



Bond Election Advisory Task Force 2018 Bond Package Recommendation

April 10, 2018





Today's Presentation

Highlight bond development process to date

Overview of community engagement

Bond Election Advisory Task Force (BEATF) 2018 bond package recommendation

Go-forward process & next steps



Bond Election Advisory Task Force Members

Member Name	Appointment
Tom Nuckols (Chair)	Planning Commission
Bruce Evans (Vice Chair)	Zoning & Platting Commission
Sumit DasGupta	Mayor Adler
Jeff Smith	Mayor Pro Tem Tovo
Yasmiyn Irizarry	Council Member Houston, District 1
Estrella DeLeon	Council Member Garza, District 2
Santiago Rodriguez	Council Member Renteria, District 3
Rachel Stone	Council Member Casar, District 4
John McNabb	Council Member Kitchen, District 5
Jeremiah Bentley	Council Member Flannigan, District 6
Dorsey Twidwell	Council Member Pool, District 7
Ken Rigsbee	Council Member Troxclair, District 8
Rob Walker	Council Member Alter, District 10



2018 Bond Development– Process Timeline



Bond Program: *Parameters*

Council Resolution No. 20160811-031

- A Bond Election Advisory Task Force (Task Force) is established to identify and prioritize bond funding for projects that will address infrastructure needs, including but not limited to needs related to flooding, libraries, housing, mobility, transit, parks, fire stations and other planned, unfunded capital improvement needs.

Five Year Program

- Consistent with financial policies
 - Project appropriations over 5 years
 - Bond sales over 6 years
- Limits risk of cost estimation
- Flexibility as community priorities evolve
- Remaining bond programs still to be completed, including analysis of historical spend rate by department

Focus on reinvestment in existing City infrastructure

2018 Bond Development– Debt Capacity

Tax Rate Impact	2018 Election: New Capacity
No additional increase	\$325 million
+ 1-cent	\$575 million
+ 2-cents	\$825 million

Update in process

- Positive impact of increased assessed value and refunding of debt
 - \$250 M “preserved” from 2016 analysis is now estimated at \$325 M
- Too early to dial-in on capacity numbers
 - First bonds would not be sold until August 2019
 - Two more years of tax rates and assessed valuation data
 - Interest rate environment
 - Additional updates will occur in Summer 2018



Staff Recommended Bond Package Starting Point

Program	Amount
Reinvestment in Facilities & Assets	\$240 M
<i>Parks and Recreation</i>	<i>\$95 M</i>
<i>Austin Public Health</i>	<i>\$10 M</i>
<i>Public Safety</i>	<i>\$90 M</i>
<i>Austin Public Library</i>	<i>\$20 M</i>
<i>Cultural Centers</i>	<i>\$25 M</i>
Transportation Infrastructure	\$190 M
<i>Public Works Department</i>	<i>\$150 M</i>
<i>Austin Transportation Department</i>	<i>\$40 M</i>
Stormwater	\$75 M
Parkland & Open Space	\$50 M
<i>Parkland Acquisition</i>	<i>\$30 M</i>
<i>Watershed Open Space</i>	<i>\$20 M</i>
Affordable Housing	\$85 M
TOTAL	\$640 M

2018 Bond Engagement



Bond Election Advisory Task Force Meetings

- Held 13 meetings and 66 working group meetings
- All meetings noticed and open to the public
- Totaling nearly 140 hours of public meeting time

Public Testimony

- The BEATF has received public testimony from over 150 community members
- Sizeable contingents voicing support for
 - John Treviño Jr. Park
 - cultural centers (including: Asian American Resource Center, Carver Museum & Cultural Center, Mexican American Cultural Center)
 - Dougherty Arts Center
 - Austin History Center
 - pools (including repairs to neighborhood pools and a new Colony Park pool)
 - affordable housing



2018 Bond Engagement – Highlights

58% support tax rate increase

more than 900 survey responses recorded online and on paper

283

participants in the in-person and online bond simulator exercises

\$691 Million

Average bond size from in-person and online bond simulator exercises

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Categories receiving support for increased funding:

- Reinvestment in Facilities & Assets
- Affordable Housing
- Stormwater
- Parkland & Open Space

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Category receiving support for decreased funding:

- Transportation Infrastructure



Task Force 2018 Bond Package Recommendation

Category	Staff Starting Point	Task Force Recommendation	Difference
Affordable Housing	\$85 Million	\$161 Million	\$76 million
Parkland & Open Space	\$50 Million	\$117 Million	\$67 Million
Reinvestment in Facilities & Assets	\$240 Million	\$281 Million	\$41 Million
Stormwater	\$75 Million	\$112 Million	\$37 Million
Transportation Infrastructure	\$190 Million	\$180 Million	(\$10 Million)
TOTAL	\$640 Million	\$851 Million	\$211 Million



BEATF Working Groups

The Task Force is evaluating needs in the following categories:

Affordable Housing

Funding for programs and projects to support the affordable housing goals of the city

Reinvestment In Facilities & Assets

Funding for capital renewal projects for various City departments, including PARD, Public Safety, & Libraries

Parkland & Open Space

Funding for the acquisition of parkland and open space for water quality protection

Stormwater

Funding for drainage improvements and flood mitigation projects throughout the city.

Transportation Infrastructure

Funding for capital renewal projects for the city's *existing* transportation network

Affordable Housing Working Group

Working Group Members

Rachel Stone, Chair

John McNabb

Tom Nuckols

Santiago Rodriguez

Jeff Smith

Yasmiyn Irizarry



- Recommendation increases staff recommended starting point of \$85 million to \$161 million, acknowledging:
 - Austin’s current housing environment
 - affordability issues
 - the recently adopted Strategic Housing Blueprint
 - the most recent tax reform action taken at the federal level
- The investment of \$161 million will allow the City to do the following with respect to affordable housing:
 - Serve 200 households per year in the City’s GO Repair! Program
 - Acquire strategic properties in Austin to achieve its housing goals
 - Allocate \$3.6 million per year for housing to be owned and occupied by low- to moderate-income households and investment in the planned expansion of the Community Land Trust
 - Fund \$75 million for Rental Housing Development Assistance projects

Area of Investment	BEATF Recommendation
Rental Housing & Development Assistance	\$75 Million
Acquisition & Development-Homeownership	\$18 Million
Land/Property Acquisition	\$50 Million
Home Repair Program	\$18 Million
Total	\$161 Million

Parkland & Open Space Recommendations

Working Group Members

Rob Walker, Chair

Estrella de León

Tom Nuckols

Jeff Smith



The Parkland & Open Space Working Group recommended a package of \$117 million, to address the following:

- Open Space – \$72 million
 - Acquisition of an additional 4,300 acres
- Parkland – \$45 million
 - \$10 million for 200 acres in Oak Hill out Highway 71 for a metropolitan destination park.
 - \$5 million for 5-10 infill parks in park-deficient areas of our City.
 - \$5 million for 10 miles of greenbelt including completing the northern Walnut Creek park and trail system
 - \$25 million directed toward acquiring strategic properties

Area of Investment	BEATF Recommendation
Watershed Protection	\$72 Million
Parkland Acquisition	\$45 Million
Total	\$117 Million



Reinvestment in Facilities & Assets

Working Group Members

Ken Rigsbee, Chair

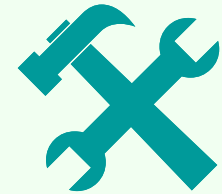
Jeremiah Bentley

Bruce Evans

Jeff Smith

Rachel Stone

Yasmiyn Irizarry



The Reinvestment in Facilities & Assets Working Group recommended a package totaling \$281 Million to address the following areas:

- **Parks and Recreation – \$97 Million**
 - Improvements to pools, tennis courts, golf courses, buildings, playscapes, trails, etc.
 - Parkland development
- **Austin Public Health – \$16 Million**
 - A new public health facility in the Dove Springs neighborhood
- **Austin Public Library – \$31.5 Million**
 - Improvements to existing branch libraries and upgrades to the John Henry Faulk building
- **Public Safety – \$69 Million**
 - new fire stations
 - Improvements to existing Fire/EMS stations
- **Austin Public Library – \$31.5 Million**
 - Improvements to existing branch libraries and the John Henry Faulk building
- **Cultural Centers – \$67.5 Million**
 - Dougherty Arts Center replacement facility
 - Improvements to Emma S. Barrientos Mexican-American Cultural Center (MACC), Asian-American Resource Center (AARC), George Washington Carver Museum and Cultural Center, Mexic-Arte Museum

