

Outline

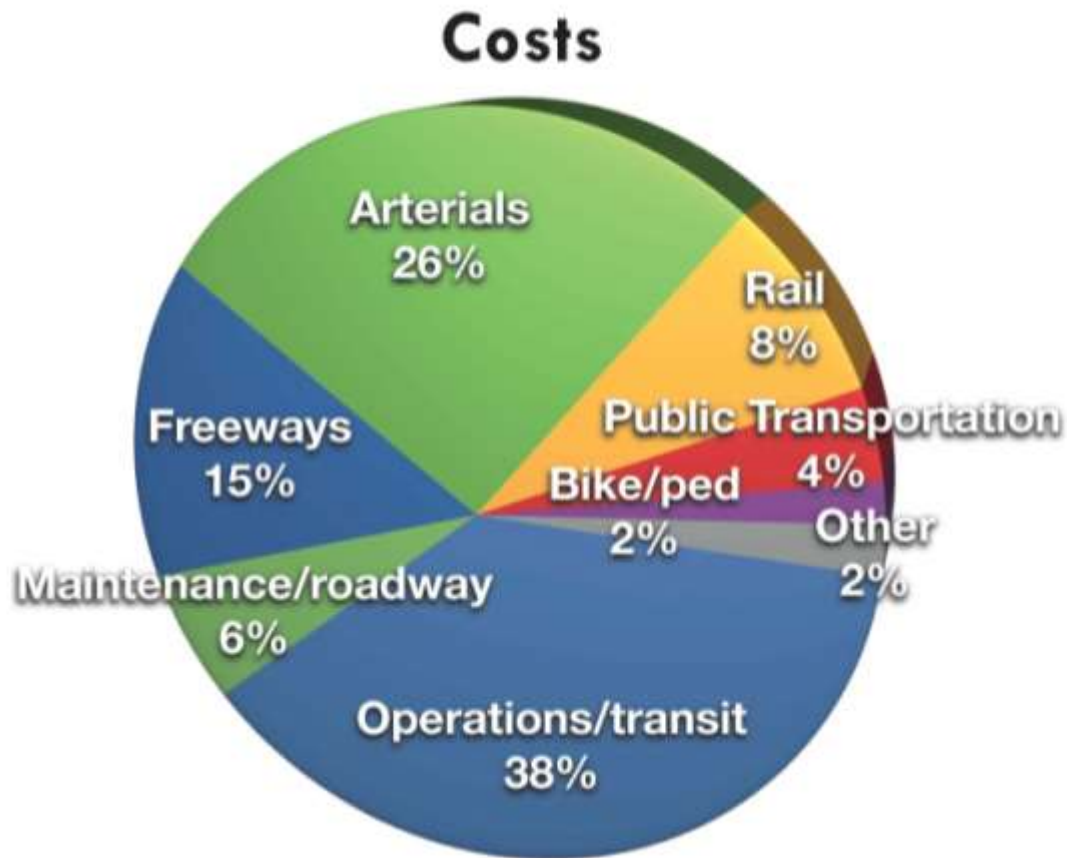
- Introduction
- Define Urban Growth
- Transportation - Planning for a worse future.
- Total Accounting – Can we stop pretending?
- Growth should pay for growth – Who really pays?
- Property Taxes – Homeowner be damned.
- Free Enterprise Titans or Welfare Queens?
- Myths and Ghost Stories

Definition of Growth

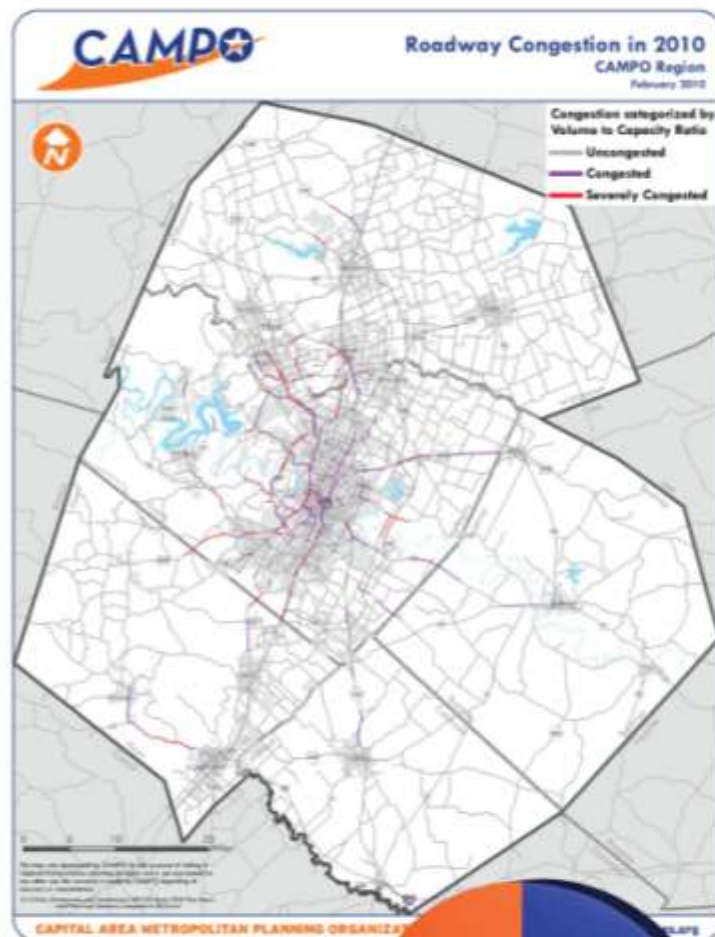
- The growth of the built environment.
 - more roads
 - more houses
 - more buildings
- Not talking about
 - personal growth or spiritual growth
 - growth in prosperity, personal income & wealth
 - growth in societal well-being, equity, security

COSTS (IN BILLIONS)

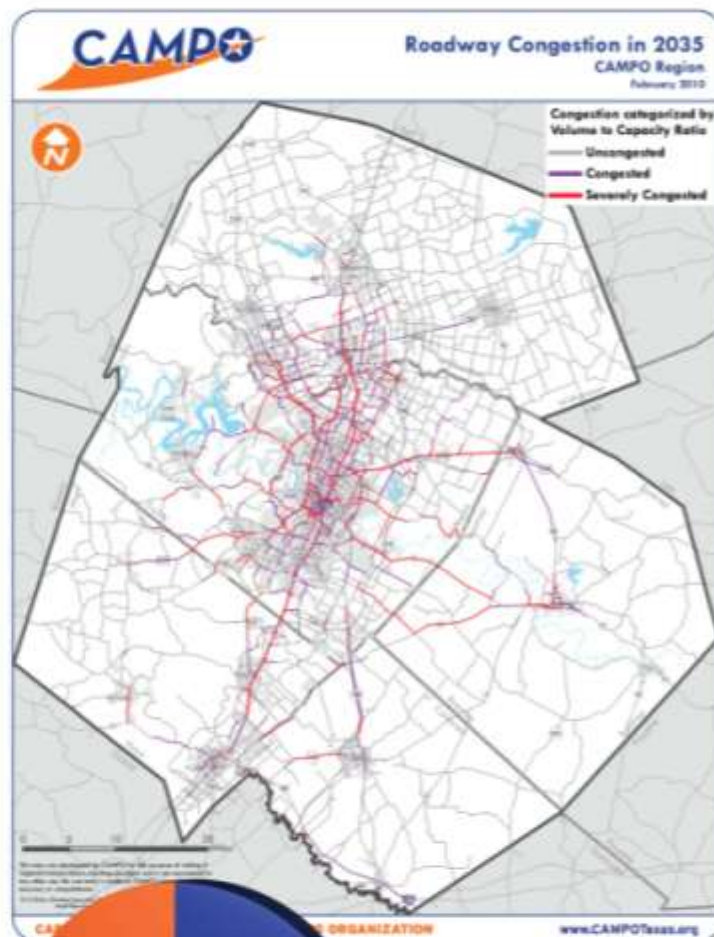
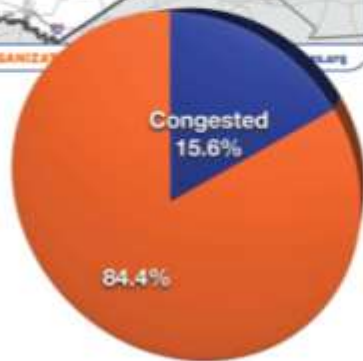
Category	Total
Freeways	\$3.95
Arterials	\$6.93
Rail	\$2.03
Public Transportation	\$0.96
Bicycle and Pedestrian	\$0.44
Other	\$0.55
Operations / Transit	\$10.27
Maintenance / Roadway	\$1.66
	\$26.78



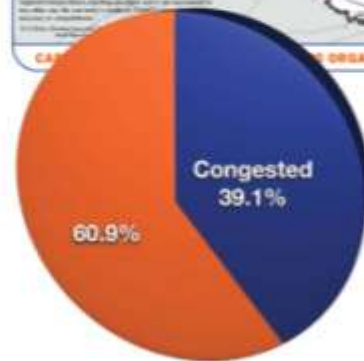
CONGESTION



2010



2035



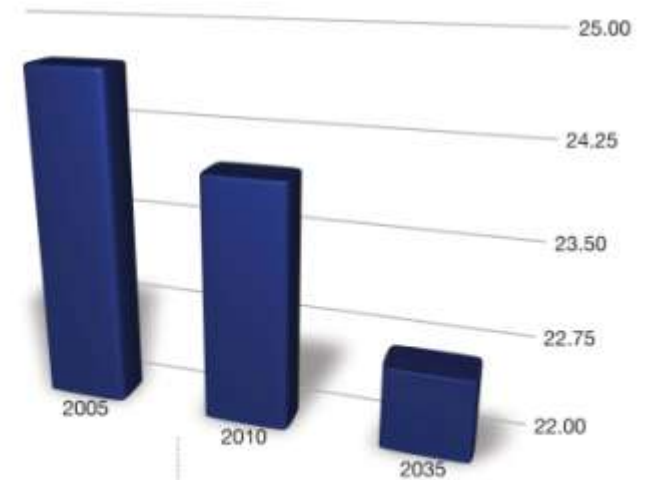
REGIONAL ROADWAY SYSTEM

PERFORMANCE MEASURES

Average Speeds (Miles per hour)

