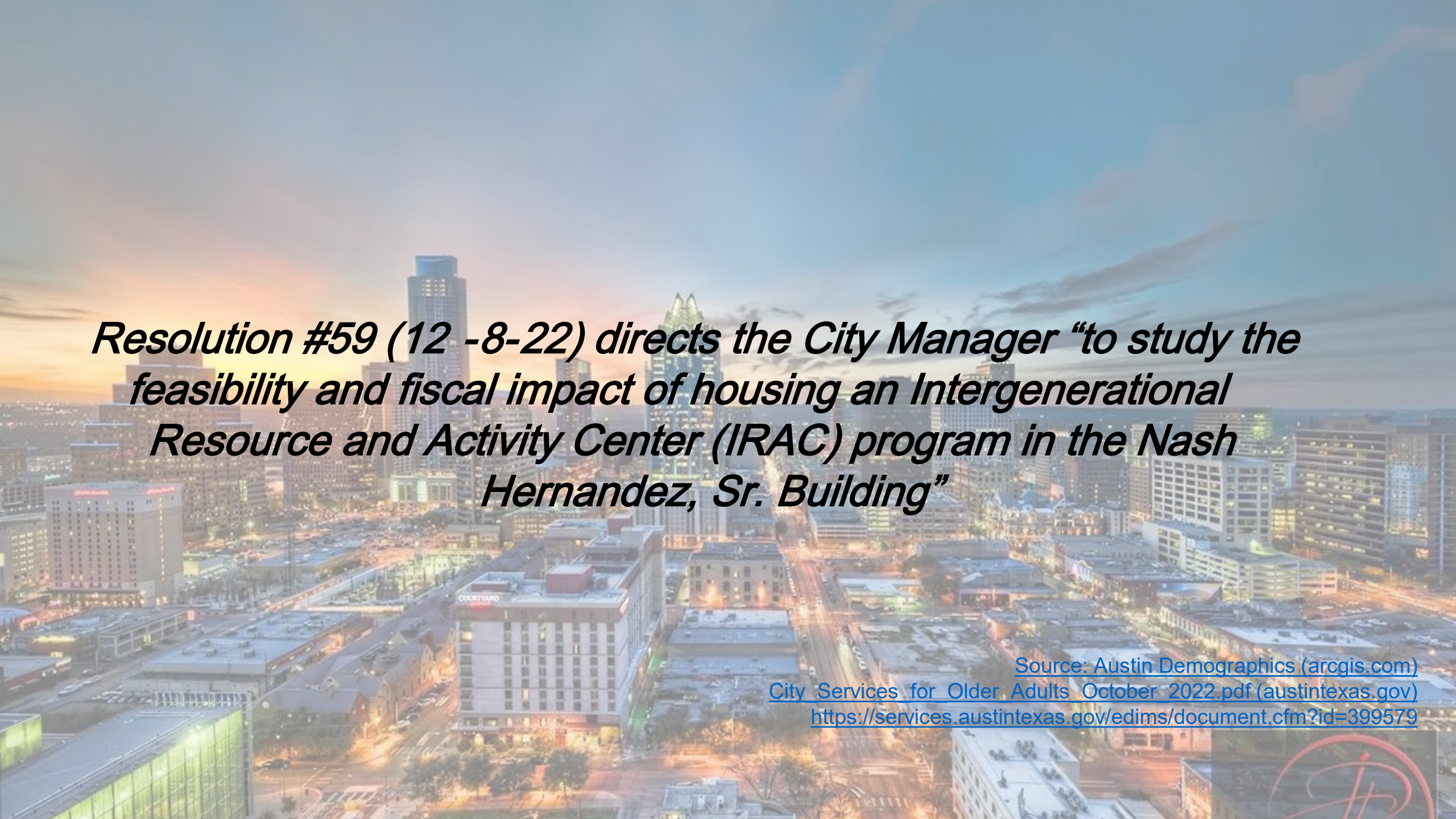


# Implementation of Resolution #59

**Establishing an Intergenerational Resource and Activity Center at the  
Nash Hernandez, Sr. Building**

Presentation by:  
IDC Advisory Group  
Revised March 2023

An aerial photograph of the Austin, Texas skyline at dusk. The city lights are visible, and the sky is a mix of blue and orange. The text is overlaid on the center of the image.

