

Establishing an Intergenerational and Resource and Activity Center at the Nash Hernandez Building

Presentation to
Community Development Commission
December 15, 2022

What is the Intergenerational Resource and Activity Center (IRAC)?

- Multi-generational community activity and adult day health center
 - Healthcare & social interaction
- Enhance senior care and childcare through cross-age engagement
 - An innovative, award-winning Intergenerational Adult Day Health Center model
- Further development
 - An Intergenerational Resource and Activity Center (IRAC) which includes unique services and multi-age community involvement



Why is this important?

- Urgent need for affordable, full-day senior day care services
- Pandemic highlighted the social interaction needs for low-income seniors and for childcare for First Responders and Frontline workers

Nash Hernandez Building



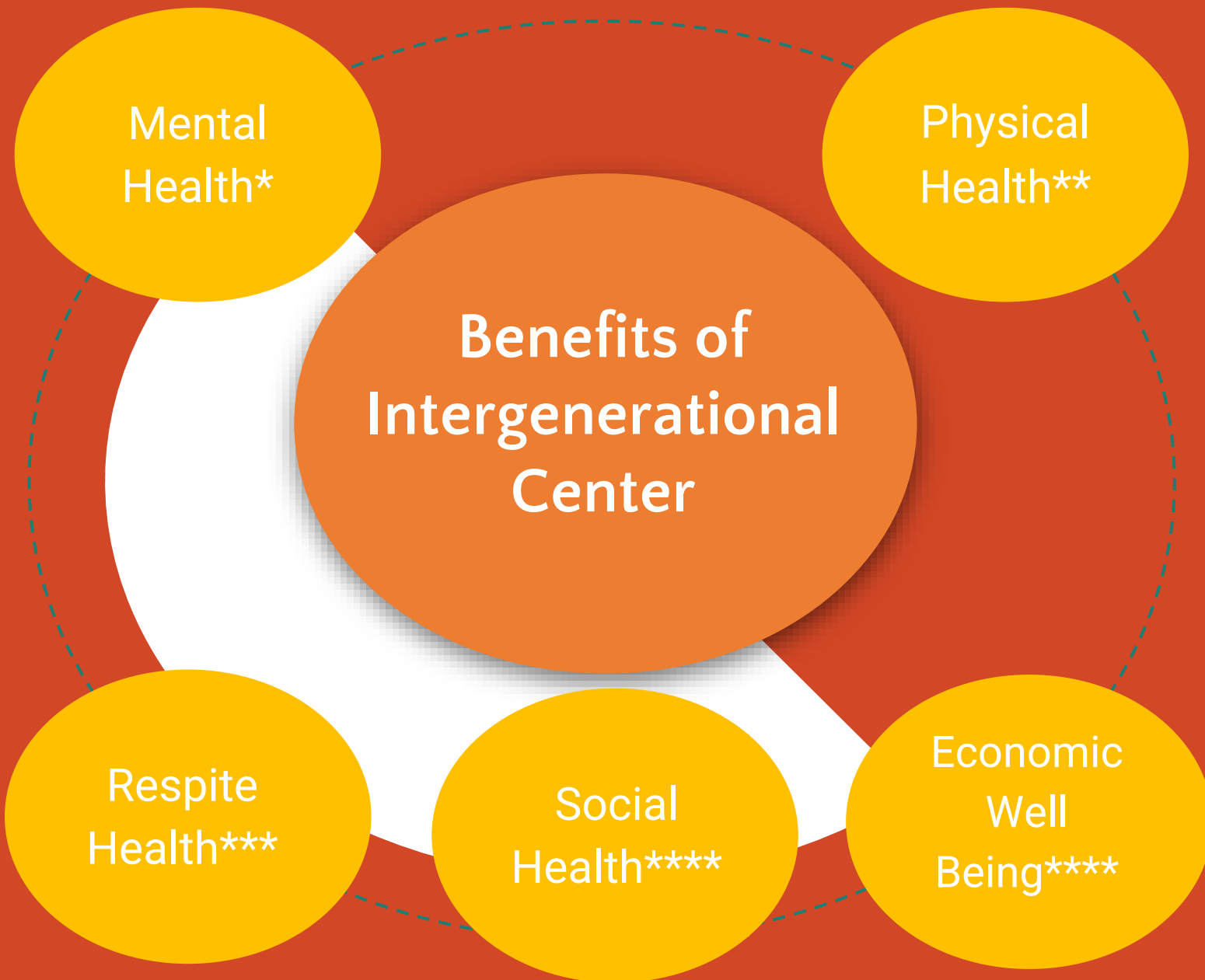
- The City of Austin's Holly Shores Master Plan/Edward Rendon Sr. Park at Festival Beach Vision Plan called for the building to serve neighborhood residents
- Now includes 250 seniors in the NEW RBJ Senior Housing apartment and up to 250 additional seniors who will reside in the RBJ Tower once its rehabilitation is completed

