

STAND REPORT

Statistical Trends and News of Denton

March 2014

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Welcome to the Statistical Trends and News of Denton (STaND) Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Denton departments. Those departments contributing to this report are: Building Inspections, CIP Engineering, Economic Development, Finance, Fire, GIS, Planning, Police, and Utility Administration. Under each chart or graph you will find the source of the information along with a City of Denton contact e-mail address should you have any questions regarding the data.

Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually, and new annexations would only be changed when an annexation occurred.

You can find this report internally under News on the City's intra-net or externally on the Economic Development website http://www.dentonedp.com/news_case_studies/stand_reports.asp.

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Demographics

Annual Population Change 2011 - 2012

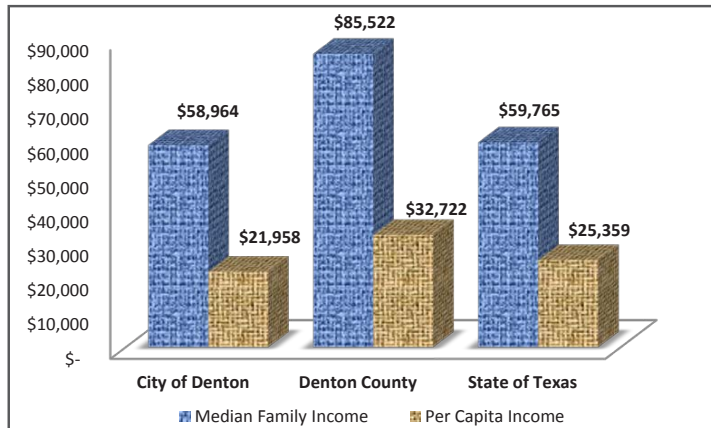
Entity	2011 Census Estimate	2012 Census Estimate	Numerical Change 2011-2012	Percent Change 2011-2012
City of Denton	118,003	121,123	3,120	2.6%
Denton County	685,601	707,304	21,703	3.2%
State of Texas	25,631,778	26,059,203	427,425	1.7%
United States	311,587,816	313,914,040	2,326,224	0.7%

Source: U.S. Census Bureau, erica.sullivan@cityofdenton.com

Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	27.2	9.0%	\$58,964	\$21,958
Denton County	33.7	4.9%	\$85,522	\$32,722
State of Texas	33.9	10.9%	\$59,765	\$25,359

Economic Characteristics



Source: U.S. Census Bureau, 2012 American Community Survey, 1 Year Estimate
Prepared by: erica.sullivan@cityofdenton.com

According to the U.S. Census Bureau 2012 population estimates, the **City of Denton was ranked 13** among the fastest growing cities in the nation, with populations of 100,000 or greater.

Decennial Population Change 2000 - 2010

Entity	2000 Census	2010 Census	Numerical Change 2000-2010	Percent Change 2000-2010
City of Denton	80,537	113,383	32,846	40.8%
Denton County	432,976	662,614	229,638	53.0%
State of Texas	20,851,820	25,145,561	4,293,741	20.6%
United States	281,421,906	308,745,538	27,323,632	9.7%

Source: U.S. Census Bureau, erica.sullivan@cityofdenton.com

Population Forecast 2010 - 2014

Year	Population	Percent Change
2010 ⁽¹⁾	113,383	Base Year
2011	114,517	1.0%
2012	115,662	1.0%
2013	117,397	1.5%
2014	119,158	1.5%

Source: ⁽¹⁾ 2010 U.S. Census Bureau data utilized for base year, updated March 11, 2011, erica.sullivan@cityofdenton.com

Population Forecast 2015 - 2030

Year	Population
2010 ⁽¹⁾	113,383
2015	122,302
2020	147,825
2030	207,334

Source: University of North Texas' Center for Economic Development and Research, ⁽¹⁾ 2010 U.S. Census Bureau data utilized for base year, erica.sullivan@cityofdenton.com

