KIPP Jacksonville Public Schools

Jacksonville, FL

Enrollment:	**2,050** students
Loan Amount:	$**19.9** million
School Savings:	$**1.6** million

Equitable Facilities Fund

KIPP JACKSONVILLE, INC.
Jacksonville, Florida

$18,166,982.71 EFF Financing / Closed: October 15, 2021 / Final Maturity: October 1, 2056

Obligor Overview

The legal borrower is KIPP Jacksonville Alliance for KIPP Schools, Inc. (JAKS), a nonprofit corporation operating in Jacksonville, Florida. JAKS is a subsidiary created to hold real estate for KIPP Jacksonville, Inc. (KIPP Jax), a nonprofit charter school network operating four schools under two charters in Jacksonville. KIPP Jax currently serves 2,050 students in grades K-9. KIPP Jax was founded in 2010 with a middle school, KIPP Impact (Impact). KIPP Jax opened KIPP VOICE (VOICE), an elementary school, in 2012 and KIPP Bessie Coleman (Bessie Coleman), a second elementary school, in 2015. In Fall 2021, KIPP Bold City High School (Bold City) opened with grade 9 and is scheduled to grow to serve grades 9-12 by FY25. The network plans on turning Impact, VOICE, and Bessie Coleman into K-8 schools which will feed into Bold City.

KIPP Jax's mission is to *prepare students from Jacksonville's North and West side communities with the knowledge, skills, habits, and character for success in college and in life.*

Charter Contract

School	Opened (Fall)	Authorizer	Charter Expiration
Impact	2010	Duval County Public Schools	June 30, 2026
Bessie Coleman	2015		
Bold City	2021		
VOICE	2012		June 30, 2025

As the above table shows, KIPP Jax operates under two charter agreements, both under Duval County Public Schools. Three schools, Impact, Bessie Coleman, and Bold City operate under a single K-12 charter which was approved August 2020 and commenced July 2021. VOICE operates under its own K-8 charter which was renewed July 1, 2021. Both charters are for five-year terms.

Management & Governance

The board currently comprises eleven members who bring experience in business, finance, non-profit management, philanthropy, healthcare, education, public administration, real estate, and community outreach. Board bylaws call for a minimum of three directors. Members serve three-year terms and can serve a maximum of four consecutive terms.

KIPP Jax's four-member senior leadership team brings experience in school operations, education leadership, and finance. The executive director has over 20 years of experience in education and has been with KIPP Jax since 2015. Other key members of KIPP Jax's leadership team include a chief operating officer, chief schools officer, and a chief external affairs officer as well as the school leaders of Impact, VOICE, Bessie Coleman, and Bold City.

Enrollment & Student Information

The student count for KIPP Jax the past three fiscal years is as follows:

Paramount School of Excellence Network
Grades served and Historical Student Enrollment
FY19 – FY21

School	Grades Served FY22	Future Grades Served	FY 2020	FY 2021	FY 2022
KIPP Impact	5-8	K-8	400	401	400
KIPP VOICE	K-6	K-8	481	512	700
KIPP Bessie Coleman	K-7	K-8	550	731	800
KIPP Bold City High School	9	9-12	0	0	150
		Total	**1,431**	**1,644**	**2,050**

As of FY22, KIPP Jax is at 54% of its projected full enrollment. In FY19, KIPP Jax's board and leadership team adopted a strategic plan to shift its middle school and two elementary schools into three independent K-8 academies. Impact opened in 2010 as a middle school and is shifting to become a K-8 school. VOICE and Bessie Coleman opened in 2012 and 2015, respectively, and are also converting to K-8 academies. Impact, VOICE, and Bessie Coleman are each projected to grow to 900 students and are expected to reach full enrollment in FY24, FY26, and FY23, respectively. The three academies will feed into the new KIPP Bold City High School, which is projected to reach full enrollment of 1,125 students by FY28.

Between FY17 and FY20, student retention averaged 85%. As of FY22 KIPP Jax had a waitlist of 1,325 students, approximately 65% of enrollment.

In FY21, 75% of students were eligible for free or reduced lunch and 99% were students of color.

Academic Program & Results

Florida rates schools on an "A" to "F" scale which is calculated based on both achievement and learning gains. 2019 was the last year that grades were issued prior to the Covid-19 pandemic, and KIPP Jax received a "B" rating.

