



HUTTO ISD



# LONG-RANGE FACILITY PLANNING COMMITTEE

MEETING #1

JANUARY 20, 2026





# AMY ENGLISH

HUTTO ISD SCHOOL BOARD PRESIDENT

Ms. English has lived in Hutto for more than 30 years. She and her husband have four sons, and have had children in Hutto ISD for more than 16 consecutive years. Three are Hutto ISD graduates and one is currently at KES.



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# DR. CJ LOWERY

CHIEF OF SCHOOLS

Dr. CJ Lowery is the Chief of Schools for Hutto ISD, partnering with principals, teachers, and families to ensure every student thrives. Dr. Lowery views education not just as a career but as his calling. He believes education is the ultimate equalizer.



**HUTTO** ISD





# IT'S PERSONAL

Kids are our biggest gift

My own will be a HIPPO

The future of our nation

When I am old...

Thanks for your time and effort

Big IDEAS!







# ALMA MOLLEUR

PLANNING COMMITTEE FACILITATOR

Alma brings over 35 years of group “literacy” experience helping school districts as a trainer, strategist and group facilitator. Her skills are focused on planning, problem-solving and consensus-building projects. She has also worked as a teacher, principal and district leader in Texas public schools.



**HUTTO** ISD





HUTTO ISD

# YOUR FACILITATOR'S GOAL

Peak Performing Long-Range Facility Planning Committee



Establish behavior norms (ground rules)



Facilitate time to process complex information



Ensure equitable and uniform communications



Provide structure for how decisions will be made



Bring clarity to the process



Honor all members and their input







**HUTTO** ISD



# LET'S MEET THE TEAM

Your name

Your role in the community

Did you, your children or grandchildren ever  
attend Hutto ISD?

Why does education and this process  
matter to you?







# JENI NEATHERLIN

HUTTO ISD SUPERINTENDENT

Jeni Neatherlin brings 23 years of experience in public education as a teacher, coach, principal, and superintendent, leading academic turnarounds, successful bond programs, and major construction projects focused on student success.



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**HUTTO** ISD



# A GENUINE CONNECTION TO HUTTO







HUTTO ISD

# THROUGH OUR CHILDREN'S EYES

Leadership isn't a title, it's a responsibility.







HUTTO ISD



# WHY THIS COMMITTEE EXISTS

Education is changing

Careers are changing

The world is changing







# LEADERSHIP FRAMEWORK



**W**

Teamwork will  
always  
outperform  
isolation even  
if you're the  
best at what  
you do.

**I**

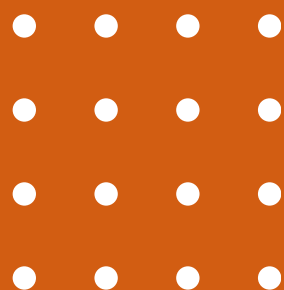
Integrity and  
discipline are non-  
negotiable.

**N**

We notice what  
needs to improve  
now and next.

**S**

High standards are  
how we show we  
care.



**HUTTO** | ISD





**HUTTO** ISD

# ASSEMBLE THE RIGHT TEAM

**We all have blind spots!**







**HUTTO ISD**

# WE KEEP OUR PROMISES

Voter-approved projects delivered on-time and under budget





# DESIGNING SCHOOLS FOR THE FUTURE



HUTTO ISD

Academics

Collaboration

Community use

Career  
pathways







HUTTO ISD

# HIPPO NATION WINS TOGETHER

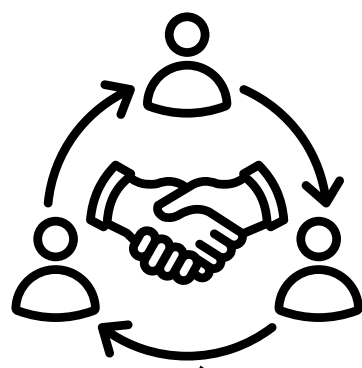




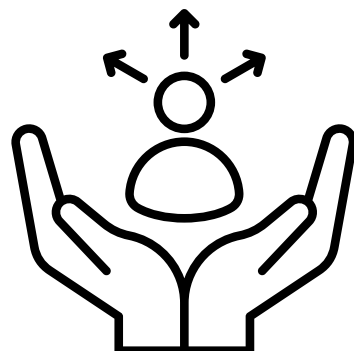


**HUTTO** ISD

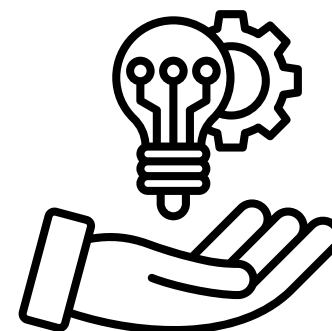
# OUR CHARGE



Collaborate to  
review and  
prioritize  
capital  
improvement  
projects in  
Hutto ISD



Provide guidance  
and input to Hutto  
ISD administration  
and trustees



Pursue a future-  
ready, innovative  
transformation  
district-wide



Review and Adopt  
the Long-Range  
Facility  
Planning Committee  
Charter





# COLLABORATING FOR SUCCESS

## Group Norms

- One Conversation at a time: Avoid Sidebar Talk
- Balance voices-Make Room for All
- Honor the Time Contract
- Stay on Topic and on Task
- Share ideas freely. Suspend Judgement!
- Listen to Understand; Respect and Honor Others' Input
- Consider the Whole District
- Be Kind
- Be Honest
- Be Relentless in Pursuing Consensus
- Silence your Personal Devices
- Have Fun!







HUTTO ISD

# HOUSEKEEPING ITEMS



## Presentation items

All presentation materials will be distributed each meeting.



## Ask questions!

We will have Q+A time or write your questions on a post-it note for the parking lot.



## Take care of yourself

There are no scheduled breaks during the meetings.



## Attendance matters

Your attendance at every meeting will help yield optimal results for this committee and our community.





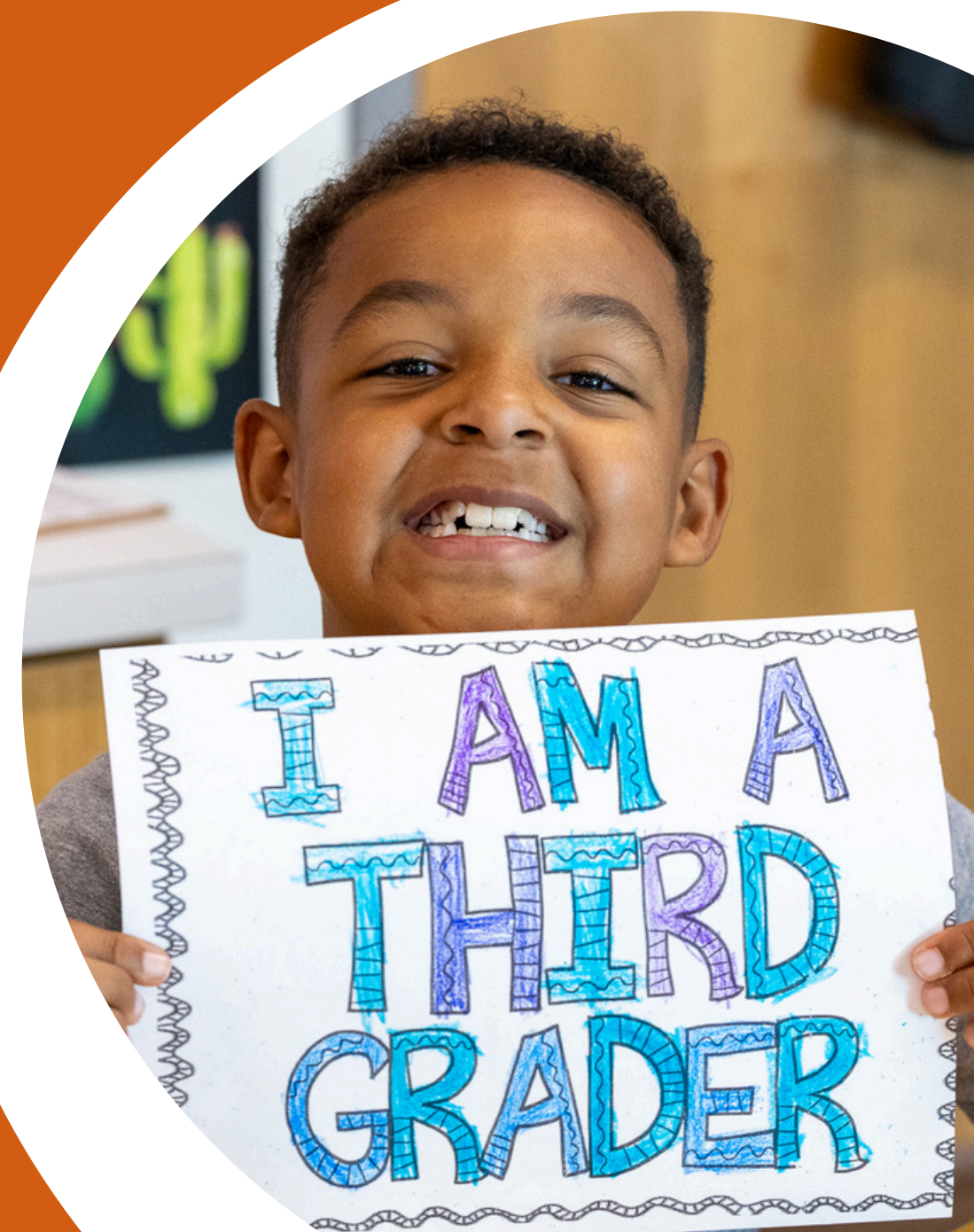


# STRUCTURE, TRANSPARENCY, HONESTY

I am here to facilitate these meetings in a content-neutral capacity.

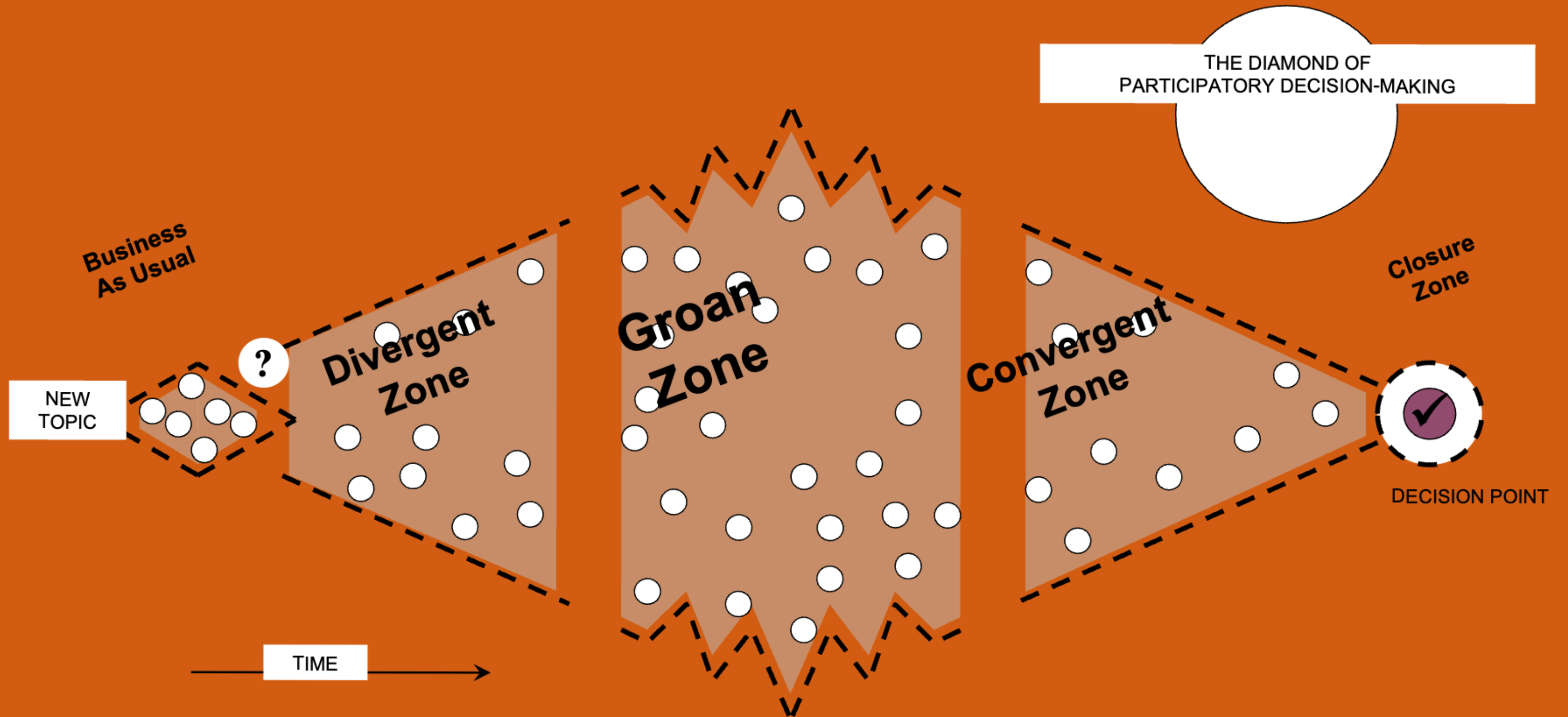
Your table facilitator's role is discussion and process management, not leadership for the table.

District leaders and other professionals are present to support your work and serve as resources to you.





# Dynamics Of Group Decision-Making







**HUTTO ISD**

# HOW WILL WE MAKE DECISIONS?

Now is the time to decide!







HUTTO ISD

# PROPOSED DECISION- MAKING MODEL

Consensus in our goal

80% rule = a sustainable decision

Super-majority of two-thirds





## GRADIENTS OF AGREEMENT

BETTER  
VOCABULARY







HUTTO ISD

# CONSENSUS IS OUR GOAL

Our decision-making model is to achieve agreement by at least a super-majority





# DEMOGRAPHIC REPORT

WHAT ARE THE GROWTH TRENDS IN HUTTO ISD?



