

# STaND

**August  
2016**



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. 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 STaND Report is produced monthly, some of the data will be updated quarterly or annually. For example, population estimates are typically updated annually, and new annexations would only be changed when an annexation occurred. This report is available online, [www.DentonEDP.com/News Reports/Reports](http://www.DentonEDP.com/NewsReports/Reports)



This report is compiled by the Department of Economic Development. General questions about this report can be directed to Christina Davis, (940) 349-7730, [Christina.Davis@cityofdenton.com](mailto:Christina.Davis@cityofdenton.com)

Internal Distribution:  
Share Point/Economic  
Development/home page

ADA/EOE/ADEA  
[www.cityofdenton.com](http://www.cityofdenton.com)  
TDD (800)735-2989

# Demographics

## 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

## Annual Population Change 2014 - 2015

Entity	2014 Census Estimate	2015 Census Estimate	Numerical Change 2014-2015	Percent Change 2014-2015
City of Denton	128,590	131,044	2,454	1.91%
Denton County	754,792	780,612	25,820	3.42%
State of Texas	26,979,078	27,469,114	490,036	1.82%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com

## 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%

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	28.7	11.9%	\$68,189	\$24,037
Denton County	34.8	9.1%	\$90,593	\$35,721
State of Texas	34.4	11.7%	\$65,316	\$28,210

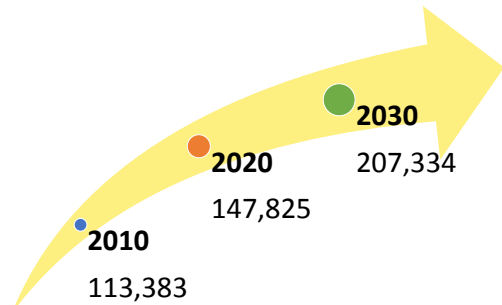
Source: U.S. Census Bureau, 2015 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

	City	County	State
Per Capita Income	\$24,037	\$35,721	\$28,210
Median Family Income	\$68,189	\$90,593	\$65,316

Source: U.S. Census Bureau, 2015 American Community Survey, 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

## Population Forecast 2015 - 2030



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

## Population Forecast 2017 - 2020

Year	Population	Percent Change
2017	124,601	1.5%
2018	127,093	2.0%
2019	129,635	2.0%
2020	132,228	2.0%

Source: City of Denton, Erica.Sullivan@cityofdenton.com

## Did You Know?

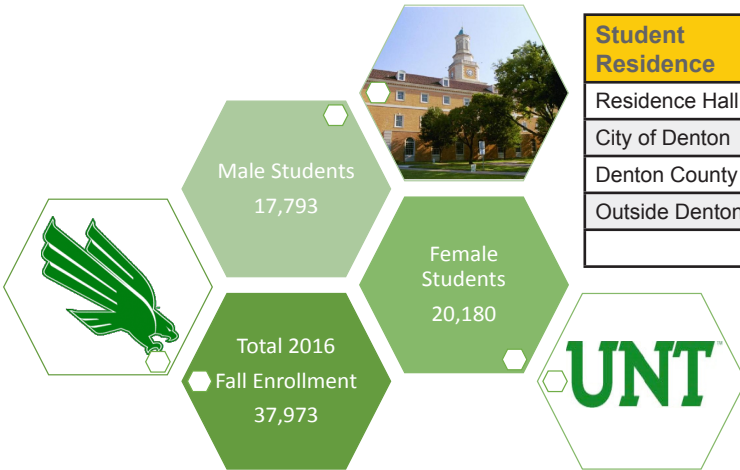
### Denton Earns Gold-level Ranking in Prominent Scenic City Certification.

First recognized as a Bronze-level City in 2014, the City increased its ranking two levels due to improvements in codes, ordinances, and standards related to aesthetics and community appearance. Scenic Texas cited the following elements as key in earning this upgraded recognition: Denton's Main Street Program, strong unity of design standards, innovative waste management efforts, and emphasis on public parks, trails, and green spaces.

