

TO: CITY OF DRIPPING SPRINGS  
FROM: Kim Fernea  
RE: ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT  
DATE: November 9, 2021

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Please accept this memo as the City of Dripping Springs Economic Development Committee's (the "Committee") monthly update to Council regarding projects and progress during the month of October 2021.

The Committee convened at City Hall on August 25<sup>th</sup>.

**Agenda:**

- **Discuss and consider approval of the 2022 Economic Development Committee Meeting**
  - The Committee will plan to continue meeting the 4<sup>th</sup> Wednesday of the month. With the following exceptions:
    - No meeting in July
    - Instead of meeting in November and December, we will only meet once on December 7<sup>th</sup>.
  - List of months we will meet:
    - January, February, March, April, May, June, August, September, October, and December will be the 7<sup>th</sup>.
- **Reports**
  - **City Council Monthly Report, Mayor Pro Tem Taline Manassian**
    - We approved an annexation petition for about 30 acres at 2901 West Highway 290, which is intended to be part of Bunker Ranch. This means staff will be negotiating an annexation agreement.
    - We moved forward with selection of an engineering firm for design of the Old Fitzhugh Road project that the TIRZ board has been working on.
    - We adopted our Master Transportation Plan.
    - We approved an annexation agreement and a consent to MUD for 112 acres by Sports and Rec Park for what is being called the Village Grove project, which is looking to be single family housing, townhomes, and some civic/retail spaces.
    - We approved a memorandum of understanding with New Growth for prior south of 290 on Roger Hanks, which is looking to be a build for rent neighborhood with some commercial development.
  - **TIRZ Projects Report, Committee Member Dave Edwards**
    - Have begun negotiations with an engineering firm for Old Fitzhugh Rd (surveying, easements, drainage, etc). Eight firms have made submission to be considered for the work.
  - **Chamber of Commerce Report, Committee Member & Chamber President Susan Kimbal**
    - This month's luncheon hosted Commissioner Walt Smith, held at Deep Eddy. They have been a good partner to the Chamber. Working to add more community events.
    - Had several ribbon cuttings and an Anniversary Celebration this month.
    - Board Elections coming up.
    - Leadership Class 5 is underway.
  - **Dripping Springs ISD Report, Committee Member & Chief Human Resource Officer of DSISD Tiffany Duncan**
    - Well into the school year, 1<sup>st</sup> 9 weeks attendance hovering between 1070-1090 employees
    - Campuses are in full swing. Lots of PTA hosted events (Fall Festival Activities).
    - This has been Principal Appreciation month.
    - Finishing out final punch list items at Walnut and Cypress

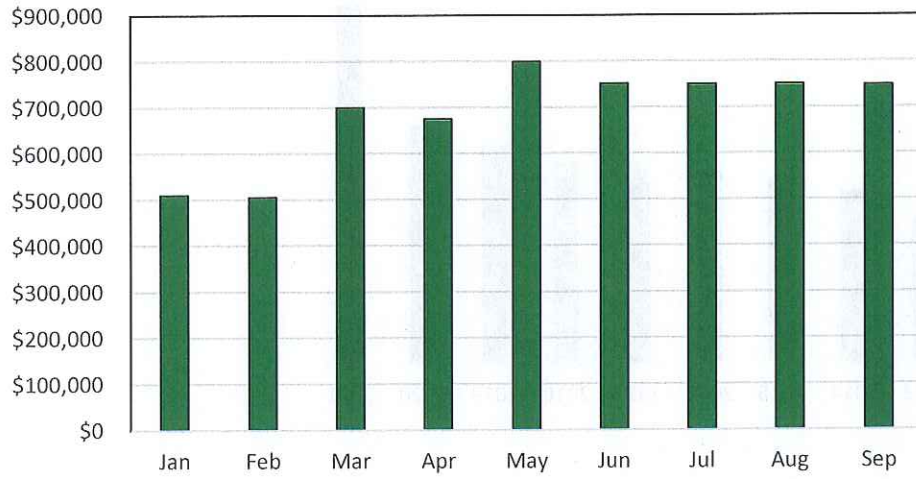
- The high school population is around 2200. J wing has been opened and at capacity. This wing houses the Career and Tech Education Academy
  - Additions to staff: Assistant Super-Intendent for Finance and Operations has joined the ISD, Catherine Knepp and Jennifer Edwards as the Communications Director
  - Have staffing issues, applicant pools are low. (COVID impact, and many not looking for part-time work which is the status of most of the support staffing needs currently) DSISD will be attending three job fairs in November
- **Discussion on Missing Middle Housing (please see attachments)**
    - Discussion of Median Housing Prices in area serving DSISD
    - Median Household income trends in the US from 1985-2020
    - Median Sales Price of Houses sold in the US from 1965-2020
      - Household Income is not keeping up with Housing Prices
    - Real Average Household Income by quintile
      - Currently only the top quintile (20%) can afford to purchase Single Family Detached Housing
    - Dripping Springs Demographics
    - ESD #6 has opened their new station at Belterra. 200 citizens attended the opening. This station includes a ladder truck and a bay for EMS.
    - Hometown Missions: Still looking for skilled workers and donations.
    - Home in a Month: Raised funds and will spend Friday/Saturday building the home. Go to [homeinamonth.org](http://homeinamonth.org) for more info.