	2005	2010	2035
Freeway	53.14	55.75	47.76
Network	41.63	40.50	28.81

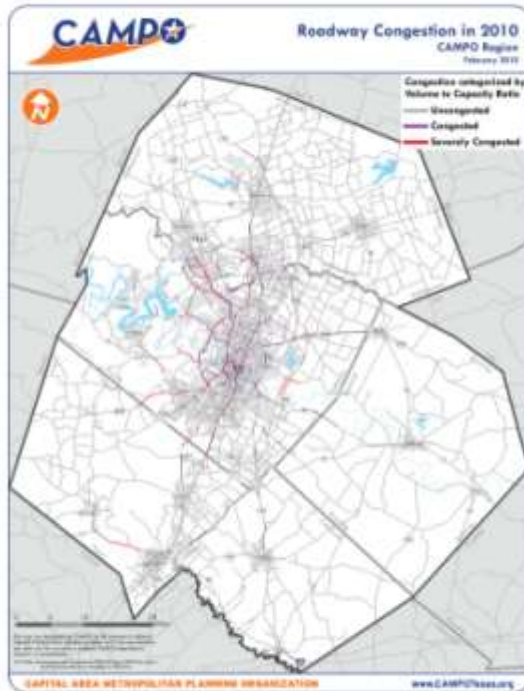
VMT per capita



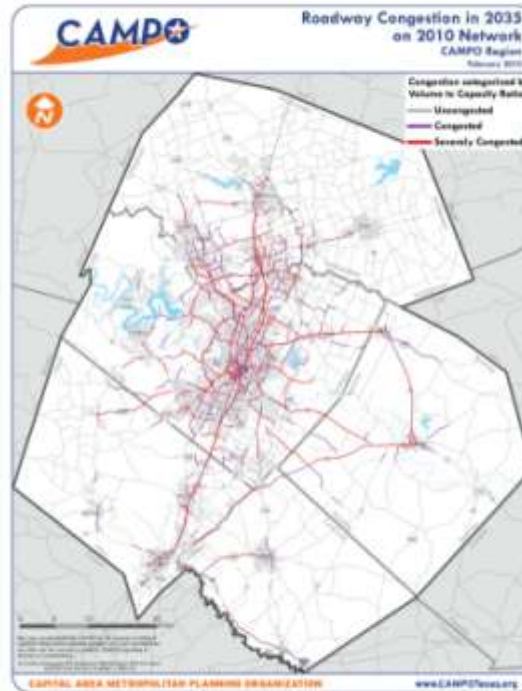
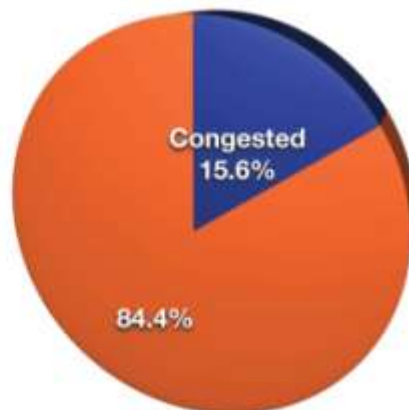
	VMT per person
2005	24.69
2010	23.97
2035	22.66

VEHICLE MILES TRAVELED

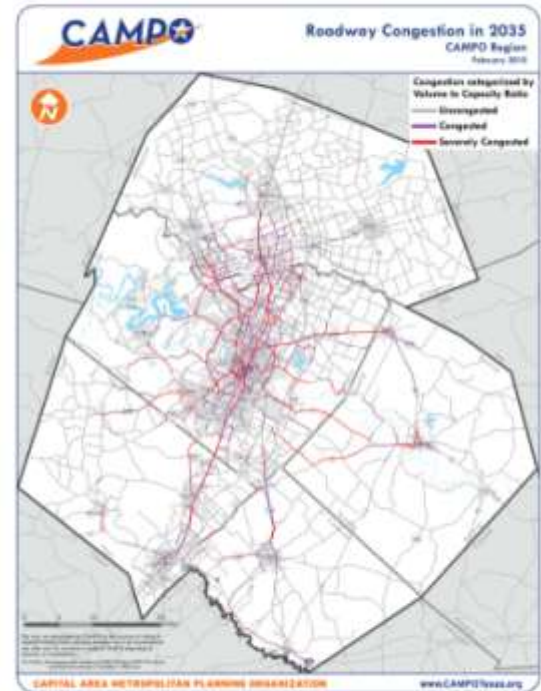
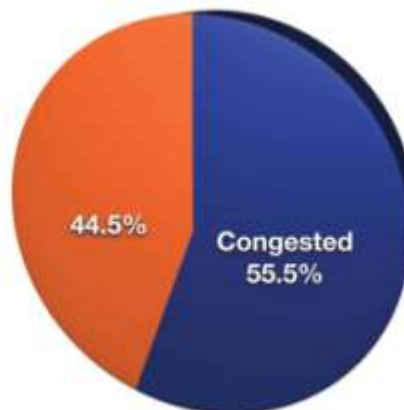
CONGESTION



