

Regional Affordability Committee Meeting Transcript – 03/20/2017

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>> We have a quorum. I'm going to call the meeting to order. It's Monday, March 20th, 2017. The time is 3:10 and I call our meeting to order. Our first item is the approval of minutes from our last meeting. There is a typo. It should say, number one approve minutes of the regional affordability committee meeting of September 19th. 2016. If I could get a motion. >> So moved. >> Second by council member troxclair. Approved by commissioner Shea. All in favor, say aye. Any opposed? I guess with our -- the people that are absent. I know council member kitchen is on our way. Citizen's communication. I did not receive any citizen's communication, so we'll go ahead and move on to the staff briefing. We have a couple briefings. We should be out plenty before 5:00. But the first briefing is Austin's demographic report and impact on facilities and services. I don't know if the vice chair wants to maybe make some opening remarks of things that he should watch out for or concerns, anything like that before we have the presentation. >> Sure. I would just like to make a few moments from the planning department and Jeff reed from the superintendent's office is also here, too. Every year our board of trustees receives an updated tenure demographic report and we use as

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data to basically plan ahead of time to see what our challenges and opportunities are moving forward. But, I'm glad that we're having this presentation here, because I think it will speak to some of the things that this committee has been talking about since its inception. And creation. I think you'll see repetitive themes that you guys are talking about at Travis metro and other folks. With that I'll turn it over to Beth. >> I'm Beth Wilson. Like trustee Saldana said, we do a ten-year look-out every year. We do our annual update. We do our annual update at the beginning of the year, using current school year count of students. I can tell you, if I have my clicker, we're going to go over a couple of sort of high key points of this year's report, and a little bit, just so you know, where our denoting forgets the numbers from, we do hire a third party independent to do demographic report. For the past four years we've been using Davis demographics. They are out of California but they have an office in Irving. We've been working with them and their contract is now up, so we may be looking for others in the coming years. We'll be talking a little bit about some of the known residential development that we see coming online and how that may affect us in the outyears, and then finally, we'll talk about schools, and exactly how

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that impacts our school 5 year to year. So basically, the next ten years looks like we're going to have a decline in student population over every year of the next ten-year period. Last year, the report was much grimmer than it was this year, so last year, it was an overall decrease. We adjusted that to almost 5% over the next ten-year period. We have had a very steady increase of students by 1% annually. I've been with the district for ten years. And up until four years ago, we had an annual increase that you could bank on. 800 to 1,000 kids every year, which is about 1% that stopped about four years ago when we sort of leveled out. And since then, we've been decreasing about 1% annually since then. Our greatest decline that we see, are in our youngest students, so, we're talking about our pre-k and kindergarten classes are smaller than they've been before and there's a couple of things that we think are attributing to that. 1 is lower birth rates, and also, what we call our market share of the children that are born within our attendance area, were they five years after that. So, we'll talk about that in a little more detail lately. And despite the fact that we are projected to decline over the next ten years, there are still areas in our district that are

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currently overcrowded, very overcrowded, and they are projected to be even more overcrowded, so we're really becoming this sort of tale of two districts with some areas that are underenrolled and some areas that are very overenrolled. This is a -- just a brief slide. I won't bore you with all of the details about the methodology of our student projections but to say that they do look at birth data that we get from the county. We look at historical birth data. We make an attempt to understand what birth rates, that haven't yet reached school age, how that might affect us, and then we try to project out birth rates, which is probably the hardest thing that we do in our work is projecting kids that aren't there yet. We also look at mobility factors both within our district, where kids are moving from area to area. Oftentimes, because of affordability. And then we also look at the number of kids that are moving out of the district and, again, likely, because of affordability. And then we look at student yield factors so we know within a certain catchment area for a school. We know how many houses are there. How many apartment complexes are there. How many condo units are within that catchment area and we know how many of our students are within that catchment area, so it's a ratio of units per kids and when we look at potential developments coming online, we can apply that factor going forward. So that's basically how we come across our numbers. This is a slide to show you -- and this is a really tricky graph to read sometimes, the red bars that you see there are aid

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kindergarten class. Where you see the word actual, that's this year's 2016-17 kindergarten students. The blue bar that's immediately adjacent to it are the number of students that were born five years prior that lived within the aid catchment area. There's a little bit of a disconnect because we get our data by zip code for births so there's always a little bit higher number of births than actual births within aid because of the way the data is given to us, but you can see, back a couple of years, so, if 2016-17 is this year, those kids would have been born in 2011 and '12, which is, of course, when we were just sort of climbing out of the recession. So you can see that those birth rates are lower than the years prior. Our peak in kindergarten classes was in '13 -- I'm sorry, '12-13, '13-14 and you can see the birth rates prior to that was also much higher. Yes, sir? If I'm reading this right, is if I'm looking at 26-27. You're looking at 12,000 '96 births -- >> I'm sorry, for what year? >> The last year. It gets a little fuzzy as you go out. Because the children hadn't been born yet. It really is a projection of not only what our capture rate is,

but also what folks might be doing in terms of their family growth. So, I just want to verify, it looks like your projection, I

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think you said this a minute ago, a flat birth rate, so to speak? >> There are ups and downs. >> But not much. >> But not much. >> And that's despite the fact that our city's growing? >> Correct. >> So, you're saying our city is not growing in terms of kids then? >> What I'm trying to understand is how this aligns with the growth that's going on in this area. >> So, the Austin msa, of course, is much larger than the school district. >> Right. >> The city of Austin -- >> Right. >> City limits are larger than the school district, so, we're really the center of the center, right? When you sort of look at the greater picture. And, yes, that is what we're saying, we do not anticipate -- and, of course, you though, in the outyears, it is a guess. >> Sure. >> But what we're seeing, based on the trends prior, no, there's not an escalation of birth rates. >> So, does this align with -- and I apologize, because I just don't have in my head what our demographic projections are for the city of Austin -- if you put our demographics next to this and you accounted for the differences in the geography -- >> Right. >> So -- so our data is aligned with your geography. Is this the same? Or are there different assumptions? >> There may be different assumptions. Like I said, we hire a third party independent to do these projections for us, although we do speak with your city denoting Fehr on a very regular basis. >> Sure. >> And he does sort of let us know what he's seeing as well. So we kind of check against one another. It will be helpful to understand

