



AISD Repurposing Conversations

Anita Ferrales Coy Site Update

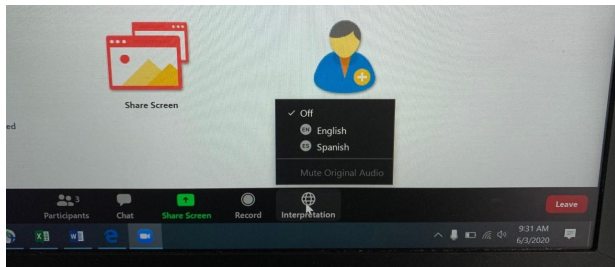
February 7, 2023

Please Choose Your Preferred Language For The Meeting

Elija el Idioma en el Que Prefiera Escuchar la Junta

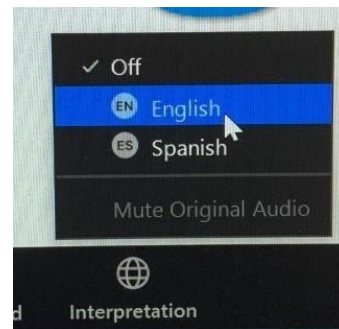
On a desktop or laptop
En una computadora de escritorio o una computadora portátil

1. Hover at the bottom of the screen to see the toolbar and click on the Interpretation icon.
 - Ponga el cursor en la parte de abajo de la pantalla para ver la barra de herramientas y haga clic en el ícono del globo terráqueo que dice "Interpretation".



*The interpretation feature is not available in some devices.
*La función de interpretación no está disponible en algunos equipos.

2. Click on your preferred language.
 - Haga clic en el idioma de su preferencia.



3. If you don't want to hear the original language in the background, click on Mute Original Audio. This sometimes can help when the sound is choppy.

- Si no quiere escuchar el idioma original en el fondo, haga clic en "Mute Original Audio". Esto a veces puede ayudar cuando el sonido se está cortando.

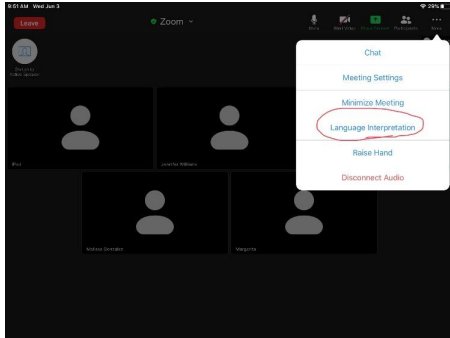


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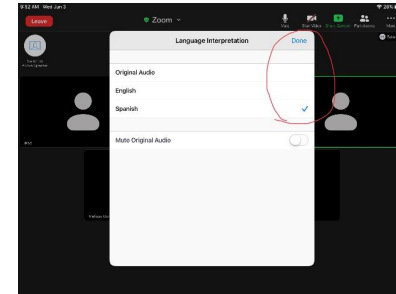
Elija el Idioma en el Que Prefiera Escuchar la Junta

On an iPad
En un iPad

1. Press the three dots on the upper right corner to access the menu and select Language Interpretation.
 - Presione los tres puntos del menú arriba a la derecha y seleccione "Language Interpretation".
2. Select your preferred language.
 - Seleccione el idioma de su preferencia.



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If you don't want to hear the original language in the background, click on Mute Original Audio. This sometimes can help when the sound is choppy. Press Done.

- Si no quiere escuchar el idioma original en el fondo, haga clic en "Mute Original Audio". Esto a veces puede ayudar cuando el sonido se está cortando. Presione "Done" cuando termine.



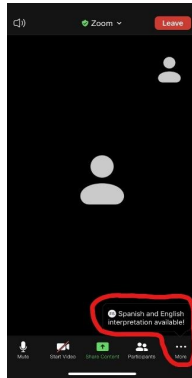
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On an iPhone
En un iPhone

1. Press the three dots (More) on the lower right corner to access the menu.

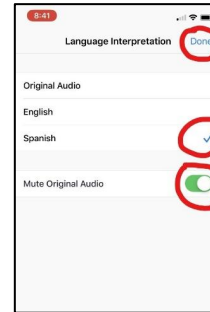
- Presione los tres puntos del menú "More" abajo a la derecha.