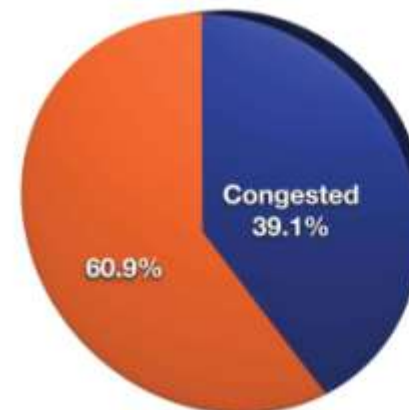
2010



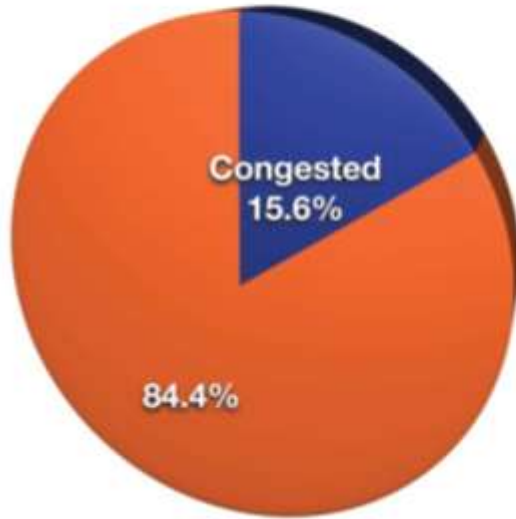
2035 on 2010



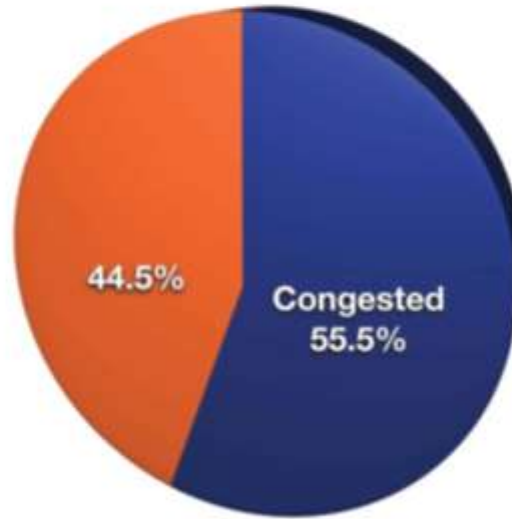
2035



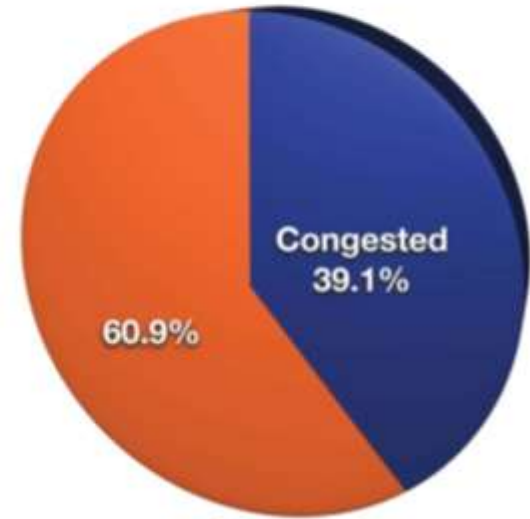
2010



2035 on 2010

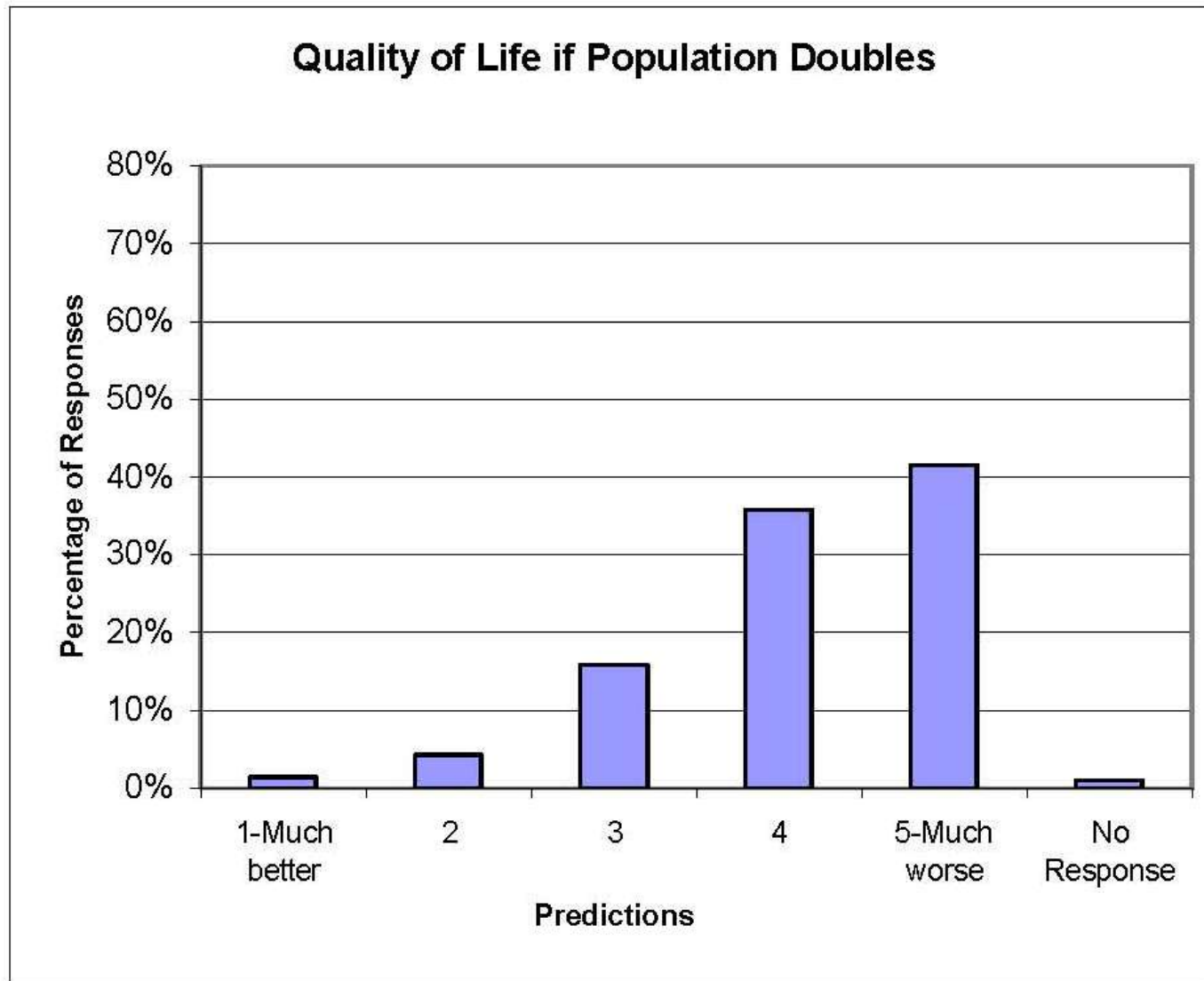


2035

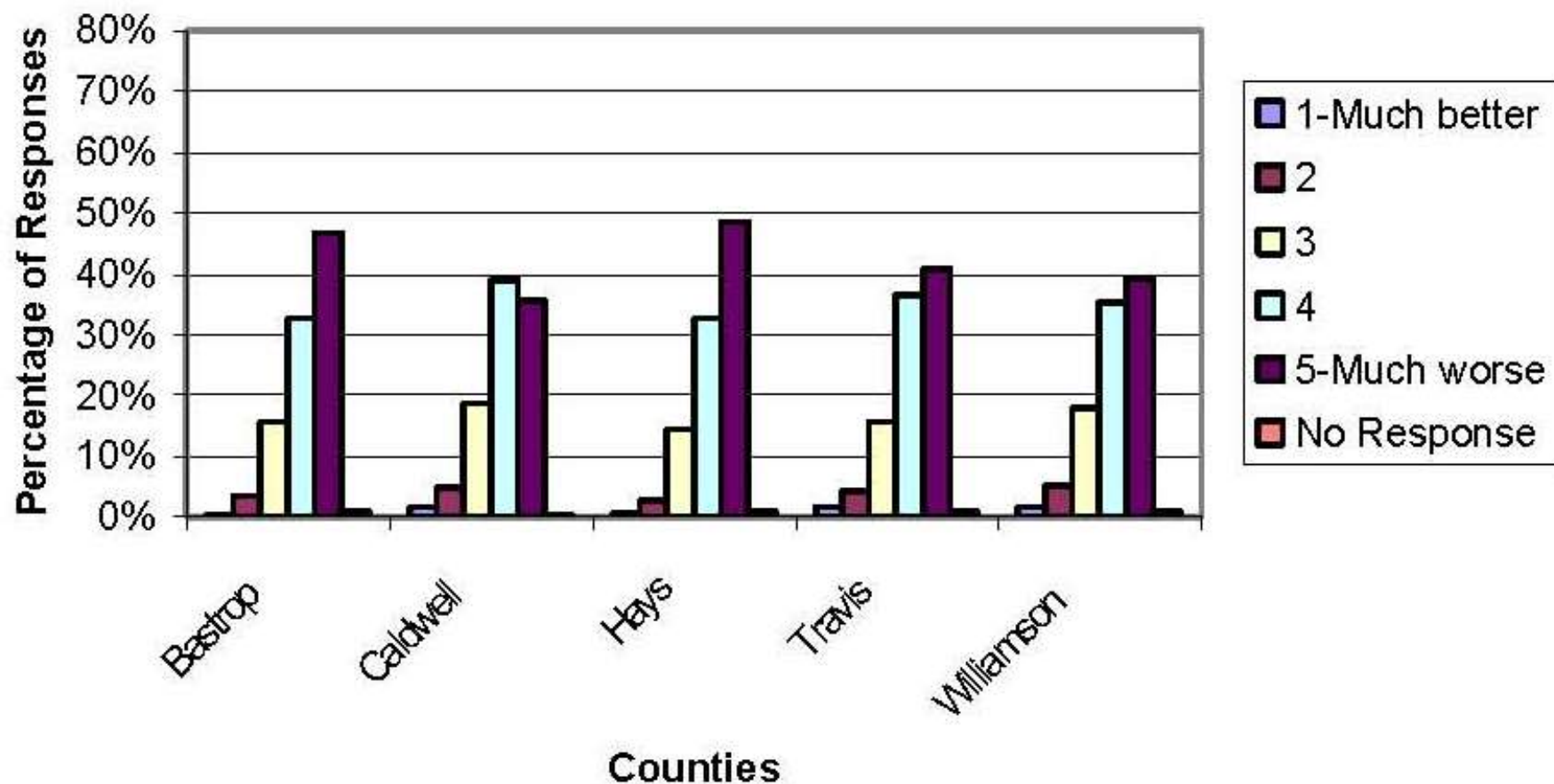


2010 Population	1,689,250	15.6%	Currently
2035 Population	2,608,842	39.1%	SAVE \$27 Billion ←
2035 Population	3,250,250	39.1%	Spend \$27 Billion

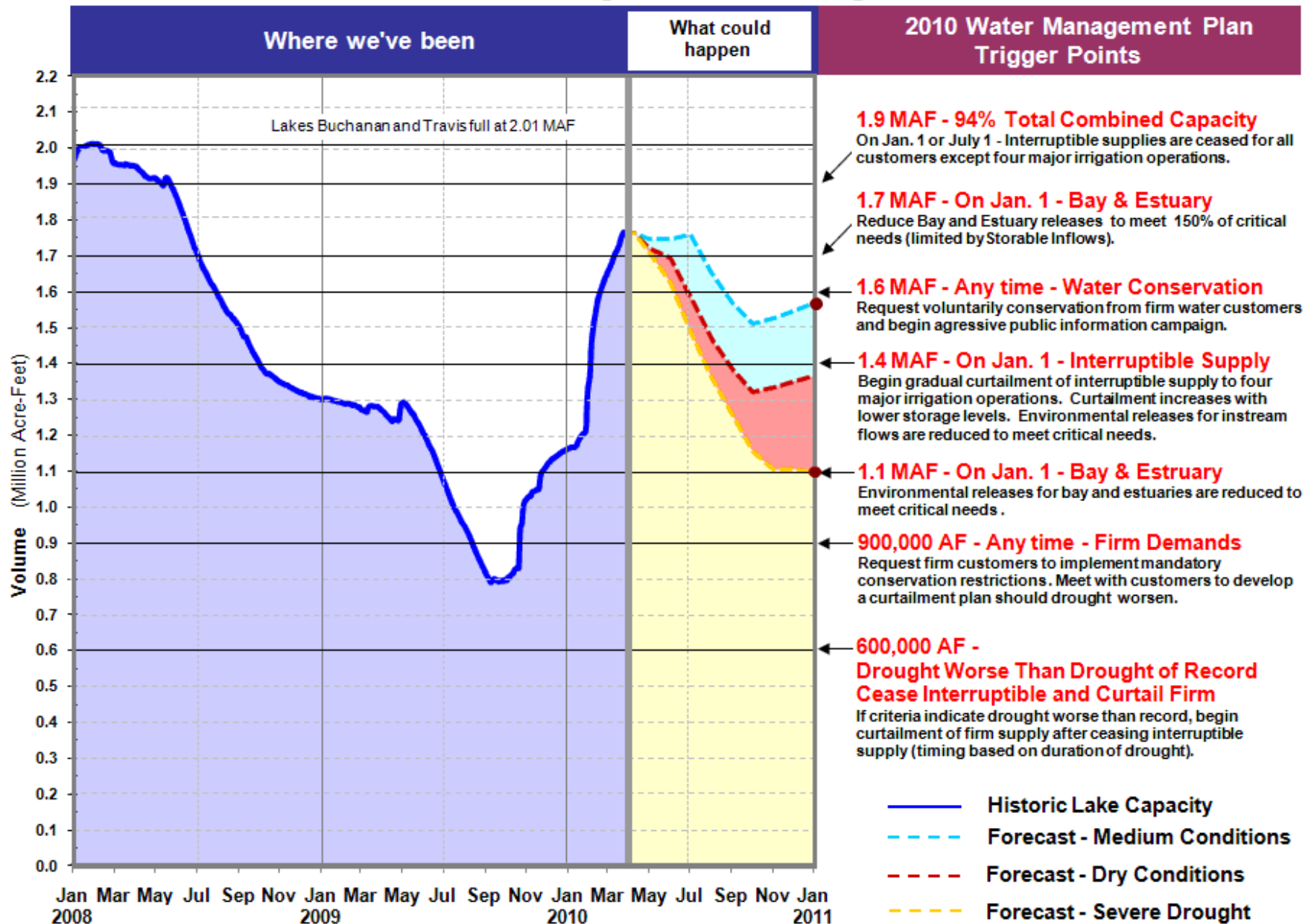
How do you think the quality of life will be affected if the population doubles to 2.5 million people during the next 20 to 40 years?



