

# Frequently Asked Questions



## **What is included in Whisper Valley's Master Plan?**

At over 2,062 acres, Whisper Valley will ultimately have approximately 5,000 single-family homes and 2,500 multifamily units, as well as Village Mixed-Use retail, office and commercial. Whisper Valley features 700 acres of beautiful rolling land anchored by the 600-acre Whisper Valley public park, hike & bike trails, pocket parks, greenbelts, orchards and organic gardens that serve the community. Amenities include a Community Center with a resort pool with beach entry and tanning ledges, fitness center, a Show Kitchen for cooking classes, conference room, kids play area and indoor and outdoor event spaces. Newer amenities include a spacious dog park, new playgrounds and pocket parks, and expanded organic gardens and trails.

## **What is EcoSmart?**

EcoSmart is a green energy service provider that utilizes renewable energy to create sustainable living in Whisper Valley. Centered around a geothermal energy system or GeoGrid™, this comprehensive program combines geothermal heating and cooling with solar PV, smart home technology and high energy-efficient products and systems to deliver zero energy capable homes.

## **EcoSmart Geothermal Service Assessment:**

To keep the GeoGrid™ running at top efficiency, a monthly geothermal service assessment covers all on-going operational costs, warranty, service and maintenance to the system (check with a representative for pricing). This fee is offset by the monthly savings you receive from your zero energy capable home.

## **What does Zero Energy Capable mean?**

A zero energy capable home is an extremely energy efficient home that receives a HERS score of 25 or less. This enables Whisper Valley homeowners to have a very low or zero utility bill depending on personal energy behavior and time of year.

## **What is a HERS rating?**

Home Energy Rating System (HERS) is a rating of how energy efficient a home is-and the lower the score the better. Based on a rating from 1 to 100 for a standard new home, today's high performance homes typically rate around 60. New homes in Whisper Valley typically rate an amazingly low 25 or below which is considered zero energy capable.

## **What are the home sizes and lots sizes in Whisper Valley?**

Whisper Valley offers duplex and triplex homes and single family homes on 35, 40 and 50 foot wide home sites. Currently homes range from about 1,100 to 3,000+ sq. ft.

## **What city and county is Whisper Valley located in?**

Whisper Valley is located in the City of Austin and Travis County. However, the address for Whisper Valley residents is Whisper Valley, TX. The community has been annexed into the city of Austin on what is known as "Limited Purpose". This means it is located inside the Austin city limits, but is served by the Travis County police, fire and emergency services. The reason for this is that Whisper Valley is in a PID (Public Improvement District). Residents don't pay City of Austin ad valorem taxes as long as the PID is in place. Instead of City of Austin ad valorem taxes, residents pay a PID Assessment which is a dollar amount based on the size of the lot. When the PID bonds are paid off, the city may offer to annex the community into the city on a "Full Purpose" basis. At that time city taxes will replace PID assessments.

## **What school district serves Whisper Valley?**

Students attend Del Valle ISD schools offering some of the finest sports and technology center facilities in the Austin area. Currently, the schools serving Whisper Valley are:

### **Gilbert Elementary School**

5412 Gilbert Road  
Austin, Texas 78724  
512-386-3800  
<http://ges.dvisd.net>

### **Dailey Middle School**

1400 Westall Street  
Austin, TX 78725  
512-386-3600  
<http://dms.dvisd.net>

### **Del Valle High School**

*Opening Fall 2026*  
5201 Ross Road  
Del Valle, TX 78617  
512-386-3200  
<http://dvhs.dvisd.net>

## **Will Whisper Valley have any schools located within the community?**

Yes, Whisper Valley will be home to three onsite schools: an elementary school, a middle school and a high school. The High School is scheduled to open first in the fall of 2026.

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## Who are the home builders?

### Pacesetter Homes

512-323-6420 pacesetterhomestexas.com

### Thurman Homes

512-925-4647 thurmanhomestexas.com

### GFO Home

512-771-7449 gfohome.com

### AHA Dream Homes

512-470-1348 ahadreamhomes.com

### Terrata Homes

833-873-4735 TerrataHomes.com

## Who provides utilities to Whisper Valley?

### Water & Sewer

Austin Water Utility  
512-494-9400

### Trash & Recycling

Texas Disposal Systems, TDS  
844-873-7734 or 512-329-1758

*Trash day is Tuesday, recycle every other week*

### Internet Service

Google Fiber  
855-764-9300

### AT&T Fiber

737-247-6967

### Electricity

Bluebonnet Co-Op  
800-842-7708

Bluebonnet Co-op supplies electricity to Whisper Valley homes should they need it. A minimum hook-up fee of \$22.50/mo. is required to be attached to the grid.

*Whisper Valley is an all-electric community. No gas service.*

## What are the taxes in Whisper Valley?

Whisper Valley has very low taxes in comparison to many area master-planned communities.

Travis County	0.304655
Del Valle ISD	1.002800
Travis County Healthcare District	0.100692
Austin Community College District	0.098600
Travis County ESD No 12	0.098200

*No city tax while PID assessment in place - 25 years*

**TOTAL TAXES: 1.604947 + PID assessment**

*Based on 2023 tax rates*

## 30% Tax Credit

Purchasing an EcoSmart home in Whisper Valley automatically qualifies you to take a 30% tax credit on the value of your home's renewable energy systems:

- Solar PV system including installation
- Geothermal heating and cooling equipment including your high efficiency heat pump and installation

*Consult with tax preparer to ensure accuracy in calculating the tax credit and to achieve the maximum benefit.*

## What is a PID?

A PID is a Public Improvement District set up in cooperation with the City of Austin to fund the extensive infrastructure needed to bring utilities to new areas and build the amenities that major master-planned communities require. Instead of paying any City of Austin ad valorem taxes, Whisper Valley residents will pay the Whisper Valley PID assessment. PID assessment is based on lot size. Ask a representative for details. Residents will not owe any City of Austin ad valorem taxes until such time as the PID bonds are paid off or retired which could be over 25 years.

## What does the Whisper Valley Master Association do?

The Whisper Valley Master Association is set up to protect the value of your homes by providing the maintenance and upkeep of all common areas, parks and amenities as well as plan lifestyle programming for community residents. The Association's role is also to review all architectural design and enforce all regulations/restrictions outlined by the Development Area Declaration, Design Guidelines and Whisper Valley Master Covenant.

## How much are the Association dues?

Assessments are currently \$72/month, collected quarterly at \$216, and are subject to periodic increases not to exceed 10% per annum.

## What do you mean by lifestyle programming?

Whisper Valley has a full-time lifestyle manager who directs an award-winning lifestyle program. The manager plans, organizes and hosts a calendar of activities and events designed to bring neighbors together, encourage a healthy lifestyle and connect friends and family. Activities include cooking demonstrations, Maker classes, monthly farm stand, wine tastings, gardening classes, farm to table dinners, yoga classes, holiday celebrations — and more.

[WhisperValleyAustin.com](http://WhisperValleyAustin.com)