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what those differences are. I think it would be helpful to for us to understand if there are differences what those are. It would be helpful for us to understand. Is that data that could be shared? >> I'm sure. I would love to know that data myself. >> One of the things I was going to say and I know you were specifically asking about birth rate. But I think one of the things and perhaps this is just an assumption, but I think based on the issue that everybody has been talking about as it relates to afford act, is that families can no longer have large family, so that's a major affordability. There's an article that the Austin business journal put out, I think at the end of last year. It's entitled a baby belt? Basically it's a map that shows the most popular neighborhoods for young families and they are all neighborhoods in the suburbs outside of Austin and it speaks to the affordability issues. There's a correlation there, so I think that map that abj shows it the darker the particular tract is it shows more children under the age of 12 living in there. >> Yeah. That makes sense. It just would be interesting to see if our departments are on the same page. >> Sure. Sure. >> Absolutely. Okay. >> I do understand also, that there may be another source of data for birth rates that is a little bit more granular than what we've been getting. >> Okay. >> I spoke to someone with the state demographer's office. That may make that information available to us. So -- >> Granular meaning -- >> The location? >> This is by zip code. >> Maybe by census tract? >> By census tract. >> That would be helpful to have that data. >> We're pursuing that. >> Both, did I understand this

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is for births for Travis county? >> These are births for zip codes. Comes from Travis county. >> Zip codes within aid? >> By sip codes that are in asd. What it would tell me and I think about this a little bit, is that there is a movement toward the more affordable areas. I just looked at housing starts, for example, in the largest housing starts are in Hayes county, and the second are in Maynard and that's an affordability reason. And neither one of those are in your school district. I get that. >> By the way our average

household size is actually increasing as people are doubling up. Not family size but household size. It's an interesting phenomenon. >> That becomes a projection that's very difficult for us to know where families will start -- at what price point do we start seeing those doubling up. It's very hard to predict them. >> And you said you did get that information from Travis county? Because I was going to say, we do have demographic data, but I thought that the county was broken down by census tract. >> Like I said, our demographer gets it from Travis county by zip code. I do understand that there is more data available, and so we're pursuing that as well. >> Yeah. And you may be getting into this further in your presentation, but do we have a sense where the other 45% or so of the child births are going in the school districts? >> Right. Certainly we lose some of that to non--aisd schools. So there's a certain percentage that will choose a private school or charter school or home school. The majority of that, though, we believe, is folks maybe are living in town, their first child is important, and they can

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manage -- they can still manage living in town, as long as the child is very young, but once it comes time for, you know, growing their family maybe a little bit more, they are tending to move out to the suburbs to get more house for the dollar. >> Exactly. Yeah. >> I was curious -- >> Little babies don't take up much room but -- >> Is there any national trend that's similar to this? >> Uh-huh. Yes. So, nationally, during the recession, we saw also corresponding dips in birth rate, although Texas did not suffer nearly as bad as other parts of the country, in terms of birth rates. But it was sort of on trend nationally. And we are seeing, you know, some picking up but not to previous levels in birth rates. And I think that has to do with sort of the age of people having children. Average age of first births in Texas is now 26 years old. Which is quite a bit older than what it was ten years ago. So, people are definitely postponing their first child. >> And is there any comparison data to this chart and other cities? Is it the norm to have 56%? >> I don't have that comparative data. I don't. >> I can tell you at least nationally, in a big city like Philadelphia, there was such an enormous flight from the city. Some of that may have been economic but also because the school districts declined economically. And people are moving from the suburbs and replacing their kids addresses in suburban addresses in order to get them into other schools and I know of families that have done that here.

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I have heard specifically of people that have bought rental homes to have an address in a suburban school district. >> That's why I asked the question about because at first glance it looks alarming but I'm wondering if it's Normal in any way. >> I want to say that -- and I don't want to speak for the demographer, but they did not sound alarms when they saw this percentage. It was not a surprise to them. Something Ryan robin said to them the other night. Austin is now starting to behave like every othercity, right? Where we used to not behave like the stereo typical urban area, and we're finally sort of at that point where we are now, and I think certainly for the school district we're seeing some ramify indications from that. This next slide, again, sort of shows you where we are today which is in the green. And our peak was five years ago, then you can see the four year where it plateaued and we started using losing it around 1%. >> So, the district-wide tenure projections, you can see I've highlighted the peaks in red. You can see elementary kids continue to decrease. We don't really see decreases in the middle school years for another four years. We'll start to see those decline and high school a couple years after that. And that's just the effect of lower, smaller, kindergarten classes moving through the system. One thing that Austin

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independent school district did this year that I think had a significant change on our overall enrollment, these numbers, our projections are based on who lives in what catchment area for the school district but we do also add an additional line for out-of-district transfers so we opened up out-of-district transfers. We had a policy change that now allows for folks who may be living outside of Austin ISD's boundaries but work in town and would like to have their children close to them where they work which I know is my preference when my kid was growing up, so they'll commute in and drop their kid off at one of our schools and we significantly increased our out-of-district transfers. Last year it was typically employees that had that sort of ability to do that. I think that the more we sort of advertise, that this is available to folks at no cost, so we don't charge tuition, it will become a more popular program that will help carry our numbers. Again, it won't change where people live but it might help us boost that ultimate bottom line. Our demographer, we work with the planning office here, planning office sends us plats whenever they are filed. We get information from the planning commission. We write educational impact statements. And our demographer collects all of this data and also works with developers to try to understand where and how many residential units are being built, so, over the ten-year period within ISD, they have 59 residential

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developments that are sort of in the cue. We keep two running lists, run is all projects, sort of keeping my eye on it, but as you know, getting through the city process is the least expensive of phases of work for most developments. It's not until we start pouring concrete for streets and running utilities that we consider the development to be very serious and will be generating homes, family, and ultimately children for the school district. So, these developments are in that moment in time when this report was developed, how many were sort of in that more serious category of development, which is about 13,000 units. The smallest portion, outside of condos, is the single family detached unit, which is for us, where we see most of our students coming from. Of town p-the dpt stock is very old, thus very affordable. We see high numbers of students coming from apartment unities but we do not see students coming out of new stock of apartments. Someone on the planning commission asked me to look at a decision they made several years ago, about the development in the triangle and they asked me how many students are in the triangle because they thought this was going to be a family-friendly place to live when this was developed and the answer was three. I have three students in that entire development that are Austin ISD students and that was kind of a big disappointment to them. So, although there may be a lot of construction going on, in

