



GAINESVILLE ISD

LONG RANGE

FACILITY PLANNING COMMITTEE

Welcome

Dr. DesMontes Stewart, Superintendent

Tonight's Agenda

1. Meeting 1 Recap
2. Define Consensus
3. School Finance 101
4. District Finances & Bonding Capacity
5. Campus Tour



Meeting Reminders



- **Reminder: FSC Meetings are Open to the Public**
 - *Committee members and District resource staff will be seated at tables*
 - *Visitors are asked to sit in designated visitor area and use note cards for questions*
- **Parking Lot: A Place for Questions & Future Discussions**
- **Take Personal Breaks as Needed**

Meeting #1 Recap

- **GISD Bond History**
- **District Overview**
- **Current Facilities**
- **Bond Planning Process**

Gainesville ISD Bond History

1957	Construct High School	\$1.5 M
1960	Construct Edison and Add 4 Rooms at HS	\$475,000
1965	Construct Competition Gym	\$125,000
1971	Construct Vocational Classrooms and Third Floor Classrooms at GJHS	
<i>1985</i>		<i>\$9.56 M</i>
1995	Construct Lee and Chalmers, Renovate Edison and Extend Campus	\$9.5 M
<i>2003</i>	<i>Construct New High School, Academic/Vocational Facility & Renovation of Existing High School</i>	<i>\$22.2 M</i>
<i>2003</i>	<i>Construction and Equipment of Athletic/Co-Curricular Facilities</i>	<i>\$4.2 M</i>
2005	Construct New High School/Renovate Existing HS to be used as Jr. High	\$29.5 M

Gainesville HS: Then vs. Now



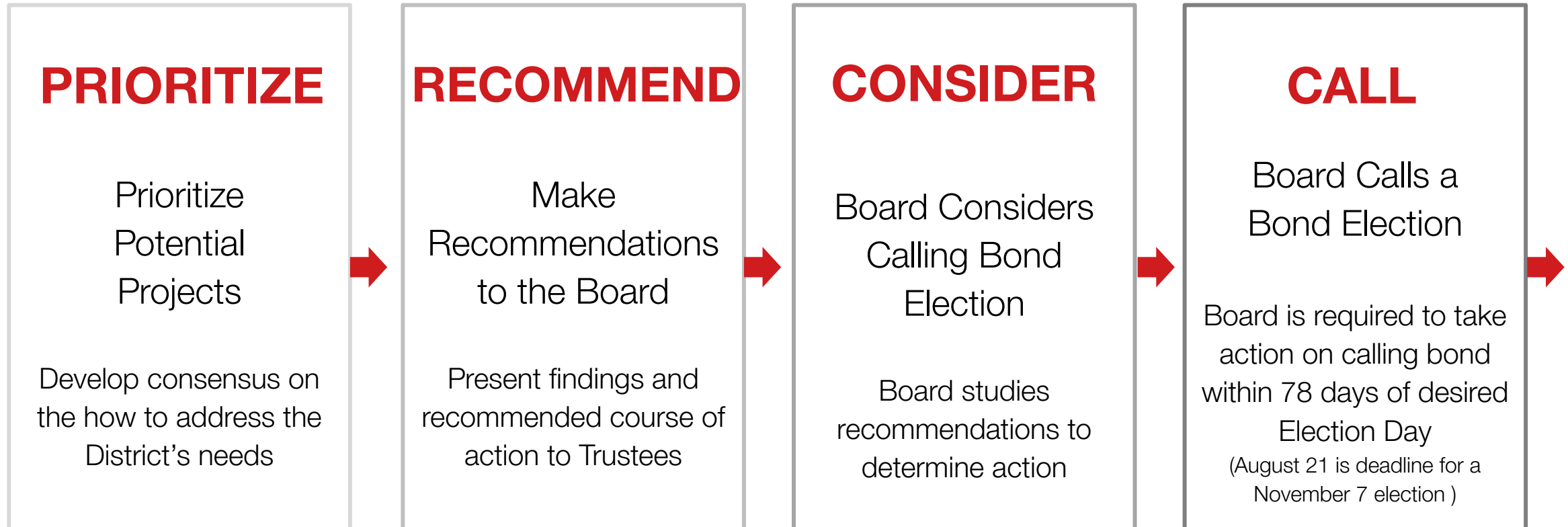
Cost in 2006	Cost in 2023	Change
\$29,500,000	\$72,900,000	147%

Summer 2023 Projects

- **Replace Cafeteria Tables at Chalmers.**
- **Update Inclusive Playground at Chalmers.**
- **Repave Rear Drive at Edison.**
- **Remove Overhead Door in Intermediate Gym.**
- **Commence District Rekey and Door Security Hardware Upgrade.**
- **Replace HVAC at DAEP.**

Bond Planning Process

It's a marathon, not a sprint!



Responsibility of the
LRFPC

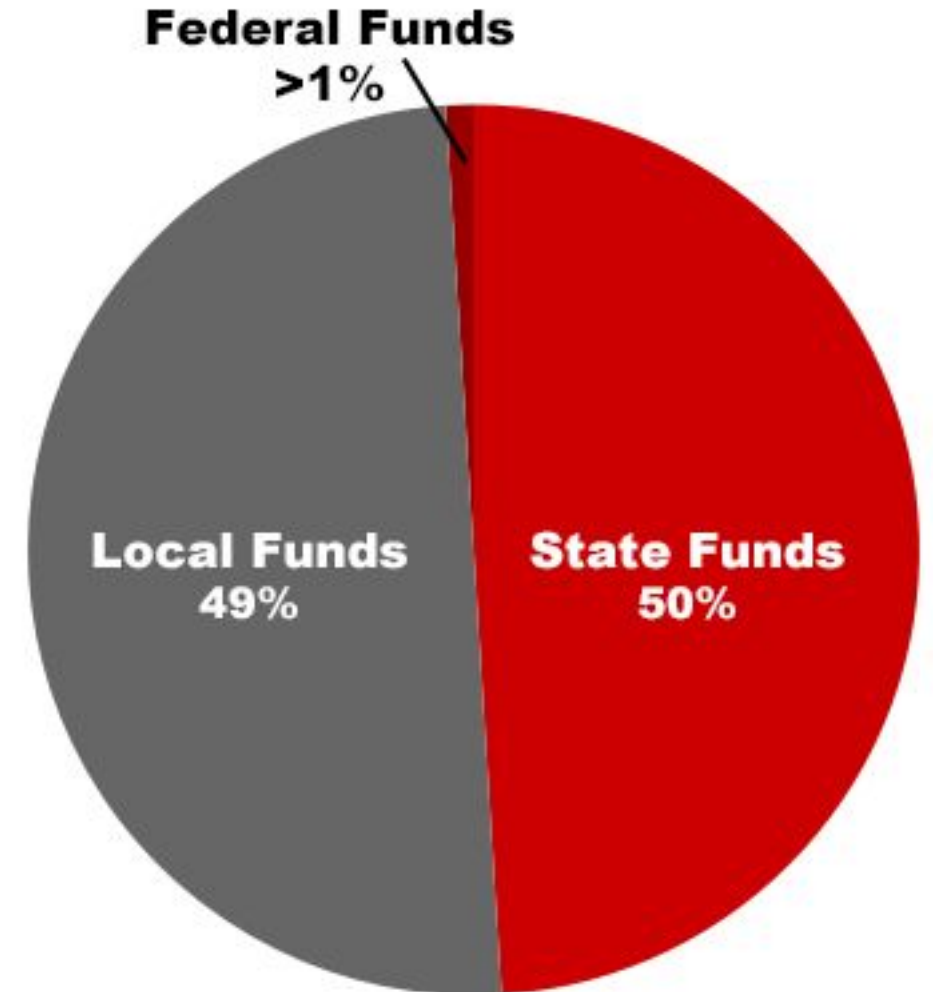
School Finance 101

Alyce Greer, Director of Finance

School Finance: The Big Picture

A school district's budget is generated from three sources:

- Federal funding
- State funding
- Local tax effort



Federal Funds

- Appropriated for special programs or to provide services to a specific group of students
- Cannot be used to replace state or local dollars to fund a program (supplanting)
- About half of federal funds go directly to school districts
- The remainder goes to the State.

State Funding

- Provides state funding to school districts
- Administered by TEA
- Meant to ensure that all school districts, regardless of property wealth, receive “substantially equal access to similar revenue per student at similar tax effort, considering all state and local tax revenues of districts after acknowledging all legitimate student and district cost differences.”

Local Funding

- **Generated from property taxes (not sales taxes)**
- **Cooke County Appraisal District sets taxable home values**
- **Called “ad valorem” taxes**

A Balancing Act

- The amount of money the state provides is based on several factors, including student attendance, property tax collections and property values.
- When property tax revenue increases, the amount of funds received from the state decreases.



M&O vs. I&S

Each year, a school district adopts two tax rates, which determine the total tax rate:

Maintenance & Operations
(aka General Fund)



Interest & Sinking
(aka Debt Service)

Total Tax Rate: \$1.0229
per \$100 of assessed property value

Maintenance & Operations Tax Rate

Funds the day-to-day maintenance and operations of the district (\$31,550,805)

- Salaries (for teachers and other staff)
80%
- Bus repairs, maintenance and fuel
- School supplies and materials
- Utilities (electricity, water, gas)
- Software, computers, etc.



**For the average citizen
this is similar to:**

- ✓ House repairs
- ✓ Car fuel
- ✓ Routine services
- ✓ Groceries
- ✓ Cleaning Supplies
- ✓ Utilities

Interest & Sinking Tax Rate

Funds debt repayment for “big ticket” items:

- New building construction
- Existing building renovations
- Land purchases
- Program-specific equipment
- Technology
- School buses

**For the average citizen
this is similar to:**

- ✓ New home purchase
- ✓ House renovations
- ✓ Land for a home
- ✓ New appliances
- ✓ New home computer
- ✓ New car

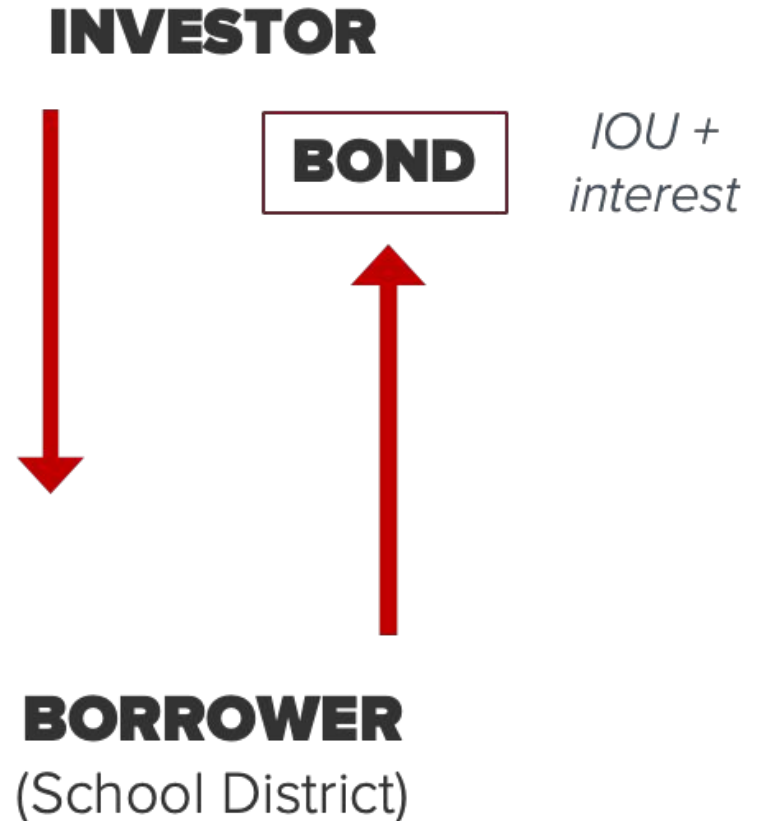


I&S (Debt Service) Funding

What is a bond?

A bond is a debt investment in which an investor loans money to a school district, with interest, for a defined period of time. Essentially, it's similar to a family taking out a mortgage for the purchase of their home.

School districts issue bonds to pay for “big ticket” capital needs: New facilities, renovations, land, technology, etc.



Local Tax Effort



The Annual District Budget is passed by the School Board of Trustees.

80% of the District's M&O budget supports personnel salaries and related costs.

I&S funds may only be used to repay debt.

They cannot be used for salaries, utilities or other day-to-day expenses.

Current Tax Rate



Maintenance &
Operations
Tax Rate

\$0.9429



Interest & Sinking
Tax Rate

\$0.08

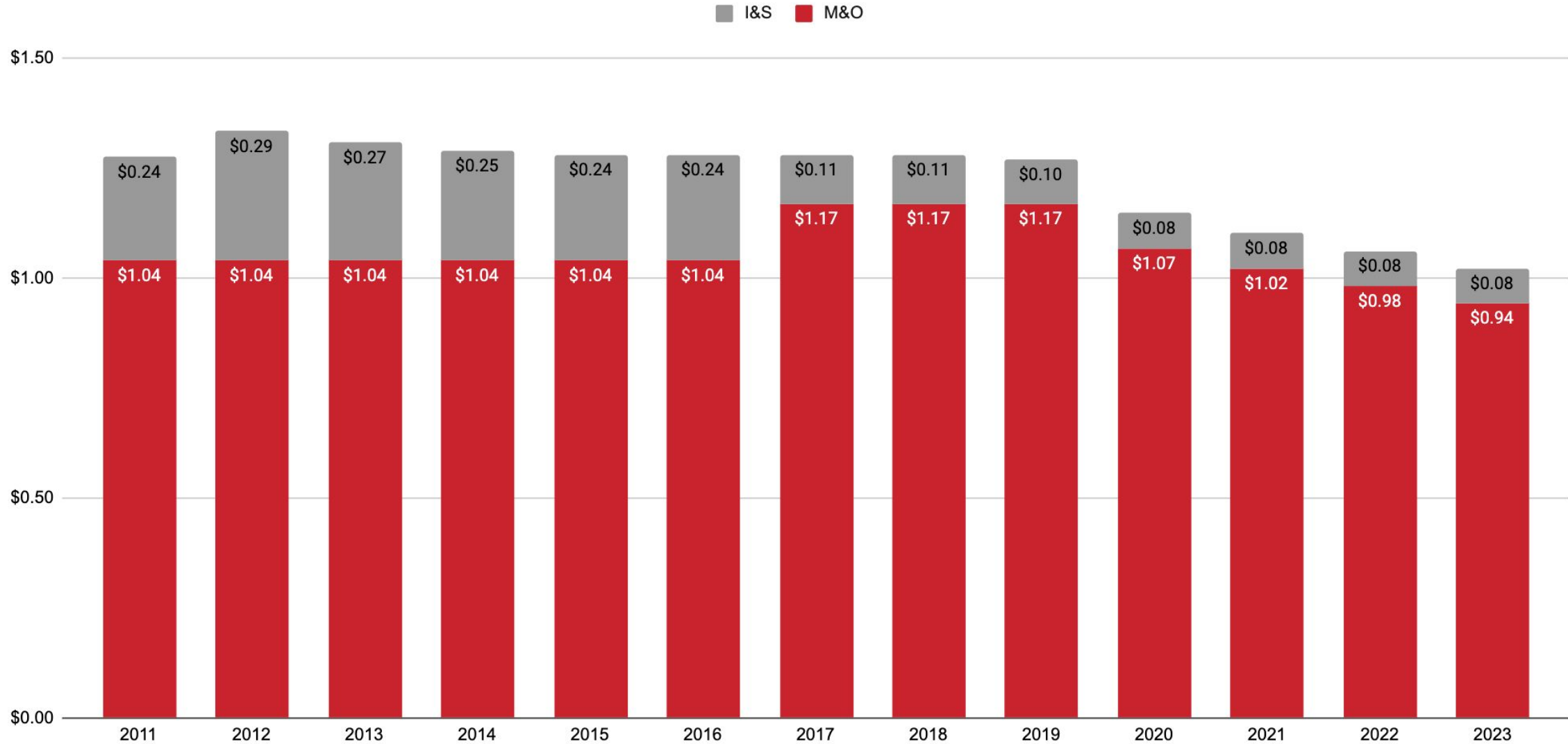
+

=

TOTAL
Tax Rate

\$1.0229

Tax Rate History



Reflect and Share (3-5 mins)

- What was your biggest take-away from this presentation?
- What is something you plan to share with your friends and neighbors?