**Next meeting will be December 8, 2021 at 4:00pm.**

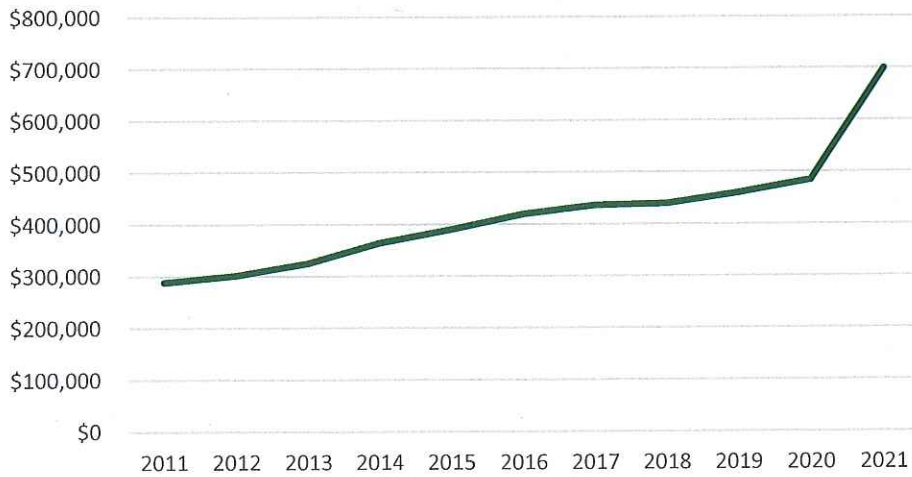
**Committee members present:** Rex Baker, David Edwards, Susan Kimball, John Kroll, Andrea Nicholas, Tiffany Duncan, Council Member Taline Manassian, Robert Avera, Kim Fernea

**Chamber members present:** Denise Schroeder, Lucy Hansen

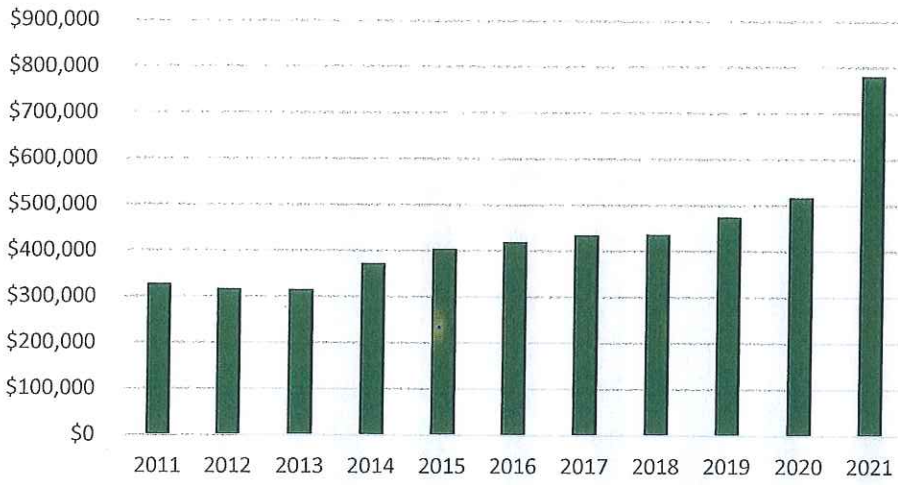
DSISD 2021 Close Price, Median by Month



DSISD Close Price, Median, Annual



DSID Close Price, Average, Annual





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Categories > Population, Employment, & Labor Markets > Income Distribution

