



Growth Update and Bond Referendum

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RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE

CITY OF YORK	APPROVED UNITS	TYPE OF UNITS	ELEM SCHOOL	BUILDER	EXPECTED YEAR OF COMPLETION
1. WILKERSON PLACE-COOPERATIVE WAY	145	123 SF, 22 TH & 7 COMMERCIAL	HSES	TRUE HOMES	2025
2. AUSTEN LAKES-PHASE 5	62	SF	CBES	TRUE HOMES	2022
3. FERGUS CROSSROADS - ALEX LOVE HWY	353	243 SF, 110 TH & 3 COMMERCIAL	HSES	DR HORTON	2028
4. ABRIAL RIDGE-LINCOLN RD	128	SF	HCJES	DR HORTON	2024
5. MONTEREY PARK - S PACIFIC AVE & HUNTER ST	157	SF	HSES	MERITAGE	2024
6. THE TRAILS AT ASBURY RIDGE-BLACK HWY & ALEXANDER LOVE	152	SF	CBES	CENTURY COMMUNITIES	2025
7. THE LANDINGS AT WHITE ROSE - E LIBERTY TOWNHOMES	40	TH	HCJES	TRUE HOMES	2024
8. MCFARLAND ESTATES - DEVINNEY & MCFARLAND RD	159	SF	JES	H&H Homes	2026
9. CANNON VILLAGE-4TH ST ACROSS FROM REC COMPLEX	209	100 SF & 109 TH	HSES		2027
10. TRADITION AT SPRING LAKES	153	SF	CBES	EASTWOOD	2026
11. BELLINA-OFF HUNTER STREET	75	SF	HSES		2025
12. BRIGHTON SPRINGS-OFF HWY 5 AND PARK PLACE RD	173	SF	HSES	MERITAGE	2026
13. YORK MEADOWS-ALEXANDER LOVE & LINCOLN RD	155	TH & 1 COMMERCIAL	HCJES		2026
14. OLD PINCKNEY ROAD	282	126 SF, 156 TH & 1 COMMERCIAL	JES		2027
15. RATLIFF HEIGHTS - OFF KINGS MTN STREET	133	133 SF	CBES		2026
16. ROSE STREET - OFF HUNTER STREET AT ROSE STREET	15	15 SF	HCJES		
TOTAL NUMBER OF UNITS	2,391				
HSES-1112, CBES-500, HCJES-338, JES-441					
Updated January 2024					

Growth in YSD1

City
Developments



Project List Map

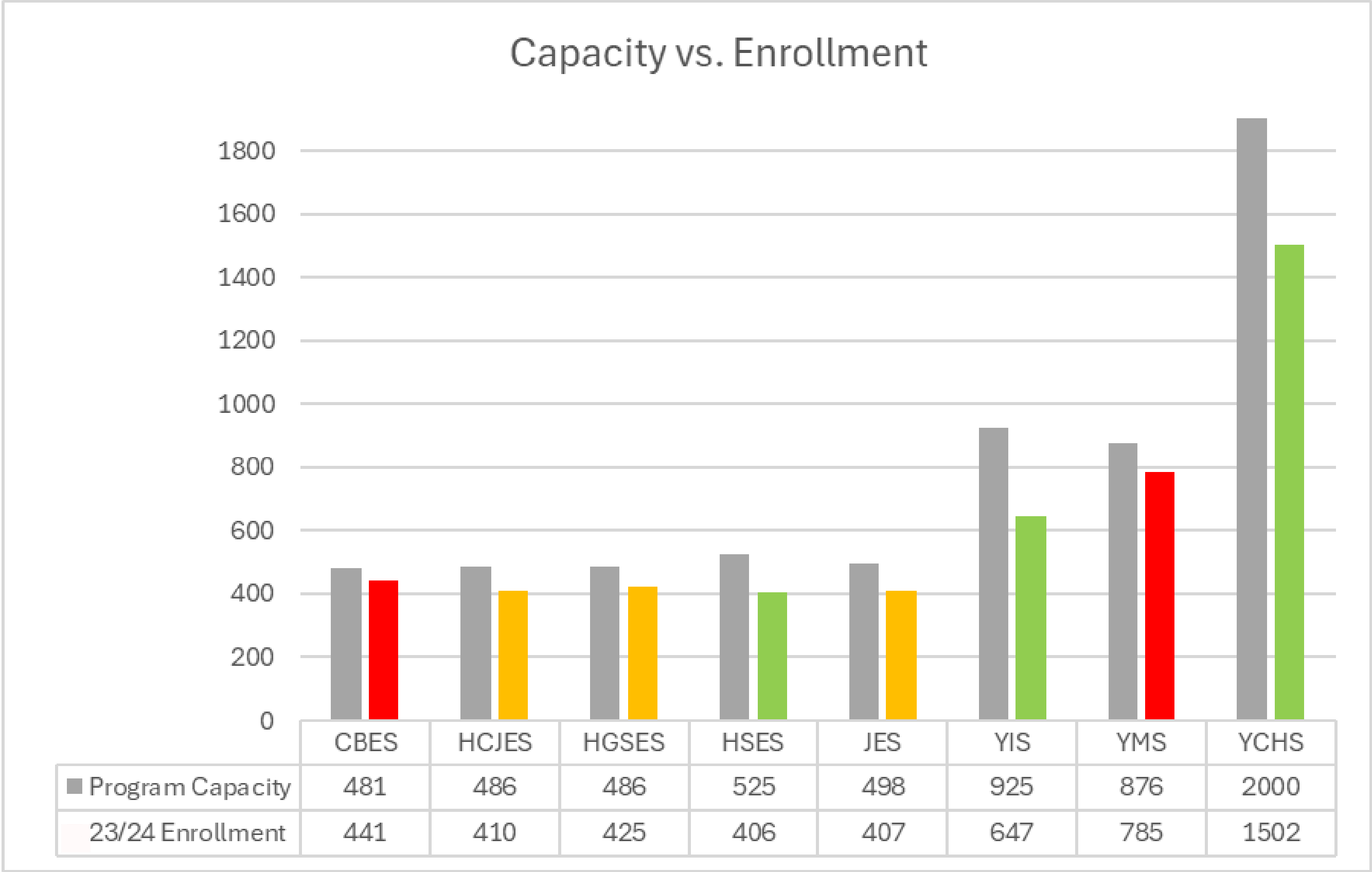
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Project List Map



