

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

Presentation by members of the  
Intergenerational Resource and Activity Center Advisory Group  
Revised March 0223

# What is the Problem?

---

- Austin's aging population is growing rapidly, and there is an increasing need for health and social services linked to affordable housing
- *City Audit Report shows a serious lack of awareness of available services.*

[Source: Austin Demographics \(arcgis.com\)](https://arcgis.com)

[City\\_Services\\_for\\_Older\\_Adults\\_October\\_2022.pdf \(austintexas.gov\)](https://austintexas.gov)

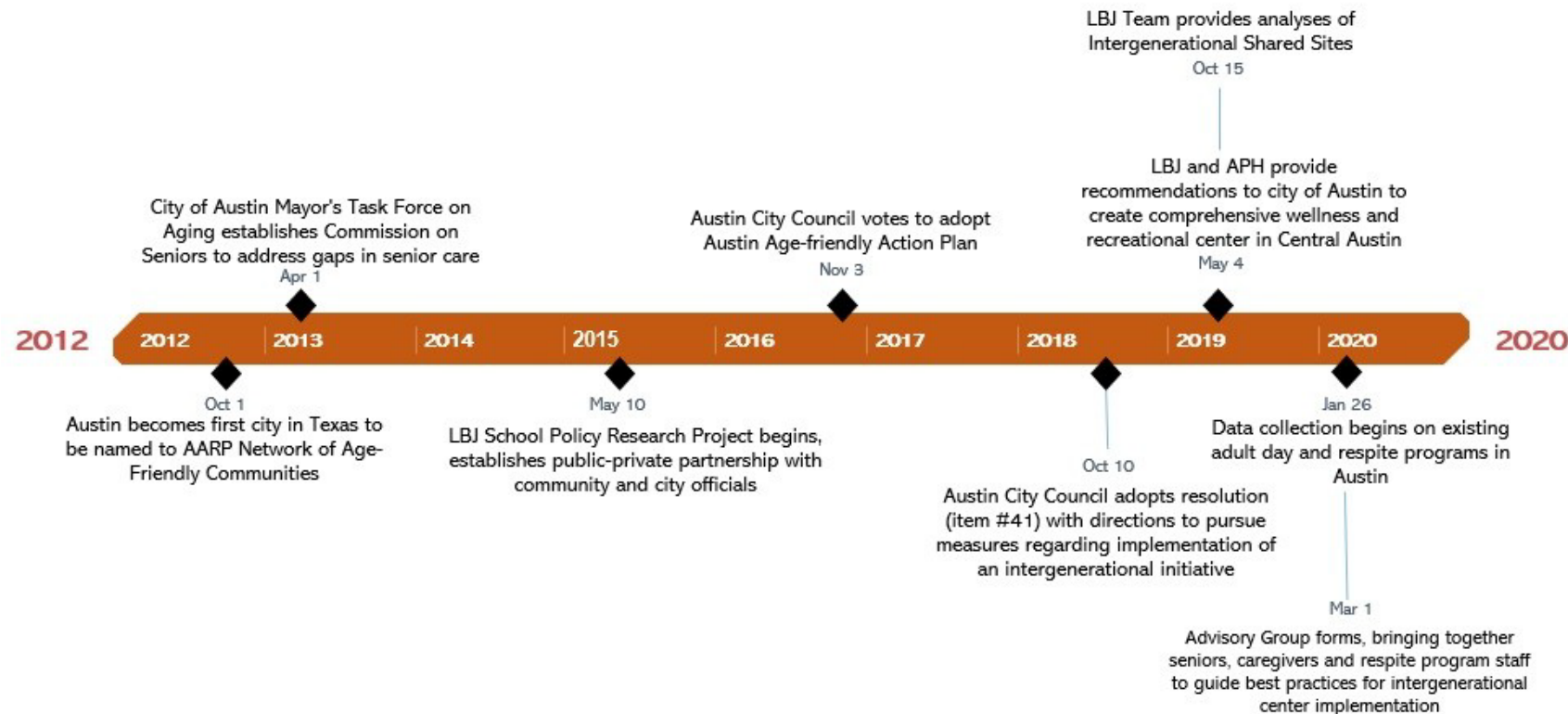
## Growing Needs of Austin's Seniors

- *1 in 4 seniors live below 200% of the Federal Poverty Level (FPL)*
- *1 in 3 seniors have one or more disabilities*
- *Many Austin seniors are asking "How do we continue to live in our own homes?"*
- *In the 78702 zipcode, 37.7- 57.2% live below 200% FPL*

*Source: 2011-2015 American Community Survey*



# Project History



*2022 City Council executes Resolution #59 (12-8-22) that 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 ."*

# Why an IRAC?

---

Addresses the care needs of multiple generations all in one place with potential cost savings.



