

STAND REPORT

Statistical Trends and News of Denton

May

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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 email 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 www.dentonedp.com/business_location/demographics_data.asp.

How to Tell if Your Housing Market Has Hit Bottom

In the 6/20/11 edition of *The Wall Street Journal*, journalist David Crook compares Denton, TX to Cambridge, MA in a story titled 'How to Tell if Your Housing Market Has Hit Bottom.' Crook identifies three essential clues that may signal if better times are ahead. He uses Denton and Cambridge as examples although one might not think they are obviously similar at first glance. Both being college towns; they have something else in common – both have pretty much recovered from the five-year-and-counting housing recession. Looking at these two cities provides invaluable clues for those looking to decipher whether their own markets have seen the worst of the crisis. Three big factors to look for in your community? Employment-there has always been a connection between jobs and housing; Rents-rent is a very strong indicator of real-estate values; and Foreclosures-healthier communities have fewer foreclosed properties pulling down values of other homes.

For the complete story please click this link:

online.wsj.com/article/sb1000142405270230365740457636314310774406.html?mod=googlenews-wsj

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This report is available on-line:

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City of Denton, www.cityofdenton.com

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ADA/EOE/ADEA

Demographics

City of Denton Population Forecast

| 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 Change 2000 - 2010

| Entity | 2000 Census | 2010 Estimate | 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 2010, erica.sullivan@cityofdenton.com

According to the U.S. Census Bureau 2009 estimates, which were released in July 2010, Denton is ranked 13 among the **top twenty-five fastest growing cities** in the nation for populations over 100,000 persons.

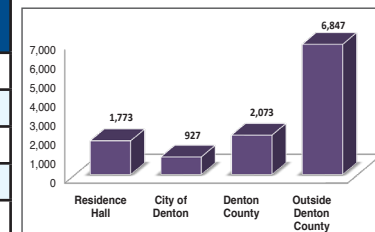
The City of Denton encompasses a landmass of 94.9 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2010 estimates and City of Denton square mile figures, the City of Denton has a population of 113,383 with a population density of 1,195 persons per square mile.

Age and Economic Characteristics

| Entity | Median Age | 65 and Over | Median Family Income | Per Capita Income |
|----------------|------------|-------------|----------------------|-------------------|
| City of Denton | 28.9 | 8.3% | \$64,417 | \$22,891 |
| Denton County | 32.4 | 5.9% | \$84,842 | \$30,960 |
| State of Texas | 33.0 | 10.0% | \$56,650 | \$24,318 |

*Fall 2010 TEXAS WOMAN'S UNIVERSITY Enrollment by Residence

| Student Residence | Male | Female | Total Enrollment | Percent |
|-----------------------|--------------|---------------|------------------|---------------|
| Residence Hall | 98 | 1,675 | 1,773 | 15.3% |
| City of Denton | 169 | 758 | 927 | 8.0% |
| Denton County | 226 | 1,847 | 2,073 | 17.8% |
| Outside Denton County | 697 | 6,150 | 6,847 | 58.9% |
| Total | 1,190 | 10,430 | 11,620 | 100.0% |

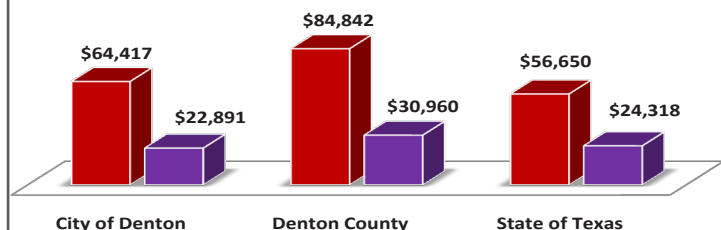


Source: Texas Women's University, erica.sullivan@cityofdenton.com

*Figures are for the Denton campus only

Economic Characteristics

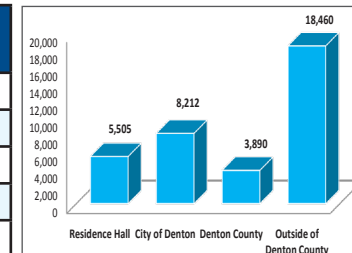
■ Median Family Income ■ Per Capita Income