GAINESVILLE INDEPENDENT SCHOOL DISTRICT

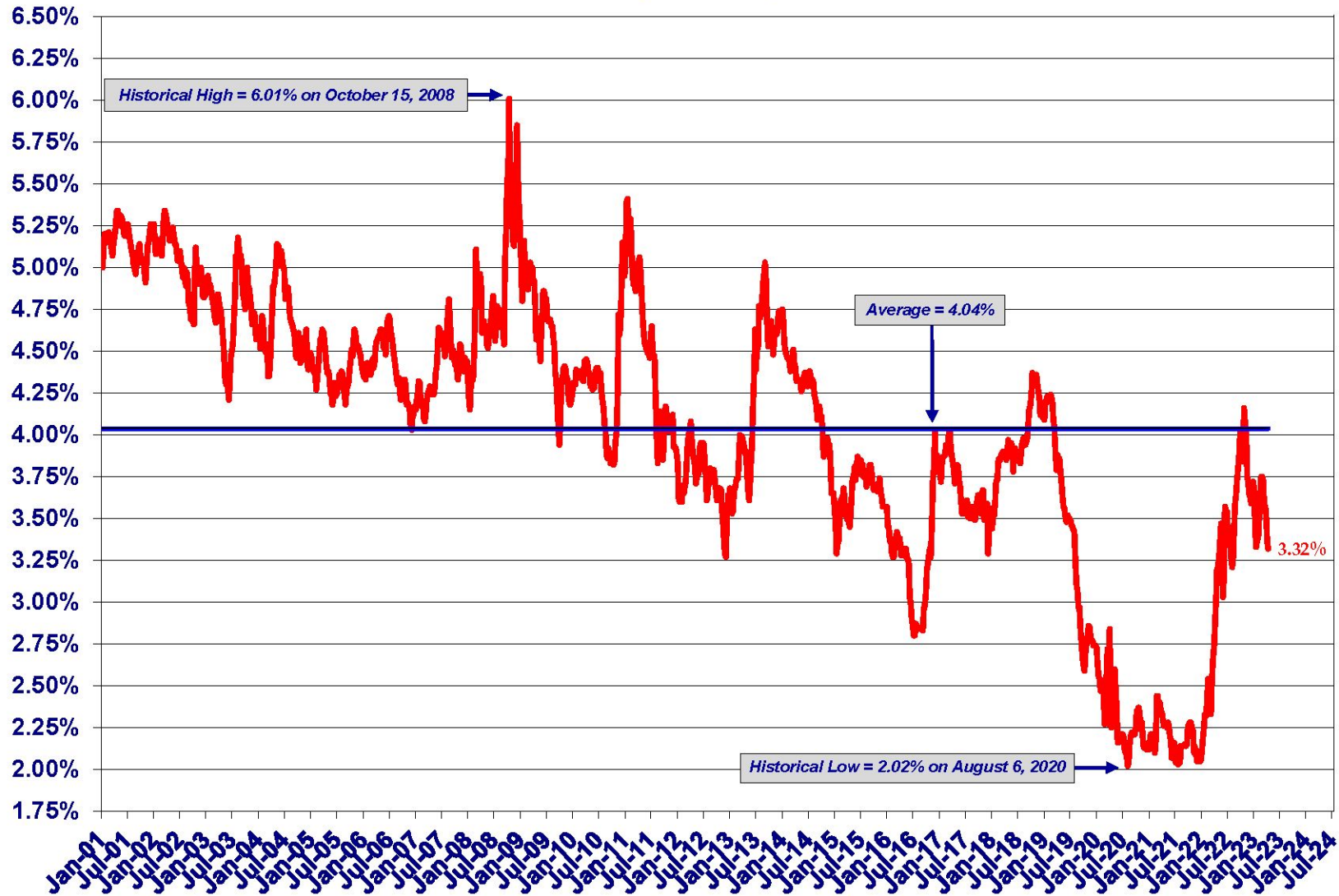
Facilities Planning Committee Presentation

April 18, 2023



BOND BUYERS INDEX OF MUNICIPAL BONDS

January 2001 - April 2023



Bond Election History

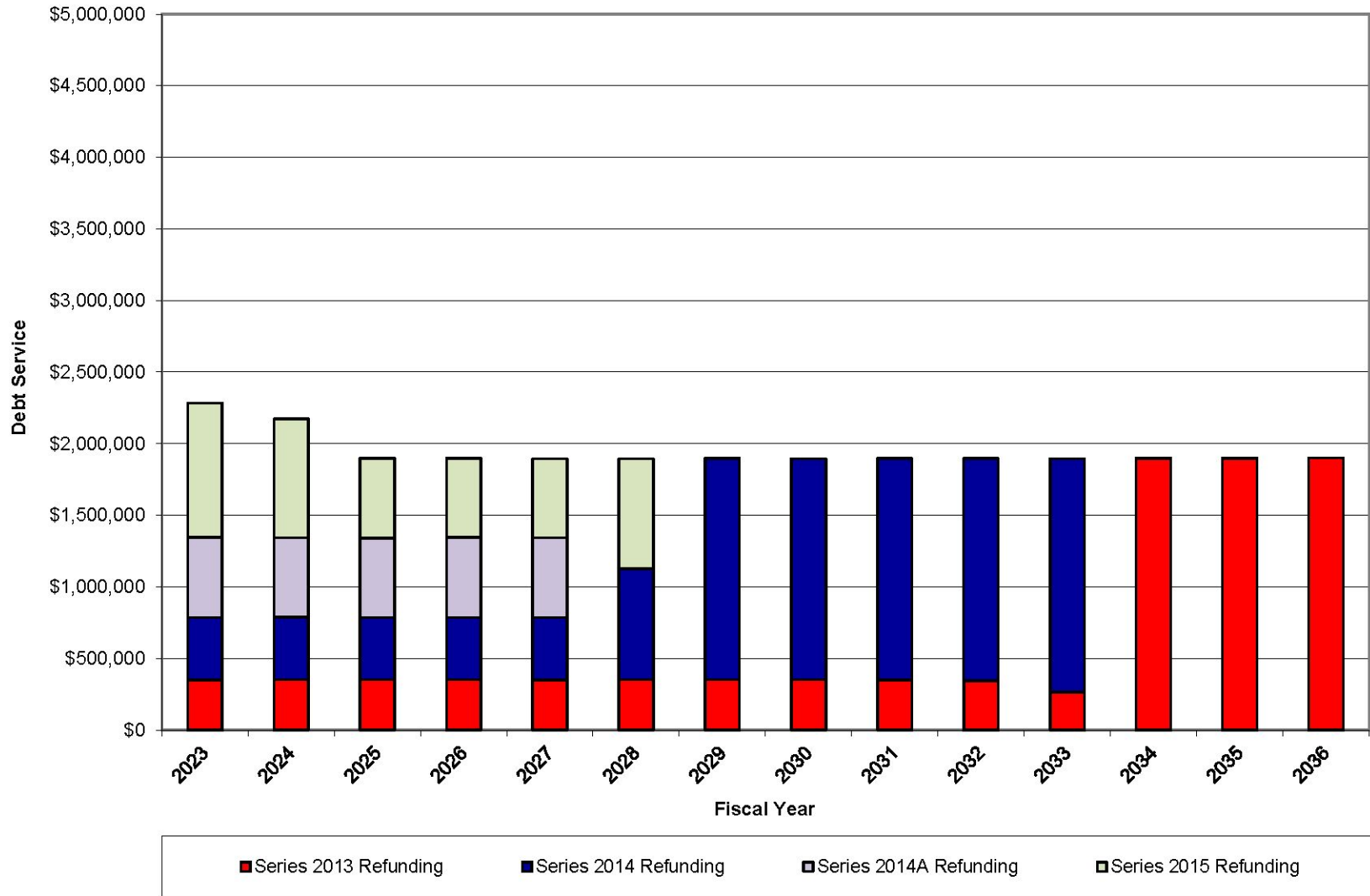
<u>Date</u>	<u>Amount</u>	<u>Vote Count</u>		<u>Result</u>	<u>Amount Issued</u>
		<u>For</u>	<u>Against</u>		
November 2, 2021	\$70,000,000	484	1,097	Fail	N/A
November 19, 2005	\$29,500,000	1,151	1,001	Pass	\$29,500,000
May 3, 2003	\$22,200,000	808	1,371	Fail	N/A
	\$ 4,200,000	650	1,391	Fail	N/A
February 22, 2003	\$29,900,000	1,101	1,428	Fail	N/A

Source: Municipal Advisory Council of Texas

Historical Refunding Results

- Series 2008 Refunding Bonds
 - Total Interest Cost Savings of \$171,951
 - 2012 Modification Agreement with First State Bank of Gainesville
 - Additional Interest Cost Savings of \$290,403
 - Series 2013 Refunding Bonds
 - Total Interest Cost Savings of \$2,390,256
 - Series 2014 Refunding Bonds
 - Total Interest Cost Savings of \$2,218,989
 - Series 2014A Refunding Bonds
 - Total Interest Cost Savings of \$1,033,444 (Includes \$300,000 Cash Contribution for Principal Payoff)
 - Series 2015 Refunding Bonds
 - Total Interest Cost Savings of \$1,806,788
-
- Combined Refunding Results Over the Past 15 Years
 - Total Interest Cost Savings of \$7,911,831

GAINESVILLE INDEPENDENT SCHOOL DISTRICT
Outstanding Voted Bond Debt Service



Taxable Value History

(1)	(2)	(3)	(4)	(5)	(6)
Fiscal Year Ending (August 31)	Net Taxable Value	Taxable Value Change (\$)	Taxable Value Change (%)	5-Year Average	10-Year Average
2005/06	\$ 659,689,282				
2006/07	\$ 712,111,335	\$ 52,422,053	7.95%		
2007/08	\$ 781,858,084	\$ 69,746,749	9.79%		
2008/09	\$ 876,560,055	\$ 94,701,971	12.11%		
2009/10	\$ 929,654,159	\$ 53,094,104	6.06%		
2010/11	\$ 880,040,320	\$ (49,613,839)	-5.34%		
2011/12	\$ 879,931,056	\$ (109,264)	-0.01%		
2012/13	\$ 932,913,734	\$ 52,982,678	6.02%	3.77%	
2013/14	\$ 985,248,691	\$ 52,334,957	5.61%		
2014/15	\$ 1,003,845,159	\$ 18,596,468	1.89%		
2015/16	\$ 979,264,228	\$ (24,580,931)	-2.45%		
2016/17	\$ 992,504,161	\$ 13,239,933	1.35%		
2017/18	\$ 1,013,913,635	\$ 21,409,474	2.16%	1.71%	2.74%
2018/19	\$ 1,131,197,771	\$ 117,284,136	11.57%		
2019/20	\$ 1,263,840,498	\$ 132,642,727	11.73%		
2020/21	\$ 1,367,258,319	\$ 103,417,821	8.18%		
2021/22	\$ 1,473,692,827	\$ 106,434,508	7.78%		
2022/23	\$ 1,703,306,654	\$ 229,613,827	15.58%	10.97%	6.34%

Tax Rate & Fund Balance History

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Fiscal Year Ending (August 31)	M&O Tax Rate	I&S Tax Rate	Total Tax Rate	I&S Fund Balance	General Fund Balance	% of Exp
2005/06	\$ 1.5000	\$ 0.0550	\$ 1.5550	\$ 41,837	\$ 5,857,880	27%
2006/07	\$ 1.3700	\$ 0.3383	\$ 1.7083	\$ 257,449	\$ 6,268,402	29%
2007/08	\$ 1.0400	\$ 0.2454	\$ 1.2854	\$ 312,955	\$ 5,484,074	26%
2008/09	\$ 1.0400	\$ 0.2353	\$ 1.2753	\$ 248,293	\$ 5,558,701	28%
2009/10	\$ 1.0400	\$ 0.2353	\$ 1.2753	\$ 49,641	\$ 3,902,019	17%
2010/11	\$ 1.0400	\$ 0.2353	\$ 1.2753	\$ 7,734	\$ 3,348,300	17%
2011/12	\$ 1.0400	\$ 0.2943	\$ 1.3343	\$ 272,914	\$ 4,780,391	26%
2012/13	\$ 1.0400	\$ 0.2678	\$ 1.3078	\$ 522,879	\$ 8,356,862	41%
2013/14	\$ 1.0400	\$ 0.2500	\$ 1.2900	\$ 710,400	\$ 9,217,246	45%
2014/15	\$ 1.0400	\$ 0.2400	\$ 1.2800	\$ 477,805	\$ 11,954,955	59%
2015/16	\$ 1.0400	\$ 0.2400	\$ 1.2800	\$ 676,432	\$ 11,919,201	49%
2016/17	\$ 1.1700	\$ 0.1100	\$ 1.2800	\$ 657,061	\$ 8,028,710	27%
2017/18	\$ 1.1700	\$ 0.1100	\$ 1.2800	\$ 700,021	\$ 10,825,142	43%
2018/19	\$ 1.1700	\$ 0.1000	\$ 1.2700	\$ 633,565	\$ 15,619,093	60%
2019/20	\$ 1.0684	\$ 0.0800	\$ 1.1484	\$ 481,929	\$ 14,990,244	48%
2020/21	\$ 1.0216	\$ 0.0800	\$ 1.1016	\$ 389,600	\$ 17,640,019	62%
2021/22	\$ 0.9820	\$ 0.0800	\$ 1.0620	\$ 429,635	\$ 22,543,087	84%
2022/23	\$ 0.9429	\$ 0.0800	\$ 1.0229			

Recent Bond Ratings

- **Aaa** based on the Permanent School Fund Guarantee
- **Aa3** Underlying Credit Rating Assigned by Moody's Investor Services
(Upgraded from A1 to Aa3 March 3rd, 2021)
- Analysts Cite:
 - Strong Financial Performance
 - Enrollment Growth
 - Low Leverage
 - Below Average Resident Incomes

Current Bond Rating Comparison

District	S&P Rating	Moody's Rating
Gainesville ISD		Aa3
Farmersville ISD		Aa3
Van Alstyne ISD		Aa3
Bridgeport ISD (1)	AA-	
Krum ISD	AA-	
Wichita Falls ISD	AA-	
Burkburnett ISD	A+	
Callisburg ISD	A+	
Valley View ISD	A+	
Era ISD	A+	
Sanger ISD		A1
Aubrey ISD	A+	A2
Lindsay ISD (2)	No Outstanding Debt	No Outstanding Debt
Sivells Bend ISD	No Outstanding Debt	No Outstanding Debt

(1) Upcoming May 6, 2023 Bond Election in the amount of \$185,000,000 for a 29.33¢ I&S Tax Rate Increase.

(2) Upcoming May 6, 2023 Bond Election in the amount of \$ 15,800,000 for a 27.00¢ I&S Tax Rate Increase.

Current Tax Rate Comparison

District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
Sivells Bend ISD	\$0.8546	\$0.0000	\$0.8546
Lindsay ISD ⁽¹⁾	\$0.9380	\$0.0000	\$0.9380
Callisburg ISD	\$0.8546	\$0.0985	\$0.9531
Gainesville ISD	\$0.9429	\$0.0800	\$1.0229
Era ISD	\$0.8546	\$0.1700	\$1.0246
Bridgeport ISD ⁽²⁾	\$0.8546	\$0.2066	\$1.0612
Valley View ISD	\$0.9096	\$0.1745	\$1.0841
Farmersville ISD	\$0.9429	\$0.3458	\$1.2887
Wichita Falls ISD	\$0.8715	\$0.4250	\$1.2965
Burkburnett ISD	\$0.9969	\$0.3431	\$1.3400
Van Alstyne ISD	\$0.9105	\$0.5000	\$1.4105
Sanger ISD	\$0.9346	\$0.4760	\$1.4106
Krum ISD	\$0.9429	\$0.4746	\$1.4175
Aubrey ISD	\$0.9429	\$0.5000	\$1.4429

(1) Upcoming May 6, 2023 Bond Election in the amount of \$ 15,800,000 for a 27.00¢ I&S Tax Rate Increase.

(2) Upcoming May 6, 2023 Bond Election in the amount of \$185,000,000 for a 29.33¢ I&S Tax Rate Increase.