***Resolution #59 (12 -8-22) directs the City Manager “to study the feasibility and fiscal impact of housing an Intergenerational Resource and Activity Center (IRAC) program in the Nash Hernandez, Sr. Building”***

[Source: Austin Demographics \(arccgis.com\)](https://services.austintexas.gov/edims/document.cfm?id=399579)  
[City Services for Older Adults October 2022.pdf \(austintexas.gov\)](https://services.austintexas.gov/edims/document.cfm?id=399579)  
<https://services.austintexas.gov/edims/document.cfm?id=399579>







***Austin's aging population is growing rapidly and there is a need for health and social services linked to affordable housing.***

***Resolution 59 aims to address:***

- **A Gap in Services for Children and Adults Under One Roof in Low-Income Zip Codes**
- **Deficit of Operating Capabilities of Current Adult Care Center**
- **Insufficient Management of Senior Case Load**

[Source: Austin Demographics \(arcgis.com\)](#)  
[City Services for Older Adults October 2022.pdf \(austintexas.gov\)](#)

# Growing Needs of Austin's Seniors



1 in 4 live below 200%  
Federal Poverty Level

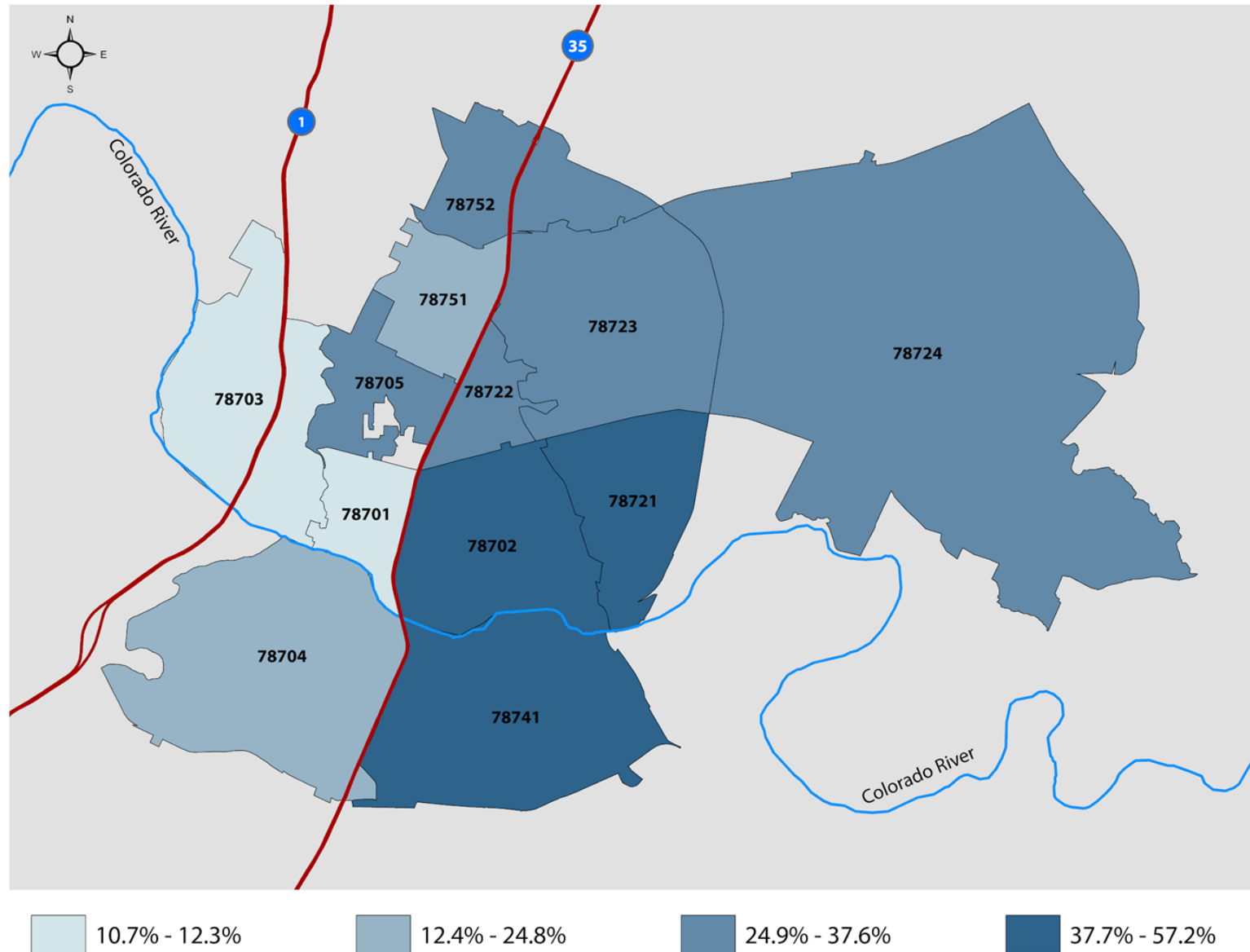


1 in 3 have one or more  
disabilities



“How do we continue to  
live in our own homes?”

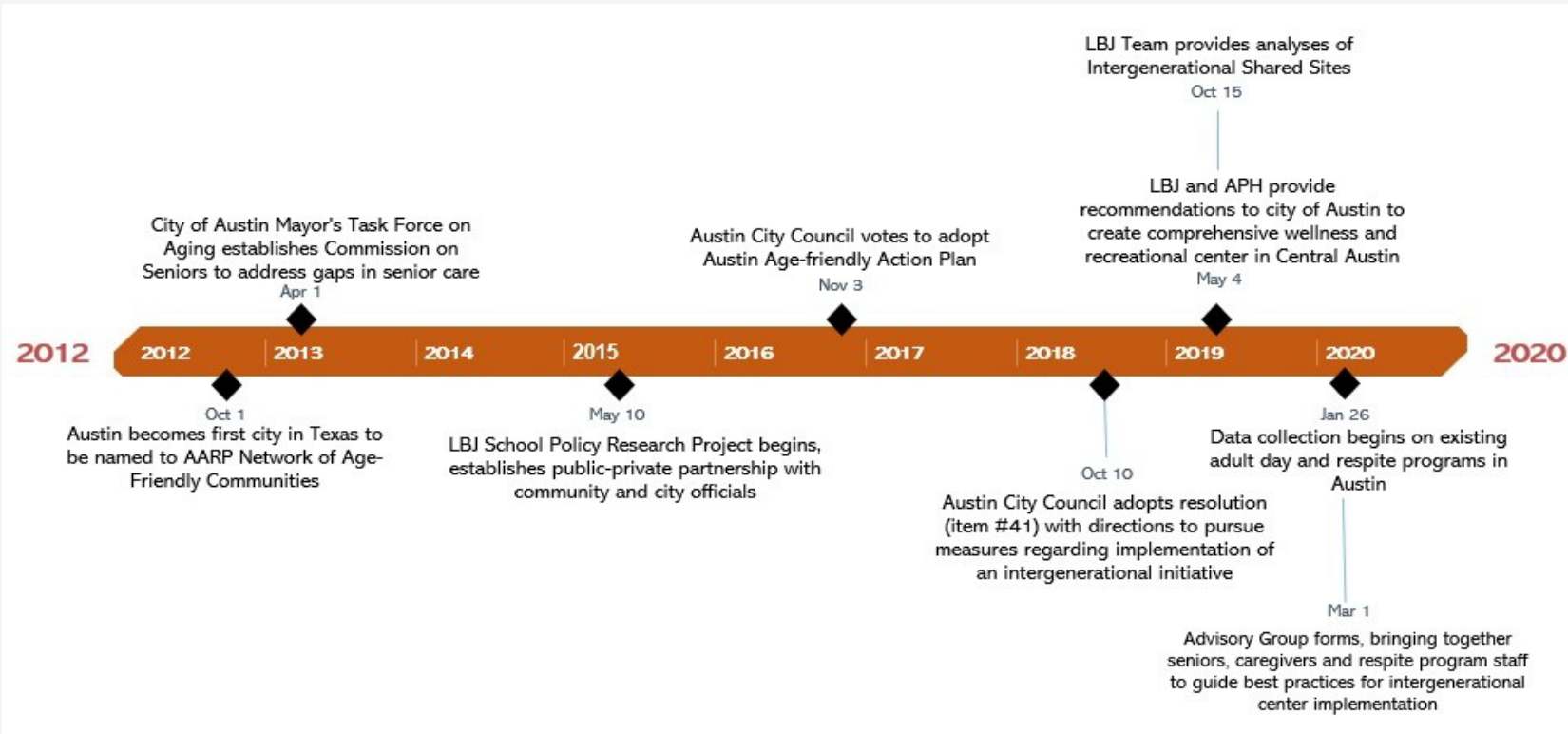
## Percentage of Seniors Below 200% FPL, Austin