Source: U.S. Census Bureau, 2005-2009 American Community Survey, 5 Year Estimate
Prepared by: erica.sullivan@cityofdenton.com

Fall 2010 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

| Student Residence | Male | Female | Total Enrollment | Percent |
|-----------------------|---------------|---------------|------------------|---------------|
| Residence Hall | 2,536 | 2,969 | 5,505 | 15.3% |
| City of Denton | 4,220 | 3,992 | 8,212 | 22.8% |
| Denton County | 1,844 | 2,046 | 3,890 | 10.8% |
| Outside Denton County | 7,893 | 10,567 | 18,460 | 51.2% |
| Total | 16,493 | 19,574 | 36,067 | 100.0% |



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

Labor Markets

Employment Change by Industry Sector

| Industry Sector | Denton County Change 2009-2010 | Texas Change 2009-2010 |
|---|--------------------------------|------------------------|
| Natural Resources and Mining | 2.8% | 4.9% |
| Construction | 1.9% | -3.2% |
| Manufacturing | 2.3% | -1.2% |
| Trade, Transport and Utilities | 6.7% | 0.4% |
| Information | -16.8% | -4.2% |
| Financial Activities Group | 1.8% | -0.5% |
| Professional, Business and Other Services | 13.9% | 3.7% |
| Education and Health Services | 4.8% | 3.4% |
| Leisure and Hospitality Group | 0.5% | 0.3% |
| Other Services | -5.6% | 1.1% |
| Public Administration | 3.7% | 2.2% |
| Nonclassified | 181.6% | 100.6% |
| Total | 4.5% | 1.2% |

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

Top Five Public Employers in Denton

- University of North Texas - 7,762
- Denton Independent School District - 3,217
- Texas Woman's University - 1,586
- Denton County - 1,523
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

