

Something's
Happening
here



Repurposing Conversations

Former Rosedale School Campus Update

September 12, 2023

WELCOME

What's your connection to the Rosedale School campus?

Something's
Happening **Here**



Meeting Agenda

- Welcome
- Repurposing Process
- Findings & Feedback
- Development Goals
- Q&A

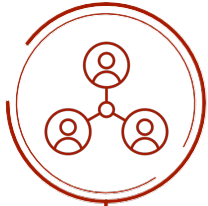


Why Repurposing?

- Make a positive impact on students
- Leverage underutilized sites
- Invest in the surrounding community
- Maintain ownership of land
- Recruit & retain teachers and staff
- Overcome education funding challenges



Repurposing Process



PHASE 1

Equity &
Community
Engagement



PHASE 2

Feasibility
Study



PHASE 3

Review
Findings



PHASE 4

Define Site
Criteria



PHASE 5

Implementation

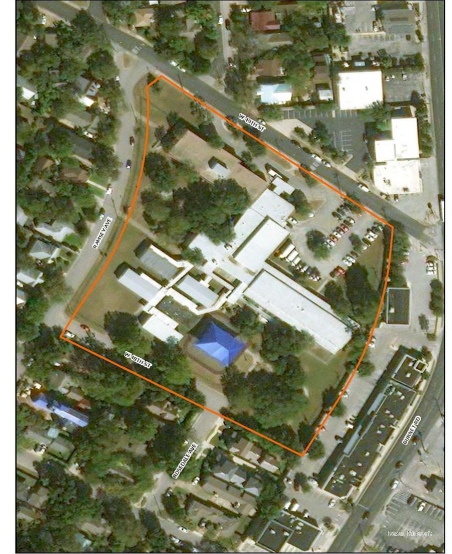


About the Site

- **Address:** 2117 West 49th Street
- **Lot Size:** 4.62 acres
- **Building Size:** 36,501 square foot
- **Year Built:** 1939
- **Zoning Classification:** Single-Family 3
- **Council District:** 7 (Leslie Pool)
- **School Board Trustee District:** 4 (Kathryn Whitley Chu)

Current Status

PHASE 4



What We Have Learned...

- Austin ISD's average base salary is 33% less than the average income for an individual living within 1-mile of site
- Neighborhood median home sale price is \$810,000 compared to City of Austin median home sales price is \$588,193
- Shortage of available family sized units (2+ bedrooms) in the neighborhood
- Cost of renovating and using existing building is prohibitive
- Site is not suited for office, hotel, or retail uses

What We Heard...

- The community is supportive of building housing on site but not density
- Prefer to see single family homes or townhomes
- Concerns about traffic and impact on neighborhood
- Want to preserve park and green space



Planned Concept Design Example



Single Family Homes
25 lots / 50 units



Why Homeownership?

- Serve full spectrum of housing needs for Austin ISD employees
- Respond to clear demand based on past experience
- Create much needed opportunity in the neighborhood and the city
- Alleviate cost burden of housing and provide stability
- Leverage current zoning of the property
- Embrace surrounding context and size of the site



Development Goals

- Retain ownership of the land
- Provide attainable home ownership opportunities:
 - All units below 100% median family income
 - Half of units below 80% median family income
- Protect long-term affordability via resale restrictions
- Incorporate park and green space into the design



Explaining Income Limits

Annual household income for homeowners cannot exceed the following limits:

| Persons in Household | 80% Median Family Income | 100% Median Family Income |
|----------------------|--------------------------|---------------------------|
| | Maximum Yearly Income | Maximum Yearly Income |
| 1 | \$65,400 | \$85,600 |
| 2 | \$74,800 | \$97,850 |
| 3 | \$84,150 | \$110,050 |
| 4 | \$93,450 | \$122,300 |
| 5 | \$100,950 | \$132,100 |

Sample Starting Salaries:



Bus Driver
\$45,000



Austin Firefighter
\$55,259



Custodian
\$33,408



EMS Medic
\$51,480



Teacher
\$55,844



Asst. Principal
\$62,681



Project Requirements

- Prioritize Austin ISD teachers, staff and families
- 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

- Austin ISD continues to be focused on increasing staff wages. Housing is to complement, not to take away.
- Housing is NOT mandatory for teachers or staff.
- Austin ISD staff and families will be given priority in purchasing units, although not exclusive access.
- Income, not employer, determines eligibility.
- Austin ISD will lease the land to developer, who will build the housing.



Phase 5: Implementation

Board Approves
Request for Proposal

Austin ISD's Board of Trustees approves site criteria and directs Superintendent to issue Request for Proposals (RFP) to identify development partner.

Issue
Request for Proposal

Austin ISD issues RFP that clearly outlines development goals and project requirements.

Select Developer

After evaluating proposals, Austin ISD staff recommends selected Developer to Austin ISD Board of Trustees to approve entering into a development agreement.



Questions?



Next Steps

- November 9 - Austin ISD Board of Trustees Information Session
 - Public Comments: You must call 512-414-0130 to record your 60-second remarks between 7:45 a.m. and 3 p.m. the day of the meeting.
- November 16 - Austin ISD Board of Trustees Regular Voting Meeting
 - Public Testimony: You may either sign up to speak in person or record your testimony by calling 512-414-0130 between 7:45 a.m. and 3 p.m. the day of the meeting.