

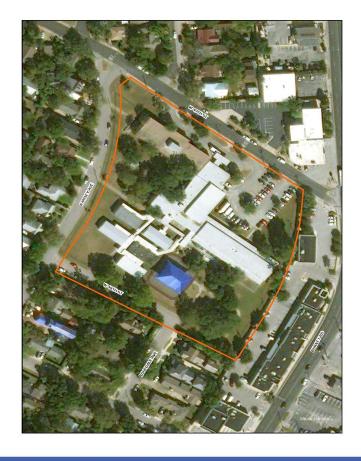
# Something's Happening

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# Former Rosedale School Campus Update

Allandale Neighborhood Association Board Meeting
December 6, 2023



### **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 District: 4 (Kathryn Whitley Chu)



# **Repurposing Process**





### 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





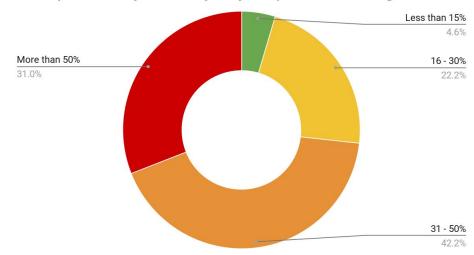
### What We Heard...

Surveyed over **2,760** Austin ISD staff about housing needs...

73.2%

identified as **cost burdened** by housing expenses

What percent of your salary do you spend on housing?





# **Preliminary Concept Design**

- 50 single family homes
  - o 35 at 1,100 sq. ft.
  - o 14 at 850 sq. ft.
- 1.26 acre park
- Compliant with current zoning (SF-3)
- Onsite parking provided to residents





## **Development Goals**

- District to retain ownership of the land
- Provide attainable home ownership opportunity to district teachers and staff:
  - 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:

	80% Median Family Income	100% Median Family Income
Persons in Household	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

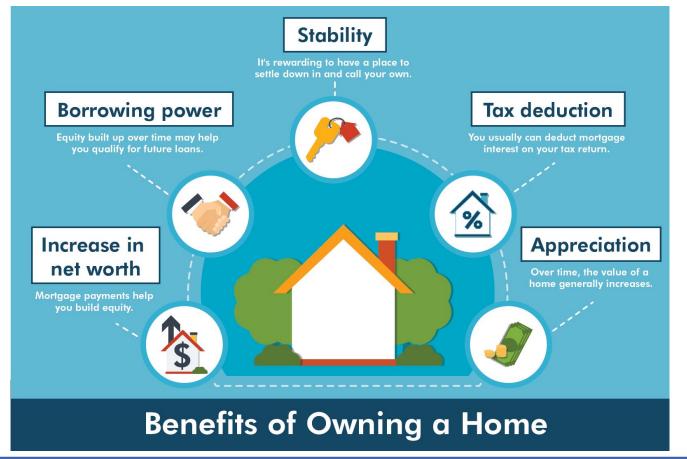


Teacher \$55,844



Asst. Principal \$62,681



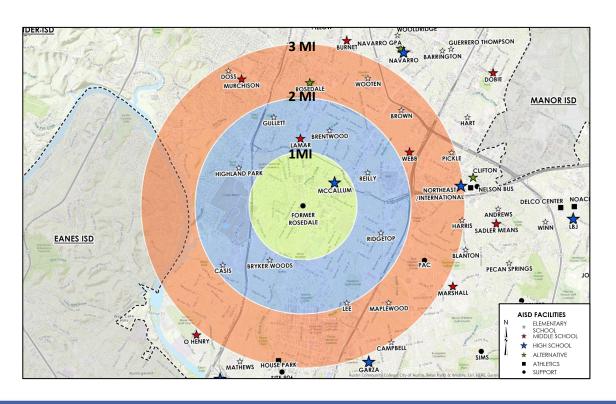






# **Nearby Facilities**

- 1 Mile 1 Facility
- 2 Mile 8 Facilities
- 3 Miles 12 Facilities





### **Clarifications**

- Austin ISD continues to focus on increasing staff wages.
  - Housing is to complement, not to take away.
- Austin ISD will lease the land to developer, who will build the housing.
  - No cost to the district.
- Housing is <u>NOT</u> mandatory for teachers or staff.
- Austin ISD staff and families will be given priority in purchasing homes, not exclusive access.
- **Income**, not employer, determines eligibility.



### What's Next?

- Early 2024, the school board will vote on whether to approve the site criteria and direct Interim Superintendent to issue a Request for Proposal (RFP) to identify development partner.
- Also, starting January 2024, Travis County Sheriff's Office will utilize facility for state mandated training.