Source: City of Denton Press Release, Lindsey.Baker@cityofdenton.com

# Demographics

## Fall 2016 University of North Texas Enrollment by Residence\*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,801	3,336	6,137	16.2%
City of Denton	3,775	3,523	7,298	19.2%
Denton County	2,071	2,153	4,224	11.1%
Outside Denton County	9,146	11,168	20,314	53.5%
<b>Total</b>	<b>17,793</b>	<b>20,180</b>	<b>37,973</b>	<b>100.0%</b>

Source: University of North Texas, Erica.Sullivan@cityofdenton.com

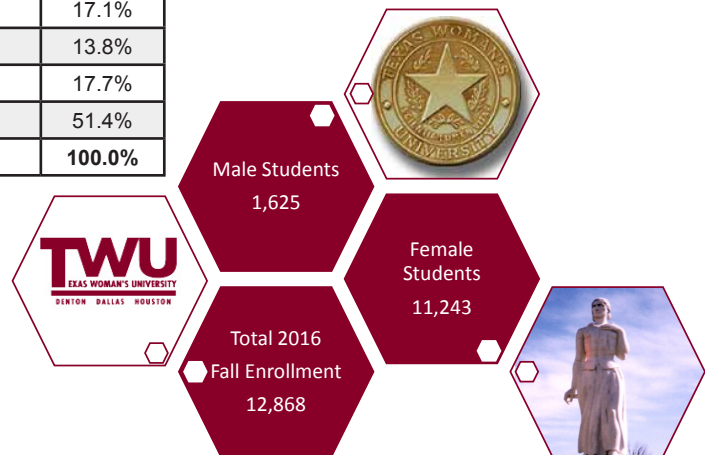
\*Figures are for the Denton campus only

## Fall 2016 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	147	2,055	2,202	17.1%
City of Denton	303	1,478	1,781	13.8%
Denton County	428	1,847	2,275	17.7%
Outside Denton County	747	5,863	6,610	51.4%
<b>Total</b>	<b>1,625</b>	<b>11,243</b>	<b>12,868</b>	<b>100.0%</b>

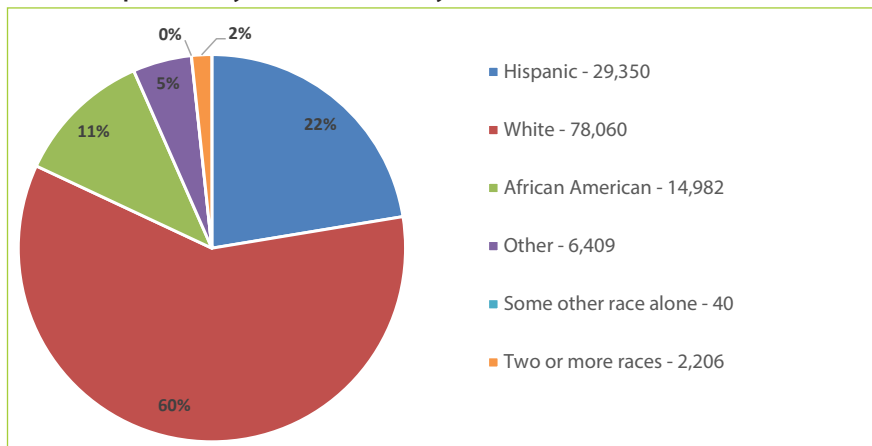
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com

\*Figures are for the Denton campus only



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 2015 estimates and City of Denton square mile figures, the City has a population of 131,044 with a population density of 1,380 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, 2015 American Community Survey, 1 Year Estimate,