PAUL CASH, ZONDA



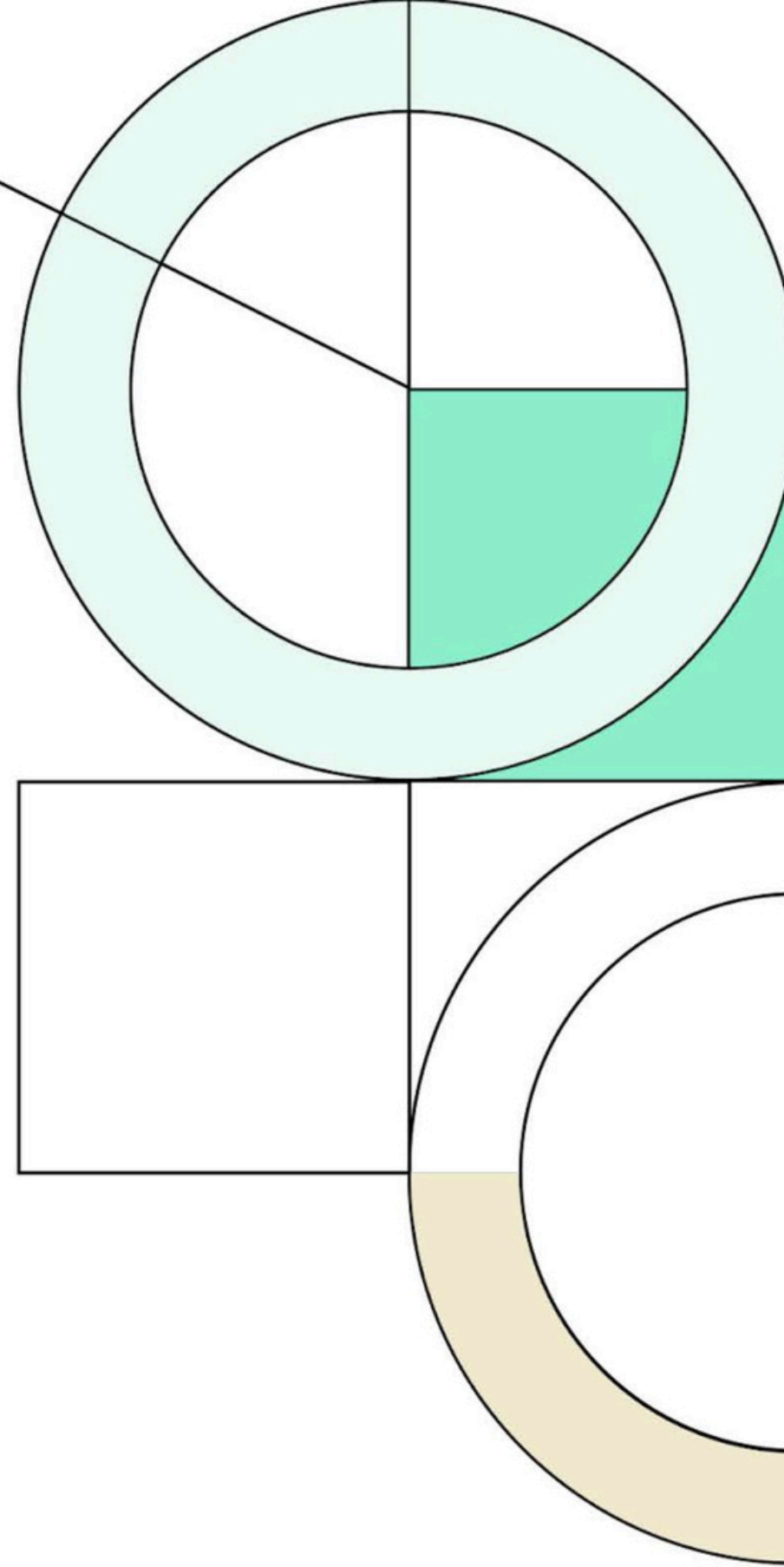
**HUTTO** ISD





# Hutto Independent School District

## Fall 2025 Enrollment and Housing Report





# Economic Conditions

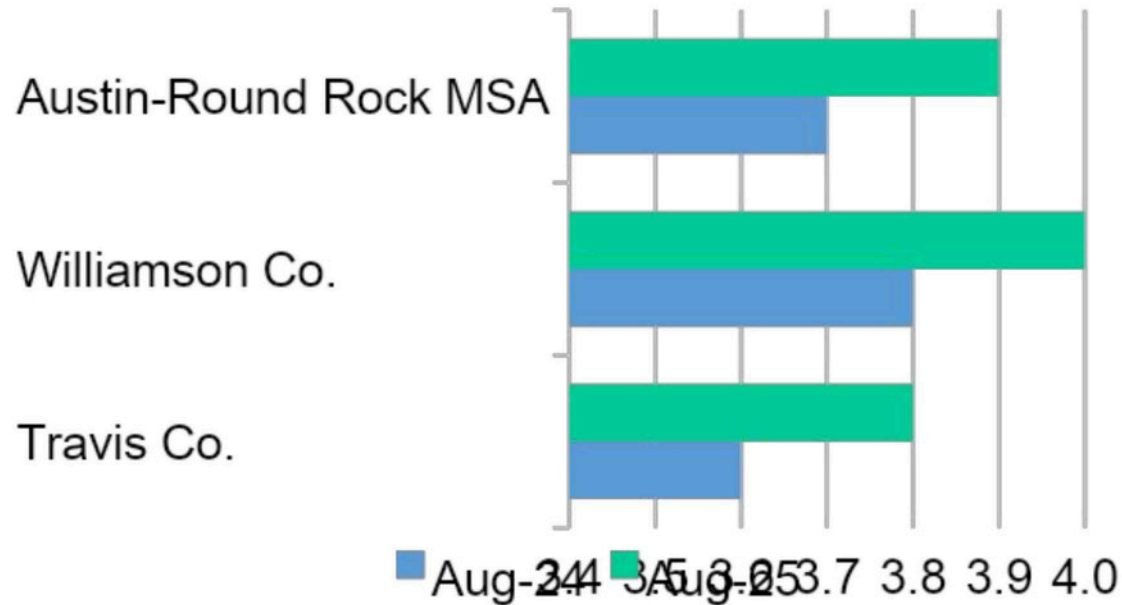
## Local Economic Data



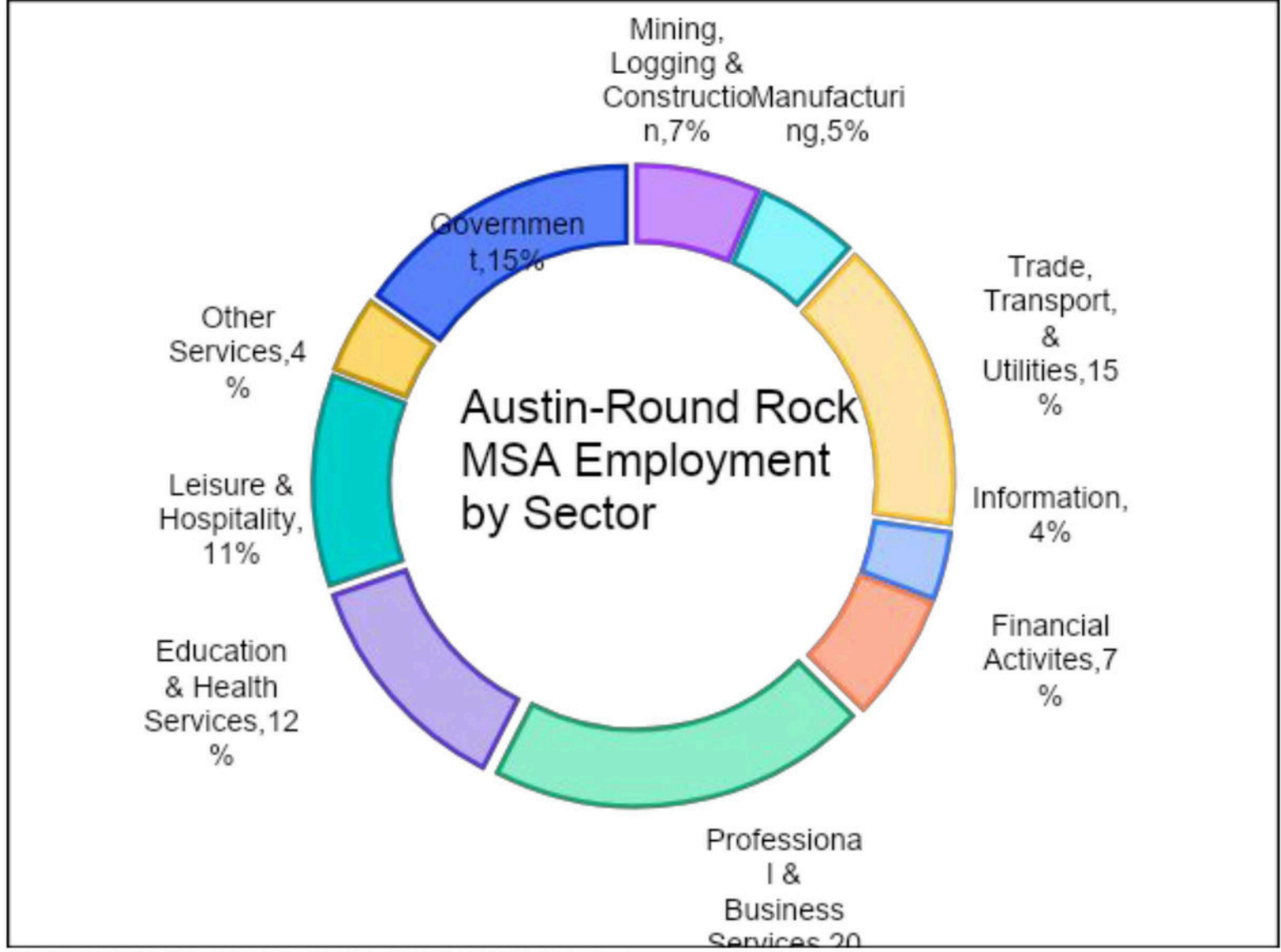


- Unemployment levels in the region have increased by about 0.2% from last year numbers
- Approximately 7,400 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Professional & Business Services sectors, as well as Trade, Transport & Utilities and Government
- Sector with the greatest increases in job numbers over the past year was in the Government sector
- The largest decline this past year was in Information

Unemployment Rate, Year-Over-Year



| All Industry Sectors                                | Aug-2024  | Aug-2025  | YOY Change |
|-----------------------------------------------------|-----------|-----------|------------|
| (Austin-Round Rock MSA) Total Nonfarm Employment #s | 1,361,000 | 1,368,400 | 0.7%       |



Regional Employment Change, Year-Over-Year



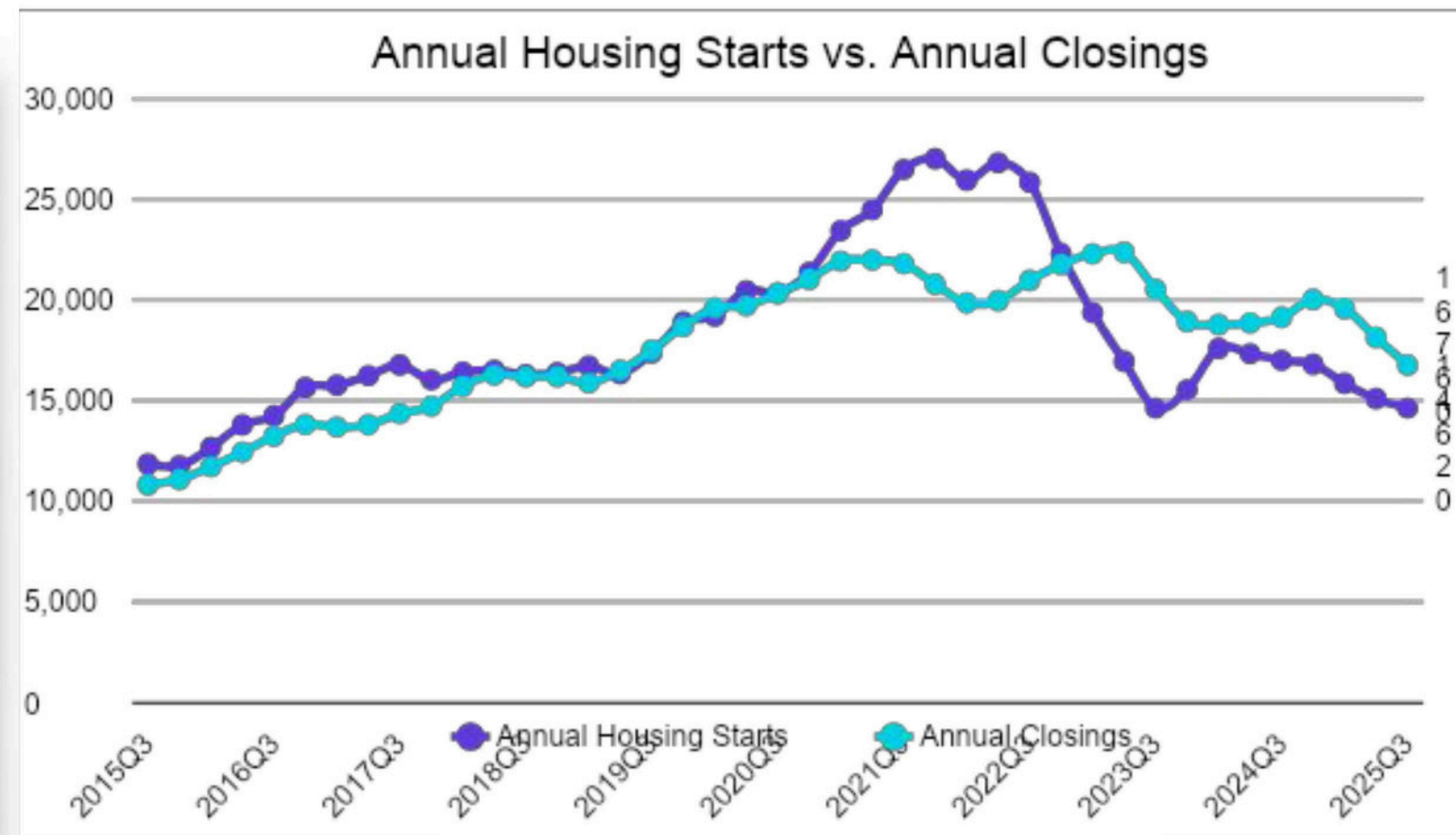


# Single-Family Housing

## National Market Information & Area Sales Data







Austin maintains an average monthly sales rate of 1.9 net monthly sales per community among active projects.

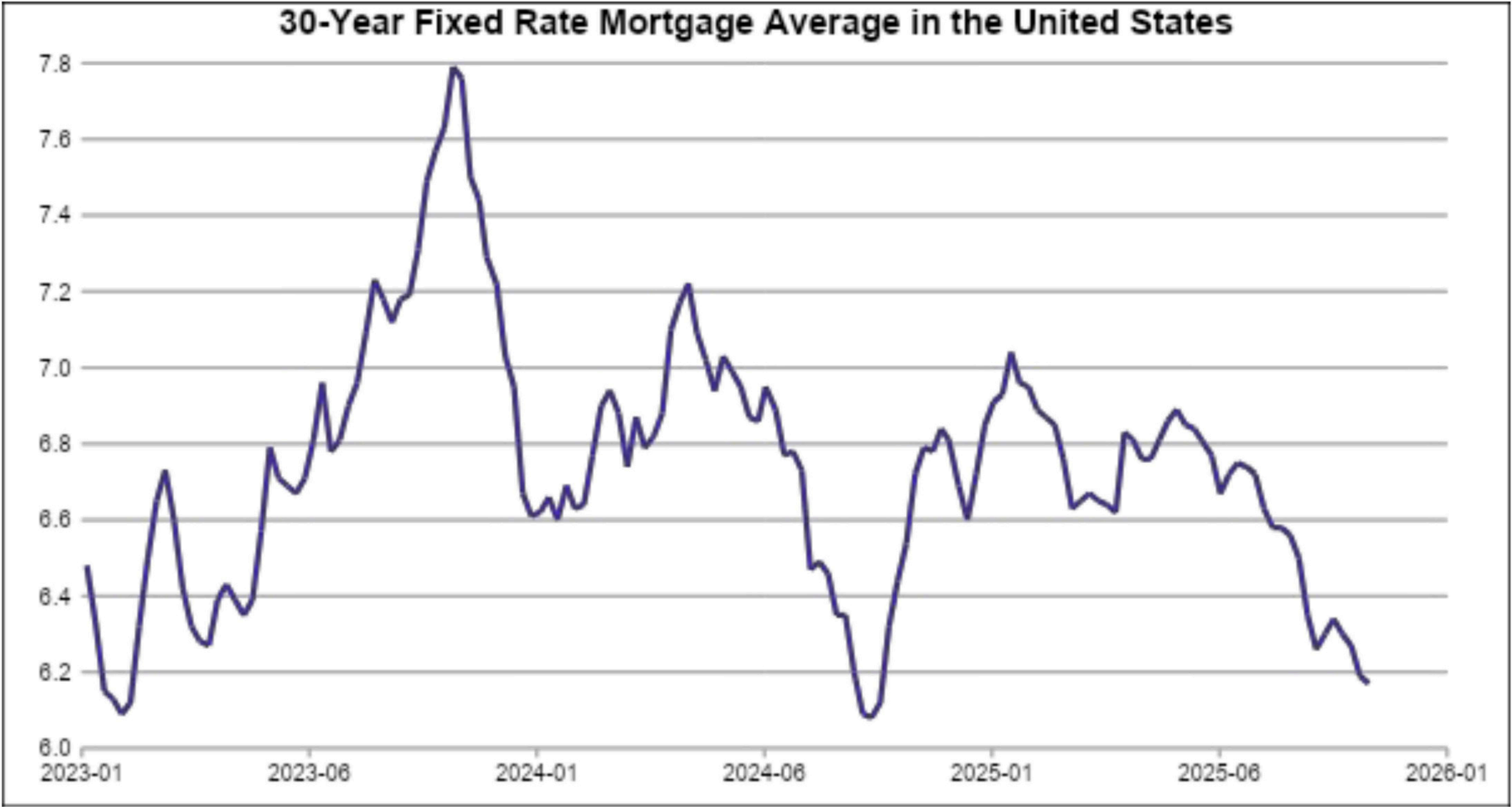
Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

The Austin-Round Rock-San Marcos MSA experienced 13,744 new home closings in the last 12 months, a decrease of -25.4%.



Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.





Source: US  
FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

The move was driven by signs of a softening labor market and weakening job growth.

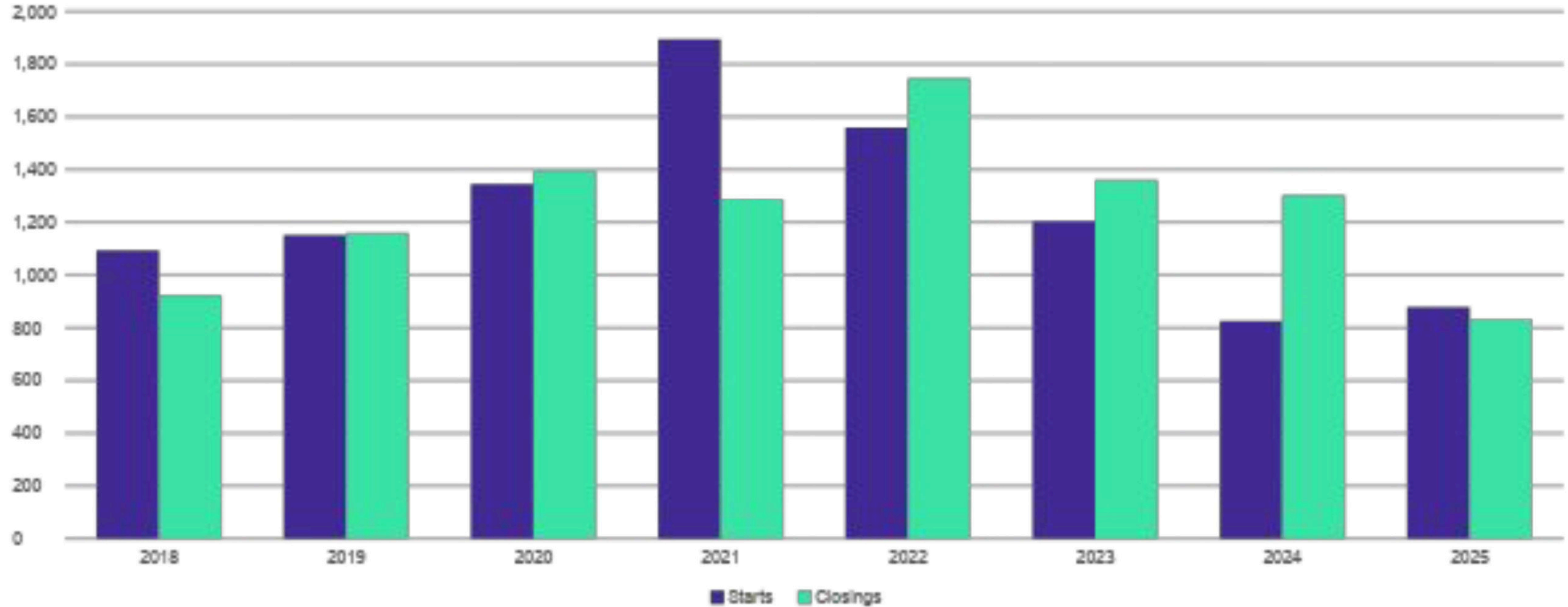
Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.





# Hutto ISD New Home Activity

## Single-Family Housing



| Starts       | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024       | 2025       |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|
| 1Q           | 247          | 209          | 267          | 381          | 418          | 197          | 229        | 267        |
| 2Q           | 250          | 233          | 416          | 506          | 434          | 336          | 148        | 340        |
| 3Q           | 282          | 430          | 365          | 556          | 485          | 412          | 135        | 271        |
| 4Q           | 313          | 282          | 295          | 451          | 221          | 259          | 313        |            |
| <b>Total</b> | <b>1,092</b> | <b>1,154</b> | <b>1,343</b> | <b>1,894</b> | <b>1,558</b> | <b>1,204</b> | <b>825</b> | <b>878</b> |

| Closings     | 2018       | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025       |
|--------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|
| 1Q           | 225        | 218          | 308          | 340          | 431          | 474          | 540          | 175        |
| 2Q           | 254        | 348          | 287          | 253          | 430          | 310          | 384          | 371        |
| 3Q           | 192        | 271          | 399          | 351          | 521          | 394          | 159          | 287        |
| 4Q           | 250        | 319          | 402          | 342          | 364          | 183          | 218          |            |
| <b>Total</b> | <b>921</b> | <b>1,156</b> | <b>1,396</b> | <b>1,286</b> | <b>1,746</b> | <b>1,361</b> | <b>1,301</b> | <b>833</b> |

Source:  
Zonda





# Hutto ISD New Home Activity by Elementary Zone

Single-Family Housing

| Elementary Zone  | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Construction | Inventory | Vacant Dev. Lots | Future |
|------------------|---------------|----------------|-----------------|------------------|--------------------|-----------|------------------|--------|
| COTTONWOOD CREEK | 0             | 0              | 7               | 0                | 0                  | 1         | 0                | 0      |
| HUTTO            | 146           | 45             | 84              | 37               | 239                | 65        | 706              | 1,036  |
| JOHNSON          | 0             | 0              | 0               | 0                | 0                  | 0         | 0                | 0      |
| KERLEY           | 12            | 4              | 27              | 2                | 10                 | 11        | 135              | 521    |
| LEE MARTINEZ     | 517           | 111            | 390             | 109              | 234                | 248       | 837              | 4,629  |
| NORMAN           | 75            | 10             | 85              | 20               | 22                 | 23        | 15               | 0      |
| RAY              | 234           | 59             | 136             | 38               | 120                | 125       | 456              | 7,739  |
| VETERANS HILL    | 275           | 42             | 322             | 81               | 58                 | 103       | 199              | 655    |
| Grand Total      | 1,259         | 271            | 1,051           | 287              | 683                | 576       | 2,348            | 14,580 |