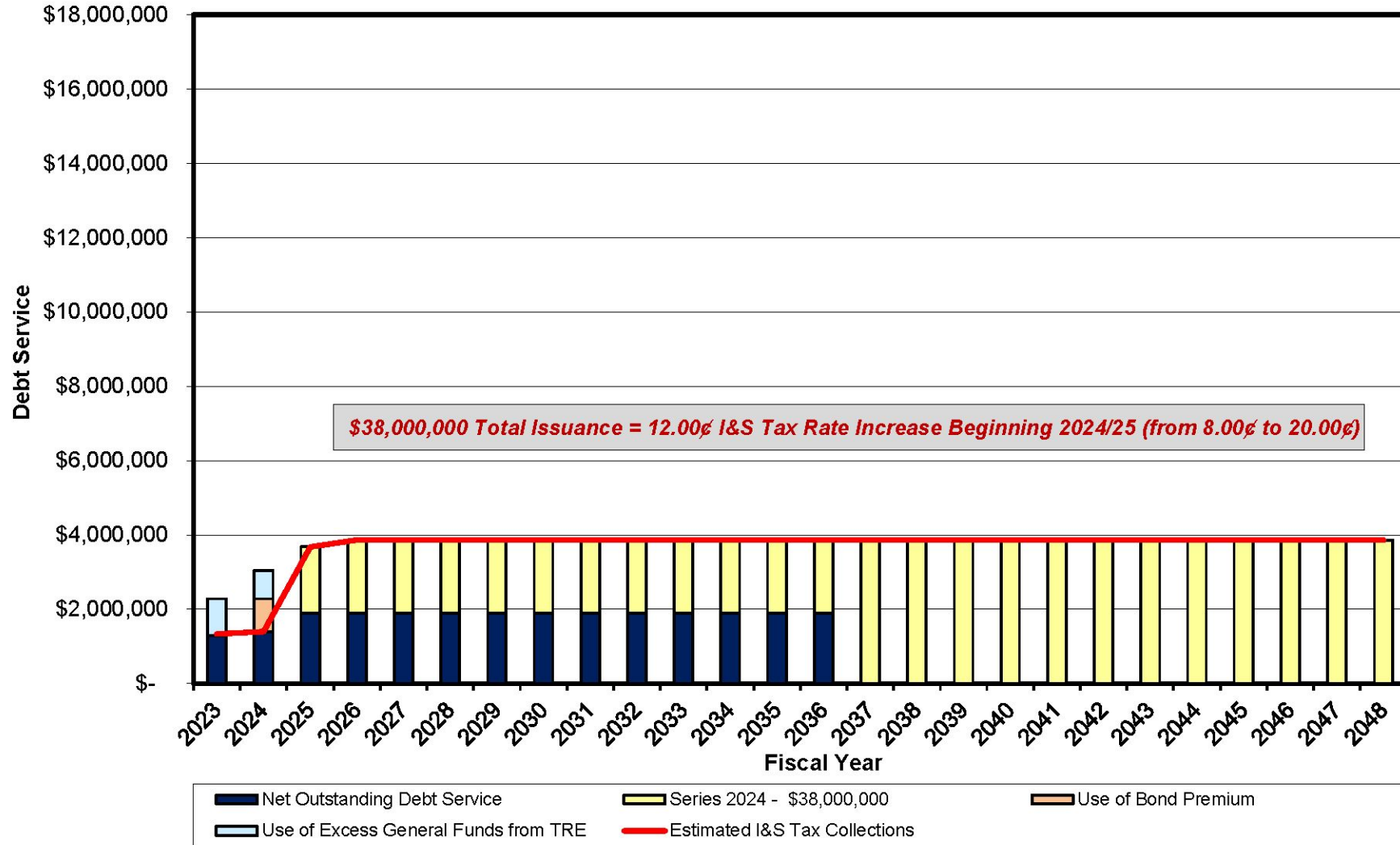
Preliminary Bond Program Analysis

Summary of Parameters:

Bond Election:	Assumed to be November 2023.
Issuance Date:	Assumed to be February 2024.
Amortization:	Assumed to be 25 Years with 10-Year Optional Early Redemption.
Interest Rate:	Assumed to be 4.50%.
Taxable Value:	Assumed to be \$1,703,306,654 in 2022/23.
Taxable Value Growth:	Assumed Growth of 5.00% for 3 Years Beginning in 2023/24.
Collection Percentage:	Assumed to be 98%.
Use of General Funds:	Assumed No Use of Excess General Funds.
Use of I&S Funds:	Assumed No Use of Existing I&S Fund Balance.
2023/24 I&S Tax Rate:	Assumed to Remain at Current Rate of 8¢.

GAINESVILLE INDEPENDENT SCHOOL DISTRICT

Scenario 1: \$38,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years



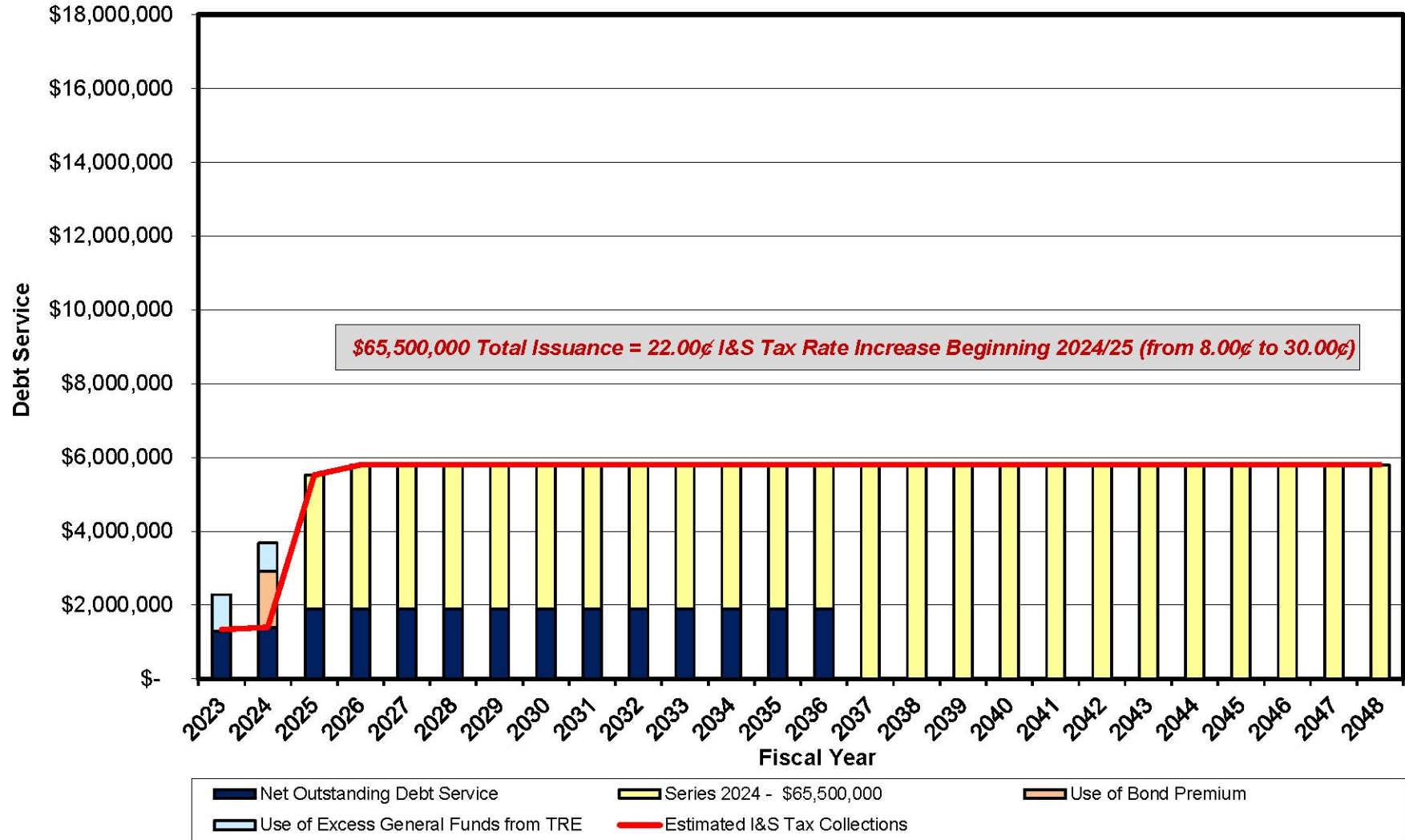
Tax Impact – Residential Home

Scenario 1: \$38,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years

Projected Cost to Homeowner for a 12.0¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$12.00	\$1.00
100,000	60,000	72.00	6.00
150,000	110,000	132.00	11.00
200,000	160,000	192.00	16.00
220,516	180,516	216.62	18.05
300,000	260,000	312.00	26.00
350,000	310,000	372.00	31.00
400,000	360,000	432.00	36.00
450,000	410,000	492.00	41.00
500,000	460,000	552.00	46.00
<p>No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze</p>			

GAINESVILLE INDEPENDENT SCHOOL DISTRICT

Scenario 2: \$65,500,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years



Tax Impact – Residential Home

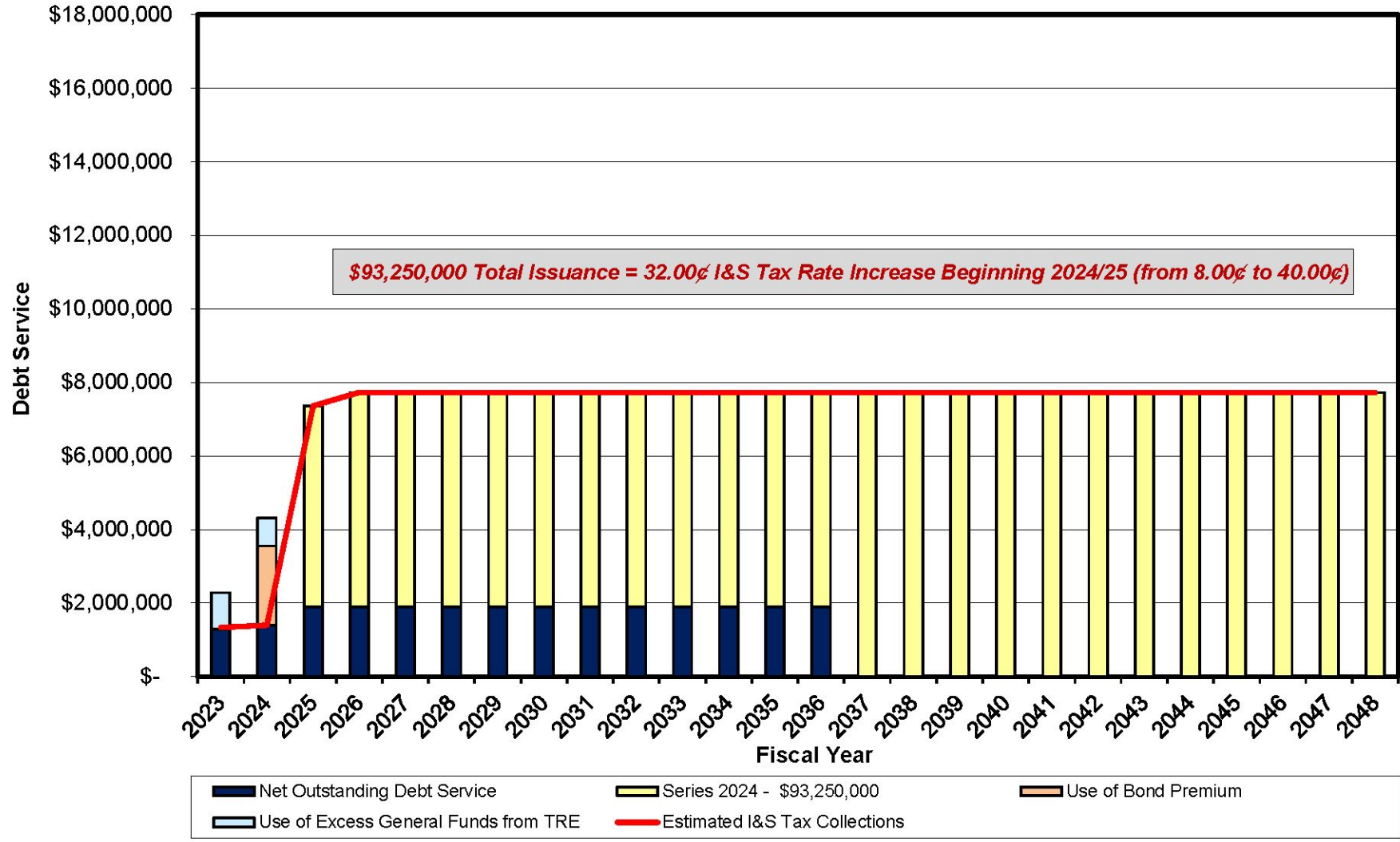
Scenario 2: \$65,500,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years

Projected Cost to Homeowner for a 22.0¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$22.00	\$1.83
100,000	60,000	132.00	11.00
150,000	110,000	242.00	20.17
200,000	160,000	352.00	29.33
220,516	180,516	397.14	33.09
300,000	260,000	572.00	47.67
350,000	310,000	682.00	56.83
400,000	360,000	792.00	66.00
450,000	410,000	902.00	75.17
500,000	460,000	1,012.00	84.33

**No Tax Increase above the frozen level
on the Homestead of Taxpayers 65 years of age and older
who have applied for and received the Age 65 Freeze**

GAINESVILLE INDEPENDENT SCHOOL DISTRICT

Scenario 3: \$93,250,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years



Tax Impact – Residential Home

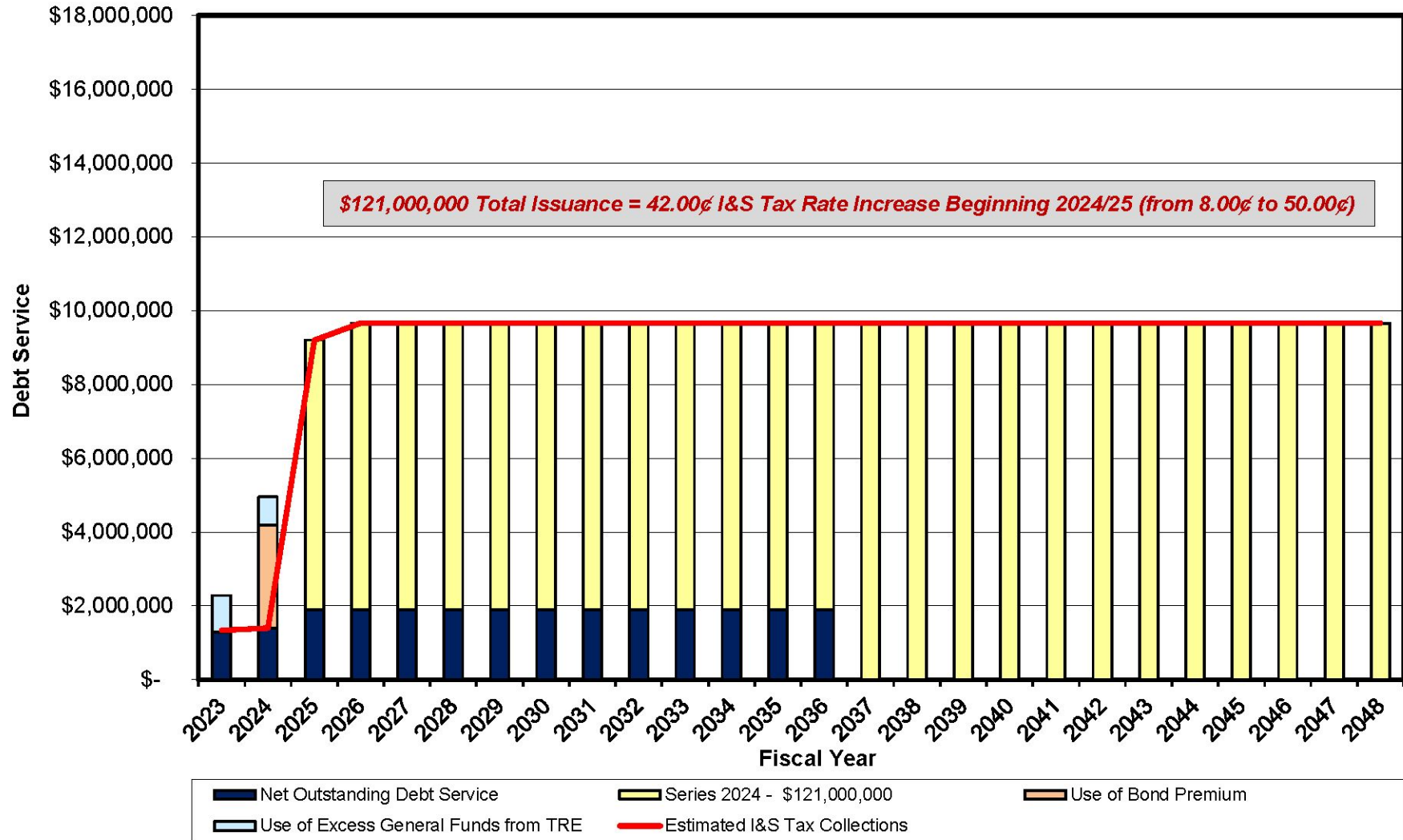
Scenario 3: \$93,250,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years

Projected Cost to Homeowner for a 32.0¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$32.00	\$2.67
100,000	60,000	192.00	16.00
150,000	110,000	352.00	29.33
200,000	160,000	512.00	42.67
220,516	180,516	577.65	48.14
300,000	260,000	832.00	69.33
350,000	310,000	992.00	82.67
400,000	360,000	1,152.00	96.00
450,000	410,000	1,312.00	109.33
500,000	460,000	1,472.00	122.67