Erica.Sullivan@cityofdenton.com

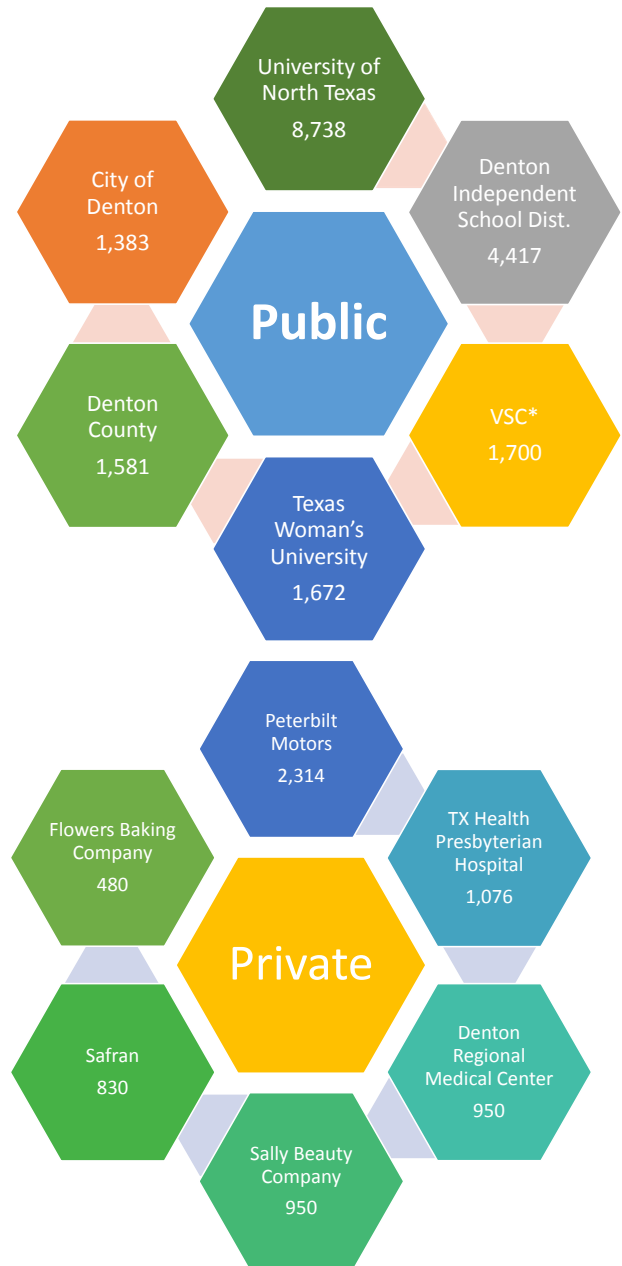
# Labor Markets

## Employment Change by Industry Sector 2015 - 2016

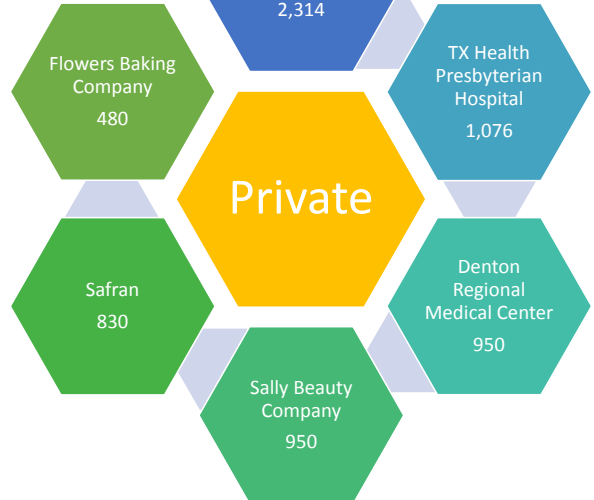
INDUSTRY	ANNUAL % CHANGE	
	CITY OF DENTON	TEXAS
Agriculture, Forestry, Fishing and Hunting	3.5%	3.9%
Mining, Quarrying, and Oil and Gas Extraction	-19.5%	-19.9%
Utilities	3.7%	1.7%
Construction	5.7%	2.0%
Manufacturing	7.9%	-3.6%
Wholesale Trade	1.1%	2.0%
Retail Trade	7.1%	2.9%
Transportation and Warehousing	14.6%	2.0%
Information	5.9%	0.0%
Finance and Insurance	7.9%	2.6%
Real Estate and Rental and Leasing	8.8%	1.3%
Professional, Scientific, and Technical Services	4.9%	2.6%
Management of Companies and Enterprises	21.0%	4.6%
Administrative and Support and Waste Management and Remediation Services	7.5%	1.7%
Educational Services	0.5%	2.8%
Health Care and Social Assistance	1.5%	3.7%
Arts, Entertainment, and Recreation	-3.2%	4.5%
Accommodation and Food Services	5.0%	4.3%
Other Services (except Public Administration)	3.4%	0.9%
Public Administration	-1.4%	1.2%
Unclassified	2.9%	11.4%
<b>Total - All Industries</b>	<b>4.4%</b>	<b>1.6%</b>

