

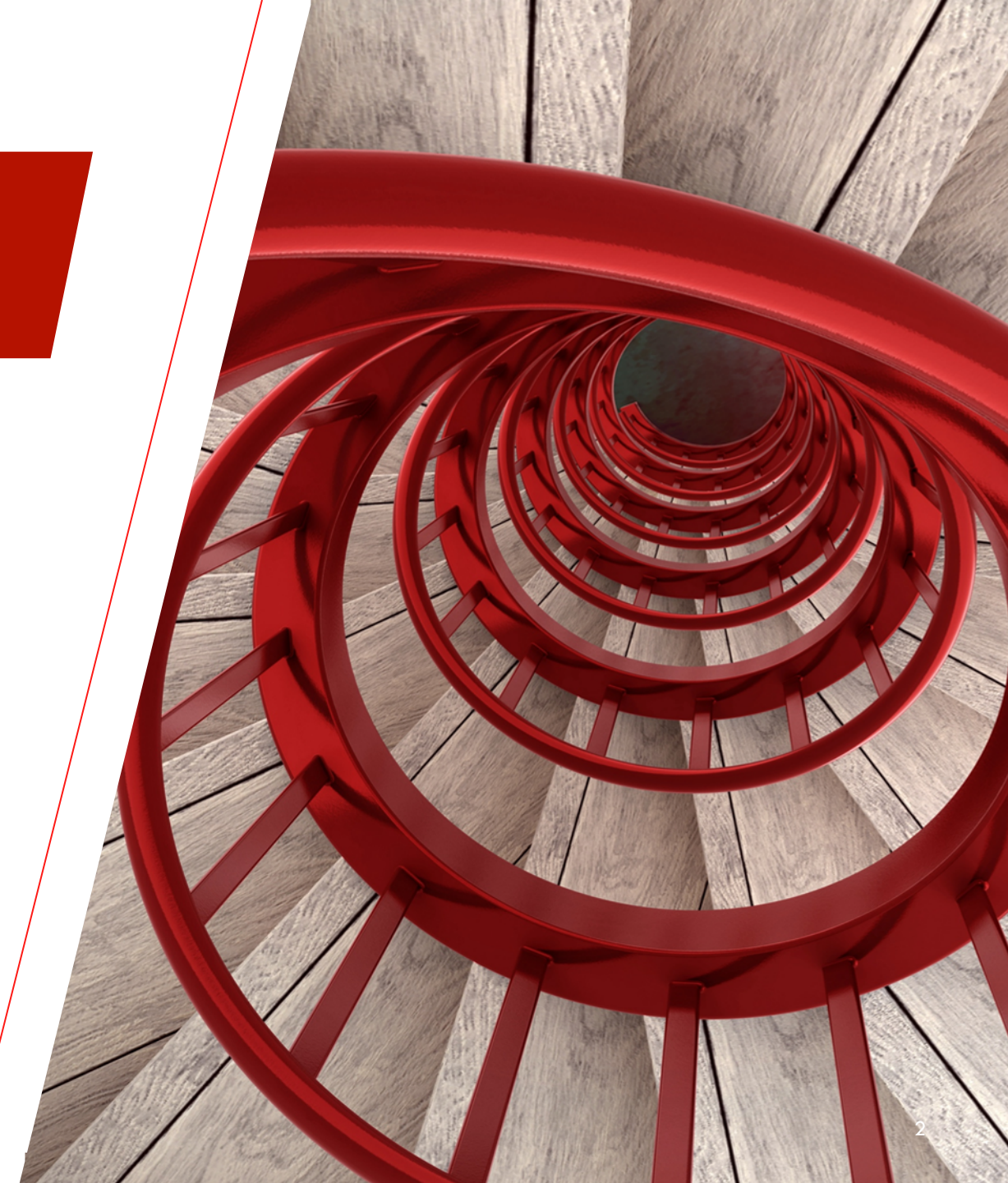
# COMMUNITY BOND STEERING COMMITTEE

April 21, 2022  
Peach Creek  
Elementary



# AGENDA

- Welcome
- Committee Purpose
- What is a Bond?
- Where are We?
- Demographic Report
- Q+A
- Campus Tour





# WELCOME

**Cultivating Exceptional People** | Every child has strengths and talents. Splendora ISD will focus on these strengths and talents regardless of a test score. To do anything less neglects our duty as parents, educators, and community members.



A close-up photograph of a large, dark metal wheel, possibly a train wheel, with a red-painted metal structure in the background. The image is partially obscured by a red rectangular overlay on the right side.

# INTRODUCTIONS

- NAME
- PARENT, BUSINESS OWNER, COMMUNITY MEMBER, TOPIC EXPERT, ETC.



# COMMUNITY BOND STEERING COMMITTEE PURPOSE

1

## **DIVERSE GROUP**

Represent  
everyone

2

## **LISTENERS**

Hear  
information and  
come ready to  
learn

3

## **LEARNERS**

Recognize  
district needs  
and trust  
process

4

## **PROVIDE FEEDBACK**

Ask questions,  
respect others,  
and provide  
input

5

## **RECOMMEND**

Reach consensus  
and present  
recommendation  
to the board  
regarding action

# WHAT IS A BOND?





# SCHOOL FINANCE

- Local tax dollars
- State funding
- Federal funding

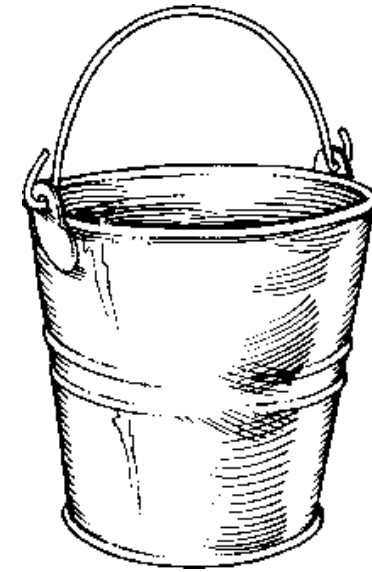
Dollars go into two “buckets”

Maintenance and Operation (M&O)

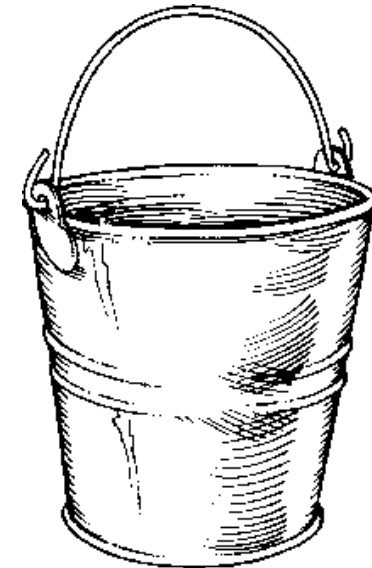
Personnel, Utilities, Operating Cost, Supplies, etc.

Interest and Sinking (I&S)

Buildings, Land, Large Capital Items, etc.



*Maintenance and Operation (M&O)*



*Interest and Sinking (I&S)*

# SCHOOL BONDS

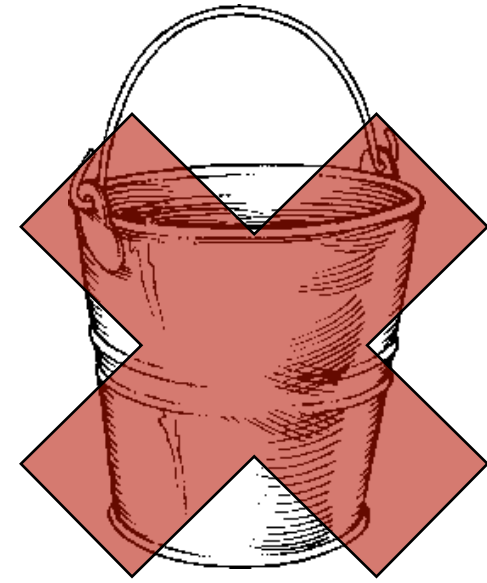
School districts typically do not have enough fund balance to pay for large capital items

- Construction/renovation of buildings
- Acquisition of land
- Busses, etc.

