

OCTOBER LUNCHEON

Tuesday, October 11

BONDS 2022

EDUCATION & AFFORDABLE

HOUSING

smmps | Austin



**NORA
LINARES-MOELLER**
Executive Director
HousingWorks Austin



DR. CHRIS CERVINI
Vice Chancellor for
Community and Public Affairs
Austin Community College
District



RON JONES
School Board Vice
President
Dripping Springs ISD



CLINT PRUETT
Director of Facilities &
Construction
Dripping Springs ISD

THANKS TO OUR SPONSORS



O'CONNELL
ROBERTSON



DIAMOND

SAPPHIRE

AUSTIN AEC INDUSTRY

FALL MEGA MIXER

OCTOBER 19, 2022
4 PM TO 7 PM
MEANWHILE BREWING



Austin, TX





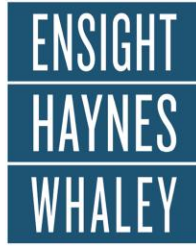
LUNCH & LEARN

**A SHARK REMINDER:
STAYING TOP OF MIND IN A DISCONNECTED
BUSINESS CLIMATE**

OCTOBER 20, 2022 @ 11:30AM

2022 SMPS AUSTIN SPONSORS

PLATINUM SPONSORS



GOLD SPONSORS



SILVER SPONSORS



BRONZE SPONSORS



IN-KIND SPONSORS



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A U S T I N
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VOTE FOR PROP A



HousingWorks

A U S T I N

HousingWorks is a 501(c)(3) organization that focuses on research, education, and advocacy in Austin and the Central Texas region.

We advocate for a wide range of housing options so that all Austinites can afford a home that is close to jobs, family, schools, recreation, and places of worship.

COST OF LIVING



\$1,658 AVERAGE RENT PER MONTH

MEDIAN FAMILY INCOME

\$110,300



\$536,331 MEDIAN HOME PRICE

COST BURDENED



13%
ARE EXTREMELY
COST BURDENED
STATE OF TEXAS



15%
ARE EXTREMELY
COST BURDENED
CITY OF AUSTIN

HOMELESSNESS



2,238



OF PEOPLE LIVING ON THE STREETS

*Includes parts of Travis County outside COA

POVERTY RATE



12.61% POVERTY
RATE



119,213
INDIVIDUALS
BELOW POVERTY



WHO NEEDS HOUSING THAT'S AFFORDABLE?

CITY OF AUSTIN 2022



BELOW POVERTY LEVEL

Less than \$27,479

Families living below poverty level, including families where members are employed, families with members 65 years of age or older, and families with disabled members on a fixed income

**CURRENTLY =
44,277
HOUSEHOLDS****



VERY LOW-INCOME

Less than \$55,150
Less than 50% MFI*

Childcare providers, bus drivers, retail sales people, cashiers, cooks, custodians, visual/performance artists, medical assistants, electricians

**CURRENTLY =
142,439
HOUSEHOLDS**



LOW-INCOME

\$55,150-\$88,250
50%-80% MFI

Teachers, plumbers, paralegals, teachers' aides, firefighters, police officers, nurses, computer programmers, architects, financial analysts

**CURRENTLY =
79,815
HOUSEHOLDS**



MODERATE-INCOME

\$88,250-\$132,350
80%-120% MFI

Database administrators, physical therapists, engineers, commercial pilots, nurse practitioners, lawyers, dentists

**CURRENTLY =
69,451
HOUSEHOLDS**

*MFI (Median Family Income) is defined by 2022 HUD Income Limits for the Austin-Round Rock MSA

**Households = A household encompasses related family members and all unrelated people sharing a housing unit, including a person living alone (US Census Bureau)

*** Occupations and corresponding income levels are representative of a single income earner.

What is the Austin Housing for All Bond?

- ❑ This \$350 million affordable housing bond will invest in affordable housing programs to help address Austin's worsening affordability crisis.
- ❑ An Affordable Housing Bond is a voter- approved investment in the creation, rehabilitation, and preservation of permanently affordable rental and ownership housing in Austin.
- ❑ The Bonds allow the City to partner with local nonprofits and organizations to provide affordable housing options to residents, with those organizations managing the housing over its lifetime

What Can this Bond be Used For?

Affordable Housing Bonds fund housing priorities, such as:

- ☐ low income homeownership,
- ☐ home repair for low income seniors and other residents,
- ☐ preservation of existing affordable housing,
- ☐ low income rental housing, including but not limited to permanent
- ☐ supportive housing,
- ☐ development of affordable housing on public land; and
- ☐ land acquisition of both vacant and improved property.

What is the tax impact for Austin homeowners?

