

# STAND REPORT

Statistical Trends and News of Denton

December 2013

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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](http://www.dentonedp.com/news_case_studies/stand_reports.asp).

This issue of the STaND Report has the updates to university enrollment numbers (see page 3 for the updated charts and graphs). And in case you missed the *Denton Record-Chronicle* story that reported, **Positive signs seen in spring enrollment**, following are some of the high-lights: While numbers are down from Fall enrollment, which is normal, if you compare Spring 2013 to Spring 2014, both UNT and TWU, along with NCTC have seen increases in enrollment.

- NCTC increased 2.2 percent
- UNT enrollment number were almost identical to last Spring, but did see an increase of .5 percent in credit hours
- TWU enrollment for undergraduate students is up 3 percent and graduate students is up 1.3 percent.

Steady growth is good for all campuses, and Denton.

This story was published on Friday, January 31, 2014, and can be found on the Denton Record-Chronicle website.

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# Demographics

## Annual Population Change 2011 - 2012

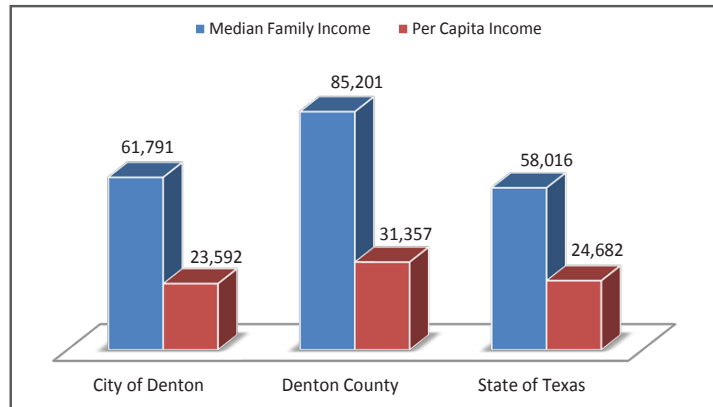
Entity	2011 Census Estimate	2012 Census Estimate	Numerical Change 2011-2012	Percent Change 2011-2012
City of Denton	118,003	121,123	3,120	2.6%
Denton County	685,601	707,304	21,703	3.2%
State of Texas	25,631,778	26,059,203	427,425	1.7%
United States	311,587,816	313,914,040	2,326,224	0.7%

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	26.9	8.1%	\$61,791	\$23,592
Denton County	33.1	7.4%	\$85,201	\$31,357
State of Texas	33.7	10.6%	\$58,016	\$24,682

## Economic Characteristics



Source: U.S. Census Bureau, 2010 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 <sup>(1)</sup>	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: <sup>(1)</sup> 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 <sup>(1)</sup>	113,383
2015	122,302
2020	147,825
2030	207,334

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

## Poverty Rate Change Due To Off-Campus College Student Population

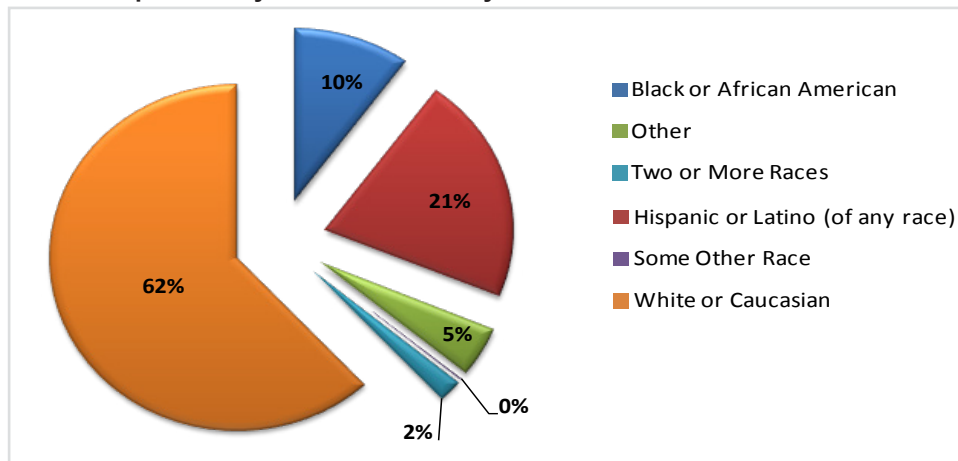
Entity	Total	Poverty Rate All People	Poverty Rate Excluding Students not Living with Relatives	Percent Change
City of Denton	103,741	20.6%	13.9%	-6.7%
Denton County	655,269	8.7%	7.2%	-1.4%
State of Texas	24,639,906	17.8%	17.2%	-0.6%
United States	301,412,284	15.2%	14.5%	-0.7%