**No Tax Increase above the frozen level
on the Homestead of Taxpayers 65 years of age and older
who have applied for and received the Age 65 Freeze**

GAINESVILLE INDEPENDENT SCHOOL DISTRICT

Scenario 4: \$121,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years



Tax Impact – Residential Home

Scenario 4: \$121,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 3 Years

Projected Cost to Homeowner for a 42.0¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$42.00	\$3.50
100,000	60,000	252.00	21.00
150,000	110,000	462.00	38.50
200,000	160,000	672.00	56.00
220,516	180,516	758.17	63.18
300,000	260,000	1,092.00	91.00
350,000	310,000	1,302.00	108.50
400,000	360,000	1,512.00	126.00
450,000	410,000	1,722.00	143.50
500,000	460,000	1,932.00	161.00

**No Tax Increase above the frozen level
on the Homestead of Taxpayers 65 years of age and older
who have applied for and received the Age 65 Freeze**

Texas School Bond Elections

- 2022 – 199 Elections (\$32,107,528,361 Dollar Volume)
 - 115 Passed All or Some Propositions (58%)
 - 84 Failed All Propositions (42%)
- 2021 – 128 Elections (\$15,807,216,543 Dollar Volume)
 - 94 Passed All or Some Propositions (73%)
 - 34 Failed All Propositions (27%)
- 2020 – 39 Elections (\$9,288,061,214 Dollar Volume)
 - 31 Passed All or Some Propositions (79%)
 - 8 Failed All Propositions (21%)
- 2019 – 125 Elections (\$15,527,404,135 Dollar Volume)
 - 98 Passed (78%)
 - 27 Failed (22%)
- 2018 – 104 Elections (\$11,026,121,959 Dollar Volume)
 - 86 Passed (83%)
 - 18 Failed (17%)

Required Propositions & Ballot Language

- Stadium with seating for more than 1,000
 - Natatorium
 - Another Recreational Facility other than a gym, playground or play area
 - Performing Arts Facility
 - Housing for Teachers
 - Technology Equipment other than security or infrastructure
-
- Ballot Required to State “This is a Tax Increase”

Bond Election Timing

- November 7, 2023
 - Board Action to Call for the Bond Election
 - On or Before August 21st
 - Early Voting
 - October 23rd through November 3rd
 - Bond Election
 - November 7, 2023
 - Canvass Bond Election Results
 - November 10th to November 20th
 - 30-Day Contest Period
 - 30 Days from the date the Board Canvasses the Bond Election Results
 - Sell the Bonds
 - Early February to Mid-March

Reflect and Share (3-5 mins)

- What was your biggest take-away from this presentation?
- What is something you plan to share with your friends and neighbors?

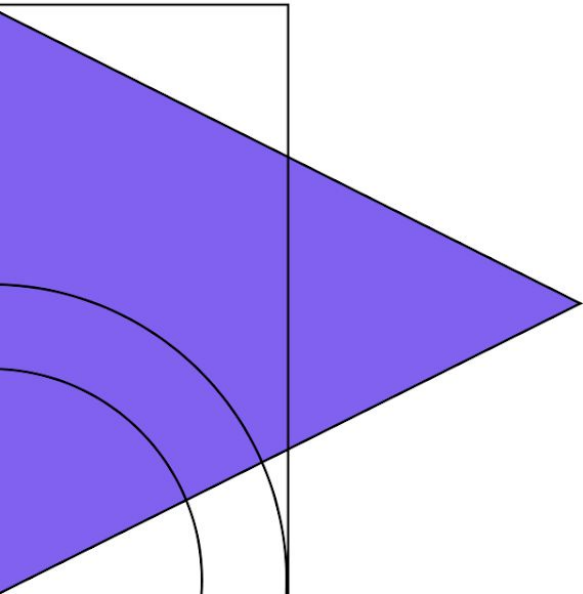
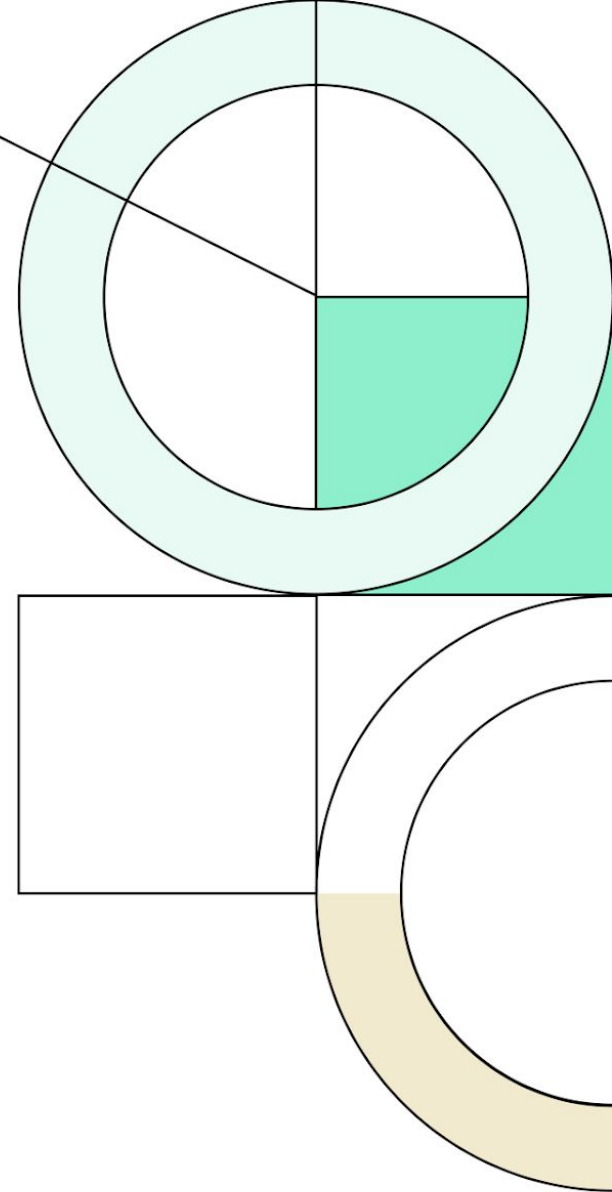


Gainesville Independent School District

4Q22

Demographic Report

April 2023

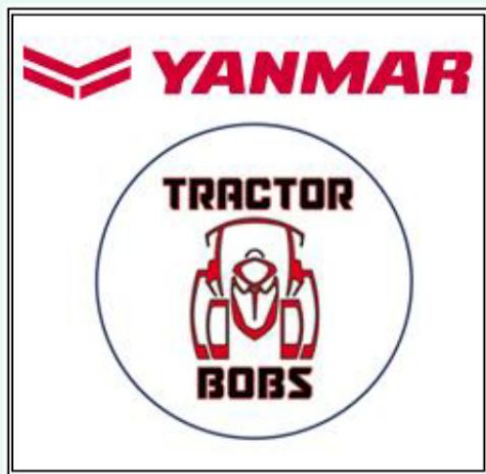




Local Economic Drivers



Business Developments



In July of this past year, Yanmar America Corporation announced, in cooperation with Yanmar’s Flagship Dealer “Tractor Bob’s”, the opening of a new regional distribution center in Gainesville, Texas.

The 54,000 sq. ft. facility will distribute tractors, UTVs and related products to dealers and customers in the Texas market.

Career & Technical Education



North Central Texas College

- The oldest continuously operating two-year college in Texas
- Programs – Accounting, Automotive, Barber, Business Management, Child Development, Computer Information Systems & Technology, Cosmetology, Criminal Justice, Cyber Security, Database Management, Equine Science, HVAC, Horticulture, Industrial Mechatronics, Machining, Medical Office Technology, Plumbing, Web Development, and Welding
- 2021-22 Year - Student Enrollment 7,653 (1,646 Full Time & 6,007 Part Time)
- 352 Employees

Top Industrial Employers



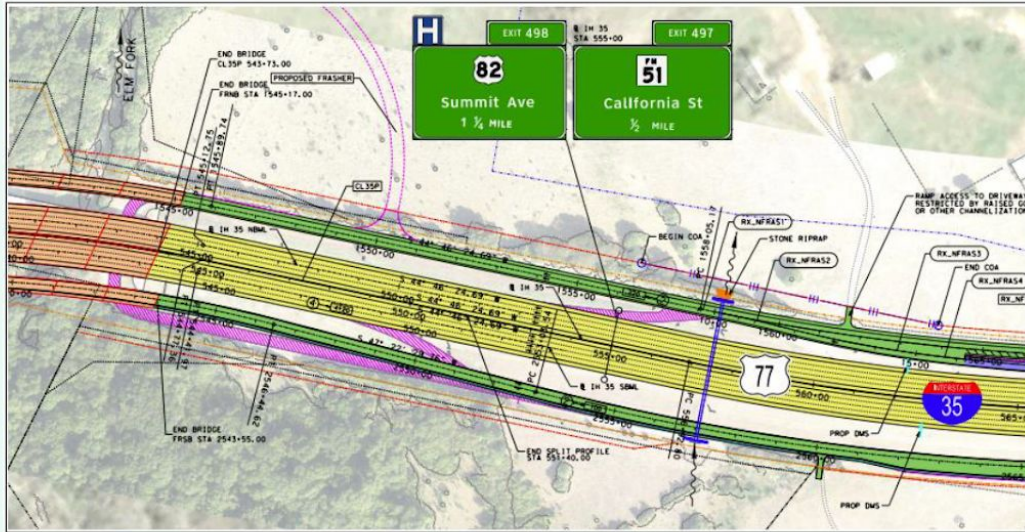
Safran Seats – 800 Employees

IFS Coatings – 266 Employees

Select Energy Services – 171 Employees

PPG Industries – 170 Employees

Trident Process Systems – 123 Employees

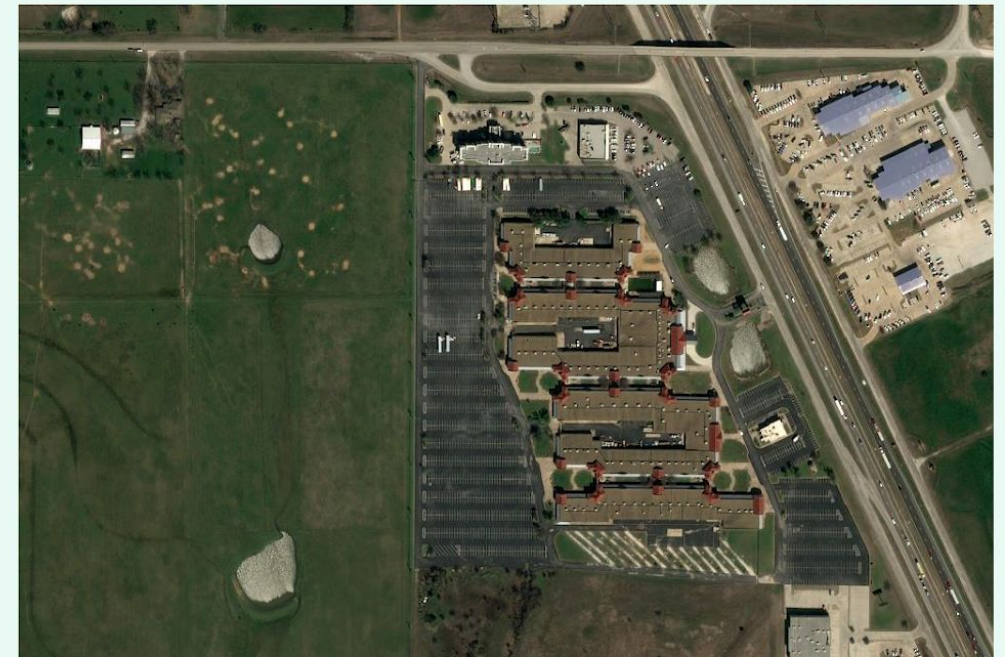


Interstate 35 Expansion

- The original scope of the project included widening the interstate from four to six lanes, with room to expand to eight lanes in the future as traffic increases between the Dallas/Fort Worth Metroplex and the Red River. Acceleration and deceleration lanes are included, as are one-way, two-lane frontage roads extending from Denton County to the river.
- The overall project is broken up into three local phases: **Phase 1** – seven miles of I-35 (including Gainesville), from 1.4 miles south of Spring Creek Road to a quarter mile south of U.S. 82. Work started last summer by Austin Zachary JV and will finish in 2024; **Phase 2** – Picks up from Phase 1 and extends north to Exit 1 in Oklahoma. Its starts in the summer 2024 and should be complete by the end of 2029; **Phase 3** – runs 0.7 miles north of FM 3002 to 1.4 miles south of Spring Creek Road. The timeframe for that work will be from 2026 to 2031.

Tax Increment Reinvestment Zone

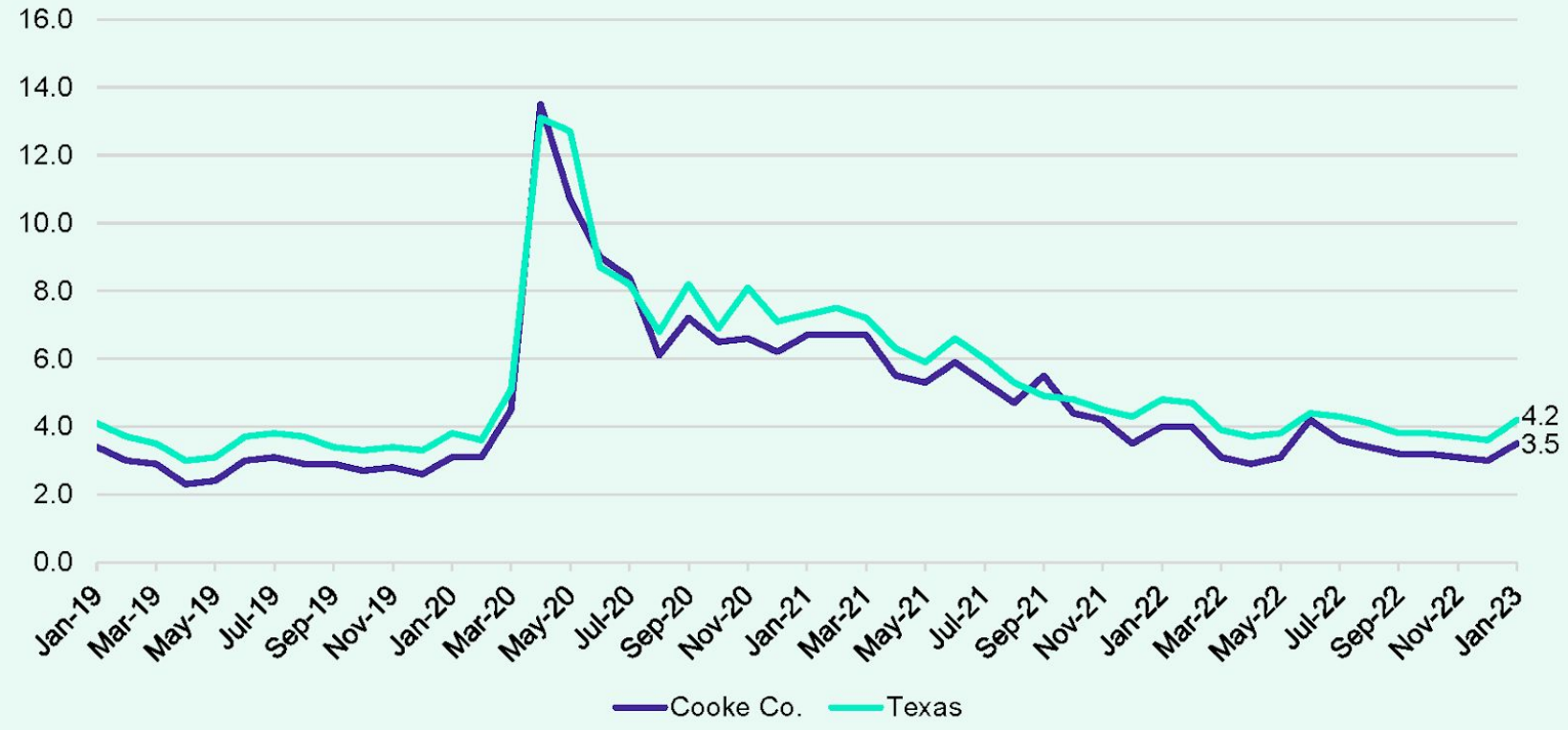
- Authorized by the City in December 2022
- Joint project with several parties, including Cooke County
- Over 400 Acres in size
- Provides incentives for companies to invest in the area to create additional employment opportunities and a long term tax base
- Includes planned development of rail park in Camp Howze Industrial Rail Park