	Rate Impact	Annual impact on average homeowner	Monthly impact on average homeowner*
\$350 million bond	0.013	\$46.59	\$3.88

* Average homeowner is defined as someone who owns a home with a \$450,000 appraised value

Row Houses - Mueller Community



Laurel Creek Apartments



Homes created through the 2006, 2013, and 2018 Affordable Housing Bonds

6,754

Total homes built

5,475

Affordable homes
for renter households
earning \$88,250 or less

3,868

Affordable homes for
renter households
earning \$55,150 or less

477

Affordable homes for
owner households
earning \$88,250

794

Homes dedicated to
Permanent Supportive
Housing

874

Homes assisted
using Home Repair
Programs since 2017*

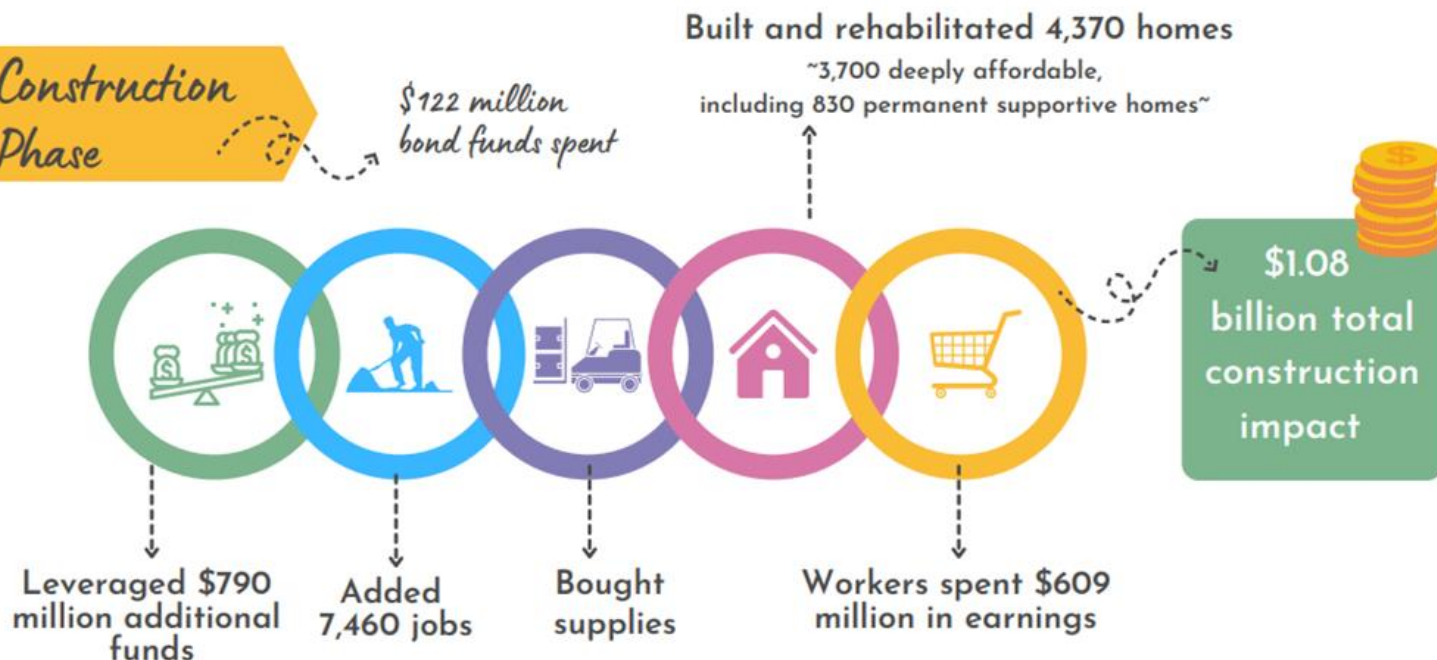
Are there other benefits to our community?

Yes – quite a few! The bonds:

- ❑ Allow for strategic land acquisition, using previous bonds the city has purchased around 60 acres in districts 1, 2, 4, 5, 6, 7, and , 8
- ❑ Stem gentrification by keeping homeowners and renters in their communities
- ❑ Provide affordable housing in all parts of Austin, including high opportunity areas
- ❑ Create thousands of jobs
- ❑ Generate billions of dollars in the local economy
- ❑ Attract federal and philanthropic funding for housing, for every single bond-funded dollar, community partners raise six and a half dollars from other sources
- ❑ Reduce public costs for services such as emergency room visits and extra counseling for students.