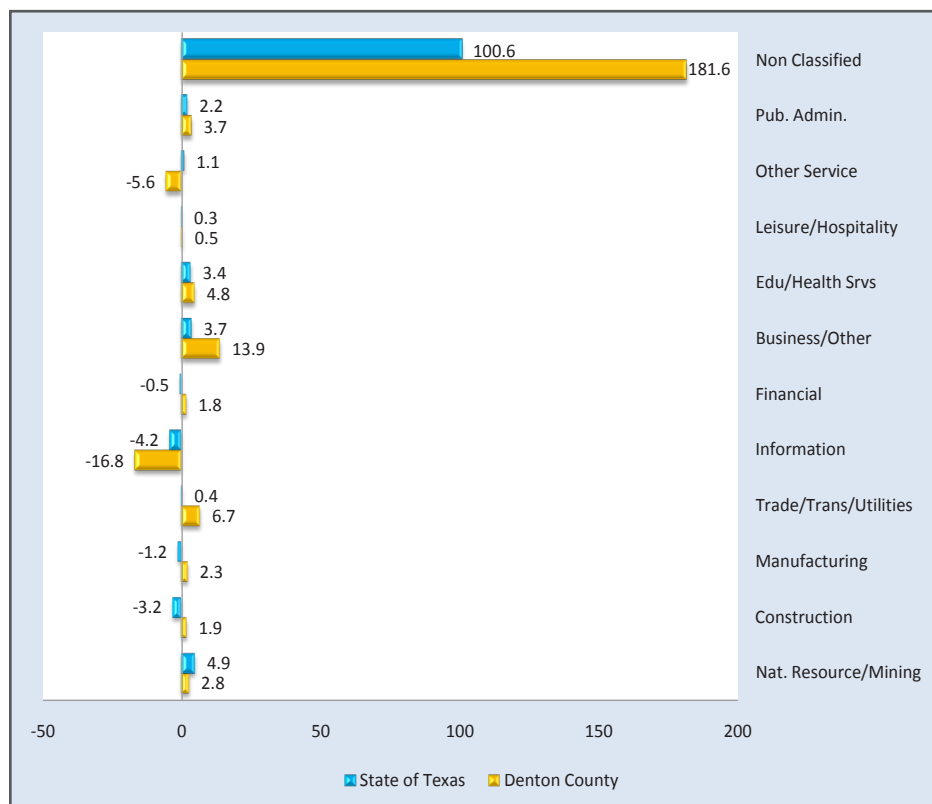


Top Five Private Employers in Denton

- Peterbilt Motors - 1,500
- Denton Regional Medical Center - 800
- Presbyterian Hospital of Denton - 750
- Sally Beauty Company International Headquarters - 750
- Thermadyne/Victor/Tweco - 750

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

2009-2010 Employment Change by Industry Sector



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

Unemployment Rates

| Entity | 2007 | 2008 | 2009 | 2010 | May 2011 |
|----------------|------|------|------|------|----------|
| City of Denton | 3.8% | 4.1% | 6.2% | 6.6% | 6.4% |
| Denton County | 3.9% | 4.5% | 7.2% | 7.5% | 7.1% |
| State of Texas | 4.4% | 4.9% | 7.6% | 8.2% | 7.9% |

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

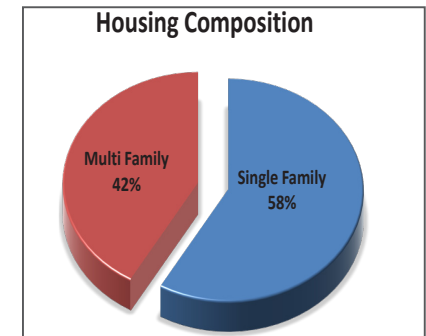
The rates are not seasonally adjusted

Residential Growth and Housing

| Residential Permits | Permits in May | | Permits YTD | | Value in May | | Value YTD | |
|----------------------------------|----------------|-----------|-------------|------------|------------------|------------------|-------------------|-------------------|
| | 2011 | 2010 | 2011 | 2010 | 2011 | 2010 | 2011 | 2010 |
| One-Family Dwelling | 17 | 20 | 95 | 175 | 4,305,604 | 5,557,850 | 23,436,680 | 42,582,814 |
| Two-Family Dwelling | 1 | - | 2 | 2 | 340,631 | 0 | 585,803 | 497,542 |
| Multi-Family Dwelling * | - | 1 | 3 | 6 | 0 | 640,037 | 50,530,369 | 5,136,515 |
| Total New Residential | 18 | 21 | 100 | 183 | 4,646,235 | 6,197,887 | 74,552,852 | 48,216,871 |
| Additions/Alterations | 34 | 32 | 136 | 151 | 596,330 | 512,604 | 2,055,483 | 2,184,767 |
| Total Residential Permits | 52 | 53 | 236 | 334 | 5,242,565 | 6,710,491 | 76,608,335 | 50,401,638 |
| * Multi-Family Units | 0 | 7 | 419 | 77 | | | | |

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

Housing Units



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

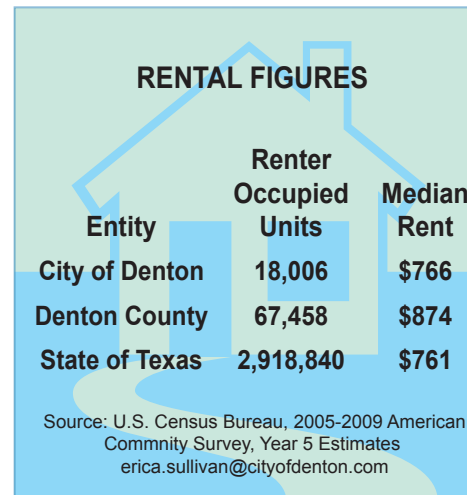
Single Family includes two family dwelling

Housing Occupancy

| Entity | Occupied Housing Units | Vacant Housing Units | Total Housing Units |
|----------------|------------------------|----------------------|---------------------|
| City of Denton | 42,635 | 3,576 | 46,211 |
| Denton County | 240,289 | 15,850 | 256,139 |
| State of Texas | 8,992,933 | 1,054,503 | 9,977,436 |

