



AUSTIN  
Independent School District



# AISD Repurposing Conversations

## *Rosedale Update*

September 20, 2022

# Meeting Agenda

- Welcome & Introductions
- About the Site
- Repurposing Process
- Definitions
- Potential Options
- Feedback Discussion



# Why Repurposing

- Maintain / increase District enrollment
- Attract & retain teachers and staff
- Combat rising costs in City of Austin
- Overcome education funding challenges
- Respond to history of exclusionary housing practices
- Make long-term investment in the community





# About the Site

- **Address:** 2117 W. 49th Street
- **Council District:** 7
- **Trustee District:** 4
- **Lot Size:** 4.62 acres
- **Building Size:** 36,501 SF
- **Zoning:** SF-3
  - *Permitted Uses:* single family, two-family, duplex, retirement housing (small site), community garden, urban farm, primary & secondary education, religious assembly



# Repurposing Process

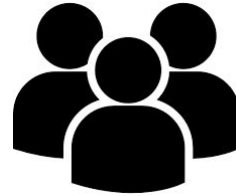


# Community Engagement Summary



**4**

Community  
Meetings



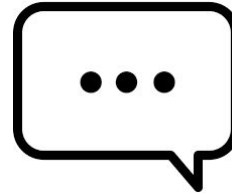
**24**

Meeting  
Attendees



**85**

Survey  
Participants



**112**

Comments



# What We Heard...

Want more green  
space, dog park,  
and playground

Keep with the look  
and feel of the  
neighborhood

Need affordable  
housing

Need space for  
community and  
local nonprofits

Concerns about  
traffic



# What We Learned...

- Average annual income for an individual living within 1 mile of site is 33% higher than District's average teacher/staff base salary
- Challenges for family housing
  - Single family home costs
  - Shortage of family sized apartments (2+ bedrooms)
- Affordability
  - For Sale housing more expensive than similar rental options
  - Rising rents
- Workforce housing is more feasible than affordable housing





