

## Regional Affordability Committee Meeting Transcript - 09/25/2017

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>> Garza: All right, I'm going to call the meeting to order. My name is Delia Garza, chair of the regional affordability committee. It is like 2:00 open is my guess. 2:07. We are in 301 west second street. Thank you all for joining us, and new members as well, thank you for being here. The first -- the first item will be citizens communication, and I believe we have one speaker, Mr. Walter morrow. You have three minutes. >> I'm the director of foundation communities. -- I wanted to talk to the committee specifically about our work to try to redevelop Allen elementary school with the school district as affordable housing, specific lay because I think it's very illustrative to the committee. The school district decided to put Allen out for bids and proposals. The bid process was -- they had an appraisal at 12 million, got a bid at 13 and 14. But the board also put out the proposal process to look for innovative opportunities to create affordable housing, save the old school. We proposed doing about 200 units of family friendly housing, which would increase enrollment as a huge benefit to the district, keep the old school as a health center, financial center and learning center. I'm sad to say that the school district staff basically rejected and took the property off the market. Our proposal essentially was about five million dollars, and I think the true reason is that there was -- the staff were looking for \$12 million or better. Even though we could show economically the benefit of enrollment in all the

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services that we brought to help bridge that gap, we heard that no, we can't sell it because we need the school possibly for las or maybe for rosedale or maybe for UT charter or maybe now for staff space for baker center. There's plenty of space in the east Austin schools to accommodate those needs. No, we can't sell it to you because legally a public entity we can't discount the sale for affordable housing. And that is absolutely not true under state statute. City, county, central health, anybody can sell for a

disconsultant for affordable housing. No, we can't sell because we had higher bids and you got a lower price. That's not true. You had a bid process for straight up sale, conventional tear the school down, build condos or a proposal process which we went through. I think the ultimate reason is the school district's got a tight budget and we can't wrap our heads around for selling for anything else. That's the issue. I'm prying this to you today because that's the issue that cap metro faces when they go to plaza sail tee I can't and central health at Brackenridge, the city and county as well. As long as you're driven by getting the highest price possible, there's really not room for affordable housing. There are occasions we can pay a competitive market price and those are rare. Those are basically when I can go after nine percent credits and the site will score competitively. Sometimes I can offer more if the stars and moon and timing and everything lines up. This is a dr.committee, you have important work -- this is a great committee, you have important work to do, but I don't think it is right for all of the public entities to pay lip service to how much you care about affordable housing, but when it comes down to selling the property you're only interested in getting the most money possible. The school district particularly is going to have consolidation, we're

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looking at some east Austin schools coming on the market. I don't know when. If it'sbrook or Sanchez or metz. Those are the properties that will go to the highest bidder and get more condos without kids or families. >> Thank you, Mr. Morrow. And I was going to say those were perfect comments for this board. We have -- like you said, on cap metro similar issues that we can't just be thinking like a business. We need to put our heads together. So on that note, we do have future agenda items as part of our agenda and I was wondering if we could invite you back to talk about foundation communities and the service you provide and the financing tools and how we as public entities can do better. >> Sure. Thank you. I'd be happy to share and give examples of our projects and how the financing works. And the challenges of finding sites right now in Austin. Just specifically on Allen, the foundation support we had and our funders, maybe I could have come up uprights some more. I could never have gotten to 12 million. I don't know if that project could have gotten zoning. We have to get creative and innovative, but it won't happen if the public entities are just driving towards the most money possible. >> Garza: Yes, go ahead. >> This committee in particular had made it a priority to try to look as a multigovernmental collaborative body to try to find if there were, and I thought -- I'm confusing. I may be blurring this for the joint committee because they're very similar groups and I'm not positive if that was part of the charge of this group or the joint subcommittee but we specifically asked our staff to look for property and

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opportunities to build affordable housing. We had the school district present, and again it might have been at the joint subcommittee, but had them present other examples of how school districts have used school property to create housing for teachers. So I think this is a really significant issue, and yes, aid is in a world of hurt because the state is literally stealing so much of our local property tax and not even redistributing it to all the schools that really do need help. Some of it is just going to the general slush fund. So they're really hurting, but I do think we've got to get really creative about how we utilize these extra resources. We're redeveloping north airport boulevard at the county into affordable housing and office building. And at some expense to the county, but because we feel so strongly about the need for affordable housing. I don't know if it's appropriate to put it on the agenda for specific discussion, but it would be good to have that effort of the joint subcommittee also at least report to this group so we can know what the latest thinking is. And honestly I would be eager to hear kind of an update on it because I'm not clear where we are in the joint subcommittee on looking for those opportunities. But this seemed to me to be a good one and it's not clear all the reasons why it didn't work. >> Garza: I'd be happy to get an update on where that is. That sounds like that conversation was had at the joint subcommittee meeting. Does anybody else want to -- >> [Inaudible - no mic]. Am I on? I wanted to make a joint of clarification on item number five. And I think it speaks to your point, which is I'd really like to get an asset map of properties, publicly

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owned properties, whether they're owned by the ISD or the city or the county. And mentioned here west of 290, but the geographic area that I defined was west of 183, east of 95, south of 290 and north of 969. Those areas are within precinct one, however, I think we need the same type of assessment in precinct four as well. And I think if we get an idea of those properties that are publicly owned, then maybe we can develop a strategy to address affordability gaps, but also to start thinking about projects like assisted living projects and other things that we know are neat R. Needed in the low to moderate income communities. So just wanted to modify number five to say west of 183, east of highway 95, south of 290, north of 969, but I think we also should consider publicly owned properties in precinct four as well. >> Garza: Is that an amendment to the -- correction to the minutes? I think it was a future agenda item? >> He's referencing the minutes from the last meeting that talk about the presentation from Rebecca giello and the properties that lie west of 290 and 71. Those minutes. >> Garza: Let's get back to that in a second. I accidentally skipped agenda item 1, which is the minutes. We can make that change when we get there. >> Did you need a second on that office if they're correcting the minutes I we need a motion. >> Garza: I haven't called up one yet. >> I appreciate Mr. Morrow's persistence and I personally

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am seeking a way to perhaps reopen that issue. And I think other aid board members -- we do have a need for money. We have a 50-million-dollar shortfall coming ahead. And so that does figure in a lot of our conversations, but I'm hopeful that we can find a way forward in this matter. So thank you for persisting. >> Just real quickly, I think at some point, and maybe as a future agenda item, but I think one thing would be go G for our committee to look at is the report that was issued by current institute which I think came out in March of this year. It sort of ties into the conversations that are going on with codenext but it specifically looks at -- the report is entitled the geography of opportunity Austin region report. And it speaks to all of the elements that we talk about at this particular committee N in this committee, affordable housing, education, those types of things. I'll email this, councilmember Garza, to your office and maybe we can schedule a future conversation. >> Garza: Thank you, Mr. Morrow. I'm going to jump -- I believe one of our presenters has a hard stop at 3:00. So I'm going to jump to item 4 and we're going to take that out of order and then we'll go back to one and approve the amended minutes and go back to three if that's okay with everyone. So item 4, presentation and discussion on upcoming bond programs at aid and Travis county. We'll have aid first. Our law has asked that I make the following statement: Item 4 is a discussion on the upcoming bond programs for aid and Travis county, both aid and Travis county will provide a factual presentation on their respective bond programs. Our discussion afterwards will be limited to only factual questions and not

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advocating or promoting either positive or negative any portion of the bond election. >> Thank you, did afternoon. My name is Nicole Conley Johnson. I'm with aid. And I am joined by Beth Wilson who knows everybody about demographic data in our neighborhoods and schools. Thank you. I appreciate the opportunity to come and provide some facts about the bond program that is currently on the table for voters to possibly approve this coming November. And so I'll definitely hit the details of the proposal in consideration of our time. But I do want to remind this commission as well as the public we have a website that has the presentation of all these bond materials and information, anything that you ever think that you would want to know about our schools, our demographics are on this website. It's [www.aidfuture.com](http://www.aidfuture.com). There are faqs there about the bond questions, finance questions related to the bond. Demographic information and specific school project information and details you can find it on this website. What we're proposing is going to dramatically redesign how our schools look. This is a modernization approach. And we're able to do so without increasing our tax rate and that's the tax rate and we all know that taxes are going up here in Austin and so we -- it may or may not change the actual experience on the tax bill, but certainly our board of trustees has made a commitment to not increase the tax rate as a result of taking on this additional debt. So just starting out about Austin aid, a lot of people think that we're just a school district, but we have -- we're a large enterprise and there's a lot of

enterprise value that we bring to the local Austin community. We have over 83,000 students, almost 12,000 employees, 130 schools. You know, we are certainly

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urban. We transport over 22,000 students each day. We provide over 80,000 meals each day. We provide breakfast, lunch and even dinner in our after school programs. Considering fact that we're an urban school district. I'd say Austin has a lot to be proud of. We typically out perform our state and national counterparts on S.A.T. And act. And most recently our grad rates. Five of our schools rank best in the nation. There's a lot going on in this urban school district despite our financial challenges. We've been able to do more with less and sort of the results of the performance of our students sort of demonstrates that. There are a lot of things to be broad. We have a 90% graduation rate, which again this is dramatically different than when I started in 2009. We used to under perform the state average. Now you're seeing Austin ISD overperform the state average. We really do mean all means all. You can see the biggest growth in our graduation rates, which are over 90%, are in our communities of color. You have African-Americans and hispanics and our L population closing the gap in terms of double digits in terms of graduation. This is because of an effort by the school district to create pathways for graduation. Multiple pathways outside of the traditional pathways because our classrooms these days are anything but traditional. Half of our schools are early college high schools where you can graduate with a diploma in one hand and associate's degree in another. Because of this effort we're seeing rates in all of our performance rates in all of our grouped and wire very proud of that. So again, nationally when you look at us against state and national we out perform. Typically you would have seen Charlotte edging us out every year. Now we're short of right on the heels if not better than Charlotte and we hope to hold that. We're very proud of what we're seeing from our students. This bond. What we do know is that our school buildings