Source: U.S. Census Bureau, 2010

Prepared by: erica.sullivan@cityofdenton.com



According to the Denton Building Permit Department, the average valuation for housing permits is \$241,894

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 |
| 2010 | 25,546 | 17,883 | 342 | 464 | 37 | 21 | 43,429 | 1.75% |
| YTD 2011 | 25,629 | 18,302 | 97 | 419 | 14 | 0 | 43,931 | 1.16% |

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

Single Family includes two family dwelling

Includes issued and finalized permits

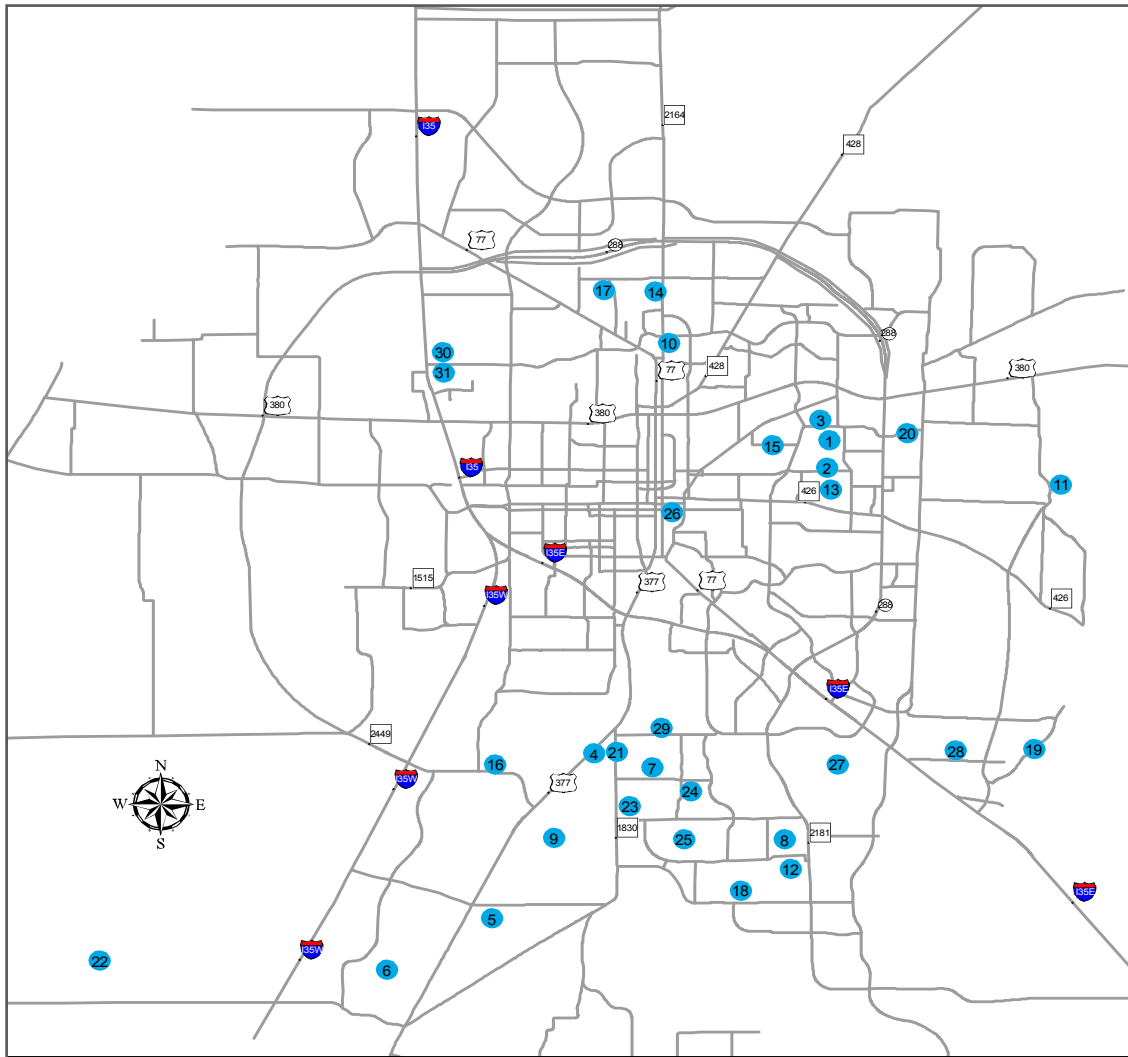
Foreclosures

| Entity | May 2011 |
|----------------|----------|
| City of Denton | 58 |
| Denton County | 526 |

*Includes commercial properties, Source: Foreclosure Listing Service Inc.

Prepared by: erica.sullivan@cityofdenton.com

Residential Growth



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

Active Subdivisions — May 2011

| | | Totals: | 3,703 | 13 | 82 | 2,562 | 1,144 |
|---------|---------------------------------------|--------------|--------------|------------|--------------|-------------|-------|
| Map Ref | Most Active Sub-divisions | Platted Lots | Month Starts | YTD Starts | Total Starts | Lots Avail. | |
| 1 | Audra Oaks Phase 1 | 20 | - | - | 9 | 11 | |
| 2 | Bellaire Crossing Addition | 27 | - | - | 20 | 7 | |
| 3 | Bellaire North Addition | 128 | - | 1 | 119 | 9 | |
| 4 | Central Village Estates | 69 | 1 | 14 | 22 | 47 | |
| 5 | Country Club Village - ALL PHASES | 75 | - | 1 | 48 | 27 | |