## ★ Median Household Income in the United States (MEHOINUSA64GN)

Observation: 2020: 67,521 (+ more)  
Updated: Sep 15, 2021

Units: Current Dollars, Not Seasonally Adjusted

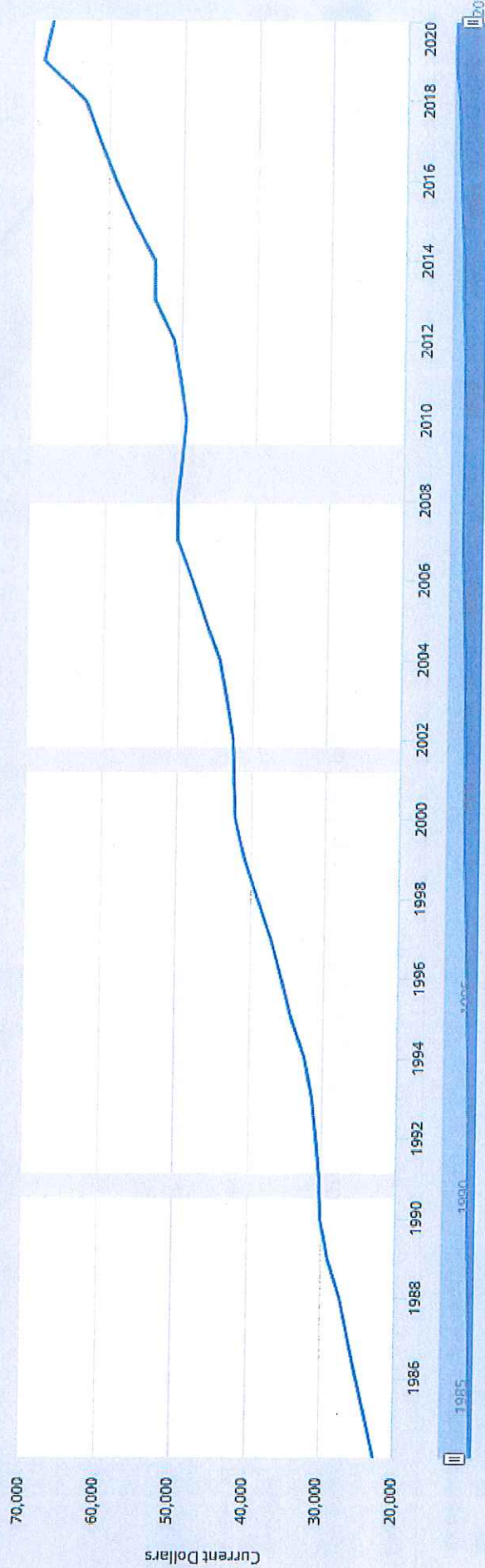
Frequency: Annual

1Y | 5Y | 10Y | Max to 1984-01-01 to 2020-01-01

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EDIT GRAPH ⚙️

**FRED** — Median Household Income in the United States



Shaded areas indicate U.S. recessions.

Source: U.S. Census Bureau

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Categories > Production & Business Activity > Housing > New Residential Sales

### ★ Median Sales Price of Houses Sold for the United States (MSPUS)

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EDIT GRAPH

1Y | 5Y | 10Y | Max  
 1963-01-01 to 2021-04-01

Observation: Q2 2021: 374,900 (+ more)  
 Updated: Jul 26, 2021  
 Units: Dollars, Not Seasonally Adjusted  
 Frequency: Quarterly

**FRED** — Median Sales Price of Houses Sold for the United States



Shaded areas indicate U.S. recessions.