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don't really support the kind of growth needs and the academic-- the critical skill sets that our students are going to need down the road. Remember, we're sort of preparing students for jobs that we can't even imagine today. So we're thinking 15, 20 years out from what our students are going to be expected to produce and perform for college, career and life. So it's going to necessitate a different type of skill set and Dr. Cruz, he always says every time our students need to advance those power skills. They need to be able to access those skills, critical thinking, collaboration skills. They need to go to the work environments and Google and apple and be able to perform at a higher rate. If we don't start looking at the power skills or students will be left behind. So grad rates won't make a difference if you can't go out

and be career minded or college ready. So those are the kind of skills we're focusing on. This bond is going to support that. It's one bond just over a billion dollars. 1,050,984,000. So there are 16 new schools and modernization projects. The modernization projects basically build a like new school. So some schools are absolutely tear downs and rebuilds. Others are fully modern sized to a new school experience. Every school will get something. There's technology infused in this whole bond package. We're not increasing the tax rate. We think we can take on the additional debt through some debt management strategies. That doesn't mean again that tax bills won't increase. And then this really is about providing sort of 21st century learning standards without a tax rate. Looking at our buildings to be a utility for learning that our students can access everyday in their everyday environment. So this is just a pie chart that looks at how the projects sort of scroll out. You can see most of the monies will be spent on the modernization projects. There's safety and security, technology across all of our campuses. Then we've got some

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reinvention projects. We've got transportation. We buy buses with our bond monies, fine arts. Many of our schools don't have the adequate physical accommodations to support the fine arts specialties that they are implementing from an academic perspective. And then athletics and so on. So that's the total sort of billion dollar package. The 16 modernization projects, despite what maybe prevailing out there in terms of information, they're spread across the Austin area. You know, we took this approach by developing a criteria of worse first, but we went past worse first and in terms of a physical assessment we went through the educational suitability -- do the building deficiencies impact on the ability to deliver on the educational component. And then we also saw the opportunity to address some programming gaps that we have here in the district and answering the question towards equity as well as the need to modernize across the district. So when we look a little bit a deeper at those district-wide projects you can see that there's critical facility deficiencies. And these are things that we just kind of have to take care of just to maintain the safety and security of those school buildings. There's technologies, teacher computers, one to one at the secondary campuses. You'll hear a lot of our students and teachers talking about blend and what that will mean to them accessing their academic information. And of course things like buses. We have to replace our buses. When we're transporting 22,000 students we have a fleet of almost 600 buses and obviously we replace them every 14 years to maintain the level of safety and to maintain state requirements and mandates. When we look at our new modernization projects these address many different things. So there's programming gaps in needs like rosedale, right? Our rosedale school, if you all have never been there, I suggest you go to graduation where you see the families who have a very deep appreciation for the services that the school district provides, which you don't see many

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school districts providing this kind of services. There are most of them our most medically fragile students. They start with us not even able and many times able to access basic language skills. As we want to prepare them for the transition to life and this program basically is taking place in an old school that was built in I guess 1939 or something like that. So it doesn't match the need of those students. And unfortunately many of those students move on to their next life in that facility. And we want to restore that -- we want to actually build them a new school that really matches their educational need. There's a proposal for east side memorial, original Anderson campus and IAS. It's kind of like a Daisy chain project. So we knew that we needed to restore the original Anderson campus. Structurally it's beginning to fail and it needs a complete rehaul. But then became the question of how do we bring that school site back to its original fervor of being an academic power house and bring an instructional program there that the community can feel proud of? And we've been working with the original Anderson alumni to really bring back the historic presence and nature of that site. So this is a good opportunity to demonstrate the district's effort to partner to recognize the historic significance of the original Anderson campus of being the first black school, but at the same time put an instructional program there to meet the needs of the student today and it can suit both needs, mutually beneficial for us. And we've already applied for the application for that historic campus and the hope is that we would build eastside on the new site. They have an early college program. They have various STEM and -- medical programming that they currently access today, but it's not -- I don't know if you've been to any of our schools where they do the special program between

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technology and medical. It's kind of like they do with what they can within the limitations of the buildings. So everyday our teachers are challenged with how do they make the physical space accommodate the needs of the instructional program. So going forward we would like to make the challenge be the student, the curriculum and not necessarily the building. How do we get utility at our building and it becomes the textbook for learning for our students to advance those critical skills. And so east side will be across the street from ACC, early college, accessing college programming and a newly rebuilt building. Right size for them. And so that's a project -- and then the modernization projects are sprinkled in this bond. You've got Bowie that needs to expand. It currently hadn't house the number of students in terms of athletics, the fine arts and the lunch needs. So we're going to start the phase 1 of that. Ann Richards school, that had one of the lowest FCA's in the district in terms of physical assessments, so that needs to be rebuilt and that program is certainly academically performing very well. And then we've got programs at IJ and eastside vertical teams, there's two new schools for the rebuilding in both the IJ vertical team and eastside vertical team teams, those schools are basically like new that we've put into the bond. Okay. So just real quickly, there's new elementary schools that are new builds. Like for instance, Ta Brown, we found that to be structurally insufficient and unsafe so we

have to rebuild that and a northeast Austin middle school. When we look at the reinvention projects, that's what we call them. Our mission is to reinvent urban education. I think Austin is very much on the path towards realizing that vision. We've got career launch at Reagan and early college where they're partnering with Dell to sort of implement careers in technology program, fine arts. There's investments for covington, McCallum and Lamar so they can bring their educational suitability up. It's great to have fine arts programming but when you're sort of dancing in a portable that's older than your

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parents it doesn't necessarily feel like performance. We want our students to feel proud about their performance and have a way to display that performance. And I spoke about the Ibj early college medical program. We're going to actually build a medical school, full buildout, on the Ibj campus. The full is career launch where we're building the labs in an interim approach, but full buildout as a medical school at the Ibj campus. Twenty-first century learning spaces, quell real quickly. But the building becomes the textbook. It becomes a learning lab to give the schools the skills they need to be 21st century citizens or beyond 21st. You all remember that not much has changed in the classroom. You still have those rows and some of -- rows and some of our buildings have chalk boards. We're not preparing the students for industrial, manufacturing jobs E we're preparing them for critical thinking and tech jobs so they need a multitude of different skills. So we know that the environment means a lot in terms of performance, attitudes, retention, so we're trying to address this through the modernization project. So you will see many of our schools Ed specs come with sort of outdoor classrooms, technology rich classrooms and then sort of these open design multipurpose concept because we don't have an infinite budget so we have to be -- we have to be -- get more use out of our building and sort of still meet the same end. So if you want to know what's in the bond for your school go to that website, every school has a web page. You can look there and see what the actual specific project. I won't spend the time, but it's on our website. You can get that. The bond is rooted in our facilities master planning process. Which was something that evolved over two years. It was sort of citizen driven -- a citizen committee drove a lot of the accommodations to continuing what the

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needs are for our schools. It was a two year endeavor. They met 40 times, collected feedback. They had a series of community engagement and 5,000 artifacts of information. As you know, one of the most important things we did this time in terms of facility planning is to do a deep drive so this could be data driven. We know the average age of our buildings is 47 years old. They're becoming more costly to repair pause bah of their age. Almost half of the schools are rated poor or very poor,, and half were



unsuitable because of the academic programming happening in those walls. And we have significant overcrowding at 10 of our schools because neighborhoods are growing and we have to grow with the neighborhoods. We're the by product of what you see everyday in the citizen demographically. So as you can imagine with an infrastructure that will -- there was a lot of need across the district. We looked at the first cut of addressing those critical deficiencies and it was about four billion dollars. Obviously we can't go to taxpayers with a four billion dollar ask so we worked hard to get it under a billion to a level that we could take on debt without increasing the tax rate. So that's what we're proposing in this presentation, and if you're over 65 obviously you qualify for exceptions you're frozen. School districts, like other entities, can implement a freeze. So like how do you take on a billion dollars' worth of debt and not increase the tax rate. There's the I won't bore you with that today, but we'll literally take on new debt as we pay down more debt. It's a debt strategy. It's like a credit card, like a billion dollar credit card. You will pay down and take on new debt. You will shop for better rates, you will refinance when you can. So we are -- we have a high credit quality in the market profile so we

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expect that to extend through the course of this bond program and we'll lay on our debt over the next five years and be able to do that all within the anticipated growth and revenue associated with the current tax rate. We have the one lowest overall tax rates when you compare us to our other regional counterparts. We haven't increased our m&o tax rate since 2008 when voters approved nearly two cent increase as part of a TRE and we've been consistently lowering our debt tax rate. We typically outperform a lot of our counterparts across the state. We have a low debt per student when you compare us as well as tax rate. And the good -- the issue of -- I won't put any value propositions to it, but everybody knows about recapture. I think the judge already mentioned the enormous budgetary pressures that are put on the district's m&o operating budget when you're sending over half a billion dollars to the state every year in recapture. So bond dollars, dollar for dollar, they're not subject to recapture under the school finance reform. So to the extent that we have to take on critical facility needs and emergencies through our m&o budget, it almost amounts to having to tax increment financing pairs four times as much to get the same dollar. So making our buildings more efficient in terms of performance is obviously -- we realize it's cost avoidance on the capital side, but as well as there's some really funding of the m&o budget. So we do have -- so this bond program will necessitate a change in how we do be business. We have a new approach in readvising our Ed specifications to meet the new academic requirements. We have project delivery manuals that are currently being revised. We're going to utilize different procurement ways under law. We're presenting to the board, but assuming that the voters ratify the election, we're going to go out to business