Optimizes shared space in public places.

# IRAC: A Community Hub

## 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.

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

Open Door Pre-School (on-site)  
Next to Martin Jr. High  
Close to Comacho Youth Activity Center  
AISD Afterschool Programming



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

**100%** of survey respondents agreed  
the Nash Hernandez site provides  
excellent space for education, play,  
exercise and gardens

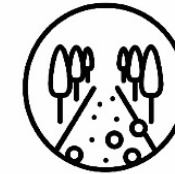


Schools

Austin  
Community

City of Austin  
Public Health

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



Holly Shores Master Plan  
PARD Programs  
Festival Beach Food Forest

Comission on  
Seniors

City of  
Austin/  
PARD

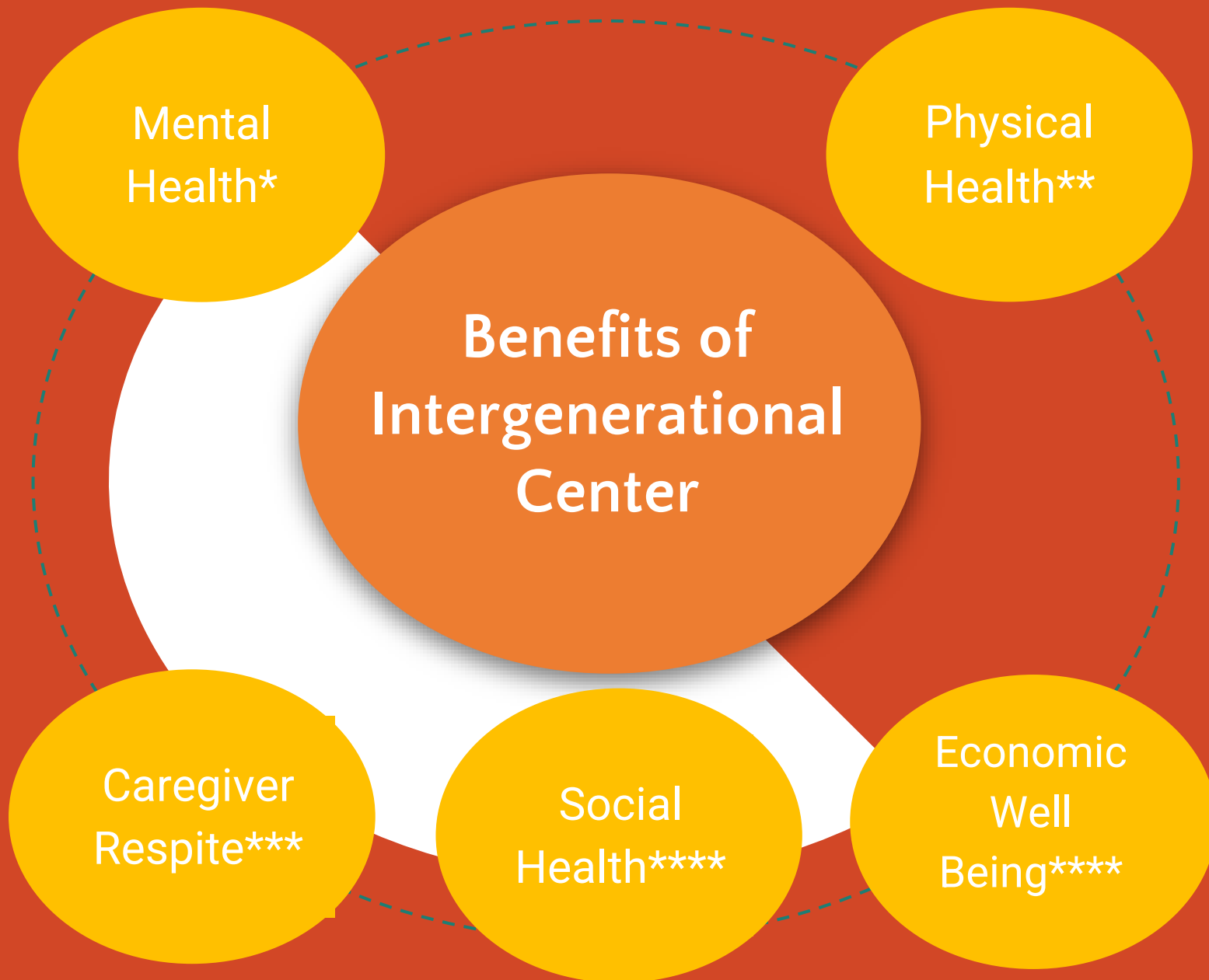
Central Health  
CommUnity Care  
Basic Health Screenings  
Family Eldercare  
Tele-Behavioral Health