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 and City of Denton square mile figures, the City of Denton 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 2010, erica.sullivan@cityofdenton.com

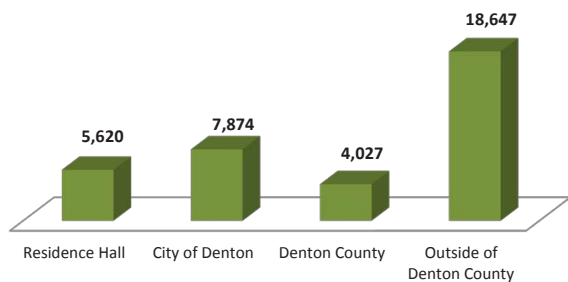
Fall 2013 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

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%
<b>Total</b>	<b>17,019</b>	<b>19,149</b>	<b>36,168</b>	<b>100.0%</b>

Fall 2013 TEXAS WOMAN'S UNIVERSITY Enrollment by Residence\*

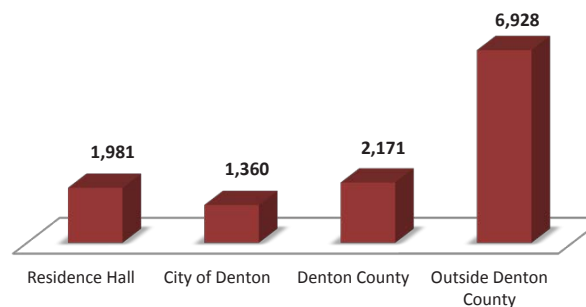
Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	134	1,847	1,981	15.9%
City of Denton	264	1,096	1,360	10.9%
Denton County	256	1,915	2,171	17.5%
Outside Denton County	708	6,220	6,928	55.7%
<b>Total</b>	<b>1,362</b>	<b>11,078</b>	<b>12,440</b>	<b>100.0%</b>

Fall 2013 UNT Enrollment Totals



\*Figures are for the Denton campus only  
Source: Texas Women's University, erica.sullivan@cityofdenton.com

Fall 2013 TWU Enrollment Totals



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

# Labor Markets

## Employment Change by Industry Sector

Industry Sector	Denton County Change 2011-2012	Texas Change 2011-2012
Natural Resources and Mining	30.5	10.3
Construction	7.7	2.7
Manufacturing	0.2	3.0
Trade, Transportation and Utilities	1.5	2.8
Information	-2.3	0.3
Financial Activities	9.5	3.0
Professional and Business Services	6.9	4.6
Education and Health Services	2.4	2.3
Leisure and Hospitality	6.3	3.9
Other Services	1.1	2.2
Unclassified	11.8	25.9
<b>Total</b>	<b>4.4%</b>	<b>3.4%</b>