Highest activity in the category



Second highest activity in the category



Third highest activity in the category



# Single-Family Housing Construction

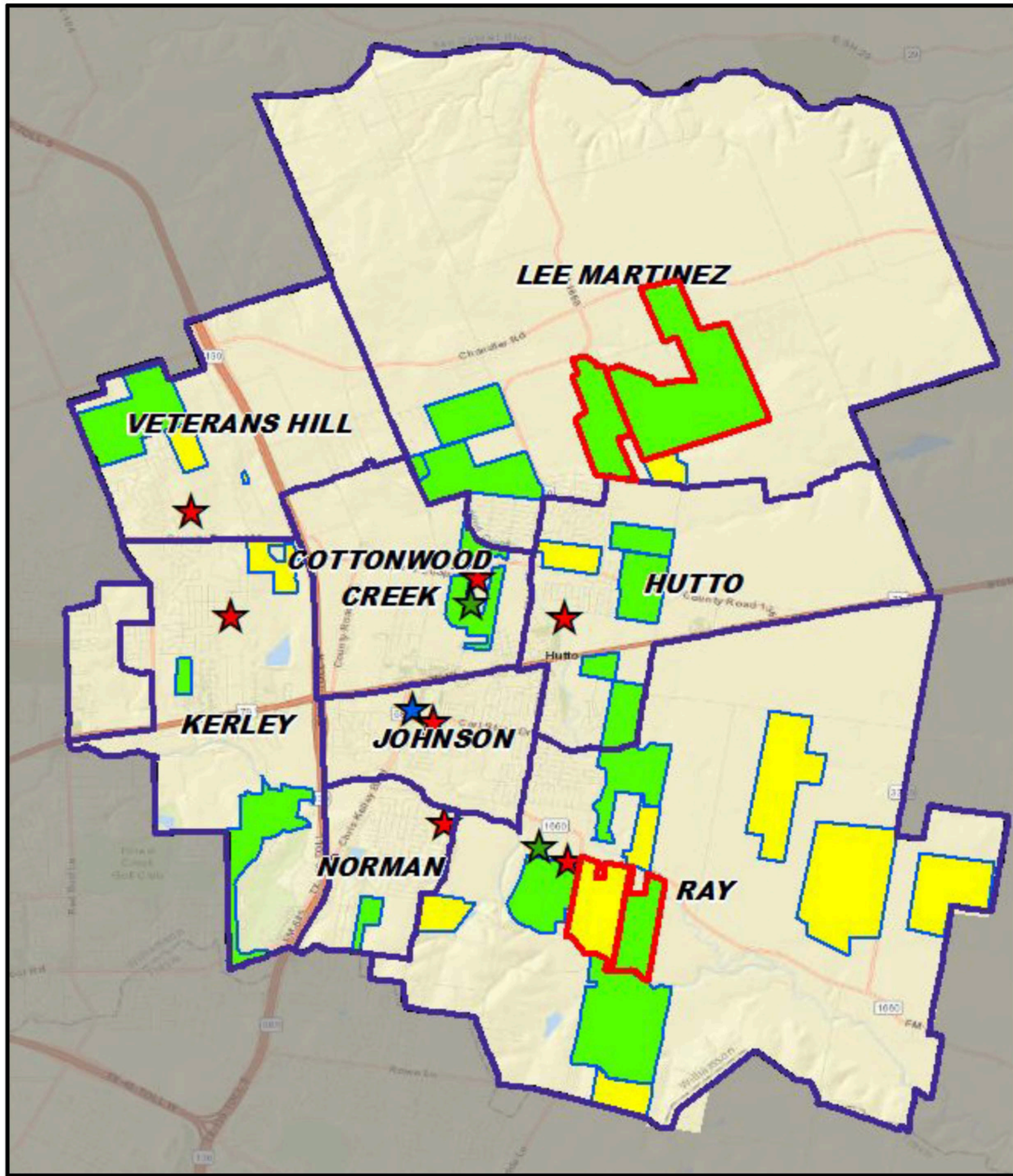
District Housing Activity Information





## District Future Housing

- The district has 17 active subdivisions with approximately 68 homes under construction and 2,300 lots ready to be built on
- Within HISD there are currently 21 potential future subdivisions totaling appx. 14,850 single family lots
- Groundwork is underway on more than 1,100 lots within four subdivisions



### Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments





# District Single-Family Activity

Single-Family Housing Construction

**November 2025**

## Prairie Winds

- 1,093 total lots
- 813 future lots
- 203 vacant developed lots
- 72 homes under construction
- 1 occupied home
- Prices between \$330,000 and \$540,000
- Builders: Meritage Homes, Trophy Signature Homes
- Groundwork underway on 192 lots

## Flora

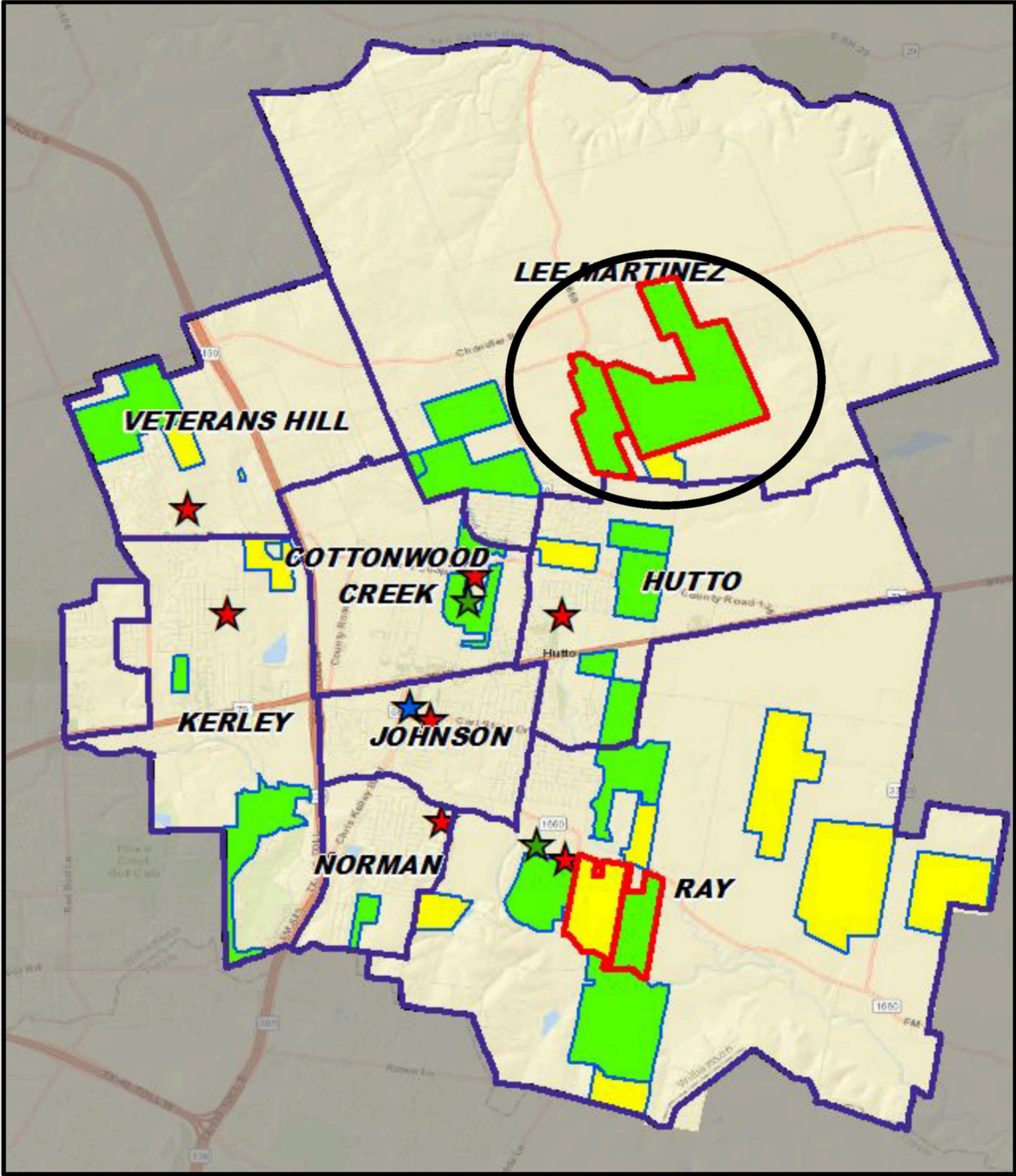
- 2,803 total lots
- 2,395 future lots
- 182 vacant developed lots
- 115 homes under construction
- 103 occupied homes
- Builders include Brightland Homes, DRB Homes, Empire Communities, and Highland Homes
- Groundwork underway on 591 lots
- Prices between \$300,000 and \$715,000

## Thomison

- 141 total future lots
- Preliminary plat approved February 2023

**LEE MARTINEZ**









# District Single-Family Activity

Single-Family Housing Construction

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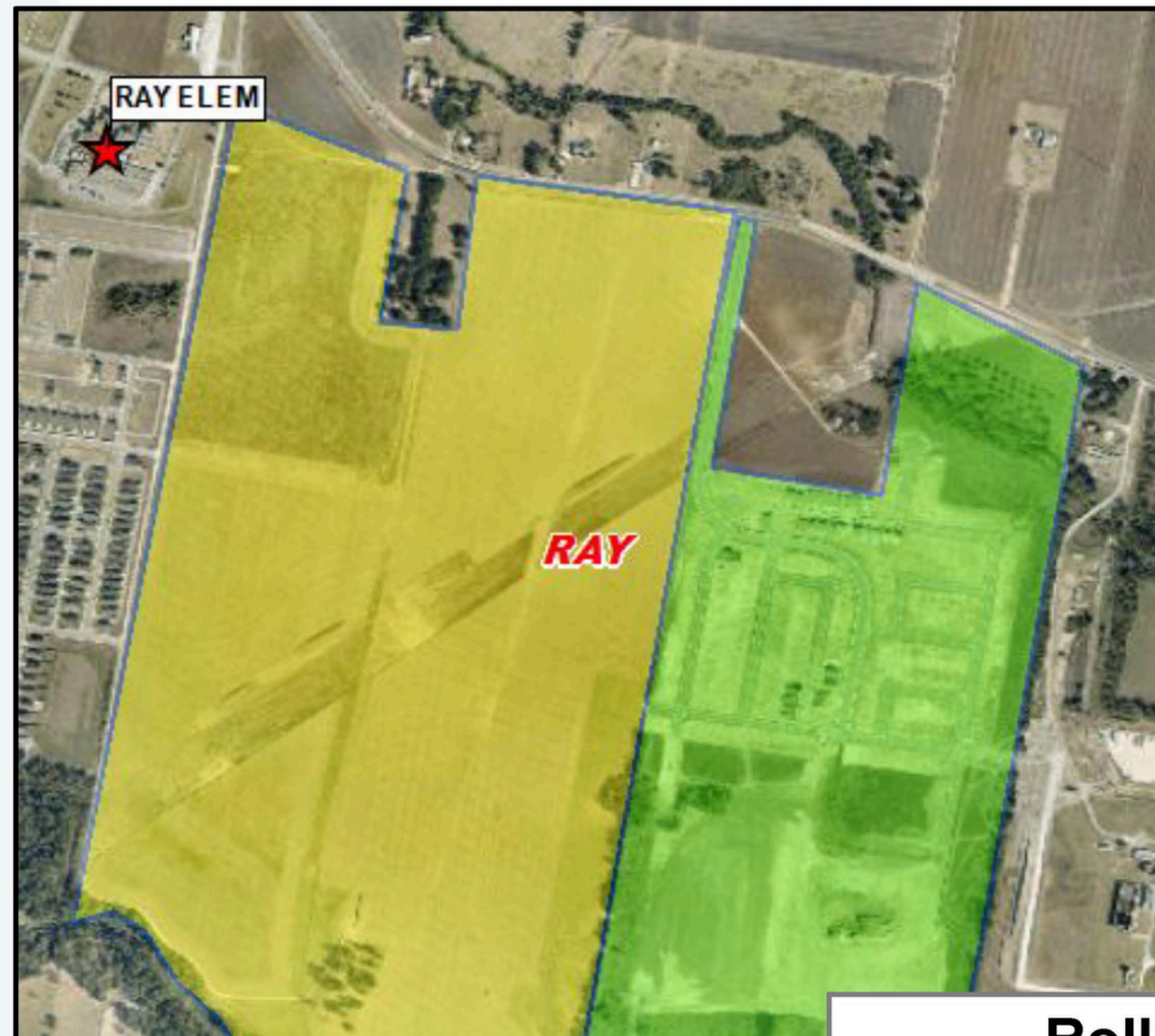




# District Single-Family Activity

Single-Family Housing Construction

November 2025



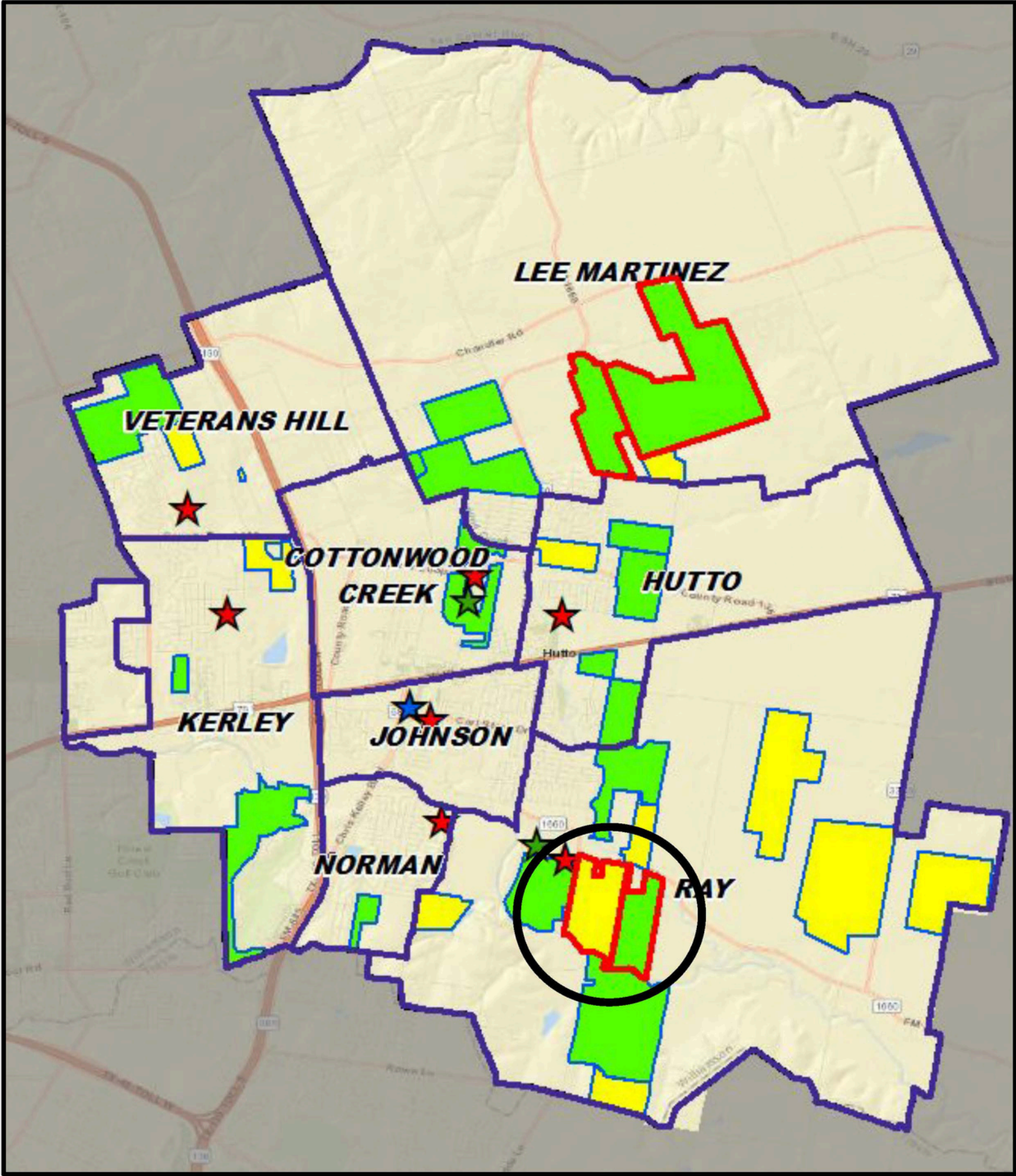
## Heritage Mills

- 1,012 total future lots
- Final plat for first phase approved September 2025
- Groundwork underway on 130 lots in phase one, anticipate delivery of lots in next quarter
- Builder: Brohn Homes

## Rolling Glen

- 580 total lots
- 286 future lots
- 143 vacant developed lots
- 46 homes under construction
- 100 occupied homes
- Groundwork underway on 159 lots
- Builder: Ashton Woods Homes
- Prices between \$311,000 and \$467,000



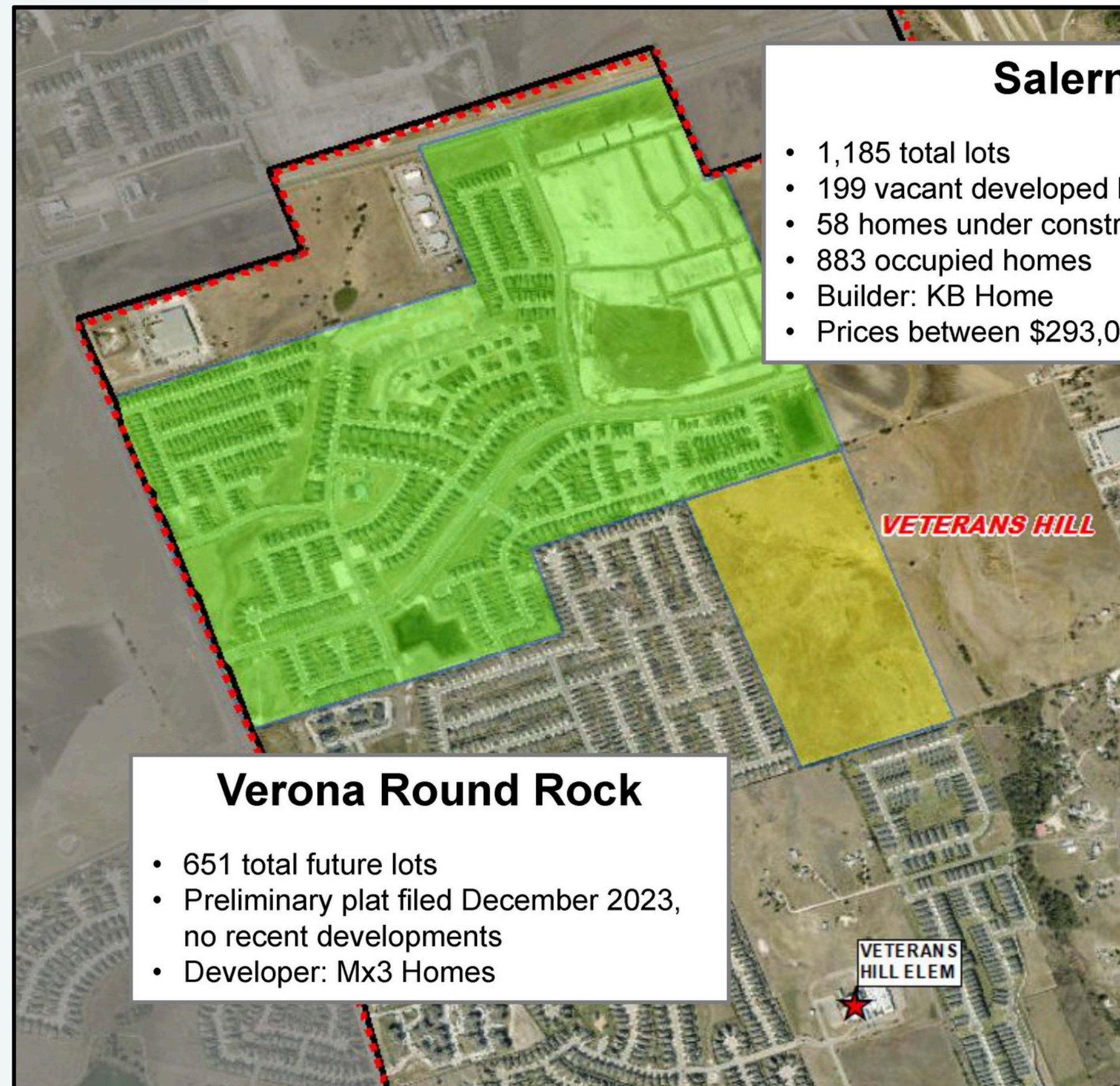
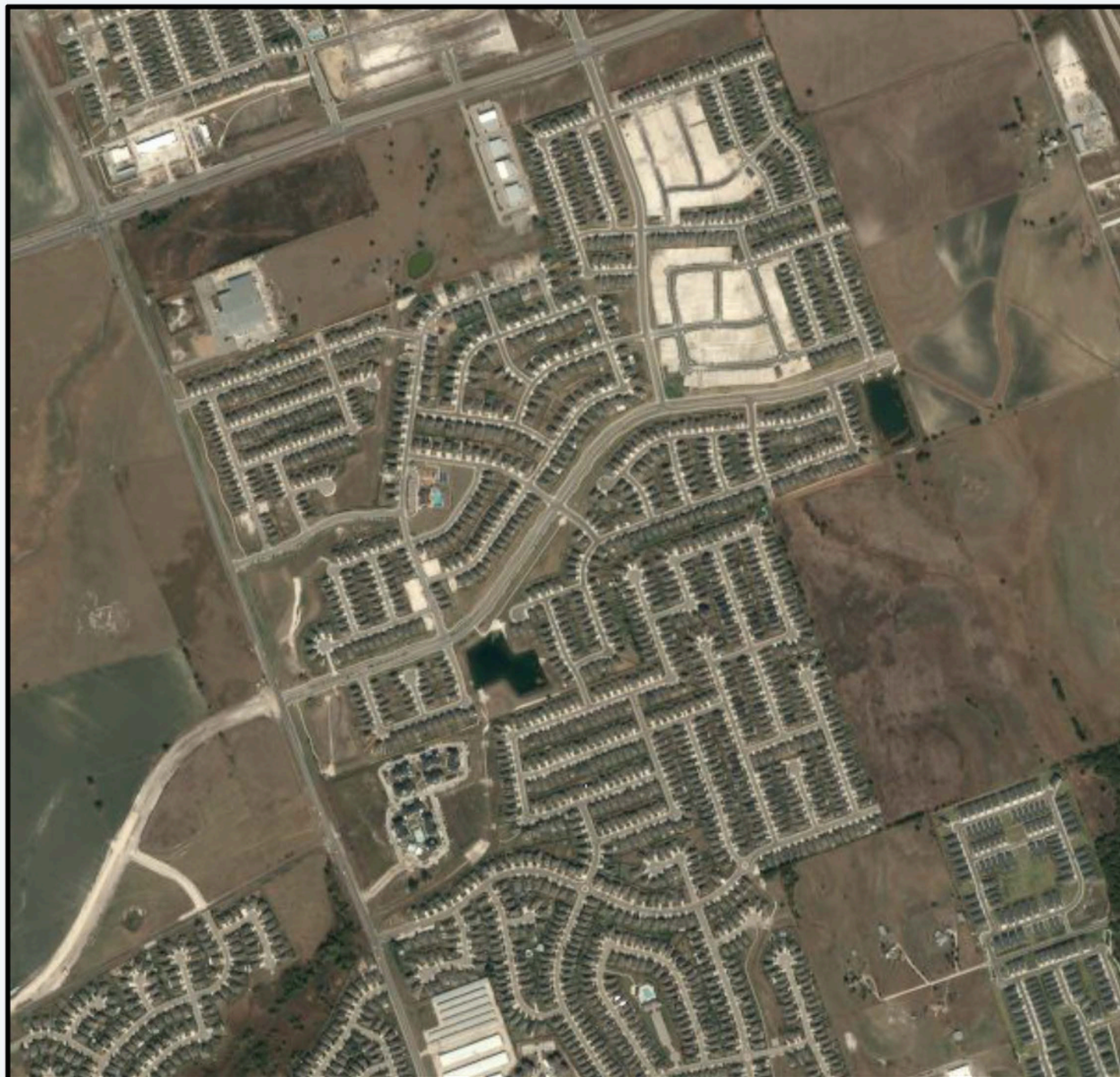