| 6 | Country Lakes North, Phase 2 | 237 | 2 | 7 | 187 | 50 | |
| 7 | El Paseo Addition, Phase 1 | 33 | - | - | 29 | 4 | |
| 8 | Forest Meadow, Phase 1 | 116 | - | - | 102 | 14 | |
| 9 | Hills of Argyle, Phase 3 | 77 | - | - | 66 | 11 | |
| 10 | Jamart Addition | 12 | - | - | 4 | 8 | |
| 11 | Lakeview Ranch, Phase 1 | 155 | - | - | 99 | 56 | |
| 12 | Lexington Park, Phase 3 | 99 | - | - | 46 | 53 | |
| 13 | Maple Leaf Homes Addition | 94 | - | - | 12 | 82 | |
| 14 | McKamy Evers Estates, Phase 1 | 86 | - | - | 68 | 18 | |
| 15 | Meadow Oaks, Third Section | 53 | - | - | 41 | 12 | |
| 16 | Meadows at Hickory Creek, Phase 1 | 150 | 1 | 9 | 130 | 20 | |
| 17 | Northpointe Addition, Phase 4 | 97 | 2 | 3 | 74 | 23 | |
| 18 | Oaks of Montecito, Phase 5, Section B | 43 | - | - | 19 | 24 | |
| 19 | Preserve at Pecan Creek - ALL PHASES | 324 | 4 | 23 | 316 | 11 | |
| 20 | Prominence Square Phase 1 | 94 | - | 1 | 70 | 24 | |
| 21 | Regency Oaks | 12 | - | - | 7 | 5 | |
| 22 | Robson Ranch - ALL PHASES | 940 | 3 | 17 | 663 | 277 | |
| 23 | Ryan Road Estates | 8 | - | - | 4 | 4 | |
| 24 | Shadow Brook Place - ALL PHASES | 48 | - | 1 | 26 | 22 | |
| 25 | Thistle Hill Estates - Phase 2 | 122 | - | - | 80 | 42 | |
| 26 | Townhomes at Pecan Creek | 14 | - | - | 7 | 7 | |
| 27 | Tuscan Hills | 114 | - | 3 | 21 | 93 | |
| 28 | Villages of Carmel - Phase 1 | 278 | - | - | 165 | 113 | |
| 29 | The Villas of Forest Glen | 6 | - | - | 3 | 3 | |
| 30 | Westglen | 58 | - | - | 43 | 15 | |
| 31 | Windsor Farms, Phase 1 | 114 | - | 2 | 61 | 53 | |

