

April 25, 2024

## **Bryant School Reuse Community Meeting**

Attendance: 50

Location: Hale Cook Elementary

### **QUESTIONS AND ANSWERS**

#### **How many teachers would it serve?**

- 27-40+ units. If we proceed with a RFQ, we will ask interested developers to outline the number of units and mix of units (1 bedroom, 2 bedroom, etc.).

#### **Comment: My neighbors never got a postcard.**

- KCPS sent a mailer to 350 households.

#### **Postcard said for teachers and others interested in teaching — what does that mean?**

- The goal of the project would be for the recruitment and retention of teaching staff; however, we have seen other districts include other school-based staff (paraprofessionals, kitchen staff, etc.) KCPS continuing to explore who would be eligible.

#### **What happens if someone living in an apartment quits teaching?**

- We will need to establish guidelines. Other teacher housing developments let people stay through the end of the year/their lease, usually a limit of 3-5 years overall. If someone left teaching, we would want to free up the space for another incoming teacher.

#### **Once building is listed on the national historic register does that limit what KCPS can do with it?**

- Yes, we would need to follow their guidelines (i.e. they might limit number of entries, exterior modifications, etc). To date, all of our closed sites that have been converted to residential are on the historic register and meet those requirements.

#### **Why hasn't KCPS applied for historic designation yet?**

- We wanted to start our engagement first and get feedback on all the options. We discussed two options that potentially would require demolition of the existing

building. We would not want to pursue a historical designation if we ended up demolishing the building.

**What happens if the historic designation is denied?**

- We would have to see if any interested development teams could get the project completed without the historic designation, perhaps there would need to be an increase in philanthropic dollars to make up the financing gap. Based on the fact that the building has not undergone drastic modifications over the years, we believe the building is a strong candidate for historic designation.

**Have you considered a model that includes a mixture of market rate units and some affordable units for teachers?**

- We have not considered that so far as we really want to maximize the number of units available for teachers; however, it could be part of a development proposal.

**In addition to the Bryant renovation, have you considered additional new construction on the site for teaching housing?**

- Based upon the current restrictions, we have not envisioned new multi-family construction on the site. We have discussed the inclusion of new single family homes on the eastern portion of the site, which could offset some of the Bryant renovation cost.

**How does the GO bond relate to this project?**

- We are not proposing using any GO bond proceeds towards this project. We have more school-based facility needs than resources from a future bond, so we already are going to have to prioritize improvements at schools.

**How would you fund the teacher housing project? Who would develop it?**

- We've had interest from both for profit and not for profit developers. We will need to decide if it becomes a long-term land lease or a sale. We have seen other districts contribute the land through one of those mechanisms to make the project financially feasible. In addition, there would need to be a combination of historic tax credits, philanthropic dollars, and private financing.

**If teacher housing goes forward, would KCPS deal with the exterior?**

- There would be an expectation to improve the entire site, including the exterior.

### **Who would manage the teacher housing project once it is operational?**

- Developers would need to identify a property manager in their response to the RFQ. We also ask developers to outline how they address community/neighborhood priorities. For our last few sales, there has been a community benefits agreement (CBA) between KCPS, the developer, and the neighborhood association. These agreements have sometimes included provisions such as dedicated space for community use.

**Comment: I live on Wyandotte Street and I definitely think this building could get on the historic register. KC is consistently a top city when it comes to use of historic tax credits. Wornall Homestead has taken an official stance to preserve the Bryant School building.**

**Comment: \$800 for rent is too low.**

- \$800 was the amount teachers identified as being affordable when surveyed.

**Comment: It's generally less expensive to build new.**

- Yes, that is where the need for historic tax credits comes into play, to help offset those costs. We are not saying that renovating a historic building is the cheapest way to provide teacher housing, but we felt like this use could work financially and allow teachers to live closer to their schools.

**Would the housing be for single teachers with no partners, children, etc.?**

- KCPS recruits teachers of all ages. We would want a mix of unit sizes (some could include spouses and children) but more units for single teachers, as there are more single teachers looking for this type of product.

**Would teachers be able to live in new construction single family or townhouses (if built) in addition to the Bryant building?**

- Townhouses are not allowed on the site under the current restrictions. KCPS has been advised that new construction single family homes on a portion of the site could be a revenue generator to offset overall project costs, so the single family homes would not be used for the teacher housing. We are open to other ideas and will continue to get feedback on this.

**Comment: The more information you can provide regarding the economic plight of teachers would be a good education for members of the community.**

**Is there any financial benefit to the school district?**

- KCPS has discussed donating the land to the developer to help bring down the rent rates either through a long term ground lease or outright sale. Our focus has not been on generating revenue for the district, rather the focus has been on providing affordable housing for teachers and a sustainable project long term.

**Would the housing be open to teachers who work in private and charter schools?**

- We plan to prioritize KCPS teachers but we want the whole city to elevate the teaching profession, so we are open to teachers from other schools as well.

**Would KCPS consider selling Bryant to another school?**

- No, we are not considering that option. When other buildings have been sold for school use it has negatively impacted KCPS enrollment. In addition, there already are far more seats than students living within the boundaries of KCPS. This oversaturation has created an inefficient education system and resulted in school closures. We do not want to contribute to the expansion of seats.

**KCPS has already repurposed other former schools for residential use, correct?**

- Yes, former school buildings have been converted to residential. We have seen projects that include senior housing, affordable/LIHTC, and market rate.

**Comment: If you decide to demolish the building and put up new construction multi-family you would have to change the zoning. When you change the zoning it stays with the land forever. I think you solve a lot of problems with the teacher housing proposal – you renovate the historic building, find an adaptive reuse, and protect the zoning. I think it’s an exciting thing for KCPS to be proactive about.**

**Has KCPS considered other sites for teacher housing, such as Bingham or Southwest?**

- Yes, we’ve considered issuing an RFQ for both Bryant and Bingham. The district is evaluating the reuse of Southwest as a neighborhood middle school as part of the 10 year capital plan that will inform the bond plan. We are not considering teacher housing at Southwest.