Stormwater Recommendations

Working Group Members

Dorsey Twidwell, Chair

Tom Nuckols

Rob Walker

John McNabb



The Stormwater Working Group recommended funding in the amount of \$112 million for the following:

- Funding towards 15 flood risk reduction and drainage improvement projects that touch all 10 City Council Districts
- Reduced flood risk for hundreds of residential homes and other structures that are currently at risk of flooding
- Critical upgrades to undersized storm drain infrastructure
- Reduced flood risk at low water crossings to increase public safety during flood events
- Stabilization of severely eroded creek banks currently threatening public and private infrastructure
- Funding in the amount of \$27 million for buyouts in flood prone areas

Transportation Infrastructure

Working Group Members

Sumit DasGupta, Chair

Bruce Evans

Ken Rigsbee

Dorsey Twidwell



The Transportation Infrastructure Working Group (TIWG) recommended a package of \$180 million, to address the following:

- *Street Reconstruction*
 - Rehabilitation of 90 miles of existing City streets, 20 miles of bus lane improvements, and funding for cost participation in utility projects
- *Bridges, Culverts, & Structures*
 - With matching funds from CAMPO, fund replacement of top-3 bridges and structures in list of critical bridges and culverts that need replacement
- *Signals and Technology*
 - Safety and mobility improvements, upgrades to signals, controllers, firmware, expansion of communications systems, new signal installations
- *Transportation Safety/Vision Zero*
 - Major intersection safety projects, pedestrian safety improvements, speed management projects
- *Sidewalk Rehabilitation/Replacement*
 - Allocate 10% of funds equally to each district, then distribute remaining 90% of proposed funds to districts based on Very High & High priorities for all existing sidewalks.

Area of Investment	BEATF Recommendation
Bridges, Culverts & Structures	\$54 Million
Street Reconstruction	\$75 Million
Sidewalk Rehabilitation	\$20 Million
Signals & Technology	\$15 Million
Vision Zero/Transportation Safety	\$15 Million
Neighborhood Partnering Program	\$1 Million
Total	\$180 Million

BEATF Policy Recommendations



Reinvestment in Facilities & Assets

The Working Group recommends that the City Council:

- Commission a study comparing private construction costs to those required by City procedures.
- Commission a study and analysis to identify and quantify the individual costs of the respective fees, reviews, internal inspections, costs of city regulations to illustrate the impact of City practices and Council directives on the costs of City construction
- Conduct a cost-benefit analysis for each of these to evaluate from the taxpayer's perspective
- Establish a high-level task force to explore the broad possibilities for the City to contract with private builders and developers to provide the City with needed space for lease-purchase by the City
- Find funding sources other than 30-year bonds for maintenance items, especially lighting, plumbing, HVAC, and other energy and water-related improvements, including possible Energy Performance Contracts

BEATF Policy Recommendations



Affordable Housing

The Working Group recommends the following for the Real Estate Acquisition Program:

- Funding be made available to those making up to 120% median family income (MFI).
- Acquisitions should be exclusive to creating more affordable housing as opposed to more general "community benefits."
- Land purchased for this fund be zoned "public" after acquisition to allow for the greatest use when developing affordable housing.



Transportation Infrastructure

The Working Group recommends the following as it relates to traffic calming:

- Traffic calming devices may only be added in a neighborhood only after its residents have approved them by majority vote within 9 months prior to their installation

2018 Bond Recommendation Council Priority Alignment

Started with staff recommended starting point, carried through to BEATF recommendation.