# District Single-Family Activity

Single-Family Housing Construction

November 2025



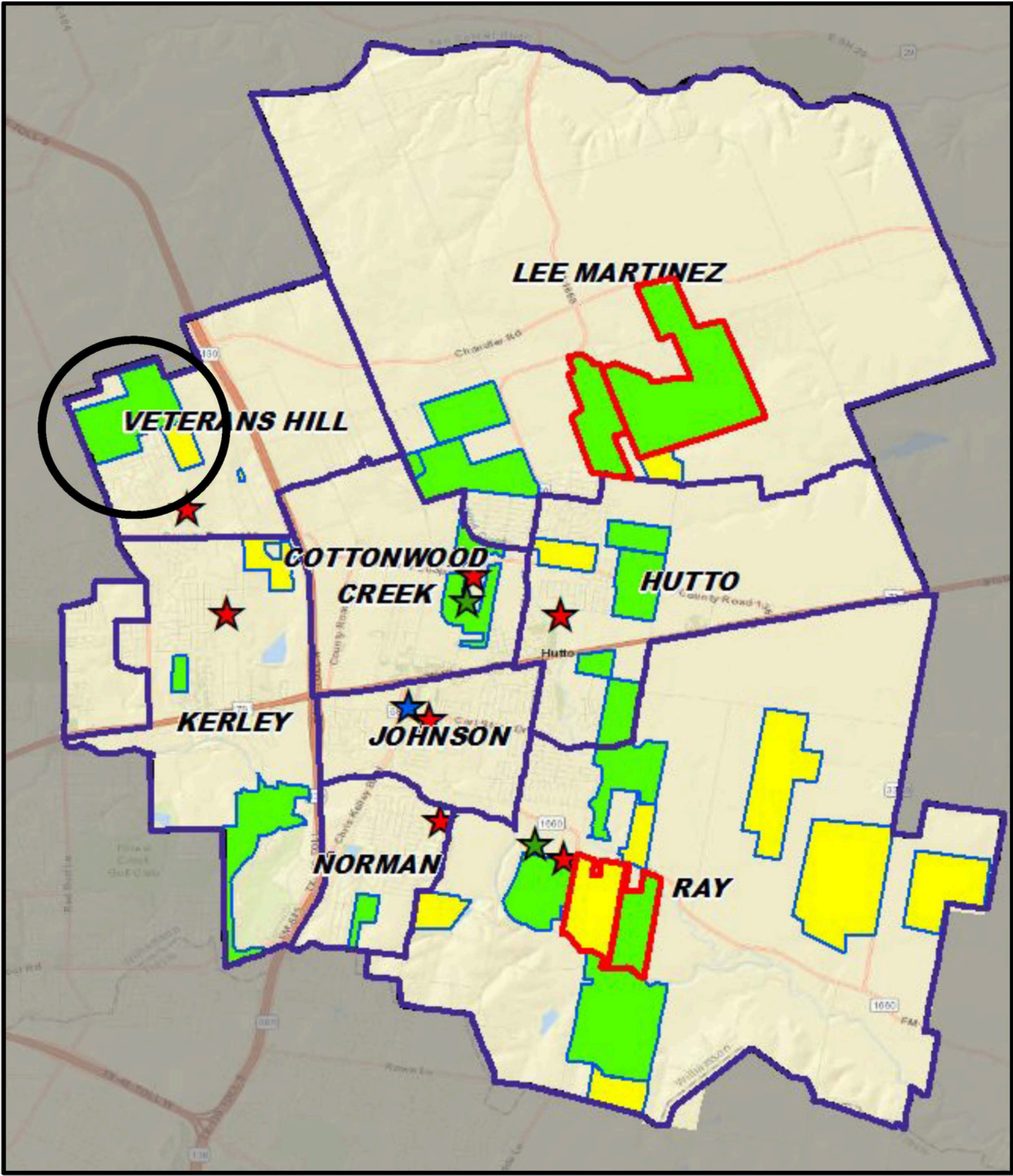
## Salerno

- 1,185 total lots
- 199 vacant developed lots
- 58 homes under construction
- 883 occupied homes
- Builder: KB Home
- Prices between \$293,000 and \$602,000

## Verona Round Rock

- 651 total future lots
- Preliminary plat filed December 2023, no recent developments
- Developer: Mx3 Homes



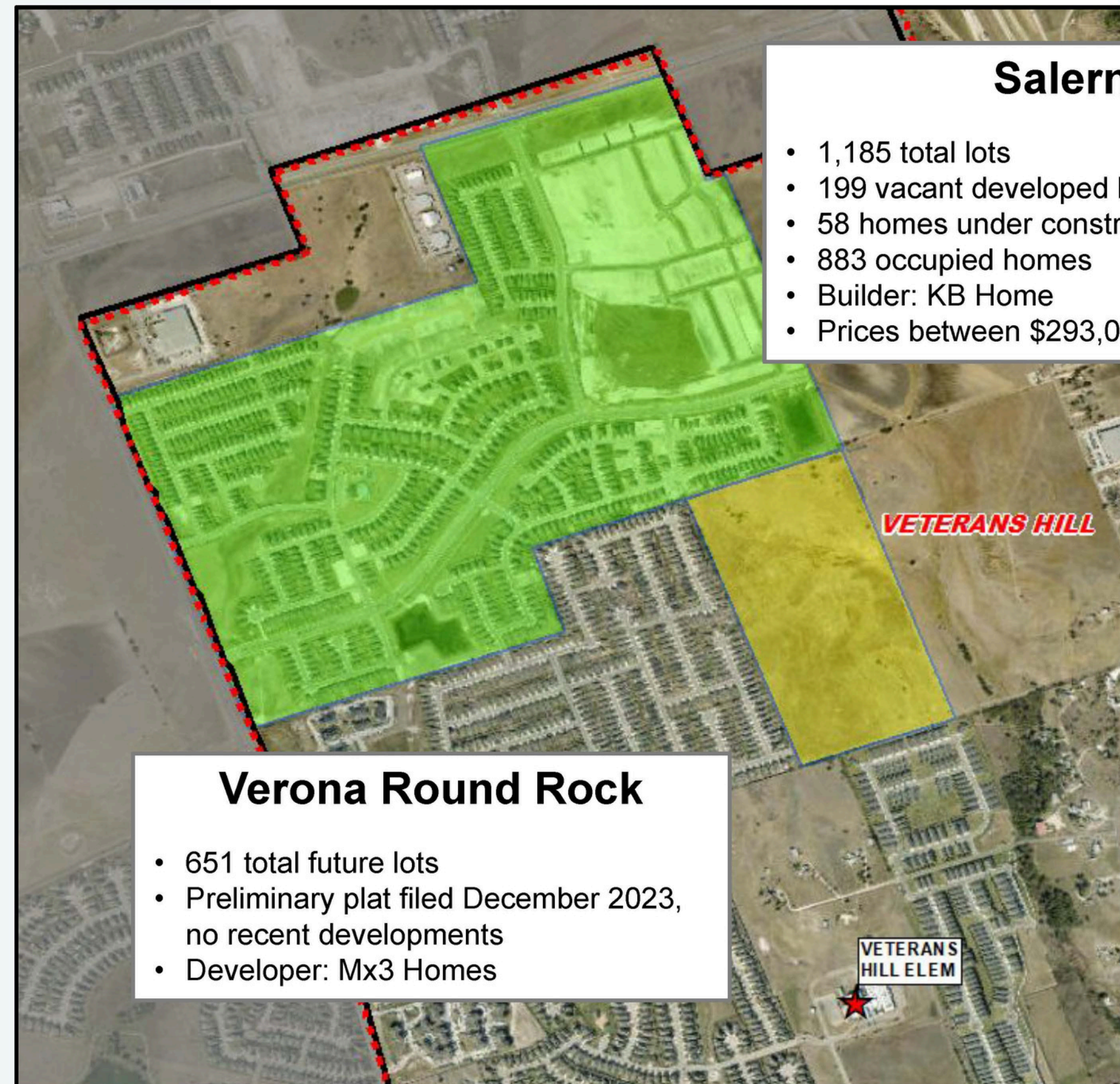
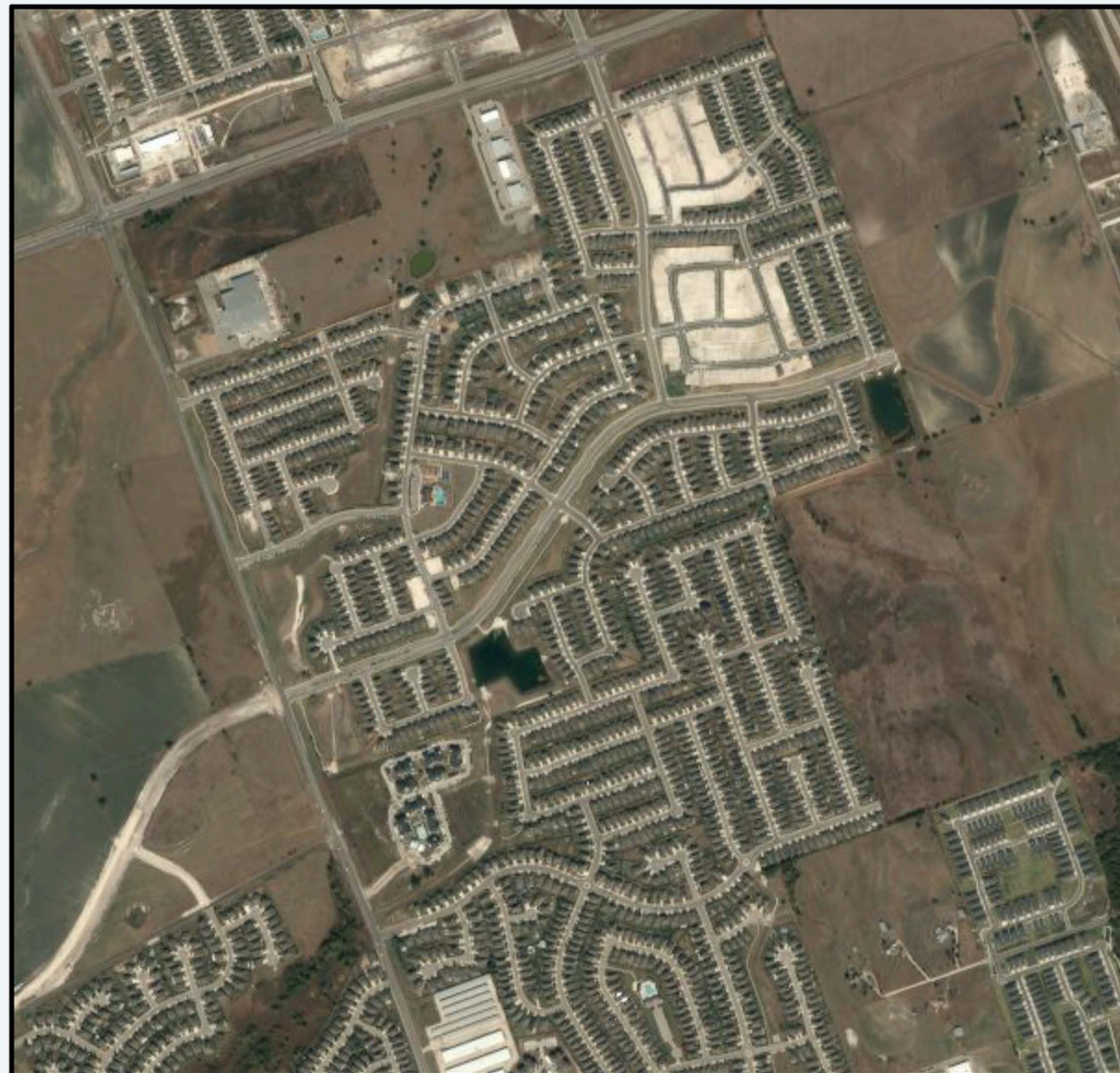




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Single-Family Housing Construction

November 2025



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# District Single-Family Activity

Single-Family Housing Construction

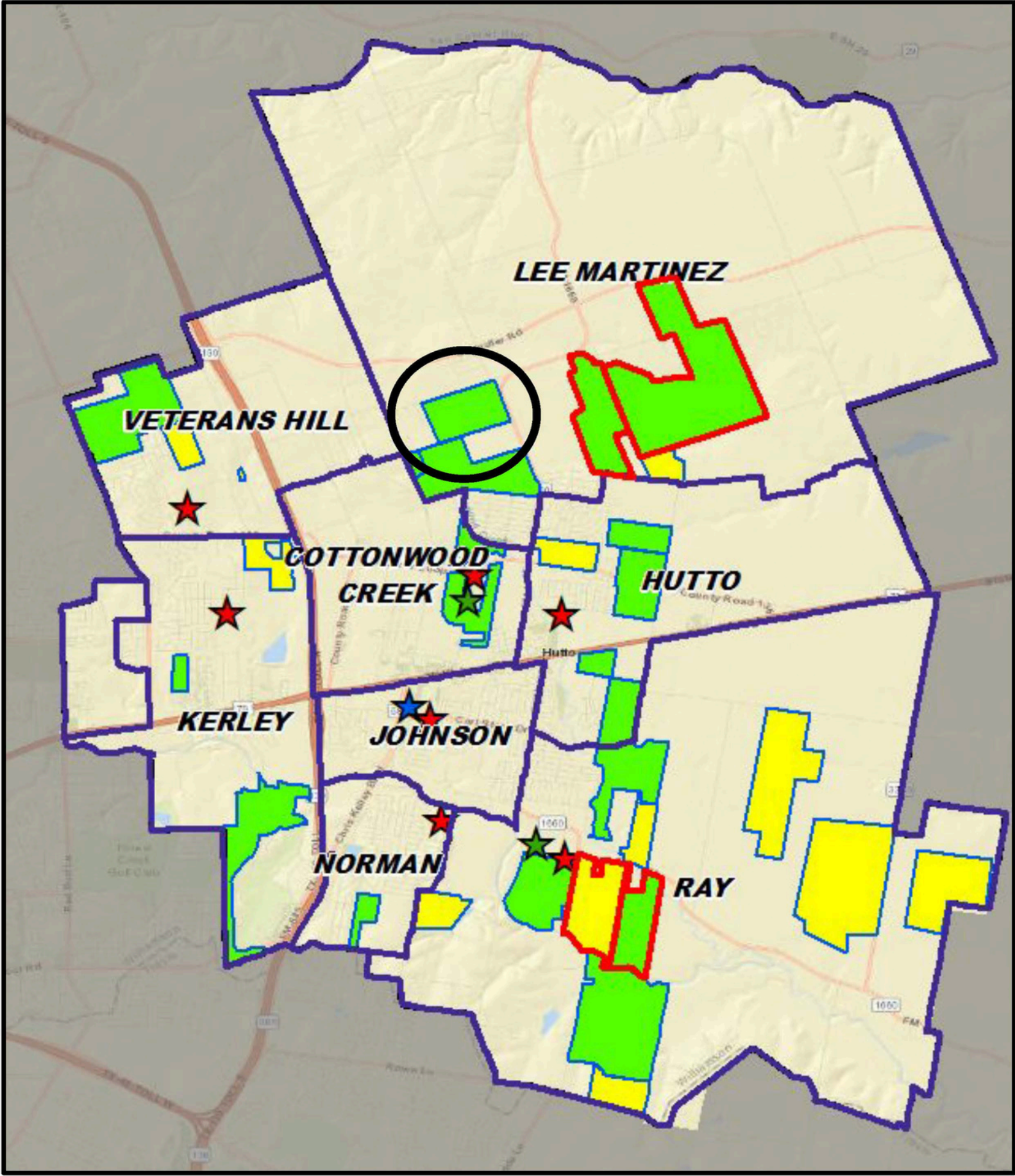
**November 2025**

## Firefly Pointe

- 1,029 total lots
- 675 future lots
- 211 vacant developed lots
- 9 homes under construction
- 133 occupied homes
- Builder: Lennar
- Prices between \$261,000 and \$499,000
- Building between 120 and 140 homes per year