2. Select Language Interpretation.

- Seleccione "Language Interpretation".

3. Select your preferred language. If you don't want to hear the original language in the background, click on Mute Original Audio. This sometimes can help when the sound is choppy. Press Done.



- Seleccione el idioma de su preferencia. Si no quiere escuchar el idioma original en el fondo, haga clic en "Mute Original Audio". Esto a veces puede ayudar cuando el sonido se está cortando. Presione "Done" cuando termine.

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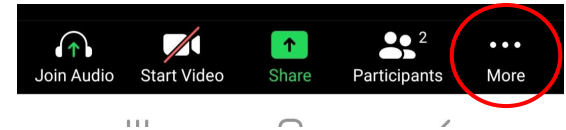
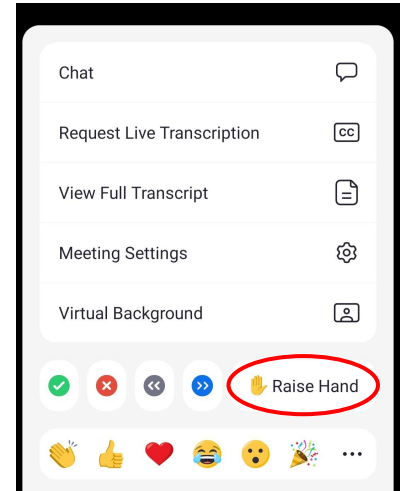
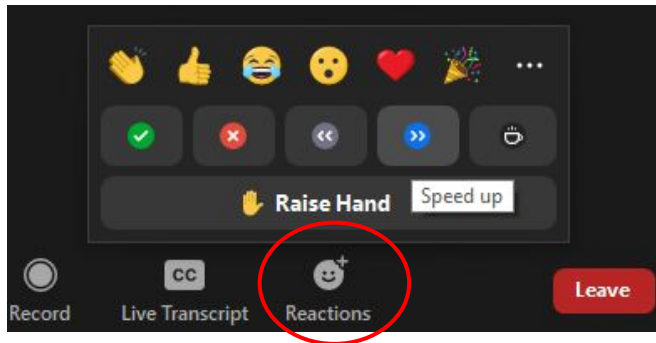


Questions and Answers

Preguntas y Respuestas

You will be muted when you enter. If you have a question, please raise your hand to join the queue and we call on you when we are ready. You may then unmute yourself and ask the speakers your question.

Los micrófonos serán silenciados. Si tiene alguna pregunta, por favor levante la mano para obtener un turno y llamaremos su nombre cuando estemos listos. En ese momento puede prender su micrófono y hacerle su pregunta a los presentadores.



Meeting Agenda

- Welcome & Introductions
- Repurposing Process
- About the Site
- Development Goals
- Q&A



Why Repurposing

- Attract and retain teachers and staff
- Increase District enrollment
- Combat rising costs in City of Austin
- Overcome education funding challenges
- Invest in the community



Repurposing Process





About the Site

- **Address:** 4900 Gonzales Street
- **Council District:** 3
- **Trustee District:** 2
- **Lot Size:** 19.84 acres
- **Building Size:** 125,305 SF
- **Year Built:** 1953



Site Factors

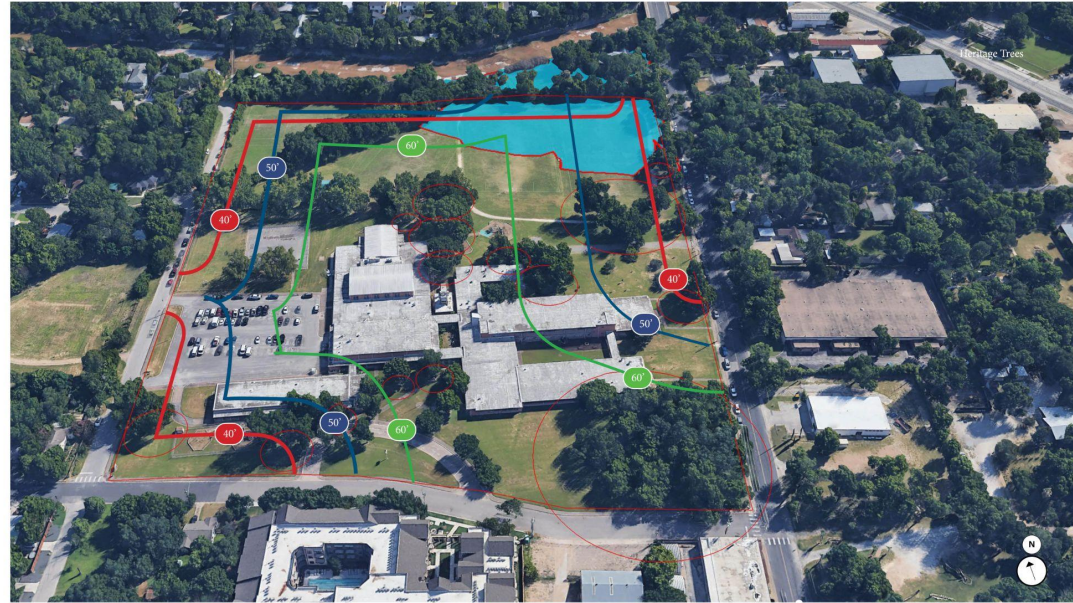
Compatibility Requirements:

Restricts building height based on nearby single family homes.

Heritage Trees: Numerous large protected trees onsite.

Existing School Facility: Occupies a significant portion of the site, limiting development opportunities.

FEMA Flood Zone: Restricts construction on 1.7 acres.



ANITA COY

SITE CONSTRAINTS: Building Height Restrictions



What We Know...

- Displacement of Hispanic population
- Average household income within 1-mile of Coy is 37% less than the City-wide average (\$47,538 vs. \$75,752)
- Recently built apartments cater to young professionals and non-family renters
- Affordability issues - rising rents and home prices



What We Heard...

- Majority in favor of density and supportive of affordable housing
 - Honor the legacy of the site in the redevelopment
 - Units to accommodate family needs
 - Inclusion of green space
- Some favor using the site only for education
- Income requirements - neighborhood needs deeply affordable housing, not just workforce

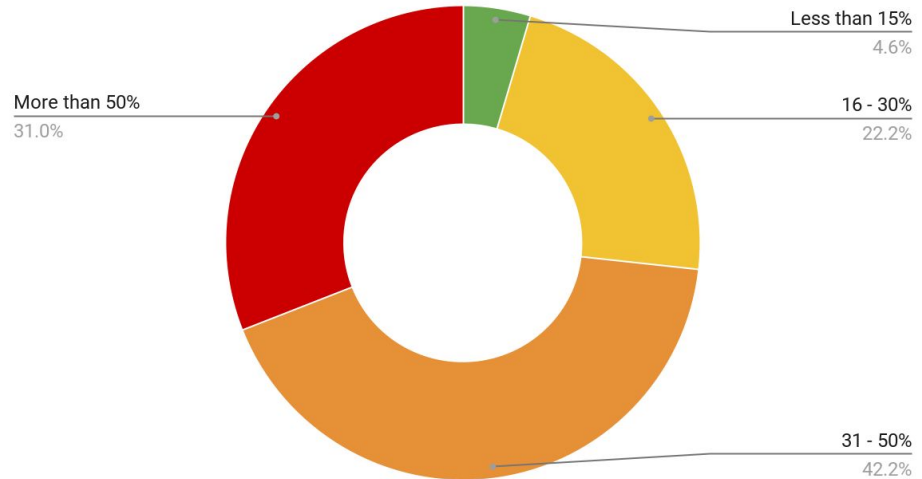


What We Heard...

Surveyed over **2,760** District staff about housing needs...

73.2%
identified as
cost burdened
by housing
expenses

What percent of your salary do you spend on housing?



Development Goals

- Retain ownership of the land.
- Build a new facility for the Alternative Learning Center onsite.
- Provide mixed income housing sensitive to the neighborhood.
 - All housing units below 120% MFI
 - At least half of the units below 80% MFI
 - A portion of units in the 30%-60% MFI range
- Offer pedestrian friendly site amenities.
- Make connections to public transit.
- Incorporate green space and preserve heritage trees.