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because obviously this is a partnership. A billion dollars' worth of enterprise value is something that the district doesn't do on its own. I always want to remind folks that we have a hub program. That we -- that one of our trustees, former trustees was very spirited in getting in that formal program put into place. So this is another equity and value proposition to the Austin community that we should all be aware of as we contemplate a billion dollar bond program. And that is my presentation. I will certainly take any questions that you may have. And I know that I have a few. >> Garza: Did we have a speaker that came in late on this? >> I think she was wanting to speak just generally or on the aid bonds? Then yes, we do have one. >> Garza: We'll go ahead and take her now and then open it up to questions. I have three minutes. Turn your -- >> Thank you. Thank you for allowing me to speak. I serve on the campus advisory committee for Brooke elementary school and I'm on the pta there and the director of Blackshear bridge, a non-profit that's helped Blackshear elementary school, particularly in its outdoor education programs. I'm here today wearing my hat for save east Austin schools. We are opposing this bond. We are saying that the bond as written with the facilities master plan as written would continue institutional racism by closing five east Austin schools and also displacing eastside memorial school in favor of las and they would have to leave that large spans of land to go to a smaller site. So I just wanted you to be aware of that, that there is a different movement in the city of a lot of people who are saying no, we need to

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wait and do the bond next spring or next fall after we've revisited the list of projects. So specifically I'd like to talk about that. I've never seen such awesome outreach and special Ed as there is at Blackshear elementary school. The special Ed teachers, one just won a legacy award here from city hall from eco rise for the program he's developed at that campus over 18 years. It goes to the nth degree of botanical and horticultural science by teaching kids the whole cycle through seed saving, but they are also teaching the preschool program for children with disabilities and the life skills program through the picture exchange program where those kids are not warehoused, they are learning deeply how to communicate choices and how to get out in society. And the thing I love most about that campus is it's the authentic expression and transmission of the hispanic culture that is the schools, all three of the schools in that beario area that would be shut down that do so well. Those schools are ready to welcome newcomers. We think that the school district is targeting them for enrollments, however there are 23 schools across the whole district that have low enrollments, so that's not a good reason. That's a discriminatory aspect of this bond. Also schools on the west side are being targeted for having low, low ratings. I think that Casis has something like a seven and is slated to get \$35 million. Whereas the schools on the eastside have a rating around 42 or so. I don't think all engineering is the same. I think if there's a really engaged community at this school that they are taken through the facility and shown things, but the real issue is that the criteria of a poor facility merit is \$35 million versus a

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poor facility over here meriting being demolished, that's not equal application of the reasoning for making decisions about individual schools. So that's some of what I want to say to you. I just wanted to introduce this into the conversation. I'll be happy to return at other meeting to talk further about why we are asking citizens to oppose the bond to get the facilities master plan corrected and then to come back in the future because we support public funding of public education 100%. >> Thank you. I wanted to remind folks our citizens can say whatever they'd like to say, but as a committee we need to stick to factual questions and not advocating for or against the bonds. So commissioner Shea. >> I hope I wasn't out of line with that. >> Garza: You're good. >> Are you able to tell us which schools are slated for closure. I had heard some concerns about this and I don't know which ones are and I don't know the facts around what I've heard. >> So this bond does not close schools, right? This bond only builds modernized schools, adds technology and buses. Schools can -- we all know that we have a 50-million-dollar shortfall through addressing those financial challenges. The board can consider the contemplation of closures at any time. This bond proposes two new schools in two communities as opposed to building five new schools. So we had the pressure of sort of staying within-- we don't want to overbuild for taxpayers when you sort of look at the demographic shifts. And so a decision was made that we don't just want to build new schools in areas where the neighborhood is growing or through overcrowding or there was just substantial physical limitations in the building itself.

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We want to sort of see if we can sort of share the experience of modernization with all the positive impacts. Nothing that's happening in our school buildings today couldn't happen in sort of newer space. I would add that the technology and the laboratory advancements and being in a modernized base could accelerate this type of learning. So this includes new builds and neighborhoods that probably wouldn't have met the cut. There wasn't overcrowding to have the modernization, the Ed spec change that we have as a district for the critical thinking skills that all of our students will need to be global citizens going forward. The idea of consolidations and closures is something that we have a policy that considers that -- contemplates that possibility at any given time. We do know that we're avoiding about 100 million dollars' worth of building costs by taking a moderate approach to this and sort of seeing how it all plays out. There's a tough program that many of our schools have been sort of tough like in terms of utilization plans and marketing skills to see if we can bring student enrollment back, depending on who you ask, survey information, whether or not those interventions or remedies are actually going to bring families into the schools, we sort of -- with some we've had some -- I'd say some favorable and then others not so favorable because you're just trying to mitigate the effects of some of the gentrification that's occurring in many of our neighborhoods. This bond builds new schools. It also gives the opportunity for communities to reconsider repurposing those sites for other needs that might be

much more prevalent now than they were 10, 15 years ago when the schools were originally built. We've looked at the urban land institute and looked at a plan for the urban school district that looks at the sites for a way that meets the community needs around

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housing and workforce housing and they identified that as an opportunity. So I think doing -- we all know sort of status quo can accelerate the things that we don't want. I definitely think there are some opportunities in this bond proposal to think about new ways of doing business to see if we can meet new needs that are more reflective of who we are today. Dr. Cruz is putting together the plans animal like them to reimagine the future. Reimagine the site, reenvision the site. So there's no designated site to where the new building goes. Hopefully that will be developed organically with the school communities to reinvision the future. You may have answered -- >> You referred to tup. What is that? Tup stand for target utilization plan. We'd like our schools to operate between 75% and 115% of their permanent capacity. So when they fall below that, it's a measure that we plan put in place to work with the school communities to try to figure out ways that we can increase enrollment. >> Okay. Do you have other plans -- and I've been -- I'm on round Rock board chair, so I'm watching what you're doing with your plans, but I'm curious, I didn't see anything in here about -- besides lasa, like, what is it, the fine arts academy. What's the middle school up here on burnet I guess it is. Are you trying to rebalance and also that would fit in the tup to try to fill up the lower population schools, lower utilized schools with that, with programs? The bond has two programs that require

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physical improvements. One at lbj, which is a medical school. And the other is at -- I'm sorry, there's three. The other is at Reagan. It's a technology school and then all of our fine arts secondary schools is fine arts academy being Lamar covington and McCallum and fine arts space improvement for those academic programs. >> So would those be open enrollment kind of schools at that point? >> We do take students from all across the district for those schools. Lbj and -- lbj and Reagan are targeted for their neighborhood schools but if there is room, which there's likely to be room at lbj then that would be open to the district-wide. >> If I could add three more sentences on the rebalancing. We've had a lot of discussion about boundaries. We have a boundaries advisory committee that takes up various boundary recommendations and they look at them and they work with those school communities to determine the feasibility of those boundary changes with adjustments. What the impact it would have on the resulting schools. So boundaries are something that have been discussed and contemplated throughout our two-year planning. What we see is basically what the city sees when we look at our neighborhood

schools. When you have one school that's underenrolled, usually the schools around it are underenrolled. Many of our schools within half a mile to a mile next to each other. So a neighborhood characteristic kind of effectuates many schools in that area. So it doesn't neatly fit through a sort of Daisy chaining the system where you have overgrowth in one area. Many of the schools around it are overgrown. And when you have underenrollment many of the schools are underenrolled. So whatever policy decision impacts on another, so if you

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adjust a boundary for one it results in an impact on another. So boundaries are always contemplated. We're always looking at boundaries. It was in the fmp process. Unfortunately there's no way to get around boundaries to address some of the over and under enrollment that we're seeing across the district. It's in various pockets. >> You talked about a no tax increase. Was that varyfide any further discussion other entity? >> We spent time with the chamber, our external financial advisors to evaluate the assumptions that we're using as part of our tax capacity analysis. Everyone came away with the same con including that the conservative you consumptions Sha we're using about growth we could layer in debt over time with our existing tax rate and not have to increase the tax rate. >> And could you talk a little bit about our title one schools? Are they all east of I-35? >> No. Like you're seeing today, because of the demographic shifts, it's not a conversation about east versus west. We have many of our schools on the west side that are serving higher proportionates of students that are economically disadvantaged. We were just talking about, you know, Mendez this morning. There's Travis. There's programs on the west and it's -- the demographics are increasing. They're changing across the district. As well as in non-title 1 schools you can see significant populations of economic disadvantage being served across the district. In going back and doing the numbers according to commissioner tryvillian's cut of the data because it's a different way of looking at it. What we are seeing is there's more and more