Quality of Life if Population Doubles



Highland Lakes Storage



Note: MAF equals One Million Acre-Feet
One Acre-Foot (AF) equals 325,851 gallons.



Total Accounting

Can we stop pretending?

WebLOCI Fiscal Impact Analysis
City of Austin / Hanger Orthopedic Group
Major Category Report
January 15, 2010

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
BENEFITS												
Sales Taxes	\$0	\$96,762	\$38,380	\$38,380	\$38,380	\$38,380	\$67,615	\$67,615	\$67,615	\$67,615	\$67,615	\$588,357
Property Taxes	\$0	\$54,904	\$82,268	\$108,701	\$104,803	\$100,906	\$120,362	\$144,417	\$167,756	\$167,756	\$167,756	\$1,219,629
Franchise Fees	\$0	\$10,552	\$21,428	\$31,980	\$31,980	\$31,980	\$40,105	\$48,474	\$56,594	\$56,594	\$56,594	\$386,281
Alcoholic Beverage Tax Revenues	\$0	\$387	\$785	\$1,172	\$1,172	\$1,172	\$1,470	\$1,776	\$2,074	\$2,074	\$2,074	\$14,156
Revenues from Fines	\$0	\$1,322	\$2,685	\$4,007	\$4,007	\$4,007	\$5,025	\$6,073	\$7,091	\$7,091	\$7,091	\$48,399
Revenues from Permits	\$0	\$1,694	\$3,440	\$5,134	\$5,134	\$5,134	\$6,438	\$7,782	\$9,085	\$9,085	\$9,085	\$62,011
Miscellaneous Fees	\$59,600	\$3,321	\$6,744	\$10,065	\$10,065	\$10,065	\$12,621	\$15,255	\$17,811	\$17,811	\$17,811	\$181,169
Water Revenues	\$0	\$26,502	\$34,870	\$42,989	\$42,989	\$42,989	\$58,375	\$64,814	\$71,061	\$71,061	\$71,061	\$526,711
Wastewater Revenues	\$0	\$19,677	\$28,959	\$37,965	\$37,965	\$37,965	\$50,271	\$57,413	\$64,342	\$64,342	\$64,342	\$463,241
Electric Power Revenues	\$0	\$134,775	\$166,862	\$197,993	\$197,993	\$197,993	\$283,366	\$308,056	\$332,011	\$332,011	\$332,011	\$2,483,071
TOTAL BENEFITS	\$59,600	\$349,896	\$386,421	\$478,386	\$474,488	\$470,591	\$645,648	\$721,675	\$795,440	\$795,440	\$795,440	\$5,973,025
COSTS												
Support	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000
Recreation/Libraries	\$0	\$4,008	\$8,139	\$12,148	\$12,148	\$12,148	\$15,234	\$18,412	\$21,497	\$21,497	\$21,497	\$146,728
Court System	\$0	\$793	\$1,609	\$2,402	\$2,402	\$2,402	\$3,012	\$3,641	\$4,250	\$4,250	\$4,250	\$29,011
General Government	\$0	\$1,756	\$3,566	\$5,322	\$5,322	\$5,322	\$6,674	\$8,066	\$9,418	\$9,418	\$9,418	\$64,282
Health Services	\$0	\$1,451	\$2,946	\$4,397	\$4,397	\$4,397	\$5,514	\$6,665	\$7,781	\$7,781	\$7,781	\$53,110
Social Welfare	\$0	\$967	\$1,964	\$2,931	\$2,931	\$2,931	\$3,676	\$4,443	\$5,187	\$5,187	\$5,187	\$35,404
Public Safety	\$0	\$26,462	\$53,737	\$80,199	\$80,199	\$80,199	\$100,574	\$121,561	\$141,923	\$141,923	\$141,923	\$968,700
Other Costs	\$0	\$5,429	\$11,026	\$16,455	\$16,455	\$16,455	\$20,635	\$24,941	\$29,119	\$29,119	\$29,119	\$198,753
Water Costs	\$0	\$23,851	\$31,798	\$39,508	\$39,508	\$39,508	\$53,515	\$59,630	\$65,562	\$65,562	\$65,562	\$484,004
Wastewater Costs	\$0	\$19,031	\$27,960	\$36,623	\$36,623	\$36,623	\$48,561	\$55,432	\$62,098	\$62,098	\$62,098	\$447,147
Electric Power Production Costs	\$0	\$126,689	\$151,408	\$175,391	\$175,391	\$175,391	\$246,518	\$265,539	\$283,993	\$283,993	\$283,993	\$2,168,306
TOTAL COSTS	\$0	\$260,437	\$344,153	\$425,376	\$425,376	\$425,376	\$553,913	\$618,330	\$680,828	\$680,828	\$680,828	\$5,095,445
NET BENEFITS	\$59,600	\$89,459	\$42,268	\$53,010	\$49,112	\$45,215	\$91,735	\$103,345	\$114,612	\$114,612	\$114,612	\$877,580



WebLOCI Fiscal Impact Analysis
City of Austin / Hanger Orthopedic Group
Major Category Report
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Minus Capital Costs for Schools, Roads, Parks, Libraries, Govt. Buildings, Water Treatment Plants & Piping, Wastewater, Fire, Police, Solid Waste, EMS for 114 new households



Growth should
pay for growth

Who really pays?

City of Austin Ordinance 20070910-007

Water Impact Fee Calculations

Service Unit and System-wide Impact Cost Totals	78,208	252,022	517,342
State Law mandated 50% credit of total projected cost			258,671
Amount to be used for calculating maximum allowable impact fee			258,671
Maximum Allowable Impact Fee (\$258,608,000 / 78,208 service units)			\$3,307

System-Wide Impact Cost One Service Unit to Public Infrastructure for Water

100% of Cost = \$6,614

50% of Cost = \$3,307

Developer Pays \$1,000 in DDZ

Leaving 114 Homes x \$5,614 = \$638,996 unpaid

City of Austin Ordinance 20070910-007

Wastewater Impact Fee Calculations

Service Unit and System-wide Impact Cost Totals	74,273	142,094	275,145
State Law mandated 50% credit of total projected cost			137,573
Amount to be used for calculating maximum allowable impact			137,572
Maximum Allowable Impact Fee (\$137,572,000 / 74,273 service units)			\$1,852

System-Wide Impact Cost One Service Unit to Public Infrastructure for Wastewater

50% of Cost = \$1,852

100% of Cost = \$3,704

Developer Pays \$600 in DDZ

Leaving 114 Homes x \$3,104 = \$353,856 unpaid

HANGER NET BENEFITS	\$877,580
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WATER NET CAPITAL COST	\$638,996
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WW NET CAPITAL COST	\$353,856
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	\$992,852
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HANGER NET BENEFIT	(\$115,272)
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INCLUDING W&WW	
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Growth-Related Costs

Capital Costs for Public Facilities/Infrastructure

- Educational Facilities (K-12)
- Sanitary Sewers
- Storm Sewers
- Transportation System
- Water System
- Fire Protection & EMS
- Parkland & Rec. Facilities
- Police Facilities
- Open Space
- Library Facilities
- General Government Facilities
 - Government Administration
 - Essential Social Services
- Electric Power Generation/Dist.
- Solid Waste Disposal Facilities
- Affordable Housing Mitigation

Environmental Costs and Other Impacts

- Air Quality Control
- Water Quality Control
- Natural Resource Consumption
- Lost Visual and Other Amenity Values
- Lost Wildlife Habitat
- Increased Noise
- Lost Mobility (traffic congestion delays/commute time)
- Higher Cost of Housing
- Higher Cost of Living
- Lost Sense of Community
- Costs to Future Generations

Growth-Related Costs

Other Cost to City & County Offices

- Economic Growth and Redevelopment Services Office
- Development & Plan Review Office
- Land Use Planning Office
- Developer Fee Waivers
- Tax Increment Financing Districts

Property Tax Subsidies

- Appraisal Inequities
- Ag Exemptions
- Wildlife Exemptions
- Historical Exemptions

Table 11-1

Summary of Infrastructure Costs for Typical New Residential Unit

Categories	Gross Cost to Serve Typical New Housing Unit	Credit for Impact Fees or Other Payments ⁽¹⁾	Credit for Future Contribution Via Tax and Utility Payments ⁽²⁾	Net Cost to Serve Typical New Housing Unit
School Facilities	\$9,270	\$0	\$185	\$9,085
Road System	\$2,739	\$0	\$55	\$2,684
Water Service Facilities ⁽³⁾	\$4,257	\$730	\$85	\$3,442
Wastewater System ⁽³⁾	\$3,577	\$438	\$72	\$3,067
Storm Drainage System	\$3,277	\$0	\$66	\$3,211
Park & Rec. Facilities	\$2,563	\$650	\$51	\$1,862
Total Cost:	\$25,683	\$1,818	\$514	\$23,351

Notes:

1) Impact fees paid by new development are discussed in the section *Impact Fees in Austin*.