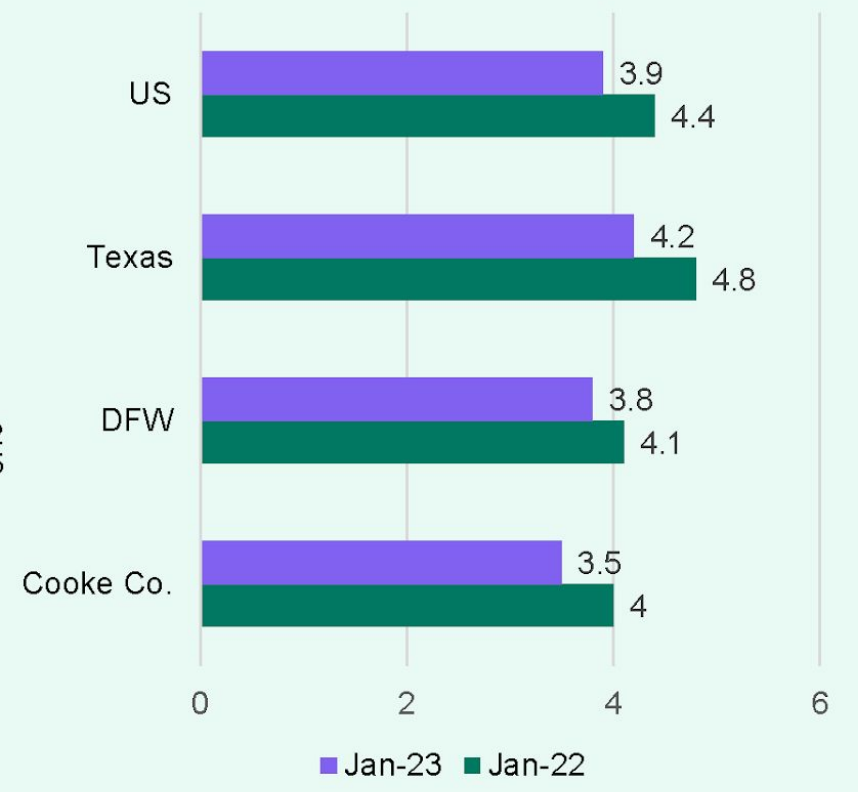


Local Economic Conditions

Unemployment Rate – January 2019 – January 2023



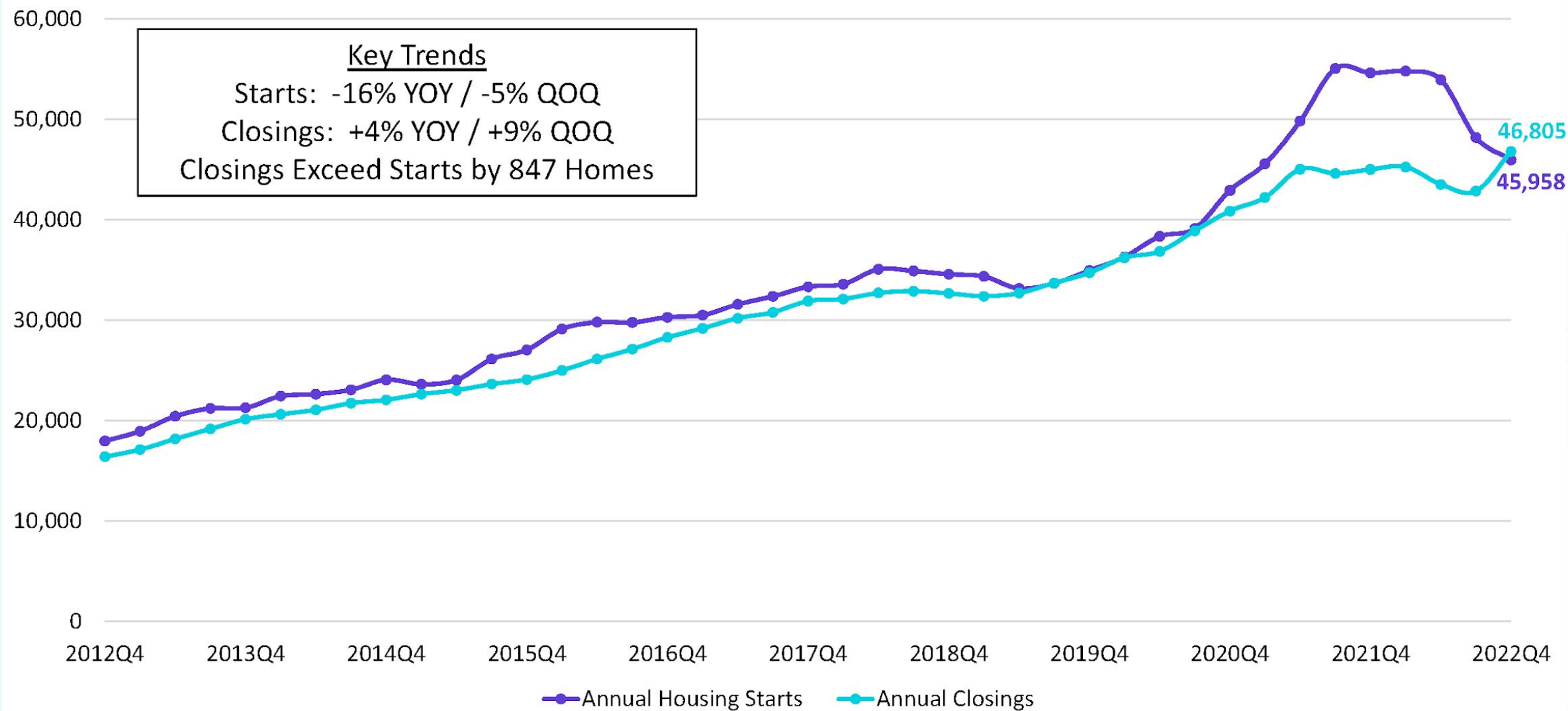
Unemployment Rate, Year over Year





DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

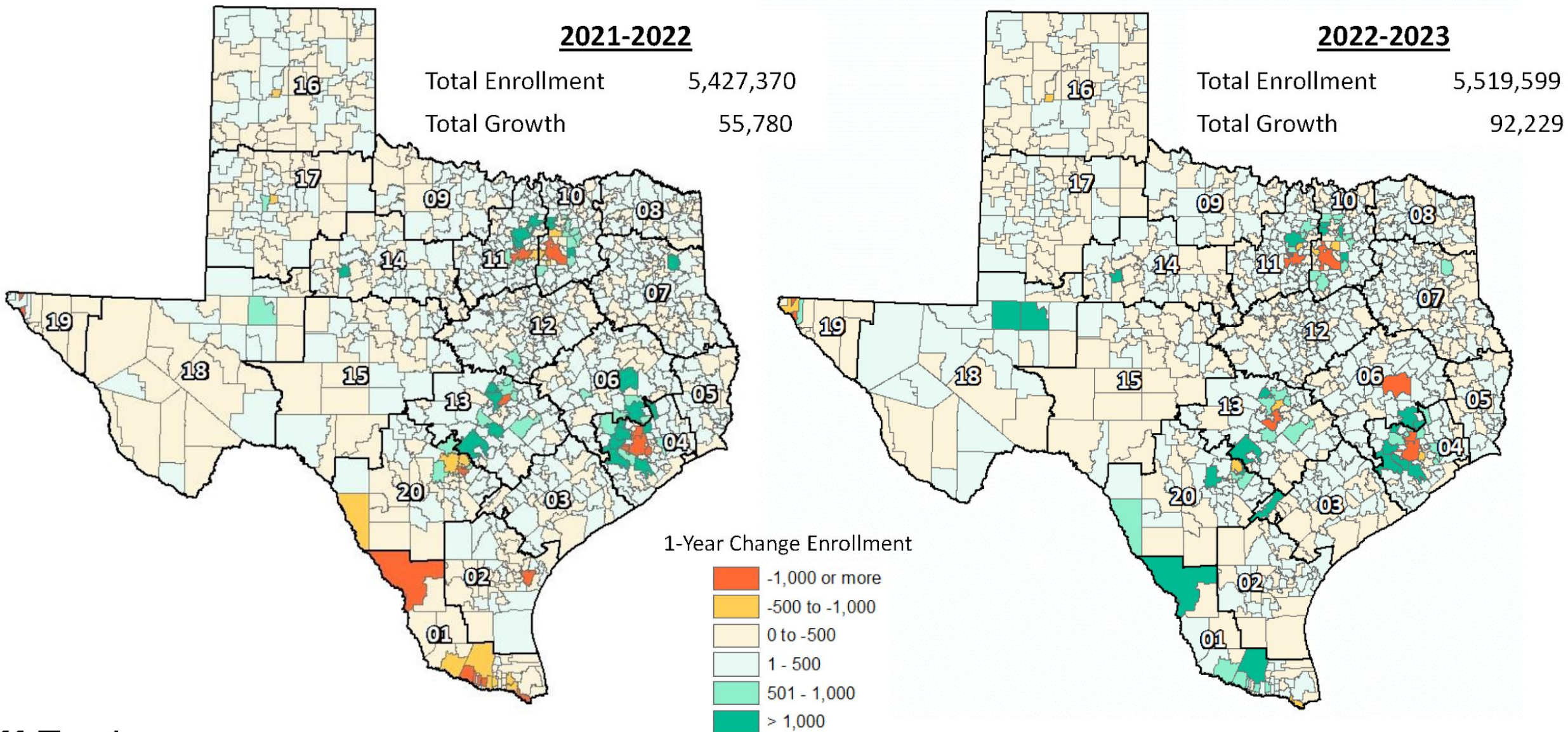


Source: Zonda



State Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)





District Demographic Snapshot

2023 District
Census Population

20,277

10.6%

18,333

2010 Census
District Population

2023 Total District Population
Below Age 19

5,779

3.83%

5,566

2010 Census District
Population Below Age 19

2023 District Households

7,566

11.92%

6,760

2010 District Households

2020 District Household Size

2.68

0.03

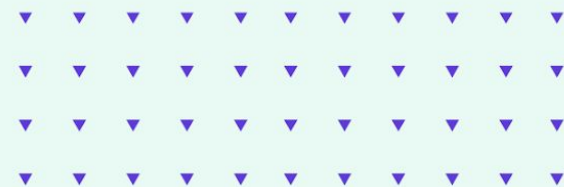
2.71

2010 District Household Size

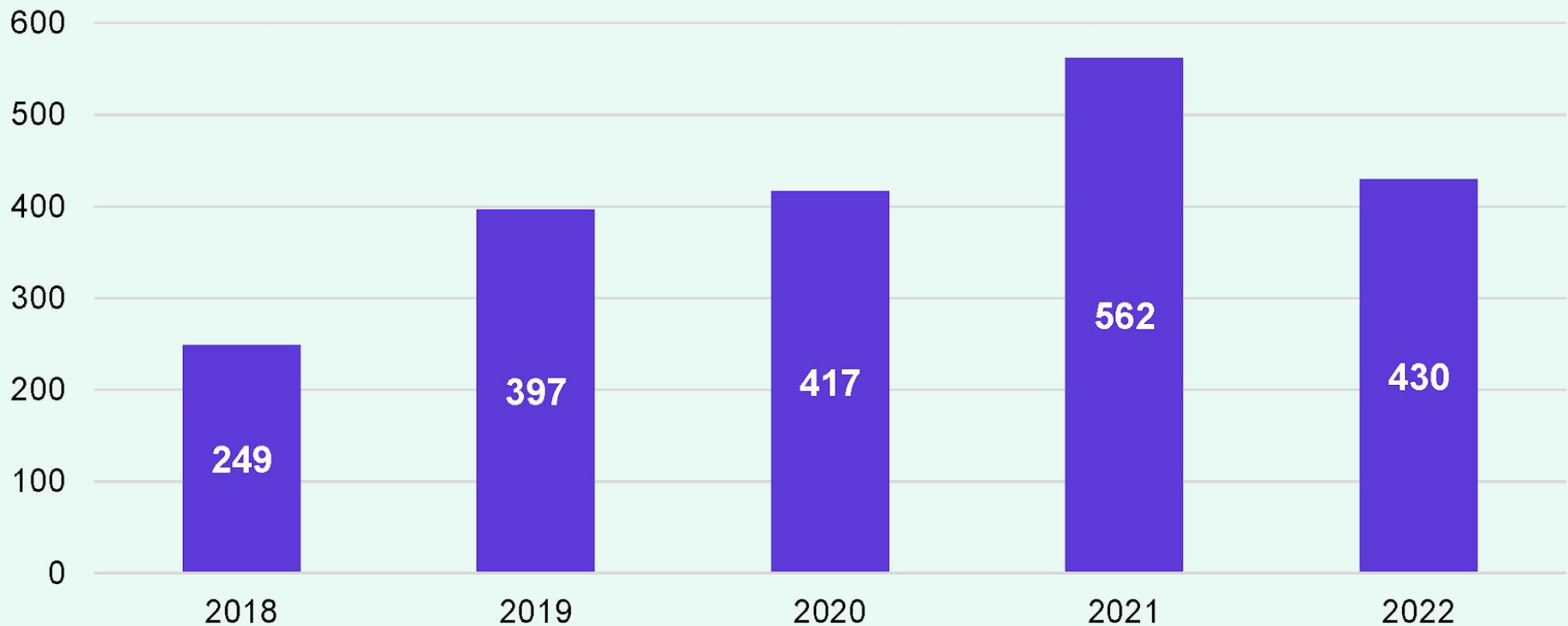


Gainesville ISD Housing Market Analysis

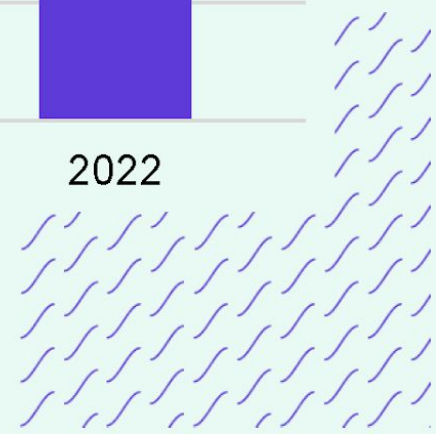
District Annual Home Sales by Type, 2018 – 2022



Annual Home Sales 2018 - 2022



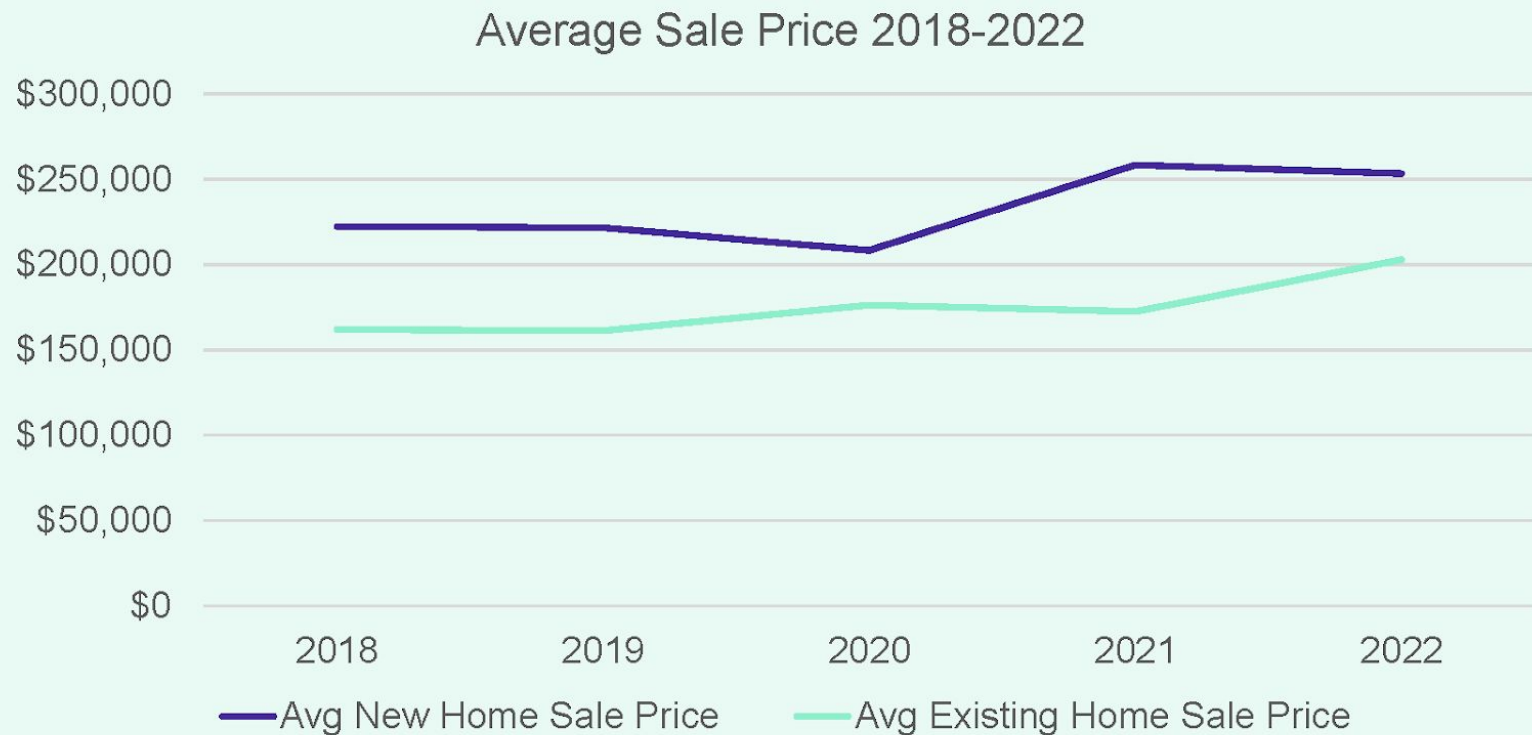
- Total home sales in GISD increased 72.7% from 2018 totals
- Total home sales decreased 23.5% from 2021