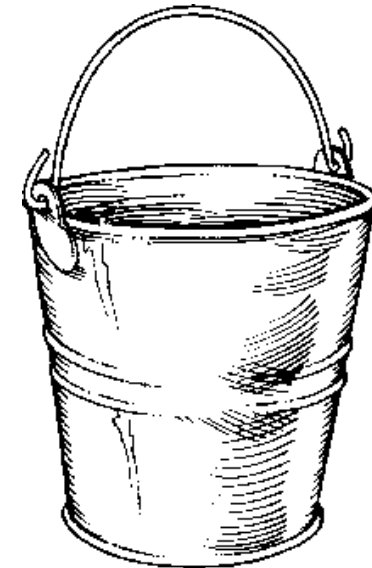
Can NOT be used on M&O

Bond amount/rate is unique to each community

Work with financial council to define



*Maintenance and Operation (M&O)*

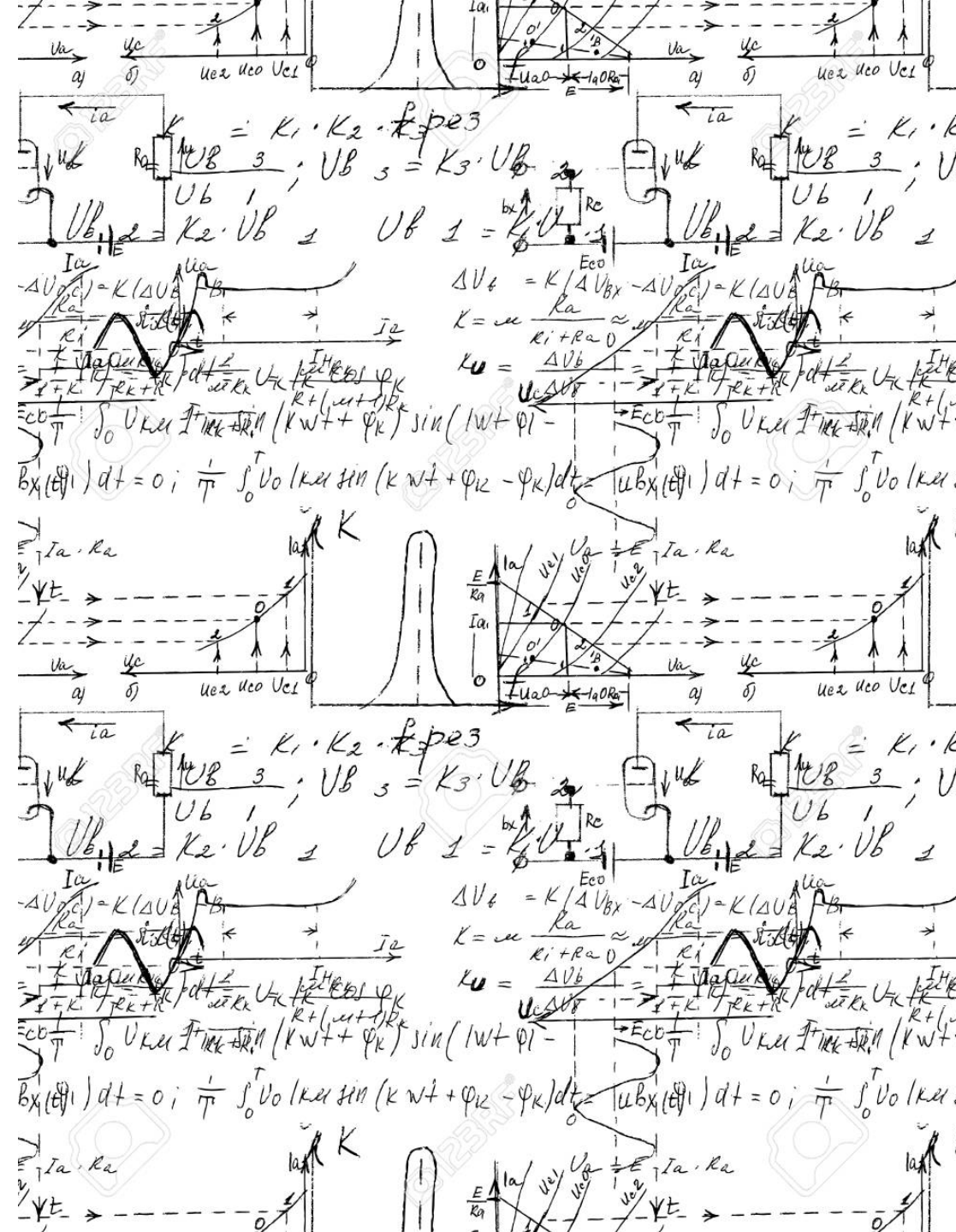


*Interest and Sinking (I&S)*



## HOW DOES IT WORK?

- Must be approved by voters
- Election authorizes the amount
- Bonds do not cost anything until district sells
- Repaid over an extended period of time
- Similar to a home mortgage



# WHAT DRIVES NEED?

Facility needs are constantly evolving

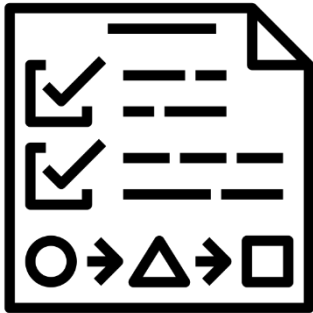
- Aging facilities
- Growing enrollments
- Changing demographics
- New instructional programs
- Regulatory mandates
- Reduced funding



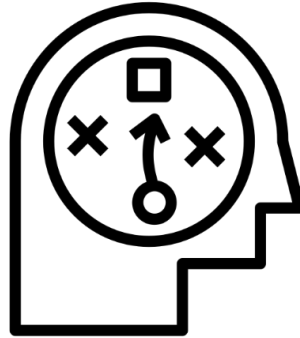


# WHAT DOES SUCCESS LOOK LIKE?

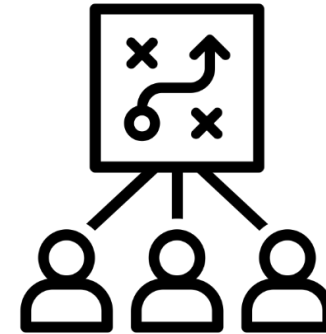
**PLANNING**



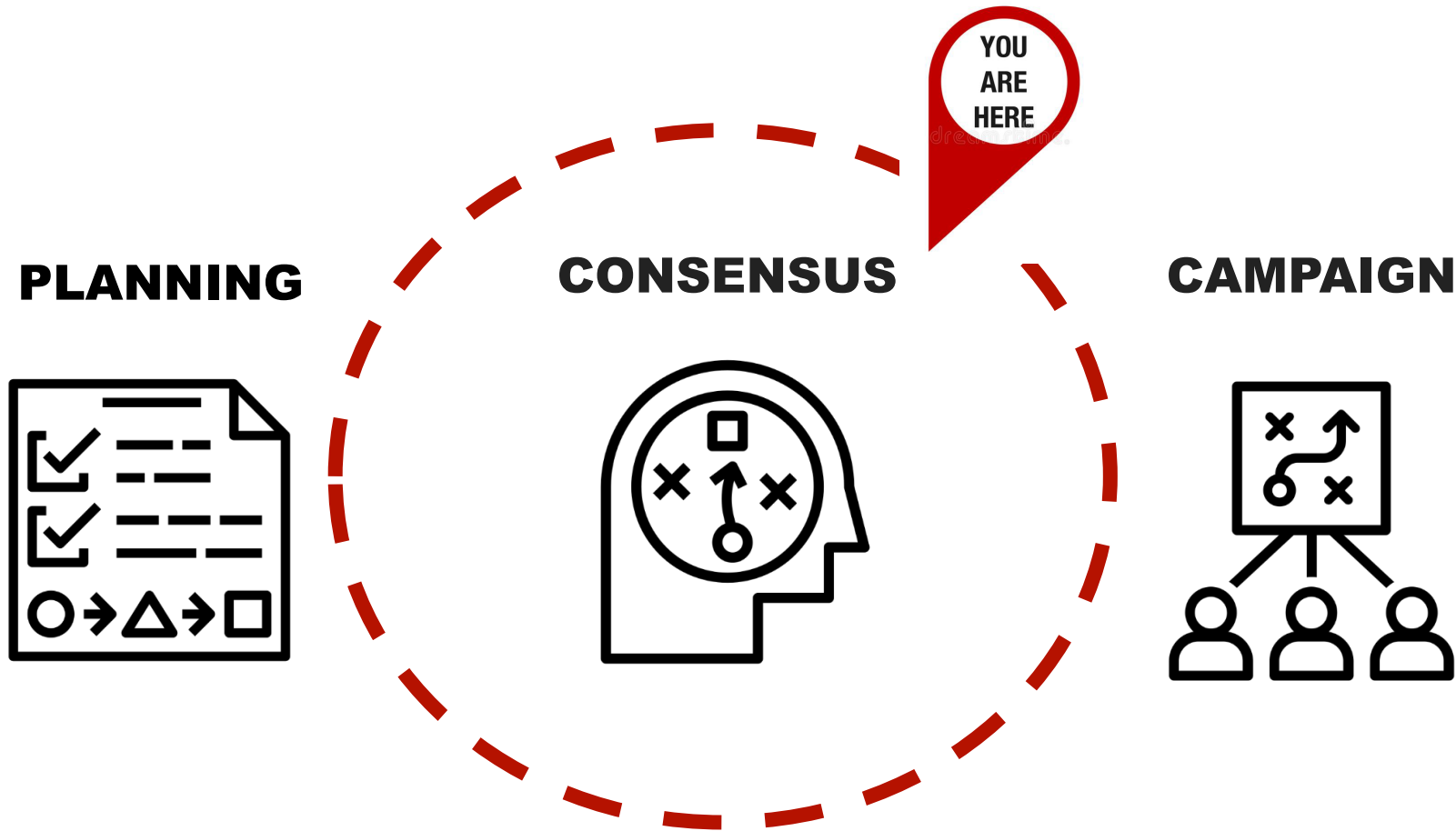
**CONSENSUS**



**CAMPAIGN**



# WHAT DOES SUCCESS LOOK LIKE?





# BOND CAMPAIGN(S)

## INFORMATION CAMPAIGN

- District led
- Factual
- Illegal to spend or authorize public funds for political advertising

## PERSUASIVE CAMPAIGN

- Political Action Committee led (PAC)
- Influence vote “For” or Against”
- Legal to raise funds and spend on political advertising



# RULES

## Texas Ethics Commission

- Information vs. persuasive
- Dates | reports
- Verbiage
- Bond package
- Etc.