**LEE MARTINEZ**









# District Single-Family Activity

Single-Family Housing Construction

**November 2025**

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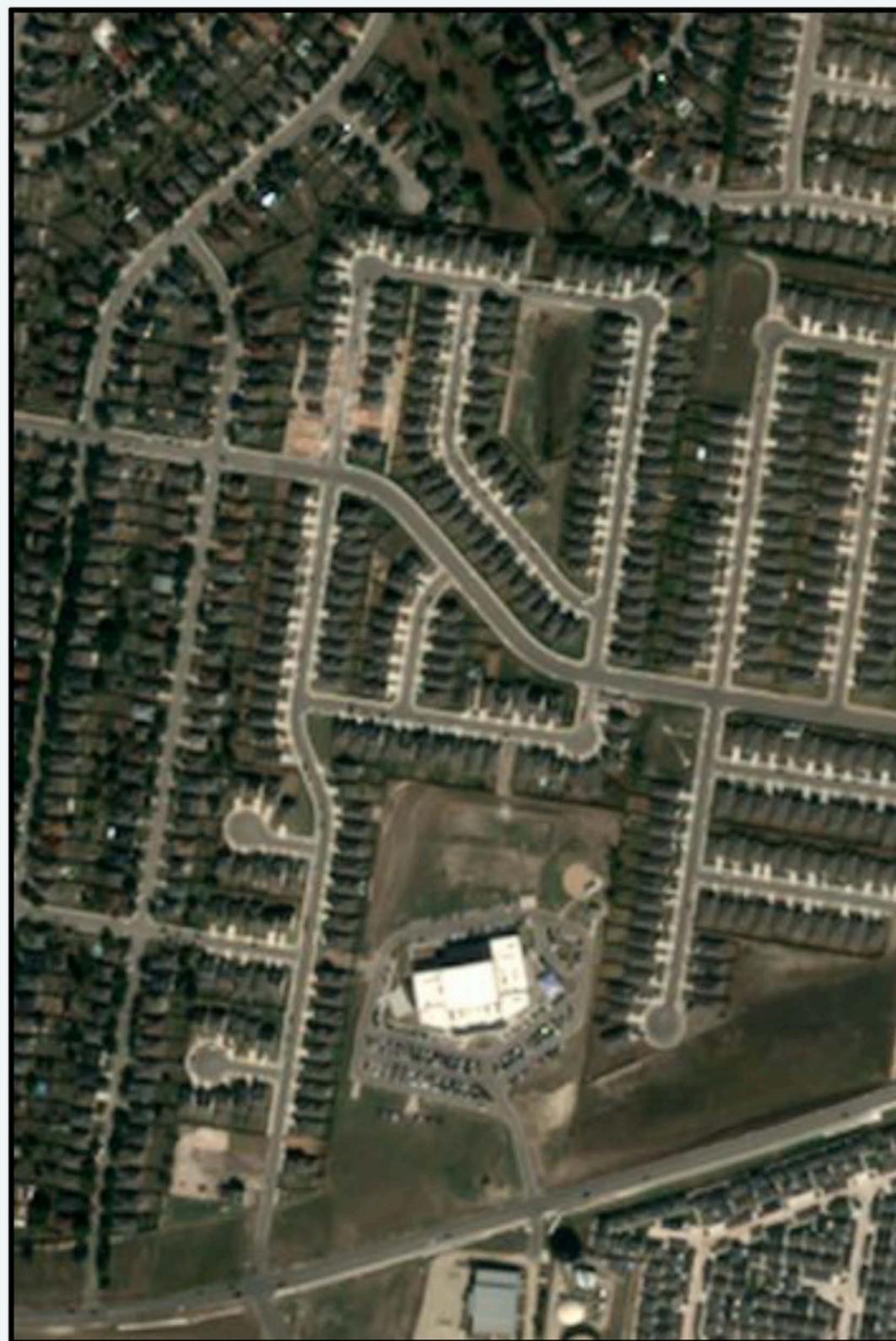
**LEE MARTINEZ**





# District Single-Family Activity

Single-Family Housing Construction  
**November 2025**

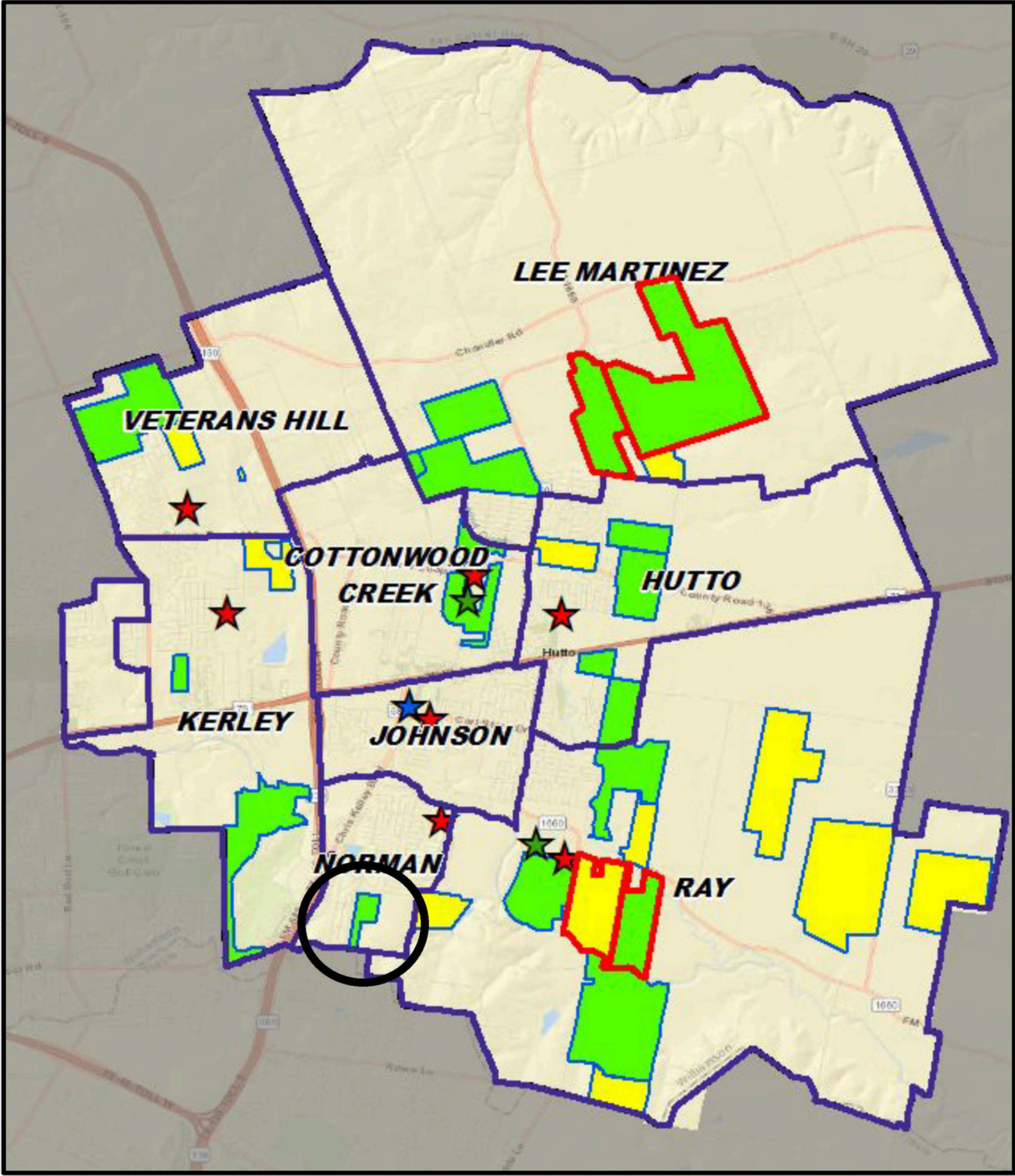


## Covered Bridge

- 230 total lots
- 15 vacant developed lots
- 22 homes under construction
- 192 occupied homes
- Builder: Ashton Woods homes
- Prices between \$377,000 and \$467,000
- Building between 80 and 120 homes per year





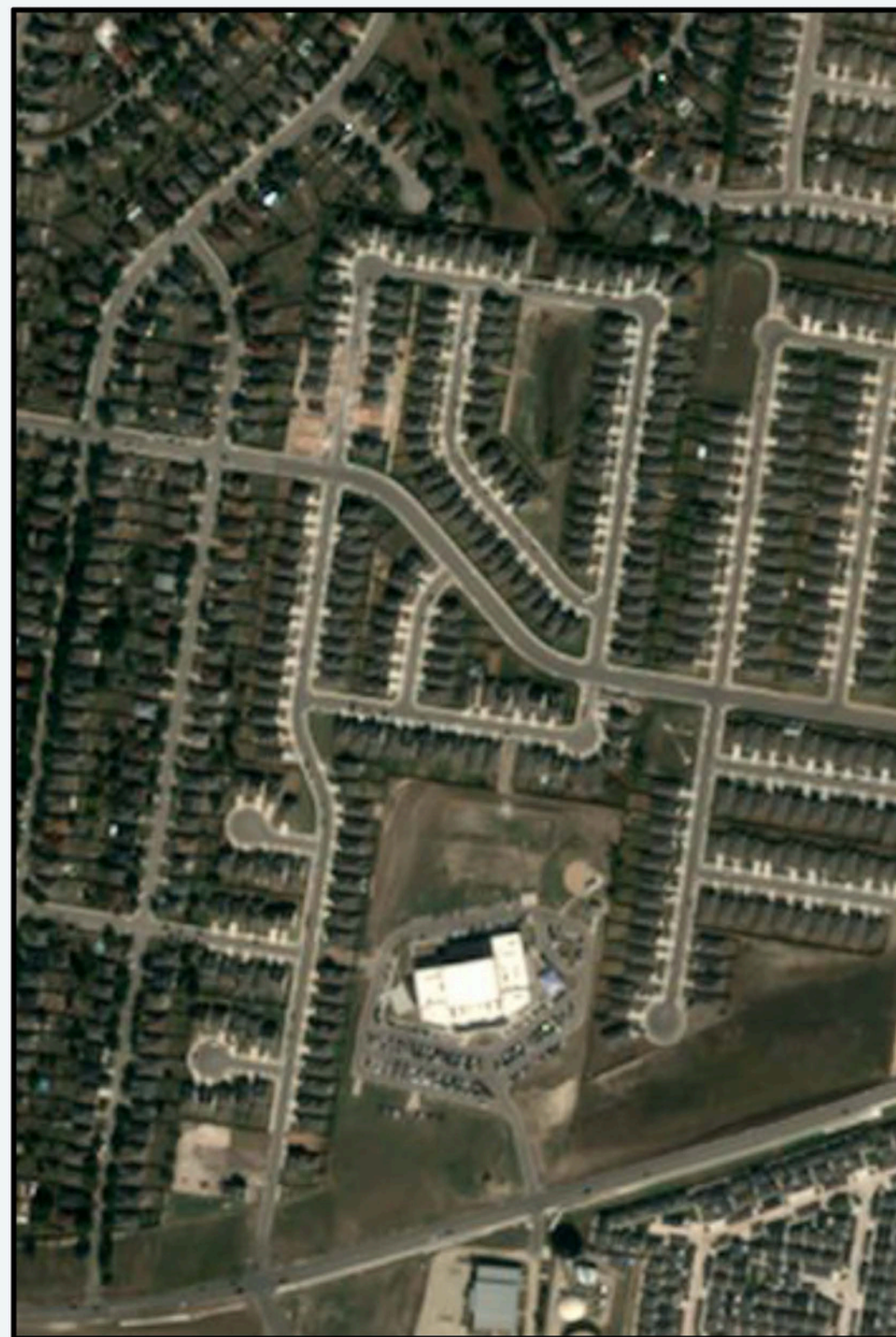






# District Single-Family Activity

Single-Family Housing Construction  
**November 2025**



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# Multifamily Housing

## Student Yield Analysis

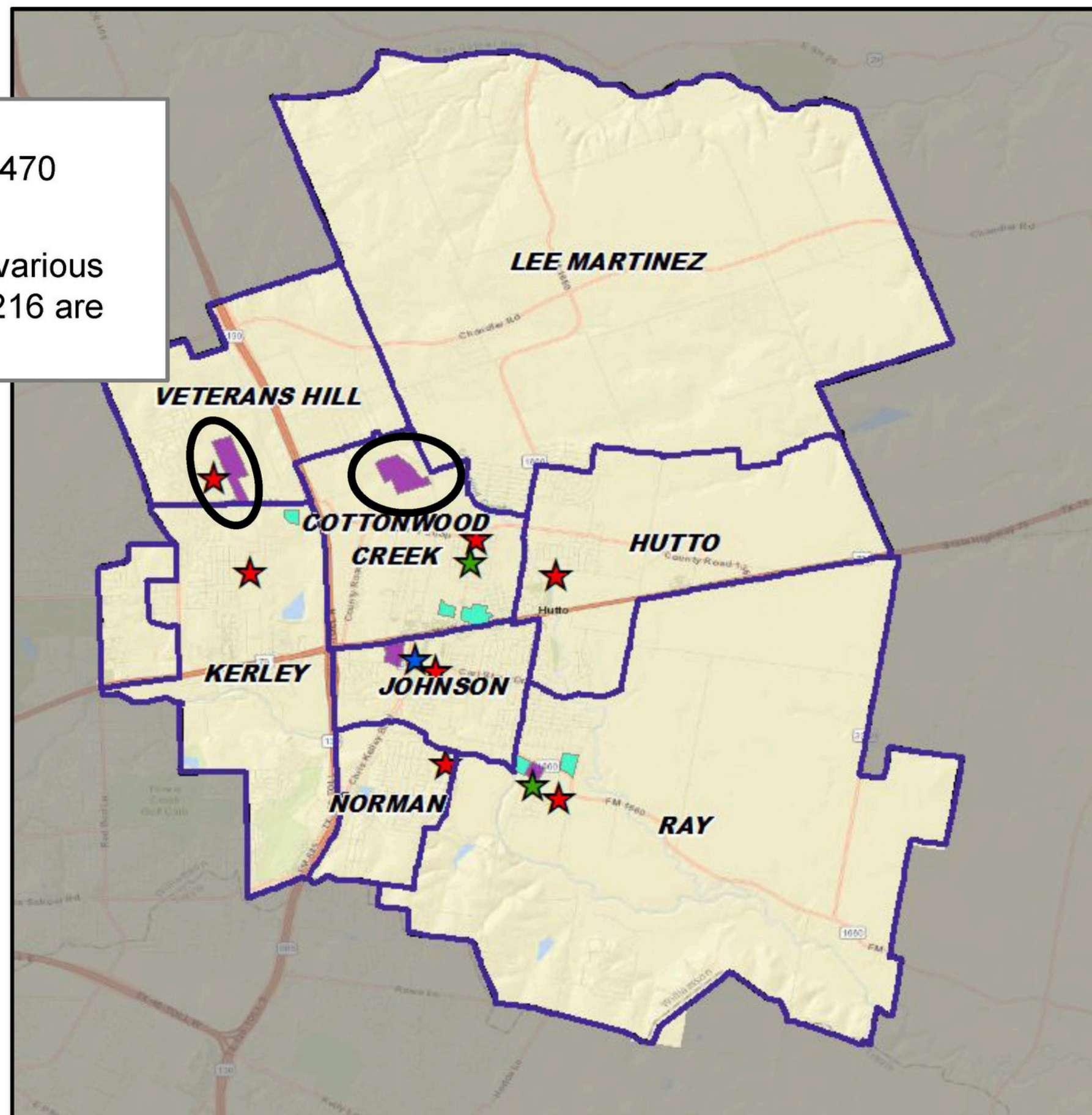




# District Multifamily Overview

## Multifamily Housing

- There are roughly 2,500 multifamily units under construction across the district, including about 470 single family rental units
- There are nearly 980 future multifamily units in various stages of planning across the district, of which 216 are age-restricted



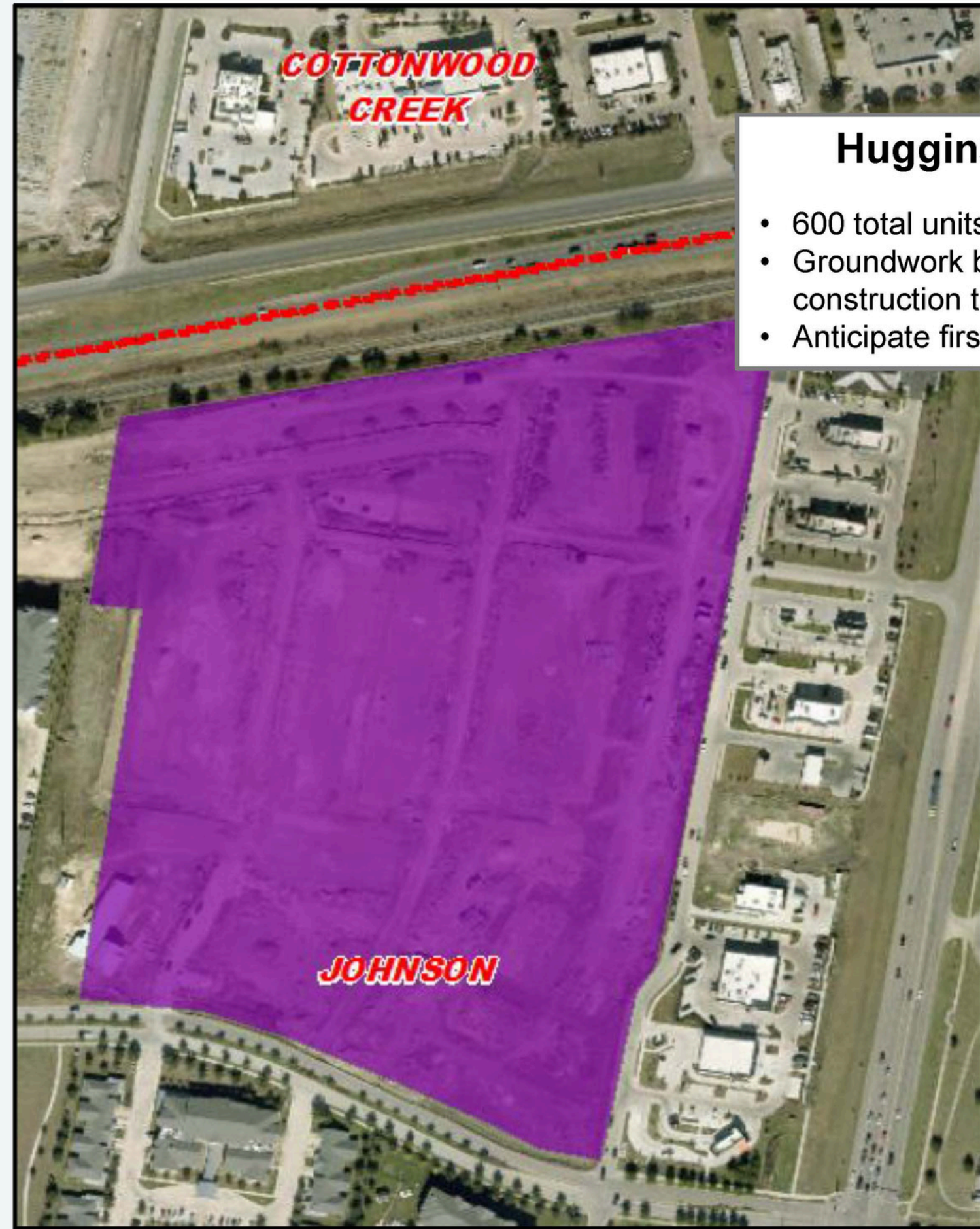
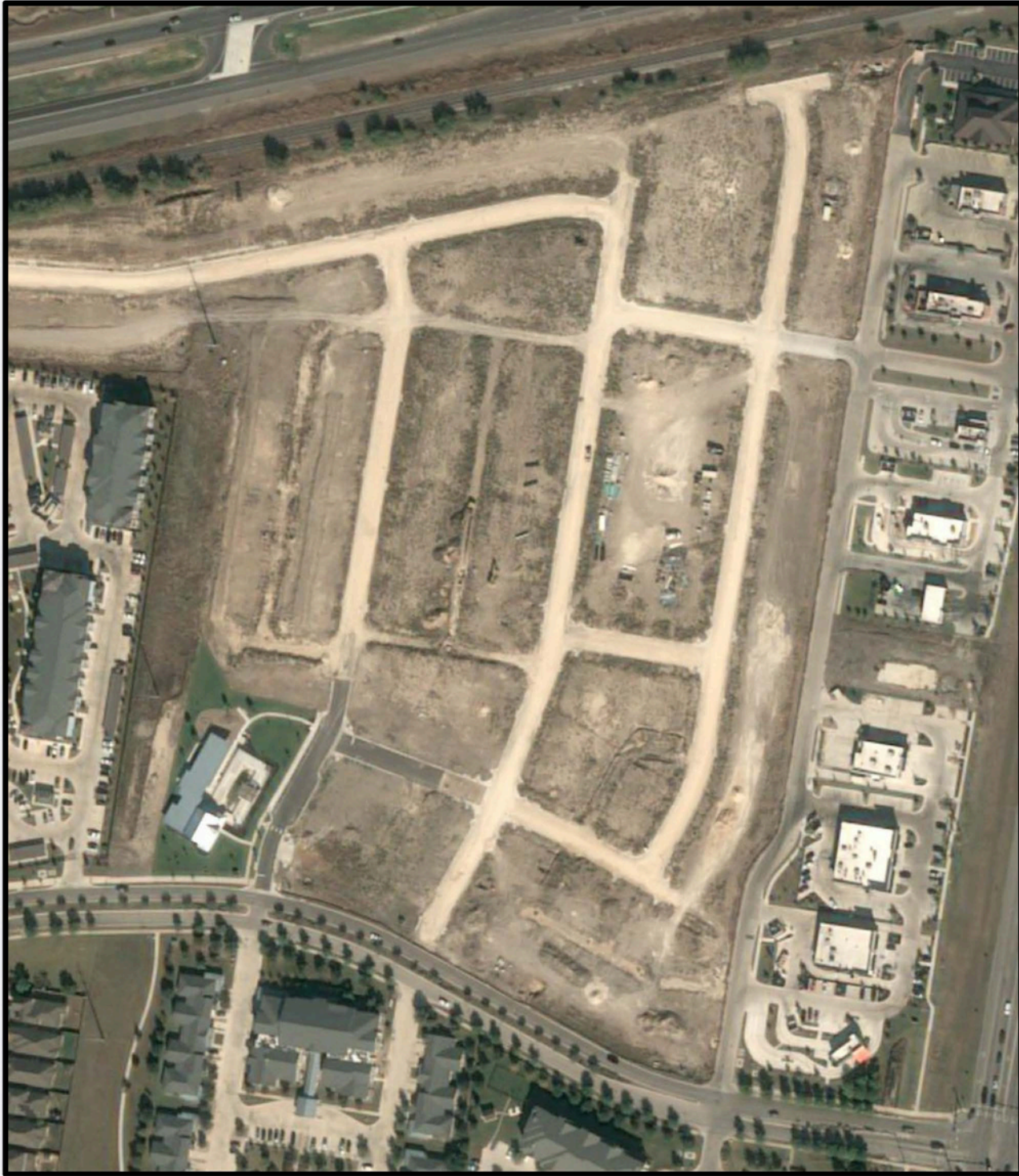
### Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