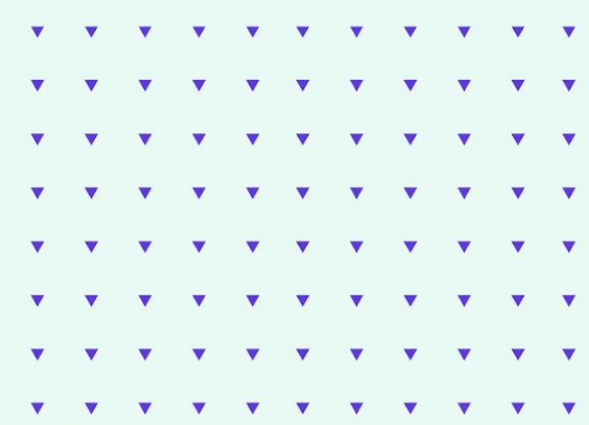


Gainesville ISD Housing Market Analysis

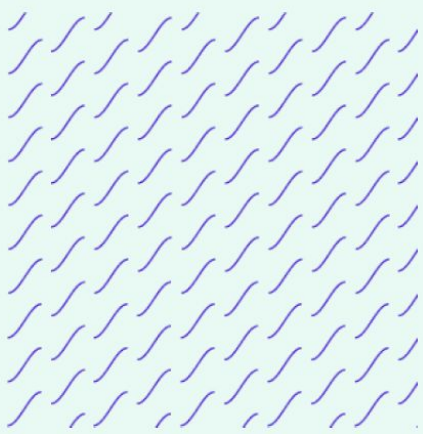
Average New vs. Existing Home Sale Price, 2010 - 2022



- Since 2018, the average new home price in GISD has increased roughly 13.9%, a rise of roughly \$30,900
- Since 2018, the average existing home price within the district has increased by \$40,878, up roughly 25.2%



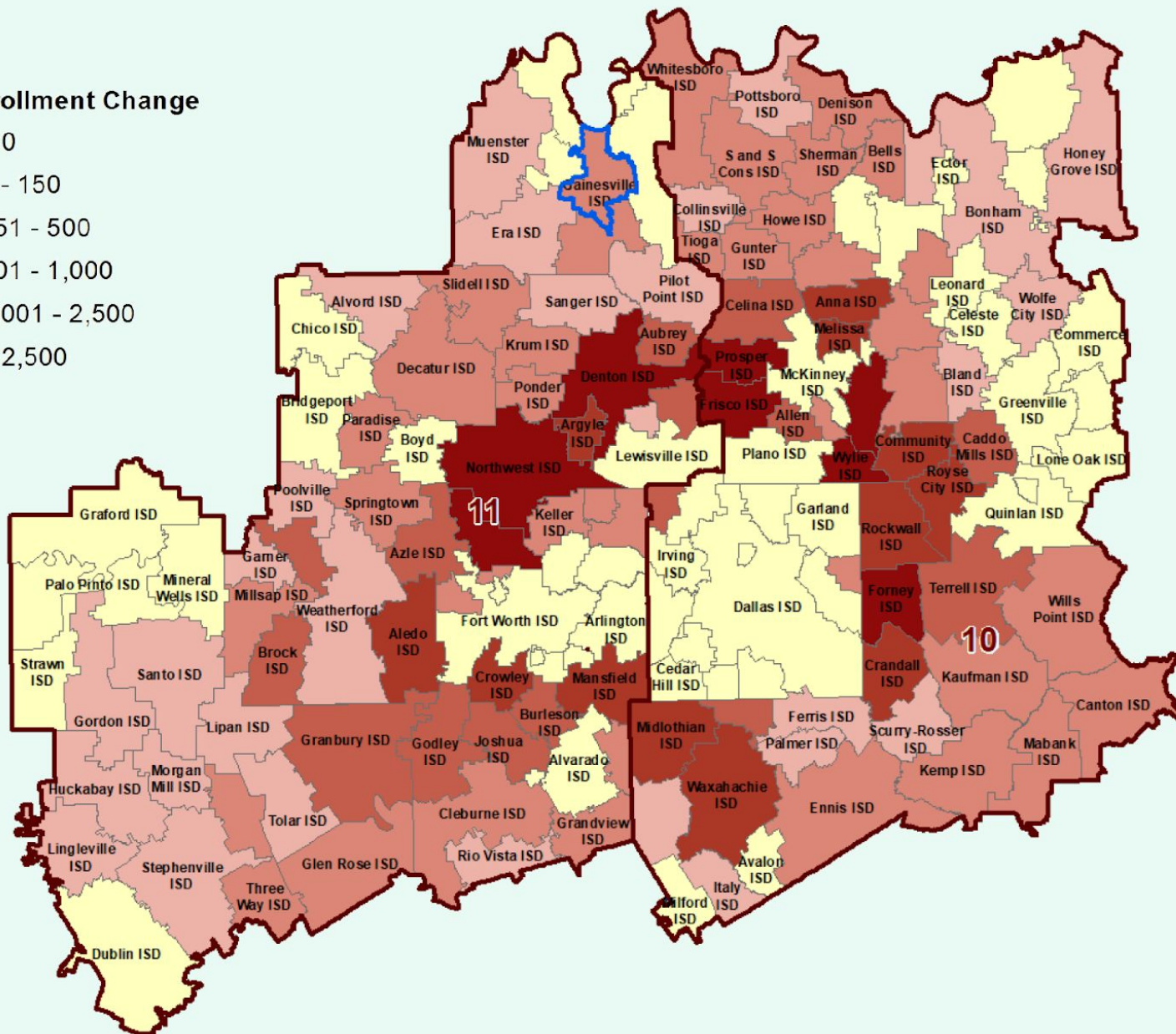
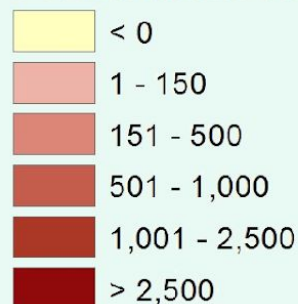
	Avg New Home Price	Avg Existing Home Price
2018	\$222,331	\$161,920
2019	\$221,662	\$161,288
2020	\$208,240	\$176,333
2021	\$258,250	\$172,529
2022	\$253,212	\$202,798





Region 10 & 11 Enrollment Trends

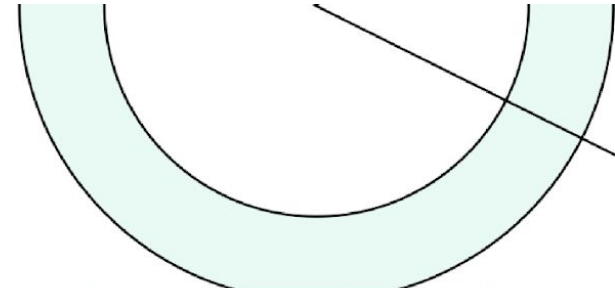
5 Yr Enrollment Change



- Gainesville ISD enrollment grew by 200 students between 2016/17 and 2021/22, an increase of 6.8%
- 2021/22 GISD enrollment is up 88 students from 2020/21, an increase of 2.9%
- Region 10 has seen an overall enrollment increase of 12,307 students from 2020/21, an increase of 1.6%
- Region 11 enrollment has increased 1.8% from 2020/21, an increase of 10,005 students



Annual Enrollment Change



Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	34	112	212	276	222	210	238	213	230	214	214	270	236	189	191	3,061	-134	-4.2%
2020/21	30	161	234	212	270	214	210	221	222	227	216	201	228	226	185	3,057	-4	-0.1%
2021/22	26	166	274	246	212	276	197	212	229	222	222	266	187	210	200	3,145	88	2.9%
2022/23	20	174	231	257	248	210	257	206	202	214	212	256	237	182	188	3,094	-51	-1.6%

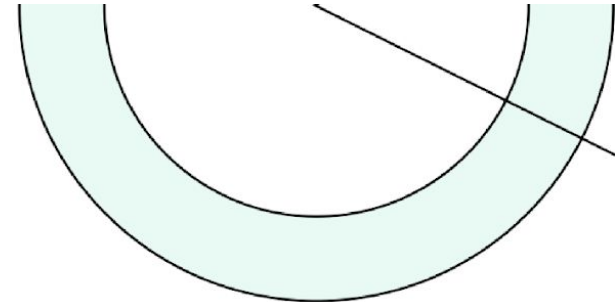
Yellow box = largest grade per year
Green box = second largest grade per year

	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	INT	MS	HS
3 Year Avg.	1.172	1.039	0.996	0.995	0.992	0.951	0.995	1.010	0.974	0.981	1.108	0.889	0.951	0.920	0.995	1.003	0.977	0.967
2019/20	0.767	0.809	1.053	0.921	0.972	0.915	0.973	0.958	0.951	1.024	1.149	0.877	0.794	0.864	0.934	0.965	0.988	0.921
2020/21	1.438	1.104	1.000	0.978	0.964	1.000	0.929	1.042	0.987	1.009	0.939	0.844	0.958	0.979	1.009	0.985	0.998	0.930
2021/22	1.031	1.171	1.051	1.000	1.022	0.921	1.010	1.036	1.000	0.978	1.231	0.930	0.921	0.885	1.033	1.023	0.989	0.992
2022/23	1.048	0.843	0.938	1.008	0.991	0.931	1.046	0.953	0.934	0.955	1.153	0.891	0.973	0.895	0.942	0.999	0.945	0.978

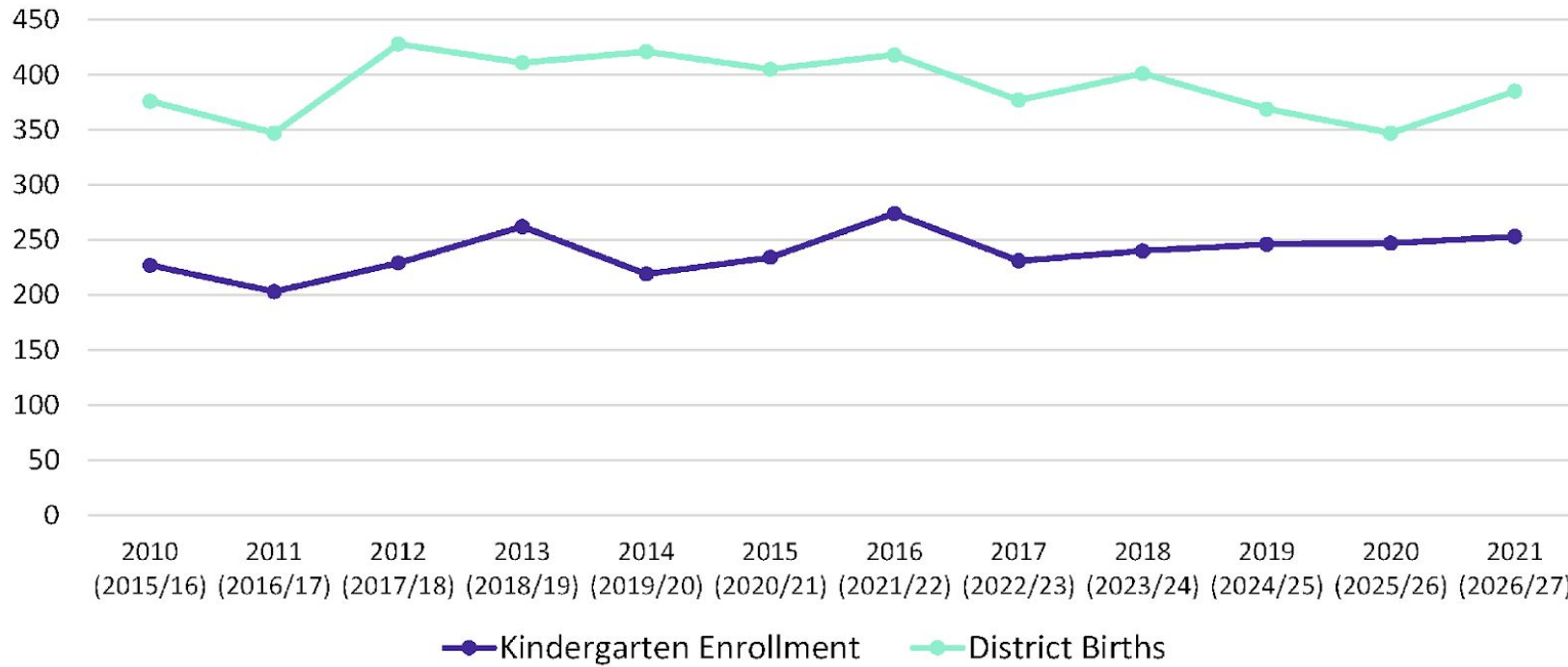
- ❑ The overall enrollment in Gainesville ISD declined by 51 Students from the 2021/22 School Year. The drop in Kindergarten enrollment was a major contributor to the overall decline.
- ❑ The district had growth cohorts in 2nd , 5th , and 9th Grades



Birth Rate Analysis



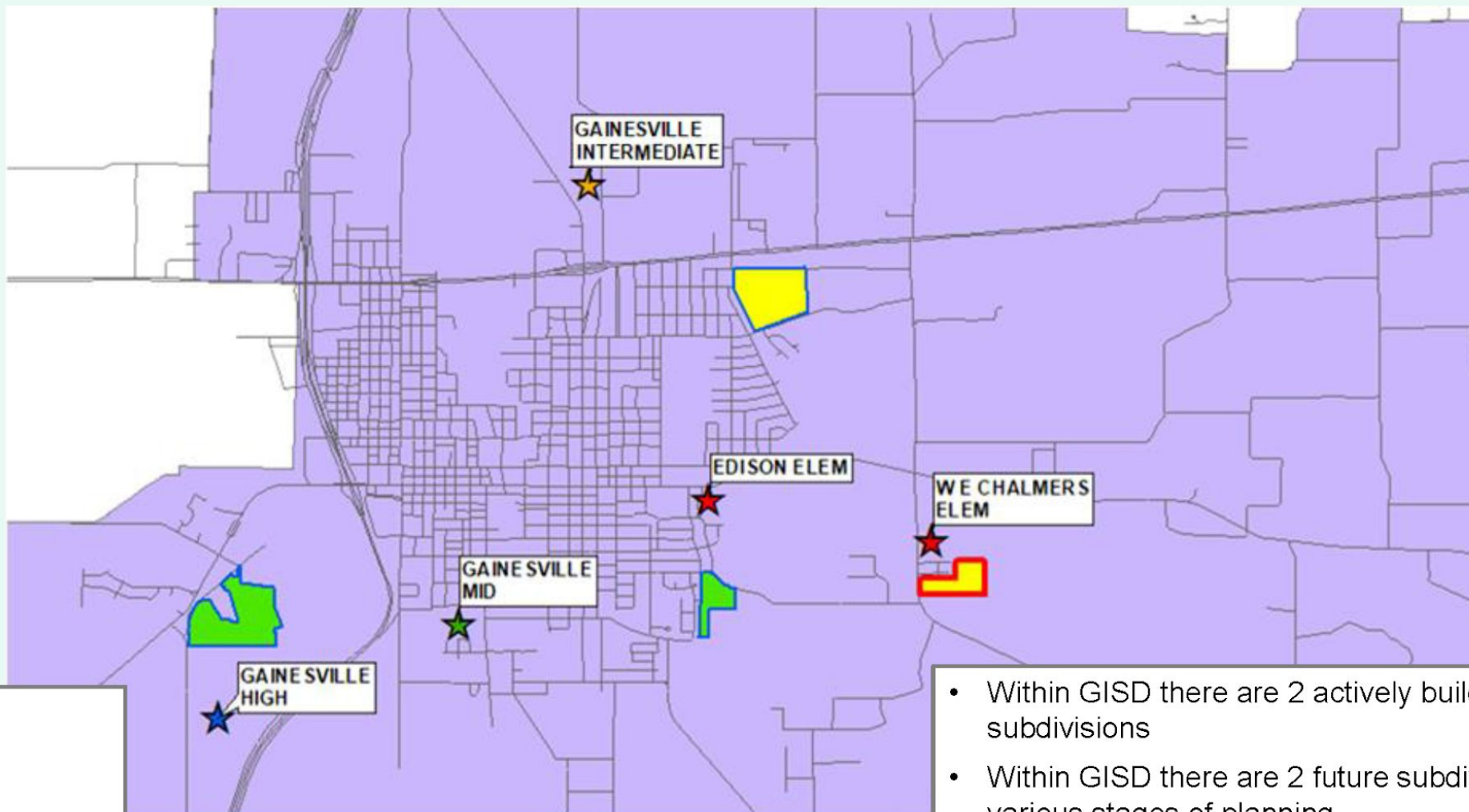
Birth Rate/KG Enrollment Comparison



	Kindergarten Enrollment	District Births	Ratio
2010 (2015/16)	227	376	0.604
2011 (2016/17)	203	347	0.585
2012 (2017/18)	229	428	0.535
2013 (2018/19)	262	411	0.637
2014 (2019/20)	219	421	0.520
2015 (2020/21)	234	405	0.578
2016 (2021/22)	274	418	0.656
2017 (2022/23)	231	377	0.613
2018 (2023/24)	240	401	0.599
2019 (2024/25)	246	369	0.667
2020 (2025/26)	247	347	0.712
2021 (2026/27)	253	385	0.657