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poverty on the west side than just east and west side. >> One of the schools is shut, Ta brown is located on the Barrington campus. So I wanted to point that out. >> I wanted to say about tup. I don't know if the citizen has -- >> I'm sorry, you can't, no. >> Just trying. Thank you. >> Now that I'm recovering as a former board of trustee in a 12 step program. Still learning to say no and I'm here anyway. [Laughter] I think one of the parts that was missing from the presentation but speaks to where we are and I've talked to trustee Teich about this. What Nicole referred to as the facilities master plan, which is basically a 25 year plan for the district, which by the way is updated every two years. So I think a lot of the questions and concerns and speculation from a sequencing perspective can still be addressed. We talked

about the bond implementation plan. That is forthcoming. I think one of the things that our community that we value as a community is looking at issues from an equity lens perspective. That's what I made reference to the current institute report which part of that report includes a section about educational opportunities. And they measure data in the region based on local public schools, teacher experience, student socioeconomic status, test scores, those types of things. And what it found basically in a nutshell was that the areas of low educational opportunities are all concentrated east of I-35. But also Ann has referred to Lamar, if you look at the city based on the census data, Lamar is what

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separates east and west. I talked to Ryan Robinson about that, and he said that is based on 2010 data, but he's saying that 70% of the growth is actually outside the city of Austin limits, which I think speaks to the affordability issues that we talk about almost every meeting that people can no longer afford to live here. But I think this committee in particular can help putting the issues to the side, as what do we value as different governmental entities? Because I know that historically we have tried to encourage future development east of I-35, which is known known as the desired development zone because we value environmental protection, that is something that this community has spoken very high to value that. So if we know that the future of development is east of I-35, I think the concerns that are out in the community, not advocating for or against, but if we know everything east of I-35 are based on neighborhood schools. I think as always we can do a better job in manner in which we communicate to citizens to address their concerns. And I think that's kind of where we're at and I think -- what I'm hopeful is the consequencing aspect of moving forward. A lot of the decisions -- always like to look at things from a place Matt perspective. We sit at the dining room table. This is a 25-year plan. We are literally on accept one. So a lot of the things, assuming that this bond passes, is probably a five to six-year implementation plan. If I know Nicole she will get it done in four or five years. So I think a lot of the questions and concerns that are being addressed, point being I think can be addressed from a sequencing perspective, but the concerns I think are valid enough that we should try and address those concerns. I've heard pretty compelling information that's been presented, but at the end of the day I think it's important information that needs to take

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place. >> If I may, I would like to say aisd is blessed with a very effective and competent financial team that has done exceptionally well over the years. Making sure that a lot of the things that need to be addressed that have been blemishes are provided for and covered. I think when we talk about bond initiatives what it comes down to is trust. In 1986 what we asked for was school by school, area by area,

a listing of what would happen in that school and in what sequence on the schedule. I think when people know exactly what's going to happen and when it's going to happen, they have a little more confidence about -- about ultimately where they feel they are on a bond. But I think also for me and for a lot of parents who are either living in this area or moving in this area, what happens at the school that our children go to is the most important thing. And when we start talking about title I schools, whether they are east or west, what we want to have is a place that we have confidence in that tells me if my child chooses to go to a science academy or chooses to go to a fine arts academy that everyday at that school, after school, there's a safe place I can go and do my homework everyday. There's a place where I can go for enrichment activities at my school that we've worked with cap metro and other transportation entities that my kids can get

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home safely. That we're working with the city to make sure the sidewalks are there and safe. As we coordinate together and adds we work in the public so that people see that I think we build trust. But what I want to know as a parent always is that I can get at Andrews -- Andrews used to be Pearce, but now it's Sadler means. And Ibj, the same thing that I can get from baranoff, Bailey and bowie. So when we are fairly able to make that representation that what goes on in these buildings that we are building will enhance these kids' opportunities. And when we know that we have confident professionals providing the services, and we do. I think that we get the message across. >> I think those comments are well taken. I think that we can certainly do better at communicating these difficult and -- I make no -- I've worked in a lot of urban school districts and school consolidations and closures are something that no community warmly accepts. But you're certainly right. I think we need to start thinking about and being more transparent about those conversations and building some tolerance around these conversations because many parents do want their students to experience the technology or the lab experience. And we kind of take for granted that, you know, families just want sort of what they have today. And so we're hoping those school communities can come together and future scape and think about what are those features of a new, modern space for their neighborhood, what it would look like and what is the programming elements of that. And so the community can kind of drive that vision and drive that programming forward. I certainly understand the need to be much more transparent about the sequencing. We can certainly work on that,

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but I think these project teams are going to go a long way towards giving information to our school communities about how they may be affected by the potential bond project. >> One more question

from sherry and we have three more presentations in one hour. Out of respect for our presenters, I think we should move on. Thank you for the presentation and one more question. >> I don't think this is coming on. I didn't see it. Thank you for your presentation. I'll be quite brief. I appreciate looking at your financial model. It looks to me like the -- part of this budget for debt service you are structuring debt so you are paying down existing debt at a rate you will layer in the new debt so it won't be a flat light, correct? >> Correct. Yes, for the most part. >> Appreciate the fact to the extent something is in the debt service portion of your tax, it is not subject to what we call recapture. So I think that is something to keep in mind. Because in the operating portion there's two different tax rates. If it's in the debt service, it's something to keep an eye on for the future how things are being allocated. My question is I've had children graduate from various schools across aid and is this an attempt without getting into specific schools to have a level set so that all the schools if you want to do certain sciences will actually have the equipment and the labs for that type of science, or as you mention with the fine arts or other facilities? >> Yes, you are absolutely right. When we did the data piece, we looked at the physical condition, we also did the educational suitability. So we're trying to right two gaps if you will, and then looking at reinvention

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projects. When you look at Ibj, they have a health science program, a workforce program where you become a nurse. They don't have necessarily all the lab space. >> Just in the basic curriculum I witnessed firsthand with my children who went to different schools that they didn't have the same caliber of equipment and opportunities for learning because of the differences in just physical equipment and space. >> Yes. >> Okay. >> Which is why we're -- we want the academics to drive. >> Thank you. >> One last real quick question. So I'm curious about the ballot language. So is the ballot language specific -- specifically tied to projects or is it more of a just statement of the dollar amount? And the reason I ask that is because we understand what we did at the city there are different ways to put it on the ballot. So I'm just curious. >> So the ballot language is one proposition language and it's fairly high level. It contemplates new schools, modernization, so it's fairly high level. The board did approve subsequent projects. We have a citizens bond oversight committee that works with the district to make sure [inaudible] Along with the proposition. >> So the bond language itself, that language on the ballot and the backup bond language does not specify the projects. >> Correct, not the bond language on the ballot. >> Thank you. >> Okay. So I think we're -- thank you for the presentation. I would encourage the public -- I want to thank the woman who came and spoke, didn't mean to cut you off, we just can't get in a debate for and against, but I would encourage the public to educate themselves and please vote on November 7th. And I guess it would be prop 1 under aid. >> Yes. >> Thank you. We'll take the presentation on

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the Travis county bond next. Do we have any speakers on that? And if you can go as quickly as possible. >> Ours is much briefer. >> I was really hoping to take at least 30 minutes, but I guess I'll cut it down to five. David Greer, assistant public works transector and Travis Gatlin and we're going to go through the presentation pretty quick. Let's see if I can work this thing. I'll start off when we started this process we have four commissioners and a judge. Each of those got to pick three committee members to serve on our citizen board advisory committee. We call that our cbac. With cbac it was volunteers who put in their -- volunteer their services and they worked very hard. We had 18 committee meetings. Some of them went until midnight. And went through all the projects that we as Travis county staff had submitted to them and went through them, prioritized them and came with a list that we -- at the very end. They had six public outreach meetings and we actually took a couple of road tours with them as well and over four months and they presented their final report in July and the finalized the project. There were some revisions and calling for election this November. What we did is when we had the cbac meet, they actually separated in two subcommittees, a transportation subcommittee and a parks subcommittee. And we came up with our prop a and prop B.

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Prop a being transportation. In that prop we looked at roadway capacity, we looked at drainage and stream crossings which we felt was very important, bicycle safety and pedestrian safety. Some of the crossings are a lot of low-water crossings that flood quite frequently. Sometimes it traps people in one way in, one way out situations, things like. That we prioritized how many times the road flooded, traffic volume on the roads, things like that. Bicycle safety, we have -- we have a good group of projects where we're adding bicycle lanes on heavily used routes. This coming from recommendations we had with our bicycle safety task force that was created about a couple years ago. And we're putting shoulders on those roads. And then pedestrian safety, we're a combination of putting in new sidewalks to some areas that are under served and we're looking at upgrading our Ada noncompliance issues throughout the county. Prop B is our parks. We looked at not only building new parks, adding to parks, but we also looked at conservation easements. Looking at parkland acquisition, things like that. I have a map behind you on the wall there, but also on the presentation. It kind of breaks down all the projects in prop a and prop B, listing all the roadway projects on the left side and all the parks projects on the right side. It gives you a good general description of each project you can look at. And I'll let Travis discuss this part about the tax. >> We estimate that the average -- the impact to average homestead is approximately \$24 or roughly \$2.01 a month. That impact would occur over a five-year period as we issue debt related to issuance. We have a bond calculator that can be found on our county