What are we asking for the City Council?

1. To direct the City Manager to **designate the Nash Hernandez Building** for the **exclusive use by the community** for Austin's 1st IRAC.

2. **To investigate and explain** how the **\$3.3 million** set-aside for the renovation of the Nash Hernandez Building **justifies community needs** as opposed to an IRAC.

3. To **convene a working group** with members of the IRAC- AG, the City Attorney's Office, and PARD to craft an Interlocal Agreement and **MOU for a long-term lease agreement** between the parties.



*Andreoletti, 2016

**Lu, L-C et al., 2021

***Salari, 2002

****Jayson, 2018

***López-Anuarbe, 2013

****Jarrott, 2008

Our Model of Affordable Housing and Senior Wellness Resources

- **Multi-purpose**
- **Partnerships**
 - AGE of Central Austin- Adult Day Care (tbd)
 - Chariot- Transportation
 - Open Door Preschool - Childcare services
 - Meals on Wheels - Food Services and Cooking Classes
 - UT Austin- Tele-Behavioral Health Screening
 - Festival Beach Food Forest - Workshops and Gardens
 - Family Eldercare - Service Coordination
 - Austin Public Health - Contract monitoring and Evaluations
 - UT Austin Child and Family Laboratory - Management, Curriculum, Assessments, Evaluations, and Reports
 - Austin Parks and Recreation - Renovation
 - Central Health - Future funding for supplemental support
 - CommUnity Care- Policy planning and Implementation
 - St. David's Foundation - Future funding for operations
 - Anderson Charitable Foundation
 - Toler Foundation- IDC funding
 - United Way- Future Success by 6 Infant Program (Child Inc.)
- **Replicate model** to expand to other city-owned facilities.
- **Specialized preschool children and adult day services** in a clean, fully accessible, and intergenerational environment.

History

2013

Mayor's task force stressed the need for easily accessible health care services to support Austin's growing senior population.

2017

City of Austin's Commission on Seniors recommended to Austin City Council that they consider the RBJ Health Center as a potential location for a senior day health service and multi-generational community center.

October 18, 2018 – Resolution #41

Asked Austin Public Health to assess the feasibility of locating an intergenerational adult day center at the RBJ center or another City Owned Property.

- Led to the formation of the Intergenerational Day Center Advisory Group to provide guidance to APH, AGE, and Sam Woollard and Associates (consultants) for implementation of Resolution items #41
- RBJ was deemed to not be a good fit, PARD suggested in that we look at Nash Hernandez Building and incorporate goals of the Holly Shores Master Plan.

June 16, 2022 – Resolution #89

Asked the City Manager to study the feasibility and fiscal impact of housing an Intergenerational Resource and Activity Center program in the Nash Hernandez Building with a report to City Council by October 13, 2022.