Source: Texas Workforce Commission, Erica.Sullivan@cityofdenton.com

## Top Five Public Employers in Denton



## Top Five Private Employers in Denton



VSC for DSSSLV is the Volunteer Service Council for Denton State School Supported Living Center.  
Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com

## Unemployment Rates

Entity	Annual Average				October*
	2012	2013	2014	2015	2016
City of Denton	5.5%	5.0%	4.1%	3.3%	3.6%
Denton County	6.0%	5.5%	4.6%	3.5%	3.7%
State of Texas	6.8%	6.3%	5.2%	4.4%	5.0%

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

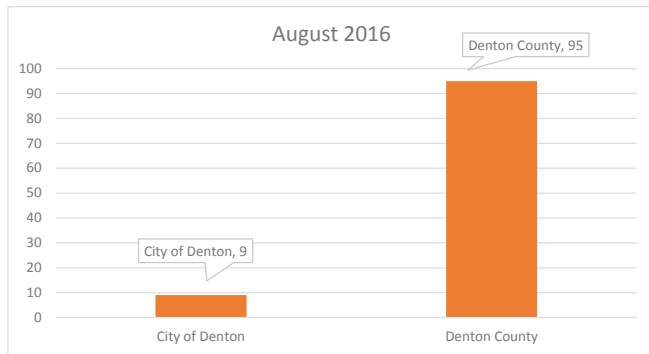
## Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2015	27,942	19,976	779	361	25	1	47,918	2.00%
YTD 2016	28,363	20,573	446	597	25	0	48,936	2.12%

Sources: Planning, Building Inspections Departments, Prepared by: Erica.Sullivan@cityofdenton.com  
Single Family includes two family dwelling, Includes issued and finalized permits

According to Denton's Building Inspection Division, the average valuation for a housing permit is \$304,929

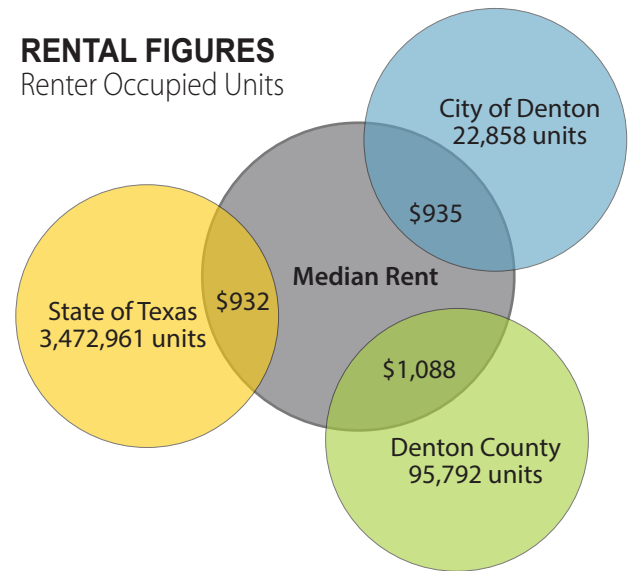
## Foreclosures



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

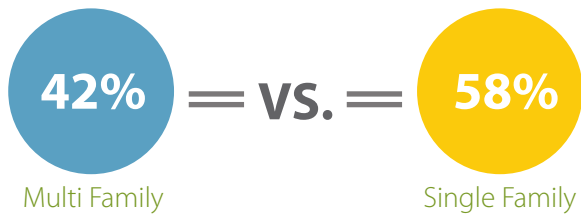
## RENTAL FIGURES

Renter Occupied Units



Source: U.S. Census Bureau, 2015 American Community Survey, Year 1 Estimates  
Erica.Sullivan@cityofdenton.com