Poverty Rate Change Due To Off-Campus College Student Population

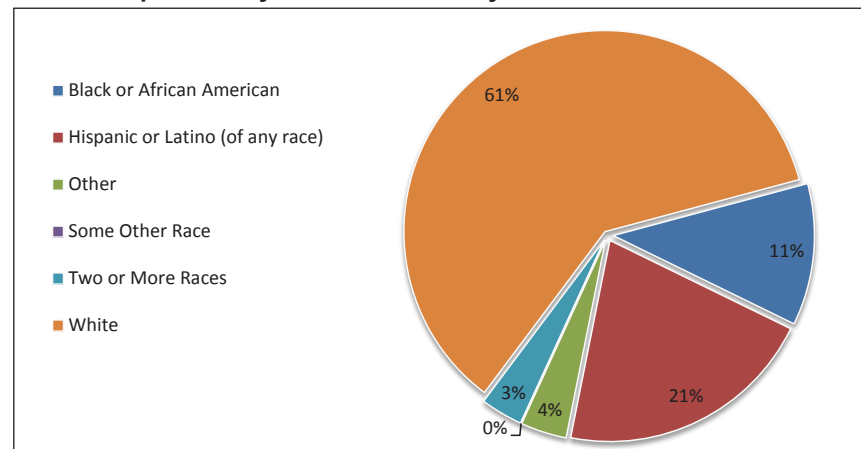
Entity	Total	Poverty Rate All People	Poverty Rate Excluding Students not Living with Relatives	Percent Change
City of Denton	103,741	20.6%	13.9%	-6.7%
Denton County	655,269	8.7%	7.2%	-1.4%
State of Texas	24,639,906	17.8%	17.2%	-0.6%
United States	301,412,284	15.2%	14.5%	-0.7%

Sources: U.S. Census Bureau's Social, Economic & Housing Statistics Division; Poverty Statistics "Examining the Effect of Off-Campus College Students on Poverty"; U.S. Census Bureau, 2009-2011 ACS, 3-year Estimate., erica.sullivan@cityofdenton.com

Demographics

The City of Denton encompasses a landmass of 94.9 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2012 estimates and City of Denton square mile figures, the City has a population of 121,123 with a population density of 1,276 persons per square mile.

Denton Population by Race and Ethnicity

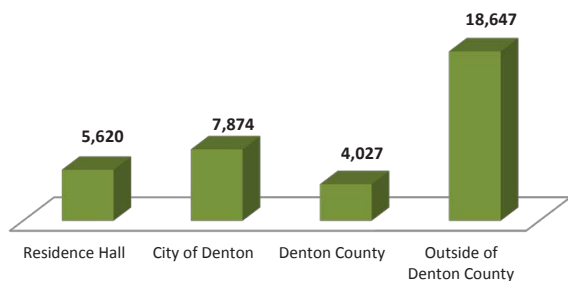


Other includes: American Indian and Alaskan native; Asian Native Hawaiian; and other Pacific Islander
 Source: U.S. Census Bureau, 2012 American Community Survey, 1 Year Estimate, erica.sullivan@cityofdenton.com

Fall 2013 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,600	3,020	5,620	15.5%
City of Denton	4,167	3,707	7,874	21.6%
Denton County	2,019	2,008	4,027	11.1%
Outside Denton County	8,233	10,414	18,647	51.6%
Total	17,019	19,149	36,168	100.0%

Fall 2013 UNT Enrollment Totals

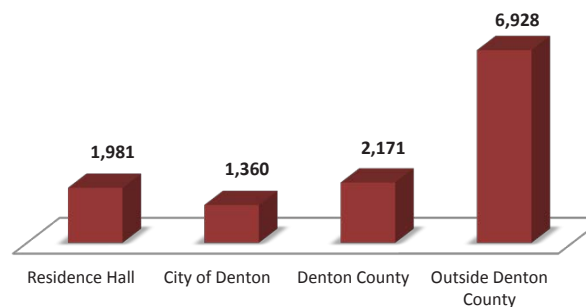


Source: University of North Texas, erica.sullivan@cityofdenton.com

Fall 2013 TEXAS WOMAN'S UNIVERSITY Enrollment by Residence*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	134	1,847	1,981	15.9%
City of Denton	264	1,096	1,360	10.9%
Denton County	256	1,915	2,171	17.5%
Outside Denton County	708	6,220	6,928	55.7%
Total	1,362	11,078	12,440	100.0%