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aisd's boundaries, we are finding they are not generating a lot of new students for us. There may be some movement of students within, but not a lot of new students and there are exceptions to that and I'll get to that in just a minute. But in general that's where we are. This data is from our planning department. >> Yes. >> Did you play planning commission or planning department? >> Planning department. And it only reflects what is on the books, right? >> It only reflects, like I said, we have two lifts one is all of the developments that are in the process of being approved, may even be approved but until they start spending some cash to really put their money where their mouth is, I don't start projecting students out of them. >> I under that. Does it include our department's projected growth? I understand the reasoning behind the assumptions but, not everything takes necessarily takes as long to get through the process. >> Correct. And also, the city of Austin has projections based on imagine Austin, based on a lot of things so I'm trying to understand the source of the data. This source doesn't

take into account any of the projections the city has with regard to growth. >> No, no. It's completely independent. >> Like I said, we do keep our eye on that longer list. But because the report is done every year, and it's the same snapshot wherever year, it keeps fairly current. >> I am just saying, there's a lot of changes happening in the city of Austin. There's a lot of changes the city is working its way through with regard to development. I understand what's relevant for you is at the end of the day when they're built, not when they're projected but I don't know that just the projections of the planning department of

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stuff that made it through the process is really an accurate picture of what's coming. So, that would be my level of concern because we do have -- first off, we're making changes to -- we will be making changes to code next, for example. Our processes for development are becoming more stream blinded. And we're looking at things like quarter improvements with developments along that line. Those kind of things. This is ten years. So, I just wonder whether it makes -- whether accounting for some of those kind of projections would make sense. >> Right. And, you know, I'm the biggest nerd on the face of the Earth. It's kind of my hobby to watch what is going on in the planning department. It sounds so awful. So I kind of keep my eye on all of that data. But for a school district, we use this as a tool, certainly not the only tool but as a tool to determine where we may need to build schools. And we certainly don't want to overproject and overbuild, because then we have a lot of facilities that aren't thrilled. It was a very fine balance for us. We have -- with few exceptions, we have been pretty comfortable with this methodology. There have been a few areas that have caught us by surprise but not because of development. It's sort of the recycling of existing homes, if you will. The turn rate of those homes that we thought maybe a mature

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area was sort of maxed out, or had sort of its heyday come and gone and now it's sort of stable because of the price point of those particular homes, and because of the relative closeness to downtown, become very attractive to families, and so we see sort of a resurgence in some of those area, but that's not caused by new development necessarily. >> Beth, I was in a meeting a couple weeks ago, and projections were being made where they estimated that over the next ten years that Austin metro area, would need in the neighborhood of 230,000 housing units. >> I don't doubt that. >> And we did about 23,000 this year, so that statement made some sense to me that if we maintain our existing growth, it's been my experience that not a lot of that shows up yet especially in the single family arena, you don't plat 1,000 lots at one time, you plot your first 75 lots then 75 the next year so sometimes the planning department won't pick up all of those areas. You might think about talking to like metro study, or something like that, and say, you know, what do you see down the typeline, or somebody like what do you see in the pipeline for apartments and see if that gives you any better crystal ball. >> I forgot to mention our demographer does reach out to them as well as reaching out to the individual developers about their phasing. Once they sort of have something on the ground, they will reach out to the developer and say what's your phasing going to be on this. Sometimes they are a little optimistic. So we like to temper that a little bit. But, yeah. When -- I'm thinking of good

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night ranch, that was an area that had we sort of turned the key on that one before cement was on the ground, we would have been early. Because it did go through this period, you know, where the economy

just went wampus and no one was building. So we have to kind of be a little careful. Now we're a little bit behind in that area, because we didn't get all of our bond propositions approved last time we went around so we didn't get any funding for additional schools, so now we're a little bit behind. >> And this is just again to remind folks, sort of what it is that we're looking at. We're looking at where students live which is not necessarily where they attend a school, so you know aisd has a fairly liberal transfer policy for our students. If you live in one area, but you work in another area, we allow those students to transfer if there's room available at the school, so, again, this is just a snapshot of if everyone went to their assigned school, what it would look like which is certainly not the case. >> So, this is a snapshot of our elementary schools. I think our elementary schools probably do the best -- it's the best sort of view to look at, because it has the smallest catchment areas. So, each of these sort of color blocks describes a catchment area for an elementary school. This was our picture five years ago. So, green is good, that's sort of in our target zone of capacity that we feel good about. 75% to 115% of the school's capacity is being occupied by

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students. Blue is below 75%, where we start to see some inefficiencies. And then yellow, Orange and red are various levels of overcrowding. Yellow being up to 125%, Orange being up to 150%, and red being over 150%. So those are really sort of our flashlight -- flashing lights, saying we need some help there. You can see that we had a lot of red school sort of up in that far central area. We see red schools and in southeast, around Blazier elementary where we were hoping to get some relief. So, this is where we are today. You can see some shifts in those colors. We have many more blue schools in our central part of town going east and north. And then you start to see additional pressures on capacity in sort of the fringes of our district, all of the way up to Hayes county. We're seeing now additional red schools, additional Orange schools, all along the Hayes county line. In northwest Austin, that's the area -- northwest hills. It's around the middle school. If you're familiar with the area that sort of recycled kids much faster than we thought. You usually see -- you typically don't see that sort of growth in an area that has mature homes in it. But, again, we felt we know that it was caused by the resale of those homes, and because of their proximity to downtown, it's now considered close in, as compared to wells branch or whatever. >> Can I ask one question about that? I know there's been some recycling as families move there. Have you seen any change in the student ratios of all of the

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apartments that are up there? Because that used to be occupied by a lot of students. I know in the capital metro board, our demand of student bus service out there has dropped precipitously because those students have moved closer to town. I'm curious what filled that out. >> Yes. Some of those older stock apartments that I was talking about now is -- they've had to drop the rents because of competition of new apartments in the nearby area, students like new, and so we're seeing those -- some of those apartments are being occupied by lower income families. There's also a very strong refugee population in some of the areas up there, through a relationship that the apartment complex has, we're seeing new refugees in the city moving up to that awe area. >> Thanks. >> Sox again, you know, the stress is beginning to build some of an exterior of the district, and sort of emptying out in the center. This is our projections five years out. Where the blue gets much more wide spread. And the red gets much rhotter, and then ten years out, it's more of the same. I'm always much more comfortable with five-year projections than I am with ten-year projections because the ten-year projections are based on kids that haven't been born yet. So I'm much more comfortable with the five-year. >> We can take this offline. But I would like to understand the difference in the area going from green to blue it's -- I've been

concerned about Jocelyn. So I'm not understanding why we're going to -- you don't have to speak to this now. I'll get the information if we haven't already.