Commercial Growth

Commercial Permits

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

| | Permits in May 2011 | Permits in May 2010 | Permits through May 2011 | Permits through May 2010 | Value in May 2011 | Value in May 2010 | Value YTD through May 2011 | Value YTD through May 2010 |
|-------------------------------------|---------------------|---------------------|--------------------------|--------------------------|-------------------|-------------------|----------------------------|----------------------------|
| Hotel | - | - | - | - | 0 | 0 | 0 | 0 |
| Hospital | - | - | 1 | - | 0 | 0 | 222,451 | 0 |
| Industrial | 1 | - | 2 | 6 | 65,000 | 0 | 22,060 | 3,727,866 |
| Restaurant | - | - | 4 | - | 0 | 0 | 1,969,970 | 0 |
| Office, Bank, Professional | 1 | 1 | 3 | 4 | 269,534 | 2,039,646 | 1,206,258 | 4,262,130 |
| Vehicle Sales Lot | - | - | - | - | 0 | 0 | 0 | 0 |
| Stores and Mercantile | - | - | - | 2 | 0 | 0 | 0 | 391,704 |
| Total New Commercial | 2 | 1 | 10 | 12 | 334,534 | 2,039,646 | 3,620,739 | 8,381,700 |
| City/County Buildings | - | - | 2 | 5 | 0 | 0 | 100,733 | 3,126,369 |
| Schools | - | - | - | - | 0 | 0 | 0 | 0 |
| Churches | - | - | - | 1 | 0 | 0 | 0 | 1,697,532 |
| Alterations | 13 | 17 | 67 | 73 | 1,529,167 | 2,722,096 | 4,783,251 | 14,724,501 |
| Total Commercial Permits | 15 | 18 | 79 | 91 | 1,863,701 | 4,761,742 | 8,504,723 | 27,930,102 |
| Total Comm & Res Permits | 67 | 71 | 315 | 425 | 7,106,266 | 11,472,233 | 85,113,058 | 78,331,740 |

Major Commercial Permits

| Address | Project | Use | Square Feet | Value |
|------------------------|---------------------------|----------------------------|-------------|-----------|
| 3351 Unicorn Lake Blvd | Members Choice Federal CU | Office, Bank, Professional | 2,614 | \$269,534 |

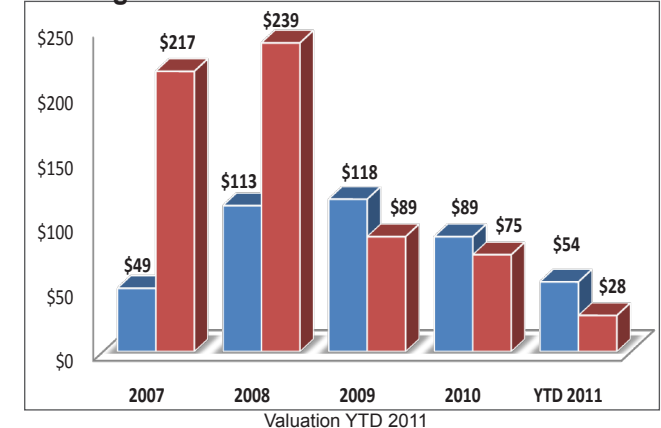
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

| Permit Type | 2007 | 2008 | 2009 | 2010 | YTD 2011 |
|--------------|------------|------------|------------|------------|------------|
| Commercial | 36 | 51 | 44 | 33 | 13 |
| Residential | 791 | 589 | 357 | 342 | 97 |
| Total | 827 | 640 | 401 | 375 | 110 |

Includes Multi-Family as Commercial and Duplexes as Residential
Source: Building Inspections Department, Prepared by: erica.sullivan@cityofdenton.com

Building Values



*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 | FM 2181 to State School Rd | May 2012* | 2015 | New Construction 6 lane divided roadway |
| Hwy 380 | Elm to Bonnie Brae | June 2012* | Summer 2015 | Add 2 lane on the inside median, update drainage & reconstruct pavement |
| Hwy 380 | I-35 to West of FM 156 | April 2012* | Spring 2015 | Expand 2 lanes to 6 lanes divided |
| Mayhill | US 380 to Colorado Blvd | early 2012 | early 2015 | Expand 2 lanes to 4, later to be 6 lanes divided |
| Bonnie Brae | I-35E to US 377 | early 2012 | early 2015 | Expand 2 lanes to 4 lanes divided |

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

*Information from TxDot Denton A.O. & may not include the necessary timelines for the City to acquire easements & relocate its facilities.