RIGHT

WRONG



WHERE ARE WE?



# TIMELINE





# DEMOGRAPHIC REPORT



## Regional Economy



### **01** Employment in Houston Metro

- 69% of jobs recovered
- 2022 Outlook: + 75,500 jobs

### **02** New Home Construction

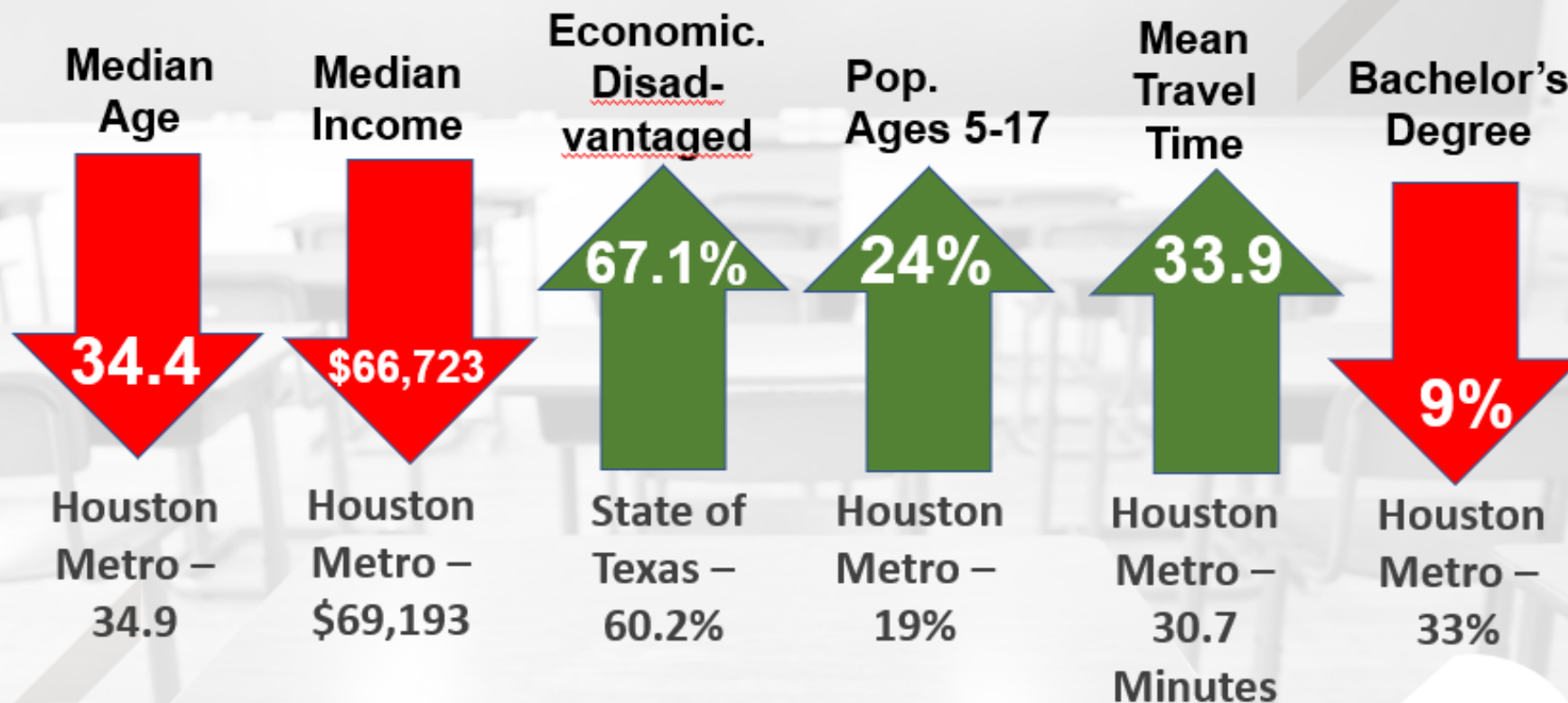
- The new housing market has been robust
  - Existing home listings rising
  - Historically low mortgage rates
  - Mortgage application growth has started to stabilize in late summer
  - Rising values everywhere



# DEMOGRAPHIC TRENDS

## Demographic Characteristics

Sources: U.S. Census Bureau, American Community Survey, 5-Year Estimate; Texas Education Agency

