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Something's Happening

Former Rosedale School Campus Update

Allandale Neighborhood Association Board Meeting December 6, 2023

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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)

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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





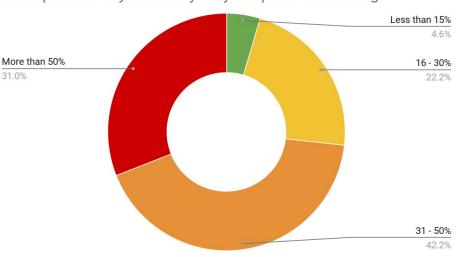
What We Heard...

73.2%

identified as **cost burdened**

by housing expenses

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



What percent of your salary do you spend on housing?



Preliminary Concept Design

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



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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

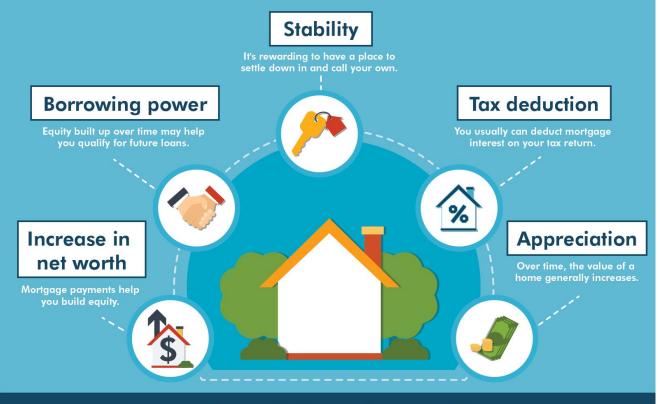


Explaining Income Limits

Annual household income for homeowners cannot exceed the following limits:

	80% Median Family Income	100% Median Family Income	Sample Starting Salaries:
Persons in Household	Maximum Yearly Income	Maximum Yearly Income	Bus Driver \$45,000 \$55,259
1	\$65,400	\$85,600	
2	\$74,800	\$97,850	Custodian \$33,408 \$51,480
3	\$84,150	\$110,050	
4	\$93,450	\$122,300	Teacher \$55,844 \$55,844 \$62,681
5	\$100,950	\$132,100	





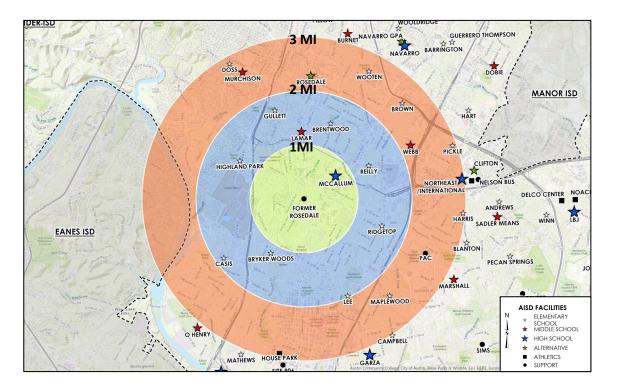
Benefits of Owning a Home





Nearby Facilities

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



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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 **NOT** 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.