## Housing Unit Composition



Single Family includes two family dwelling  
Sources: Planning, Building Inspections Departments, Prepared by:  
Erica.Sullivan@cityofdenton.com

## Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	45,529	2,753	48,282
Denton County	274,338	13,981	288,319
State of Texas	9,421,412	1,166,824	10,588,236

Source: U.S. Census Bureau, 2015 American Community Survey (ACS), 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

## Residential Permits

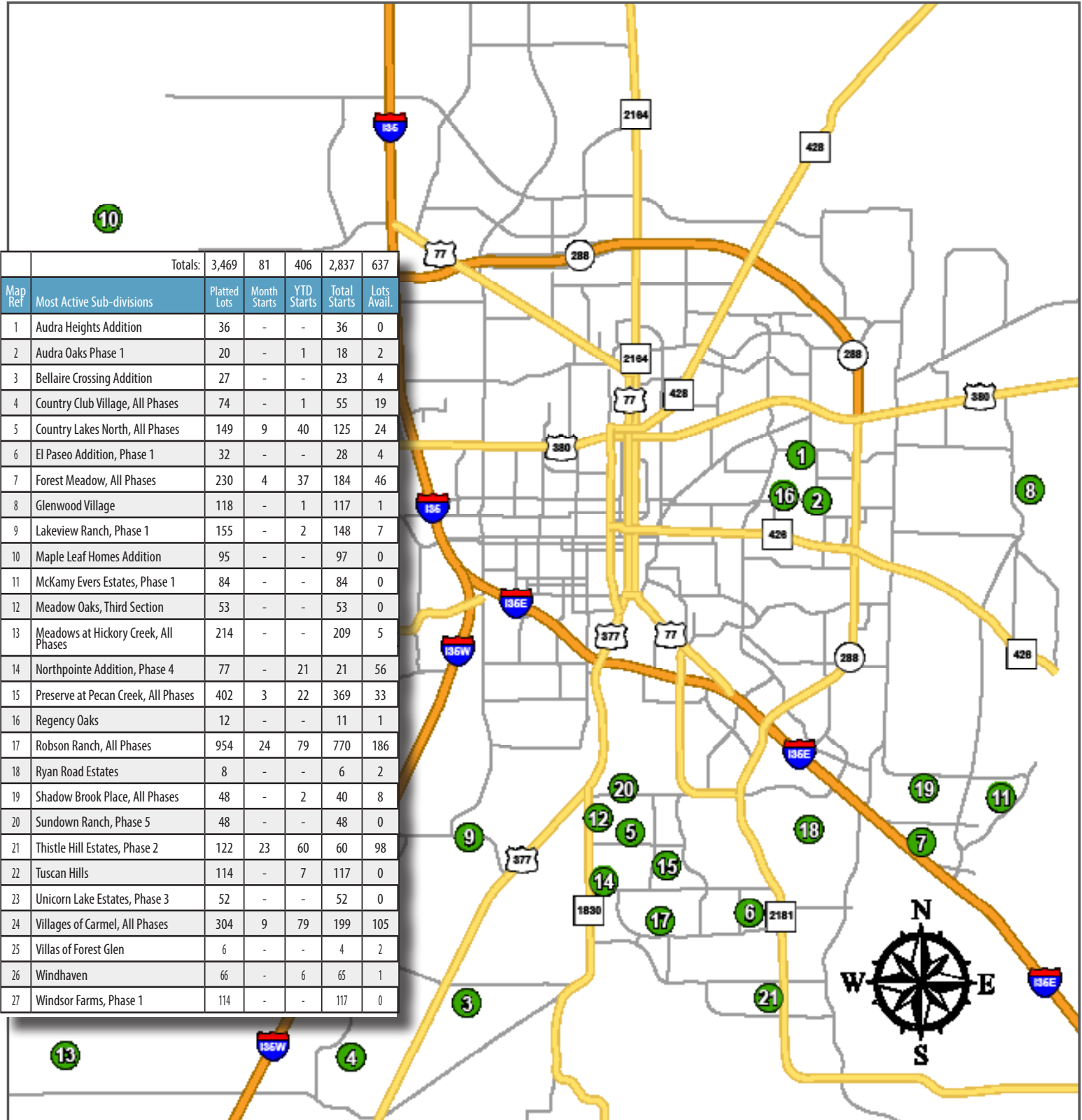
	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2016	2015	2016	2015	2016	2015	2016	2015
One-Family Dwelling	88	56	430	511	26,833,716	16,762,346	128,382,328	136,322,603
Two-Family Dwelling	1	5	16	28	401,242	1,151,734	5,647,373	4,810,946
Multi-Family Dwelling *	-	1	6	3	0	9,366,172	76,108,666	13,106,768
<b>Total New Residential</b>	<b>89</b>	<b>62</b>	<b>452</b>	<b>542</b>	<b>27,234,958</b>	<b>27,280,252</b>	<b>210,138,367</b>	<b>154,240,317</b>
Additions/Alterations	33	36	298	272	476,378	686,458	5,131,341	2,778,008
<b>Total Residential Permits</b>	<b>122</b>	<b>98</b>	<b>750</b>	<b>814</b>	<b>27,711,336</b>	<b>27,966,710</b>	<b>215,269,709</b>	<b>157,018,325</b>
* Multi-Family Units	-	144	597	278				