Source: 2012-2016 American Community Survey



# Project History



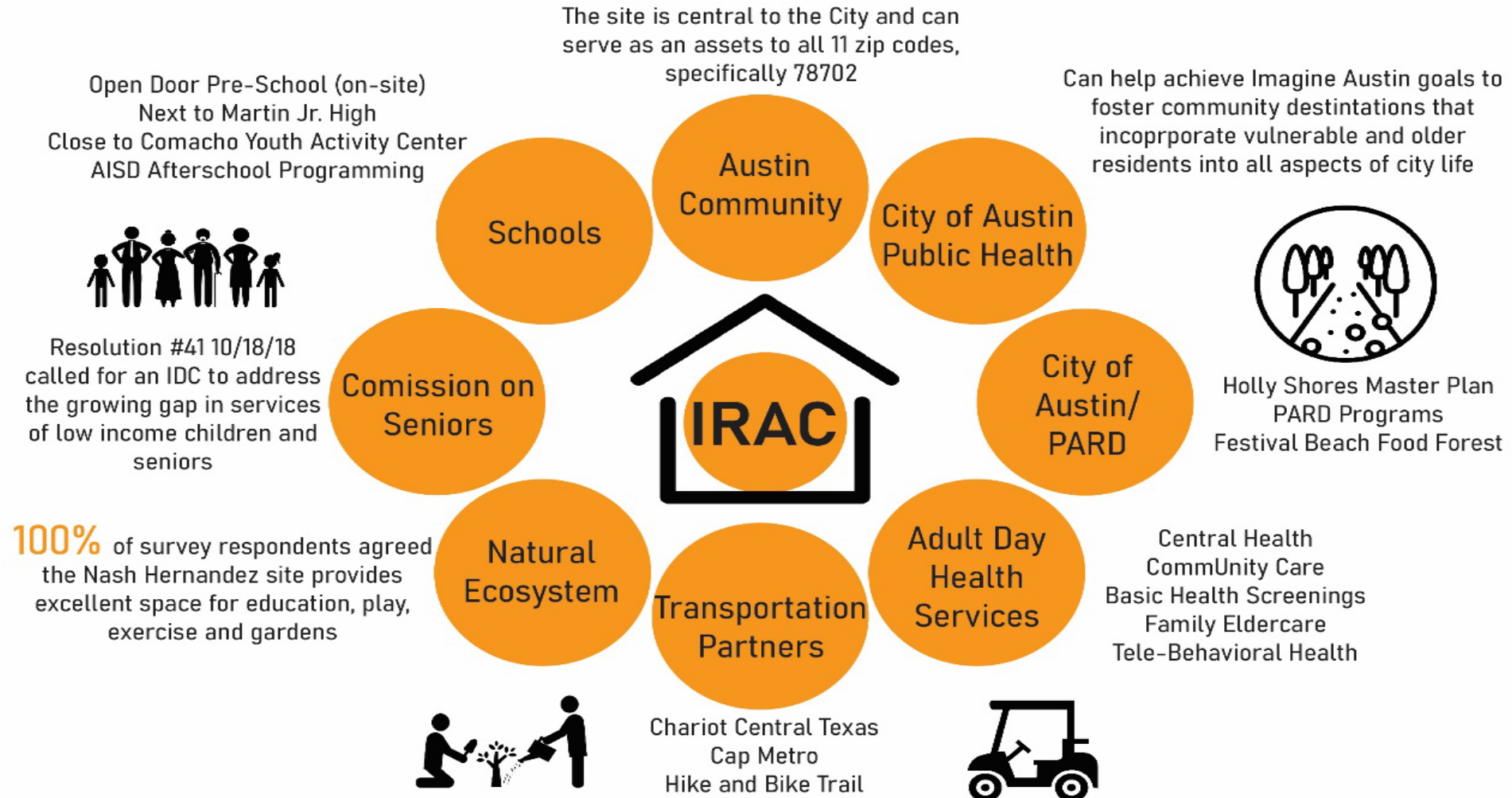
9/1/2020- Established Intergenerational Day Center Advisory Group for providing information and guidance to Austin Public Health, AGE of Central Texas and Sam Woollard and Associates (consultants) for implementation of Resolution items #41.

