

Agenda of Board Workshop

The Board of Trustees Seguin ISD

A Board Workshop of the Board of Trustees of Seguin ISD will be held August 9, 2023, beginning at 6:30 PM in the Board Room, 1221 E Kingsbury, Seguin, TX 78155.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

1. **Call to Order**

A. Establish Quorum

B. Announcement that this meeting of the Seguin Independent School District has been duly called and that notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Section 551.043 of the Texas Government Code.

C. Pledges to the United States Flag and Texas Flag. Moment of silence.

2. **Audience with the Board**

The Seguin ISD Board of Trustees designates a time for audience participation at the beginning of each meeting to hear persons who desire to make comments. In accordance with Board Policy BED(Local):

A. those wishing to speak shall sign up before the meeting begins stating the concern or noting the agenda item they wish to address; audience participation is limited to five minutes; the Board shall not deliberate any subject that is not on the posted agenda.

3. **Board Workshop:**

A. Discussion Regarding Affordable Teacher Housing Through Texas Workforce Housing Foundation 2

B. Middle School Redesign Update 14

4. **Adjourn**

Texas Workforce Housing Foundation

Presented to Seguin Independent School District

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What is Texas Workforce Housing Foundation:

- The Texas Workforce Housing Foundation (the “Foundation”) is a Texas nonprofit corporation created for the purposes of providing economic development, education, and workforce housing opportunities for Texas residents.
- Workforce housing is generally aimed at individuals and families earning somewhere between 60% and 80% of the Area Median Income, which for the District’s metropolitan statistical area is \$88,600.00 for the current year, so between \$53,160 and \$70,880 per year.

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The Foundation's Purpose:

- The Foundation was created in part to support economic development, education, and workforce housing for Texas residents.
- On November 3, 2022, the Board of Directors of the Foundation adopted a resolution to develop a workforce housing strategy to partner with and support Texas independent school districts and to exercise certain of its powers for the advancement of and for the benefit of such districts' interests, including authorization to provide financial benefits and other incentives from the Foundation to personnel of the District.

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The Affordability Fund:

- The Foundation proposes to create an Affordability Fund to be accessed by District personnel that wish to live at a Development.
- An initial upfront contribution of \$250,000 shall be made to the Affordability Fund for every workforce housing multifamily project located within Seguin ISD, both now and in the future.
- An ongoing annual contribution of \$50,000 shall be made to the Affordability Fund for every workforce housing multifamily project located within Seguin ISD, both now and in the future.
- The Affordability Fund can be accessed by District personnel and used to subsidize rental payments, to pay moving expenses, to pay security deposits, and for downpayment assistance for District personnel who choose to move out of the workforce housing multifamily project and purchase their first or next home.

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Additional Benefits:

- The Foundation will provide priority access to District personnel to preview units that are coming available soon and to submit applications prior to those units being marketed to the general public.
- The Foundation will work to identify and provide additional opportunities in targeted areas of interest to the District.
- The Foundation will own, operate, finance, maintain, repair, and rehabilitate the workforce housing multifamily projects with no financial assistance or any other obligations, financial or otherwise, from the District to the Foundation or the multifamily developments.

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Example of Benefits Delivered:

- Actual Rent for a 1-Bedroom Apartment at Legends Lakeline starts at \$1,295.00 and actual rent for a 2-Bedroom Apartment at Legends Lakeline starts at \$1,829.00.
- Due to an agreement in place between the Foundation and the asset manager, there are maximum rents that can be charged for certain of the units and a specific number must be reserved for families making no more than 30% of area median income and families making no more than 60% of area median income.

Legends Lakeline - Actual Rents and Actual Rent Savings			
	Market Rent (Minimum)	30% AMI Units (Maximum Rent)	60% AMI Units (Maximum Rent)
1-Bedroom	\$1,295.00 In-Place Rent	\$621.00, or \$674.00/Mo. Savings	\$1,242.00, or \$43.00/Mo. Savings
2-Bedroom	\$1,829.00 In-Place Rent	\$744.00, or \$1,085.00/Mo. Savings	\$1,489.00, or \$340.00/Mo. Savings

- Note that these benefits are delivered before District personnel even access the Affordability Fund to further subsidize rents.