Sales Tax Collections Fiscal Years 2007/08 - 2010/11

| Month | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 |
|--------------|---------------------|---------------------|---------------------|---------------------|
| October | 1,617,745 | 1,710,781 | 1,394,346 | 1,724,569 |
| November | 1,565,831 | 1,653,313 | 1,564,702 | 1,677,081 |
| December | 2,288,172 | 2,341,905 | 2,229,610 | 2,531,346 |
| January | 1,639,384 | 1,616,017 | 1,628,600 | 1,657,288 |
| February | 1,538,522 | 1,544,989 | 1,424,746 | 1,675,491 |
| March | 2,070,605 | 1,993,832 | 2,144,438 | 2,265,083 |
| April | 1,657,879 | 1,529,894 | 1,635,574 | 1,712,714 |
| May | 1,632,524 | 1,512,772 | 1,552,725 | |
| June | 2,064,253 | 1,929,679 | 1,961,372 | |
| July | 1,771,530 | 1,566,158 | 1,574,609 | |
| August | 1,902,236 | 1,605,022 | 1,837,292 | |
| September | 2,236,255 | 1,946,424 | 2,067,159 | |
| TOTAL | \$21,984,936 | \$20,950,786 | \$21,015,173 | \$13,243,572 |

Prior year actuals no longer exclude ED incentives
 Prepared By: City of Denton Finance Department
 Source: Texas Comptroller, City Finance Department,
 michelle.mccallum@cityofdenton.com

* Estimate Based on data available:
 6/09/11

Real and Personal Property Tax Rates

| Tax Per \$100 Valuation | |
|------------------------------------|------------------|
| City of Denton | \$0.68975 |
| Denton County | \$0.27390 |
| Denton Independent School District | \$1.53000 |
| Total | \$2.49365 |

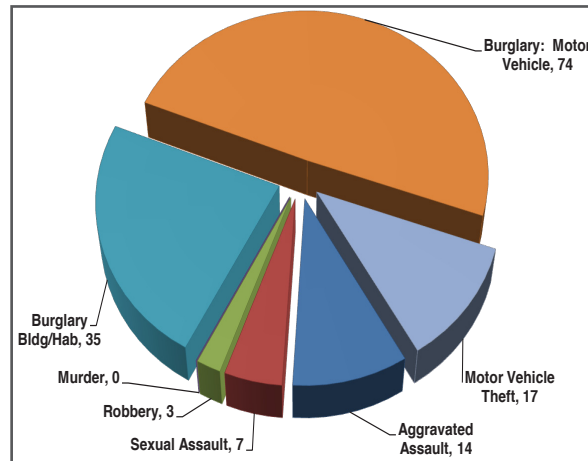
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

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

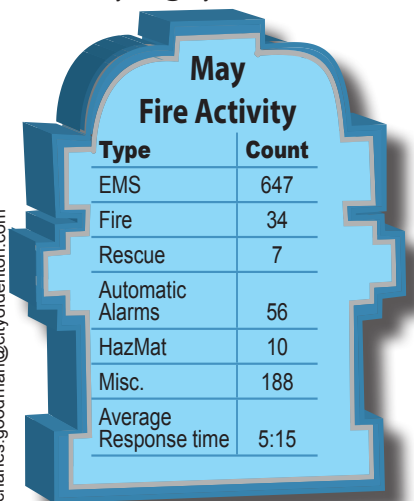
Crime Rates - May



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



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



Source: Fire Department
 charles.goodman@cityofdenton.com