2022

Subsequent to Resolution #41 (10/18/18), the City approves the City Manager “to study the feasibility and fiscal impact of housing an Intergenerational Resource and Activity Center program in the Nash Hernandez Building.” Deadline 10/13/2022

## IRAC Nash Hernandez Proposal

**Objective:** Austin has recommended the Nash Hernandez building as a potential joint-use site for the IRAC Pilot. Together, the IRAC initiative and the Holly Shores Master Plan share a mutual vision for making a center for community activity. The IRAC will help support the City of Austin's goals to provide age-friendly activities and services for public use.

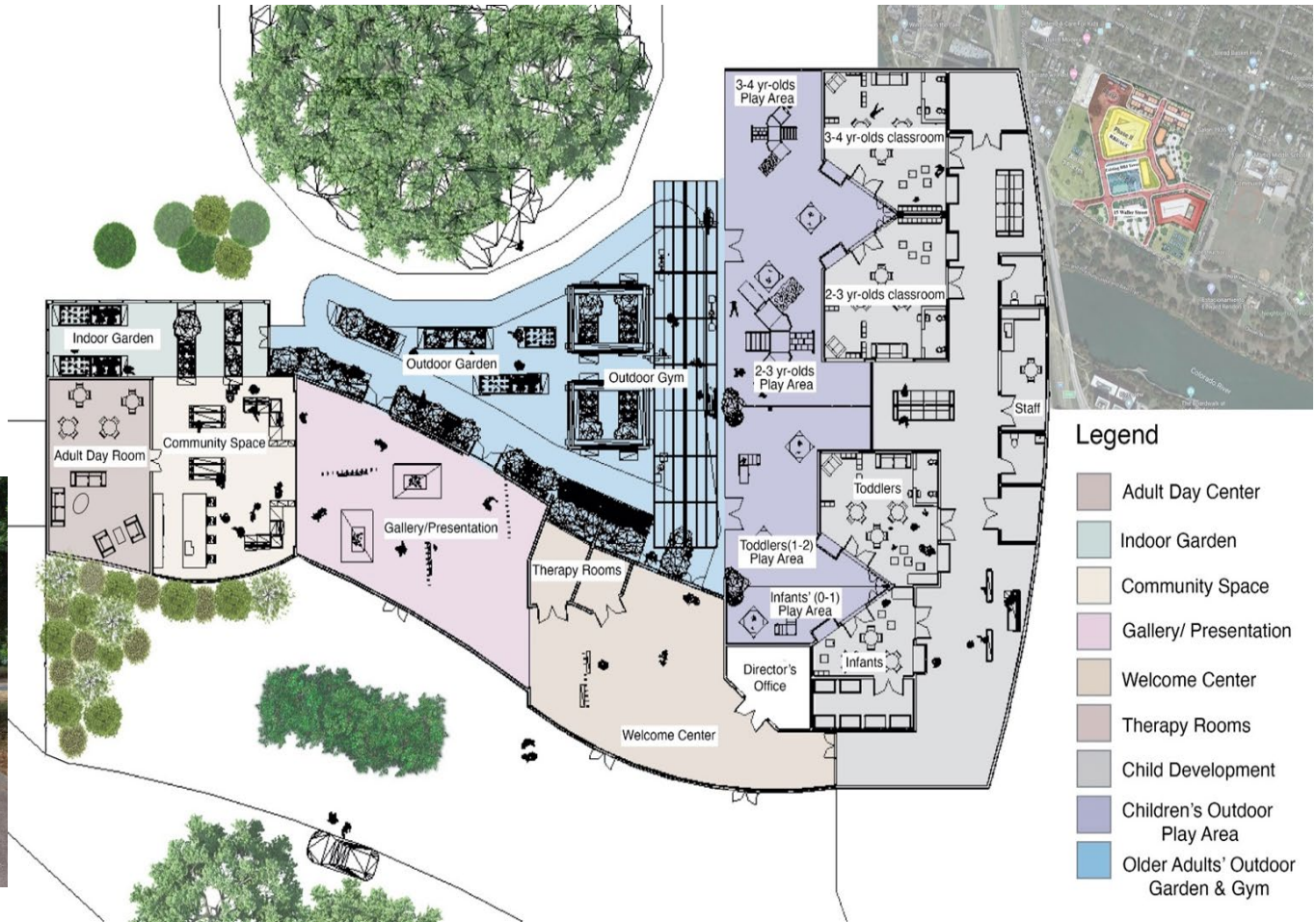






# Nash Hernandez, Sr. Building

## Optimize Shared Spaces in Public Spaces





# Nash Hernandez, Sr. Building Tours and Findings



Carol Fraser



From left, Brandy Gratten, Sam Woollard, Lori Renteria, Pio Renteria, Amy Bryan, Ricardo Soliz, Andrew Levack, Cindy Klemmer, Suzanne Anderson, Cynthia McCollum; May 27, 2021



- Mary Sue Clyne
- Selma D'Mello
- Monika Gehl
- Adam Hauser
- Clarke Heidrick
- Cynthia Klemmer
- Sheila Matthews
- Jerilyn Rainosek
- Sam Storey
- Neda Norouzi
- Monika Gehl
- Jacqui Angel

*Majority of responses indicated that the Nash Hernandez, Sr. Building would be an excellent/good fit for the IRAC in all aspects of design & function of an ideal Age-Friendly Austin community.<sup>1</sup>*

# Estimated Budget (Expenditures)

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## Capital Expenditure (Startup)

- \$200 per square foot (sf) renovation cost to rehabilitate the Nash Hernandez Jr. building 9,600 (sqft). -**\$1,920,000.**
- Office and Equipment. - **\$680,000**
- IT Infrastructure -**\$150,000**
- Outdoor Build Out- Recreational Equipment, Kitchen, Communal Shared Space- **\$950,000**

**Total \$3.7 million**

**Total: \$5,500,000**

## Operational Costs and In-kind Aid (Annual)

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

