -0.05%       | -0.16%       | -0.82%       | -1.13%       | -0.51%       | -0.15%       | 0.54%        | 0.52%        |





# Ryan High School Zone





# Vertical Zones- Ten Year Forecast

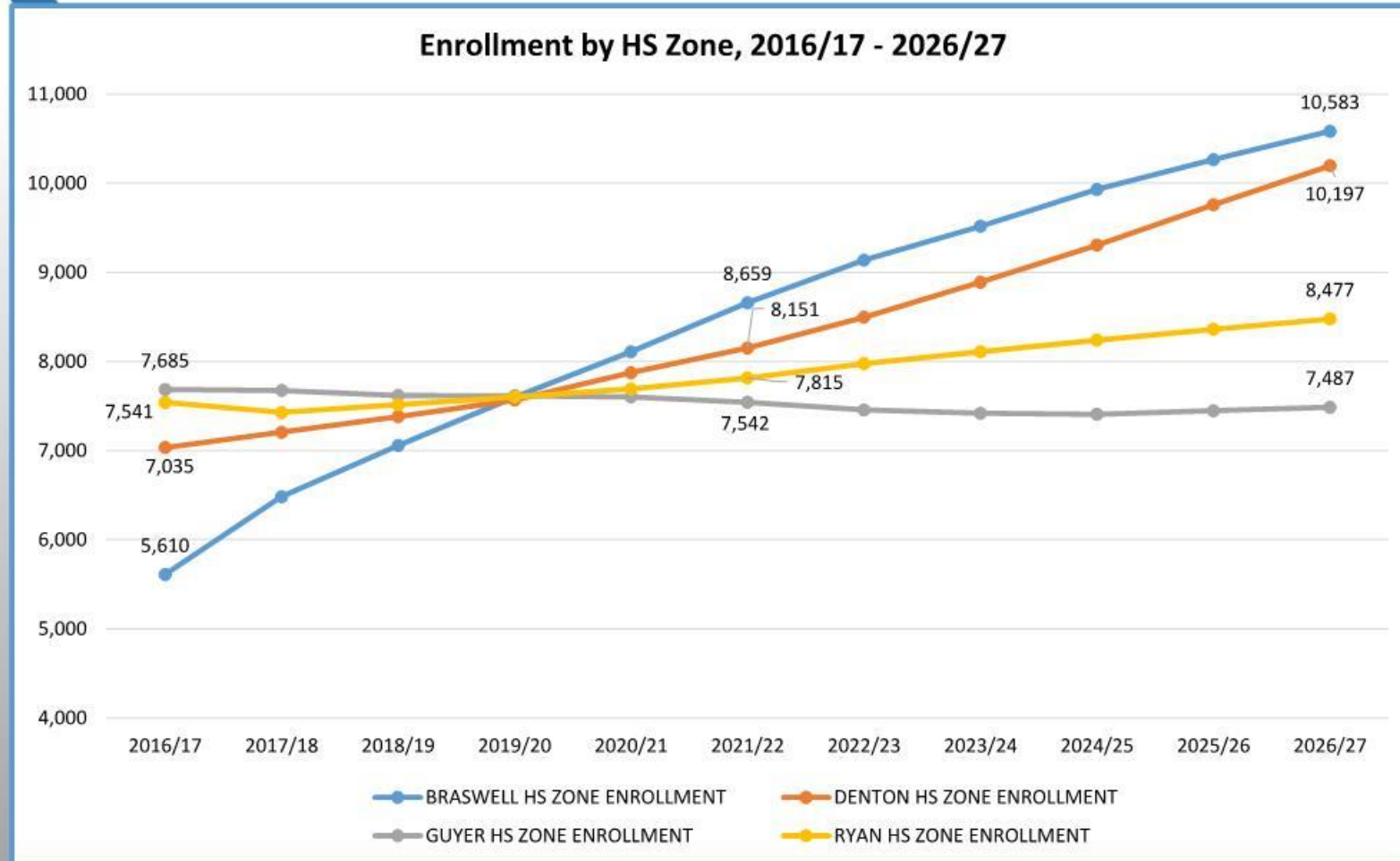
Ryan High School

|                                     |          | HISTORY | Current | ENROLLMENT PROJECTIONS |         |         |         |         |         |         |         |         |         |
|-------------------------------------|----------|---------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Campus Name                         | Capacity | 2015/16 | 2016/17 | 2017/18                | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
| Ginnings Elementary School          | 740      | 609     | 593     | 587                    | 603     | 619     | 643     | 661     | 687     | 711     | 739     | 766     | 791     |
| Hodge Elementary School             | 740      | 650     | 659     | 654                    | 651     | 664     | 666     | 689     | 696     | 706     | 719     | 736     | 754     |
| Pecan Creek Elementary School       | 740      | 716     | 659     | 679                    | 702     | 733     | 739     | 759     | 781     | 806     | 808     | 794     | 796     |
| Rivera Elementary School            | 740      | 661     | 615     | 639                    | 654     | 663     | 681     | 712     | 711     | 717     | 716     | 730     | 732     |
| Olive Stephens Elementary School    | 740      | 519     | 503     | 511                    | 513     | 534     | 531     | 521     | 541     | 552     | 554     | 575     | 575     |
| Wilson Elementary School            | 740      | 609     | 589     | 580                    | 593     | 587     | 581     | 585     | 608     | 616     | 622     | 627     | 627     |
| <b>ELEMENTARY TOTALS</b>            | 4,440    | 3,764   | 3,618   | 3,650                  | 3,716   | 3,800   | 3,841   | 3,927   | 4,024   | 4,108   | 4,158   | 4,228   | 4,275   |
| Elementary Absolute Change          |          | -12     | -146    | 32                     | 66      | 84      | 41      | 86      | 97      | 84      | 50      | 70      | 47      |
| Elementary Percent Change           |          | -0.32%  | -3.88%  | 0.88%                  | 1.81%   | 2.26%   | 1.08%   | 2.24%   | 2.47%   | 2.09%   | 1.22%   | 1.68%   | 1.11%   |