In FY19, KIPP Jax's student proficiency rates at the highest grade tested (grade 8) were 139% of the neighborhood average[1] in ELA and 261% of the neighborhood average in math.

The Project

Proceeds of the loan will: 1) finance the land acquisition of the future Impact campus; 2) finance construction costs for the new Impact campus; and 3) pay costs associated with this transaction.

[1] In cases where a school is located in a large district and there is a significant disparity between the district's median average income and the average income of the school's census tract, EFF compares school results to the average performance of comparable neighborhood schools rather than the district as a whole.

Impact K-8 Academy
7000 103rd Street

Bold City High School (Currently Impact)
1440 McDuff Avenue

VOICE K-8 Academy
813 Golfair Blvd

Bessie Coleman K-8 Academy
252 West 1st Street

The Impact construction project includes the construction of a 63,000 square foot instructional building and a 10,500 square foot gym. The Impact project replicates the same design and plans that were used for both the VOICE and Bessie Coleman campuses and the project team remains materially the same.

Financial Information

Certain historical financial information for KIPP Jax is listed below. These metrics will be updated and included in EFF's continuing disclosure annual report.

Historical Financial Information

Metric	FY18	FY19	FY20
Total Revenue (TR)	14,894,745	16,775,172	17,159,769
DS Coverage Ratio	0.47	1.46	2.08
Debt Burden (% of TR)	15.9%	14.2%	8.2%
Days Cash on Hand	82.8	82.6	168.4

Ratings S&P: BBB-

Website https://kippjax.org/

KIPP Jax
Security and Loan Covenants

Security	Secured by an Obligation issued pursuant to a Master Trust Indenture with the Obligated Group, including a pledge of Adjusted Revenues of the Obligated Group Members and a mortgage of (a) the fee simple interest in the real property and improvements located at 103rd Street Campus located at 7000 103rd Street and the McDuff Campus located at 1440 McDuff Avenue; (b) the leasehold interest in the real property and improvements located at the Golfair Campus located at 813 Golfair Boulevard, Jacksonville, Florida; and (c) upon the unwind of the New Markets Tax Credit transaction, the fee simple interest in the real property and improvements located at the West Street Campus located at 2525 West 1st Street, naming Master Trustee as mortgagee, as applicable.
Debt Service Coverage Ratio	1.10x
Additional Bonds Test	1.20x
Liquidity Covenant	60 DCOH
Academic Covenant	KIPP Jax covenants to maintain: i. A Florida overall accountability letter grade of "C" or better for all schools in the MTI in year three or greater of operating, and only to the extent such metric is required by the State, or a similar metric as agreed upon by the Tenant and the Lender (hereinafter referred to as "Standard 1"). In the event the state of Florida materially changes its rating system, or the Tenant materially changes its enrollment patterns the Tenant and Lender shall reevaluate Standard 1; ii. A proficiency rate in English Language Arts and Math on the Florida Standards Assessment ("FSA"), or comparable state assessment should the FSA stop being administered, that exceeds the same average metric for comparative neighborhood schools (the "Neighborhood") at the highest grade tested (grade 8) for all economically disadvantaged students, as measured by free and reduced lunch participation, in the specified grade versus all economically disadvantaged students in the Neighborhood, as measured by free and reduced lunch participation, in the same grade ("Like Population Group"), or a similar metric as agreed upon by the Tenant and the Lender (hereinafter referred to as "Standard 2"); and iii. Commencing with the school year ending 2025 maintain average ACT Math and average ACT English/Reading (composite) scores that exceed the neighborhood for Like Population Groups, or a similar metric as agreed upon by the Tenant and the Lender (hereinafter referred to as "Standard 3").

Enrollment Covenant

KIPP Jax shall maintain annual enrollment levels, according to fall census day enrollment count, corresponding to the enrollment requirements ("Enrollment Requirement") in Table 1 below.

Academic Year Ending June 30	Budgeted Full Enrollment	Enrollment Requirement	Enrollment Minimum
2023	2,700	2,565	2,430
2024	3,075	2,921	2,768
2025	3,425	3,254	3,083
2026	3,625	3,444	3,263
2027 and thereafter	3,825	3,634	3,443