# District Multi-Family Activity

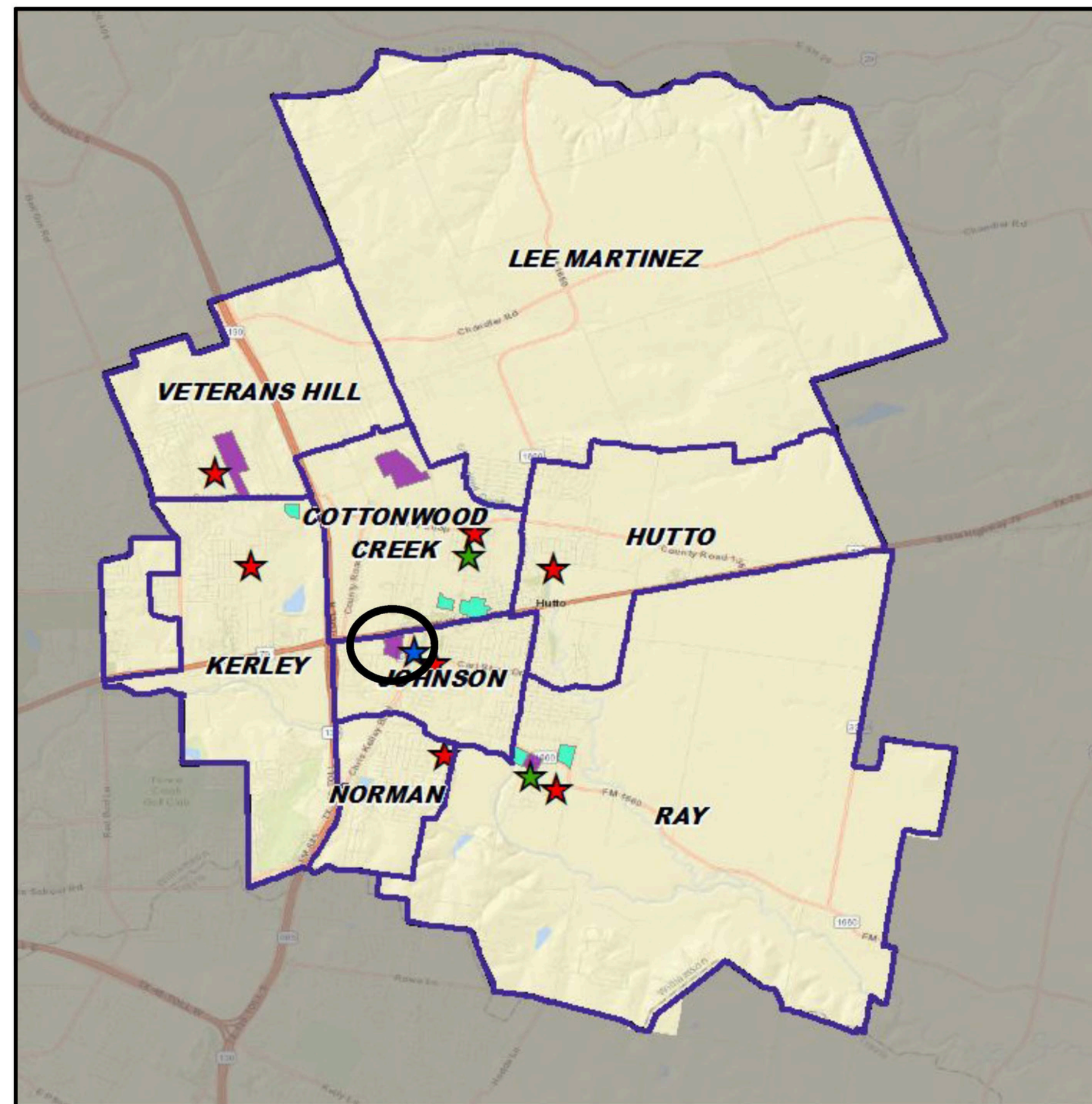
Multi-Family Housing Construction  
**November**



## Huggins Crossing

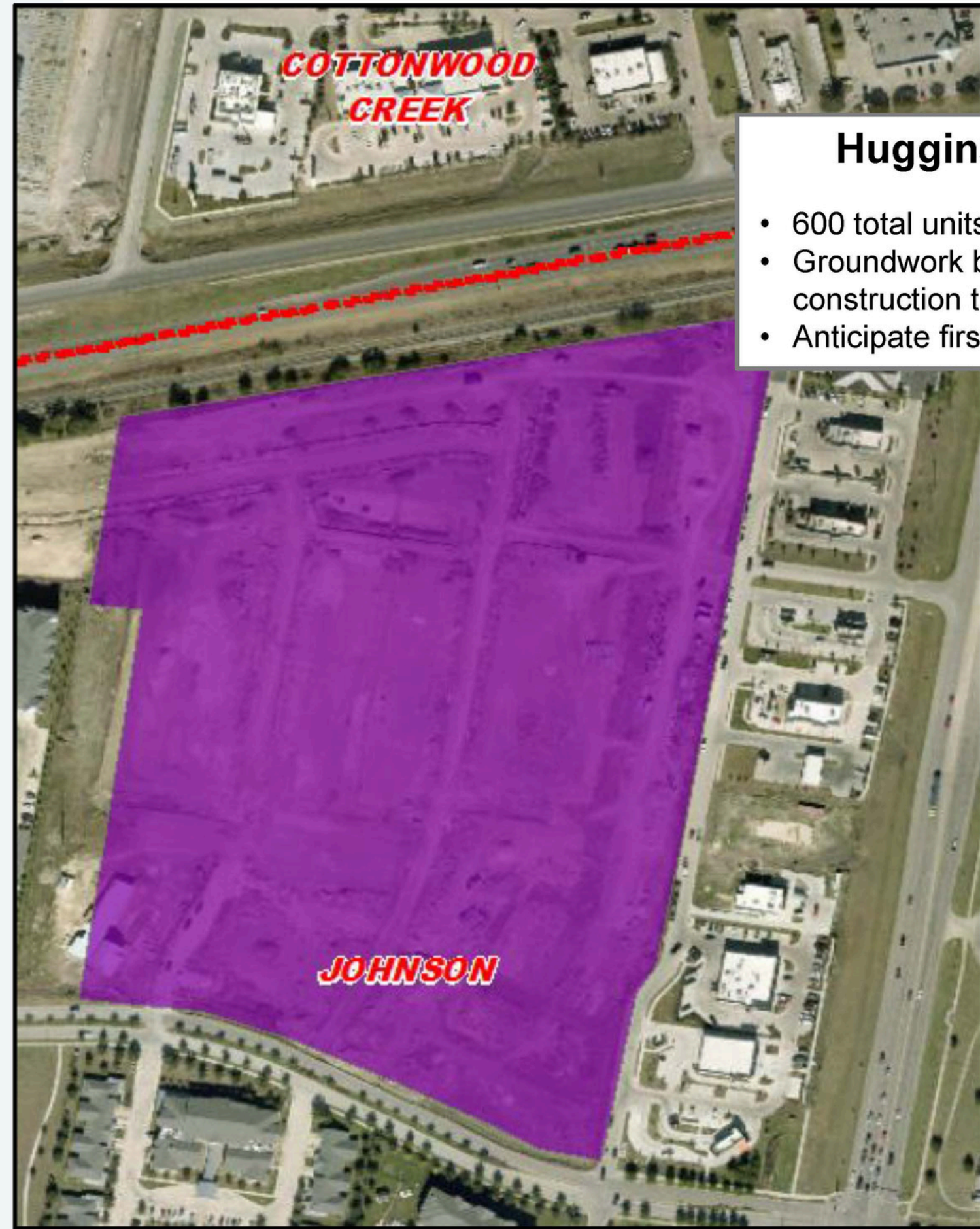
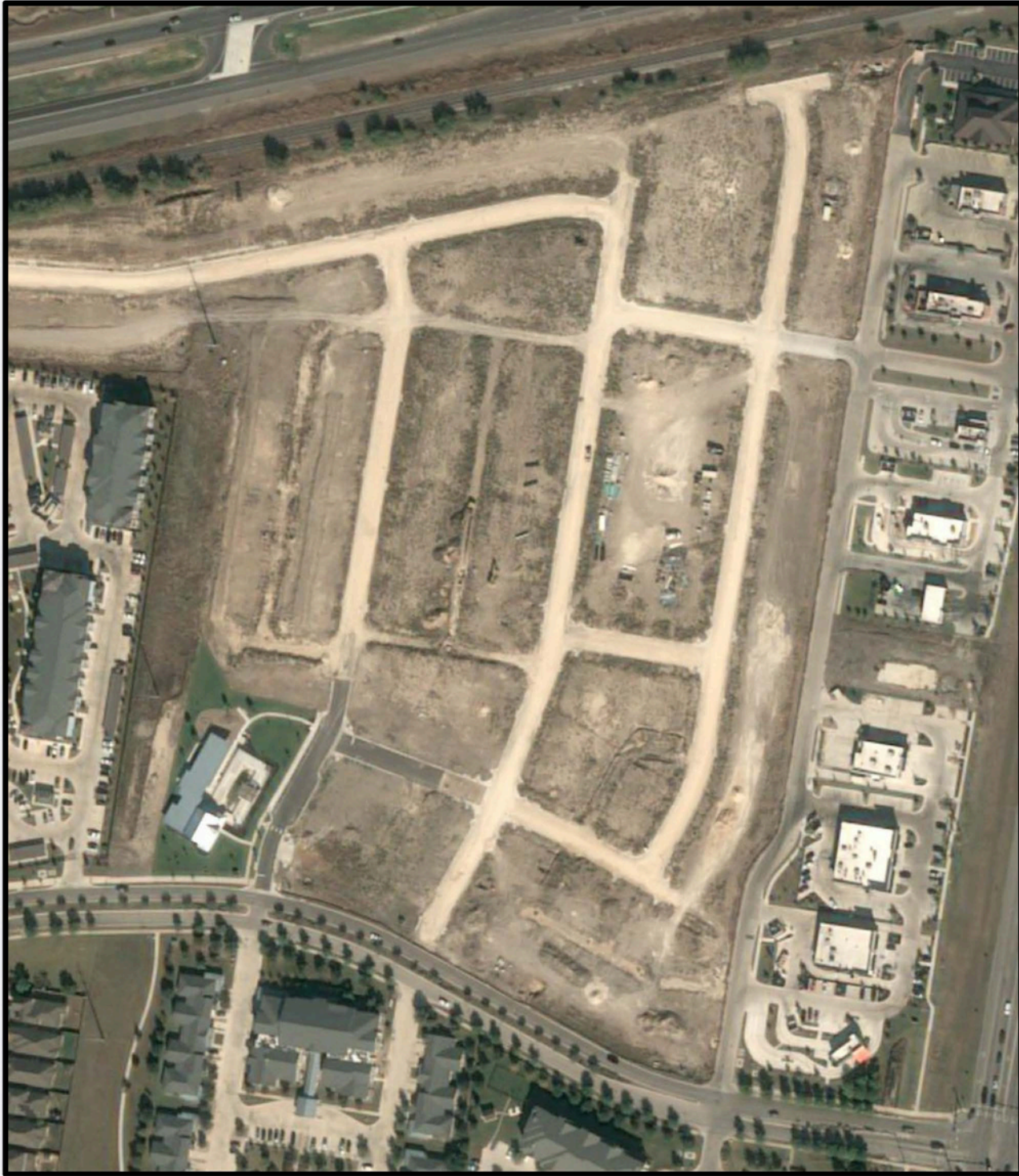
- 600 total units
- Groundwork begun on construction this quarter
- Anticipate first renters late 2026







# District Multi-Family Activity Multi-Family Housing Construction **November**



## Huggins Crossing

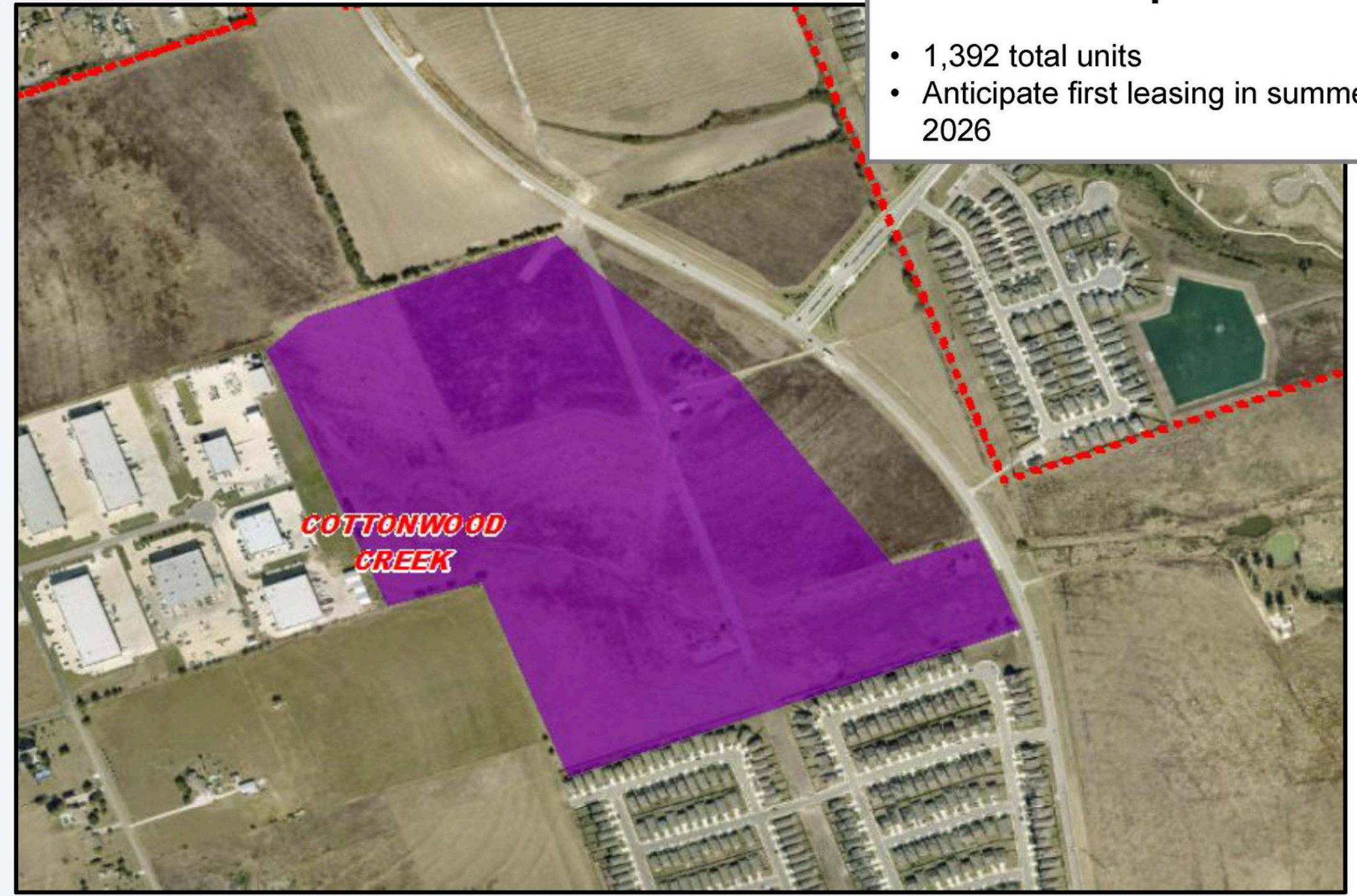
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# District Multi-Family Activity Multi-Family Housing Construction **November**