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website, which is [www.traviscountytx.gov](http://www.traviscountytx.gov). Residents can look at their property's value on central appraisal district and enter that information into our calculator to do a more refined estimate. We have a public information brochure that gives tax impact on properties by \$100,000 increments. >> And we do have the website. If you want to go to the website, Travis county tx.gov, you can look at the projects, the backup information from the committee meetings on YouTube of the actual meetings. En -- and I think that's it. Made it as quick as possible. If you have questions. >> Great job. It's one proposition? >> Two propositions, a and B. >> One transportation, one for parks. >> Lime going to start on this side this time. Does anybody have any questions? >> My question is same as for the aid. So the -- the bond language in the document that goes along with the bond panel, are these projects specified in that? >> The ballot language includes more of a generalized description, but the public information brochure lays out each individual project. >> So it is in the document that is the backup to the -- to the bond. >> It's in the public information brochure. >> Yeah, I can't remember if that's the one -- there's basically two documents that go along with the bond. The actual bond language and then the document that describes the bond. And those are the two documents that hold the entity to those specific projects. >> Correct. It's in the public information brochure but not the

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[inaudible]. >> I do have copies of the educational pro showers. I -- brochures, I can pass them out now if you like. >> Commissioner Shea. >> We do like to keep it short and sweet at the county, but the demand was well over a billion dollars. And we tasked the citizens bond advisory committee to dramatically winnow down that needs list. And they -- I want to acknowledge the enormous amount of work they put in, the tremendous number of hours they spent meeting with people, going out to the communities and really listening and in the end they did some modifications to their proposals in response to requests from the community. One thing was adding 7.5 million to put artificial turf on to soccer fields in northeast metro park that have become so cracked that when kids play soccer, they are frequently hurting themselves because the cracks in the soil are so severe. So we did narrow the needs list down pretty dramatically and they say it in this document, but I think it's worth repeating, the average value homestead was seen annual tax \$24, that's over the entire five-year installment of the bond sales. So the \$24 million impact will not be in the first year, not in the second year, not in the third or fourth year, but finally totally in the fifth year. So each year will be less until we get to the fifth year. >> Anybody else have any questions? I like the way the county does things. Good work, you guys. >> It's not a question per se, but I think you guys are probably doing this, but in terms of the bond package that the city passed, so at evident look one of these areas like the south pleasant valley road

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will be one -- will be one to collaborate with the city on because I think that the northern part of the pleasant valley road is one -- actually just for planning in the current mobility bond for the city. So north of where you are talking about. >> Are we doing that, coordinating with the city on that pleasant valley extension? I have a number of questions about that. >> Yeah, we are. We've gone to some of the planning meetings so far with that corridor study. And they are aware of our project as well. >> Okay. Same thing can be said for the William cannon extension because the mobility bond, both studies and have dollars for some level of implementation along William cannon. East of where you all are talking about. >> Just if I could, one other point of pride is we have tried to make sure, particularly through our bond committee, that we have been reaching out to and working with independent school districts staff, cities within our areas, and also our county staff to make sure that we are aligning projects where we have priorities that are similar that we work together and hopefully the net benefit of that will be that each of those entities will pay a little less, which will save the taxpayer and we will better serve the community as well. And the county staff has done an excellent job of reaching out all across the area to make sure that that request of the commissioner's court has been addressed. So I just want to say thank you toker that as well and, once again, a health and safety bond, working on problems that we see on the ground. >> All right. Thank you. >> Thank you. >> We're going to go back to

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item 3, which is presentation and discussion on the affordability tools utilized by central health and Round Rock ISD. This is continuation of discussions about bringing together all the information on how our different entities are addressing affordability throughout our city. So I think the first presentation is by central health. >> Thank you. Sherri, do you want me to start? >> Absolutely. We are in the extremely capable hands of Stephanie McDonald, who is chief of staff at central health, and I would -- it would be wonderful if she could proceed and if there is anything that I need to add, I will do so. If not, I will not. >> So as many of you know, central health is the Travis county health care district. It was created as a single purpose special district by voters of Travis county in 2004. But I'm always mindful that it was really I think the founding -- probably founding father that is city of Austin provide health care to those who couldn't afford it in Austin. Edward waller platted the hospital in the northeast quadrant where Brackenridge has been when he made the original plot for the city. We do that in a number of ways. I think one out of every ten Travis county resident actually benefits from our health care services in a single year. We really kind of took what the city had created and the city and the county, the

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county actually has the statutory obligation to provide the care for what is defined as the indigent by the state. They really grew that and made sure that a lot of people who are beyond that kind of statutorily defined term indigent were given access to health care. They did that for the medical access program. That program has been around for a very long time in Travis county and the city. And those clinics and the relationship with Seton to run the Brackenridge hospital came with the creation of the health care district in 2004. -- 2004. Central health serves really through a variety of partnerships. I'm going to start with the bottom. This is probably the one you know the least about. Sendaro was created when we had this idea Texas might expand medicare. It's not even -- it's not even challenging. I don't think -- >> Surreal. >> I don't think you could make this stuff up. What we've created is hmo. An insurance product that really covered the working poor in Travis county and actually surrounding areas. Sendaro has a geographic area that is very much regional. And created affordable premiums for working families to cover -- I think many of you know in Texas 2 only people covered through medicaid are pregnant women and children and some seniors. So that's really difficult for a community like Austin and Travis county that really wants to make sure there's access across the board from everybody. Many of you are familiar, more familiar with community care. This is kind of where our M.A.P. Clinics grew from. It's a federally qualified health system. We, central health and community care are co-applicants with the federal government to run those fqhcs. There are currently in

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operation. They include adult dental care, I want grade health and primary care, and then the clinics you may all know and there's -- the ones that I like to point out are David Powell to provide services to for our HIV population and Hancock and William Cannon. A lot of people because they have to care for everybody who walks in the door are our undocumented folks and families as well as working families who need an affordable way to access care. They may not have health care coverage and use the sliding fee that that our community care clinics provide. And then the most interesting and maybe the hardest kind of to understand is the community care collaborative. That is our relationship with Seton, partnership with the Seton health care family. This is where we're trying to really get people out of the really expensive hospital care and into more -- not only more affordable primary care and to serve more people with the same amount of dollars, but make sure people have improved health outcomes. You don't usually choose when you get sick so a lot of times people only go to the emergency room where they are hurt rather than trying to get comprehensive access to primary care and have a primary medical home. This community care collaborative is doing that with money from both Seton and central health. Then we have a primary care network so we really know not everybody goes to community care clinic and this CCC provider network partners with the Lone Star Circle of Care, People's Community Clinic, the volunteer health care clinic, and then it has contracts which we just started in the last year with Fast Med and Next Care and some of the urgent care clinics because as we said we recognize people don't get to choose when they get sick. That also is one of the goals of the CCC is make sure people

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access the right care at the right time, but also knowing that there should be a single system of care in this community. We don't want to have a place where the poor people go. One of the things the CCC is trying to do is deliver an integrated delivery system. That it is kind of an industry term, but there's no wrong door. And I think that's the goal of the CCC is to make sure wherever you access health care, that we are getting you in direct need to the right place. And I won't go through this chart in its entirety, but just to make sure you realize what we're trying to do is take the same kind of dollars, we're trying to leverage the heck out of those dollars, get more dollars that supports the hospital care, that also allows us to support more specialty care and primary care. We serve primarily people who make 200% of the federal poverty level. Depending on your documentation status and income allows us to treat you differently. Seton hospitals have a charity program that goes up to 375% of the federal poverty limit and we're trying to make sure all that care works together. I think many of you know that there's a program in Texas, we got a medicaid waiver. The whole point was to try to create more innovation within our health care system. And we earn dollars. We put up some local dollars, but had to perform all of these innovative projects and a lot are about access and expanded hours and make sure we're treating people with the best protocols. Access to health care, we had a successful contraception project with planned parenthood that we did. But the bulk was really to get Missouri more uncompensated care dollars for our two hospital. That one of the -- that's the

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map of all the places -- not all the places, a smattering of where the CCC is starting to have access for M.A.P. And sliding fee scale patients. We know there are about 166,000 uninsured residents in Travis county from the American community survey. And last year and our data is a little slow, but we served over 143,000 people in Travis county and that was both in the hospital as well as our clinic system. But our goal is to make sure as the population grows we continue to serve as many people that need care, but make sure that we are doing it without just blowing up the tax rate. So fy 16, so that was not this past year but the year before we served about 53,000 people in the emergency room, about a 6% increase from the year before. But if you'll notice on our primary care that's where we went. We got them out of the expensive Ed, emergency room care and into more appropriate primary care. We're not going to sigh there's direct correlation, we're going to say we think that demonstrates we're on the right track. We're getting people out of that expensive emergency department care. And that emergency department care is really what we're paying for. Over half of our budget every year at central health goes straight to the federal government to provide the local match for uncompensated care dollars that they provide through us for Seton and St. David's. So in this next fiscal year over \$147 million, more than

half our budget. Like I said, we were very -- we are very fortunate in Travis county to have such strong programs that care for the low-income and uninsured in our community.