| Bette Myers Middle School           | 1,323    | 904     | 899     | 834                    | 887     | 885     | 921     | 923     | 945     | 925     | 973     | 995     | 1,019   |
| Strickland Middle School            | 1,334    | 900     | 873     | 865                    | 894     | 904     | 924     | 958     | 942     | 937     | 982     | 999     | 1,009   |
| <b>MIDDLE SCHOOL TOTALS</b>         | 2,657    | 1,804   | 1,772   | 1,699                  | 1,781   | 1,789   | 1,845   | 1,881   | 1,887   | 1,862   | 1,955   | 1,994   | 2,028   |
| Middle School Absolute Change       |          | 77      | -32     | -73                    | 82      | 8       | 56      | 36      | 6       | -25     | 93      | 39      | 34      |
| Middle School Percent Change        |          | 4.46%   | -1.77%  | -4.12%                 | 4.83%   | 0.45%   | 3.13%   | 1.95%   | 0.32%   | -1.32%  | 4.99%   | 1.99%   | 1.71%   |
| Ryan High School                    | 2,340    | 2,460   | 2,097   | 2,025                  | 1,965   | 1,960   | 1,952   | 1,953   | 2,012   | 2,086   | 2,073   | 2,086   | 2,120   |
| Fred Moore High School              |          | 57      | 54      | 54                     | 54      | 54      | 54      | 54      | 54      | 54      | 54      | 54      | 54      |
| <b>HIGH SCHOOL TOTALS</b>           | 2,340    | 2,517   | 2,151   | 2,079                  | 2,019   | 2,014   | 2,006   | 2,007   | 2,066   | 2,140   | 2,127   | 2,140   | 2,174   |
| High School Absolute Change         |          | 0       | -366    | -72                    | -60     | -5      | -8      | 1       | 59      | 74      | -13     | 13      | 34      |
| High School Percent Change          |          | 1.33%   | -14.54% | -3.35%                 | -2.89%  | -0.25%  | -0.40%  | 0.05%   | 2.94%   | 3.58%   | -0.61%  | 0.61%   | 1.59%   |
| <b>Ryan High School Zone Totals</b> | 9,437    | 8,085   | 7,541   | 7,428                  | 7,516   | 7,603   | 7,692   | 7,815   | 7,977   | 8,110   | 8,240   | 8,362   | 8,477   |
| Zone Absolute Change                |          | 98      | -544    | -113                   | 88      | 87      | 89      | 123     | 162     | 133     | 130     | 122     | 115     |
| Zone Percent Change                 |          | 1.2%    | -6.7%   | -1.5%                  | 1.2%    | 1.2%    | 1.2%    | 1.6%    | 2.1%    | 1.7%    | 1.6%    | 1.5%    | 1.4%    |