Fall 2013 TWU Enrollment Totals



*Figures are for the Denton campus only

Source: Texas Women's University, erica.sullivan@cityofdenton.com

Labor Markets

Employment Change by Industry Sector

Industry Sector	Denton County Change 2012-2013	Texas Change 2012-2013
Natural Resources and Mining	-1.4	2.2
Construction	1.2	1.2
Manufacturing	-0.5	-0.3
Trade, Transportation and Utilities	3.5	1.6
Information	-9.3	-2.0
Financial Activities	1.3	1.1
Professional and Business Services	4.0	2.8
Education and Health Services	10.2	11.2
Leisure and Hospitality	5.6	2.1
Other Services	-3.6	-11.9
Public Administration	1.0	-4.3
Unclassified	-9.3	15.6
Total	3.4%	1.7%

Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

Top Five Public Employers in Denton

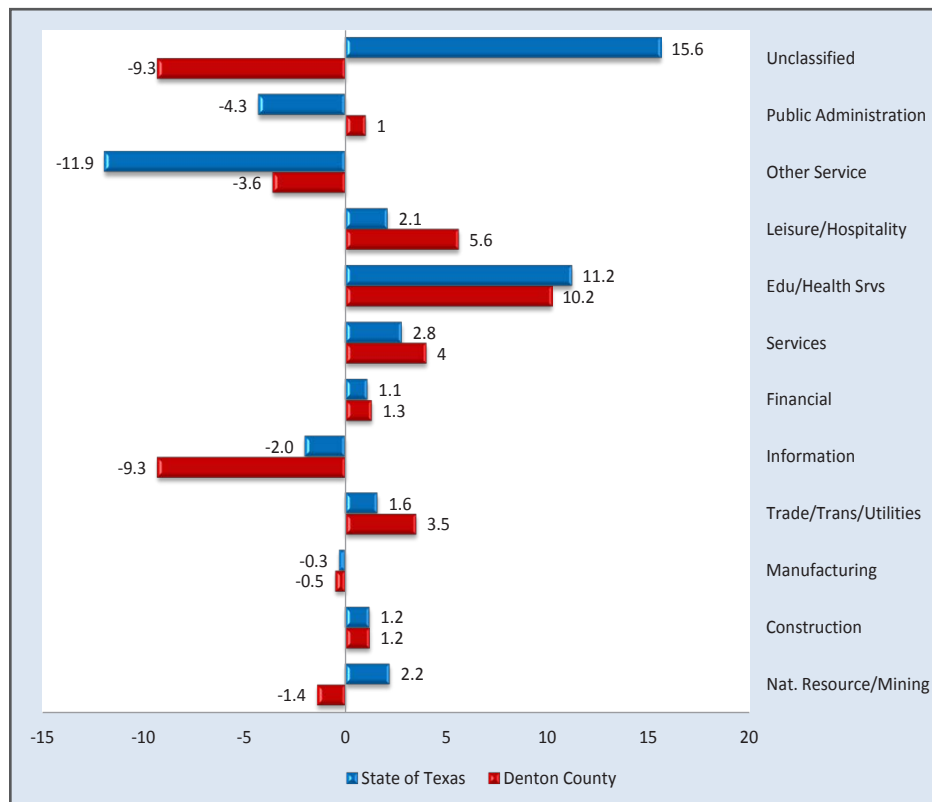
- University of North Texas - 8,887
- Denton Independent School District - 3,300
- Texas Woman's University - 1,787
- Denton County - 1,554
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

Top Five Private Employers in Denton

- Peterbilt Motors - 2,100
- Presbyterian Hospital of Denton - 1,074
- Denton Regional Medical Center - 911
- Labinal - 720
- Jostens, Flowers Baking Company, and Anderson Merchandisers - 450

Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com

2012-2013 Employment Change by Industry Sector



Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

Unemployment Rates

Entity	Annual Average				March*
	2010	2011	2012	2013	2014
City of Denton	6.6%	6.6%	5.5%	4.3%	4.3%
Denton County	7.5%	7.3%	6.0%	4.8%	5.0%
State of Texas	8.2%	8.1%	6.8%	5.6%	5.3%

Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

The rates are not seasonally adjusted

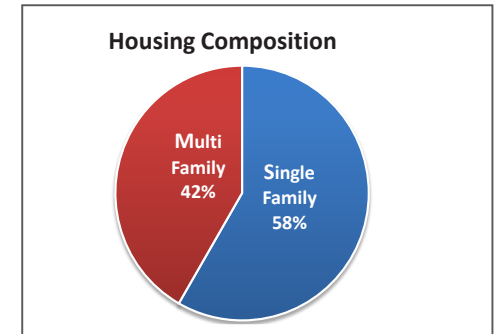
*Most current information available at time of publishing report.