Sources: Census; HUD

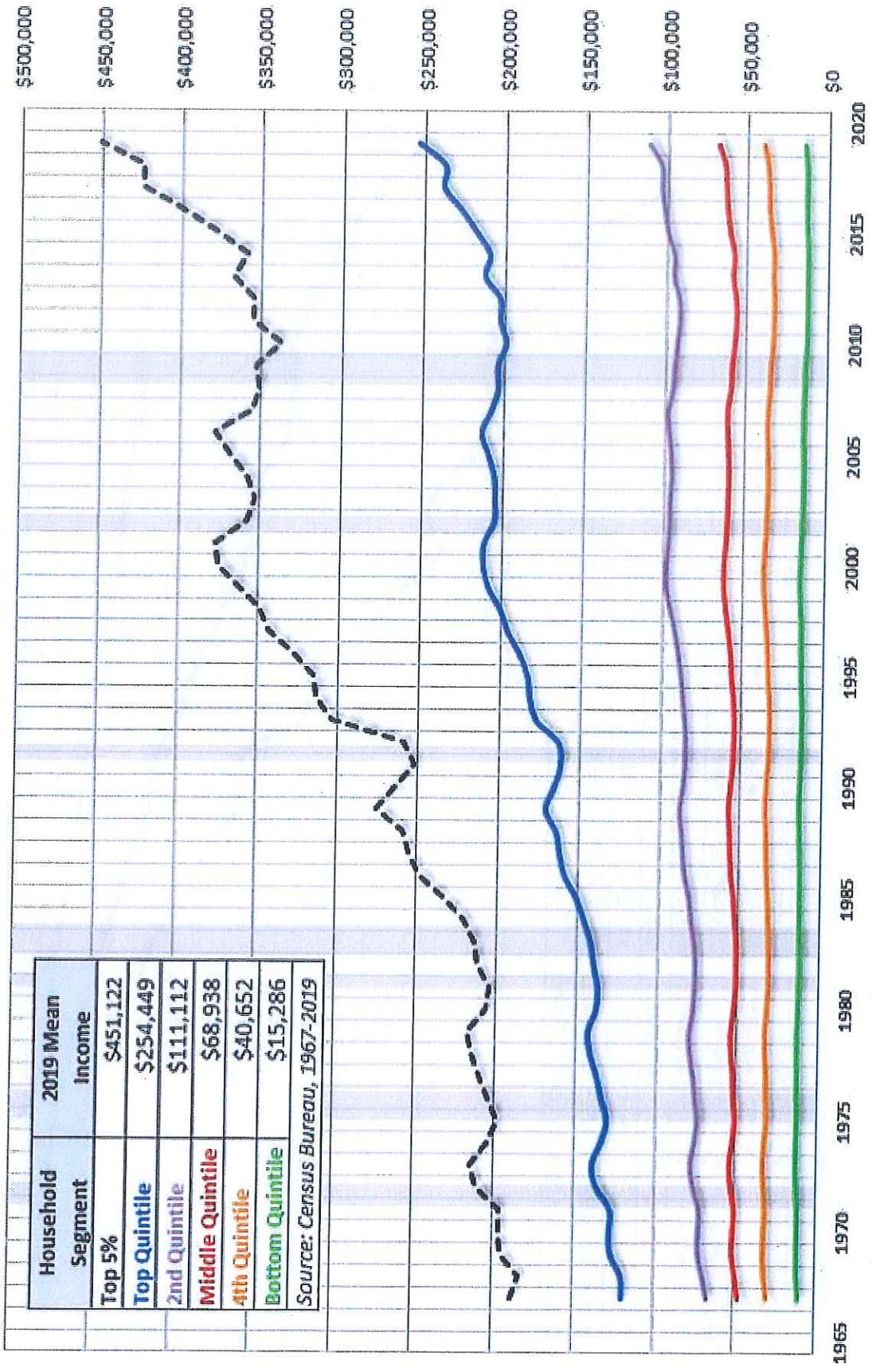
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# Real Average Household Income By Quintile and Top 5 Percent in 2019 Dollars