Adult Day  
Health  
Services

Transportation  
Partners

Chariot Central Texas  
Cap Metro  
Hike and Bike Trail





\*Andreoletti, 2016

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

\*\*\*Salari, 2002

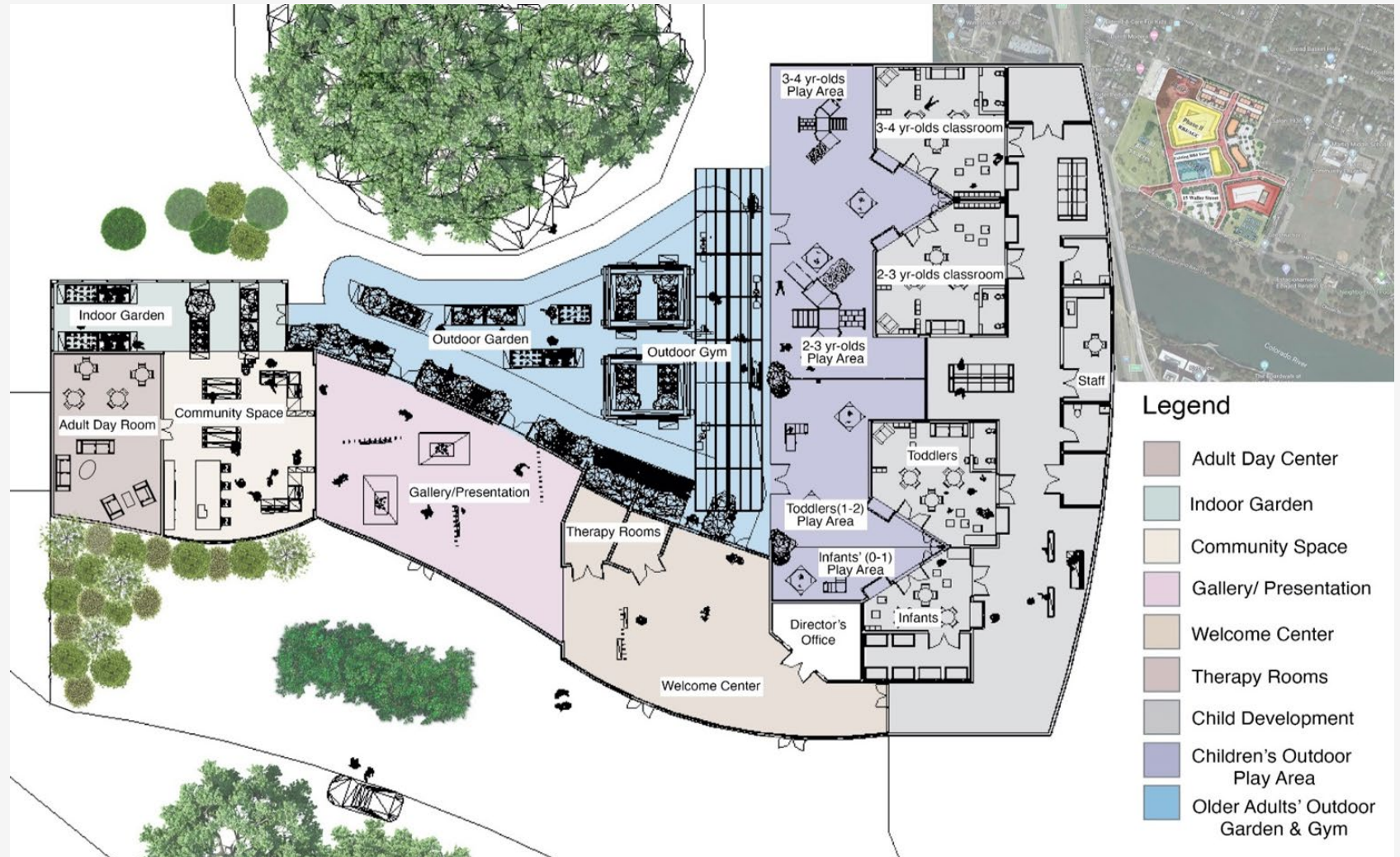
\*\*\*\*Jayson, 2018

\*\*\*López-Anuarbe, 2013

\*\*\*\*Jarrott, 2008

# Conceptual Design for spaces

## Prototype for space



# Nash Hernandez, Sr. Building Tours and Findings



## Carol Fraser



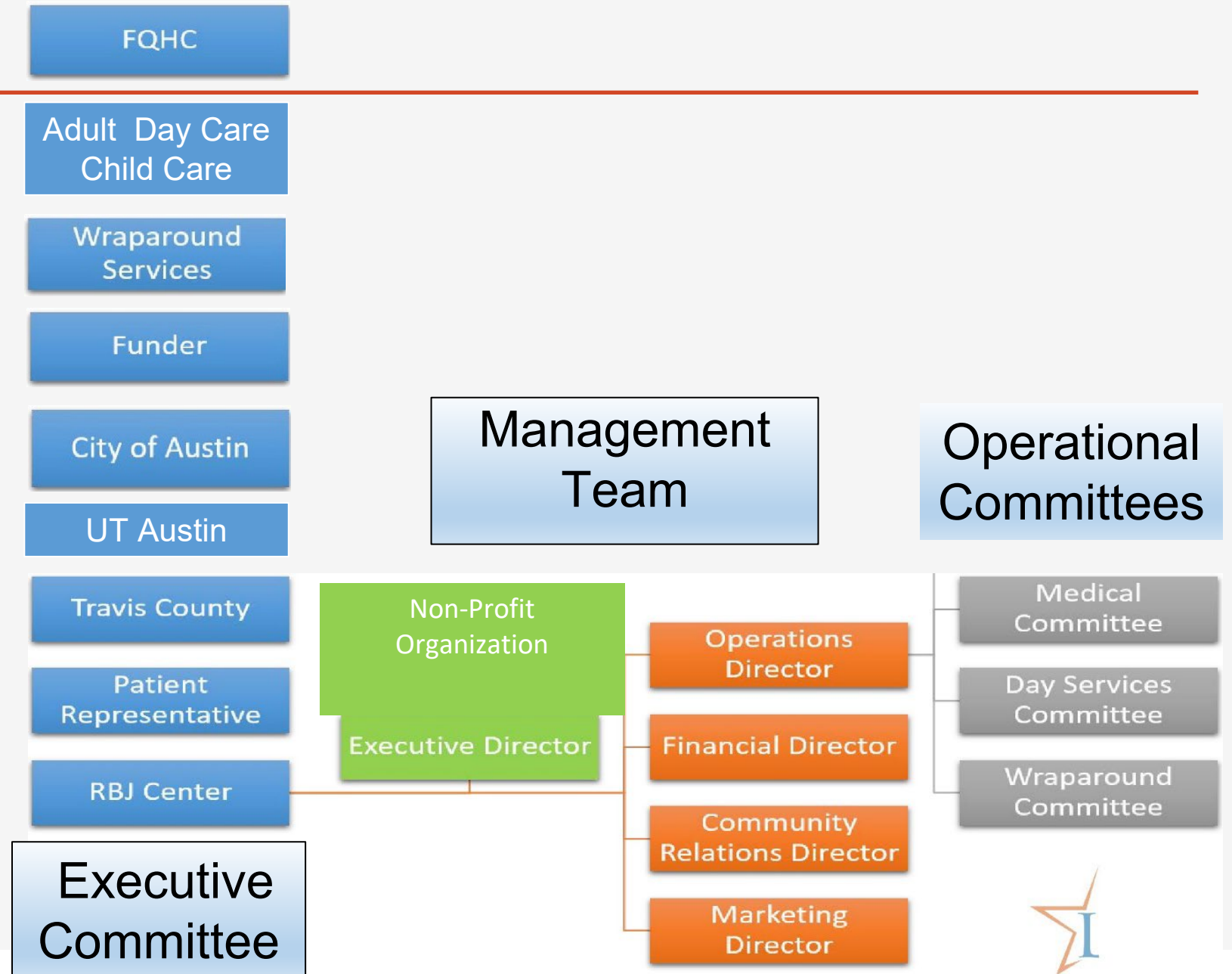
**From left, Brandy Gratten, Sam Woollard, Lori Renteria, Pio Renteria, Amy Bryan, Ricardo Soliz, Andrew Levack, Cindy Klemmer, Suzanne Anderson, Cynthia McCollum; May 27, 2021**



- 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>*

# Governance Structure



# Estimated Budget (Expenditures)

## Capital Expenditures (Startup)

- \$200 per square foot (sf) renovation cost to rehabilitate the Nash Hernandez Jr. building
- 9,600 (sq ft) **\$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**

## Startup/Capital

*The City of Austin Pledged* **\$3,300,000**

*Private Sector Investment* **\$2,200,000** *\$5,500,000*

**Total Budget: \$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 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:

---

## IRAC Advisory Group Facilitator:

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

Wilbur J. Cohen Professor of Health and Social Policy and Professor of Sociology

The University of Texas at Austin

LBJ School of Public Affairs

SRH 3.239

P.O. Box Y

Austin, TX 78713

E-mail: [jangel@austin.utexas.edu](mailto:jangel@austin.utexas.edu)

UT Voice: 512.471.2956

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/>

Symposium: 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>