Economic Impact of the 2013 and 2018 Affordable Housing Bonds

Construction Phase



Ongoing Annual Impact

\$138.6 million bond funds spent

Households living in the new affordable units saved \$18.5 million

Generated almost \$60 million through operations and maintenance

Workers spent over \$42 million in income per year

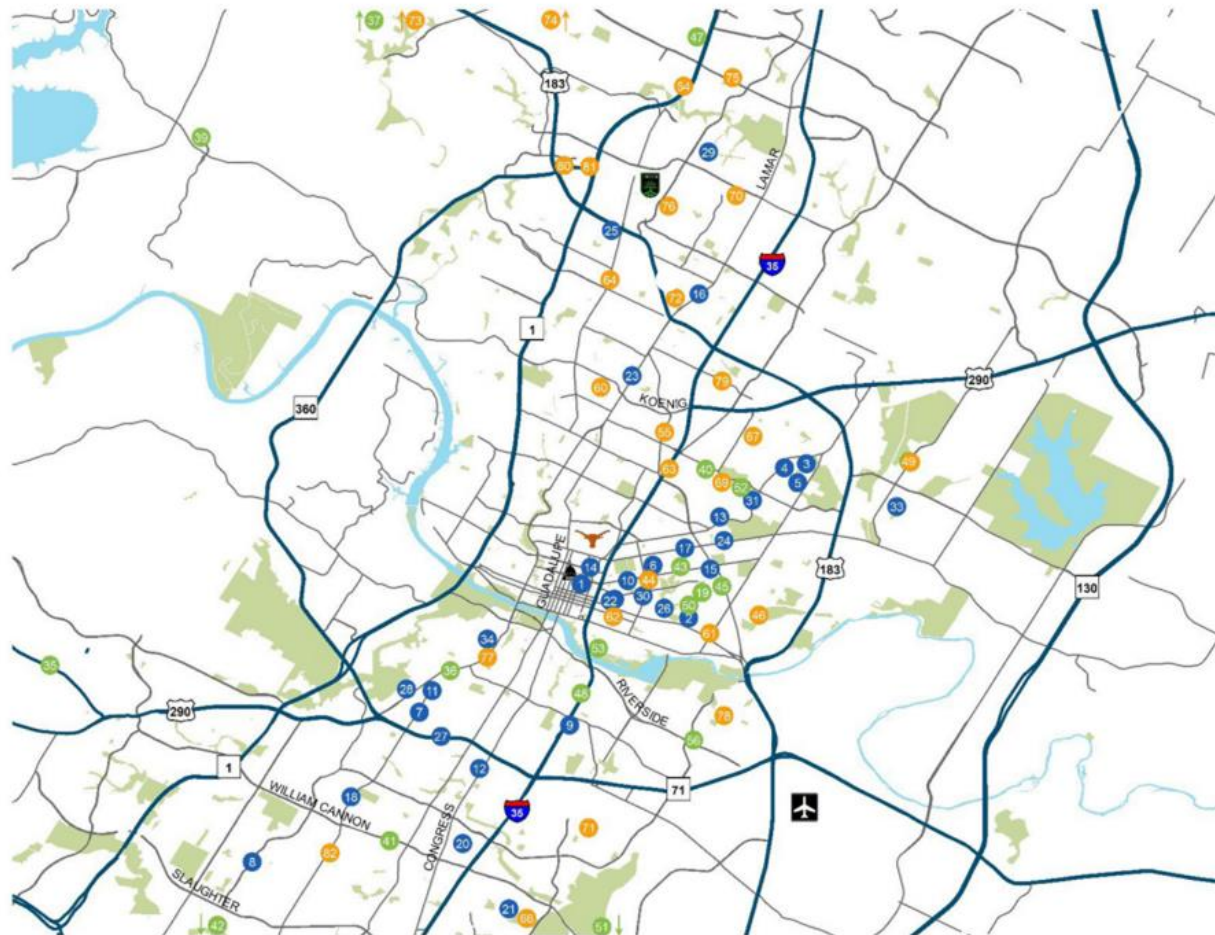
Employed over 700 workers, including 300 for supportive services

Generated \$25 million by providing supportive services

Total ongoing impact of \$101.3 million per year

For further information go to:
<https://tinyurl.com/2p8j66jf>

Previous bond-funded affordable housing



2006 BOND FUNDED DEVELOPMENTS

1. Capital Studios
2. Works at Pleasant Valley
3. Pecan Springs Commons, Phase III
4. Pecan Springs Commons, Phase II
5. Pecan Springs Commons, Phase I
6. Chicon Corridor
7. Treaty Oaks
8. Westgate II Ownership Project
9. Arbor Terrace SRO
10. Marshall Apartments
11. The Ivy Condos
12. Sierra Vista Apartments (formerly Shady Oaks Apts.)
13. Wildflower Terrace
14. East 15th Street Transitional Housing Facility
15. Elm Ridge Apartments
16. Palms on Lamar (Formerly Malibu Apartments)
17. M Station
18. St. Louise House Transitional Housing & Supportive Services #2
19. Guadalupe-Saldaña 11-Acre Subdivision (Rental & Ownership)
20. Retreat at North Bluff
21. Meadow Lake Acquisitions
22. 807 Waller St. Acquisition
23. Crisis Respite Center
24. Franklin Gardens
25. Children's HOME Initiative & VLI Unit Expansion @ Crossroads Apartments
26. Blackshear Infill Rental Project
27. Skyline Terrace
28. St. Louise House Transitional Housing & Supportive Services #1
29. Carol's House
30. Blackshear Infill Rental Project
31. Austin Children's Shelter
32. GNDC-Lydia Alley Flat
33. Sendero Hills, Phase IV Subdivision
34. The Willows

2013 BOND FUNDED DEVELOPMENTS

35. Live Oak Trails
36. Bluebonnet Studios
37. Lakeline Station
38. Jeremiah House
39. Cardinal Point
40. Aldrich 51 Apartments
41. Garden Terrace
42. LaMadrid
43. Rail at MLK Jr. Station
44. The Chicon
45. Terrace at Oak Springs
46. Los Portales de Lena Guerrero
47. Elysium Grand
48. Aria Grand Apartments
49. Scenic Point
50. Works at Pleasant Valley II
51. Nightingale
52. The Jordan
53. Rebekah Baines Johnson Center
54. Waterloo Terrace
55. Travis Flats
56. Cambrian East Riverside