Source: Building Inspection, Rodney.Patterson@cityofdenton.com

# Active Subdivisions

## Active Subdivisions — August 2016

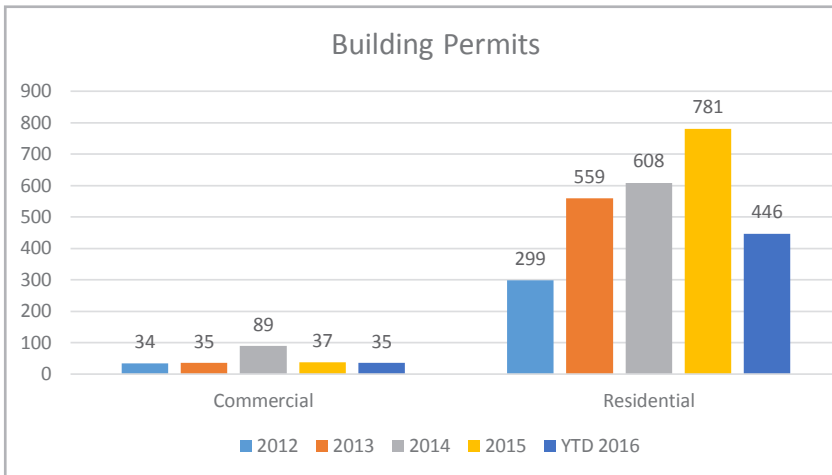
Data: Building Inspection Department, Rodney.Patterson@cityofdenton.com