Nash Hernandez at Edward Rendon Sr. Metropolitan Park

- 1 Co-locating senior services and senior congregate affordable housing is a key element of successful Senior Day Health, Resource and Activity Centers.
- 2 Holly Shores Master Plan for Edward Rendon Sr Park at Festival Beach's community vision for the building aligns with the IRAC goals.
 - Space for community use
 - Communal Kitchen
 - Outdoor gardens in partnership with the Festival Beach Food Forest
 - Space that serves residents of 78702
- 3 Community centered location
 - Adjacent to RBJ Senior Affordable Apartments and Martin Jr. High School
 - Central to Downtown workforce
 - Provides outdoor recreation space
 - On the Hike and Bike Trail, which connects to Festival Beach Community Gardens and Food Forest
 - Next to future Veterans' Memorial



Resolution #41 10/18/18 called for an IDC to address the growing gap in services of low income children and seniors

The site is central to the City and can serve as an assets to all 11 zip codes, specifically 78702

Can help achieve Imagine Austin goals to foster community destinations that incorporate vulnerable and older residents into all aspects of city life

Austin Community

City of Austin/
PARD

Holly Shores Master Plan

Festival Beach
Food Forest



Transportation will be provided between the RBJ Center and Nash Hernandez by the Drive-a-Senior Central Texas

APH Age-Friendly Austin

Comission on Seniors

Opportunities for community partnerships



100% of survey respondents agreed the outdoor space on the site provides excellent space for education, play, exercise and gardens

IRAC

Natural Ecosystem

The Nash Hernandez building is located along the Bulter Hike and Bike Trail



Schools

Proximity to Martin Middle School makes the location ideal for mentorship and child development community programs

Why are other PARD locations not feasible?



Attendance and Time Limits

- Senior programming at existing Parks and Recreation facilities has low attendance.
- Senior programs limited from 9am to 1pm due to sharing the space with afterschool programs.
- Requiring criminal background checks for all adults in the same spaces as youth.



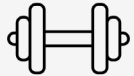
Low-income Senior Housing

- Other PARD facilities are not located near concentrated, low-income senior housing.



Program for Toddlers

- City Parks and Recreation Facilities only have pre-school programming and are are not serving toddlers.
- Affordable toddler daycare is an unmet need for our first responders and frontline workforce.