2) Crediting new development for future tax and utility payments that will go towards its infrastructure costs is addressed in the *Methodology* section.

3) The water and sewer system impact fees are based on the likely mix of single-family and multifamily housing constructed inside city limits in the desired development zone and reflect 0.73 service units each. See *Housing Characteristics* section for more information.

HANGER NET BENEFITS \$877,580

6 CATEGORIES NET CAPITAL COST

114 HOMES X \$23,351 = \$2,662,014

HANGER NET BENEFIT (\$1,784,434)

The City forecasts that Austin will grow at a rate of about 2% per year over the next decade.⁵³ This rate of growth would increase the current population by 15,481 people in one year. Based on a housing occupancy level of 2.6 persons per unit, 5,954 additional housing units will be constructed to accommodate this growth. At an average net cost of \$23,351 per unit, the total net cost for the facilities to serve this residential development will be \$139 million each year. The forecasted population growth over the next 20 years will result in 103,000 new housing units, costing \$2.4 billion in current dollars.⁵⁴

5,954 new housing units/year
x \$23,351/housing unit public cost unpaid

\$139 million annually
dumped onto the general taxpayer

Fort Worth Transportation Impact Fee Schedule

Collection Amount Schedule (Excluding credits and discounts)

Land Use Category	ITE Land Use Code	Development Unit	Schedule 2: Collection Rates per Development Unit			
			A, B, C, D, E, F, G, L, M, N, O, S, T, U, X, Y, Z	AA	W	H, I, J, K, P, Q, R, V
Industrial: General Light Industrial	110	1,000 SF GFA	\$1,215	\$309	\$594	\$0
Industrial: Industrial Park	130	1,000 SF GFA	\$1,067	\$272	\$522	\$0
Residential: Single-Family Detached Housing	210	Dwelling Unit	\$2,000	\$382	\$733	\$0
Residential: Apartment / Multi-Family	220	Dwelling Unit	\$1,228	\$243	\$450	\$0
Office: General Office Building	710	1,000 SF GFA	\$2,015	\$513	\$985	\$0
Office: Office / Business Park	750	1,000 SF GFA	\$2,027	\$516	\$991	\$0
Dining: Restaurant with Drive-Through	934	1,000 SF GFA	\$10,268	\$2,613	\$5,019	\$0
Other Retail: Free-Standing Retail Store	815	1,000 SF GFA	\$2,817	\$717	\$1,377	\$0
Other Retail: Shopping Center	820	1,000 SF GFA	\$1,973	\$502	\$964	\$0
Services: Bank (Drive In)	912	1,000 SF GFA	\$10,172	\$2,589	\$4,972	\$0

Comprehensive list of land uses and collection amounts available at www.fortworthgov.org/impactfees.

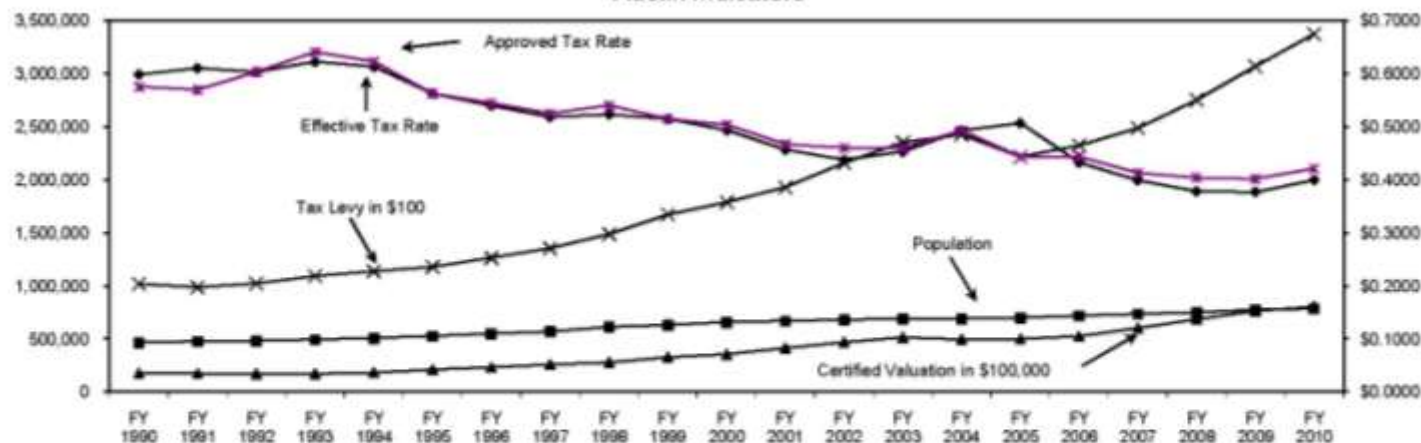


City of Fort Worth
Planning & Development Department
 1000 Throckmorton Street Fort Worth, TX 76102
 (817) 392-2222
www.fortworthgov.org/impactfees

Property Taxes

Homeowner be damned.

Austin Indicators

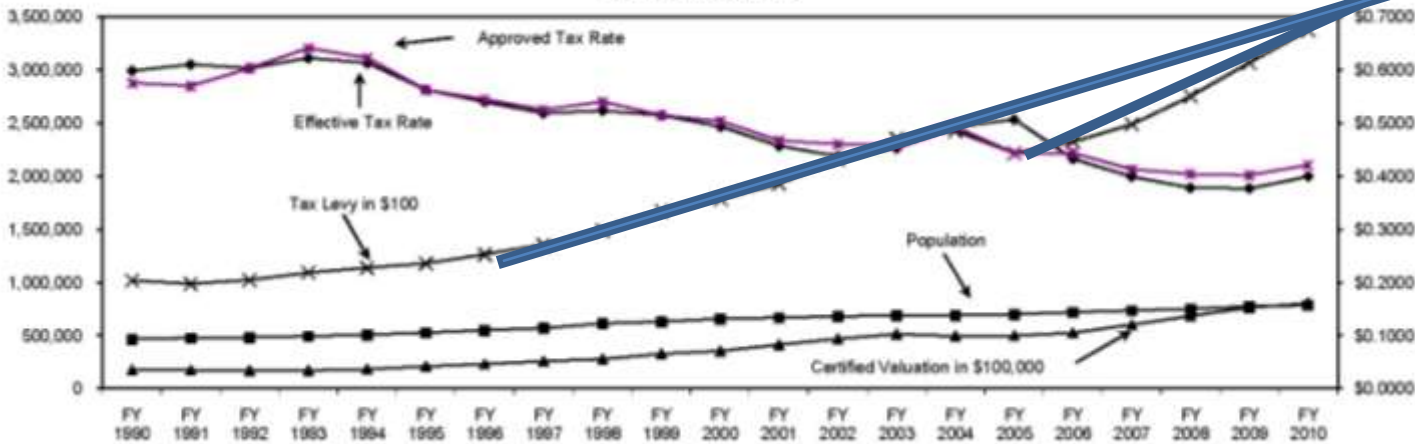


CITY OF AUSTIN

	Population	Certified Tax Valuation	Effective Tax Rate	Approved Operating Tax Rate	Approved G.O. Debt Tax Rate	Approved Total Tax Rate	Approved Operating Tax Levy	Approved G.O. Debt Tax Levy	Approved Total Tax Levy	Tax per Capita	Percent Growth
FY1990	465,622	17,699,987,321	0.5977	0.3089	0.2681	0.5750	54,321,261	47,453,666	101,774,927	219	
FY1991	476,447	17,308,700,112	0.6099	0.2984	0.2711	0.5695	51,643,193	46,918,464	98,561,657	207	(5.4%)
FY1992	482,296	16,948,038,818	0.6027	0.3265	0.2762	0.6027	55,335,347	46,810,483	102,145,830	212	2.4%
FY1993	492,862	17,023,467,656	0.6225	0.3460	0.2950	0.6410	58,901,198	50,219,230	109,120,428	221	4.5%
FY1994	508,336	18,269,567,195	0.6130	0.3462	0.2783	0.6225	63,249,242	50,478,814	113,728,056	224	1.0%
FY1995	526,128	20,956,568,787	0.5825	0.3132	0.2493	0.5825	65,635,973	52,244,726	117,880,699	224	0.1%
FY1996	548,043	23,237,626,586	0.5394	0.3177	0.2269	0.5446	73,825,940	52,726,175	126,552,114	231	3.1%
FY1997	567,566	25,763,232,176	0.5181	0.3117	0.2134	0.5251	80,303,995	54,978,737	135,282,732	238	3.2%
FY1998	613,458	27,535,990,208	0.5228	0.3304	0.2097	0.5401	90,978,912	57,742,971	148,721,883	242	1.7%
FY1999	629,769	32,498,385,081	0.5142	0.3265	0.1877	0.5142	106,100,697	60,995,715	167,096,412	265	9.4%
FY2000	656,562	35,498,062,697	0.4934	0.3222	0.1812	0.5034	114,374,758	64,322,490	178,697,248	272	2.6%
FY2001	669,893	41,367,384,255	0.4563	0.3011	0.1652	0.4663	124,557,194	68,336,919	192,894,113	288	5.8%
FY2002	680,869	46,947,780,642	0.4375	0.3041	0.1556	0.4597	142,768,201	73,050,747	215,818,948	317	10.0%
FY2003	687,708	51,141,723,679	0.4524	0.2969	0.1628	0.4597	151,839,778	83,258,726	235,098,504	342	7.9%
FY2004	692,102	49,199,408,526	0.4928	0.3236	0.1692	0.4928	159,209,286	83,245,399	242,454,685	350	2.5%
FY2005	700,407	49,996,299,683	0.5065 *	0.2747	0.1683	0.4430 *	137,338,835	84,143,772	221,482,608	316	(9.7%)
FY2006	718,912	52,405,611,874	0.4320	0.2841	0.1589	0.4430	148,884,343	83,272,517	232,156,861	323	2.1%
FY2007	735,068	60,230,045,084	0.3986	0.2780	0.1366	0.4128	166,234,924	82,274,242	248,509,166	338	4.7%
FY2008	750,525	68,183,731,931	0.3779	0.2730	0.1304	0.4034	186,141,588	88,911,568	275,053,175	366	8.4%
FY2009	774,037	76,455,460,639	0.3763	0.2749	0.1263	0.4012	210,176,061	96,563,247	306,739,308	396	8.1%
FY2010	785,647	80,177,031,725	0.3991	0.2950	0.1259	0.4209	236,522,244	100,942,883	337,465,127	430	8.4%