**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, Sr. Building and a no-cost, long-term lease. The IDC 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.



# Estimated Budget (Investment)

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## *Startup/Capital*

- The City of Austin Pledged- \$3,300,000
- Private Sector Investment- \$2,200,000

**Total: \$5,500,000**

**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, Sr. Building and a no-cost, long-term lease. The IDC 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.

# IRAC Partners

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## Capital Partners

- Parks and Recreation Department
- Austin Public Health

## Operational Partners

Wellness Services	Child Care Services	Adult Day Health Services	Service Coordination and Transportation
<ul style="list-style-type: none"><li>• Meals on Wheels</li><li>• Central Texas Community Care</li></ul>	<ul style="list-style-type: none"><li>• Open Door Preschools</li><li>• UT Austin Child and Family Laboratory</li><li>• Martin Middle School</li></ul>	<ul style="list-style-type: none"><li>• AGE of Central Texas</li></ul>	<ul style="list-style-type: none"><li>• Family Eldercare</li><li>• Chariot</li></ul>



# For more information:

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## IRAC Advisory Group Facilitator:

**Jacqueline L. Angel, Ph.D.**

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LBJ School of Public Affairs  
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Cell Phone: 512.970.4068

About Dr. Angel: <http://lbj.utexas.edu/directory/faculty/jacqueline-angel>

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

Livability for Longevity: <https://lbj.utexas.edu/livability-longevity-changing-needs-aging-metropolis>

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>