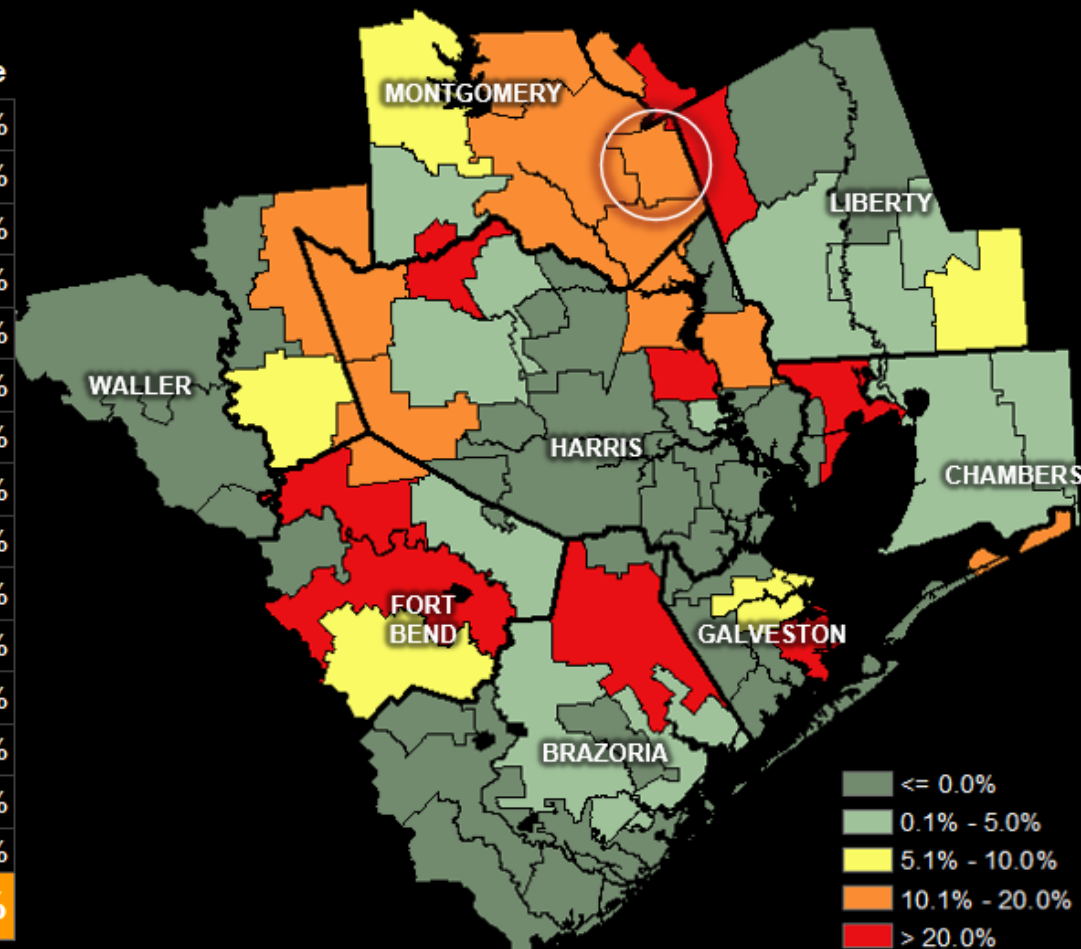


# DEMOGRAPHIC TRENDS

## Percent Change in Enrollment Fall 2015 to Fall 2020, Houston Metro

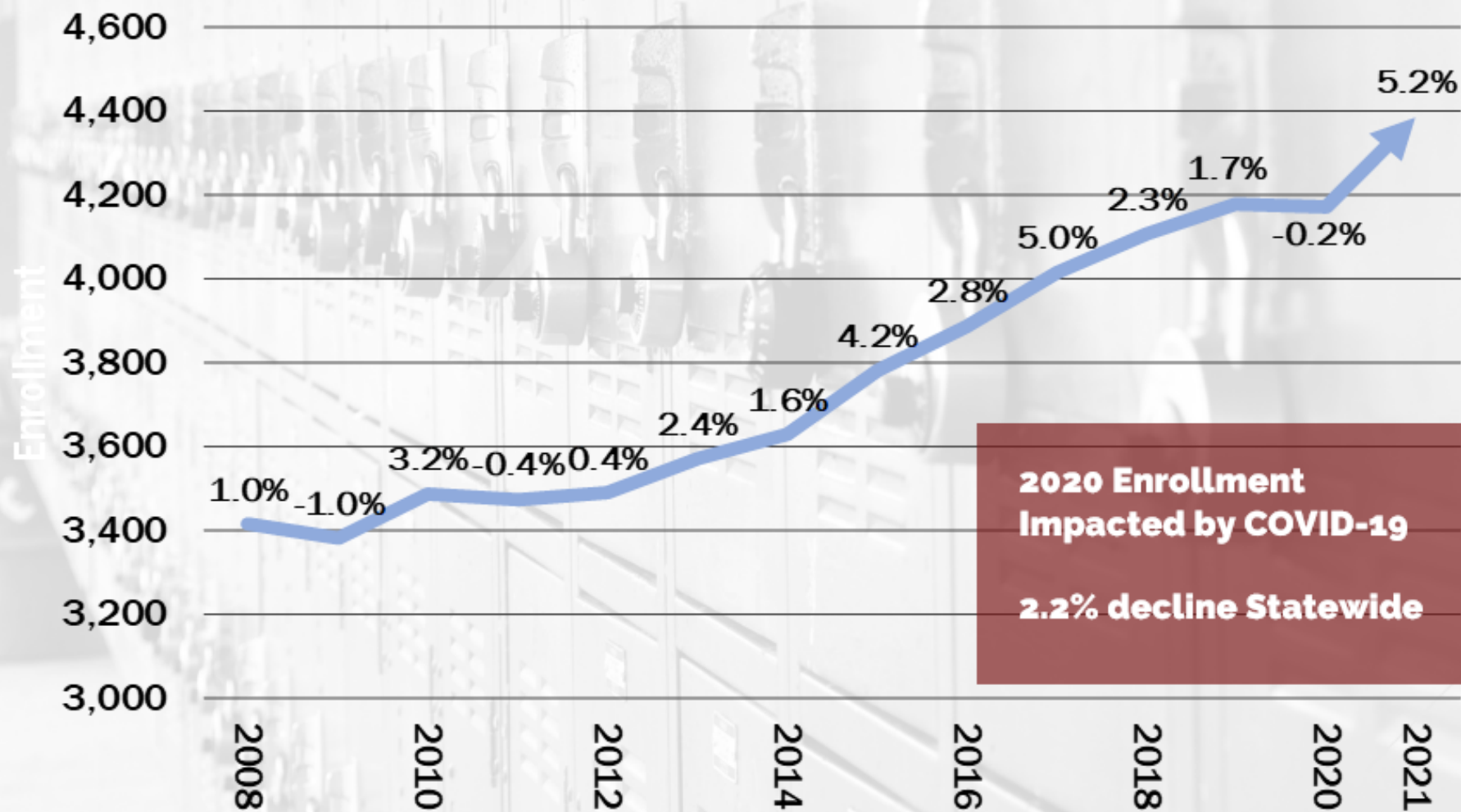


	School District	Change
1	Cleveland ISD	114.7%
2	Tomball ISD	32.2%
3	Barbers Hill ISD	26.3%
4	Texas City ISD	25.7%
5	Lamar CISD	23.0%
6	Alvin ISD	21.7%
7	Sheldon ISD	20.4%
8	High Island ISD	19.6%
9	Waller ISD	18.1%
10	New Caney ISD	17.8%
11	Katy ISD	15.4%
12	Humble ISD	12.3%
13	Crosby ISD	11.6%
14	Conroe ISD	10.9%
15	Willis ISD	10.8%
16	Splendora ISD	10.3%