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That area south of Ben Wyatt going from green to blue, what doesn't make sense to me, understanding those neighborhoods. So we can have that conversation. I would just like the data that goes with it. >> Sure. Absolutely. And, again, I did talk to Ryan specifically about the Jocelyn area, because I had some concerns about the projections in that area, and what code next made do in that area. And his initial reaction, of course, it's a big question mark right now, but his initial reaction was, I think the same as our demographer's reaction, is that although that area is really ripe for development, and will probably see a lot of development, it is probably not going to be the kind of development that will generate students for us, at least initially. It may, in years out. >> Well, we can have a -- we don't need to spend this time having that conversation. I would like to see the data that supports that. And I'm not sure -- I know I wouldn't agree with those assumptions. It's not for me to make those assumptions. Maybe we can get that data from you. >> Yeah. Like I said. It's based on who lives there now, how they matriculate through the system and what we know of -- that's on the books now that will be developed there. >> But the assumptions about what will -- >> In the future. >> Yeah. That's the part that I'm -- anyway, okay. Thank you. >> Again, that's why we do them every year and those numbers do adjust every year. >> I just want to say real quickly, one of the things that concerns me is the school board members. We are seeing more campuses that are turning blue which are below the 75% threshold. So, under our current facilities master plan criteria. If you have a particular campus

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that's averaged below 75% for three consecutive years, then those schools potentially then become part of a school consolidation or closure scenario. And, as you see, under the ten-year, even the five-year projections you're having, we're showing more campuses that are turning blue which then, as -- to give you an indication from a financial perspective, if we had eight schools that we were going -- that are subject for consolidation or closure from the early recommendations from the consultant that we have. I think we would see a cost savings of 10 to \$15 million every year from the school district for not having to operate those schools then you coupled the fact that our schools on average are 40 years old. So that's kind of where it's heading so that's part of the conversations that we're having now. But I think the correlation here speaks to the affordability. >> Yeah. >> Issues? >> Right. >> It also speaks to just -- you know, it's a community problem, not one we can expect the school district to adjust but there's a lot of values to neighborhood schools and basically, what we're talking about here, is if -- we're talking about losing our neighborhood schools in a lot of the aid and particularly the central part of the city. So, anyways, like I said, it's a larger problem than aid can address on its own but it's one I think we need to address because we don't want to go down that road. They don't just perpetuate. We are not going to have kids in those neighborhoods. >> I now maybe there's a time that I made a note about impact statements. I think that needs to be updated to the very points that you make with regard to projected growth and accommodate changes. At this point, what Beth does, we only address and speak to concerns related to a development but then how can we

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use that tool or assessment process as a way to actually benefit not only aid but the other seven school districts within the boundaries of the city of Austin limits. How can we change that to incorporate better

conversations with the development community. >> Absolutely. So much of the new product that's coming on the market now, you know, is just not family-friendly. Studio apartments, not really going to see any families in that one-bedroom apartment. Not likely to see family, although it does happen. Two bedrooms are even hard for a family. So, and then you have the whole price point of, you know, what it cost to get a two-bedroom in town, so -- the rest of the slides really show the same story, just looking at larger catchment areas of the middle school. So, again, five years out, where he are today, and then five years -- I'm sorry, five years ago where we are today and five years out and then another ten years out. And then again at the high school. We're not seeing a whole lot of capacity issues at the high school, in terms -- there are some pressures, but there are so many transfers at the middle and especially at the high school level where kids start sort of specializing and they know where they're interested in studying so we have a lot more transfers. It paints a different picture when you look at where kids are enrolled at the high school level because of our transfers. And, again, happy to answer any questions I can. And if I can't, I'll try to track down that information. >> You mentioned that you have

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access to the number of units. That helps you with your projections per catchment area, but does -- let's say something is a three bedroom, doesn't mean a family will live there. >> No, not necessarily. >> So it's still kind of an estimate -- assuming, the assumption is any three bedroom or more a family would live in? No, what we do, and actually we don't know the counts of bedrooms. What we know from the appraisal district, is within a certain catchment area, how many homes are there. How many single family homes are there. How many condos are there. We divided the district into nine different regions and we produce a student yield factor for each region because each region is a little bit different. Some reasons like north central as I pointed out earlier has a lot of apartment stock. Central city has a lot of apartments but not a lot of families. So we generate based on number of units so it's not necessarily bedrooms but number of units and how many students are known to live within that catchment area and we do that for each of the nine different regions so we generate a student yield factor for single family. For condo, for multi family attached, and multi family detached. So your duplexes. We have four different housing types within nine different regions. So there's all these nuances that -- did you have a question, Terry? Your Mike's on. >> It's kind of a chicken and egg thing I think sometimes. I think there's a desire for people to live close in to the core because there's so many jobs. At the same time there's not a

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typical single family house, then how do you do that? Outside of this, let's visit a bit and see if we can look at these things from a couple of different matrix, but just have some ideas, and so we just kind of bring it up a little bit. >> That's H that's what we need. >> It's interesting. I say that, I did a project in 78704. I told some of you my average size, I had two bedroom and studies that can be three bedrooms. Had a exemplary school, a 20 acre park across the street. I got 3 of my students. I thought what can I do. I thought this is going to work and it didn't. The anecdotal evidence, when I had our salesperson who, by the way, lived urban and moved to lake Travis was the perception -- the perception, I'm not saying reality, the perception was the upper level schools were not as good as they could be. And they were concerned about that. That, which their anecdotal statements to me. I'm not saying it's accurate at all. But that was a challenge. Even there there was lots of urban areas that have a good track all of the way up. I'm having my trouble getting my hands around this. The dilemma I have, I know that in the future, a higher and higher percentage of housing. Our metro area. Forget Austin, but our metro area is some form of attached rental housing because 60% of our population, that's all they can afford. It's not going

to change. The challenge for me as a developer, how can I build a community that's desirable and provides more services as such