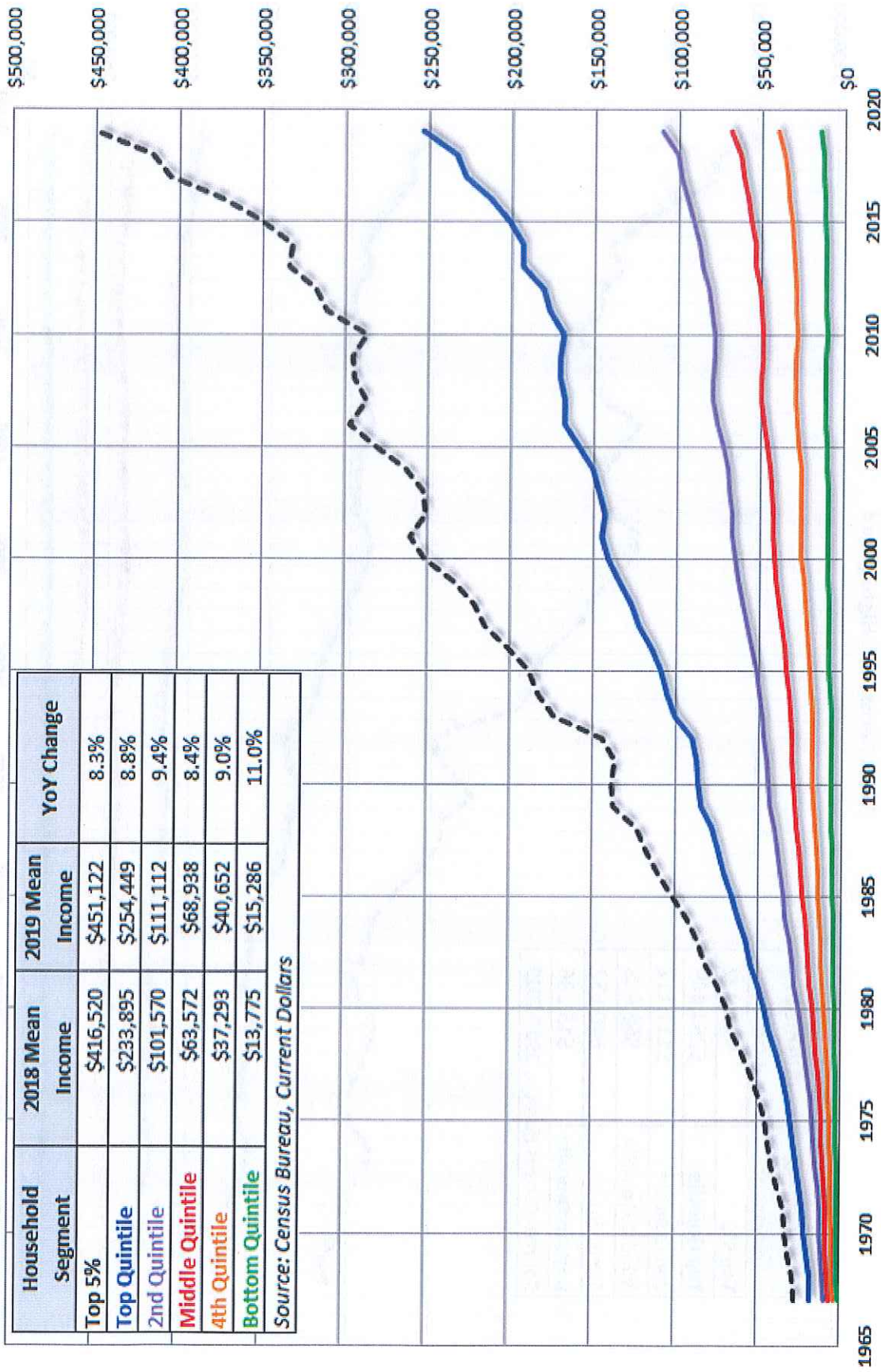
With Recessions Highlighted

| Household Segment | 2019 Mean Income |
|-------------------|------------------|
| Top 5%            | \$451,122        |
| Top Quintile      | \$254,449        |
| 2nd Quintile      | \$111,112        |
| Middle Quintile   | \$68,938         |
| 4th Quintile      | \$40,652         |
| Bottom Quintile   | \$15,286         |