# DEMOGRAPHIC TRENDS

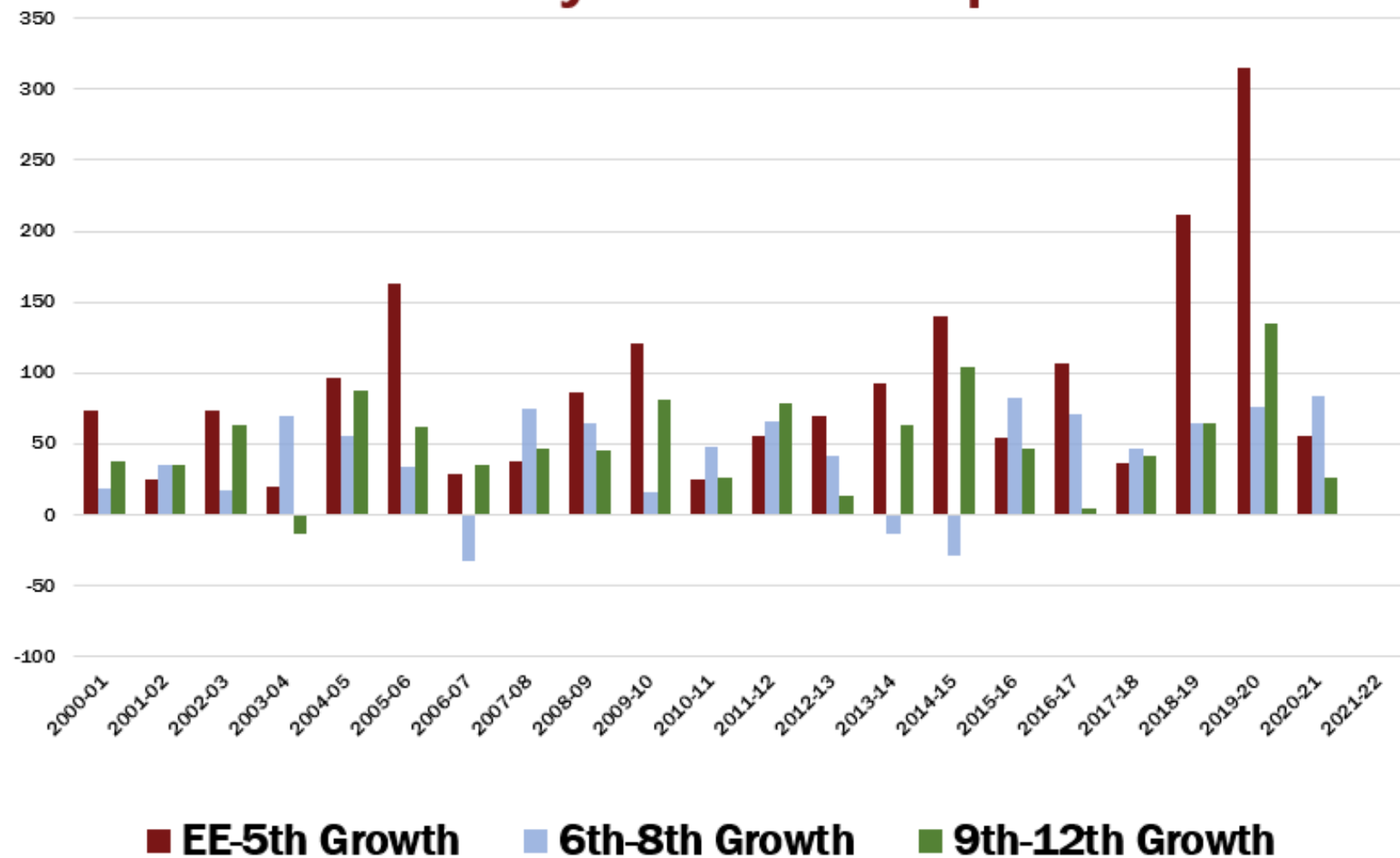
## Annual Growth Rates





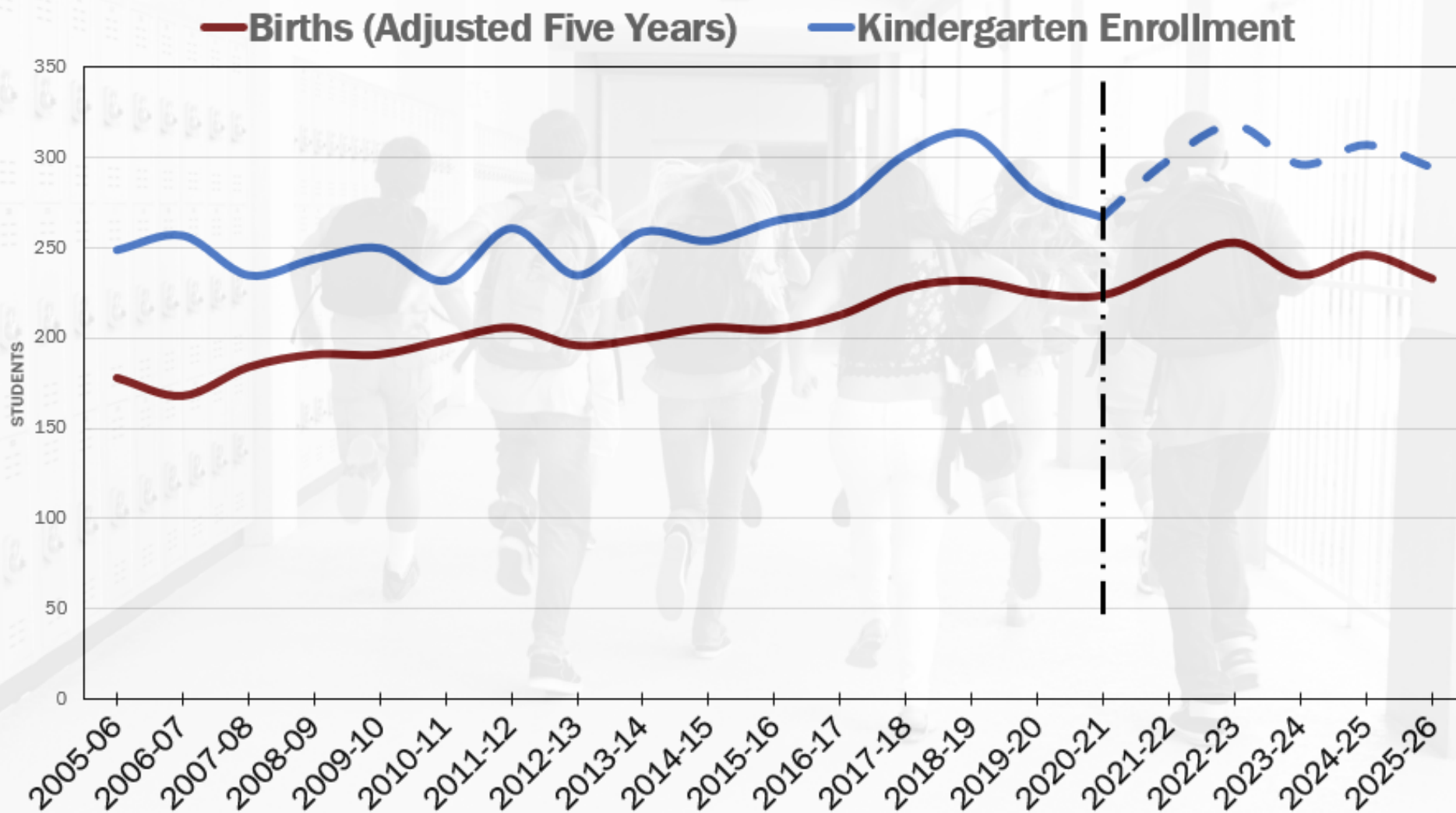
# DEMOGRAPHIC TRENDS

## Historical Growth by Grade Group



# DEMOGRAPHIC TRENDS

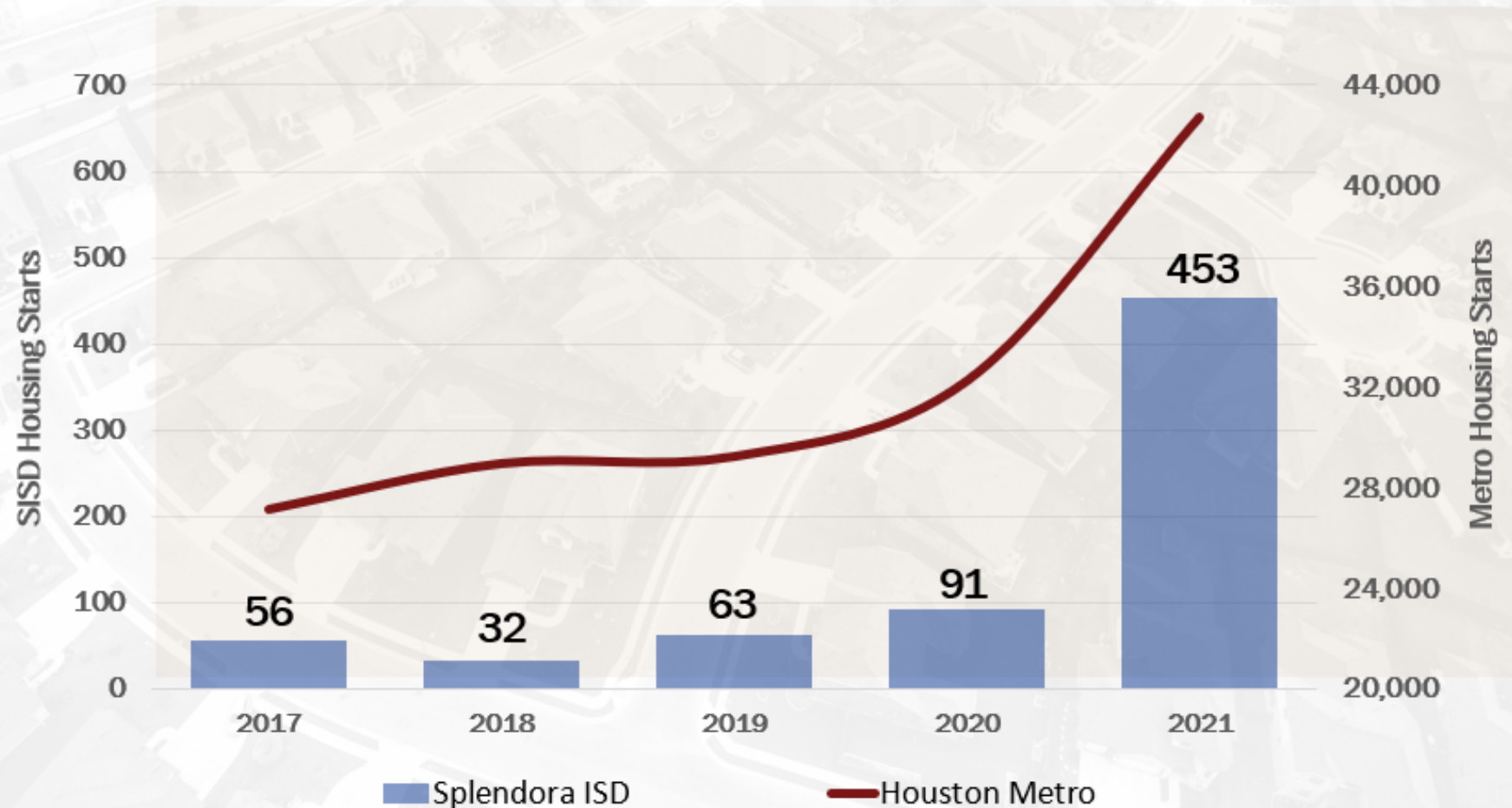
## Kindergarten Enrollment vs. Live Births



# HOUSING TRENDS



## Annual Single-Family Development Trends

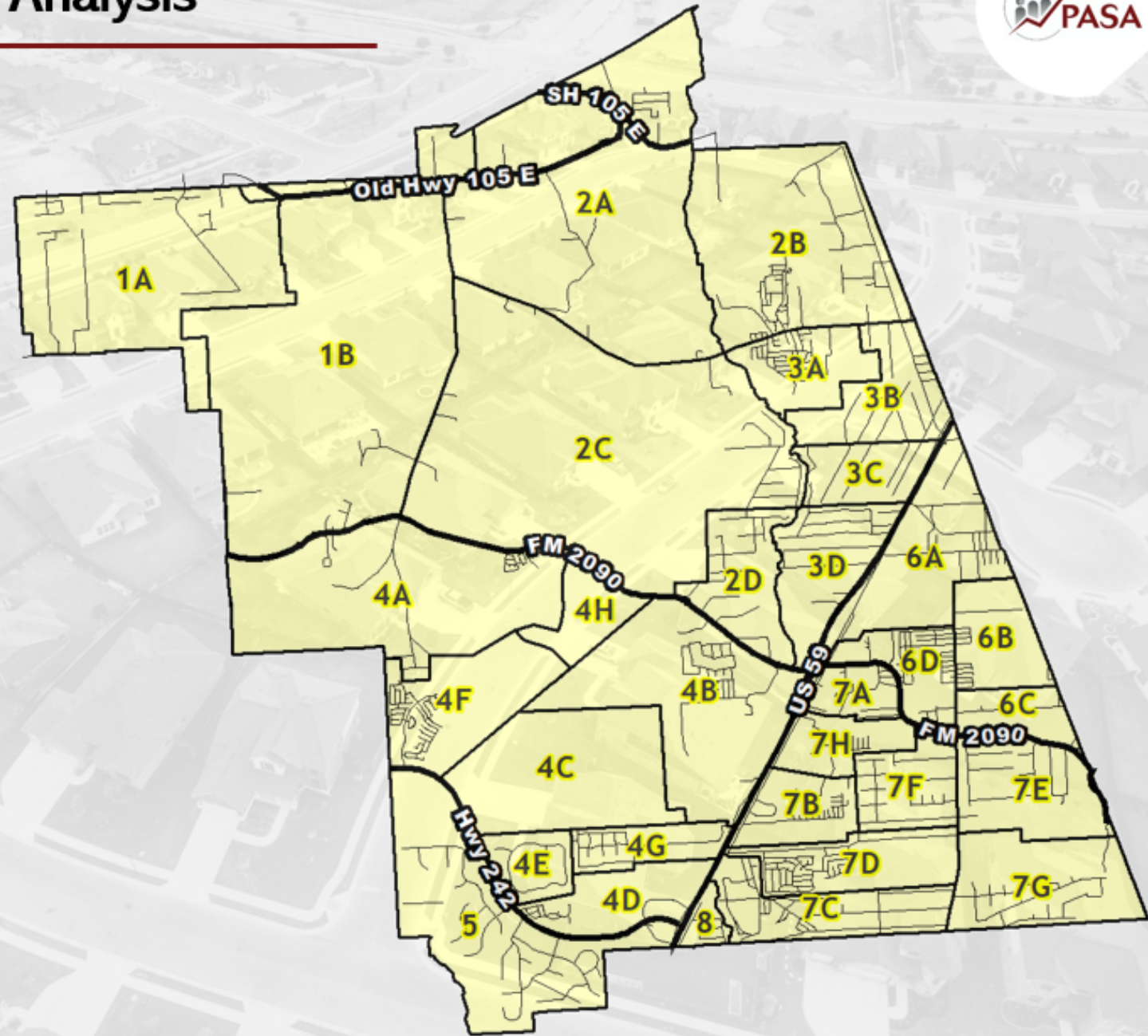


Source: Metrostudy



# HOUSING TRENDS

## Planning Unit Analysis



## 2022 Housing Growth Focus

### Single-Family



#### **01** Harrington Trails + Forestar's 916 acres

- Homes occupied as of 10-2021: 194
- Homes ready for move-in or under construction: **242**
- 240–290 annual occupancies over the next 3 years
- Expect a rapid build out of nearly 1,200 homes