2018 BOND FUNDED DEVELOPMENTS

57. Scenic Point
58. Govalle Terrace (aka Los Portales de Lena Guerrero)
59. Waterloo Terrace
60. Roosevelt Gardens
61. Springdale Crossing
62. Talavera Lofts
63. The Abali
64. Burnet Place
65. The Chicon
66. Persimmon at Meadow Lake
67. AHA! @ Briarcliff
68. Travis Flats
69. Mueller Townhomes
70. Vi Collina
71. City Heights
72. North Lamar Mobile Home Park
73. The Loretta
74. Arbor Park
75. Capital A Condos
76. Espero @ Rutland
77. Zilker Studios
78. Montopolis Townhomes
79. A at St Johns
80. Saison North
81. Balcones Terrace
82. Keilbar Lane

A U S T I N
HOUSING
F O R A L L

VOTE FOR PROP A

Website:

www.austinhousingforall.com

Mailing Address:

PO Box 18644, Austin, TX 78760

Donation Portal:

<http://dwy.io/houseatx>



HousingWorks

AUSTIN



THANK YOU!



@HousingWorksATX



@HousingWorksAustin



@housingworksAustin

www.housingworksAustin.org



Austin Community College District

2022 Bond Proposition

2022

ACC Background

1973

50 years of service to
Central Texas

11

Campuses
Serving 70,000



ACCelerators &
Incubators



Faculty with
Real-World Experience

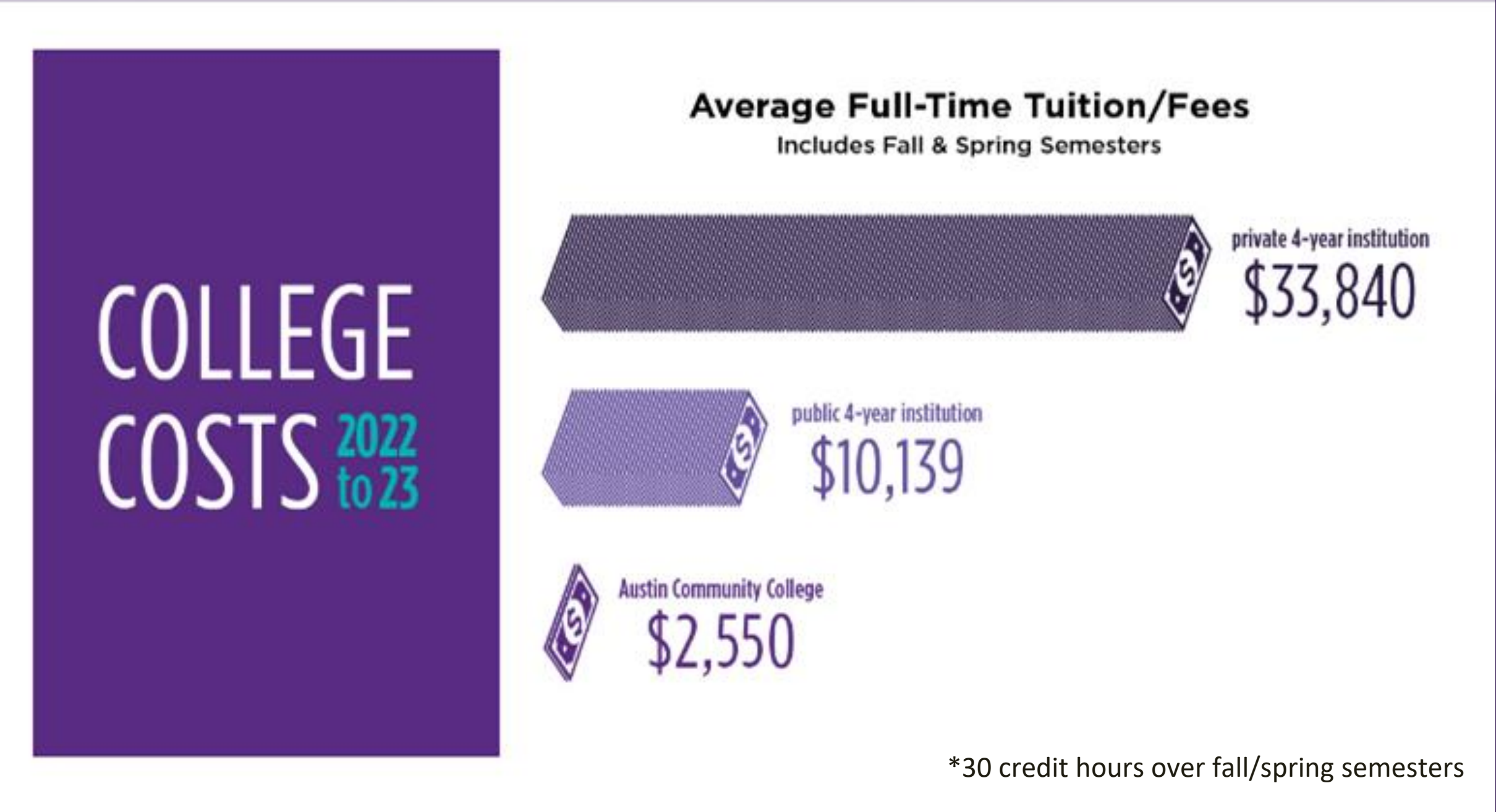


Critical Need
Bachelor's Degrees



Open-access institution

Most Affordable Local Choice



Source: Texas Higher Education Coordinating Board; College for All Texans

2014 Bond Review



»» On Time



»» More Than Promised



»» On Budget

2014 Bond Review



**\$385
million**



Campus Renovations

- Rio Grande | Historical Renovations
- Districtwide | Safety, Security, Accessibility