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M.A.P. Is the primary one and it's unique to Travis county. You cannot go to another county and have a program that works like M.A.P. We do the enrollment here at central health and we had Betty Dunkerley come speak to our board and there were about 8,000 people on M.A.P. When we inherited the program. In this past year we served over 42,000 people in M.A.P. That's not every month. People come in and out. We recognize that you may have a job one month that provides health insurance. That job may end or you may lose that job. Also you probably -- you may have a job that pays more one month that a lot of people in the service sector can't count on the same level of income every month. So we -- that number changes and it fluctuates. Onychites a little over 25,000 people throughout the year. That are served through M.A.P. I told you a little about sendaro. This is where the working poor are getting their health care. We are a managed care organization for the state of Texas. And so people who are on star medicaid, those are people with disabilities or children's on the children's health insurance program can all be covered through sendaro. There are uncertain times so we get questions about what is the future and it's so surreal, you cannot even make a good guess. There is no crystal ball. I think the nation as a whole has had an interesting dialogue over repealing the affordable care act and I think -- my spirits are lifted when I see reports like today where senators are coming out and saying it's not, you know, the graham Cassidy probably is not doing enough. One of the things I would like to point out about sendaro, central health and the board of managers saw the investment in sendaro to be very important and we have spent a

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the look of money investing in sendaro, but that money has gone directly into health care services. For every dollar we've put in, we have gotten about seven dollars back. It is the best leveraging we've had as a health care delivery system. So how do we do, how do we provide the health care. We tax and the Travis county voters have been very generous with us. We have been able to have a very conservative strategy over the last few years that although we are raising over -- we're going over the effective tax rate, our tax rate has been lower because of the property values. And this past year, I won't get into the details, happy to answer any questions about our tax rate, but this is a strategy that allows us to have a new level one trauma center at the Dell Seton medical center. It is where we're able to make an investment in the Dell medical school. And also we are trying to create a better system of care in the primary care system throughout the community. The only way we're able to do this, like I said of the

\$237 million we're going to raise, 181 comes from property taxes. But 147 million goes straight to the hospitals. The reason we do that is because it gets matched by the federal government and comes back with more dollars. It comes back with a friend. That is the only way that our hospitals are able to continue to provide the level of care and the amount of care that they are to the uncompensated patients that they serve. 3.4 times. They come back with more than one friend, they come back with over three friends. And I think that's important that we recognize that that is really where the you can Mr. Of Travis county health -- the bulk of Travis county health dollars go. We have more tax dollars to

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provide for primary care and other types of care. Because we have a hospital partner in Seton, and I cannot diminish the relationship of this partnership and how it contributes to affordability to Travis county taxpayers, we have the lowest tax rate of any urban health care district in the state. And I know that commissioner Shea when she was a city councilmember, had to do a lot of work how do you have a stand-alone hospital that provides primarily for people without the money to pay for health care. So the way we're able to do that is through that partnership with Seton. If you look at Harris health, I asked -- you can ask why is Harris health have a relatively modest tax rate. They are operating in a deficit right now. Then they had to lower their coverage programs. They are covering a lot less people this the last two years than they did previously. Mostly because hospital care is really, really expensive. Parkland has the highest tax rate of any health care district. They also have the newest, biggest hospital that they are trying to support. One of the other things unique about central health is I do not have the luxury of having a pension plan there. I -- we do not have a defined benefit plan. We have a more traditional 401-k plan and it does keep our tax rate considerably lower and it also, of course, makes sure we don't have to be saving those dollars for pensions in the future. I'm going to just -- this slide is a little bit challenging, but I just want to kind of walk you through. There are different types of programs that we use to leverage the local dollars. That's that top section on the left where it says central health funding. Those are the dollars that we put up and then they go to the federal government. This is for care that's provided, as you know machine

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rooms are required to see everybody, right? And this care even with the matching, the three to four match by the federal government does not make the hospitals whole. The hospitals are absorbing millions of dollars of care still on top of this that is uncompensated. Then we have the ACA premiums and through our sendero strategy, that has leveraged the most money. Then we provided the local match for -- and performed the delivery system reform incentive program projects. These are the

innovative projects for the medicaid waiver and this is where we did the health care with the planned parenthood, womens health. Sherry, do you want to add something? >> [Inaudible]. >> That's the medical school partnership. But we performed over 15 projects through the community care collaborative, Seton and sand Dade's, aid, atcic as well as the city of Austin. And everybody as a region as we call it performed really well. We had over 96% performance that meant we drew down federal dollars in addition to getting our costs recouped, we also brought down incentive dollars for performing those projects well. >> I just want to emphasize those are pay for performance. You don't get the dollars until you have hone the outcomes. -- Shown. >> The CCC member payment, the 24.6 million, that went to the primary care system that is more than matched by the Seton health care family. And that money is where we -- because of our performance in disra were able to provide for primary care. We're trying to get innovation in that primary care system and that's why we get into a

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lot of value based contracting and the pilots have come from. We've had some remarkable success in a orthopedics pilot. Have gotten our orthopedics wait list so now there's not actually a wait list if you need to see an orthopedic surgeon. We've got care team models, a great project going on in pflugerville. I think a lot of you have met Dr. Amy young. We've got pearl in the audience. She is our government relations director, but she is going to deliver at the Seton medical center. We have a new system of care. And all of the mommies now in Travis county will be delivering -- or deliver at the Seton medical center. And so it's not just, you know, you don't go to Brackenridge because you are a poor mom, you go to the Seton medical center because that's where the best care is going to be. And then this is a little -- at the end here, I'm not trying to pick on anybody in particular, but I just want to show that the central health portion of your tax bill is the smallest part of your tax bill. And will continue to be the smallest portion. Like I said, you know, we serve one out of every ten Travis county residents and probably serve a lot of people outside the county because we support the work of the level 1 trauma center at Brackenridge. It has a much larger area. And then is really just for, you know, extra geekyness if you want to see how our tax rate affected the property tax bill in Travis county. And then I think there's one extra slide tacked on at the very end and this is just if you wanted to see the funding flow model. I'm happy to get into the weeds about this, but I thought I would share that with you and if you had any questions I would be happy toness a them on or off line.

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And that's it. >> I have a quick question. On slide 5, I'm trying to understand slide 5 and slide 7. So is it saying there are 166,000 uninsured, and of those we serve the difference? So we didn't serve 134 -- >>



No, no, we did serve 134. >> I thought that was the gap. >> The 166 total -- [multiple voices] >> 30 something. >> Exactly. And that -- 2016 we served 143. In this next year we expect to get closer to meeting what we would call that coverage gap. >> So then what's the difference from 7? So these -- are these folks, they do have health insurance, but not -- they are like under insured? Is that the difference? >> This is just who we served. Of that, of that 143,000 a certain number go for primary care. We had over 380 -- I'm sorry, 2017, so that last shaded line, over 417,000 patient encounters. That doesn't mean 417,000 patients. So it's a little -- it's not quite apples to Oranges on those two slides. >> Because you can have one person who accounts for multiple encounters. >> But we know that that number has increased steadily since the assumption of -- inception of central health. >> Projected this year, what is the number that central health has served? >> Well, the projected for fy-17, which we will not know until the spring of '18, 2018, we will have served, you know, we don't think we'll get to 166,000, but pretty close to that. >> Okay. Thanks.

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Go ahead. Councilmember kitchen. >> I'm sorry, you probably said this and I missed this. >> It's a little bit -- >> Slide 5, is that unduplicated count of patients? >> Yes. >> Okay. So -- so then slide -- where is it? Slides 8 is your M.A.P. Patients. >> Correct. >> But the map patients don't appear to be growing that. They are growing some from 41,654 to 42. About a thousand each year. So -- but the growth on the patients that you are seeing on page 5 must be not from M.A.P. >> If you think about it, we have very strict map requirements. Those people are actually considered uninsured still by definition. But it is a full coverage program in a lot of ways. We offer pharmacy benefit, dental, vision. So the sliding fee scale is where the majority of our patients, how they are served. And the tricky thing about this is that community care has a sliding fee scale and that is the one if you came to central health and asked based on your income and your family size and if you are an immigrant or -- then we can maybe serve you through M.A.P. And if we can't, then it's really -- we're only able to serve you through the sliding fee scale which is based on income, but all of our primary care providers have different fee scales. >> Whether it's -- they have their own scales. >> With the different benefits. >> What are we paying for? >> We will pay for your primary care visit. If you are eligible for sliding fee, we will pay for that visit. But if you for example need pharmacy services, they can't do that because then it's like can we treat -- can we get you that coverage at community care. We try to work that out. >> Okay. So the difference in the

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number of patients is between the sliding scale -- sliding scale patients and the M.A.P. Patients. >> Right. And that first 143,000 number, if you show up in the emergency department at St. David's south and

you meet our income rights, you count in that number. >> Okay. Okay. >> Just a quick followup question to councilmember Garza and kitchen's point. So I know that some new data came out on a national level that said that the -- that Texas unfortunately continues to high the highest uninsured rate and Latinos represent the highest. I'm assuming the data you are showing as far as 166,000 uninsured, do you have that demographic profile? >> They are not all Latino. I could get you the data. >> I know Latinos have the highest uninsured rate in Texas. >> We serve -- that is the primary population that we serve. Our Latinos in the community. And then, you know, we do serve -- really pretty much that is the bulk of that and caucasian anglos would be the bulk of who we serve and then we do because of M.A.P. And our program commitment to the refugee program, we have I can't tell you how many languages are spoken in our community care clinics. >> To the question councilmember kitchen asked with regards to the M.A.P., I think given the national and local political climate in Texas, sb4, there's already evidence that people are just not showing up or seeking medical care because of the concerns about sb4 and implications. >> Let me just say we are acutely aware of that. We've been observing some of this in our clinics. >> Oh, wow. >> Since this is a public forum, I know that people are