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

### Top Five Public Employers in Denton

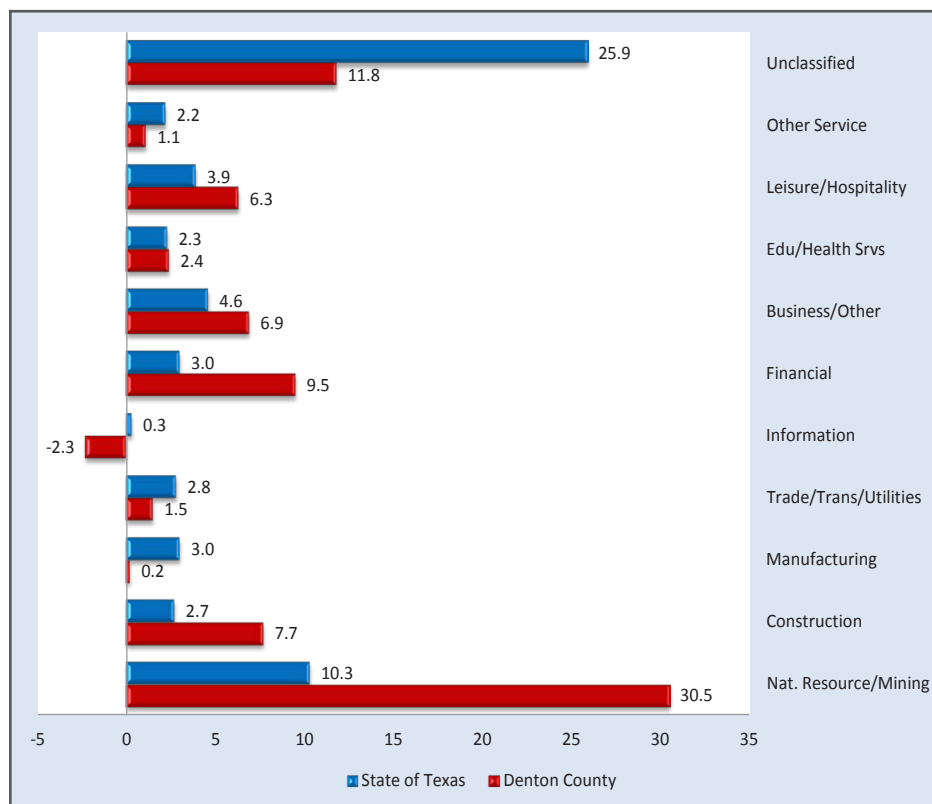
- University of North Texas - 8,887
- Denton Independent School District - 3,300
- Texas Woman's University - 1,787
- Denton County - 1,554
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

### 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

## 2011-2012 Employment Change by Industry Sector



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

## Unemployment Rates

Entity	Annual Average				December*
	2009	2010	2011	2012	2013
City of Denton	6.2%	6.6%	6.6%	5.5%	4.3%
Denton County	7.2%	7.5%	7.3%	6.0%	4.8%
State of Texas	7.6%	8.2%	8.1%	6.8%	5.6%

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

The rates are not seasonally adjusted

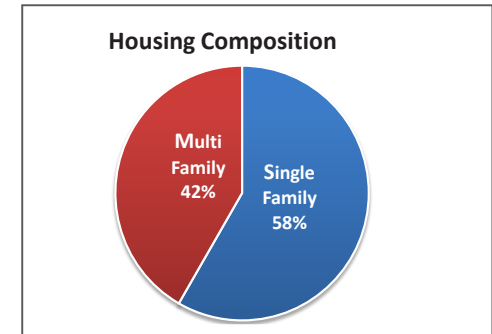
\*Most current information available at time of publishing report.

# Residential Growth and Housing

Residential Permits	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2013	2012	2013	2012	2013	2012	2013	2012
One-Family Dwelling	35	26	548	299	10,366,397	6,712,219	149,896,105	75,138,985
Two-Family Dwelling	-	-	11	-	0	0	4,107,856	0
Multi-Family Dwelling *	1	-	6	4	11,911,925	0	53,573,883	60,368,315
<b>Total New Residential</b>	<b>36</b>	<b>26</b>	<b>565</b>	<b>303</b>	<b>22,278,322</b>	<b>6,712,219</b>	<b>207,577,844</b>	<b>135,507,300</b>
Additions/Alterations	24	12	354	287	595,482	262,962	6,371,486	4,907,706
<b>Total Residential Permits</b>	<b>60</b>	<b>38</b>	<b>919</b>	<b>590</b>	<b>22,873,804</b>	<b>6,975,181</b>	<b>213,949,330</b>	<b>140,415,006</b>
* Multi-Family Units	121	-	527	323				