Campus Expansion

- ACC Highland | Phase 2
- Elgin | Veterinary Technology & Sustainable Ag
- Hays | Public Safety Training Center
- Round Rock | General Studies; Nursing Expansion



New Campus Construction

- Leander | San Gabriel Campus



Property Acquired for Future Workforce Training Center

- Southeast Travis County | Land banking

Regional challenges



Fast-Growth

How do we keep pace with economic/population growth?



Homegrown Talent

How do we meet high demand for regional workforce talent?



Upward Mobility

What role can ACC play in helping Central Texans afford to live here?

Challenges Ahead



Workforce Demands

Expand training capacity in
fields/industries booming
in Central Texas



Campus Capacity

Expand classroom capacity in
highest growth communities



Support for Success

Expand academic support and access
to in-house financial/personal
resources

Workforce Demands

2.9%

Unemployment

AUSTIN MSA (June 30, 2022)

20,400

Job Postings

Manufacturing

Samsung, Applied Materials, Tesla, etc.

Entry Wage Range: \$32k - \$47k / year

Median Salary Range: \$53k - \$71k / year

24,900

Job Postings

IT Services

Apple, Amazon, Wayfair, Google, etc.

Entry Wage Range: \$33k - \$66k / year

Median Salary Range: \$50k - \$106k / year

12,300

Job Postings

Healthcare

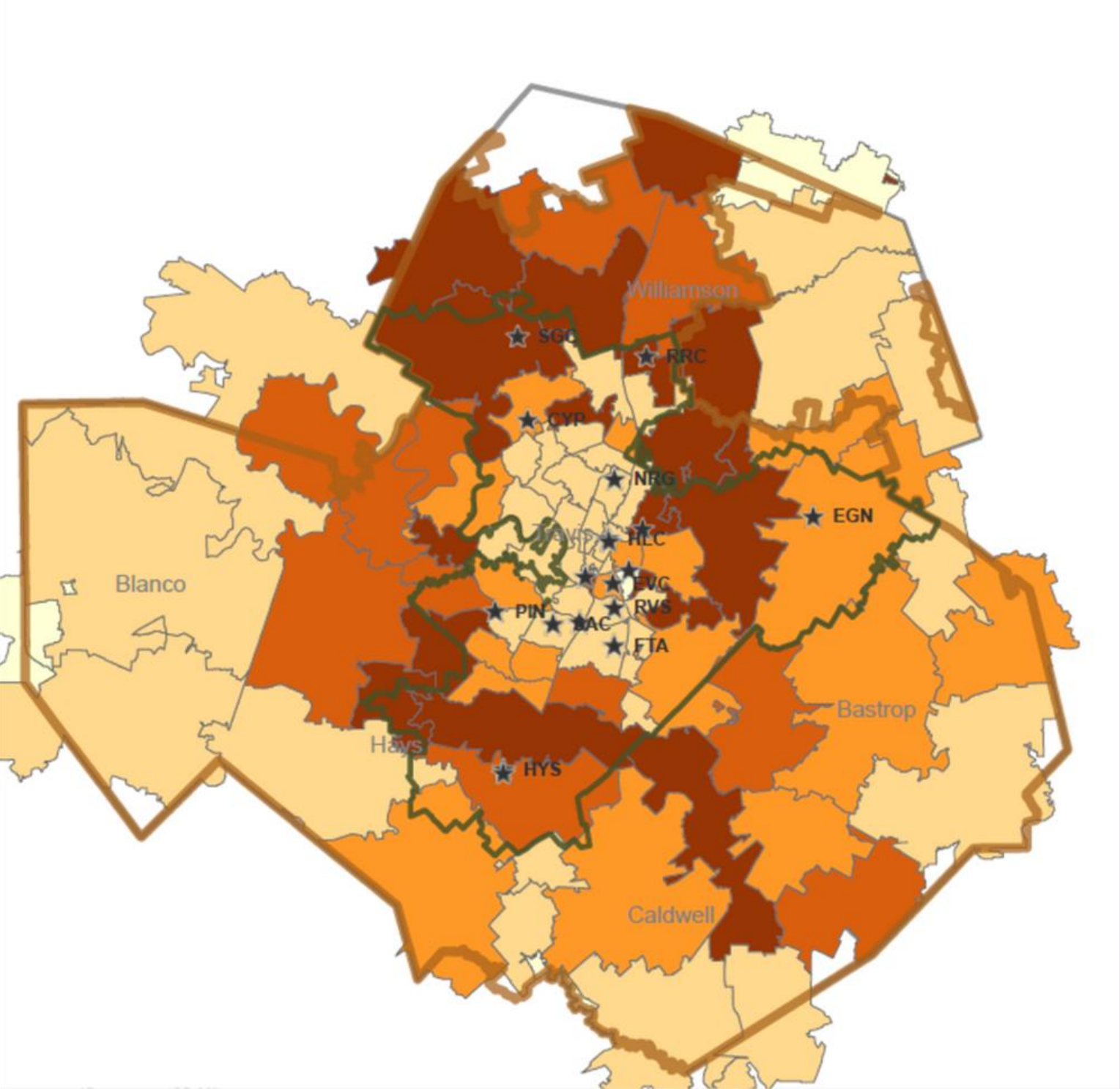
Ascension Seton, Baylor Scott & White, Hospital Corporation of America, etc.