Residential Growth and Housing

Residential Permits	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2014	2013	2014	2013	2014	2013	2014	2013
One-Family Dwelling	42	54	134	128	12,000,558	14,013,625	37,432,703	35,834,702
Two-Family Dwelling	-	-	2	-	0	0	408,000	0
Multi-Family Dwelling *	1	-	2	1	6,779,062	0	10,574,421	2,028,005
Total New Residential	43	54	138	129	18,779,620	14,013,625	48,415,124	37,862,707
Additions/Alterations	34	29	85	84	361,800	446,853	1,649,261	1,685,236
Total Residential Permits	77	83	223	213	19,141,420	14,460,478	50,064,385	39,547,943
* Multi-Family Units	55	-	99	27				

Source: Building Inspection, kurt.hansen@cityofdenton.com

Housing Units



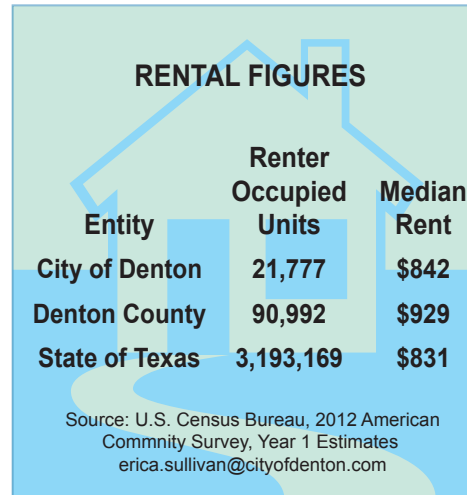
Sources: Planning, Building Inspections Departments
Prepared by: erica.sullivan@cityofdenton.com

Single Family includes two family dwelling

Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	42,108	3,013	45,121
Denton County	250,239	16,138	266,377
State of Texas	8,970,959	1,183,876	10,154,835

Source: U.S. Census Bureau, 2012 American Community Survey (ACS), 1 Year Estimate
Prepared by: erica.sullivan@cityofdenton.com



According to the Denton Building Permit Department, the average valuation for housing permits is \$296,183

Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2013	26,590	19,409	559	527	35	0	45,999	2.34%
2014	26,713	19,508	136	99	13	0	46,221	0.48%

Sources: Planning, Building Inspections Departments, Prepared by: erica.sullivan@cityofdenton.com