Posted on City of York Web Page

The Challenge *Capacity and Enrollment*



Data as of
February 2024

Potential Solutions

Potential Solutions Available to School Districts	YSD1 Solution Feasibility
<p><u>Impact Fees</u></p> <ul style="list-style-type: none">• Allowable by law if you can show you are growing and you don't have the capacity in your schools to handle the growth.• Only applies to residential development on new construction.	<ul style="list-style-type: none">• Denied by York County Council in November 2022 .• No longer an option.

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What if...

We do Nothing or the Referendum Fails?

- Increased Class Size Ratios
- Increased Safety Concerns
- Student Discipline Challenges
- Supervision Challenges
- Purchase of Learning Cottages (8% Capacity)
 - Safety Concerns
 - Connectivity Challenges
 - Fire Alarm Challenges
 - Student Movement Challenges

Proposed Solution

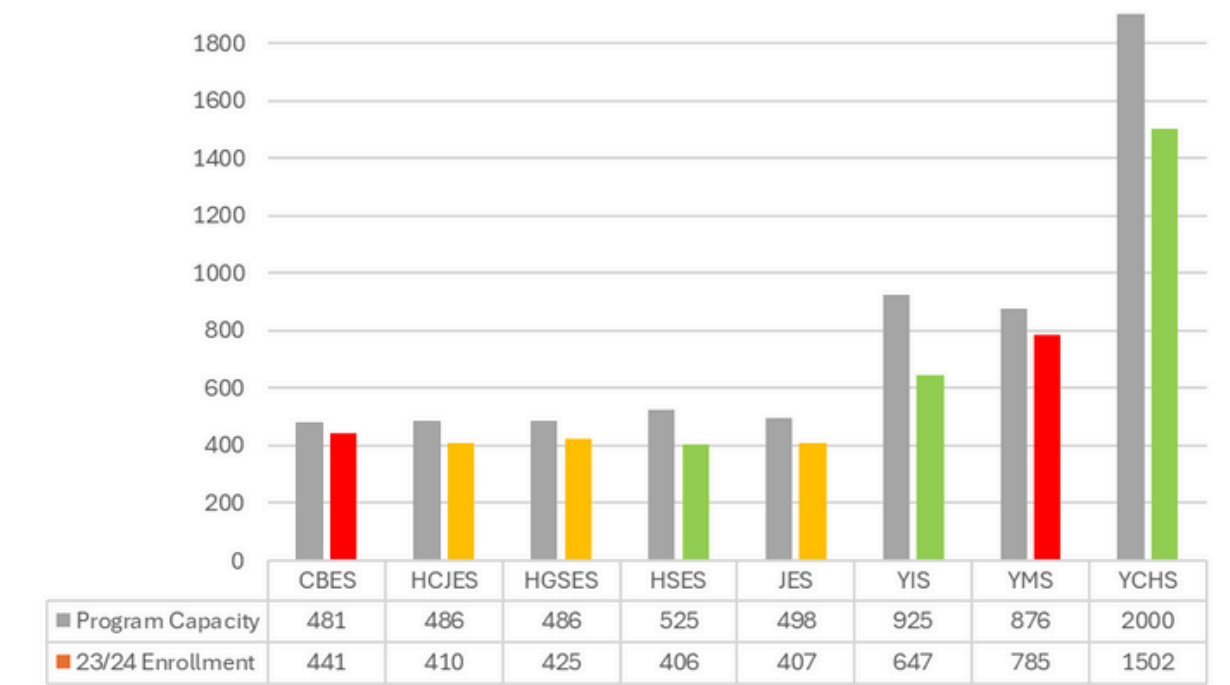
Bond Referendum

- November 5, 2024 Referendum Vote
- \$90 Million
- Requires a 9 Mill Increase to Debt Service
 - Currently at 84 Mills
- Financial Impact to Taxpayers
 - 4% Property Valued at \$100,000 – \$36/Year (Homeowner's)
 - 6% Property Valued at \$100,000 – \$54/Year (Rentals/2nd Homes)
 - 10.5% Property Valued at \$1,000,000 – \$945/Year (Businesses)

Proposed Solution

Items Under Consideration

- Renovate Pinckney Street Learning Center/York One Academy to Become an Early Childhood Center
- Additional Middle School (1,000 Student Capacity)
- Land Purchase to Plan for Future Growth



Proposed Solution

Next Steps

- Referendum Presentation to the School Board of Trustees
- School Board of Trustees Vote on Referendum Question
- Create a Bond Referendum Committee
- Referendum Vote
 - November 5, 2024



Any Questions

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School Presentations

- May 9, 2024 – York Intermediate School
- May 15, 2024 – Harold C Johnson Elementary
- May 16, 2024 – York Middle School
- May 20, 2024 – Hickory Grove Sharon Elementary
- May 22, 2024 – Hunter Street Elementary
 - York Comprehensive High School / Floyd D Johnson Technology Center
- May 23, 2024 – York One Academy
- May 29, 2024 – Jefferson Elementary
- May 30, 2024 – Cotton Belt Elementary