# Defining Affordability

## 60% Median Family Income

1-person Household < \$46,380; 4-person Household < \$66,180



**Bus Driver**

Starting Salary - \$30,744



**Custodian**

Starting Salary - \$33,408



**Food Service**

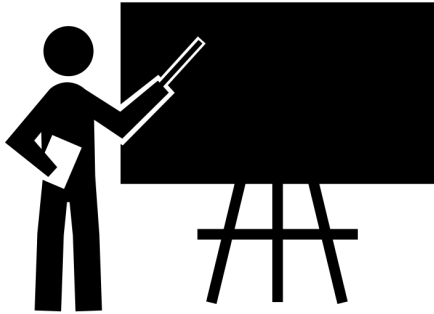
Starting Salary - \$25,600



# Defining Affordability

## 80% Median Family Income

1-person Household < \$61,800; 4-person Household < \$88,250



**Austin ISD Teacher**  
Starting Salary - \$52,190



**City of Austin Firefighter**  
Starting Salary - \$55,230



**Austin ISD Librarian**  
Starting Salary - \$52,190



# Defining Affordability

## 100% Median Family Income

1-person Household < \$77,200; 4-person Household < \$110,300



**Austin ISD  
Assistant Principal**  
Starting Salary - \$62,681



**Austin Public Health  
Registered Nurse**  
Starting Salary - \$62,046



**Austin Community College  
Full-Time Faculty**  
Starting Salary - \$67,567



# Housing Types: Single-Family Homes (A / B Units)



# Housing Types: Townhomes





# Housing Types: Multi-Family



# Scenario A



Single Family Homes  
10 lots / 20 units





# Scenario B



Single Family Homes  
25 lots / 50 units





# Scenario C

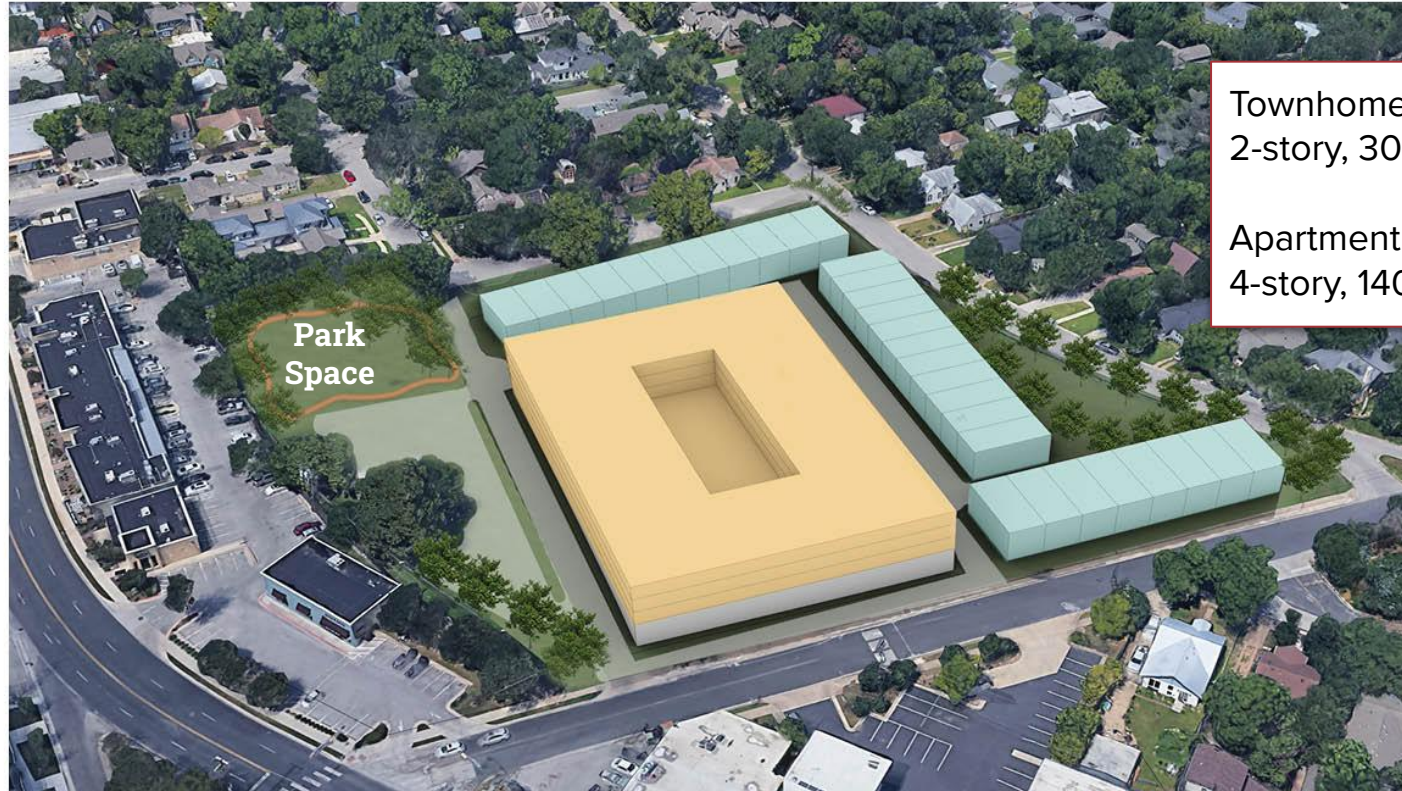


Townhomes  
2-story, 44 units

Apartment Building  
4-story, 80 units



# Scenario D



Townhomes  
2-story, 30 units

Apartment Building  
4-story, 140 units





# Summary

	Scenario A	Scenario B	Scenario C	Scenario D
Single-Family (2 bedrooms)	20	50	-	-
Townhomes (3 bedrooms)	-	-	44	30
Studio Apts.	-	-	15	20
1 Bedrooms	-	-	25	50
2 Bedrooms	-	-	25	50
3 Bedrooms	-	-	15	20
<b>TOTAL UNITS</b>	<b>20</b>	<b>50</b>	<b>124</b>	<b>170</b>



# Project Timeline

2022

- District reviews findings and community feedback to define site criteria
- District issues request for proposal (RFP) to identify development partner

2023

- District awards contract to development partner
- Design, City approvals and permitting processes begin

2024-2025

- Construction



# Feedback Discussion

- What do you like about each scenario?
- What don't you like?
- What other uses would you like to see?



# Next Steps

- Take our survey:  
<https://publicinput.com/aisd-repurposing-update>