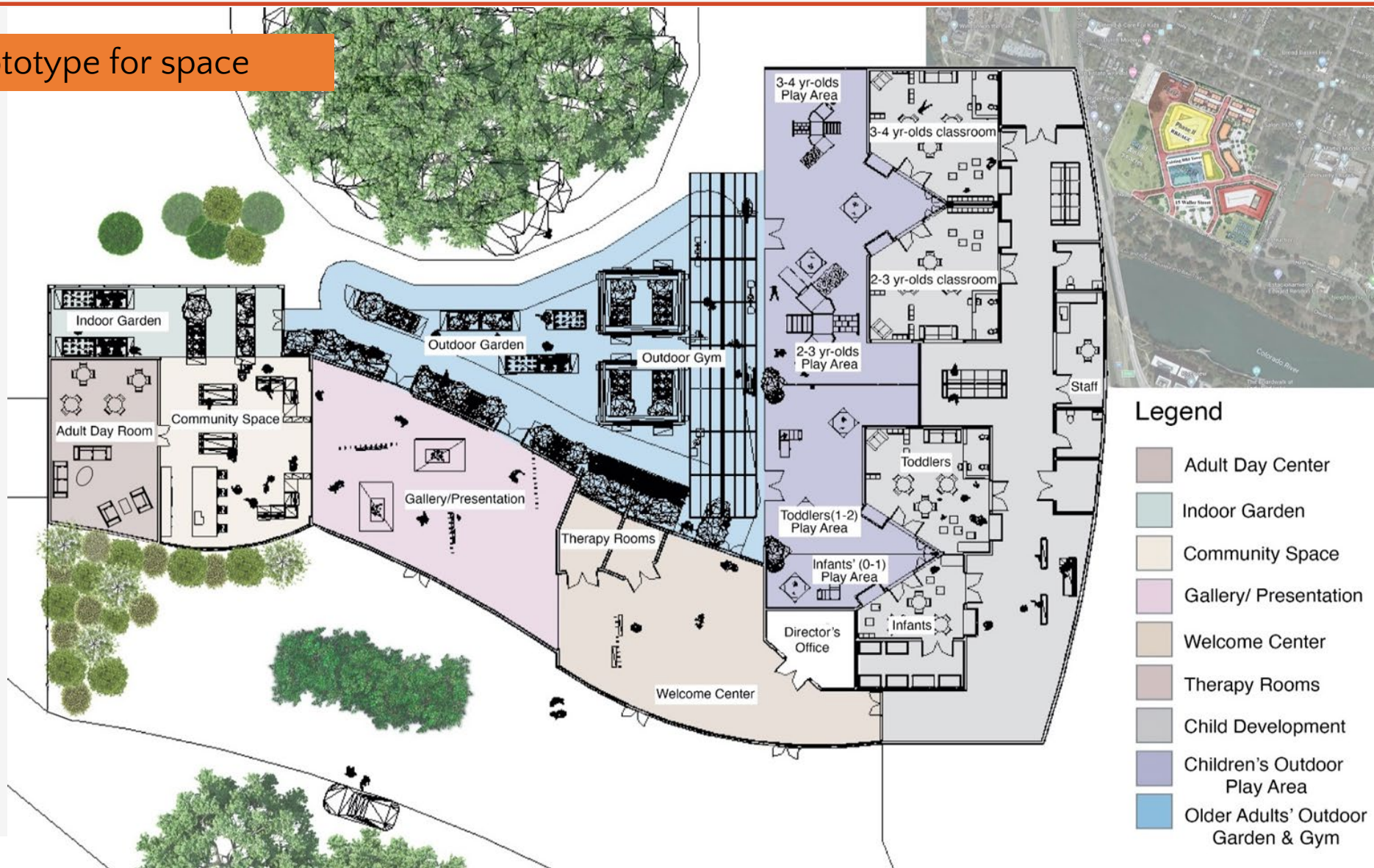


Equipment and Space

- Spaces at existing PARD facilities were not built to provide for adult day health services and basic health screenings.
- Services like tele-mental health counseling rooms, intergenerational programs, on-site meal preparations, etc. can be built into the Nash Hernandez Building as a public-private venture.

Design for spaces

Prototype for space



Design for spaces

Indoor Space

Accessibility

- No stairs to facilitate wheelchair, canes, and stroller access.
- ADA accessibility to all floors, bathrooms, and outdoor spaces
- Noise and Interference abatement to reduce noise during child play
- Space that fosters intergenerational activities
- Office for tele-behavioral health counseling
- Private areas for small group interaction
- Private office for facility manager

Parking

- Space for child and adult drop-off/pick-up
- Additional parking lot across the street at Martin Ball Fields

Energy efficient Climate Control

- Central heat and air
- Durable and functioning double-pane windows

Lighting

- Energy efficient lighting system
- Adjustable lighting for art gallery and movie spaces

Furnishings and Decoration

- Comfortable, age-appropriate furniture
- Rotating visual arts and crafts by local artisans and participants