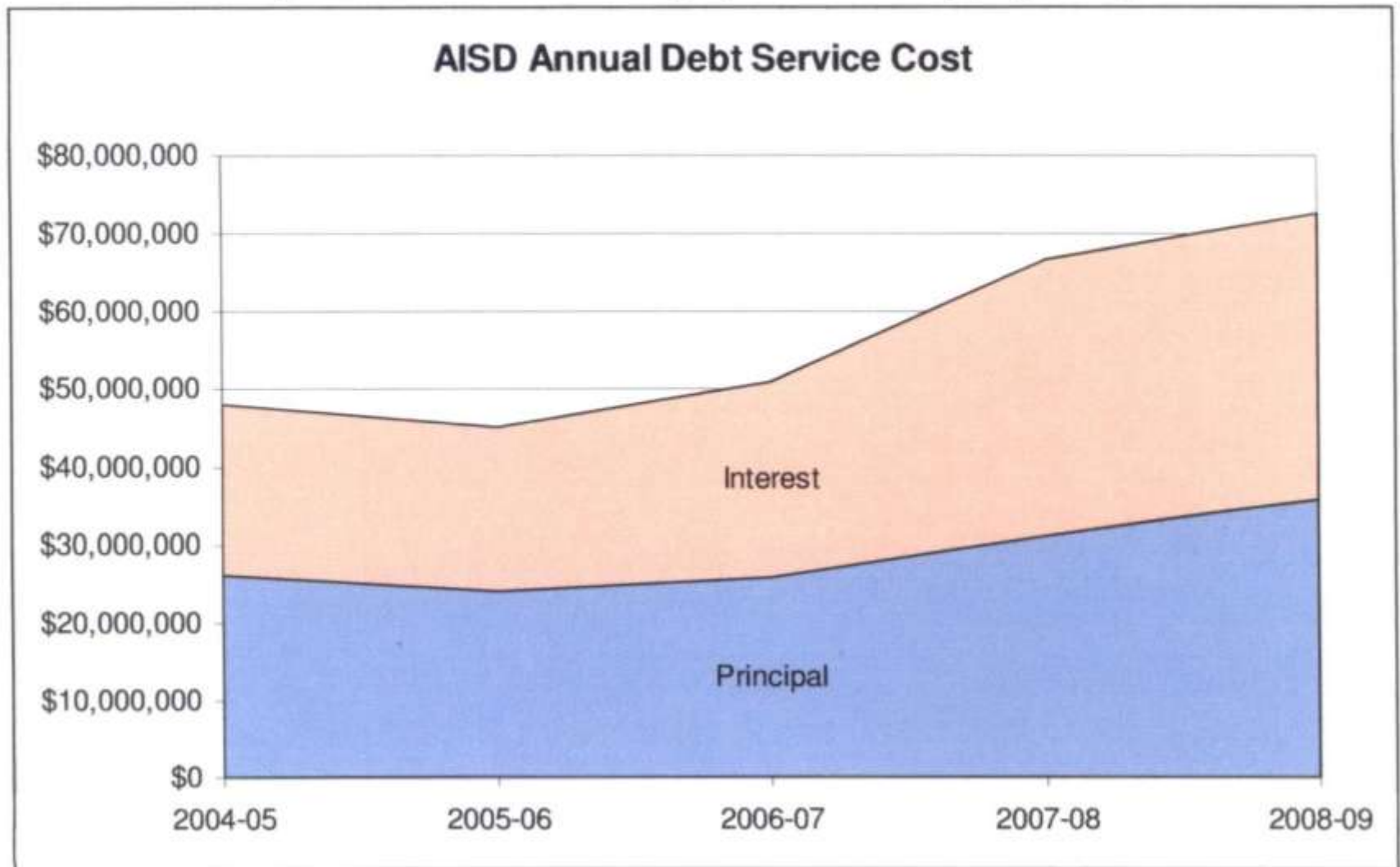
* The tax rate would have been set at a rate of 0.5065 which is the effective tax rate. However, as a result of the voter approved new Hospital District the approved tax rate was amended reducing the tax rate by 6.35¢ to 0.4430.

Austin Indicators



City taxes may double every 11 years.

Figure 4-3: AISD costs to finance the bonds for new schools, expansions and renovations have increased to \$73 million per year.
(Data from AISD Budget, FY 2008/09, page 118)



Inflation Calculator

If in (enter year)

I purchased an item for \$

then in (enter year)

that same **item would cost:** \$125.06

Rate of inflation change: 25.1%

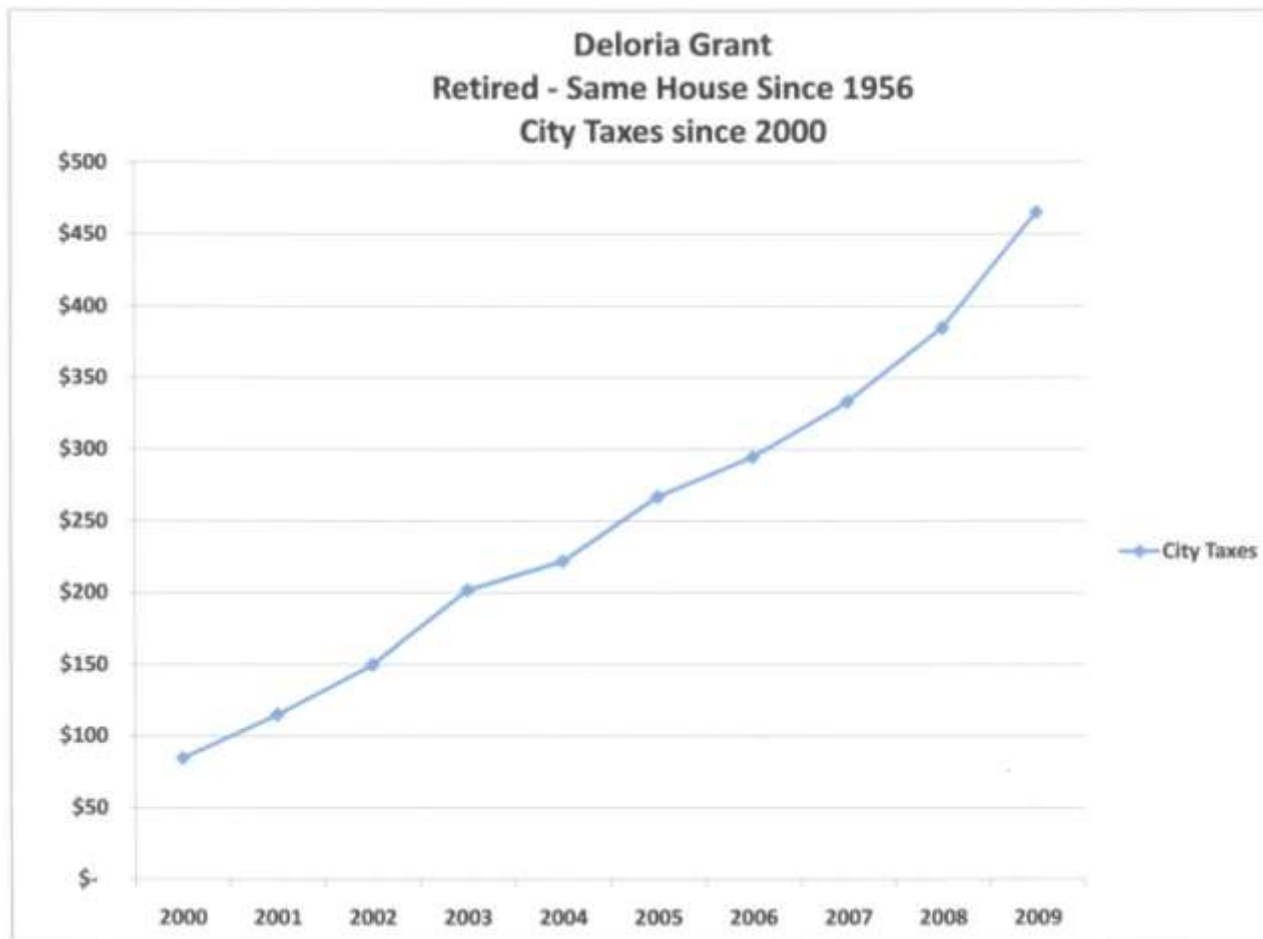
Calculate

Print

How calculator works. Always uses latest available CPI data!