#### **02** Pinewood at Grand Texas

- An additional 134 acres purchased in 2021
- Homes occupied as of 10-2021: 0
- Homes ready for move-in or under construction: 58
- 220 acres could yield 750–800 homes

#### **03** Pinewood Trails (LGI)

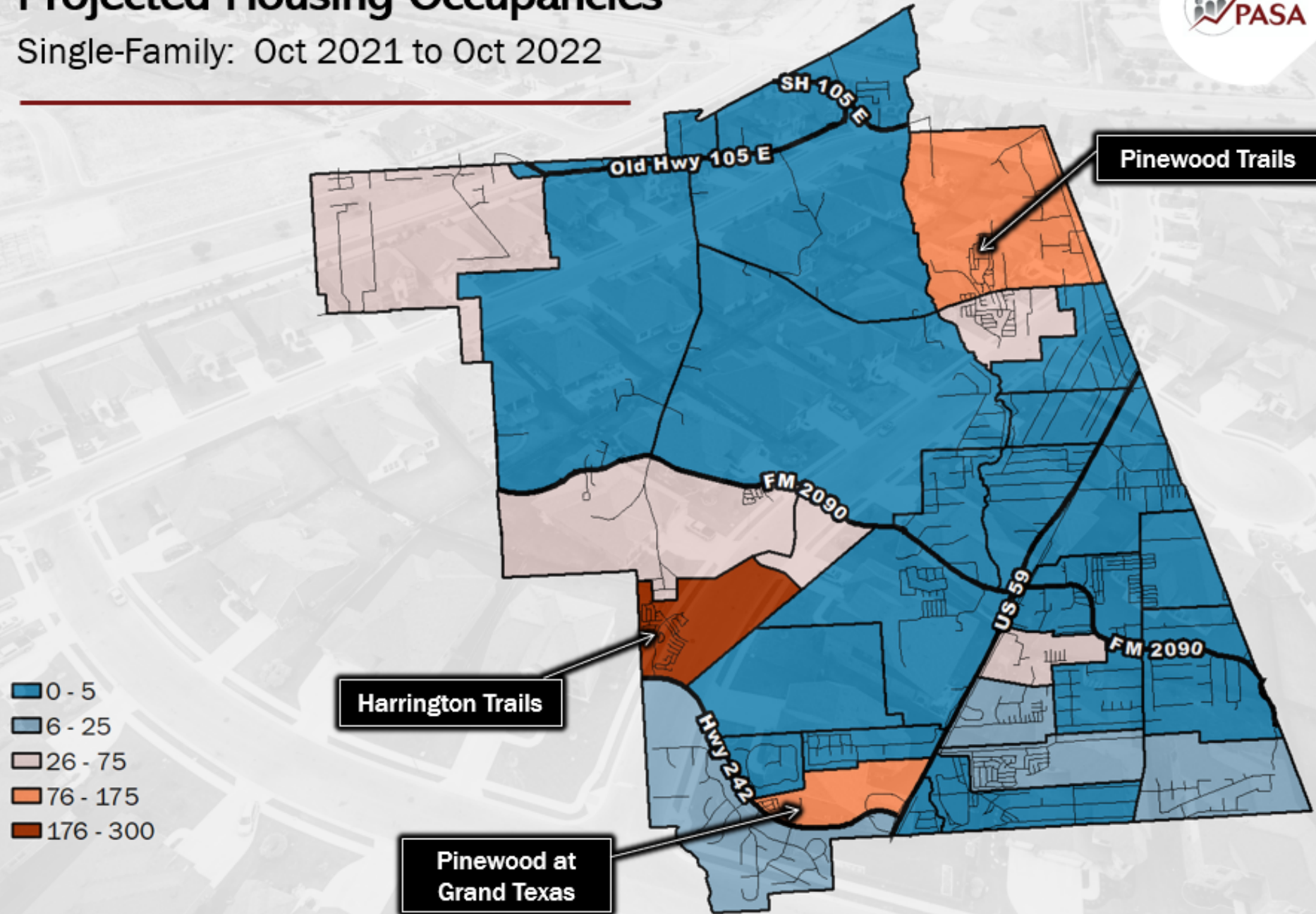
- Homes occupied as of 10-2021: 77
- Homes ready for move-in or under construction: 50
- Approximately 1,000 homes planned



# HOUSING TRENDS

## Projected Housing Occupancies

Single-Family: Oct 2021 to Oct 2022





## 5-Year Housing Growth Focus Single-Family



### 01 Far Northwest

- White Rock = 15% in SISD (400 of 2,500 homesites)
- Spring Branch = 202 homesites

### 02 FM 2090 West

- Townsend Reserve: includes some BTR
- Forestar has purchased 916 additional acres

### 03 Marian Trails

- Signorelli: 3,000-ac. community west of Daw Collins
- Expect first lot deliveries in early 2023
- 500 acres are slated for large lots

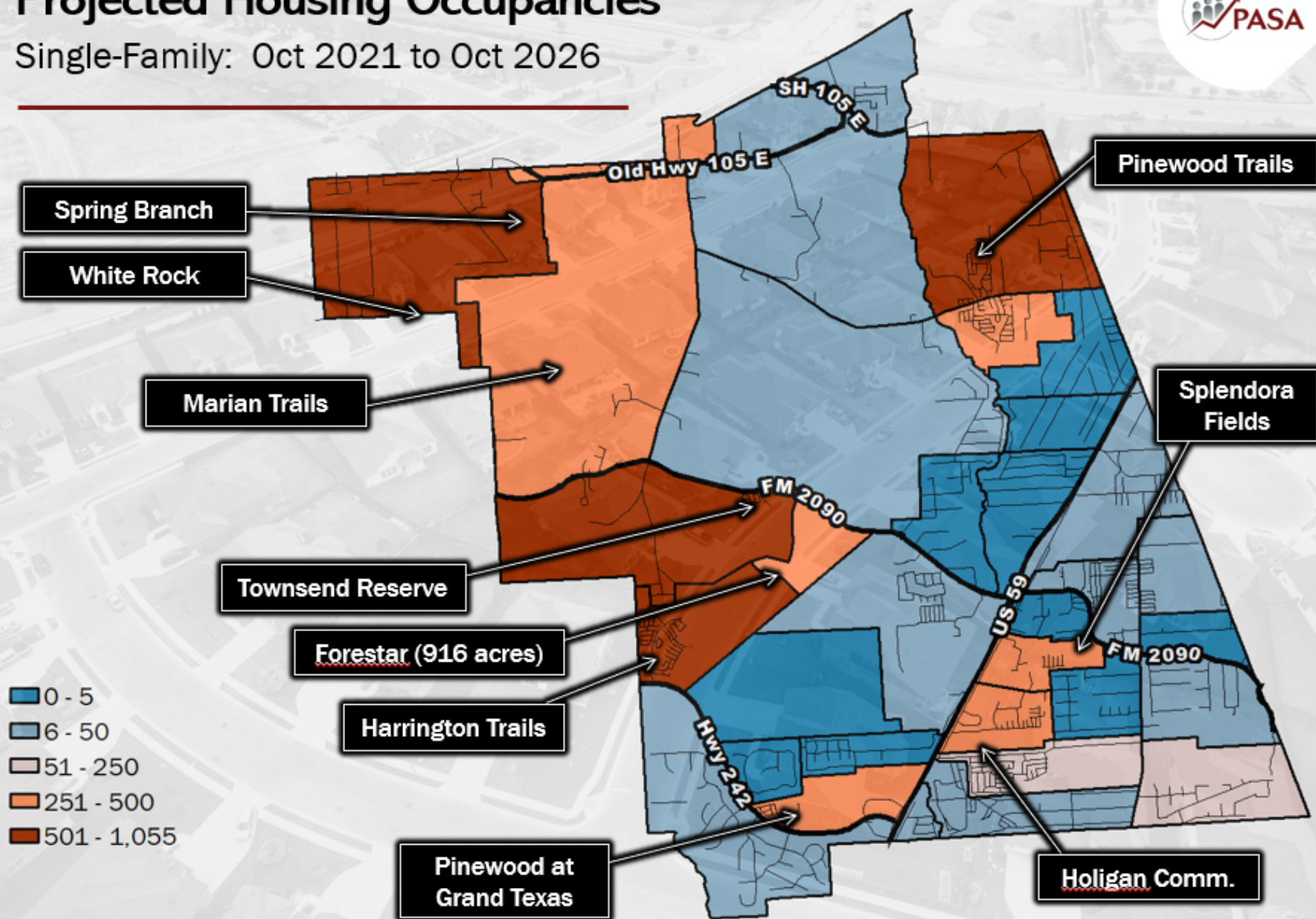
### 04 Splendora Fields + Holigan Communities

