

# Bond to answer renovation needs to aging facilities

New schools have been constructed annually to meet the need of a rapidly increasing student enrollment; however, older buildings are also in need of improvements and repairs.

Currently, CFISD has 33 campuses that were built at least 20 years ago. Five have existed for more than 40 years.

The district increases the life expectancy of facilities and building systems through an effective maintenance plan. Still, after a period of time, all buildings need renovating.

Members of the Bond Steering Committee (BSC) analyzed significant data that helped make their decision to recommend

\$238.5 million in renovations and upgrades to include in the 2007 Bond Referendum.

The BSC considered: curricular requirements at all grade levels; requests and recommendations from principals and other building administrators; and information from a facilities team of outside architectural and engineering consultants as well as district facilities and maintenance department personnel.

The BSC also reviewed the estimated life expectancy of building systems and materials.

The facilities team was available during the regularly scheduled BSC meetings to answer questions related to the physical condition of facilities, cost estimates and whether or not the documented needs for a particular facility were a critical priority.

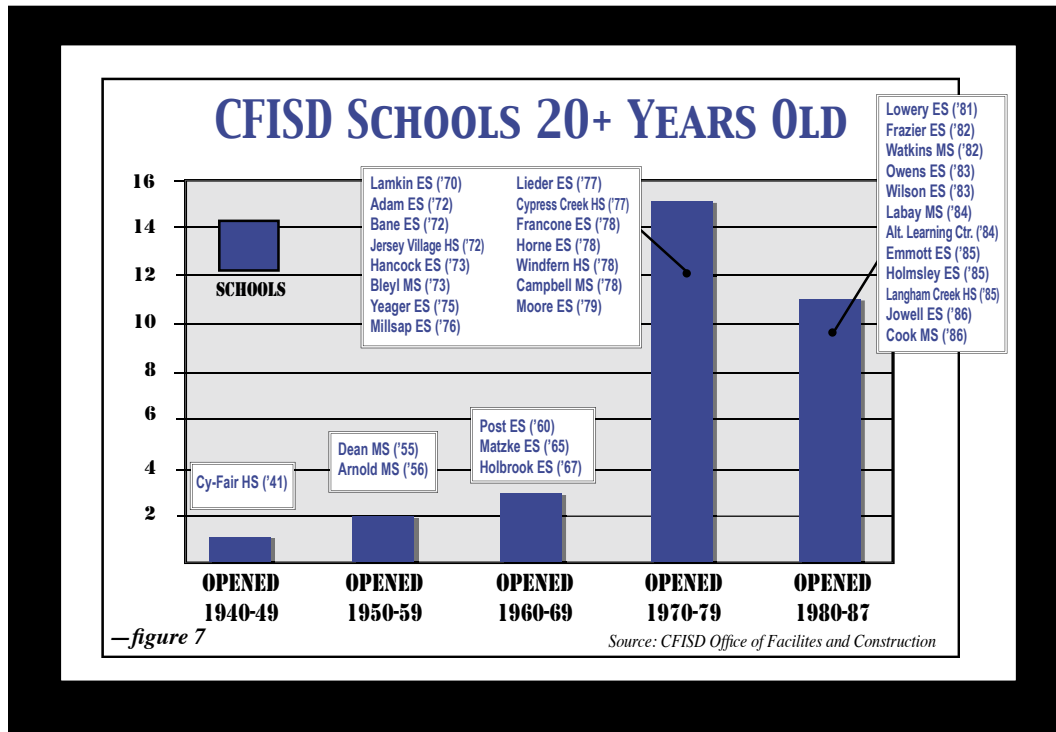
Items were prioritized

by the committee according to safety implications, life expectancies and/or regulatory mandates which included local, state and federal building requirements such as the American with Disabilities Act (ADA).

By identifying the most critical needs for the district's instructional and support facilities, the BSC included renovations such as these in the 2007 Bond Referendum:

academics (science, music and vocational classroom additions)	\$81.1 million
electrical upgrades	\$ 5.1 million
fire alarm systems	\$ 1.6 million
heating, ventilating and air conditioning	\$54.5 million
plumbing	\$ 9.1 million
roofing	\$ 6.5 million
security	\$ 9.8 million
emergency/ADA/asbestos allowance	\$15.0 million

For a listing of other renovations included in the bond referendum, go to Bond 2007, then to BSC Report on the district website at [www.cfisd.net](http://www.cfisd.net).