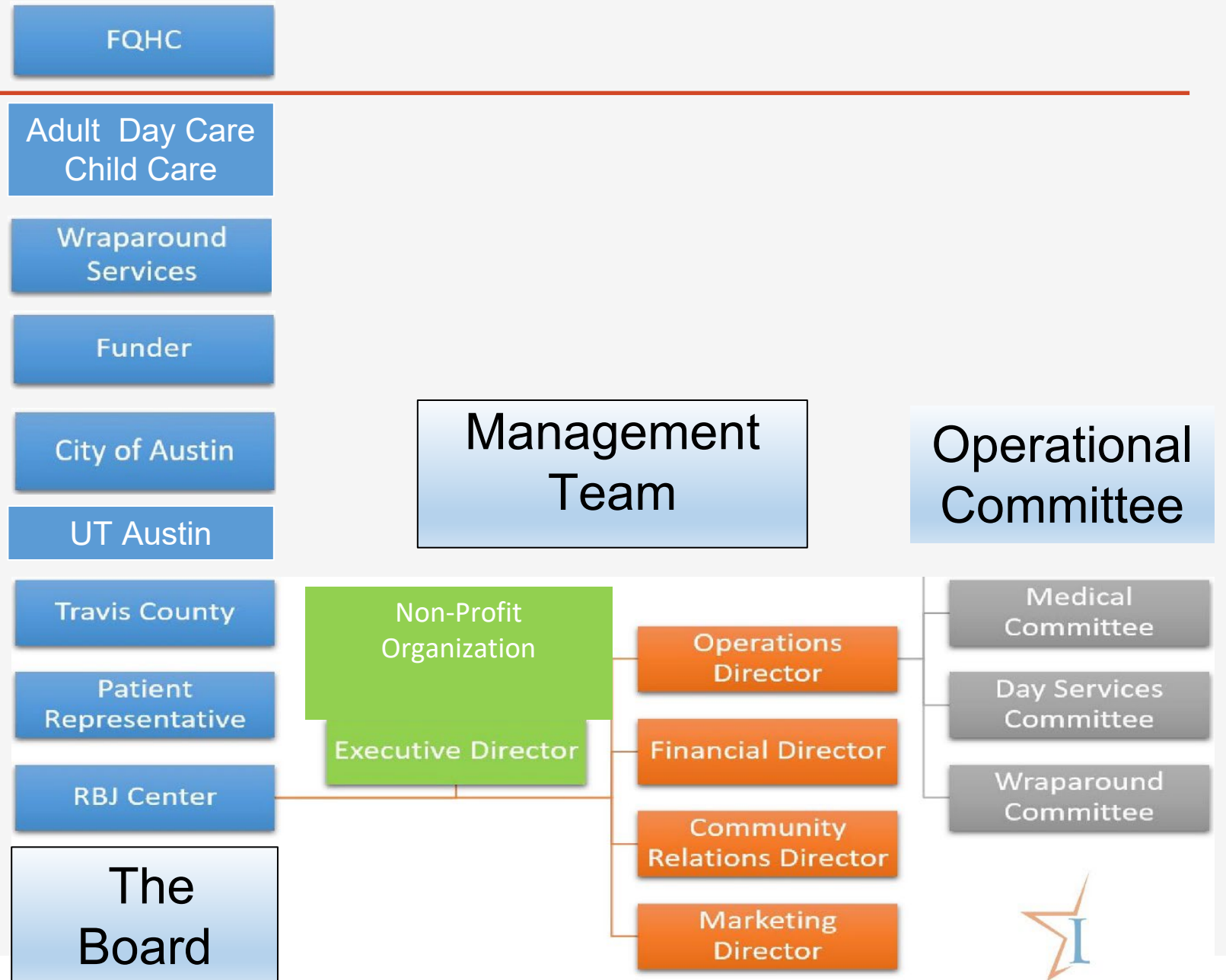
Technology

- Wi-Fi access
- Secure and encrypted internet for health and tele-health providers

Safety and Security

- Alarm system
- Self-locking doors
- Sprinkler system

Governance Structure



Estimated Budget (including Startup Costs)

Capital Costs (City)

- \$200 per square foot (sf) to rehabilitate building and outdoor space 100 (sf) square foot to match spatial needs.
- PARD Board's estimates Nash renovation cost 9,600 (sf) building at **\$3.3 million**.

Operational Costs and In-kind Aid

- Adult Day Health Center
\$272,566*
- Child Development Center
\$1.2 million**
- IDC Program
\$50,000
- Services Coordination, Tele-Behavioral Health
\$250,000
- Est. Total
\$1.8 million

* Includes transportation

**Includes outdoor space and start up costs.

NOTE: These are estimates. We assume that the City of Austin's contribution includes funds already set-aside for the rehabilitation of the Nash Hernandez Building and a no-cost, long-term lease. The IRAC Advisory Group commits to raise all the necessary funds to totally rehabilitate the building for our specialized uses, for start-up costs, and for ongoing operations and maintenance. It is impossible for us to raise funding without having secured a dedicated space via a long-term lease. In the unlikely event that the IRAC is not successful, the City will inherit a beautiful, state-of-the-art building and grounds that the Parks and Recreation Department or Austin Public Health can operate and manage forever.

For more information:

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About the Annual Conference on Aging in America: <http://sites.utexas.edu/caa/>

UT Repository includes article “Young Hip Austin is Getting Old: A New Experiment in Confronting the Challenge” and other related links:

<https://repositories.lib.utexas.edu/handle/2152/65188>