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worried about that. Was there -- I was trying to get clarification. Was there an exception in sb4 that said there would not be -- that health clinics were exempted from it? >> Yes. >> So I just want to say for the public's knowledge, because I understand there was another ruling from sb4 from the fifth circuit today. >> There was. >> It was a mixed bag. >> Correct. >> If anyone is listening, according to the law right now. >> It was on that injunction. Yes, there was another ruling on the in Jennings today. And -- injunction. And yes there was a language exempting medical clinics that you spoke to. Unfortunately not everyone in the refugee community understands that exemption, I would say. >> That's what I was saying. Since we have kind of a public forum to be able to say that. >> That's one of the reasons we're committed to serving and having a primary care network that kind of meets the patient where they can access. If they can only get into a -- a sliding fee scale or M.A.P. >> I do want to acknowledge central health, one of the growing medical cost areas to the whole community through the packs pairs is the growing medical cost -- taxpayers. In our jails. We have an older, sicker population so the medical costs are increasing and we are all paying for them. So we've continued to work with the medical school, with the residents in any fashion valle jail, which I really do appreciate, I think in central booking too. A really huge cost areas in pharmaceuticals and I would really like for us to continue to try to figure out a way to tackle that one. I know we've tried a different couple of cuts and because we can't qualify for the fqhc to

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get the preferred rate, but we've seen really dramatic increase in the millions in our pharmaceutical costs in the jail. I just want to put that out there that I want to continue to try to take a crack at that. I had a question -- >> Let me say to that, we will keep trying. Unfortunately the federal laws and regulations are rather byzantine and they are changing probably right now as we are sitting here but we absolutely will keep working. >> On page 14, can you say a little more about, if I'm understanding this chart correctly, it's the central health funding on the left-hand side that's essentially putting up money but then is used as the match to produce a greater multiplier benefit in the community. So what kinds of things are included in the gross hospital costs, which I'm understanding is one of the community health care impacts that's described. If that's a benefit, what kinds of things are included in that? >> Basically if you show 'up in the emergency department, you are in a car accident or work site injury and you don't have health insurance, that is considered uncompensated care. If you are under I think at St. David's, under the federal profit level they can work with you to try to develop a payment to kind of cover the cost of your care, but most often that care just is uncollected because there's no way to get that money from the patient. And so we at central health basically give dollars to the federal government and that match is what goes back to them. It doesn't come to us. It goes back to those two hospital providers in town to off set all of the losses that they see. Primarily in the emergency department, but in other places where they are offering specialty care and care. >> So on the left-hand column, uncompensated care 43 million, are Seton and St. David's not

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putting in the full amount of their uncompensated care to go up as the match? >> No, in, we put up the match. They don't anything in on that side. >> So the 43 million is what comes from -- >> Central health. >> But Seton and St. David have uncompensated care as well. >> Ills in -- millions of dollars in uncompensated care. We can give you how much care they reported and that's all audited. And then how much, you know, we are able to [inaudible] For them because I'm going to say this if it's okay, sherry, you can kill me later. It's the state of Texas. They are not putting my money into taking care of -- >> That needs to be stated clearly. >> We as Travis county residents are putting that local dollar so we can generate that federal match back and that federal dollars comes back with a few friends, but it's still not enough to off set the uncompensated care provided by St. David's and Seton. >> And that's accurate. In most states you would see the state putting up the dollars for the match. Our state decided not to do that. So we could either leave all those tax dollars in Washington or have them go to other states or do what we're doing which is say, okay, we're going to leverage our funds, central health put them up for the match and get 3.4 times back of our tax dollars into our community leverage and our health care system. >> So there is another column that's just not on here of the uncompensated care. >> Yes. >> That the hospitals do on their own and they also submit those for what used to be called dish. >> Dishes still exists and that's just for the two hospitals -- >> But that's not listed. >> Yes, it is. Dish is the first. The ones that provide medicaid more than others. >> So does this left-hand column encompass all the uncompensated care? >> No, it's the money central

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health is putting up for the match. There would be a separate column that's not on here, but we have the numbers and they are publicly available -- >> We have the chart. >> That will show you the uncompensated care that's provided by the hospitals. >> Separate from what central health is -- >> Correct. It's more than -- [multiple voices] >> They didn't get compensated for. >> On the far right this gross hospital costs would be even larger if you included the uncompensated care that the hospitals are providing that is not referenced in this -- >> Correct. Right. That's all the hospitals. >> Both hospitals. >> Is Scott and white included in any of this? Not yet? >> No, they are fairly new to town. But St. David's and Seton are. >> Thank you. >> Did you have a question? >> Thank you. I wanted to ask, mental health costs, are those in here? Can you tell us a little about that? >> Sure. We have a contract with integral care. I'm sorry, I called them ic -- that is through the community care collaborative and they have a nonvoting seat so we do a lot of work with them. Then there's the community care, the federally qualified health centers do, though co-locate services. I always call it Terry road, but it's -- in your district, but south over by that kip academy and that's a co-located site. It's an integral care site and they provide primary care services through community care. We do a lot of different projects. >> Are they available all over the area? >> We have what we do primarily at our community health centers, community care, we have a the look of

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telesites. We have a room, you go like in south Austin it's a little tiny room. It has a door with a window, but the patient can go in and speak to the provider remotely. And that was a lot of the work we got to do through disra. >> I wanted to ask about veterans. How large a population are we serving? >> Not a considerably large population. For a while it used to be you had to choose either va services or go to another health care provider. I think they are trying to get away from that because they understand the shortcomings of the V.A. System. We have some, but not a large population. >> So you anticipate that one growing? >> Could potentially. In fact, it's one of the areas that we're looking at both from a workforce development strategy as well as a population we needed to be more specific to target in health issues. I want to point out, you know, central health has a lot of fingers in the convening and- one of the groups that we convene is called a psychiatric stakeholders group. They've been meeting many years and their most recent success was the guy Herman center for mental health crisis that just opened adjacent to our property. >> Thank you. >> Does anybody else have any questions? Thank you. >> Thank you. >> Our last -- >> Ever in defense of the budget at the school district, on slide 15, yes, we take a huge chunk of your property tax, about half of that goes back to the state of Texas. We need to be clear about that. >> That needs to be fixed no matter what. >> Everybody who does a pie chart and puts aid should

put a disclaimer the state takes 50%. >> I made that point earlier, myself. >> Thank you. >> That's part of --

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>> Aisd loves that pie chart. >> That's the biggest concern with the discussion about block granting medical funds at the federal level. Trust, based on experience. Or lack of trust based on experience. >> Our last presentation is going to be by our vice chair and he said he can do it in ten minutes. I also said we can go over a little if needed. >> Do I get the clicker? Somebody advance the slides or whatever is easiest. As soon as it's pulled up, I'll -- >> Which way is he pointing? >> Doesn't matter. I'll go through this quickly and if anybody has any questions, I can stay late. So as you may know, I'm on the Round Rock ISD's board of trustees and also on the appraisal district. So the predominant -- predominance of this presentation will be the Round Rock ISD. But I do have slides in there. Just briefly I'll show you this. I don't know where it's going, but -- see if I can get back to it. Back to the beginning. I hit something and it went all the way through them. Left or right or up and down? This is over the last ten years our student enrollment. We are flattening out our growth even reallyment and just like Austin ISD we are losing students to charter schools so we very cognizant of that. We also are not growing as

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fast as we would like, however our population continues to grow. Within the Round Rock ISD as well as the whole county. This next slide shows our taxable value. So we are growing quite a bit. Probably about 10% is new homes and new businesses and things like that. So we are now -- we've always been a chapter 41, but we are now joining the ranks of Austin ISD and we're sending some of our funds back. I think we've only done that ten years ago but every year it's going to start getting more and more painful. We're joining you. We're nothing like Austin ISD, but it is affecting everything we're doing. So again our student enrollment is not growing as fast as our property value and that's causing the chapter 41 recapture. We're fortunate to have roughly 58% of property value is in single-family families. Leander has a lot more students so they are in a different area. Austin ISD is probably 60% is commercial product, which is -- excuse the balance the other way and that's what causes your chapter 41 to be so exaggerated. Skews. Percentage property value of single-family homes, 58% for Round Rock, Leander, 71, pflugerville, Austin. A little off on the number. Average value home trend going up just like everybody else's, 10% a year. Our Pratt values on the appraisal board has roughly been 10% a year for the last five years. Earlier they were talking about the Austin ISD bond and the Travis bond. We had our bond in may and all three failed. We knew number 3 was going to be difficult, but the first two we

thought, you know, this is what we really need. We need to fix leaky roofs, we need new buses, computers and things like that. Those are two propositions.