		Totals:	3,469	81	406	2,837	637
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Heights Addition	36	-	-	36	0	
2	Audra Oaks Phase 1	20	-	1	18	2	
3	Bellaire Crossing Addition	27	-	-	23	4	
4	Country Club Village, All Phases	74	-	1	55	19	
5	Country Lakes North, All Phases	149	9	40	125	24	
6	El Paseo Addition, Phase 1	32	-	-	28	4	
7	Forest Meadow, All Phases	230	4	37	184	46	
8	Glenwood Village	118	-	1	117	1	
9	Lakeview Ranch, Phase 1	155	-	2	148	7	
10	Maple Leaf Homes Addition	95	-	-	97	0	
11	McKamy Evers Estates, Phase 1	84	-	-	84	0	
12	Meadow Oaks, Third Section	53	-	-	53	0	
13	Meadows at Hickory Creek, All Phases	214	-	-	209	5	
14	Northpointe Addition, Phase 4	77	-	21	21	56	
15	Preserve at Pecan Creek, All Phases	402	3	22	369	33	
16	Regency Oaks	12	-	-	11	1	
17	Robson Ranch, All Phases	954	24	79	770	186	
18	Ryan Road Estates	8	-	-	6	2	
19	Shadow Brook Place, All Phases	48	-	2	40	8	
20	Sundown Ranch, Phase 5	48	-	-	48	0	
21	Thistle Hill Estates, Phase 2	122	23	60	60	98	
22	Tuscan Hills	114	-	7	117	0	
23	Unicorn Lake Estates, Phase 3	52	-	-	52	0	
24	Villages of Carmel, All Phases	304	9	79	199	105	
25	Villas of Forest Glen	6	-	-	4	2	
26	Windhaven	66	-	6	65	1	
27	Windsor Farms, Phase 1	114	-	-	117	0	

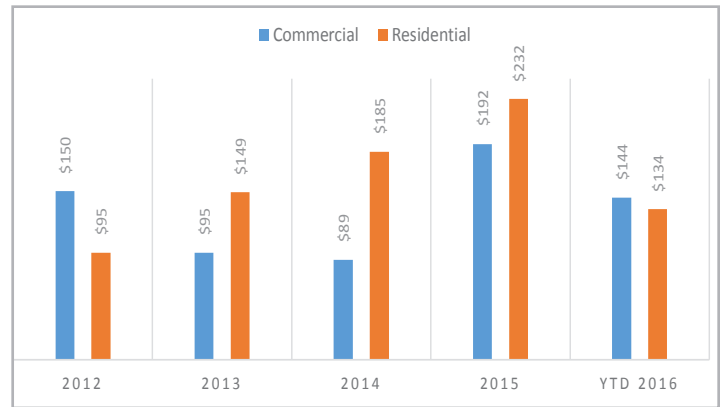
# Commercial Growth

## Building Permits



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

## Major Commercial Permits

Address	Project	Use	Square Feet	Value
207 W. Collins St.	DME Locust Substation addition, foundation only	City	2,576	\$145,982
3829 Market St.	Shell Building	Industrial	7,000	\$668,575
3821 Market St.	Shell Building	Industrial	7,560	\$611,959

