

**NOTICE OF VOLUNTARY FILING  
FOR CONTINUING DISCLOSURE PURPOSES**

**NATIONAL CHARTER SCHOOL REVOLVING LOAN FUND REVENUE BONDS**

**CUSIP Prefix: 13035A, 04052F, 57563U, 021430A**

**Date: May 27, 2022**

Equitable Facilities Fund, Inc., a Delaware nonstock, nonprofit corporation (the “Program Administrator”), was established in 2017 to operate a pooled revolving loan program for the benefit of a class of public charities that operate to support public charter school facilities. The Program Administrator originates loans to qualifying public charter schools across the country, including a nine-step lending process from loan sourcing to portfolio management (“School Loans”), for the purpose of financing and refinancing the costs of the acquisition, construction, improvement, equipping, and furnishing of public charter school facilities.

Notice is hereby given that on May 27, 2022, the Program Administrator entered into a School Loan (the “KIPP Jacksonville Loan”) with Jacksonville Alliance for KIPP Schools, Inc. (JAKS), a Florida nonprofit corporation. Upon closing, the KIPP Jacksonville Loan was sold to Equitable Revolving Fund LLC, a Delaware limited liability company (the “Revolving Fund”) for inclusion in the ESRF Loan Pool under the Master Trust Indenture. Capitalized terms used but not defined herein have the meanings set forth in the Official Statement relating to the Arizona Industrial Development Authority National Charter School Revolving Loan Fund Revenue Bonds, Series 2021A, the California Infrastructure and Economic Development Bank National Charter School Revolving Loan Fund Revenue Bonds, Series 2021B, the Massachusetts Development Finance Authority, Series C, and the City of Albany Capital Resource Corporation, Series D, dated October 20, 2021.

Attached as Appendix A hereto is a summary of the KIPP Jacksonville Loan, including a description of the obligor’s charter contract, management and governance, enrollment information, academic performance, financed project, and financial information. ***None of the Revolving Fund, the Program Administrator, or their counsels has undertaken any responsibility for the accuracy or completeness of the information provided in Appendix A. Certain information may have changed since the KIPP Jacksonville Loan closing date and may be subject to future changes.***

**KIPP JACKSONVILLE, INC.**  
**Jacksonville, Florida**

**\$6,870,270.96, EFF Financing / Closed: May 27, 2022 / Final Maturity: October 1, 2056**

**Obligor Overview**

The legal borrower is 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 2,009 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 ten 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 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:

**Grades served and Historical Student Enrollment  
FY19 – FY22**

<b>School</b>	<b>Grades Served FY22</b>	<b>Future Grades Served</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
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
<b>Total</b>			<b>1,431</b>	<b>1,644</b>	<b>2,050</b>

\*Student enrollment counts are from the fall count date

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<sup>1</sup>.

In FY21, KIPP Jax’s student proficiency rates at the highest grade tested (grade 8) were 208% of the neighborhood average<sup>2</sup> in ELA and 144% of the neighborhood average in math.

**The Project**

This is EFF’s second loan to KIPP Jax. The first loan closed in October 2021.

Proceeds of the loan will: 1) Finance renovations at the 1440 McDuff Avenue campus, the home of Bold City High School; and 2) pay costs associated with this transaction.

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<sup>1</sup> Pursuant to Florida Department of Education (FDOE) Emergency Order No. 2021-EO-02, school districts and charter school governing boards were provided the flexibility to apply to the FDOE to have a 2020-21 school grade or school improvement rating officially recorded and reported for any school that tested 90 percent or more of its eligible students in the 2020-21 academic year. Districts and schools that did not opt in, or were not eligible to opt in, did not receive a summative rating for the 2020-21 school year. Additionally, in April 2021, the U.S. Department of Education approved Florida’s Amended ESSA Waiver for Report Card requirements related to certain assessments and accountability for the 2020-21 school year.

<sup>2</sup> 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.

**Bold City High School (Currently Impact)  
1440 McDuff Avenue**



**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**

<b>Metric</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>
<b>Total Revenue (TR)</b>	16,775,172	17,159,769	\$20,693,847
<b>DS Coverage Ratio</b>	1.46	2.08	1.41x
<b>Debt Burden (% of TR)</b>	14.2%	8.2%	14.3%
<b>Days Cash on Hand</b>	82.6	168.4	197

**Ratings**                    S&P: BBB-

**Website**                    <https://kipjax.org/>

**KIPP Jax  
Security and Loan Covenants**

<b>Security</b>	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 103 <sup>rd</sup> Street Campus located at 7000 103 <sup>rd</sup> 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.																											
<b>Debt Service Coverage Ratio</b>	1.10x																											
<b>Additional Bonds Test</b>	1.20x																											
<b>Liquidity Covenant</b>	60 DCOH																											
<b>Academic Covenant</b>	<p>KIPP Jax covenants to maintain:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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”).</li> </ul>																											
<b>Enrollment Covenant</b>	<p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Academic Year Ending June 30</th> <th style="text-align: center;">Budgeted Full Enrollment</th> <th style="text-align: center;">Enrollment Requirement</th> <th style="text-align: center;">Enrollment Minimum</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2023</td> <td style="text-align: center;">2,700</td> <td style="text-align: center;">2,565</td> <td style="text-align: center;">2,430</td> </tr> <tr> <td style="text-align: center;">2024</td> <td style="text-align: center;">3,075</td> <td style="text-align: center;">2,921</td> <td style="text-align: center;">2,768</td> </tr> <tr> <td style="text-align: center;">2025</td> <td style="text-align: center;">3,425</td> <td style="text-align: center;">3,254</td> <td style="text-align: center;">3,083</td> </tr> <tr> <td style="text-align: center;">2026</td> <td style="text-align: center;">3,625</td> <td style="text-align: center;">3,444</td> <td style="text-align: center;">3,263</td> </tr> <tr> <td style="text-align: center;">2027 and thereafter</td> <td style="text-align: center;">3,825</td> <td style="text-align: center;">3,634</td> <td style="text-align: center;">3,443</td> </tr> </tbody> </table>				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
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