Source: Census Bureau, 1967-2019



## Mean (Average) Household Income By Quintile and Top 5 Percent in Current Dollars





## Dripping Springs Demographics

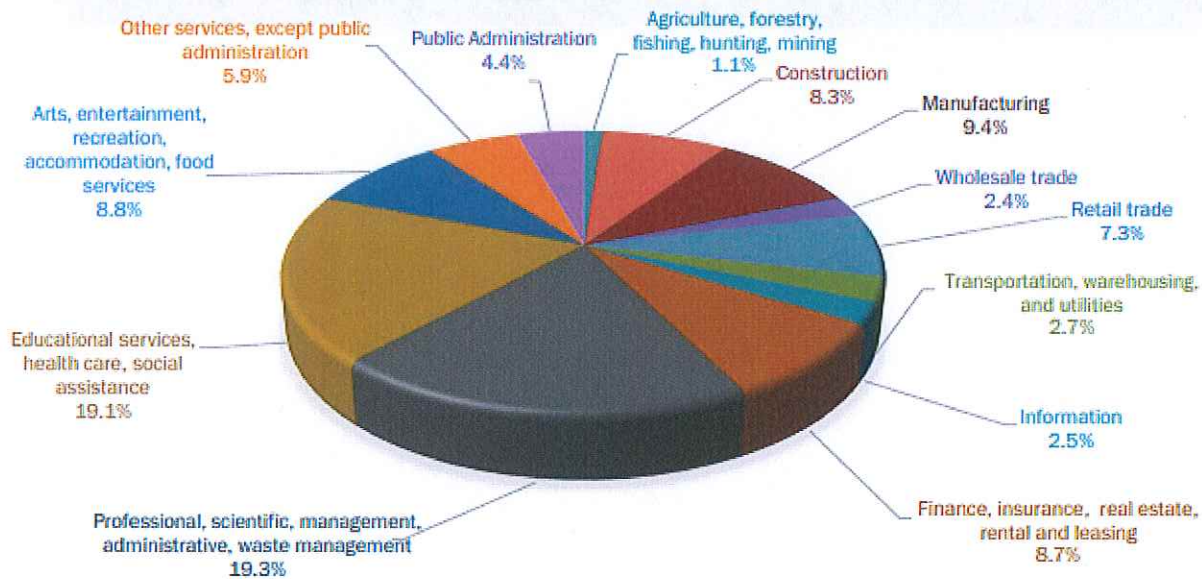
### OTHER SOCIOECONOMIC INDICATORS

Other socioeconomic characteristics are summarized in an historical chart as well as a comparison chart that includes similar districts nearby and the metro area. When compared to the metro area, DSISD has the following socioeconomic characteristics:

- More education, with 56% of the population having a bachelor's degree or higher, compared to 46% in the Austin metro area.
- A higher median household income of \$120,337, compared to \$80,954 in the Austin metro. Lake Travis ISD has a similar median income, at \$126,725. Eanes has a substantially higher income, and Hutto a significantly lower income. This median income is up from \$107,413 in 2014.
- A higher commute time to work, for an average of 31.5 minutes, while the Austin area averaged a commute time of 27.7 minutes. Hutto had a similar commute time, with Lake Travis having a commute time of 32.3 minutes.
- A higher median age of 42.4 years compared to the Austin metro which has a median age of 35.2 years. Eanes and Lake Travis ISD are similar to Dripping Springs.
- More of the population oriented to families with school-aged children, with 22% of the population aged 5-17 years old, compared to 17% in the metro area. Eanes, Hutto, Lake Travis, and Manor are all similar in this measure, and they are also all suburban areas where residents plan to raise their children.

### EMPLOYMENT BY ECONOMIC SECTOR IN DRIPPING SPRINGS ISD

According to the 2019 American Community Survey (ACS), the predominate industries in DSISD are Professional, Scientific, Management, Administrative, and Waste Management (19.3%), Educational Services, Health Care, and Social Assistance (19.1%), and Manufacturing (9.4%).



Source: American Community Survey 2019, US Census Bureau

Within three years, the City of Dripping Springs will have more wastewater capacity and a new wastewater line somewhat paralleling RM 150. Due to these expectations, PASA projects development south of US 290 to increase in the latter half of the projection period. However, the bulk of development over the next five years will be occurring in the northwest quadrant of the District.

| Planning Unit                                 | Subdivision/MPC or Owner's Name | New Single-Family Units |              |              |
|---|---------------------------------|-------------------------|--------------|--------------|
|   |                                 | 2021-2025               | 2025-2030    | 2021-2030    |
| <b>11</b>                                     | Double L Ranch                  | 265                     | 858          | 1,123        |
| <b>19</b>                                     | Headwaters                      | 539                     | 207          | 746          |
| <b>15B</b>                                    | Big Sky Ranch                   | 475                     | 147          | 622          |
| <b>14</b>                                     | Heritage Ranch                  | 215                     | 375          | 590          |
| <b>15B</b>                                    | Willdridge                      | 90                      | 425          | 515          |
| <b>9</b>                                      | Westwood                        | 102                     | 400          | 502          |
| <b>40</b>                                     | Parten                          | 370                     | 129          | 499          |
| <b>23</b>                                     | Caliterra                       | 326                     | 55           | 381          |
| <b>15B</b>                                    | Cannon Ranch                    | 120                     | 255          | 375          |
| <b>15B</b>                                    | Future Cannon                   | 45                      | 235          | 280          |
| <b>Total (Above-Listed Dev.):</b>             |                                 | <b>2,547</b>            | <b>3,086</b> | <b>5,633</b> |
| <b>Total Single Family Housing Projected:</b> |                                 | <b>4,015</b>            | <b>5,865</b> | <b>9,880</b> |

# Projected New Housing Occupancies

2021-2030