Single Family includes two family dwelling
Includes issued and finalized permits

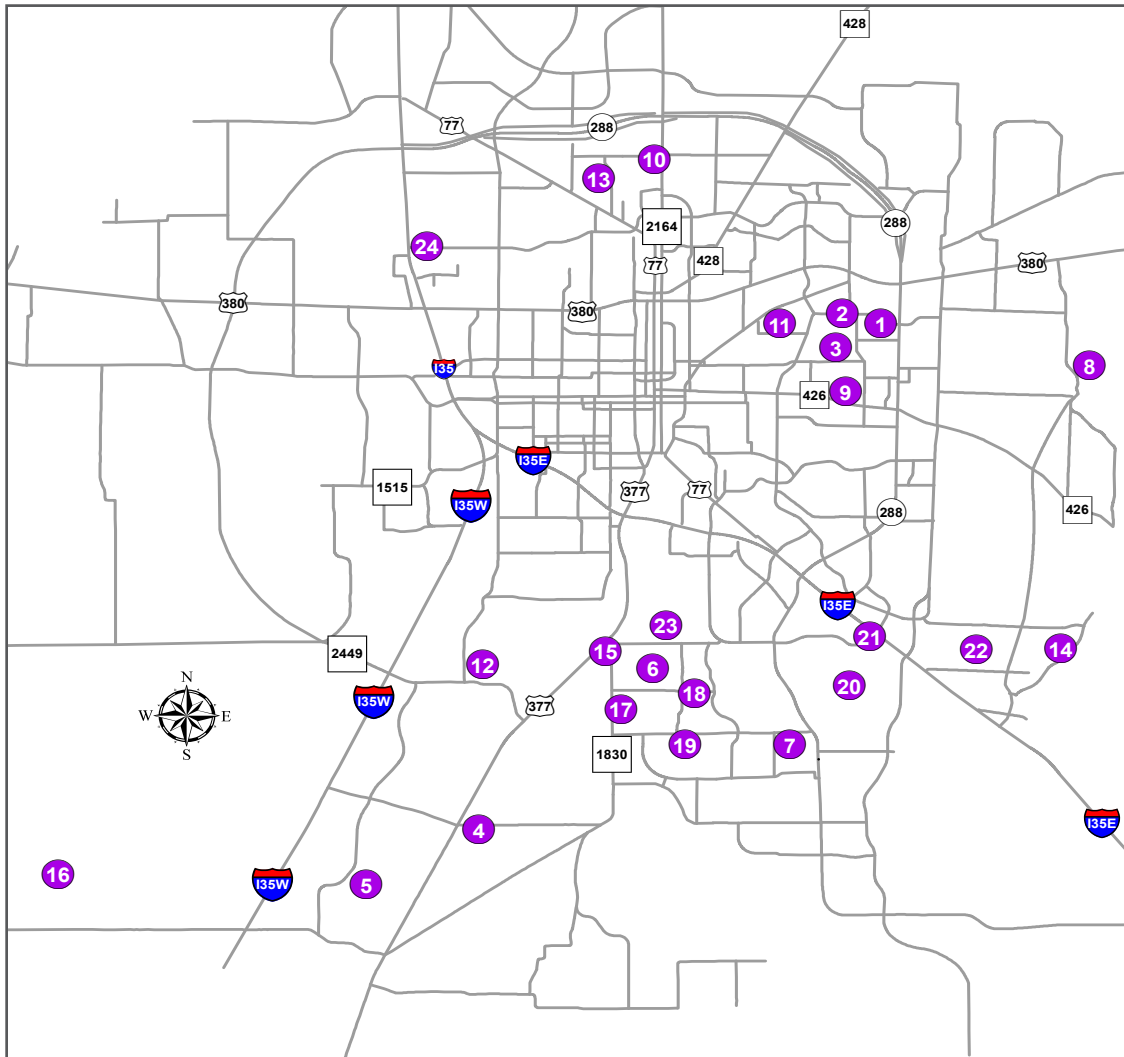
Foreclosures

Entity	March 2014
City of Denton	18
Denton County	162

*Includes commercial properties, Source: Foreclosure Listing Service Inc.
Prepared by: erica.sullivan@cityofdenton.com

Residential Growth

Active Subdivisions — March 2014



		Totals:	3,447	37	123	2,694	753
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Heights Addition	36	-	2	20	16	
2	Audra Oaks Phase 1	20	-	1	14	6	
3	Bellaire Crossing Addition	27	-	-	23	4	
4	Country Club Village - All Phase	74	-	-	49	25	
5	Country Lakes North, Phase 2	237	7	15	198	39	
6	El Paseo Addition, Phase 1	32	-	-	28	4	
7	Forest Meadow, Phase 1	116	-	-	104	12	
8	Lakeview Ranch, Phase 1	155	-	-	143	12	
9	Maple Leaf Homes Addition	94	7	12	76	18	
10	McKamy Evers Estates, Phase 1	84	-	-	82	2	
11	Meadow Oaks, Third Section	53	2	2	47	6	
12	Meadows at Hickory Creek - All Phases	235	-	1	228	7	
13	Northpointe Addition, Phase 4	97	-	-	84	13	
14	Preserve at Pecan Creek - All Sections	407	8	19	323	84	
15	Regency Oaks	12	-	-	8	4	
16	Robson Ranch - All Phases	876	3	18	645	231	
17	Ryan Road Estates	8	-	-	4	4	
18	Shadow Brook Place - All Phases	48	-	1	31	17	
19	Thistle Hill Estates, Phase 2	122	-	7	101	21	
20	Tuscan Hills	114	4	6	59	55	
21	Unicorn Lake Phase 2	54	-	-	54	-	
22	Villages of Carmel Phase 1	308	2	29	291	17	
23	Villas of Forest Glen	6	-	-	4	2	
24	Windsor Farms, Phase 1	114	2	5	76	38	
-	Glenwood Village*	118	2	3	18	100	
-	Sundown Ranch, Phase 5*	54	-	2	38	16	