Entry Wage Range: \$26k - \$51k / year

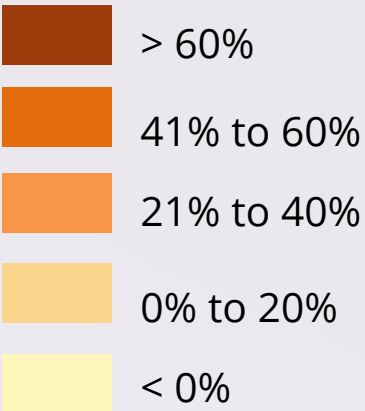
Median Salary Range: \$36k - \$79k / year

* Source: Lightcast Job Posting Analytics, Jan. 2022-Jun. 2022.. Entry and median wage data are for selected occupations associated with Austin CC programs.

Population Growth



Population Change (%)



Campus Capacity Takeaways

> 60% Growth: Round Rock, San Gabriel, and Hays campuses

41%-60% Growth: Areas adjacent to Pinnacle Campus and SE Travis Co.

21-40% Growth: Cypress, Highland, Eastview, and Rio Grande campuses

Highest projected population growth rates are near:

- 1) Leander - San Gabriel Campus
- 2) Hays
- 3) SE Travis Co.
- 4) Round Rock

Student Services and New Tech

Expanding Districtwide Services in Key Areas



Campus Childcare



Hyflex Classrooms



Campus Clinics

2022 Bond Proposal – South Region

Investments in Student Support Services: Onsite Childcare & Student Health Services

South Region		Program Focus
Southeast Travis County	\$200 million	State-of-the-art campus for Advanced Manufacturing and Skilled Trades, including Welding, Automotive Technology, and Building Construction Technology, along with General Education classrooms and Student Services.
Hays	\$100 million	Health Sciences Significant expansion including Professional Nursing and other programs
Pinnacle	\$75 million	General Education Computer Science, Business, and Health Care Offerings
Riverside	\$10 million	Expansion of Student Services Childcare, Student Health Services & Modernization of Campus Technology
South Austin	\$5 million	Expansion of Student Services Childcare, Student Health Services & Modernization of Campus Technology

2022 Bond Proposal – Central Region

Investments in Student Support Services: Onsite Childcare & Student Health Services

Central Region		Program Focus
Rio Grande	\$40 million	Expansion of Computer Science Cyber Security Program
Highland	\$100 million	Expansion of Advanced Manufacturing, implementation of Entrepreneurship Institute, Cyber Security
Eastview	\$15 million	Expansion of Health Sciences and of student services Childcare, Student Health Services & Modernization of Campus Technology
Elgin	\$25 million	New skilled trades building for welding and advanced manufacturing

2022 Bond Proposal – North Region

Investments in Student Support Services: Onsite Childcare & Student Health Services

North Region		Program Focus
Round Rock	\$75 million	Expansion of Skilled Trades, Advanced Manufacturing, and Health Sciences
Cypress Creek	\$80 million	Expansion of IT/Cyber Security, Increased Overall Campus Capacity
Northridge	\$15 million	Expansion of Business & Continuing Education and of student services Childcare, Student Health Services & Modernization of Campus Technology
San Gabriel	\$30 million	Skilled Trades and Advanced Manufacturing

Projected Tax Impact

Proposed
Package

\$770
MILLION

No Increase in Tax Rate

Average Homeowner Impact

- Though tax rate stays flat, expect gradual increase due to appreciation
- Approximately \$5/year
- Impact will max-out in 5 years at \$25/year*

*At \$770 million, the college is able to issue bonds without raising its tax rate. Since property values are expected to increase, the college estimates that at its current tax rate, a taxpayer with a home worth \$500,000 would pay up to \$5 per year over the first five years, maxing out at \$25/year for the remainder of the bond. Seniors (age 65+) and residents with disabilities would see no tax increase as a result of this bond program. In 2021, the ACC Board of Trustees adopted a tax ceiling (freeze) for seniors and residents with disabilities.



Austin Community College District

2022 Bond Proposition

THANK YOU!