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

## Housing Units



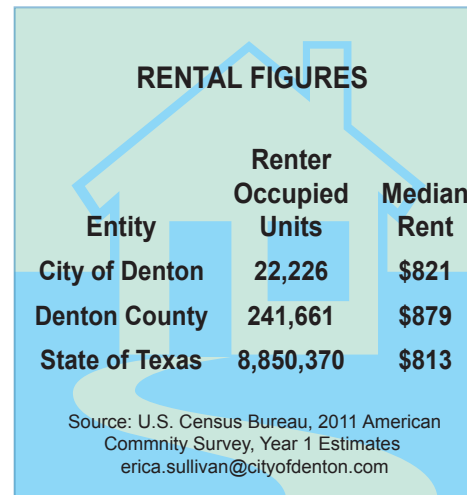
Sources: Planning, Building Inspections Departments  
Prepared by: erica.sullivan@cityofdenton.com

Single Family includes two family dwelling

## Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	40,704	4,213	44,917
Denton County	241,661	22,407	264,068
State of Texas	8,850,370	1,248,872	10,099,242

Source: U.S. Census Bureau, 2011 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
<b>2012</b>	26,066	18,882	300	323	25	17	44,948	1.31%
<b>2013</b>	26,590	19,409	559	527	35	0	45,999	2.34%

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

Single Family includes two family dwelling  
Includes issued and finalized permits