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because that's what they're going to be able to afford. And I don't -- I I don't have the answer yet. It's pretty well accepted in Manhattan. >> Texans do like their land. >> Same thing's going on in Houston, same in Dallas, same in San Antonio at different rates. >> We've had this discussion and I think it's mainly that families don't want to live in -- the American team is still the home with the picket fence and they don't see it as -- I hope that will change, because like you said it's acceptable in other cities. It's not acceptable here right now, our urban court tends to be the younger folks, mill Len ras and retirees. They are filled with young start-ups. And folks whose families are grown. And Austin's demo graphics have skewed that way for a while now. I think, in many years from now, but I think it will take Texan as a while to realize that's how other urban cities work. It's okay to have a family living in a condo, we just haven't gotten >> Troxclair: I just wanted to ask historically how have the predictions been when we get to 10 years out? >> So. Obviously the farther out you go, the fuzzier the numbers get. And again, I'm much more comfortable projecting five years than I am 10 years. Again, because there's a lot

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of unknowns. But year to year -- so last year's numbers for this year. And then typically it's within half a percentage point. I have been with the district 10 years. I can look back to 10 years ago, what those numbers are, but I can tell you that 10 years ago no one would have imagined where Austin is now. Right? So there is some -- I don't know what the percentage point is, but I don't think any of us even five years ago would have seen -- would have thought we would see what we're seeing now in terms of development. Again, you know, that's why this is just one tool that we use. >> Troxclair: I would be curious to know if you have access to similar reports from five years ago and 10 years ago to back look at them to see -- to know what they projected this data would show us today. It's hard obviously as policymakers, you want -- you have to use the best data that you have, but at the same time if we know that the data that we have -- it's hard to make decisions based on that data if you don't know -- >> It does require a leap of faith. >> Troxclair: I would love to see that if you have access to it. >> Sure, I do, and I will. >> Real quick here, I would say Round Rock ISD we used to have our internal demographer, Dan Roberts, who was our transportation director, was very accurate for many, many years. Actually he worked at Austin ISD many years ago. Great guy. Now we use testimony Elton demographics and have been using them for a few years. So far they've been pretty accurate, but we are at the mercy of an international, global economy, so when Dell computer corporation decides to make these or not make

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these, that thousands of people get hired and fired, whatever you want to call it. We're also concerned about the mobility rate and families doubling up. That's hard to predict when the oil and gas boom collapsed, the oil business collapses in south Texas or whatever, families move back here, they come back and live with cousins, brothers, siblings, grandmother. All of a sudden you're not building anymore, but we have more kids that are showing up. And we also have a mobility problem -- not a problem, but it's a fact of life where students go to one of our schools and they transfer to another one because they can afford -- they go across the street or down the street, chasing the rent rate, and get a free months' rent and they'll do that. So we're seeing that happen a lot. Of course, Austin has probably a much older apartments, many apartments that are much older. I know many of them are getting refurbished. We

don't have the same downtown central core that Austin does, but we do have a central area. >> We do see on occasion and we know from the principals telling us, you know, so and so apartment complex, they repainted the place and now the rents are \$200 a month more and those kids are gone. We did cool a tool with an -- a tool with an outside firm that allows each school to look at other multi-family apartments that may be in that area so they don't have to change schools as a suggestion to that. >> We've done that. We've made a real strict effort to try to say please adopt leave this -- the principals will go to the families and say, if you leave we develop this whole lesson plan for your child to improve their reading over the years. Please don't do. They chase the \$200 because that's all they can afford. But we like to have vertical alignment and neighborhood schools. It's a chicken and egg and

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self-fulfilling. The more people want to walk to their schools. When I bought my house 20 something years ago there was a school 200 yards away. I didn't know. It was a lucky move in the middle school. This is great information, thank you. >> Garza: Did you have a question to add? Ann? Okay. >> Recently I saw a draft of the Austin strategy housing plan? Have you taken a look at that yet and have you been together with hcd? It might be a good idea to look at that. They have some really good data in there and see where they're projecting things and how we could fit into that. Maybe some discussion and hcd can add. >> Garza: All right. Thank you. >> Sure thing. >> Garza: Great discussion. Thank you. I just want to do a quick time check. We only have an hour left -- [laughter]. But I think the next presentation about five to 10 minutes, is that right? >> Five minutes max. >> Garza: Wonderful. Okay. And I don't think there's any speakers for item 3 that we just had, or 4? Okay. Do you want to -- do you want kick this off too? I think councilmember kitchen actually asked for the bus -- you don't have to say anything, but it was a request to see what the policy was and how it aligns with cap metro and all that kind of stuff. >> Okay. Good afternoon, everyone. I'm Chris [indiscernible]. I'm director of transportation of the Austin ISD. If y'all can say my last name, that's good. [Laughter]. So I was asked here to talk about transportation, you know, the eligibility policy. On our website we also have on our website transportation and the copies provided to all of you. Under parameters for regular route service, basically we provide transportation under

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two criteria, if you live more than two miles from your homeschool or you're approved magnet academy, you're provided transportation. Or if you live under two miles and you fit the criteria for a hazardous policy, then we also provide transportation. And this is the same as follows for many districts in Texas. So if it is -- if it is not considered hazard, if you're not considered eligible for transportation, that's not where it ends because we still want to make sure our kids have a safe walk or, you know, walk path or to bike to school. So we get with the safe route to school department on a continuous basis -- I talk to them maybe two or three times a week. But additional crossing guards, sidewalk improvements or many other criteria that they can help us with. Or we have also asked the capital metro folks here, we talk to them periodically about what they can provide to us. Also served on the board for the committee of connections 2025 for cap metro, so some of the ideas that we needed for our district has been shared. So anyway, other than that, our transfer students are not eligible for transportation. So basically that's where we are. Our district, our cfo, Ms. Connally, also provided a one page document to the legislation for transportation funding and the number of buses we got, the number of students and why we are not unfortunately get funds for transportation from the state because of chapter 41. And we have many other things under those

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parameters, how for students, walk distances to their bus stops and what we require, what we don't. So that's what I've got. And I'm here to answer any questions. >> Garza: Do you mean because of chapter 41 the district as a whole gets less money and that affects it or does that mean you can't get funding for transportation? >> We do not get funding for transportation because of chapter 41. All of it goes back. I wish Ms. Connally was here to talk more in detail about finances with you, but if trustee Saldana can help me %úout -- >> In this handout here one of the things it speaks to is because we are a chapter 41 school district under the -- T.E.A. Basically has interpreted a particular statute that was enacted in 1984 prior to recapture, and Blake under that interpretation we do not qualify for any transportation lot meant funds from the state of Texas. Allotment funds from the state of Texas. And actually the cost here is probably a little higher because this is based on 2015 preliminary data, but it's probably closer now to \$30 million of funding. And I think if they were to change that we would probably see maybe four million dollars and that's something that we continue to talk to the legislature about. And we're hopeful, not optimistic, but hopeful at that point that could be one of the changes we could see as a benefit, but you will see the cost for fuel alone is easily four million dollars of that dollar amount. >> And one other thing would be helpful for us, like any other transit authority in the state, we're not exempt for tolls. So if we go through our tolls we have to pay. So I'm hoping this legislation changes that. >> Garza: So there is current legislation? >> There's an item there.