District Housing Overview



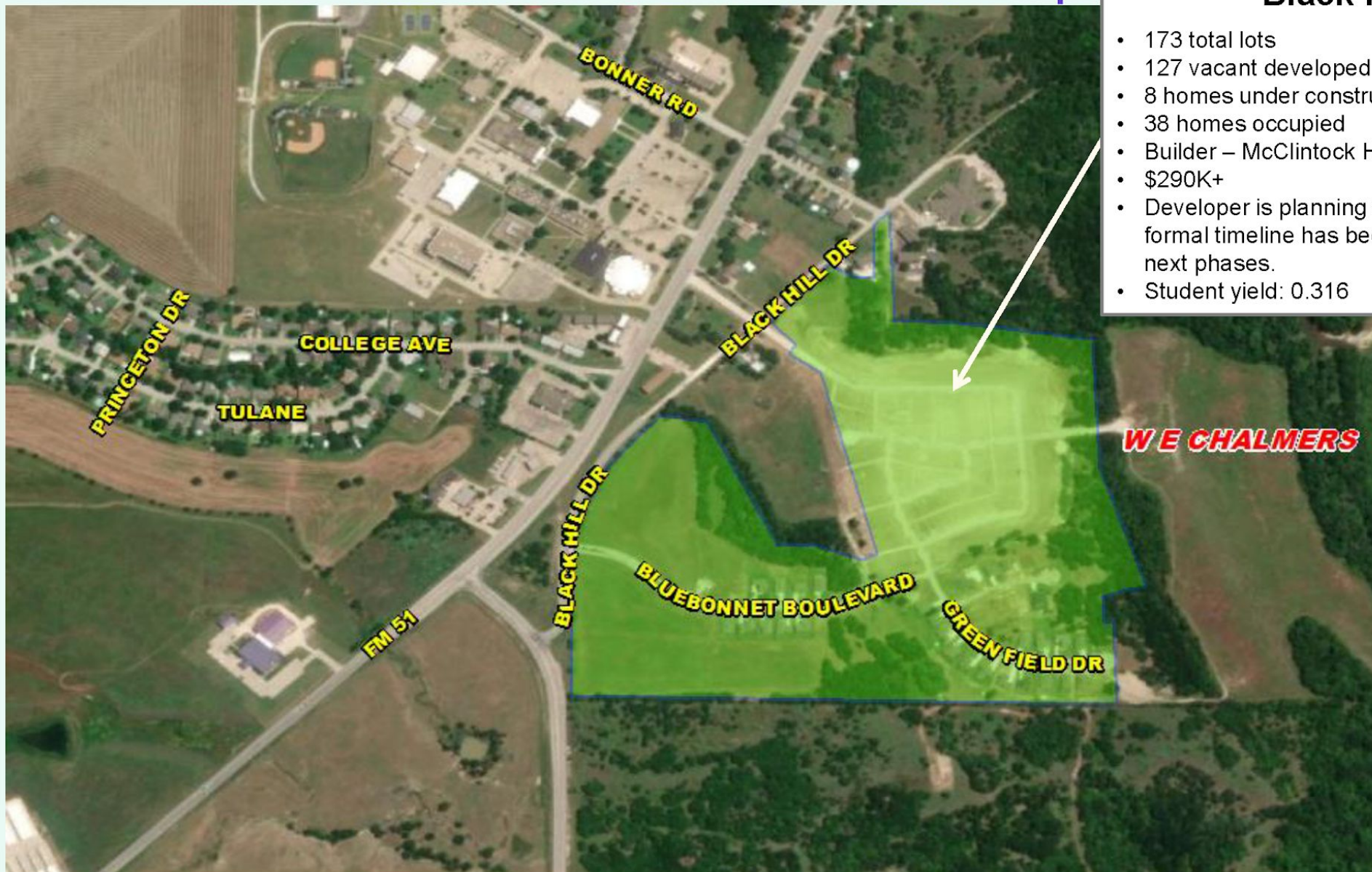
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- Within GISD there are 2 actively building subdivisions
- Within GISD there are 2 future subdivisions in various stages of planning
- Of these, groundwork is underway 102 lots in one subdivision



Residential Activity



Black Hill Farm

- 173 total lots
- 127 vacant developed lots
- 8 homes under construction
- 38 homes occupied
- Builder – McClintock Homes
- \$290K+
- Developer is planning three additional phases. No formal timeline has been established for these next phases.
- Student yield: 0.316



Residential Activity



Vintage Square

- 102 total lots
- 6 homes under construction
- 96 homes occupied
- Builder – Riverside Homebuilders
- \$365K+
- Student yield: 0.44



Residential Activity



Liberty Pointe

- Potential of 850 total lots
- Groundwork underway on phase one – 102 lots
- Developer – Lackland Liberty Pointe Development, LLC.
- Anticipate home building to begin 1Q24

March 2023





Residential Activity



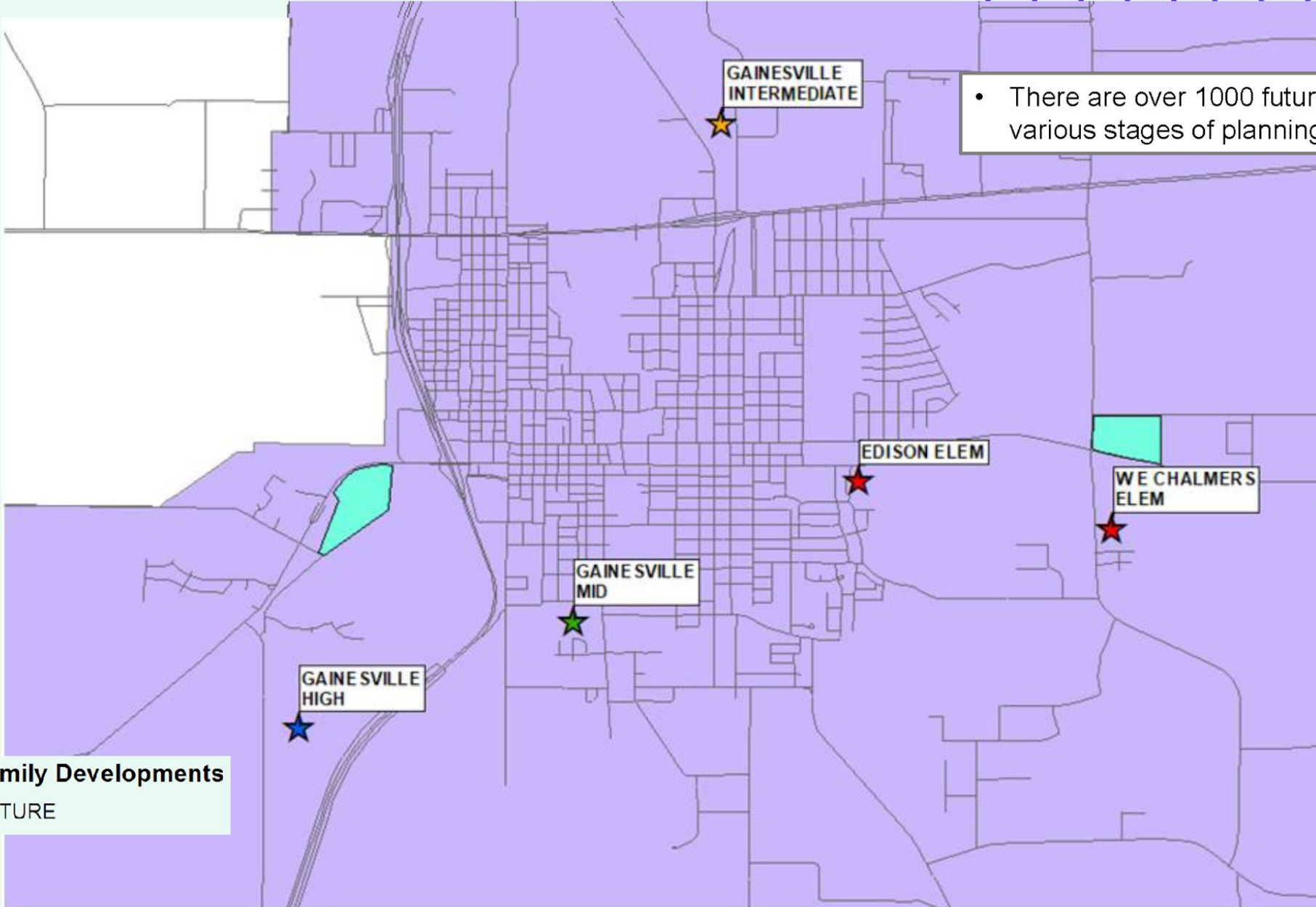
Creek Joint Development

- 200 total future lots
- Currently no indication of any progress on this project



District Multi-Family Overview

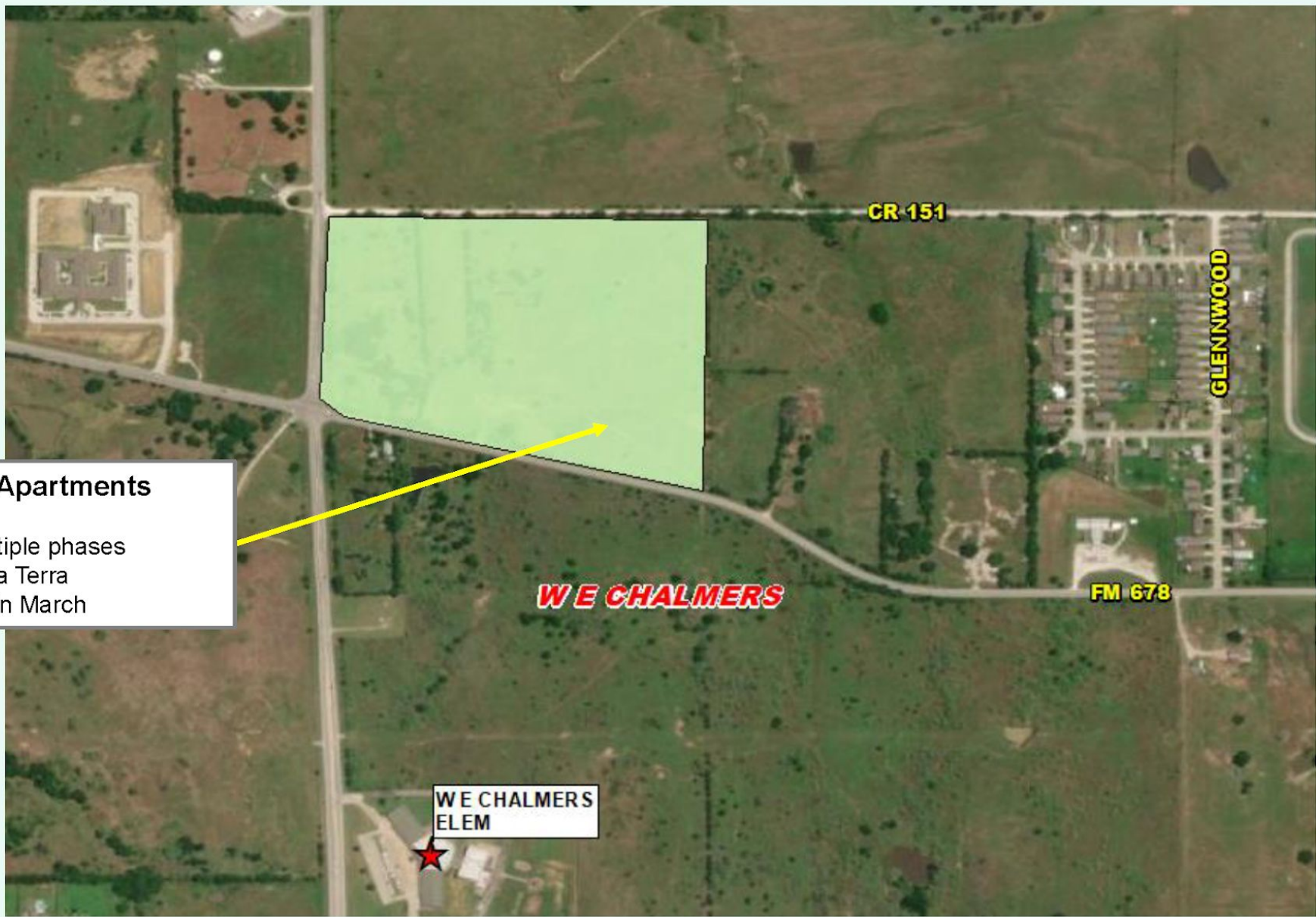
- There are over 1000 future multi-family units in various stages of planning across the district



Multi-Family Developments
FUTURE



Multi-family Activity



Rock Creek Apartments

- 756 future units
- Will be built in multiple phases
- Developer: Summa Terra
- Plat filed with city in March



Multi-family Activity



Winston Luxury Apartments

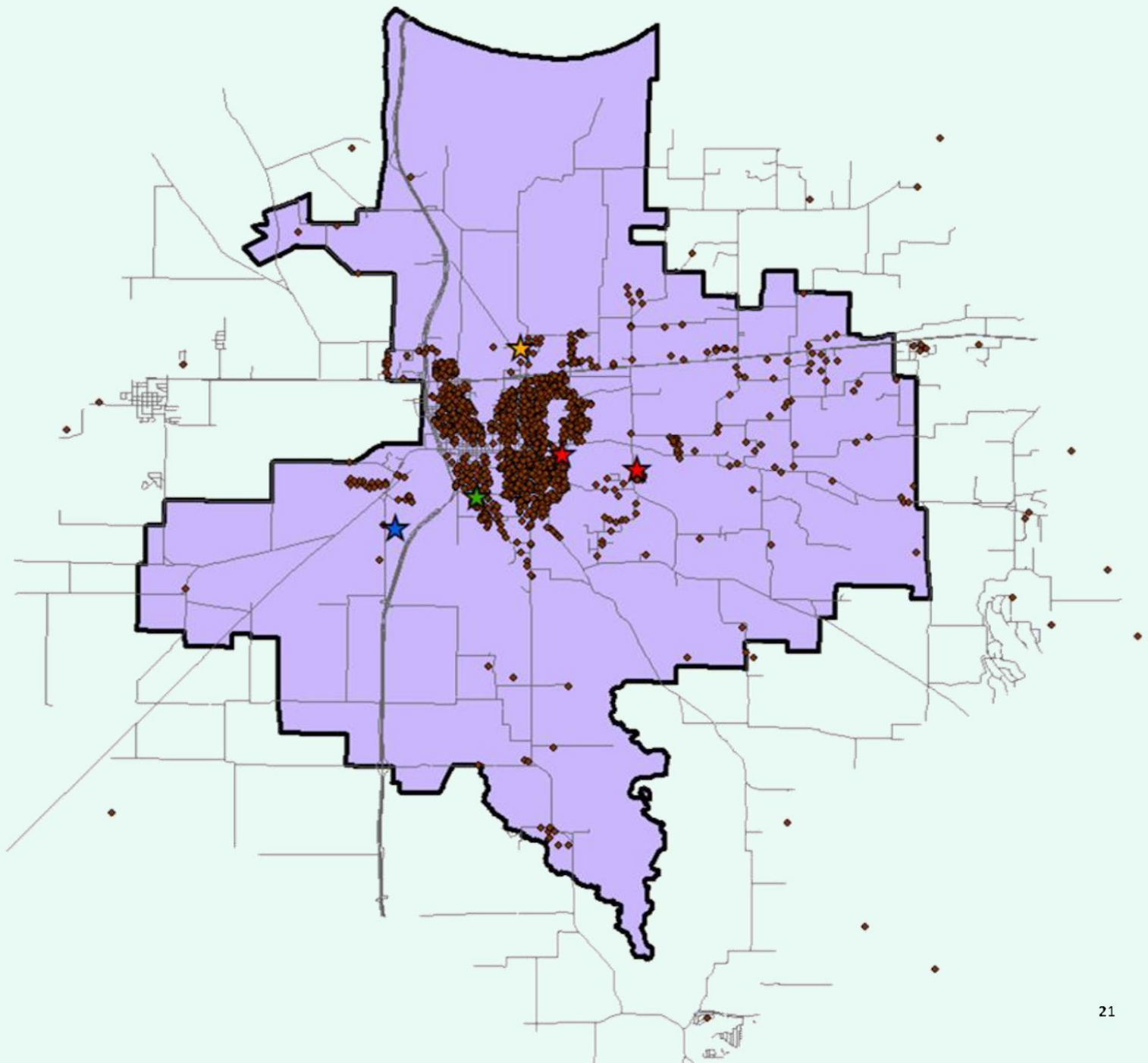
- 300 Total Units
- Request to rezone area for multifamily use approved by city council in October 2022