### 05 Multi-Family in Grand Texas Area

# HOUSING TRENDS

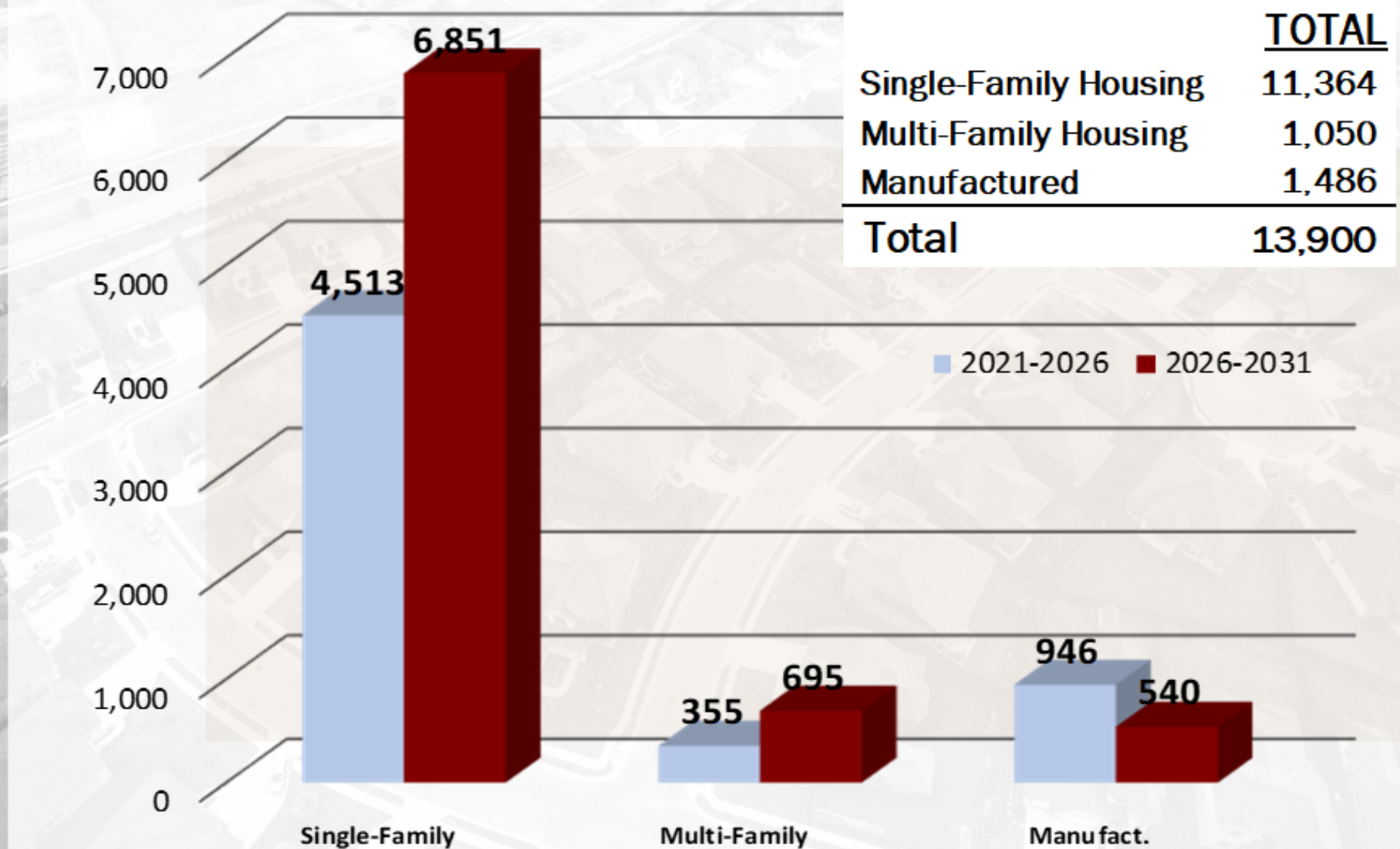
## Projected Housing Occupancies

Single-Family: Oct 2021 to Oct 2026



# HOUSING TRENDS

## Projected New Housing Occupancies





# STUDENTS PER HOUSEHOLD

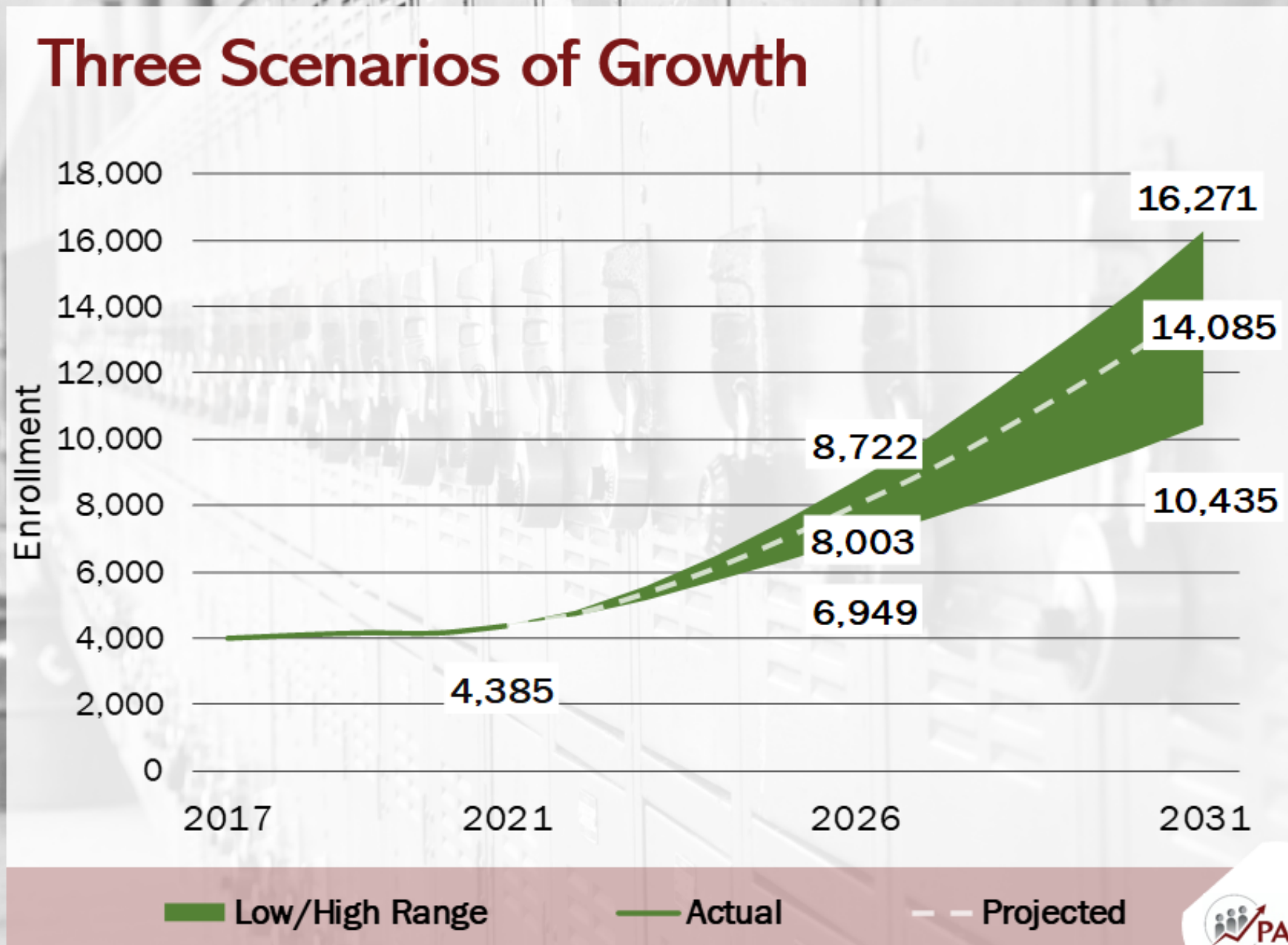
Students  
per  
Household

**0.63**

Single-Family



# STUDENT PROJECTIONS



# STUDENT PROJECTIONS

## Moderate Growth Scenario

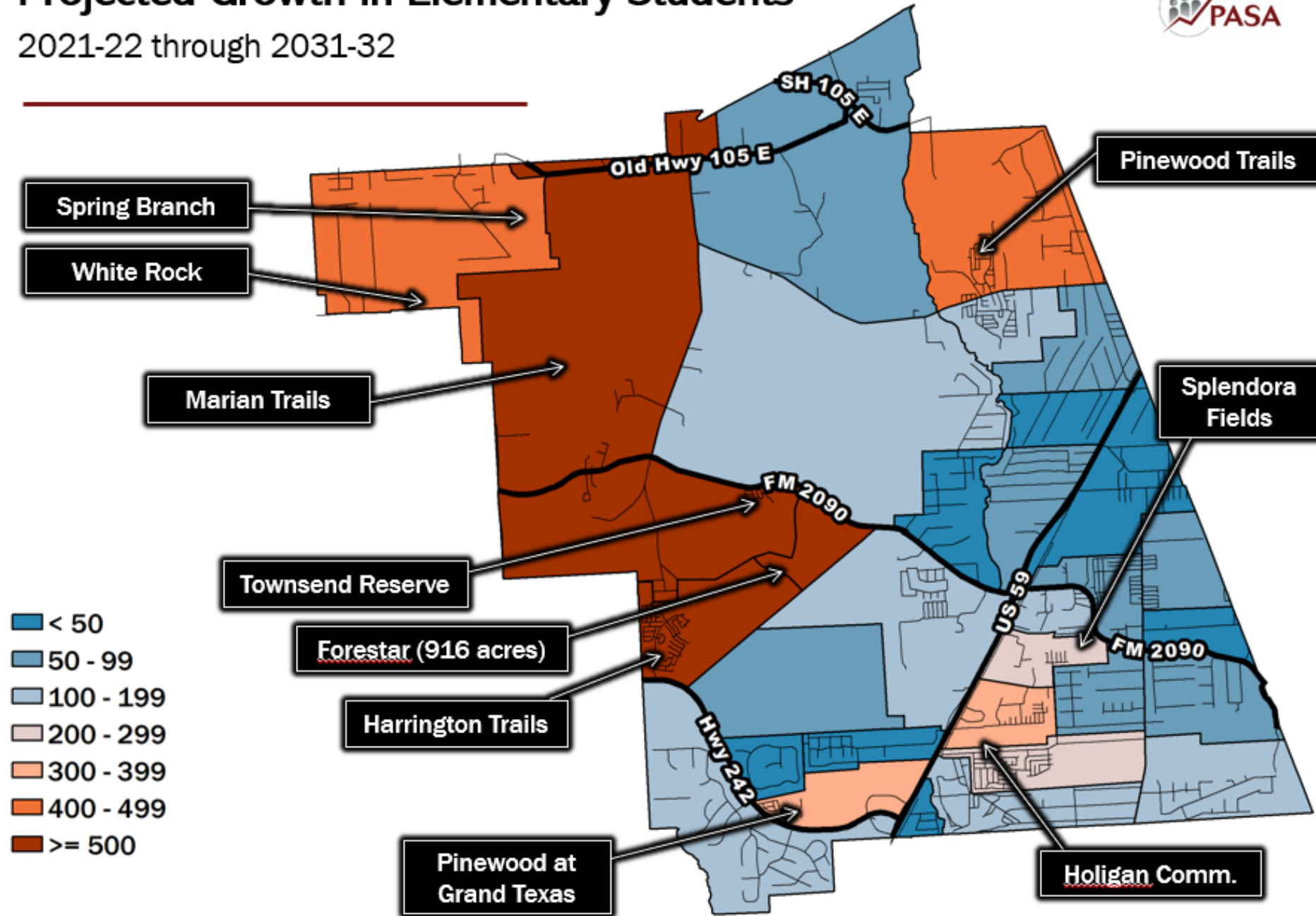
	2022	2023	2024	2025	2026
Enrollment	<b>4,748</b>	<b>5,371</b>	<b>6,127</b>	<b>7,019</b>	<b>8,003</b>
% Growth	8.28%	13.12%	14.08%	14.56%	14.02%
Growth	363	623	756	892	984
	2027	2028	2029	2030	2031
Enrollment	<b>9,000</b>	<b>10,153</b>	<b>11,364</b>	<b>12,651</b>	<b>14,085</b>
% Growth	12.46%	12.81%	11.93%	11.33%	11.34%
Growth	997	1,153	1,211	1,287	1,434



# LONG RANGE PLANNING

## Projected Growth in Elementary Students

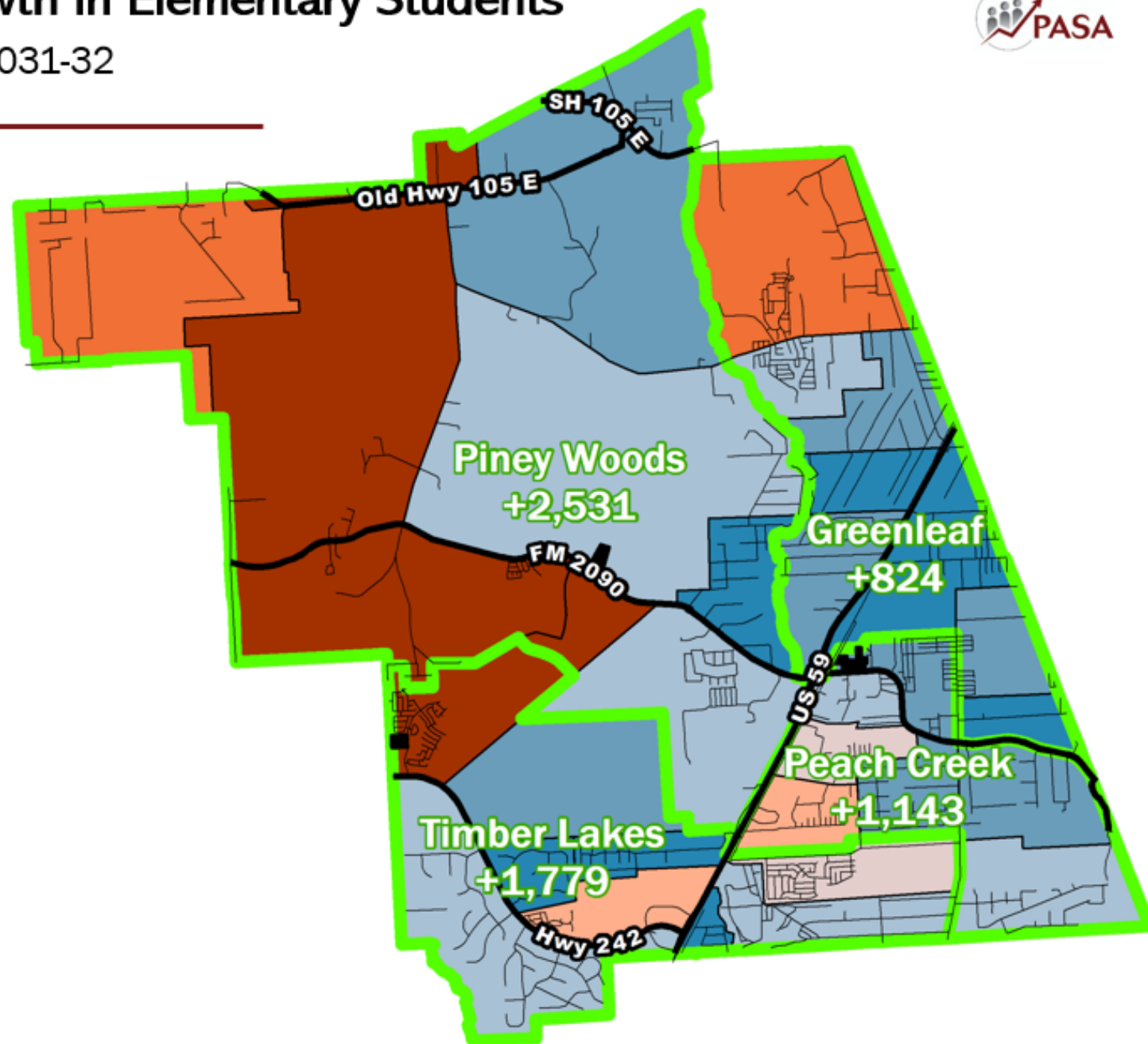
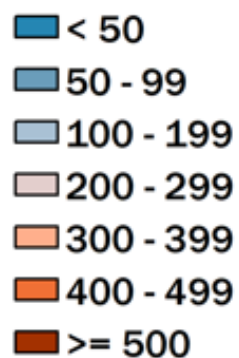
2021-22 through 2031-32



# LONG RANGE PLANNING

## Projected Growth in Elementary Students

2021-22 through 2031-32



## Student Population Projections Summary



### Projected RESIDENT Students

	Capacity	Current	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	Net Transfers 2021-22