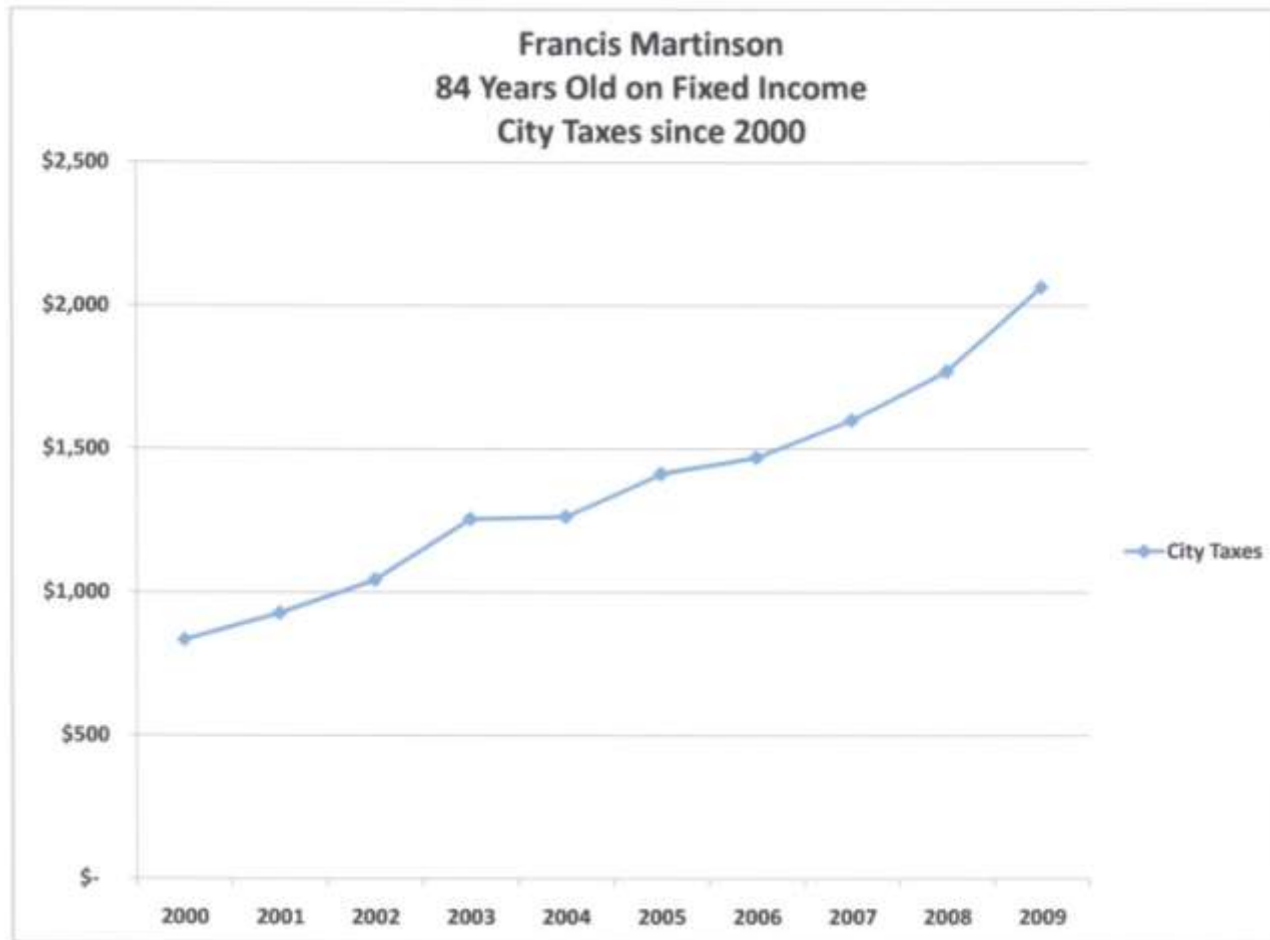
East Austin House

City Tax Increased 450% in 10 yrs



Northwest House

City Tax Increased 148% in 10 yrs



25% Inflation

vs.

148% City Tax Appetite

What are citizens getting for this runaway taxation?

- 148% increase in city services?
- 148% increase in city amenities?
- 148% increase in public safety?

Or just subsidizing growth?

What We Know About Austin's Residents

- Almost one-third of households are moderate to high income (earning more than \$83,000/year) based on HUD's definition.
- 18% of people in Austin, or about 129,000 people, lived below the poverty threshold in 2007. Poverty is highest for Austin's youngest children, and the rate of poverty for children has increased since 1990 from 23% to 28%.

Poverty by Age, City of Austin, 2007

Source:
American Community Survey, 2007.

	Total Number in Poverty	Percent of Total Poverty	Percent of Age Group
Under 5	16,685	13%	28%
5 to 17	24,360	19%	21%
18 to 24	34,478	27%	35%
25 to 34	24,959	19%	16%
35 to 44	12,401	10%	10%
45 to 64	11,756	9%	8%
65 and older	4,581	4%	10%



Time for commercial property owners to carry their end of the tax load

09:07 AM CDT on Sunday, April 20, 2008

The problem is that Texas is one of only a handful of states that do not require property sale prices to be disclosed.

For residential property owners, that doesn't matter. The Multiple Listing Service reports prices and allows appraisers to keep home appraisals close to market value.

But commercial sales are cloaked in secrecy. And that puts tax appraisers at great disadvantage in setting a fair market value on business property.

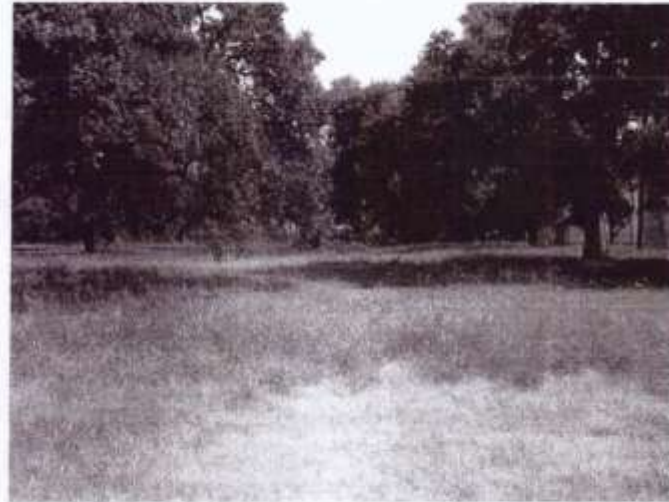
The Texas Association of Appraisal Districts released a study a few years ago estimating that property in Texas is undervalued by \$301 billion. It said commercial property is undervalued by 40 percent.

In Texas, where property taxes are the primary means of taxation, that means commercial property owners are shifting a huge chunk of the tax burden to homeowners.

2301 South
5th Street

Land sold
for
\$1,649,523
on
3/30/07

COMPARABLE LAND SALE NUMBER TWO



Location:	2301 South 5th Street
Parcel Number:	Out of 04-0204-02-22 (2.6690 acre tract)
Legal Description:	Lot 1, Bouldin Lofts Subdivision, Austin, Travis County, Texas.
Date of Sale:	03/30/07
Recording Data:	Document #: 2007056570; Date: 03/30/07
Grantor:	Tres Amigos, Inc.
Grantee:	2301 South 5th Street Limited Partnership
Consideration:	\$1,649,523.20
Terms:	Cash to seller
Price per Unit:	\$51,548/unit; \$18.93/SF of land area

2301 South 5th
Street

TCAD Value
\$174,240
= 10.5% of
market

\$1.475 million
missing

TaxNetUSA: Travis County Property Information Property ID Number: 754038 Ref ID Number: 8482648259000

Owner's Name: 2301 SOUTH 5TH STREET LP

Property Details

Deed Date: 03/02/07
Deed Volume: 1
Deed Page: 1
Exemption: 2.0000

Mailing Address: 4779 MICHAEL RIDGES
PO BOX 70340
AUSTIN TX 78703-0038

Location: 2305 S 5 ST 78702

Legal: LOT 1 BLK A BOULDERLOFTS SUBD

Value Information

2009 Certified
Land Value: 174,240.00
Improvement Value: 0.00
AD Value: 0.00
AG Productivity Value: 0.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 174,240.00
10% Cap Value: 0.00
Total Value: 174,240.00

Land Value
← \$174,240

Nearest Code: 018074
Neighborhood Code: AACRE

Date up to date as of 2009-08-18

☐ ABBREVIATIONS (A-B-C) ☐ APPOINTMENT OF AGENT FORM ☐ PROSPECT EXEMPTION ☐ HOBERTS EXEMPTION FORM
☐ PRIOR DEED REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM ☐ PLAT MAP (TFT) ☐ PLAT MAP (PCF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRANS CENTRAL APP DIST		174,240.00	174,240.00	174,240.00	174,240.00
01	AUSTIN ISD	1.200000	174,240.00	174,240.00	174,240.00	174,240.00
02	CITY OF AUSTIN	0.401000	174,240.00	174,240.00	174,240.00	174,240.00
03	TRAVIS COUNTY	0.452000	174,240.00	174,240.00	174,240.00	174,240.00
04	TRAVIS CO HEALTHCARE DIST	0.007000	174,240.00	174,240.00	174,240.00	174,240.00
05	AUSTIN COMM COLL DIST	0.083400	174,240.00	174,240.00	174,240.00	174,240.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Seg ID	Seg ID	Type Code	Description	Class	Effective Year	Area
						Total Living Area: 0

Land Information

Land ID	Type Code	SPTS Code	Homecode	Size Acres	Front	Depth	Size-SqFt
187276	LAND	01	7	2.000	0	0	87,120

[show history](#)