## Alta Ed Schmidt Development

- 1,392 total units
- Anticipate first leasing in summer 2026

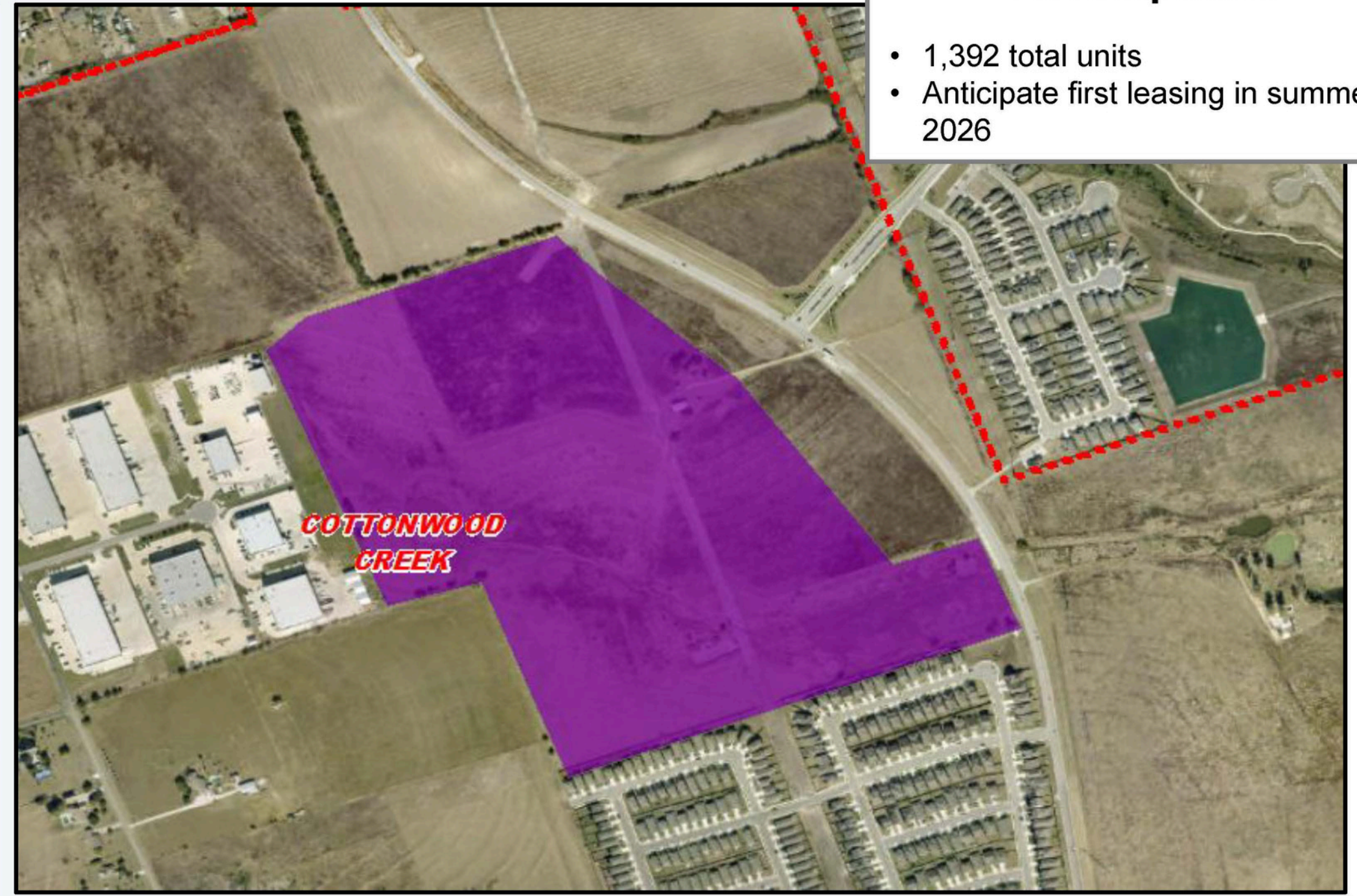




# District Multi-Family Activity

Multi-Family Housing Construction

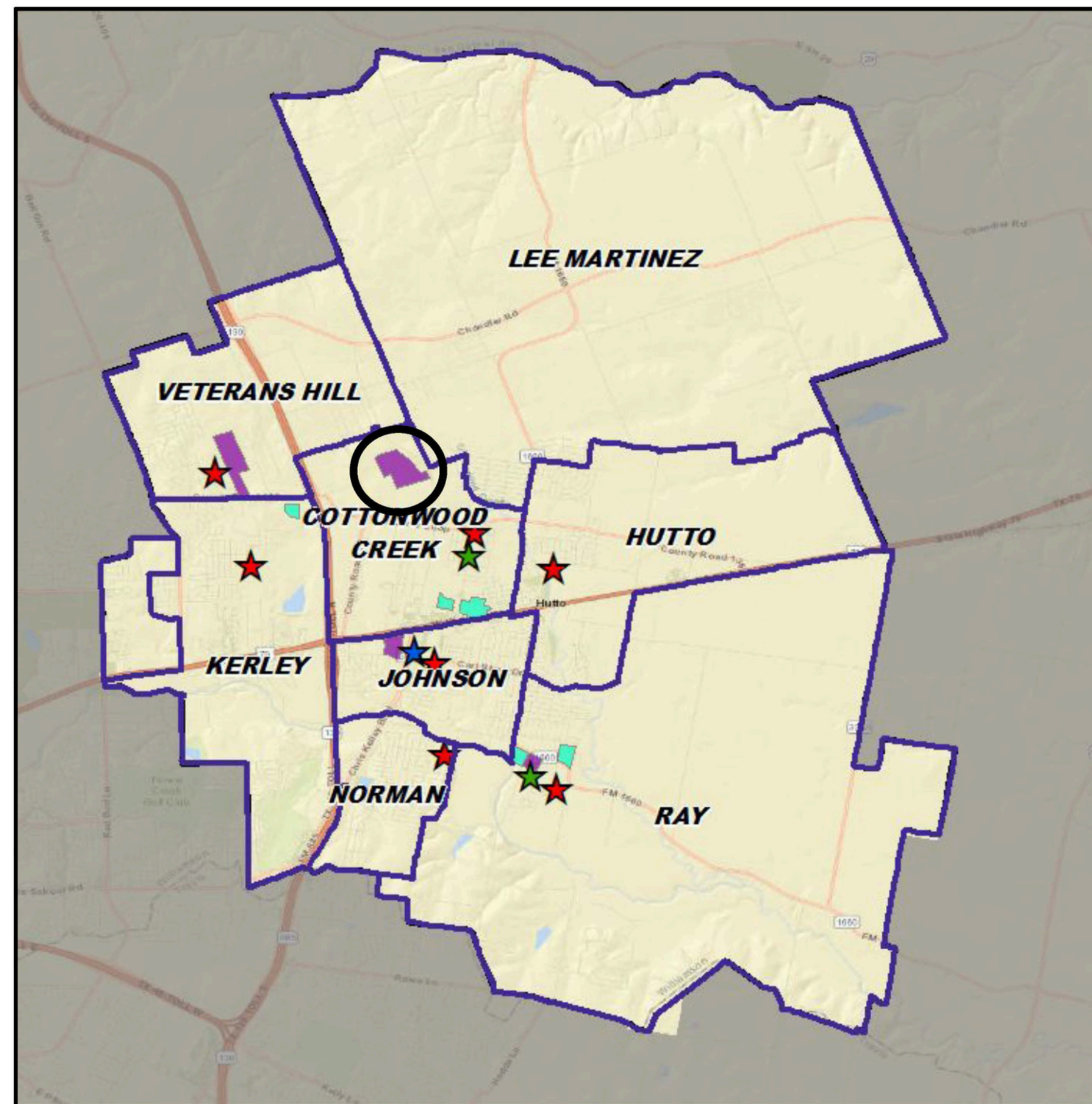
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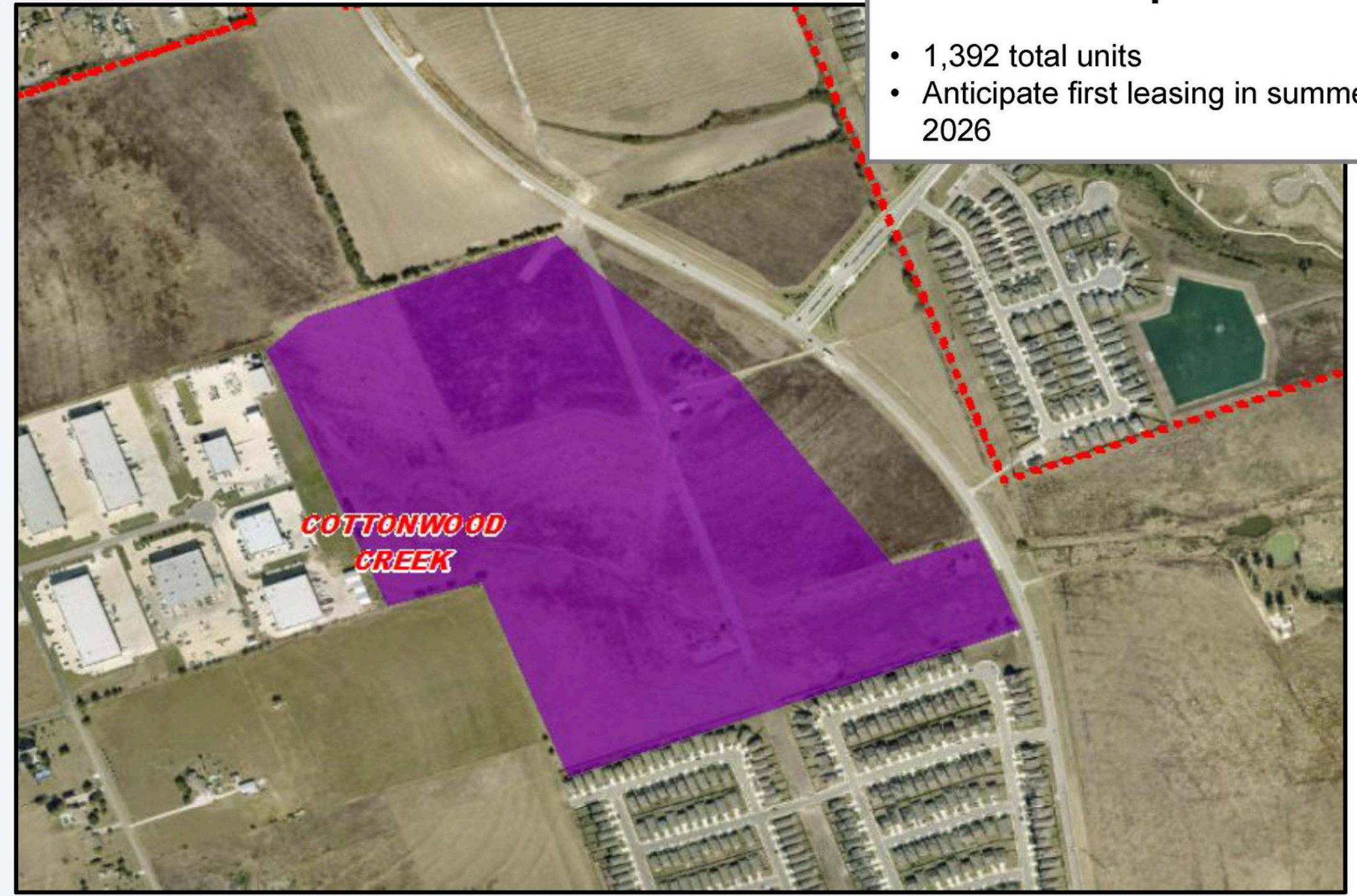




# District Multi-Family Activity Multi-Family Housing Construction **November**

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# Enrollment Forecast

## 10 Year Forecast & Campus Projections





## GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

| Year    | EE | PK  | K   | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total  | Total Growth | % Growth |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|--------|--------------|----------|
| 2021/22 | 93 | 258 | 682 | 628 | 698 | 633 | 621 | 663 | 698 | 682 | 757 | 751 | 627  | 634  | 535  | 8,960  | 539          | 6.40%    |
| 2022/23 | 83 | 314 | 686 | 751 | 681 | 765 | 729 | 696 | 696 | 737 | 744 | 872 | 676  | 614  | 644  | 9,688  | 728          | 8.13%    |
| 2023/24 | 73 | 300 | 729 | 746 | 781 | 720 | 797 | 742 | 740 | 729 | 755 | 826 | 854  | 691  | 563  | 10,046 | 358          | 3.70%    |
| 2024/25 | 71 | 335 | 718 | 779 | 808 | 811 | 787 | 836 | 799 | 795 | 788 | 853 | 832  | 794  | 683  | 10,689 | 643          | 6.40%    |
| 2025/26 | 66 | 315 | 764 | 747 | 812 | 834 | 861 | 838 | 885 | 828 | 845 | 845 | 930  | 752  | 781  | 11,103 | 414          | 3.87%    |

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

## GRADE LEVEL COHORT HISTORY

| Year          | EE    | PK    | K     | 1st   | 2nd   | 3rd   | 4th   | 5th   | 6th   | 7th   | 8th   | 9th   | 10th  | 11th  | 12th  | ELEM  | MID   | HIGH  |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Prev 3 yr avg | 0.927 | 1.004 | 1.037 | 1.065 | 1.055 | 1.043 | 1.066 | 1.044 | 1.066 | 1.053 | 1.056 | 1.104 | 1.026 | 0.952 | 0.963 | 1.052 | 1.058 | 1.011 |
| 2022/23       | 0.892 | 1.217 | 1.006 | 1.101 | 1.084 | 1.096 | 1.152 | 1.121 | 1.050 | 1.056 | 1.091 | 1.152 | 0.900 | 0.979 | 1.016 | 1.093 | 1.066 | 1.012 |
| 2023/24       | 0.880 | 0.955 | 1.063 | 1.087 | 1.040 | 1.057 | 1.042 | 1.018 | 1.063 | 1.047 | 1.024 | 1.110 | 0.979 | 1.022 | 0.917 | 1.051 | 1.045 | 1.007 |
| 2024/25       | 0.973 | 1.117 | 0.985 | 1.069 | 1.083 | 1.038 | 1.093 | 1.049 | 1.077 | 1.074 | 1.081 | 1.130 | 1.007 | 0.930 | 0.988 | 1.053 | 1.077 | 1.014 |
| 2025/26       | 0.930 | 0.940 | 1.064 | 1.040 | 1.042 | 1.032 | 1.062 | 1.065 | 1.059 | 1.036 | 1.063 | 1.072 | 1.090 | 0.904 | 0.984 | 1.051 | 1.053 | 1.013 |

- The highest cohort occurred in 10<sup>th</sup> grade
- Additional grades with higher cohorts include 4<sup>th</sup>, 5<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> grades



## GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

| Year    | EE | PK  | K   | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total  | Total Growth | % Growth |
|---------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|--------|--------------|----------|
| 2021/22 | 93 | 258 | 682 | 628 | 698 | 633 | 621 | 663 | 698 | 682 | 757 | 751 | 627  | 634  | 535  | 8,960  | 539          | 6.40%    |
| 2022/23 | 83 | 314 | 686 | 751 | 681 | 765 | 729 | 696 | 696 | 737 | 744 | 872 | 676  | 614  | 644  | 9,688  | 728          | 8.13%    |
| 2023/24 | 73 | 300 | 729 | 746 | 781 | 720 | 797 | 742 | 740 | 729 | 755 | 826 | 854  | 691  | 563  | 10,046 | 358          | 3.70%    |
| 2024/25 | 71 | 335 | 718 | 779 | 808 | 811 | 787 | 836 | 799 | 795 | 788 | 853 | 822  | 794  | 683  | 10,689 | 643          | 6.40%    |
| 2025/26 | 66 | 315 | 764 | 747 | 812 | 834 | 861 | 838 | 885 | 828 | 845 | 845 | 930  | 752  | 781  | 11,103 | 414          | 3.87%    |

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

## GRADE LEVEL COHORT HISTORY

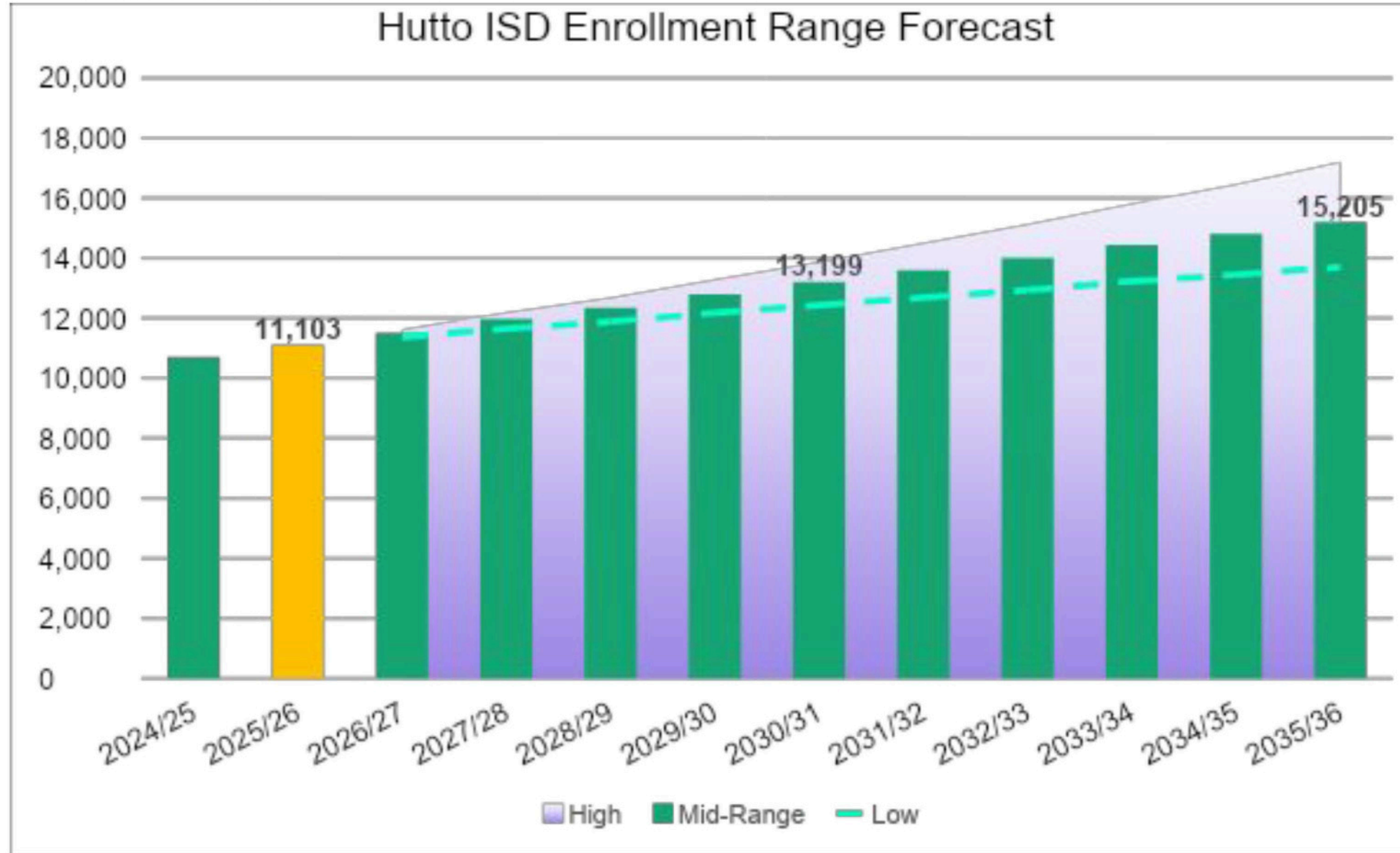
| Year          | EE    | PK    | K     | 1st   | 2nd   | 3rd   | 4th   | 5th   | 6th   | 7th   | 8th   | 9th   | 10th  | 11th  | 12th  | ELEM  | MID   | HIGH  |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Prev 3 yr avg | 0.927 | 1.004 | 1.037 | 1.065 | 1.055 | 1.043 | 1.066 | 1.044 | 1.066 | 1.053 | 1.056 | 1.104 | 1.026 | 0.952 | 0.963 | 1.052 | 1.058 | 1.011 |
| 2022/23       | 0.892 | 1.217 | 1.006 | 1.101 | 1.084 | 1.096 | 1.152 | 1.121 | 1.050 | 1.056 | 1.091 | 1.152 | 0.900 | 0.979 | 1.016 | 1.093 | 1.066 | 1.012 |
| 2023/24       | 0.880 | 0.955 | 1.063 | 1.087 | 1.040 | 1.057 | 1.042 | 1.018 | 1.063 | 1.047 | 1.024 | 1.110 | 0.979 | 1.022 | 0.917 | 1.051 | 1.045 | 1.007 |
| 2024/25       | 0.973 | 1.117 | 0.985 | 1.069 | 1.083 | 1.038 | 1.093 | 1.049 | 1.077 | 1.074 | 1.081 | 1.130 | 1.007 | 0.930 | 0.988 | 1.053 | 1.077 | 1.014 |
| 2025/26       | 0.930 | 0.940 | 1.064 | 1.040 | 1.042 | 1.032 | 1.062 | 1.065 | 1.059 | 1.036 | 1.063 | 1.072 | 1.090 | 0.904 | 0.984 | 1.051 | 1.053 | 1.013 |

- The highest cohort occurred in 10<sup>th</sup> grade
- Additional grades with higher cohorts include 4<sup>th</sup>, 5<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> grades



# Ten Year Forecast Range

## Enrollment Forecast



| School Year | Low Projections | Mid Projections | High Projections |
|-------------|-----------------|-----------------|------------------|
| 2024/25     |                 | 10,689          |                  |
| 2025/26     |                 | 11,103          |                  |
| 2026/27     | 11,359          | 11,505          | 11,614           |
| 2027/28     | 11,653          | 11,962          | 12,175           |
| 2028/29     | 11,878          | 12,337          | 12,680           |
| 2029/30     | 12,173          | 12,793          | 13,283           |
| 2030/31     | 12,431          | 13,199          | 13,877           |
| 2031/32     | 12,678          | 13,595          | 14,492           |
| 2032/33     | 12,933          | 13,999          | 15,126           |
| 2033/34     | 13,226          | 14,441          | 15,814           |
| 2034/35     | 13,448          | 14,809          | 16,461           |
| 2035/36     | 13,701          | 15,205          | 17,190           |

### Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

### Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields

### High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment



# Ten Year Forecast by Campus Level

| Campus                           | Fall          | ENROLLMENT PROJECTIONS |               |               |               |               |               |               |               |               |               |
|----------------------------------|---------------|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                  | 2025/26       | 2026/27                | 2027/28       | 2028/29       | 2029/30       | 2030/31       | 2031/32       | 2032/33       | 2033/34       | 2034/35       | 2035/36       |
| Cottonwood Creek Elem            | 607           | 630                    | 649           | 681           | 695           | 724           | 732           | 780           | 830           | 863           | 893           |
| Hutto Elementary                 | 705           | 714                    | 754           | 817           | 866           | 900           | 910           | 933           | 951           | 965           | 982           |
| Howard Norman Elementary         | 715           | 734                    | 745           | 748           | 747           | 768           | 745           | 730           | 729           | 732           | 729           |
| Kerley Elementary                | 798           | 803                    | 776           | 751           | 746           | 750           | 743           | 731           | 722           | 716           | 712           |
| Lee Martinez Elementary          | 585           | 661                    | 723           | 774           | 852           | 962           | 1,067         | 1,149         | 1,199         | 1,246         | 1,283         |
| Nadine Johnson Elementary        | 551           | 548                    | 540           | 549           | 558           | 569           | 568           | 576           | 589           | 604           | 613           |
| Ray Elementary                   | 619           | 634                    | 632           | 668           | 710           | 743           | 801           | 864           | 932           | 1,003         | 1,075         |
| Veterans Hill Elem               | 657           | 705                    | 734           | 719           | 709           | 714           | 738           | 776           | 806           | 825           | 849           |
| <b>ELEMENTARY SCHOOL TOTALS</b>  | <b>5,237</b>  | <b>5,429</b>           | <b>5,553</b>  | <b>5,707</b>  | <b>5,883</b>  | <b>6,130</b>  | <b>6,304</b>  | <b>6,539</b>  | <b>6,758</b>  | <b>6,954</b>  | <b>7,136</b>  |
| Elementary Absolute Change       | 92            | 192                    | 124           | 154           | 176           | 247           | 174           | 235           | 219           | 196           | 182           |
| Elementary Percent Change        | 1.79%         | 3.67%                  | 2.28%         | 2.77%         | 3.08%         | 4.20%         | 2.84%         | 3.73%         | 3.35%         | 2.90%         | 2.62%         |
| Farley Middle School             | 743           | 802                    | 839           | 791           | 763           | 751           | 787           | 814           | 852           | 899           | 955           |
| Hutto Middle School              | 739           | 744                    | 805           | 872           | 953           | 1,005         | 1,061         | 1,123         | 1,202         | 1,271         | 1,346         |
| Almquist Middle School           | 1,073         | 1,090                  | 1,142         | 1,201         | 1,261         | 1,207         | 1,164         | 1,132         | 1,168         | 1,162         | 1,158         |
| <b>MIDDLE SCHOOL TOTALS</b>      | <b>2,555</b>  | <b>2,636</b>           | <b>2,786</b>  | <b>2,864</b>  | <b>2,977</b>  | <b>2,963</b>  | <b>3,012</b>  | <b>3,069</b>  | <b>3,222</b>  | <b>3,332</b>  | <b>3,459</b>  |
| Middle School Absolute Change    | 180           | 81                     | 150           | 78            | 113           | -14           | 49            | 57            | 153           | 110           | 127           |
| Middle School Percent Change     | 7.58%         | 3.17%                  | 5.69%         | 2.80%         | 3.95%         | -0.47%        | 1.65%         | 1.89%         | 4.99%         | 3.41%         | 3.81%         |
| 9Th Grade Center                 | 773           | 875                    | 882           | 958           | 956           | 1,045         | 1,057         | 1,073         | 1,029         | 1,111         | 1,135         |
| Hutto High School                | 2,479         | 2,506                  | 2,682         | 2,749         | 2,918         | 3,002         | 3,163         | 3,259         | 3,373         | 3,353         | 3,416         |
| <b>HIGH SCHOOL TOTALS</b>        | <b>3,252</b>  | <b>3,381</b>           | <b>3,564</b>  | <b>3,707</b>  | <b>3,874</b>  | <b>4,047</b>  | <b>4,220</b>  | <b>4,332</b>  | <b>4,402</b>  | <b>4,464</b>  | <b>4,551</b>  |
| High School Absolute Change      | 130           | 129                    | 183           | 143           | 167           | 173           | 173           | 112           | 70            | 62            | 87            |
| High School Percent Change       | 4.16%         | 3.97%                  | 5.41%         | 4.01%         | 4.50%         | 4.47%         | 4.27%         | 2.65%         | 1.62%         | 1.41%         | 1.95%         |
| Step Center                      | 0             | 0                      | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Hutto Virtual Academy            | 59            | 59                     | 59            | 59            | 59            | 59            | 59            | 59            | 59            | 59            | 59            |
| <b>ALTERNATIVE SCHOOL TOTALS</b> | <b>59</b>     | <b>59</b>              | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     | <b>59</b>     |
| <b>DISTRICT TOTALS</b>           | <b>11,103</b> | <b>11,505</b>          | <b>11,962</b> | <b>12,337</b> | <b>12,793</b> | <b>13,199</b> | <b>13,595</b> | <b>13,999</b> | <b>14,441</b> | <b>14,809</b> | <b>15,205</b> |
| District Absolute Change         | 414           | 402                    | 457           | 375           | 456           | 406           | 396           | 404           | 442           | 368           | 396           |
| District Percent Change          | 3.9%          | 3.6%                   | 4.0%          | 3.1%          | 3.7%          | 3.2%          | 3.0%          | 3.0%          | 3.2%          | 2.5%          | 2.7%          |

Green = w/in 5% of Capacity; Yellow = Over Capacity



## District Information -



Hutto ISD enrollment increased by **2,682 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **414 students**.

## Housing Market Conditions -



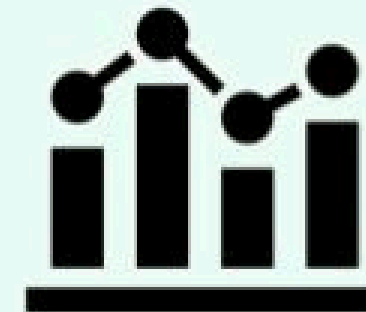
HISD has had more new home starts in 2025 than 2024 , despite the market tempering so far this year, but has fallen behind in closings. Reduction in interest rates and the addition of new lots brought to market will fuel growth within the district.

## Housing Activity & Future Developments -



The district currently has approximately **580 homes in active inventory**, roughly 2,300 lots available to build on, and roughly 14,600 planned in the future.

## Enrollment Forecast -



HISD Enrollment is forecasted to reach nearly 13,200 students by the 2030/31 school year, and with additional housing growth enrollment is anticipated to surpass 15,000 students by the 2035/36 school year.





# TABLE TALK

What are your thoughts about what you have heard and what are the implications for Hutto ISD?





# CALEB STEED

HUTTO ISD CHIEF FINANCIAL OFFICER

Caleb Steed has been with Hutto ISD since 2017, serving as Chief Financial Officer since July 2023, providing steady financial leadership that recently included a successful \$100 million public bond sale. He was also named the 2026 Public Education Ambassador Award recipient by TASBO.



**HUTTO** ISD



# THE SMALL DISTRICT STORY

The family has three children attending school. In Texas, each student generates approximately \$100 in state-approved funding. This means the district is authorized to collect \$300 total to educate these three students.

Local property taxes  
\$200 collected from the family's home

State contribution  
\$100 provided to reach the allowed total

Total school funding  
\$300 for three students (\$100 each)

## Where the Money Comes From

The family's property taxes contribute \$200 based on their home value and the local tax rate. Since the district needs \$300 but only raised \$200 locally, the state contributes \$100 to bridge the gap.



# THE SMALL DISTRICT STORY



HUTTO ISD

The following year brings two significant changes to our small district. First, one child graduates, reducing enrollment to two students. Second, the local housing market improves, increasing the home's value.

## ENROLLMENT DROPS

With only two students now, the district is authorized to collect \$200 total instead of \$300. The state adjusts the allowed funding based on student count; fewer students means less total funding allowed.

**\$250**

Local Taxes Collected  
Generated from increased  
property values

## PROPERTY VALUE RISES

The home's increased value means the same tax rate now generates \$250 in local taxes – more than the district is allowed to keep for two students. This triggers a mechanism called "recapture."

**-\$50**

Recapture Payment  
sent back to the state

## RECAPTURE KICKS IN

The district must send \$50 back to the state. Despite collecting \$250 locally, the district only keeps \$200, exactly what it's allowed based on two students.

**\$200**

Final District Budget  
Same as allowed amount





# THE BOTTOM LINE

A thick, dark, hand-drawn underline consisting of three wavy lines.A decorative graphic on the left side of the slide, consisting of several overlapping dark gray semi-circles.

Higher property values don't mean more money for schools when enrollment decreases. The district's funding is tied to student attendance, not property wealth. This is why growing property values without growing enrollment can create a funding squeeze.

A decorative graphic in the bottom right corner, consisting of overlapping white and dark gray semi-circles.





# TAX RATE COMPONENTS

School districts in Texas operate under a two-part tax rate system. Understanding these components are essential to grasping how your tax dollars fund education and infrastructure in your community.

## REVENUE GENERATION

The amount of local tax revenue generated depends on two factors: property value appraisal (determined by county appraisal districts) and the total tax rate levied.

## STATE FUNDING FORMULA

In Texas, funding of public education comes from local taxes and state funds, calculated based on daily student attendance and participation in certain programs. The formula balances local wealth with state support.

## TOTAL TAX RATE STRUCTURE

- Maintenance & Operations (M&O)
- Interest & Sinking (I&S) tax rates.
- Each serves a specific purpose and has different legal constraints.





# TWO TAX RATES, TWO PURPOSES

## **MAINTENANCE & OPERATIONS (M&O)**

- Set by state law — The state determines the compressed rate, which is the minimum rate districts must levy
- State funding consequences — If a district sets its tax rate below the compressed rate, it loses state funding dollar-for-dollar
- Day-to-day operations — Covers salaries, utilities, supplies, and everything needed to run schools daily

## **INTEREST & SINKING (I&S)**

- Legal cap of \$.50/\$100 — State law limits this rate to a maximum of fifty cents per \$100 of property valuation
- Voter authorization required — The rate must generate enough revenue to meet debt obligations on bonds that voters have approved
- Building and facilities — Used exclusively for capital projects like constructing and furnishing school buildings





# ALLOWABLE USES

## **MAINTENANCE & OPERATIONS (M&O)**

- Staff salaries and benefits
- Student services
- Contracted services
- Instructional supplies
- Staff development
- Utilities
- Maintenance of facilities

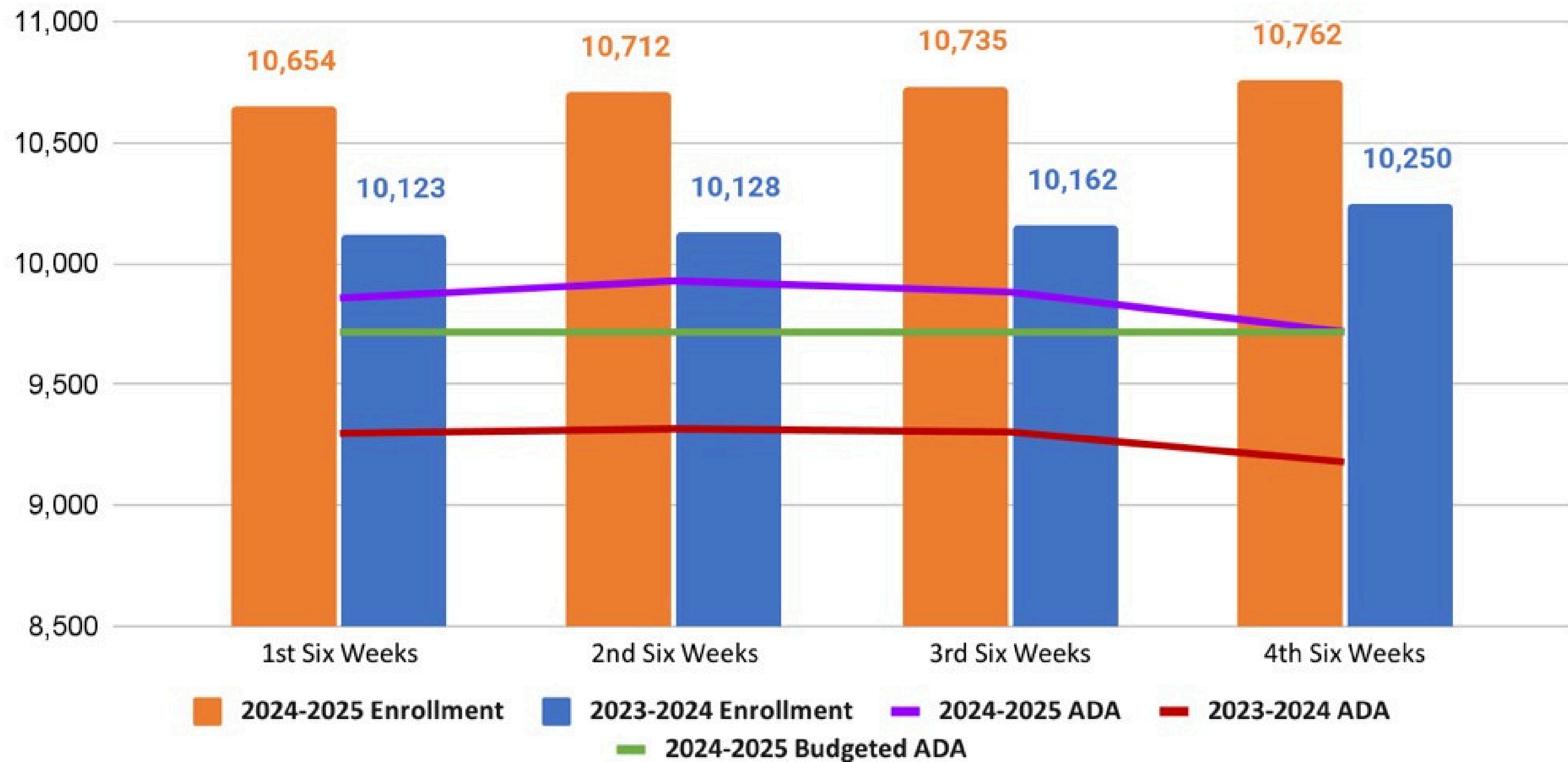
## **INTEREST & SINKING (I&S)**

- Payment of principal and interest on bonds sold to construct and furnish school district facilities
- Redemption of callable bonds resulting in interest savings

**\*Important: I&S funds cannot be used for salaries, supplies, or operations—only for paying back money borrowed through voter-approved bonds.**



# Average Daily Attendance

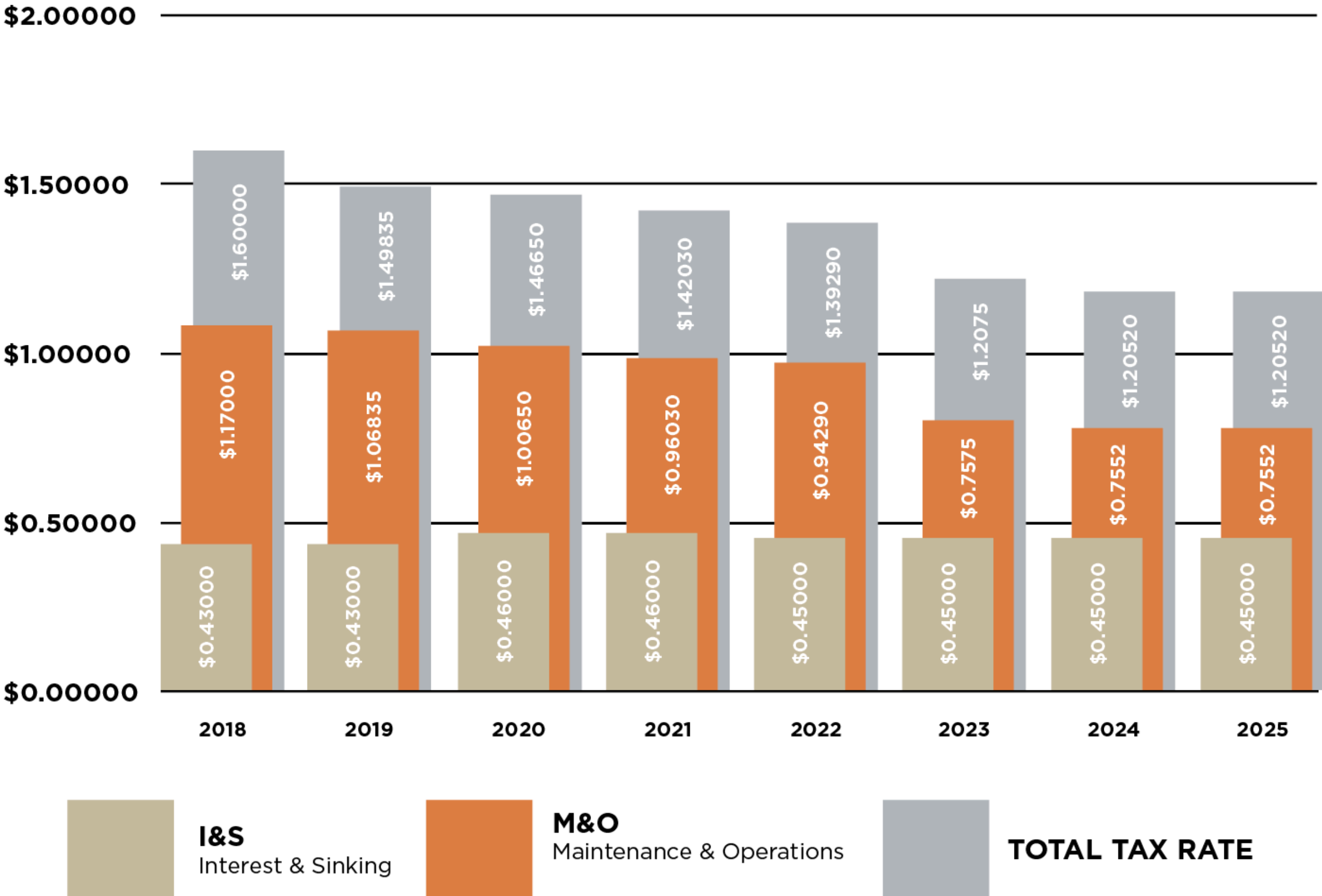




# HISTORICAL TAX RATES



**HUTTO** ISD







# BOND FUNDING

**School districts in Texas cannot build new facilities or undertake major renovations without voter approval. The bond election process ensures community input on significant capital investments that will be paid for through property taxes.**

## **Voter Authorization Required**

Bonds may not be issued nor taxes levied unless authorized by a majority of the qualified voters during an election. This is a fundamental protection ensuring taxpayers have direct say over major financial commitments.

## **Board Calls Election**

Elections must be called by the Board of Trustees and must state the date, the proposition(s) to be voted on, polling places, and any other necessary information to conduct a proper election.

## **Election Approval Grants Authority**

Bond election approval provides authority to the Board of Trustees to approve the issuance of bonds up to the approved amount. The board cannot exceed what voters authorized.

## **Strategic Bond Sales**

The amount of the bond proposition(s) will not be immediately sold in full. Instead, bonds are sold based on the timing of identified projects, allowing the district to minimize interest costs and match revenue to actual construction needs.





# BOND DEBT

## Bond Maturity Schedule

- Maximum of 40 years maturity schedule on bonds sold
- Hutto ISD uses maturities from 1 year to 30 years

## Tax Exemptions

Taxes are "frozen" for taxpayers who are 65 & over or disabled persons under the Homestead Exemption application

## Bond Ratings

Ratings can impact interest rates paid on bonds sold

- Texas State PSF Guarantee at AAA (highest rating)
- Standard & Poor's underlying rating of AA-/Stable (upgraded May 2022)
- Moody's underlying rating of Aa3 (upgraded April 2021)





# TABLE TALK

What questions do you have about where  
school district funding comes from?





**HUTTO** ISD

# NEXT MEETING



## Hutto Ninth Grade Center

301 Destiny Ln, Hutto, TX 78634



## Date

Tuesday, February 3, 2026



## Time

Dinner at 5:30 PM, Meeting at 6:00 PM



## Topic

- How do facilities impact teaching and learning?
- Campus tour







# LIKE, WISH, INFORM?

Share your feedback with us!

- What did you like?
- What did you wish we covered?
- What is something you would like additional information on?

SCAN THE QR CODE