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>> Kitchen: Item where? >> In the legislation. >> Kitchen: At the state level, really? But isn't that -- so tolls from whom? >> Tolls from anywhere? Like the transit authorities. >> Kitchen: But that's optional. That's not required under state. Can't those bodies set those policies? >> I think the way that the law is written now, like ctrma as an example, that school buses -- >> Kitchen: They're choosing to interpret it that way. >> Right. Ed new butts, our legislative director, could maybe speak to that. >> Kitchen: Could you help us understand? Maybe the change in legislation could make it less likely it will be interpreted that way. >> And we've had preliminary conversations with ctrma and they've been receptive and open to accommodating. >> So representative Gina Hinojosa has filed a bill, I don't have the bill number in my head, that would actually require that the mobility authorities or ctrma not charge school buses. That's what the bill would do. >> Kitchen: Do you know, is the interpretation right now that they can't? That they don't have the discretion and they have to charge? Or do you know? >> No, actually, I think that right now it's up to each individual authority whether they do exempt certain vehicles from tolls. So it's up to each of the -- each of the authorities. They have not extended it to public school buses. >> Garza: I thought we had that conversation when I was on campo. >> Kitchen: We did. >> Garza: I thought they said it was state law that prohibited them from -- >> Kitchen: I think they were a little wishy washy about it. Go ahead. >> I think the issue has to do more with the speed limit. >> Kitchen: That's right, that's what it was. >> So I think that also has -- that's probably really the main emphasis is the concern about the speed limits. So with toll roads the intent of that is to get

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vehicles moving faster. So with us having children obviously on school buses there's a safety precaution there. So I think that's where we get into sort of the gray area of interpretation. >> Kitchen: Yeah. Except your buses are on those roads already anyway. So it's an interpretation question. This kind of legislation would take care of the interpretation question. If the legislation doesn't pass, then it's something we should push on with ctrma. We help you guys push more with ctrma. >> And I would also add that on

this on other issue about transportation funding from the state, there are four bills that have been filed. Two in the senate, two in the house, that would clarify that we are entitled to that funding. >> Kitchen: I don't know if you want to speculate calling up publicly, but what can you say to us about possibility of passage? >> I'll say it. [Laughter]. Those types of bills get filed almost every session and we haven't been successful yet. I'm forever optimistic. >> Kitchen: Okay. >> And I would say last session those bills were filed and Jimmy don acock, former chairman of the house public Ed committee, had a very big omnibus public school finance bill that would have taken care of that, however, that big bill didn't pass. And you know, we're hoping this session that we don't count on any one big bill to take care of the smaller -- the issues like this that we really need taken care of. And that those bills will get a hearing and will pass. But I'm eternally optimistic as well with a little bit of cynicism. >> Kitchen: Sprinkled in. [Laughter]. >> Garza: You had mentioned that you do partner with capital metro and I know we have some resources here. To what extent does -- >> Well, we have some high school students that ride capital metro. We don't know the exact number. So we asked them like

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some areas of our town we don't have existing routes at this time. So we are hopeful in the future with the connections 2025 that they will be routes and stops for our students going to schools, ie southeast Austin, Blazier elementary we don't have one. Also southeast Austin we don't have routes for bowie and two or three elementary schools and also one middle school. So -- but we work with them to see if they can -- about creating stops for our students, if it is somewhere better for our students to walk to those bus stops. So those kind of suggestions. >> There are some routes that service -- like del valle Akins I believe has a bus stop. I should know this. >> Right, capital metro has that for our students, for any student is half price. And many of our schools, I mean, they do ride it. And Akins is right there in front of the school, which is great. East side memorial, there is -- but there is some areas of town we need additional help. And they have listened to us, they've got to do what they need to do to make it happen. >> I've got a couple comments on this. Through for the information. In Round Rock ISD, we're not chapter 41, but we're not growing as fast as we were and we could become chapter 41 in a few years. We could lose our funding. One of the things I would like to see, and Ed, if you have those bills, if you could send those to U I think you have my email. Tomorrow we have the central Texas school board meeting at the capitol breakfast, we'll be there and talking to some of the legislatures. If those are key I'd like to talk to them. And the whole point is instead of building roads, if we had more people to get out of of -- we have the problem in Round Rock as well. When the weather is

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beautiful like this everybody loves to walk to school, but when it gets a little bit cold and dark and the daylight savings time, a little bit rainy, traffic is terrible. And people have to leave earlier to get to work down here. We have guidelines for our hazardous transportation routes. We have sidewalks. Anybody that has sidewalks, those are not normally considered hazardous, but when they cross seven 11s, gas stations, donut places, that becomes a lot more traffic. And people park in their driveways, so kids have to walk into the street to get away from all of that. So we have again the same problems. Not as much as in Austin, but I'd love to see a way to justify more buses because then you get more cars off the road. Even -- especially title I schools. And we feed our title I students. The usda and department of agriculture feeds all kids who are title I and I think that would be great. I would like to see the same philosophy for kids showing up with dry shoes and they don't have to take a 1.95-mile walk. >> I wanted to message if you go to aisd's website, you will see all of the buildings that support the board's priorities. And that's one of those. So you can -- we update it -- well, they just -- the bill filing deadline was a week ago Friday

and we're catching up on the bills that have been filed. >> Okay. I'll season through that. Like I said, if there's anything about transportation specifically, I look at that and I think, if we could have a few more buses and a few key areas, it's like right turn lanes and it's timed traffic lights, maybe we could, you know, solve a little bit of congestion problems. >> Garza: Go ahead. >> Edna or Chris maybe, so one of the things that I was talking to