Greenleaf	827	497	554	594	636	686	750	828	921	1,035	1,170	1,321	146
Peach Creek	817	710	778	844	920	1,011	1,102	1,256	1,395	1,540	1,689	1,853	-179
Piney Woods	818	632	698	833	975	1,135	1,347	1,602	1,910	2,257	2,679	3,163	-116
Timber Lakes	800	503	651	770	892	1,018	1,164	1,344	1,531	1,753	2,003	2,282	149
Junior High	820	686	760	849	993	1,155	1,290	1,323	1,423	1,598	1,680	1,818	n/a
High School	1,592	1,257	1,307	1,481	1,711	2,014	2,350	2,647	2,973	3,181	3,430	3,648	n/a
<b>Total</b>		4,285	4,748	5,371	6,127	7,019	8,003	9,000	10,153	11,364	12,651	14,085	0

Years when student population > 120% capacity

Return to:  
EE-5<sup>th</sup> Elementary Schools  
6<sup>th</sup>-8<sup>th</sup> Junior High Schools

Four new Elem Schools

Two new Junior High Schools

2,000 new HS "seats"



# Q+A

- Index Cards
- Katie Key | [kkey@splendoraisd.org](mailto:kkey@splendoraisd.org)







# DATES

Meeting #1 | April 21, 2022 Peach Creek

Meeting #2 | May 5, 2022 Timber Lakes

Meeting #3 | May 12, 2022 Junior High

Meeting #4 | June 2, 2022 High School

Meeting #5 | June 16, 2022 TBD

# TOURS | THANK YOU

April 21, 2022  
Peach Creek  
Elementary