Student Density

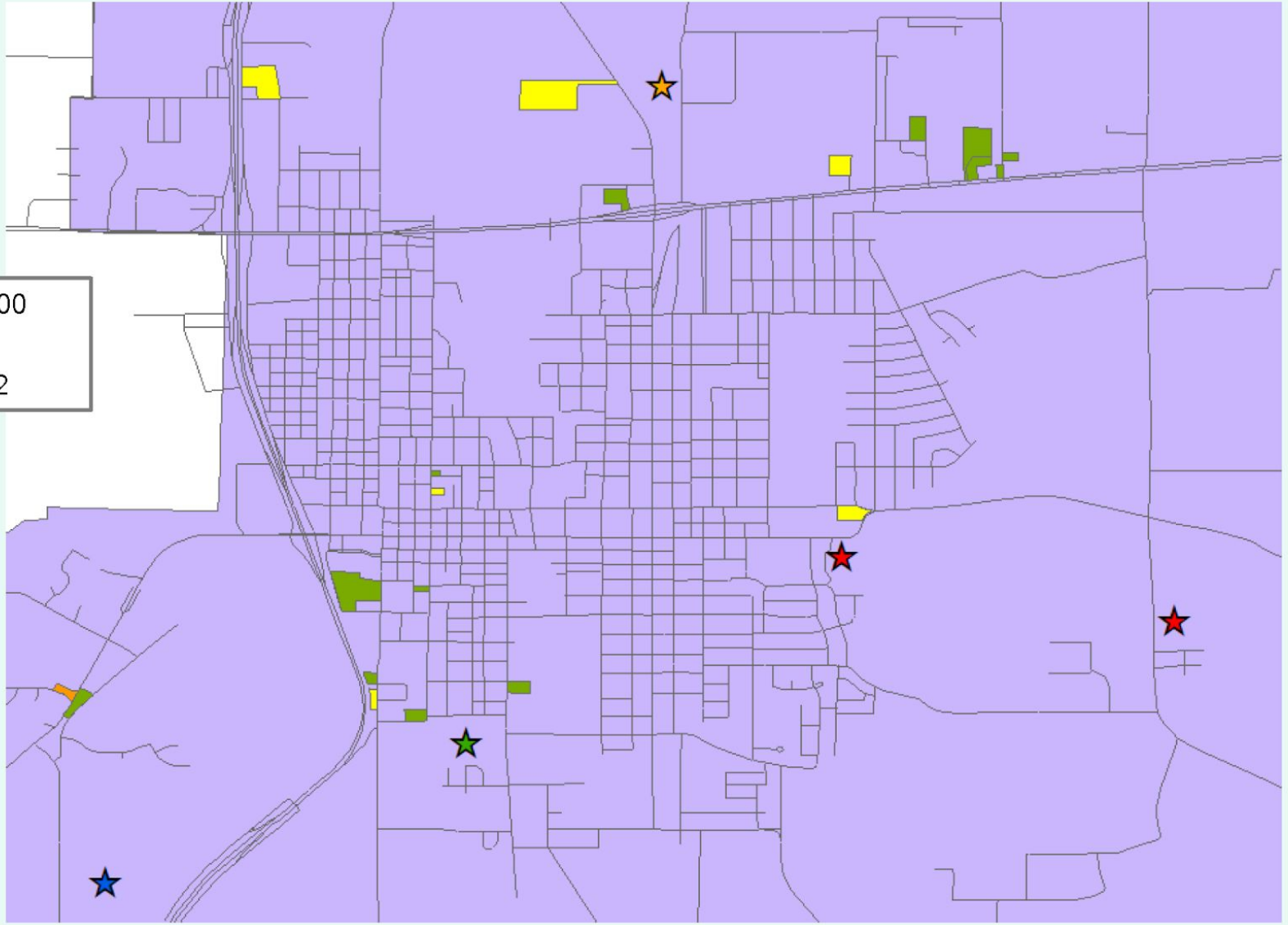
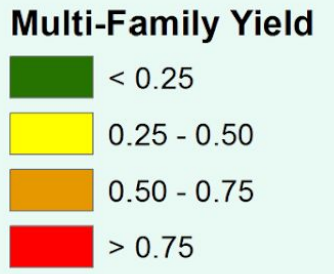
- GISD currently has 76 students residing outside of district
- This represents roughly 2.5% of total Gainesville ISD students
- Approximately 2,820 students live within the city of Gainesville, about 91% of the students





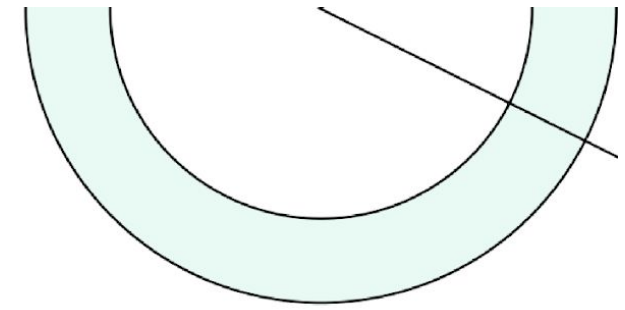
Multifamily Yield

- There are 192 students residing in over 1,000 multi-family units across the district
- The overall district multi-family yield is 0.192





Ten Year Forecast by Grade Level

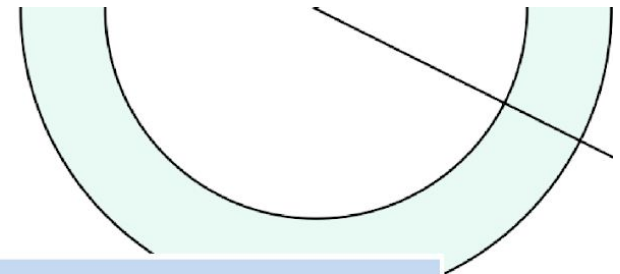


Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	34	112	212	276	222	210	238	213	230	214	214	270	236	189	191	3,061	-134	-4.2%
2020/21	30	161	234	212	270	214	210	221	222	227	216	201	228	226	185	3,057	-4	-0.1%
2021/22	26	166	274	246	212	276	197	212	229	222	222	266	187	210	200	3,145	88	2.9%
2022/23	20	174	231	257	248	210	257	206	202	214	212	256	237	182	188	3,094	-51	-1.6%
2023/24	22	164	240	243	253	256	209	260	202	194	221	248	231	219	167	3,129	35	1.1%
2024/25	26	167	246	253	253	259	256	213	256	197	200	257	223	211	197	3,214	86	2.7%
2025/26	24	174	247	259	263	257	262	261	213	248	204	233	240	208	190	3,283	69	2.1%
2026/27	28	174	253	260	265	270	257	267	261	211	256	238	212	224	189	3,365	82	2.5%
2027/28	30	181	261	266	267	271	271	257	270	255	218	298	218	198	202	3,463	97	2.9%
2028/29	27	178	256	275	274	273	267	274	258	262	263	254	274	203	179	3,517	55	1.6%
2029/30	27	179	259	269	270	280	272	270	275	254	270	307	233	255	183	3,603	86	2.5%
2030/31	31	181	261	273	272	276	279	277	273	269	262	315	281	217	230	3,697	94	2.6%
2031/32	33	181	261	275	276	278	274	285	279	267	278	306	289	262	196	3,740	43	1.2%
2032/33	30	182	263	275	278	282	277	279	291	274	276	324	281	267	237	3,816	76	2.0%

Yellow box = largest grade per year
 Green box = second largest grade per year



Ten Year Forecast by Campus



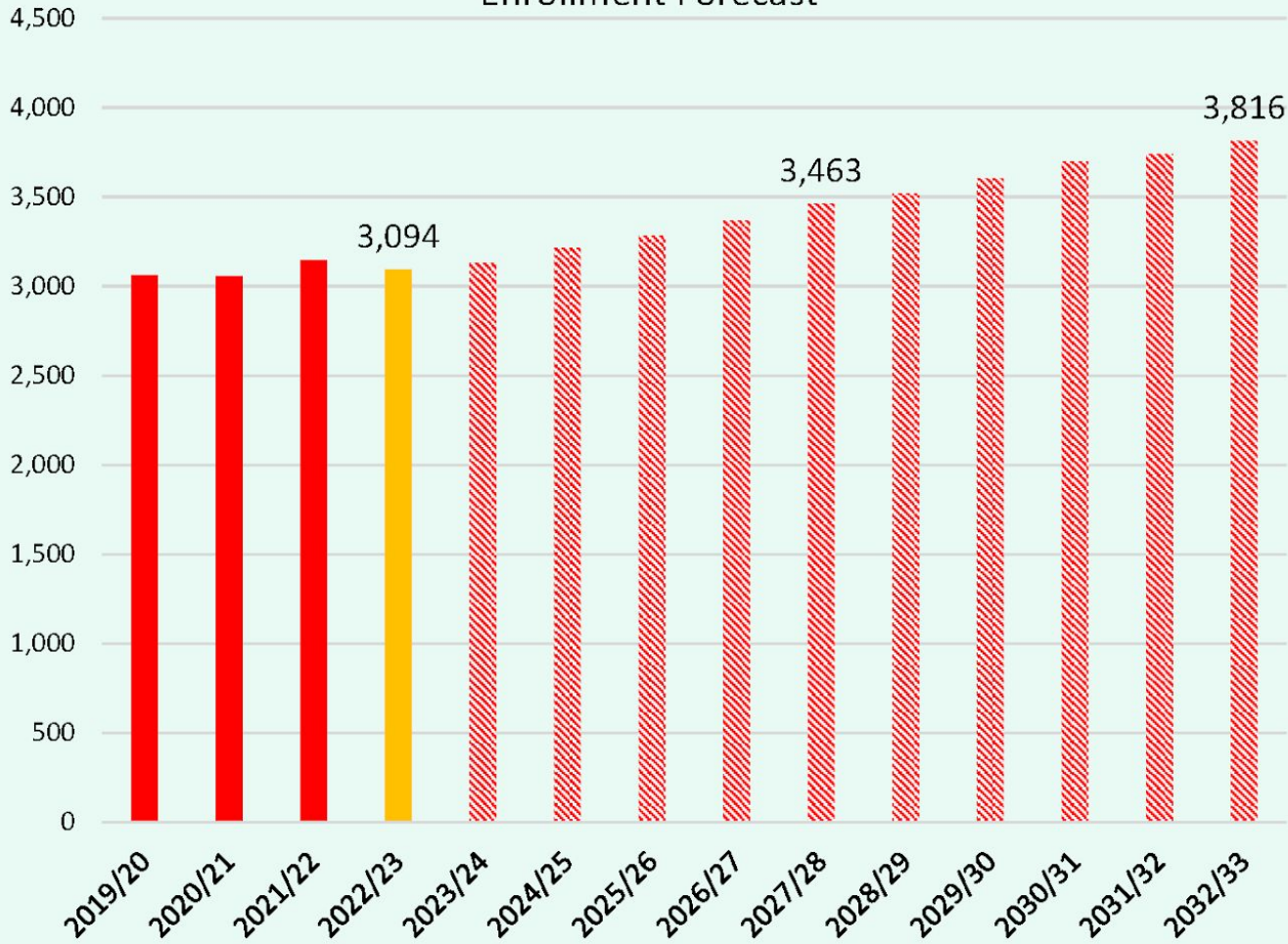
CAMPUS	Capacity	History	CURRENT	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Edison Elementary School	660	712	682	669	692	704	715	738	736	734	746	750	750
Chalmers Elementary School	880	685	715	718	768	782	792	809	814	822	827	828	837
ELEMENTARY TOTALS		1,397	1,397	1,387	1,460	1,486	1,507	1,547	1,550	1,556	1,573	1,578	1,587
Elementary Absolute Change		66	0	-10	74	26	21	39	4	6	17	5	9
Elementary Percent Change		4.96%	0.00%	-0.73%	5.31%	1.77%	1.43%	2.60%	0.23%	0.40%	1.07%	0.33%	0.58%
Gainesville Intermediate School	700	441	408	462	469	474	528	527	532	545	550	564	570
INTERMEDIATE SCHOOL TOTAL		441	408	462	469	474	528	527	532	545	550	564	570
Middle School Absolute Change		-2	-33	54	7	5	54	-1	5	13	5	14	6
Middle School Percent Change		-0.45%	-7.48%	13.24%	1.52%	1.07%	11.39%	-0.19%	0.95%	2.44%	0.92%	2.55%	1.06%
Gainesville Junior High	969	444	426	415	397	452	467	473	525	524	531	545	550
MIDDLE SCHOOL TOTAL		444	426	415	397	452	467	473	525	524	531	545	550
Middle School Absolute Change		1	-18	-11	-18	55	15	6	52	-1	7	14	5
Middle School Percent Change		0.23%	-4.05%	-2.58%	-4.34%	13.85%	3.32%	1.28%	10.99%	-0.19%	1.34%	2.64%	0.92%
Gainesville High School	1,208	863	863	865	888	871	863	916	910	978	1,043	1,053	1,109
HIGH SCHOOL TOTAL		863	863	865	888	871	863	916	910	978	1,043	1,053	1,109
High School Absolute Change		23	0	2	23	-17	-8	53	-6	68	65	10	56
High School Percent Change		2.74%	0.00%	0.23%	2.66%	-1.91%	-0.92%	6.14%	-0.66%	7.47%	6.65%	0.96%	5.32%
DISTRICT TOTALS		3,145	3,094	3,129	3,214	3,283	3,365	3,463	3,517	3,603	3,697	3,740	3,816
District Absolute Change		88	-51	35	86	69	82	97	55	86	94	43	76
District Percent Change		2.88%	-1.62%	1.12%	2.74%	2.14%	2.50%	2.89%	1.57%	2.45%	2.60%	1.17%	2.04%

* Yellow – Exceeding the Building Capacity



Key Takeaways

Enrollment Forecast



Gainesville ISD enrollment declined by 51 students since the Fall of 2021



Total Home sales in GISD has decreased in 2022 from the previous year in large part due to the higher interest rates



There are currently 2 Active Building Subdivisions within the district with 2 Future Subdivisions in the planning stages.



Groundwork is currently underway on roughly 102 lots within 1 Subdivisions that will impact the district over the next 1-2 years



Enrollment is expected to increase by approximately 370 students by 2027/28 and enrollment could exceed 3,800 students by 2032/33

Reflect and Share (3-5 mins)

- What was your biggest take-away from this presentation?
- What is something you plan to share with your friends and neighbors?

Questions?

Closing

Dr. DesMontes Stewart, Superintendent

Committee Schedule

Meeting #1

Thursday, March 23

Gainesville ISD Admin Bldg

Meeting #2

Tuesday, April 18

Gainesville Junior High

Meeting #3

Thursday, May 11

Edison Elementary

Meeting #4

Tuesday, June 6

Chalmers Elementary

Meeting #5

Tuesday, June 27

Gainesville Intermediate

Other Important Dates:

July 17 – Board Meeting

August 21 – Deadline to Call Bond Election

November 7, 2023 – Election Day

Next Meeting

Thursday, May 11
Meeting Begins: 5:30 p.m.

Edison Elementary

- **Tour**