# Enrollment Growth by HS Zone





## Summary

- Denton's unemployment rate is currently below 4%.
- Paloma Creek South started 100 new homes in 2Q17, and closed 79, making it the most active development in 2Q.
- The average home sale price within Denton is \$258,000, a rise of 8% over last year.
- Rodriguez Middle School is expected to open this fall with 650 students.
- Denton ISD can expect an increase of approximately 4,300 students during the next 5 years.
- 2021/22 enrollment projection: 32,958 students.
- DISD is projected to enroll more than 37,500 students for the 2026/27 school year.





Citizens' Advisory Committee

# SUB COMMITTEE REFLECTION

# SUB COMMITTEE WORK

- Meet Your Sub Committee Leadership & Support
- Select Spokesperson (*if not Sub-Committee Leader*) and Scribe
- Discuss How Tonight's Reports Could Impact Your Sub-Committee's Work





Citizens' Advisory Committee

CLOSING

# NEXT MEETING – THURSDAY, OCT. 19

- Agenda:
  - Instructional Vision
  - Facility Assessment Overview
  - District Technology Plan
  - Sub Committee Work





DENTON ISD  
CITIZENS' ADVISORY COMMITTEE

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### CITIZENS' ADVISORY COMMITTEE

The Board of Trustees has charged the Citizens' Advisory Committee to assess and prioritize the district's current and long-term facility needs.

#### CITIZENS' ADVISORY COMMITTEE



**Welcome to the Denton ISD Citizens' Advisory Committee Website**

The Denton ISD Board of Trustees is committed to the district's mission: empowering lifelong learners to be engaged citizens who positively impact their local and global community.

The Board of Trustees also has been proactively planning for the district's future. In response to the district's projected growth and other aging and evolving facility needs, the school board formed the Citizens' Advisory Committee (CAC). The committee is an invaluable group of community members formed to study the facility needs of the school district and ultimately present a recommendation to the Denton ISD Board of Trustees for consideration.

Obtaining different perspectives from the entire community is very important to the process, and 58 citizens from a variety of geographic areas and backgrounds make up the CAC. Members of the committee will study a district-wide facilities assessment, enrollment projections, financial

#### COMMITTEE MEETINGS

|        |                                                                                                           |
|--------|-----------------------------------------------------------------------------------------------------------|
| SEP 21 | 6:00PM<br><b>Meeting One</b><br>Denton ISD Stephens Central Services Center<br>1307 Locust Street, Denton |
| OCT 5  | 6:00PM<br><b>Meeting Two</b><br>Denton ISD Stephens Central Services Center<br>1307 Locust Street, Denton |
|        | 6:00PM                                                                                                    |

WWW.DENTONISDCAC.ORG

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  - District Points of Contacts & Liaisons
  - Links to Helpful Resources
- QUESTIONS
  - FAQs Can Be Added As We Progress

# QUESTIONS?



Citizens' Advisory Committee

# THANK YOU!



Citizens' Advisory Committee