BOND ELECTION ADVISORY TASK FORCE: EQUITY ANALYSIS

Findings Continued

- 44% of responses had all 10 boxes checked
 - 19 of 43 total submissions
- 30% of responses had only 1 box checked
 - 13 of 43 total of submissions
- 43% of all boxes checked were in Districts 1-4 (Eastern Crescent)
 - 104 of 243 total boxes checked
 - Districts 1-4 are 75%-80% residents of color

Brion Oaks, Chief Equity Officer
Ginger Jacinic, City Manager

8 PRIORITY PROGRAMS

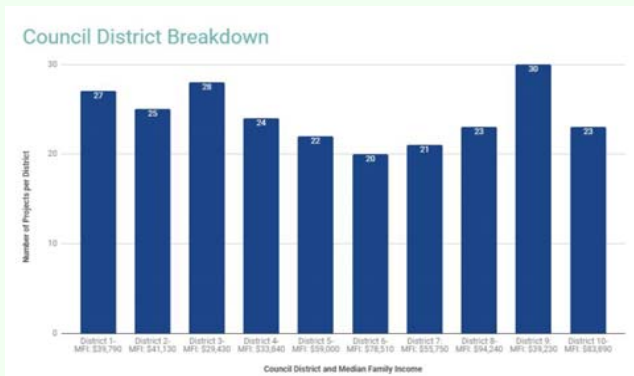
- Invest in a compact and connected Austin
- Sustainably manage our water resources
- Grow Austin's economy by investing in our workforce, education systems, entrepreneurs, and local businesses
- Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city
- Grow and invest in Austin's creative economy
- Develop and maintain household affordability throughout Austin
- Create a healthy Austin program
- Revise Austin's development regulations and processes to promote a compact and connected city

February 21 City Council Budget Work Session

2017 - 2018 Austin Texas Approved Budget Vol. 1

Health & Environment
Safety
Culture & Lifelong Learning
Economic Opportunity & Affordability
Mobility
Government That Works

The Transition to FY 2019 Highway...



Imagine Austin

Affordability	\$161 M	18.9%
Compact & Connected	\$191 M	22.4%
Creative Economy	\$99 M	11.6%
Environment	\$78 M	9.2%
Healthy Austin	\$207.5 M	24.4%
Water	\$112 M	13.2%
Undefined	\$2.5 M	0.3%
Total	\$851 M	100%

Strategic Outcomes

Cultural & Learning Opportunity	\$75 M	8.8%
Economic Opportunity/Affordability	\$161 M	18.9%
Government that Works	\$87 M	10.2%
Health & Environment	\$209.5 M	24.6%
Mobility	\$101.5 M	12.0%
Safety	\$217 M	25.5%
Total	\$851 M	100%

2018 Bond Recommendation Council Priority Alignment



Overview



Our overall Objective:

Bring together projects/programs across departments to create a collaborative effort so the Spirit of East Austin Initiative will be transformative for the Eastern Crescent Community.

2018 Bond	Spirit of East Austin Initiative
Affordable Housing funding \$161M	<ul style="list-style-type: none"> Austin Affordable Fund Holistic Community Development Strategic Housing Blueprint AISD/COA/Travis County Surplus Land Use
Cultural Center funding \$67.5M	<ul style="list-style-type: none"> Cultural Revitalization and Preservation
Equity Survey Assessment	<ul style="list-style-type: none"> Operationalize Racial Equity in City Practices
New Dove Springs Health Center \$16M	<ul style="list-style-type: none"> Place-Based Centers
Parkland Acquisition \$25M	<ul style="list-style-type: none"> AISD/COA/Travis County Surplus Land Use

City of Austin 2017 Community Survey Findings

Presented by
ETC Institute

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Bottom Line Up Front

- Austin continues to get great ratings as a place to live and work
- Satisfaction with City services has increased in most areas since 2016
- Austin continues to set the standard for customer service and other areas compared to other large U.S. cities
 - Customer service rated 25% above the national average for cities with populations greater than 250,000
- Opportunities for improvement that will have the most positive impact on overall satisfaction over the next year:
 - Traffic flow on major highways and major City streets
 - Maintenance of major City streets
 - Quality of planning & zoning services
 - Quality of public safety services
 - Quality of health & human services

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2018 Bond Development – Next Steps

April 2018

- April 10th - Task Force Recommendation presentation to Council

May / June 2018

- Updated debt capacity analysis
- Update on staff recommendation
- Council deliberates on bond package
- Council public hearings

Aug 2018

- August 7th- Council Bond Work session
- August 9th - Council finalizes bond package, calls election
- Council public hearings

Nov 2018

- November 6th - Bond Election



Questions?