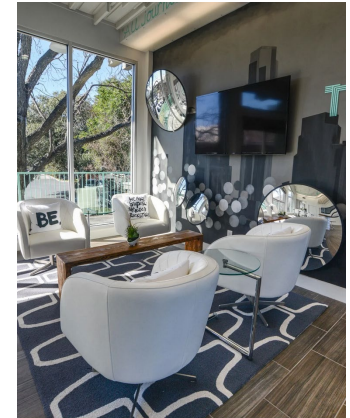
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Arboretum Oaks – Sample Portfolio Project in Austin ISD



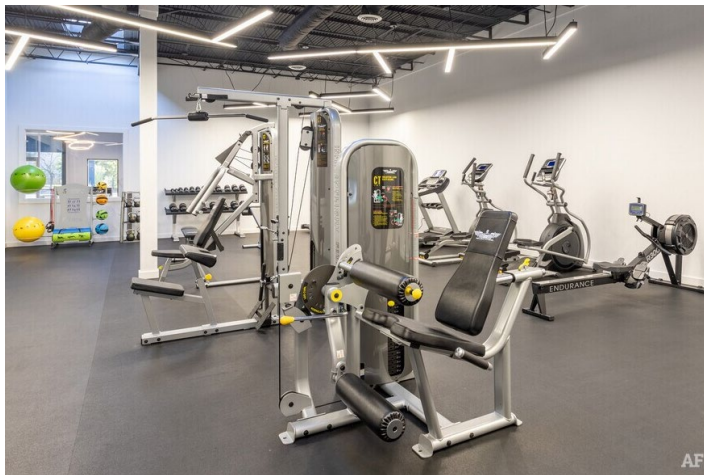
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Timber Creek – Sample Portfolio Project in Austin ISD



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Centro Apartments – Sample Portfolio Project in Austin ISD



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Legends Lakeline – Sample Portfolio Project in Round Rock ISD



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Legends Lake Creek – Sample Portfolio Project in Round Rock ISD



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Lakeside at La Frontera – Sample Portfolio Project in Round Rock ISD



INFORMATION ITEM: **Seguin ISD Middle Schools Redesign Update**

RECOMMENDATION: That the Board of Trustees receive an update on the campus redesign for A.J. Briesemeister and Jim Barnes Middle Schools.

RATIONALE: Seguin ISD joined TEA’s System of Great Schools Network in June 2022. The network is a 4-year program that provides district leaders with technical assistance, professional learning communities, and support in applying for grants and other financial resources. Twenty-two districts, enrolling about 550,000 students, participate in the SGS Network and are united by the commitment to ensure that every student has access to a high-quality, best-fit school. The SGS Strategy is a district-level problem solving approach that includes four levers: analyze school performance, expand great options, improve access to options, and create new organizational structures. District leaders use the strategy to expand what works, replace what doesn’t, and pursue all possible options to create high-quality, best-fit schools.

Using the TCLAS, Decision 9 grant award of \$1,500,000.00, A.J. Briesemeister and Jim Barnes Middle Schools are implementing a three-year school redesign plan to create extraordinary equitable learning experiences in order to increase student outcomes.


REFERENCE and COMPLIANCE: EHAA(Legal) Basic Instructional Program
Strategic Priority 1: Creating and Supporting Future-Ready Students
Strategic Priority 4: Creating a Thriving Learning community

PAPERWORK IMPACT: Campus and District TEA Implementation Plans

BUDGET IMPACT/ INFORMATION: TCLAS Grant, LLI Funds

EXHIBITS: Presentation: Seguin ISD Middle Schools Redesign Update

RESOURCE PERSONNEL: Dr. Veronica Vijil, Deputy Superintendent

Submitted by:  Date Submitted: 08/09/23
(Signature) _____
(Name) Dr. Matthew Gutierrez, Superintendent
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Seguin ISD Middle Schools Redesign Update SY '23-'24

August 9, 2023

Seguin ISD Special Board Workshop



Agenda

Looking Ahead

Data from SY '22-'23 Recap

Where We are Going

Looking Ahead...