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trustee Ellen and one of the things they stressed today was the community m&o tax income. So currently 65% of Austin rates is being used to fund routes while the capital metro bus routes get full taxpayer support. Can you talk about that? Do you remember her talk about that? And this may be a conversation, I don't know if she had it with you, councilmember kitchen, but I think some of our trustees feel that maybe there may be an opportunity for us to enhance the current agreement that we have with cap metro because we have such a high percentage of economic disadvantaged students. And you'll notice we do have almost 84,000 students, but 22,000, so only 70% actually ride the bus. So there are students within the -- who don't qualify for the bus, but that doesn't mean that it's still not quite a ways for them to get to the school. So I don't know when the last time we actually increased the number of vouchers or discount rates to aid students and families. I think that was one thing that we were interested in. >> Kitchen: It is certainly something that we should discuss, I think. Okay. Let's talk more about that. >> Garza: Thank you. >> Kitchen: I have one more question. Sorry. On the policy related to the hazardous conditions policy, can you help us understand or maybe this is information you can provide us later, where is this happening now? In other words, I'm trying to understand the extent of the issue where y'all are having to transport students because of a hazardous condition. >> We have about 220 regular routes at this time. And about 20% of those are hazardous routes. >> Kitchen: Really? >> I have about 40, 45 hazardous routes at this time? >> Kitchen: And how much does that cost you? >> About three million. About three million. Even with the -- even if

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we were not chapter 41, even if we were getting reimbursed, the current funding formula for T.E.A. Is 10% maximum, 10% of total mileage, total rider ship for your regular route, which still wouldn't be even close, even if they paid us at this time. So -- but that's about how much we have, how many hazardous routes we have. And every year, every year we will revisit,, like next year I'm going to reduce like a few of them because, as we work with the safe route to schools with additional sidewalks, safe walk to school programs are created, we inform our you parents and students now for next year that they will be discontinued. But still even with that, I'm sitting at about 20, 25%. >> Kitchen: I would be curious, maybe that's information you could share, I would be curious to understand what those are and the extent to which they could be addressed by the future transportation planning that we have going on with the city of Austin. Maybe you could share that data. >> I don't know what Austin ISD's cost per route, but in Round Rock we have about \$40,000 per route. So if there's construction going on the next few years, we want to provide a hazardous bus route, we have to take \$40,000, which is teacher for teacher almost. So I don't know what it is for Austin, but roughly it's got to be close to that. >> Ours is about 45. >> Safe routes to school is a national program. Do y'all have the ability to take advantage of that in your area? >> I don't think so, but I've never -- we've never looked at it in Round Rock ISD. >> Kitchen: I'm curious whether campo -- I should know this. Terri maybe you know it. >> I don't know. >> Kitchen: That's right, you're not on that anymore. [Laughter] I would like to investigate the extent to which campo is involved in safe routes to schools because maybe

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there's some potential assistance for the other school districts. I'll check on that. >> I don't know if it depose out to round Rock. We've never talked about it, but maybe it's there. Like I said, if we could find a way to get more people, more cars off the road in Round Rock, that would be great. >>

Councilmember kitchen, I provided that list also to -- I mean, the current bond that passed for the city. I am working with them and provided that. So we can put that part of their plan for the future -- these are the areas we're doing hazardous now. And any help would be great. >> Kitchen: Okay. >> Garza: Thank you. >> Thank y'all. >> Garza: The next one -- next item is item 5, and I just passed out our bylaws for the regional affordability committee. And if you -- just so everyone knows what we're going off of. If you go to D, it's article 3-d, and the -- sometimes we have unfortunately trouble getting a quorum because our body is so large and we have to have seven people. The bylaws allow me to vacate some of the positions -- I'll just read it for the record. If any member is absent for any three consecutive meetings or throughout the 12 month period the chair shall determine the position vacated unless the committee at the next meeting determines there was good cause for the member's absence. So one of our members - one of the ones I'm going to be declaring vacated has never attended, and that's commissioner long. And so I'm going to vacate commissioner long's position and as well as -- according to

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that as well. Don Hisle of Leander ISD has also been absent for three consecutive meetings. Alan Kaplan, we're going to reach out to him and see. I think there might not have been three consecutive, so -- but it might meet the other prong of a third total. But regardless, just for now it's going to be -- I'm vacating Cynthia long and don Hisle's spots on the -- >> And councilmember, Alan is no longer on the ACC board so we just need to find out from ACC who their new appointee is. >> Garza: That's what we'll do as well, reach out to them. So that is item 5. >> Do you want to send out an email to the neighboring districts? I know Darla is with del valle and I was the board president for Round Rock when I think you reached out to me. And we've had two presidents since then or two have followed on. And I said can I keep going or do you want to attend? They they had keep going on it. I don't know if you wanted to reach out to eanes and Leander or others, anybody who touches manor or Austin ISD, reach out to their superintendent or board president or whatever. >> Garza: And we'll do that. We'll send innovation to both Williamson county and I think Leander to see if they would like to appoint anybody else. Just now for quorum reasons since they have been out for awhile, we'll just vacate those until we hear back and they want to appoint somebody else. I know the county has recently appointed Jeff Travillion, so he may not have been -- I think he'll attend and he may not have been aware of today's meeting. So that might fix some of the quorum issues. This allows us instead of seven we can have six to have a quorum. >> Troxclair: Is there anything else we need to change in the bylaws then? If Cynthia long from

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Williamson county isn't going to serve anymore and we're not asking if they want to reappoint someone, are we removing Williamson county from the regional affordability committee? >> No. Because we are going to reach out to Williamson county and ask. >> Troxclair: Sorry, I misunderstood. >> Garza: Is there anybody else that will be able to attend meetings. All right. And the last item is 6 -- well, there's 7 after that also for future agenda items. 6, discussion and possible action on inventorying local governmental efforts to improve affordability in central Texas. And I asked for this to be on the agenda. There was -- owe all know that affordability is an issue that we've been trying to tackle and that was the whole reason this committee was started. So recently at a council meeting there was an item

that was indefinitely postponed and there was some concern or criticism, rightfully so from the committee, that the council is not doing enough for it when we all know that we have been doing a lot and most of our -- most of our work is centered around affordability and how it affects different things and how transportation affects affordability and how housing does. Tomorrow at the work session we will have a presentation that's going to discuss inventorying what all those efforts are. What have we been doing as a council? So when discussions like that happen, we can -- we are able to -- I am able to speak to things that we've been doing. And I've said what I said in one media interview is every vote we take on a zoning case is an affordability -- is an affordability action when we're trying to discuss pud's and trying to get every ounce of affordability out of those developments as possible, that affects affordability. And some of these efforts obviously we won't see something tomorrow, but, you know,