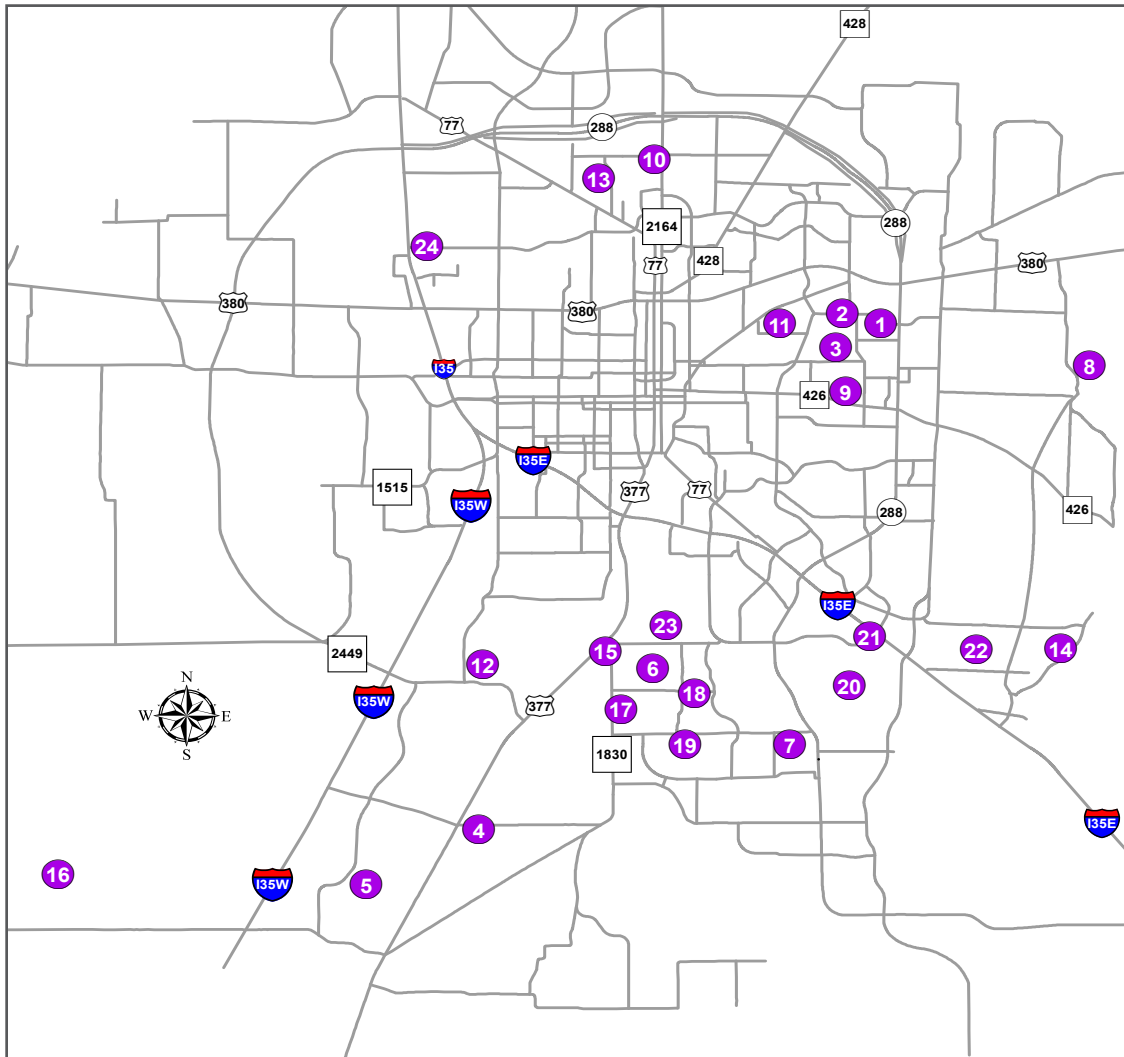
## Foreclosures

Entity	December 2013
City of Denton	31
Denton County	216

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

# Residential Growth

## Active Subdivisions — December 2013



		Totals:	3,378	33	495	2,571	807
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Heights Addition	36	-	11	18	18	
2	Audra Oaks Phase 1	20	-	1	13	7	
3	Bellaire Crossing Addition	27	-	4	23	4	
4	Country Club Village - All Phase	74	1	7	49	25	
5	Country Lakes North, Phase 2	237	1	20	183	54	
6	El Paseo Addition, Phase 1	32	-	-	28	4	
7	Forest Meadow, Phase 1	116	-	-	104	12	
8	Lakeview Ranch, Phase 1	155	-	4	143	12	
9	Maple Leaf Homes Addition	94	-	49	64	30	
10	McKamy Evers Estates, Phase 1	84	-	4	82	2	
11	Meadow Oaks, Third Section	53	-	4	45	8	
12	Meadows at Hickory Creek - All Phases	235	-	42	227	8	
13	Northpointe Addition, Phase 4	97	-	18	84	13	
14	Preserve at Pecan Creek - All Sections	368	5	105	304	64	
15	Regency Oaks	12	-	-	8	4	
16	Robson Ranch - All Phases	876	7	79	627	249	
17	Ryan Road Estates	8	-	-	4	4	
18	Shadow Brook Place - All Phases	48	-	1	30	18	
19	Thistle Hill Estates, Phase 2	122	1	6	94	28	
20	Tuscan Hills	114	2	19	53	61	
21	Unicorn Lake Phase 2	54	1	36	36	18	
22	Villages of Carmel Phase 1	278	-	56	262	16	
23	Villas of Forest Glen	6	-	-	4	2	
24	Windsor Farms, Phase 1	114	-	14	71	43	

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 Dec 2013	Permits in Dec 2012	Permits through Dec 2013	Permits through Dec 2012	Value in Dec 2013	Value in Dec 2012	Value YTD through Dec 2013	Value YTD through Dec 2012
Hotel	-	-	-	1	0	0	0	8,966,293
Hospital	-	-	-	-	0	0	0	0
Industrial	-	1	12	13	0	2,067,846	20,602,086	30,925,157
Restaurant	-	-	2	4	0	0	770,069	1,663,564
Office, Bank, Professional	2	-	6	9	915,669	0	2,638,751	10,334,791
Vehicle Sales Lot	-	-	-	-	0	0	0	0
Stores and Mercantile	-	-	9	3	0	0	12,461,218	10,055,110
<b>Total New Commercial</b>	<b>2</b>	<b>1</b>	<b>29</b>	<b>30</b>	<b>915,669</b>	<b>2,067,846</b>	<b>36,472,124</b>	<b>61,945,915</b>
City/County Buildings	-	-	5	-	0	0	30,093,428	0
Schools	-	-	-	2	0	0	0	2,707,723
Churches	-	1	3	3	0	1,700,000	6,650,617	2,797,167
Alterations	21	19	278	573	2,044,867	1,766,189	37,022,657	45,825,907
<b>Total Commercial Permits</b>	<b>23</b>	<b>21</b>	<b>315</b>	<b>608</b>	<b>2,960,536</b>	<b>5,534,035</b>	<b>110,238,826</b>	<b>113,276,713</b>
<b>Total Comm &amp; Res Permits</b>	<b>83</b>	<b>59</b>	<b>1,234</b>	<b>1,198</b>	<b>25,834,340</b>	<b>12,509,216</b>	<b>324,188,156</b>	<b>253,691,719</b>