## TAX IMPACT

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Tax rate by no more than a nickel (\$0.27 in 1994-1995 to a projected \$0.32 in 2010-2011).

Since 1994, CFISD's actual I&S Tax rate following passage of bond referenda has been less than the projected tax rate. In 1994, a 6-cent increase was projected while only a 2-cent increase occurred; in 1998, a 10-cent increase was projected while no increase occurred; in 2001, a 1.9-cent increase was projected while none occurred; and to date, taxpayers have only realized a 1-cent increase as a result of bonds funded by the 2004 referendum.

CFISD's total tax rate impact is lower than most neighboring districts due, in large part, to the district's 20-percent local homestead exemption coupled with a \$15,000 state homestead exemption. With these discounts, a \$200,000 home in the district is taxed at a value of \$145,000.

Since CFISD is one of only seven Houston-area school districts to grant the local homestead exemption, CFISD

districts such as Klein, Tomball and Katy will pay more on a comparably-valued property in 2007-2008. Other school districts offering a local homestead exemption are Houston, Spring Branch, Deer Park and Galena Park (20 percent), Pasadena (10 percent) and Clear Creek (5 percent).

CFISD has also kept its bond indebtedness much lower than some area schools that have smaller student enrollments. As of August 2006,

homeowners pay lower annual taxes on a \$200,000 home than homeowners in other local school districts except Houston ISD and Spring Branch ISD. Similar homeowners in neighboring

CFISD's per-pupil bond debt was \$12,852.99.

Houston-area ISDs such as Tomball, Spring, Clear Creek, Conroe and Humble had higher total bond debt despite having

### Homestead Exemption Lowers Taxes

How CFISD Compares With Houston-Area School Districts

School District	Local Homestead Exemption	Proposed 2007-08 Tax Rate	Estimated 2007-08 Taxes on \$200,000 Home	More (+) or Less (-) than CFISD
Katy	—	\$1.5266	\$2,824.21	+\$904.41
Spring	—	\$1.4400	\$2,664.00	+\$744.20
Tomball	—	\$1.3200	\$2,442.00	+\$522.20
Humble	—	\$1.3100	\$2,423.50	+\$503.70
Channelview	—	\$1.2822	\$2,372.03	+\$452.23
Aldine	—	\$1.2650	\$2,340.25	+\$420.45
Alief	—	\$1.2650	\$2,340.25	+\$420.45
Klein	—	\$1.2600	\$2,331.00	+\$411.20
North Forest	—	\$1.2531	\$2,318.31	+\$398.51
Fort Bend	—	\$1.2500	\$2,312.50	+\$392.70
Clear Creek	5%	\$1.3200	\$2,310.00	+\$390.20
Pasadena	10%	\$1.3500	\$2,227.50	+\$307.70
Galena Park	20%	\$1.4309	\$2,074.81	+\$155.01
Deer Park	20%	\$1.3294	\$1,927.66	+\$ 7.86
<b>Cy-Fair</b>	<b>20%</b>	<b>\$1.3240</b>	<b>\$1,919.80</b>	<b>\$ 0.00</b>
Spring Branch	20%	\$1.2850	\$1,863.25	-\$ 56.55
Houston	20%	\$1.1567	\$1,677.22	-\$242.59

2007 Tax Rate Source: Houston Area School Districts

**HOW WILL TAXPAYERS OVER 65 BE AFFECTED BY THIS BOND ELECTION?**

At age 65, individuals become eligible to receive an "Over-65 Exemption," which includes a school tax ceiling that freezes the homeowner's school taxes at the current rate. Senior citizens must apply for this exemption within one year of their 65th birthday. Because of the "Over-65 Exemption," senior citizens are not affected by school tax increases.

40,000 or fewer students. Additionally, CFISD residents age 65 or older are eligible to receive an "Over-65 Exemption." Under Texas Constitution, Art. 8, sec. 1-b(d), the amount of property taxes imposed by a school district on the residence homestead of a person who is age 65 or older or disabled may not be increased while the property remains the

residence homestead of the person or the person's spouse.

The 80<sup>th</sup> Legislature provided tax relief to senior citizens by ensuring that frozen school tax amounts are reduced proportionally to reflect recent school tax reductions granted by the 79<sup>th</sup> Legislature for all other property owners.

Because of the exemption, senior citizens would not be impacted by any increases in school taxes. Senior citizens must apply for this exemption within one year of their 65<sup>th</sup> birthday.