Source: Building Inspections Department, Rodney.Patterson@cityofdenton.com

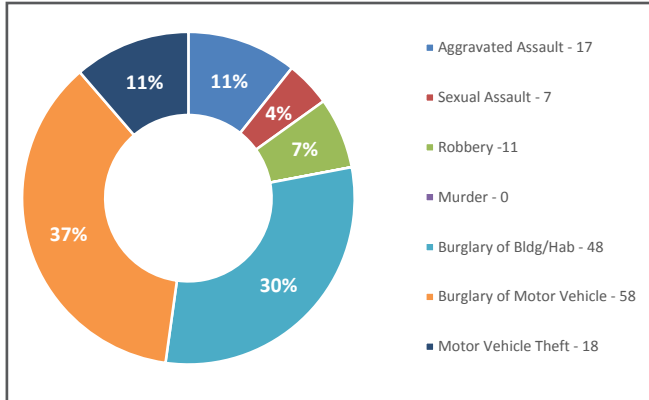
## Commercial Permits

	Permits in Aug 2016	Permits in Aug 2015	Permits through Aug 2016	Permits through Aug 2015	Value in Aug 2016	Value in Aug 2015	Value YTD through Aug 2016	Value YTD through Aug 2015
Hotel	-	-	1	-	0	0	50,337,626	0
Hospital	-	-	1	2	0	0	1,672,417	2,822,987
Industrial	2	-	5	11	1,280,533	0	4,742,290	33,843,299
Restaurant	-	-	2	2	0	0	1,051,788	1,356,521
Office, Bank, Professional	-	-	16	3	0	0	8,374,577	2,153,890
Vehicle Sales Lot	-	-	-	-	0	0	0	0
Stores and Mercantile	-	-	3	3	0	0	2,205,735	3,746,499
<b>Total New Commercial</b>	<b>2</b>	<b>-</b>	<b>28</b>	<b>21</b>	<b>1,280,533</b>	<b>0</b>	<b>68,384,433</b>	<b>43,923,196</b>
City/County Buildings	1	1	7	4	145,982	134,677	1,078,514	338,038
Schools	-	-	-	3	0	0	0	629,775
Churches	-	-	-	2	0	0	0	1,842,772
Alterations	30	26	208	203	6,301,223	11,815,863	32,224,117	46,058,011
<b>Total Commercial Permits</b>	<b>33</b>	<b>27</b>	<b>243</b>	<b>233</b>	<b>7,727,738</b>	<b>11,950,540</b>	<b>101,687,065</b>	<b>92,791,793</b>
<b>Total Comm &amp; Res Permits</b>	<b>155</b>	<b>125</b>	<b>993</b>	<b>1,047</b>	<b>35,439,074</b>	<b>39,917,250</b>	<b>316,956,774</b>	<b>277,776,828</b>

Source: Building Inspections Department, Rodney.Patterson@cityofdenton.com

# STaND Alones

## Crime Rates — August 2016



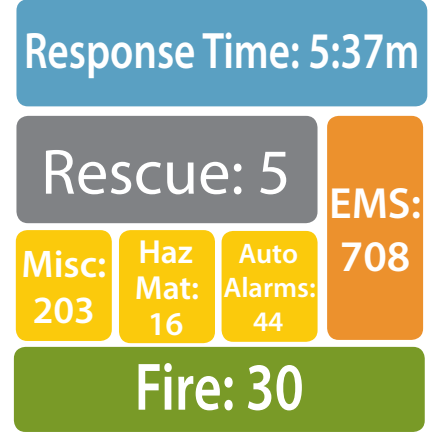
Source: Police Department, Tiffany.Weig@cityofdenton.com

## August Police Activity



Source: Police Department  
Tiffany.Weig@cityofdenton.com

## July Fire Activity



Source: Fire Department  
Charles.Goodman@cityofdenton.com

## Sales Tax Collections Fiscal Years 2011/12 — 2015/16

Month	2012-2013	2013-2014	2014-2015	2015-2016
October	2,075,829	2,009,384	2,510,270	2,418,298
November	1,843,439	1,904,062	2,318,276	2,459,393
December	2,624,217	2,785,405	3,158,355	3,507,620
January	2,057,056	1,993,522	2,261,319	2,012,242
February	1,956,814	2,073,086	1,985,264	2,262,689
March	2,400,409	2,611,256	2,827,995	2,983,606
April	2,045,776	2,193,800	2,283,890	2,437,536
May	2,064,445	2,122,119	2,230,218	2,540,010
June	2,373,051	2,631,957	2,843,453	3,318,478
July	2,102,603	2,095,412	2,458,493	2,460,412
August	2,270,699	2,498,464	2,796,561	2,997,482
September	2,708,156	2,821,789	2,927,872	
<b>TOTAL</b>	<b>\$26,522,472</b>	<b>\$27,764,113</b>	<b>30,601,966</b>	<b>29,397,766</b>

Prior year actuals no longer exclude ED incentives

Prepared By: City of Denton Finance Department, 10/16

Source: Texas Comptroller, City Finance Department,

Mike.Halsema@cityofdenton.com

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.683340
Denton County	\$0.248409
Denton Independent School District	\$1.530000
<b>Total</b>	<b>\$2.461749</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%
Denton County Transportation Authority (DCTA)	.5%
City of Denton	1.5%
<b>Total</b>	<b>8.25%</b>

Source: Denton Central Appraisal District, Erica.Sullivan@cityofdenton.com

## 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 03/2015