## Major Commercial Permits

Address	Project	Use	Square Feet	Value
3302 Unicorn Lake Blvd	Urban Square Apartments, Ph1	Multi-Family	121,278	\$11,911,925
1809 Hinkle Drive	1809 Hinkle Drive Office Bldg	Office, Bank, Professional	4,517	\$490,248
1813 Hinkle Drive	1813 Hinkle Drive Office Bldg	Office, Bank, Professional	4,414	\$425,421

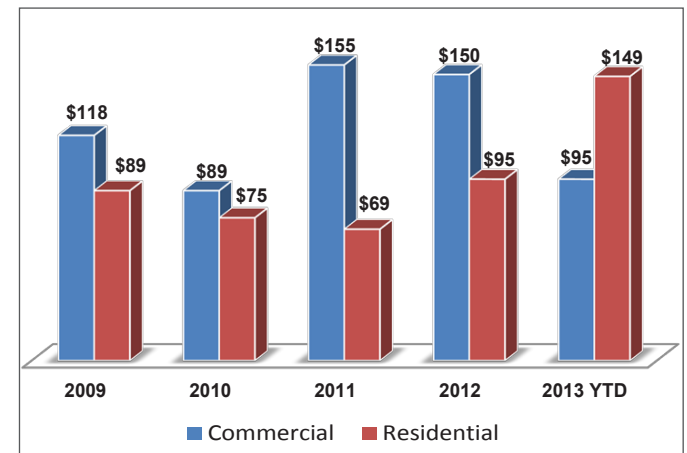
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

## Building Permits

Permit Type	2009	2010	2011	2012	YTD 2013
Commercial	44	33	36	34	35
Residential	357	342	263	299	559
<b>Total</b>	<b>401</b>	<b>375</b>	<b>299</b>	<b>333</b>	<b>594</b>

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	Fall 2014	Spring 2017	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to S. of Vintage Blvd.	Fall 2014	Spring 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	
January	1,657,288	1,917,675	2,057,056	
February	1,675,491	1,839,133	1,956,814	
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	
<b>TOTAL</b>	<b>\$22,871,281</b>	<b>\$25,886,938</b>	<b>\$26,522,472</b>	<b>\$3,913,446</b>

Prior year actuals no longer exclude ED incentives

Prepared By: City of Denton Finance Department, 1/14

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	\$0.282867
Denton Independent School District	\$1.530000
<b>Total</b>	<b>\$2.502617</b>

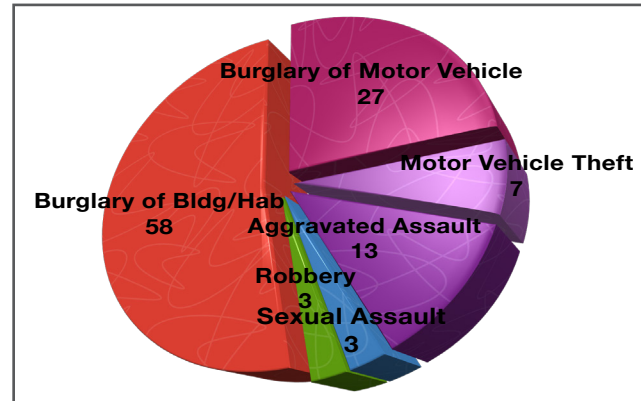
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

## 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%
<b>Total</b>	<b>8.25%</b>

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

## Crime Rates — December



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

## December Police Activity

Type	Count
Calls for Service:	5,080
Response Time:	8:19
Traffic Citations:	1,065
Injury Accidents:	48
Non-Injury Accidents:	184

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

## December Fire Activity

Type	Count
EMS	686
Fire	24
Rescue	2
Automatic Alarms	64
HazMat	27
Misc.	192
Average Response time	6:20

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