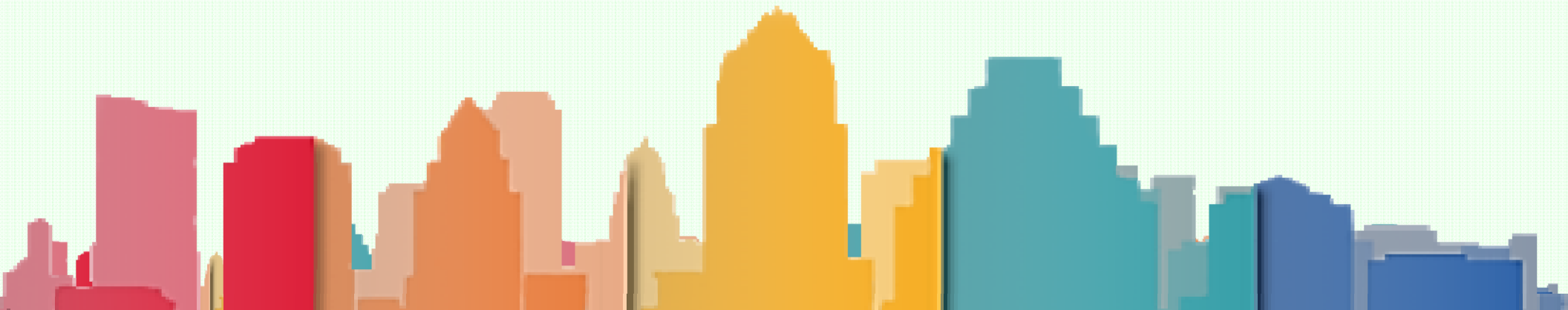




# **2018 Bond Development Update**

## ***Presented to the Joint Sustainability Committee***

Presented by: Carla Steffen & Katy Zamesnik  
April 25, 2018



# Today's Presentation

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Bond process / Debt Capacity / Community Engagement

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

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Go-forward process & next steps



# Where We Started

August 2016

City Council established the 13-member Bond Election Advisory Task Force (BEATF)

Late 2016 – Early 2017

City staff compiled a comprehensive bond program needs assessment totaling \$3.2 billion

December 2016

BEATF began monthly meetings

June 2017

City staff presented the City Council and the BEATF with a recommended bond program starting point of \$640 million

March/ April 2018

BEATF finalizes recommendation, presents to City Council

# How is a Bond Program Developed?

**City Council Policy & Objectives**

## **Master plans**

- Neighborhood Plans
- Dept. and/or site specific
- Developed from Strategic Plans

## **Public Input**

- Task forces
- Boards and Commissions
- Hearings

**Imagine Austin**

**Facility/Site Condition Assessment**

**Rolling Needs Assessment**

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**BOND PROGRAM NEEDS ASSESSMENT**

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# 2018 Bond Development– Debt Capacity

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

Update in  
process

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

# 2018 Bond Engagement

## Bond Election Advisory Task Force Meetings

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

## Public Testimony

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

# 2018 Bond Engagement – Highlights

58% support tax rate increase

more than 900 survey responses recorded online and on paper

283

participants in the in-person and online bond simulator exercises

\$691 Million

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

4

Categories receiving support for increased funding:

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

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Category receiving support for decreased funding:

- **Transportation Infrastructure**

# Task Force 2018 Bond Package Recommendation

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



# BEATF Working Groups

*The Task Force evaluated needs in the following categories:*

## Affordable Housing

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

## Reinvestment In Facilities & Assets

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

## Parkland & Open Space

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

## Stormwater

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

## Transportation Infrastructure

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

# Affordable Housing Working Group

## Working Group Members

**Rachel Stone, Chair**

John  
McNabb

Tom Nuckols

Santiago  
Rodriguez

Jeff Smith

Yasmiyn  
Irizarry



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

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

# Parkland & Open Space Recommendations

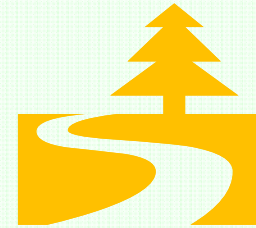
## Working Group Members

**Rob Walker, Chair**

Estrella de León

Tom Nuckols

Jeff Smith



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

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

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



# Reinvestment in Facilities & Assets

## Working Group Members

Ken Rigsbee, Chair

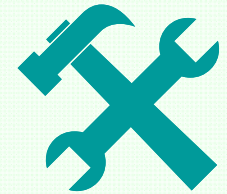
Jeremiah  
Bentley

Bruce Evans

Jeff Smith

Rachel  
Stone

Yasmiyn  
Irizarry



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

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



# Stormwater Recommendations

## Working Group Members

Dorsey Twidwell, Chair

Tom Nuckols

Rob Walker

John McNabb



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

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

# Transportation Infrastructure

## Working Group Members

**Sumit DasGupta, Chair**

Bruce Evans

Ken Rigsbee

Dorsey Twidwell



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

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

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



# 2018 Bond Development – Next Steps

May / June 2018

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

Aug 2018

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

Nov 2018

- November 6<sup>th</sup> - Bond Election



# Questions?