* Lots are active, but not yet identified on Active Subdivision map shown here.

Map: Economic Development, christina.davis@cityofdenton.com Data: Building Inspection Department, kurt.hansen@cityofdenton.com

Commercial Growth

Commercial Permits

Source: Building Inspections Department, kurt.hansen@cityofdenton.com

	Permits in Mar 2014	Permits in Mar 2013	Permits through Mar 2014	Permits through Mar 2013	Value in Mar 2014	Value in Mar 2013	Value YTD through Mar 2014	Value YTD through Mar 2013
Hotel	-	-	-	-	0	0	0	0
Hospital	-	-	-	-	0	0	0	0
Industrial	3	2	3	3	7,371,514	3,381,851	7,371,514	4,316,093
Restaurant	-	1	1	2	0	513,748	961,313	770,069
Office, Bank, Professional	-	1	2	2	0	594,141	1,036,117	802,119
Vehicle Sales Lot	-	-	1	-	0	0	2,006,506	0
Stores and Mercantile	1	1	2	3	425,325	1,719,294	1,030,425	6,491,508
Total New Commercial	4	5	9	10	7,796,839	6,209,034	12,405,875	12,379,789
City/County Buildings	1	1	1	3	1,183,602	9,373,295	1,184,602	27,810,086
Schools	1	-	1	-	1,492,095	0	1,492,095	0
Churches	2	-	2	1	1,462,575	0	1,462,575	1,691,594
Alterations	15	40	42	74	8,669,396	2,312,357	11,196,508	6,100,488
Total Commercial Permits	23	46	55	88	20,605,507	17,894,686	27,741,655	47,981,957

Total Comm & Res Permits	100	129	278	301	39,746,927	32,355,164	77,806,040	87,529,900
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Major Commercial Permits

Address	Project	Use	Square Feet	Value
526 Hercules	Towne North Baptist Ed Bldg	Church	6,021	\$964,986
717 E Prairie St	Prairie Street Church of Christ	Church	3,380	\$497,589
110 S Mayhill Rd	Pecan Creek WRP Admin Bldg	City/County Buildings	7,463	\$1,184,602
4950 Dakota Ln	Vickie Building	Industrial	78,125	\$5,621,094
3821 Market St	Warehouse Shell Bldg #4	Industrial	7,020	\$891,400
3835 Market St	Warehouse Shell Bldg #5	Industrial	6,765	\$859,019
3147 Jim Christal Rd	84 Lunber Shed	Stores and Mercantile	7,500	\$425,325

Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

Permit Type	2010	2011	2012	2013	YTD 2014
Commercial	33	36	34	35	11
Residential	342	263	299	559	136
Total	375	299	333	594	147

Includes Multi-Family as Commercial and Duplexes as Residential

Source: Building Inspections Department, Prepared by: erica.sullivan@cityofdenton.com

Valuation Trends



*Values given in Millions

Source: Planning & Finance Department

Prepared by: erica.sullivan@cityofdenton.com

STAND ALONES

Major Transportation Projects

Location	Limits	Proposed Date of Construction	Estimated Date of Completion	Description
FM 2499, Section 5 (TxDOT Project)	FM 2181 to State School Rd	July 2014**	2017	New Construction 6 lane divided roadway
US 380 (TxDOT Project)	Elm to Bonnie Brae	January 2014*	Fall 2016	Add 2 lane on the inside median, update drainage & reconstruct pavement
Mayhill	US 380 to Colorado Blvd	Early 2015	Fall 2017	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to S. of Vintage Blvd.	Early 2015	Fall 2017	Expand 2 lanes to 4 lanes divided
US 380 (TxDOT Project)	I35E to West of FM 156	March 2013	Spring 2016	Expand 2 lanes to 4, later to be 6 lanes divided

Source: Utility, CIP Engineering, Prepared by noreen.housewright@cityofdenton.com

*City of Denton Utility relocation will be under construction prior to TxDOT construction.