DS  **BOND**
2022



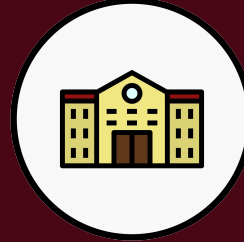
About School District Bonds



Texas law provides that a school district must hold an election and get permission from voters to sell bonds and to levy taxes to pay for them.



Bonds are sold to provide funding for capital improvements/buildings. The district receives no state assistance for building facilities.

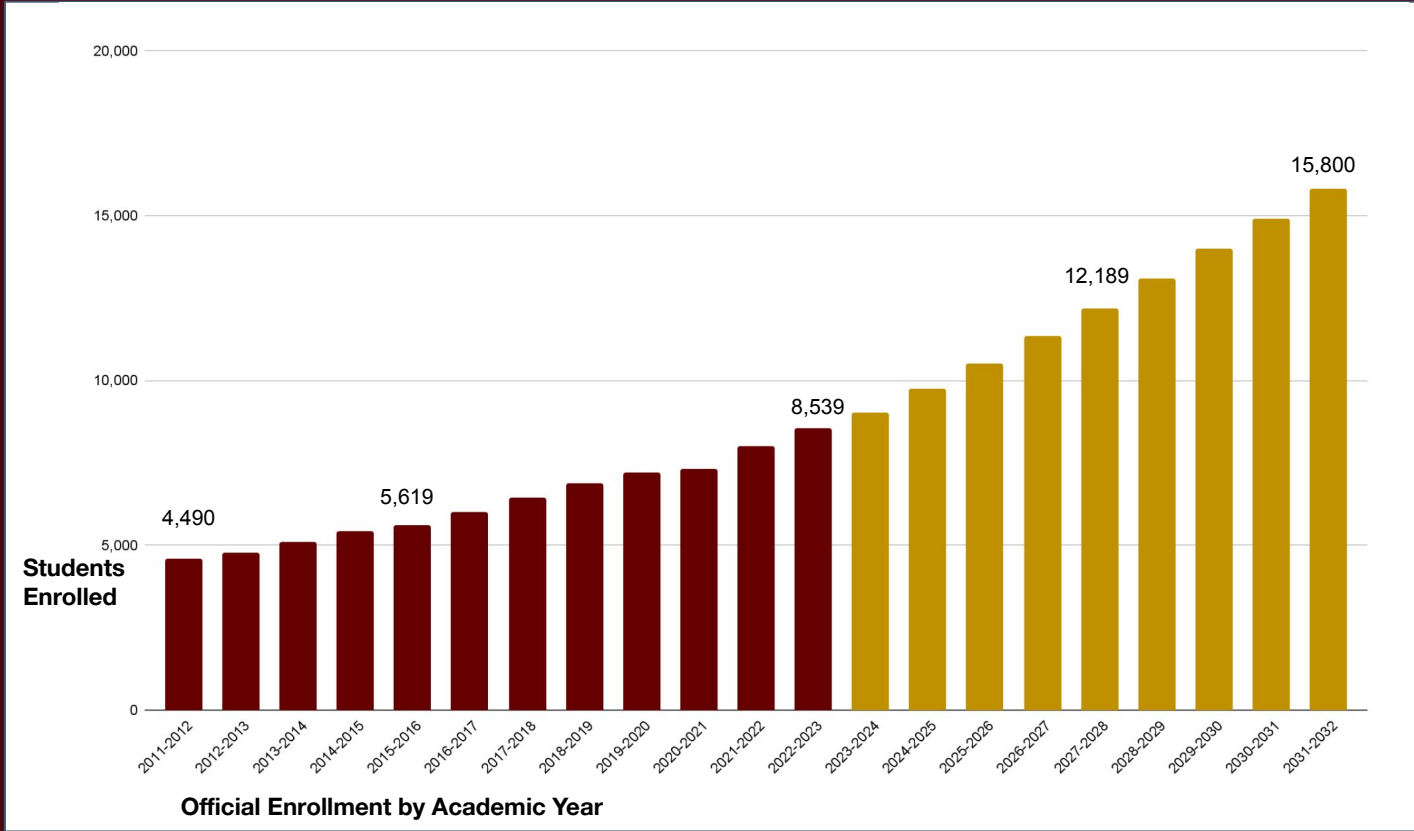


Bond money can be used for new schools/facilities, expansion and renovations, furniture, technology, equipment, buses, new school sites and other necessary land parcels.



Bond money **CANNOT** be used to fund daily operating costs, (salaries, utilities, supplies, etc.)