PLANNING

YEAR 1

2021 - 2022

IMPLEMENTATION & ITERATION

YEAR 2

2022 - 2023

YEAR 3

2023 - 2024

SY 2023-2024

Improved Student Outcomes & Experiences: In HQIM and PBL Blocks as well as embedded CCMR learning for students

Increased Rigor of PBL Blocks: Embedded TEKS and high expectations for rigorous learning

Design Sustainability: A plan that considers how the design will live on, beyond the end of the SAF grant



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Data Tools for SY '22-23

Fall

- Student focus groups
- Student academic data
- Panorama parent & staff data

Winter/Spring

- Staff & Family focus groups, Student Leaps data
- Student academic data
- Panorama parent & staff data

Shared Strengths

- Improvement in 6th & 7th RLA data
- Value of Friday experiences are understood
- Students report improvement in choice and customization on Fridays
- HQIM Implementation has improved rigor
- Overall increased attendance rate
- Increased community involvement

Areas of Growth

- A need for more personalization & responsiveness in classrooms, and **time in core content**
- Grow and additional content time on Friday needs to be taught by a **student's core content teacher**
- Friday experiences should be an **extension of school** not an isolated experience
- Reflect/Whole Child block is too long, **time** can be **restructured**
- Reduce core content teacher's **responsibilities** on campus
- **Communication** on Friday experiences needs to happen **frequently**

Friday Shifts

- **Integrate core content standards into our PBL Friday experiences**
- **Add back Math & Reading Language Arts core content blocks on Fridays**
 - Shorten Friday blocks from 90 → 60 minutes
 - Move from a 5 period to 7 period schedule
- **Grow will be integrated into the Math & Reading Language Arts block**
- **Math/Reading Language Arts teachers teach their Math/Reading Language Arts students**

What is NOT Shifting

- Students will continue to have a choice of 2-3 PBLs on Fridays
- Athletics & Fine Arts will continue to be a part of the Friday schedule
- Reflect & Grow are still a part of the Friday schedule

New Friday Schedule-Sample Schedule

SY '22-23 Friday Schedule	
Period (Time)	Content
1 (8:00-9:30)	Explore (PBL Elective)
2 (9:33-10:33)	Reflect (Character Strong & AVID)
3 (10:36-10:59)	Explore (PBL Elective)
LUNCH (11:02-11:32)	Lunch
3 (11:35-12:34)	Explore (PBL Elective)
4 (12:37-2:07)	Grow (Intervention/Acceleration)
5 (2:10-3:40)	Explore (PBL Elective)

SY '23-24 Friday Schedule	
Period (Time)	Content
1 (8:00-8:58)	Explore (PBL Elective)
2 (9:01-10:01)	RLA & RLA Grow (Core Content + Grow)
3 (10:04-11:02)	Explore (PBL Elective)
4, Part 1 (11:05-11:35)	Lunch
4, Part 2 (11:38-12:37)	Reflect (Character Strong & AVID)
5 (12:40-1:38)	Math & Math Grow (Core Content + Grow)
6 (1:41-2:39)	Explore (PBL Elective)
7 (2:42-3:40)	Athletics/Fine Arts (Elective)

Initial Staff & Family Feedback

“I think going to 7 periods will help with a lot of the restlessness of students being in classes for long period of times, and help to keep them engaged.” - a Parent

**“I am happy to see more math and ELA subject coverage, I know my kids will benefit from it”
- a Parent**

“ I truly feel like students will benefit from extra Math and RLA support as long as it is structured with hands-on activities, projects and engaging activities that students can relate to and can use in real life.” - a Teacher

“I think it is good the students will still have autonomy in choosing their PBL's, and also extra focus in many students main problem areas, math and reading.” - a Parent

“We were able to teach the concepts last year, however I feel we were unable to provide ample time for practice of new concepts. Providing us with Fridays would provide us the time for this extra practice.” - a Teacher

Questions?