Explaining Income Limits

MFI = median family income

HUD Income Limit	1-Person	2-Persons	3-Persons	4-Persons
120% MFI	\$92,650	\$105,900	\$119,100	\$132,350
80% MFI	\$61,800	\$70,600	\$79,450	\$88,250
60% MFI	\$46,380	\$52,980	\$59,580	\$66,180
30% MFI	\$23,200	\$26,500	\$29,800	\$33,100

Sample starting salaries:



Bus driver
\$30,744



Custodian
\$33,408



Teacher
\$52,190



City Firefighter
\$55,230



APH Nurse
\$62,046



Asst Principal
\$62,681



Explaining Rent Caps

Rents will not exceed 30% of the adjusted household income

80% MFI	Studio (1-person) \$61,800 annual household income	\$1,545 per month
60% MFI	2-bedroom (3-persons) \$59,580 annual household income	\$1,489 per month
30% MFI	1-bedroom (2-persons) \$26,500 annual household income	\$662 per month



Massing Diagram Example



Project Requirements

- Prioritize District teachers, staff and families.
- Include family-sized units.
- Support sustainability by adhering to green building standards.
- Encourage the involvement of Historically Underutilized Businesses in construction and financing.
- Ensure fair and equitable treatment of construction workers.
- Engage the community throughout the process.

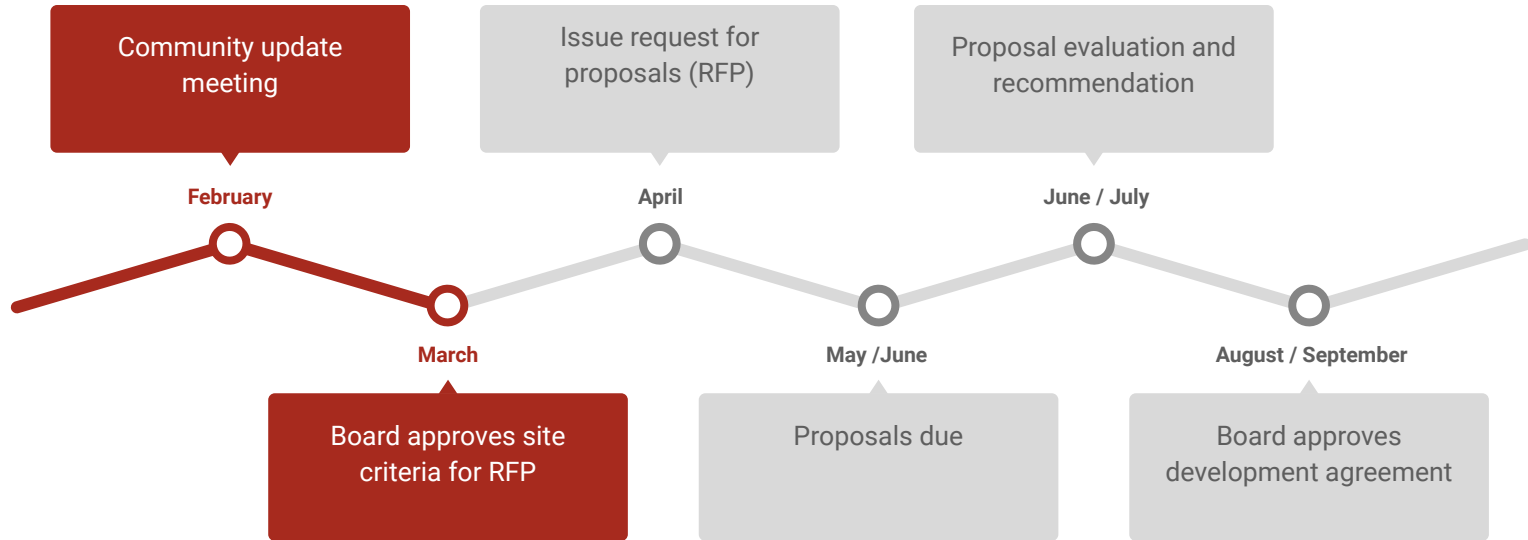


Clarifications

- District focused on increasing staff wages. Housing is to complement, not take away.
- District will lease the land to developer, who will build and operate the housing.
- Funding of new ALC facility will be supported by proceeds from housing development.
- District will not be the landlord nor collect rent.
- Housing is not mandatory for teachers or staff.
- District staff and families will be given priority in renting units, not exclusive access.
- Restrictions placed on site will protect long-term affordability.



Next Steps



Questions?