Student Enrollment Over Time



Three Propositions \$481,130,195

PROP A

\$199.28 MILLION



Growth &
Lifecycle

PROP B

\$275.35 MILLION



2nd
High School

PROP C

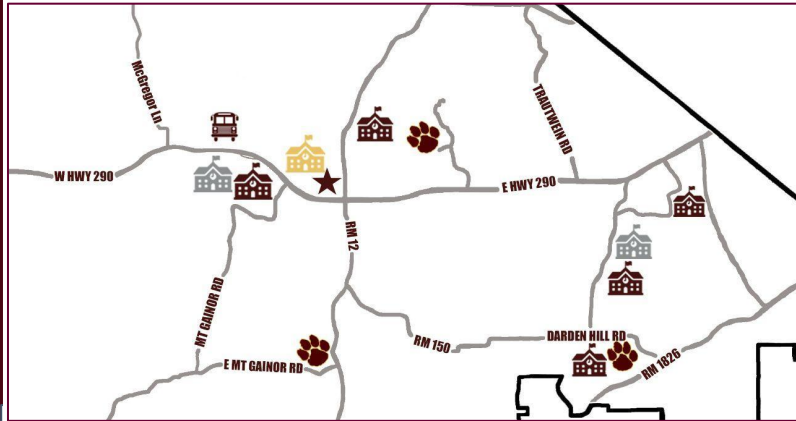
\$6.5 MILLION



Technology Lifecycle
Replacements

PROPOSITION A

A. Growth and Lifecycle Capital Maintenance



Dripping Springs

INDEPENDENT SCHOOL DISTRICT

- Build Elementary School (#6)
- Expand SSMS to 1,200 Student Capacity
- Design Elementary School #7
- Design Middle School #3
- Safety, Security & ADA Upgrades
- Priority Building Lifecycle Capital Maintenance at DSES, DSMS, DSHS
- CL&I Update at RSES
- Technology System Replacements
- Build Facility for Special Education 18+ Program
- Purchase Land for Future Facilities

\$199,280,000

PROPOSITION B

B. New High School



- High School #2
- DSHS is expected to exceed capacity of 2,500 in 2023-2024
- 4 Year Build
- Committee Process for Design, including Community Input for Programming
- Prioritize Cost-Effective Design and Parity
- Completion August 2026

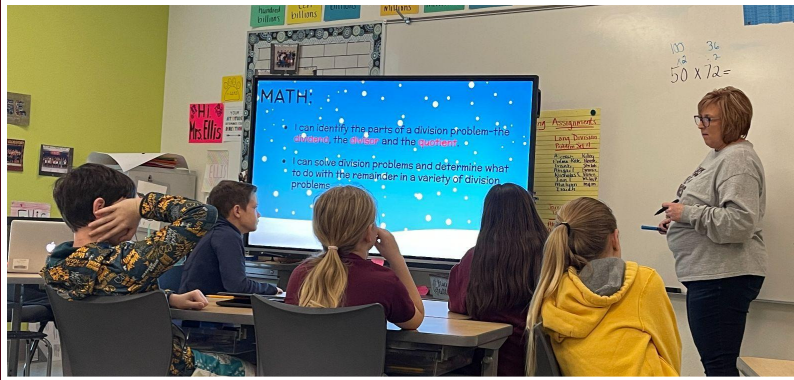
\$275,350,000

PROPOSITION C

C. Technology Lifecycle Replacements



- Student Devices (through end of support)
- Staff Devices (after 5 years)
- Interactive Panels (after 6-7 years)



\$6,505,000

Bond Package Development

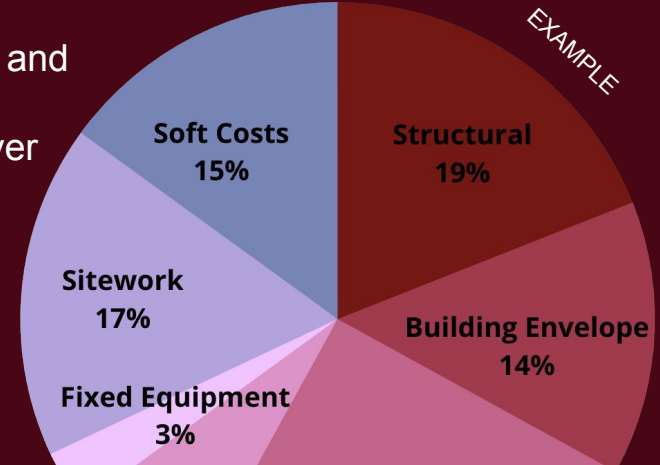
District Construction and Facilities Team Gathered Current Standards and Costs for Similar Projects in the Area and Calculated Line Item Estimates

- School Districts Construction Teams
- Contractors Working in Public Schools
- Architecture Firms Working in Public Schools
- Industry Contractor and Builder Associations



Estimates for School Construction are Largely Driven by the Average Price Per Square Foot being built in Central Texas today

- Plus Soft Costs and Contingencies
- Plus Inflation over Time



The estimates are not a commitment to spend that estimated amount. They are calculated to help ensure that the district has sufficient funds to complete the projects as conveyed to the voters.

Post-Bond Planning

Design and Construction of Projects

- Selection of Architect/Engineer
- Procurement Process for Construction Projects
 - Selection of Delivery Method for Each Project
 - Request for Proposals (RFPs)
 - Construction Manager at Risk (CMAR)
 - Competitive Sealed Proposal (CSP)
- Approximately 4 years to Complete all Projects

Election Information



Early Voting

Monday, October 24 - Friday, November 4

Election Day

Tuesday, November 8, 2022





Learn More at
dsisdbond.com



Reminder

The purpose and scope of this presentation is to provide factual information and answer questions about the bonds and the projects expected to be financed with the proceeds of the bonds. Please focus your questions on the bonds and the proposed projects.

Questions & Discussion

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