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The third was a stretch for athletic and fine arts, a swimming pool. People would latch on to whatever they don't like and say that's exactly what I don't want and vote it down. They will get a lot of attention from the neighbors. The first two propositions were close, 48, 51, 52, something like that so barely missed, but the reason I bring that up is because Austin, the presentation about Austin ISD going out for the bond, being on the appraisal board, we send the appraisals out first week of April just like anybody else. When we failed the bond, we sent it out to thousands of people and they said quit raising taxes, property values. People were saying the property value is going up. The appraisal district does not set the tax rate. I think this is a whole civics lesson that if we all did a better job saying there's an appraisal district, tax collections and the entities that set the rates. A lot of people said I was not going to vote for that bond because I just got my property tax appraisal and so in April and in May one month later we had the bond. But we were going very fast and furious in April and everybody was getting sticker shock. Oh, my gosh, 10%. So -- all right. I'll just go through this. Our average taxes, roughly \$3,000. We've been trying to keep our -- this shows -- I'll go back to this. A year, to the state. Next year it's going to be 307, or next couple of years. So anyway, it's going to start showing up and people are going to say you are raising my taxes. M and O \$1.04. We just lowered our I and S -- that was part of the recapture, we had to do that with the TRE. So we had to do that. And our budget, as you can see

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from '08 to '09, roughly a 30% increase. So we've actually gone up faster than our student enrollment so that's part of the problem. Just real quick, I don't know if you can read this next slide, but it just shows overview briefly and I'll go through these next slides quick. The rest of them have to do with the appraisal district. As you all know that each -- 30 years ago in the '70s every taxing entity had its own tax appraisal. So the city could go out, the school district could say your house is worth 200,000, somebody else could say 250 and that created a headache. Williamson county we are roughly half the size of Travis county so our chief appraiser and I have gone and done presentations at five different school conferences across the state. And that's what these next slides are. This is a subset of these. He and I did this presentation and the title was how to improve funding through fairness without winning a school finance lawsuit. Round Rock did join that lawsuit in 2013 or whenever it was and so one of the things he put together and we were showing if you have a millions of dollars energy efficiency programs home, anywhere from -- modest home, you are good to go to pay roughly, your property value will be

appraised at 98%. They do an excellent job because there are so many houses to appraise from. As you start getting a little more, I'm not picking on anybody, but if you live in a nicer home, multi-million dollar house, there are fewer sales and it's easier to take advantage of the appraisal system so it might be taxed at 78% of the value. >> These are private sales. >> All private sales. >> And so -- >> It's on. >> I'm vertically challenged. It's worth pointing out too on the private sales that in the

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state of Texas legally you cannot require people to disclose the sales prices. >> We are a nondisclosure state and they have -- even though there was a constitutional amendment prohibiting a sales tax on real estate sales, which was the chief argument that the real estate community made against disclosure, even though that passed they are still opposed to disclosure and it's creating an in incredibly in equitable problem. >> I taxes, >> It is a nondisclosure state, but the advantage -- the good news on that is red fin, all of the different -- trulia, zillow, all are getting much, much better. As I showed that slide a few moments ago roughly 98% action. The chief appraisers are not so much focused on residential as much as they are on the next few slides where I'm showing the equal and uniform abuse for commercial properties and commercial property are not just office buildings but it's apartment complexes, the f1 racetrack over here in east Austin, Kohl's, Lowe's, J.C. Penny, they have a whole slew of lawyers that come out to do this. This was built probably ten years ago for 200 million. This data is probably at least a year, maybe two years old, so it might be a little bit off. They're paying 50% of their tax rate. Where does that go? Back to the homeowners. If you want to have taxable revenue for that. So Alvin, the chief appraiser, put together -- this is a common theme all across the state this, J.W. Marriott down in San Antonio, they have these special deals where you can

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stay for the weekend for cheap and all that. Guess who is paying for it, the homeowners are. All right. So I'll go to this next slide here and then the rest of these I'll go through real quick. It just says basic principle two laws of tax -- in Texas, properties should be taxed in proportion to its market value and taxed in an equal and uniform market value matters, homeowner -- again, go up a few% because it's getting so accurate, especially Travis and Williamson county, Harris, Dallas county, Bexar county do an excellent job. There's probably counties that are smaller you might be able to get a better advantage from. As you mentioned earlier, thank you for jumping ahead, we have one of the few nondisclosure states but, again, as I show here, red fin, all these other ones it's a privacy issue and as you said nontaxable, will never be taxable because of the state constitution. That's not as big an issue because there is so much available out there. There are numerous websites, how the appraisal districts and how

any of us can get what's the value of any home out there. You can look at it and see, okay, plus or minus 5%, you can get pretty accurate on that. But the very last bullet down there, big one, however million dollar plus homes do not report on mls. A lot of those sales are done by word of mouth, people say hey, my neighbor is an executive at Dell or Google or whatever and are moving and want to sell their house, whatever. Do it all with comparable properties, all of that. I actually went through the appraisal, the protest period this past time, this last summer. I told the chief appraiser I'd like to go and he said bring it on, file the form so I did and had a little bit knocked off but I wanted to go through the process myself to see it and I recommend everybody do it. If you do it file for both, if you're Travis county, file for agriculture exemption, your home and they'll go in there. If you pick one or the other

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they have to take that to the appraisal review board. Again, this goes on location, square footage, age. They do a phenomenal job, getting better and better. There's so much data out there. These two videos, I'm not showing them here, but real quick, again, it's kind of civics basics on how is the appraisal done and it shows it and then how are some companies exploiting it. Why don't the cads file and fight more of these? The pivito bill which was in '98 I think is when it was passed written by representative -- I think his name is pivito, if I'm pronouncing it right. He said this is written and this is the way it is written. I have talked to Kirk Watson, Harry Gonzalez, representative Gonzalez, workmen, we've talked to Sylvia Israel and they say it's a great idea but we have so many crises going on. >> The pivito law has actually been around for longer than that, 88 or '87. >> I thought it was 10 or 15 years after all this started. >> It's actually been around for quite a while. >> A lot of the big companies love it the way it is and don't want to change it, so anyway. This is one of the last few slides I have. The top slide is residential homes, values staying at 98% but every year the way the pivito bill is written right now they can drop it lower, lower, lower, more of that money gets pushed on the residential homeowners, which that's the taxpayers, which is, you know, affecting all of us in here, the regional affordability, why is it getting so expensive to live here? In Williamson county, in Travis county. So Williamson county is experiencing and Travis county and the city of Austin has gone through in the last ten years, we're starting to see that as well. People are starting to move out of Round Rock and Hutto and Florence because they can save 200, \$300 a month

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on apartment rental. You can look at these later but this is how much money is being lost in Harris, Travis, some of the biggest counties out there. This is showing a slide of where does the money go if the homeowners, if there's this many homeowners, 80 homeowners, \$250,000 each, paying taxes



2,010,000,000, one commercial building, \$20 million, but if they appraise half of that, that's a huge difference. It's all about fairness and attorney fees. That's all I had. Thank you very much. That was 12 minutes. >> Good job. >> All right, so -- >> This was a great summary, though. I'd love this electronically if you wouldn't mind sharing it. >> Can you email it to everybody in here? I think there's twice as many slides in there. This is only half the slides, but you're welcome to see all the slides in there. Sure, if you can send it out to everybody, that would be great. Anything you want. It's all public information. >> I want to say real quickly, in Travis county, one of the things that's contributing to kind of a spiraling increase in the valuation on residential homes is so many outside investors are coming in and buying up homes for short-term rentals and paying way over market. I hear this anecdotally from realtors they don't even accept offers at the asking price because bids are coming in so much higher than the asking price so it's ratchetting up the sales price of the homes, which then become the comparables for the neighborhood homes, and it's creating this horrible spiral that's forcing more and more long-time residents out of their neighborhoods. So one of the things that the Travis appraisal district has started doing is they do data research when people come in to challenge their appraisals, they do online research on the short-term rental sites. And if people come in with old pictures of their home before they remodeled it, had been they purchased it for a short-term rental and say this is an older home, not worth this value, they show them the photos of their newly remodeled very expensive short-term rental and say, well, this is what

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it looks like today. So I really applaud them. I want to really acknowledge the appraisal district for being very imaginative and creative and diligent about trying to determine the actual value of these homes that in particular are being used as income-producing properties and yet are still regarded as homes. So I think we're going to have to start looking at create ways to try to get at the actual value of these properties. >> I actually wanted to say that I'd like to get an idea of what the total tax package for everybody -- all the taxing entities, if -- for a citizen, you know, if you added them all up, what would those numbers be for different, you know, low, medium, high-priced homes, best information we have. >> We could probably bring our own tax bill. >> Sit and look at them -- >> Mine would be the low. >> Look at the increases, what they represent for each group. >> Yeah. We can try to get that information. >> The appraisal district has it. >> You should be able to get that. It's the overlapping taxation is really what you're talking about. You should be able to get it for both the operating side and debt service side. >> All right. We're going to go back to item 1 really quick, which was the approval of the minutes, and I'll entertain a motion. I think commissioner Tran, you want to move it with your correction? >> Is that a motion? >> So moved with the correction on number 5. >> I want to make a clarification, too, I don't know if we need to amend his motion, but you have commissioner Chadwell throughout and I'm trustee Chadwell, I don't know if it makes a difference. Thank you. Otherwise I second it. >> Okay. All those in favor of the minutes as amended? >> Aye. >> All those opposed? All those abstaining. One abstaining and the rest

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present for it. The last item is future items. The goal was to -- we have a strategic plan and so we'll go -- I'll go back and look to see what's left, what we need to present still on that, but we also were trying to take the opportunity to talk to each different entity so we heard from aid, we heard from Round Rock, we'll reach out to -- I'm sorry, we heard from Round Rock and central health. We'll reach out to one of your organizations to see who will present next meeting, which would be November, and just another -- I'm another future agenda item I'm sponsoring a child care resolution on Thursday and it's asking the city to do a study of high quality affordable child care throughout the city, and I don't know if -- we won't have a report back by then, but a future, future, past November, hopefully we can have that discussion and see where there are opportunities for the city and other entities to support affordable, high quality child care because we don't have a lot in our city right now. >> At one time, and I'm going back years ago, it seems like there was some type of city committee or commission or advisory group on early childhood and child care, does that still exist? >> It is. Early childhood council. >> Thank you, yep. >> And I think we were also looking at having a presentation on evictions. >> Yes. >> And including -- >> Robert Doggett and I think -- Nick Chu will be with us in November to discuss evictions. >> I think it might be [ saying name ] Instead of Doggett, at least that's who he had suggested to get an update on what's happening with evictions. >> Okay. Anybody else have any future agenda items? Thank you all for being here, and we are adjourned. >> Thank you. [ Adjourned ]