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once those developments go up we will see families living in those because we asked the developer for a little bit more. So I just thought if anybody else wanted to chime in on if they would be willing as a group here since this is our main goal if you want to reach out to your separate entities and do that, that same thing as well. Do some kind of inventory. We can put it on. >> I know there's discussion of a website that everybody can go to and when affordability comes up they can say these are the things the city is doing. So we as a committee, whatever happens at the city level, or if nothing happens at the city level we can put something together that is some kind of -- because we have a website as our committee and we can provide some links or some kind of list of efforts that we all believe is being done to address our affordability issue. >> So you want links that you can add to this, your current website that say here are may some things that are addressing -- a one or two sentence about what those things are. >> Garza: Yes. This is just an opportunity to discuss if that's an opportunity that Round Rock wants to do and we can't really take actual formal action, but we can make a recommendation and ask, can you go out to your entity and say that the regional affordability committee recommended an inventory of affordability. >> So you don't have the city of Round Rock, anybody from the council of Round Rock, even though our borders touch -- I guess this was always developed with anybody who touched the city of Austin boundaries. So maybe in the south if you go to Kyle or Buda, but not San Marcos, not really, even though we're all kind of tied together. Have you reached out to anybody on the city of Round Rock because we

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have section 8 housing, we have affordable housing issues there. Some of that is being driven by outside people who are coming in. Would that be somebody that you want to include or are you trying to stay away from city -- >> Garza: I think we would just want the entities that are represented on this committee. >> Because in the city of Round Rock, about two thirds of our -- about a third of our district is in the city of round Rock and we have several muds and maybe a third of our 60 is in all those muds, five or six, some are tiny. And we have a small 25% or so that there in the city of Austin. And Williamson county, mostly in Williamson county, but we're also in Travis county. So the Austin school district is all within Travis county and very closely aligns with the city, but anyway, we have -- transportation probably is our biggest concern in Round Rock because every time a new subdevelopment -- subdivision goes in, development, you just look at all the roads that are not there, not ready yet. They'll get there, but it's always five years behind or so. It's a traffic nightmare for awhile. >> Garza: Yeah. And some of it is not directly related to transportation or housing. For example, I think one that aisd has that I believe in their budget they put everyone at I believe it's a living wage or you made sure everyone was at 13.50. So an initiative like that has an effect on affordability. If you pay people more they're able to afford

more. So aid could include that in their inventory, we passed a budget that all employees are paid a minimum of the living wage. You know, as a capital metro board member, Terri could include items such as connections to 2025. We have proposed a new network that will be more frequent and so, you know, that could help affordability, if

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somebody can -- instead of having -- have the expense of a car, can now depend on a vehicle -- [laughter] Anyway, those kind of examples. Like there's so many things and that was a lot of the purpose of forming this is there's so many things that touch on affordability, it's never -- not never. It's never just housing cost. It's a wide -- >> Okay. I think I understand what you're looking at. Transportation is not the main factor in round Rock, but we're seeing people moving from Austin to get a little piece of land and a house and moving to Round Rock. Our prices are still going up. That's a good point. Let me see if I can find some information and send you a link or whatever. >> Garza: Okay. Did you have something? >> Troxclair: Only, I'm sorry, I need to be somewhere at 5:00, so I'm going to stay for another five minutes and then I'm going to drop. >> Well, one of the reasons that I was particularly excited about the creation of this particular committee was one of the things I learned very quickly as a school board member is that there's been very little that we have been able to actually do as a board to really affect issues centered around affordability because we inherit a lot of those policy decisions mainly from the state the largest one because we have a chapter 41 school district and we represent the largest component of everybody's tax bill when we get it. And I know you guys get tired of me saying it all the time, but within two years, 50% of the property tax that we collect is actually going to go to the state of Texas. And so over the next three subsequent fiscal years, Austin taxpayers will lose about \$2.7 billion if we don't change the way we finance public

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education. So I'm all for doing what we can to work together to ensure that we're better stewards of the taxpayer. Taxpayer dollars. Off the top of my head we've done some things like change the transfer of policy which brings more students in, increases our student population and revenue. We've changed our budget adoption process from October fiscal year to July 1 to July 1 to coordinate with the school year, which was a one-time savings cost. This year we're doing zero-based budgeting in an effort to really have those difficult conversations to save money. We do the facilities master plan updating process, which looks at the amount of money we're spending and particularly those are difficult conversations to have when you have schools that are undercapacity, underutilized. We put together a plan for our real estate portfolio looking for issues created around students and families, teachers, low wage workers. As you mentioned, councilmember Garza, we've increased the minimum wage to \$13 an hour, up last year we had 1200 employees that were making less than \$12 an hour. I think the biggest issue again is always going to be the chapter 41 tax rate. And to the extent possible that we continue to have the support of the city and county and the taxing entities that serve here, so with that I'll be happy to make a motion that we move forward with having all of our constituent agencies work together to create some type of inventory for local governments to improve affordability in central Texas. >> Kitchen: Yeah. The county's not here right now, but I suspect that they would really want to participate also. I think it would be helpful for the community to see that. >> Garza: Is that a second, councilmember kitchen? >> Kitchen: Yes. No, I was just talking. [Laughter] Yes, a second. >> Garza: I was just wondering. So any discussion aside from the discussion we've already had?

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All those in favor of that motion say aye? All opposed? So that passes 7-0. And the only last item is any future -- future agenda items. >> I will just say tomorrow morning the central Texas school board association is a group that gets together and I know you said you will be there and we're going to meet at the capitol, it's a drop-in, we'll provide breakfast. But you mentioned several times Austin is chapter 41, Houston is now a chapter 41 district. They have to carve out and it's very complicated so I'm hoping that it that is the impetus that helps you guys because we want to see you do -- as much as it's great that you all are pending money to other parts of the state, it's so painful for Austin ISD. Maybe that will be it. >> And the joint subcommittee is working on affordability and they have a presentation already being developed. If that's what we're working on and they're working on that, we need to either have some discussion about them or have that presentation on that particular city property made here so that we have an understanding of what's going on and we don't duplicate efforts. I would make a suggestion for the next agenda to maybe have that. >> Garza: When is that presentation? >> It's already been done. We've already had it at the joint. And do you remember which one? Probably you can recall the date, but I can't. >> Garza: Can you forward that to Brian? >> I will. And then we are still at some point our board hasn't voted, but we do have the nine or 10 properties in which we rfps and requests for bids, so at some point we'll provide an update to this group on that as well. >> Garza: Okay. And if between now and before agenda time is upon us, feel free to email my office to add something to the agenda. And with that, we're adjourned. Thank you.