**This project will be constructed in two phases. Construction within the City limits of Denton is not expected until March 2015

Sales Tax Collections Fiscal Years 2010/11 — 2013/14

Month	2010-2011	2011-2012	2012-2013	2013-2014
October	1,724,569	1,977,647	2,075,829	2,009,384
November	1,677,081	1,868,669	1,843,439	1,904,062
December	2,531,346	2,666,634	2,624,217	2,785,405
January	1,657,288	1,917,675	2,057,056	1,993,522
February	1,675,491	1,839,133	1,956,814	2,073,086
March	2,265,083	2,663,452	2,400,409	
April	1,712,714	1,927,371	2,045,776	
May	1,676,289	2,048,301	2,064,445	
June	2,178,121	2,354,982	2,373,051	
July	1,428,480	2,082,188	2,102,603	
August	1,941,641	2,060,653	2,270,699	
September	2,403,178	2,480,233	2,708,156	
TOTAL	\$22,871,281	\$25,886,938	\$26,522,472	\$10,789,318

Prior year actuals no longer exclude ED incentives

Prepared By: City of Denton Finance Department, 3/14

Source: Texas Comptroller, City Finance Department, mike.halsema@cityofdenton.com

Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.689750
Denton County	\$0.284914
Denton Independent School District	\$1.530000
Total	\$2.504664

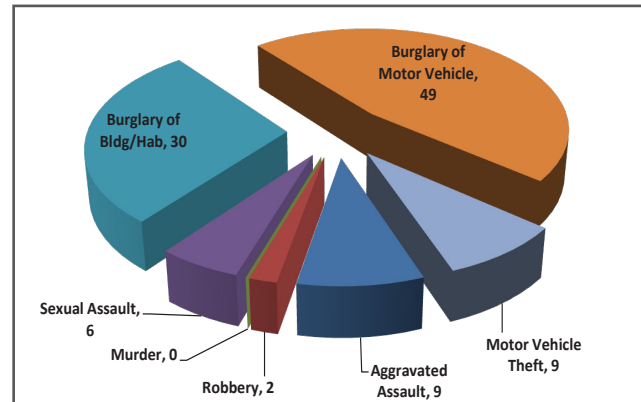
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

Sales Tax Rates

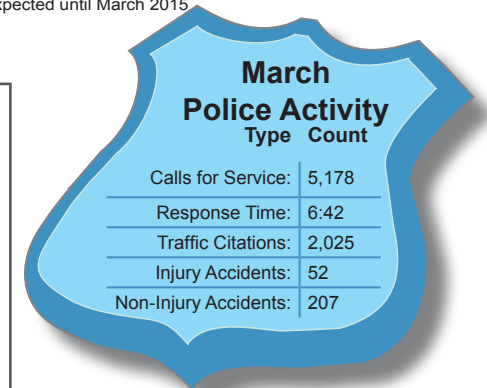
Sales/Use Tax Rates	
State of Texas	6.25%
Local (DCTA & City)	2.00%
<i>Denton County Transportation Authority (DCTA)</i>	.5%
<i>City of Denton</i>	1.5%
Total	8.25%

Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

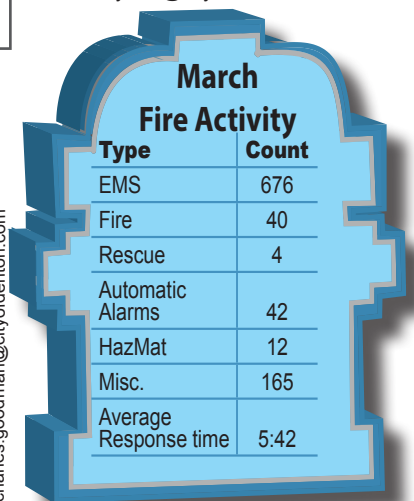
Crime Rates — February 2014



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Fire Department, charles.goodman@cityofdenton.com