TCAD Valuation vs. Actual Sales Price for 30 Properties

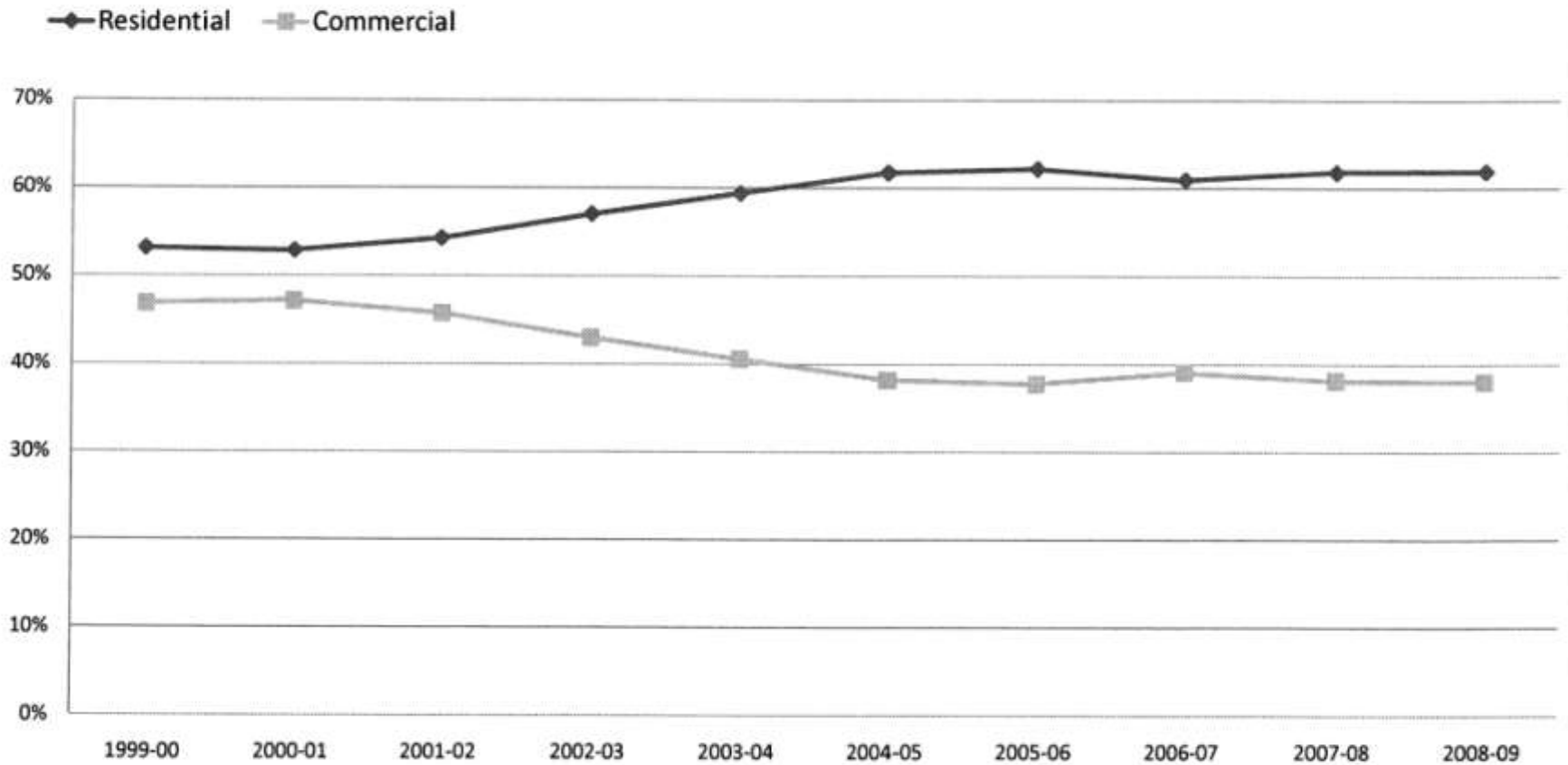
Comp	Property	Area	Size	Date Sold	Sales Price	TCAD Value Year of Sale in BOLD					TCAD	Year 1	Current
						2005	2006	2007	2008	2009	At Sale %	After Sale %	2009 %
1	2nd & Congress - Austonian	CBD	0.677 acres	Dec-05	7,370,000	1,766,400	2,944,000	2,944,000	2,944,000	2,958,985	24%	40%	40%
2	401 Guadalupe	CBD	0.40551 acres	Mar-07	4,800,000			2,337,736	1,309,130	1,067,073	49%	27%	22%
3	6th/5th/Nueces/San Antonio	CBD	1.1814 acres	Dec-06	9,500,000		3,217,575	5,274,408	5,302,908	5,253,275	34%	56%	55%
4	East 3rd/Brazo/San Jacinto	CBD	1.2165 acres	Dec-06	10,863,360		3,456,557	4,960,798	4,959,421	4,868,145	32%	46%	45%
5	68-74 Rainey Street	CBD	.57 acres	Oct-07	3,229,200			793,656	753,600	753,600	25%	23%	23%
6	SW Corner W 7th & Nueces	CBD	0.665 acres	Jun-06	3,333,275		1,862,845	2,516,197	2,463,409	2,481,261	56%	75%	74%
7	NE Corner E 9th & Neches	CBD	.406 acres	Jul-06	1,800,000		735,135	688,500	706,560	706,560	41%	38%	39%
8	1200 Guadalupe	CBD	0.316 acres	Jun-07	1,500,000			619,200	619,200	619,200	41%	41%	41%
9	Trinity/7th/8th/Neches	CBD	1.619 acres	Jun-09	9,500,000	see (2) below				3,575,964	38%	N/A	38%
10	SE Corner E 3rd & San Jacinto	CBD	0.4055 acres	Mar-07	3,700,000			1,351,633	1,353,810	1,629,719	37%	37%	44%
11	2109 S. Congress	South	1.17 acres	Dec-06	2,400,000		707,880	1,348,968	1,352,888	1,068,480	29%	56%	45%
12	3512-3610 S. Lamar	South	2.23 acres	Jul-06	2,400,000		894,333	1,113,629	787,584	787,584	37%	46%	33%
13	6717 Circle S Road	South	8.127 acres	Dec-06	830,000		481,220	481,220	481,220	481,220	58%	58%	58%
14	5525 East 51st	E	4.0 acres	Aug-07	350,000			87,120	87,120	87,120	25%	25%	25%
15	2600 San Pedro	UT	0.98 acres	Nov-07	5,700,000			1,506,781	3,833,402	3,833,402	26%	67%	67%
16	7119 Ben White	SE	60.261 acres	Apr-07	3,936,800			2,505,935	2,505,935	2,505,944	64%	64%	64%
17	NW Corner Hwy 71/620	SW	16.8 acres	May-07	11,225,000			3,704,778	3,704,778	3,704,778	33%	33%	33%
18	Comanche Trail	W	18.531 acres	Apr-06	5,500,000		840,621	840,621	840,613	840,613	15%	15%	15%
19	NEC Siesta Shores & Bee Crk	W	910 acres	Jan-07	43,225,000			9,563,258	10,769,790	10,769,790	22%	25%	25%
20	Hamilton Pool Rd	W	400 acres	Mar-06	8,800,000		2,222,000	2,222,000	2,222,000	2,222,000	25%	25%	25%
21	11801 Dessau Road	NE	6.08 acres	Feb-06	700,000		236,966	236,966	236,966	236,966	34%	34%	34%
22	3800 Kelly Lane	NE	60 acres	Jun-05	899,850	179,100	150,000	475,456	475,456	475,456	20%	17%	53%
23	19447 Wilke Ln	NE	98.953 acres	Oct-07	13,793,258			837,427	2,625,941	2,611,899	6%	19%	19%
24	8115 Springdale	E	4.072 acres	Oct-06	450,000		248,326	248,326	248,626	248,626	55%	55%	55%
25	SEC corner SH 71 & FM 973	SE	389.447 acres	Jun-06	28,500,000		6,510,438	6,489,916	6,620,599	6,620,599	23%	23%	23%
26	Hwy 183 across from Colton Rd	SE	167.281 acres	Jun-06	2,750,000		460,638	595,344	613,344	613,344	17%	22%	22%
27	NE Corner 183 S and FM 969	E	6.0086 acres	Nov-06	1,300,000		159,026	159,026	457,853	457,853	12%	12%	35%
28	6517 Burlinson Road	SE	7.90 acres	Jun-08	1,300,000				619,108	619,108	48%	48%	48%
29	NWC Slaughter & Old Lockhart	SE	20.228 acres	Mar-06	1,057,358		121,368	121,368	157,744	157,744	11%	11%	15%
30	Colton-Bluff Sprg Rd	SE	91.987 acres	Jun-06	919,870		273,662	371,397	270,279	360,371	30%	40%	39%

Notes: (1) 28 sales comps were obtained through open records from appraisals obtained through Travis County, City of Austin, one from a private appraisal and one from public news
 (2) Sale Comparable #9 has sold twice in 2 years - October 2007 for \$7 million and June 2009 for \$9.5 million - see Appendix E for verification.

City of Austin

10 Year History - Property Tax Collections

% Residential vs. % Commercial



Source: City of Austin Website - Council Budget Question #1, Part B
Calculations made from Property Tax History table
See at <http://www.ci.austin.tx.us/budget/cbq/index.cfm>

Myths & Ghosts

- People are excited about the prospect of another 1.5 million people sharing the roads.
- Envision CT TX says 80% say NO. Quality of life goes down
- Bigger tax base benefits us all.

Costs of Growth to local government manifested 5 ways

- Increased Taxes
- Increased Debt
- Infrastructure Deficit
- Deferred Maintenance
- Reduced Services

Conclusion

- Stop planning for a worse future.
- Explore ways to moderate population growth rate
- Embrace the principal of Total Accounting
- Growth should pay for itself
- Property Taxes – Stop pretending a larger tax base is beneficial
- Lobby for Sales Price Disclosure

THE END