

### The Anita Ferrales Coy Tract – 4900 Gonzales Street

A.I.S.D. has owned the property since the early 1950s and currently operates the Alternative Learning Center campus on the site.



## **Key Property Information**

- Property Size: 19.81 AC
- Current Use: Alternative Learning Center
- Existing Zoning: P (Public)
- Existing Neighborhood Plan Designation: Civic



### Proposed Redevelopment

- New Alternative Learning Center Campus
- 600-700 Apartments
- Parkland and Open Space

### Process That Got Us Here Today



Over the past two years:

Austin ISD hosted a series of community meetings and various input opportunities on how to best respond to community needs and conducted a survey to gather information about employees' experience with housing in Austin.

March 23, 2023:

The Austin ISD Board of Trustees unanimously passed a resolution to direct the Interim Superintendent to identify a development partner for the Coy site.

Austin ISD sought proposals from 14 qualified and experienced real estate developers to redevelop the Coy site into a new mixed income residential community offering housing that is affordable for our teachers, staff, and families, as well as the community at large.

November 2023:

The NRP Group was selected as Austin ISD's partner in the Coy site redevelopment

The NRP Group will be solely responsible for the cost of constructing, managing and operating the housing and associated amenities. In addition, the district will use generated revenue from the site to construct a new facility for the Alternative Learning Center.

# the NRP group

- The NRP Group was founded as an affordable-housing developer and remains committed to
  delivering as many affordable units as possible
  in every state in which it operates (15 total, as of
  June 2023).
- The NRP Group has been the leader in publicprivate housing partnerships across the State of Texas. Working with local governments and nonprofits, they have delivered nearly 30,000 affordable, mixed income, and market rate units in Texas.

#### **Mission Statement:**

• To create exceptional rental opportunities for individuals and families, regardless of income.

# **Project Team**



PUBLIC PARTNER



ZONING AND ENTITLEMENT COUNSEL



MASTER DEVELOPER



COMMUNITY ENGAGEMENT



MASTER PLAN ARCHITECT



CO-DEVELOPER

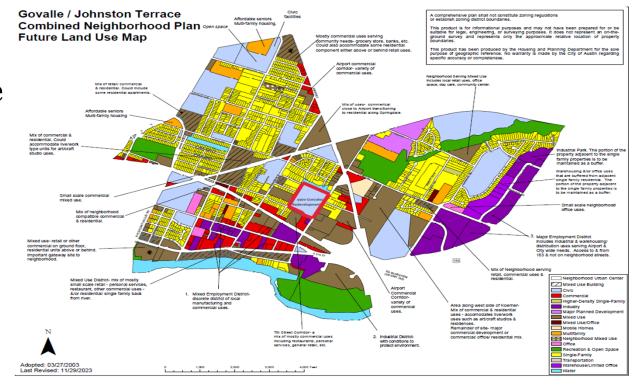




CURRENT PROPOSED

### Govalle/Johnston Terrace Combined Neighborhood Plan Amendment

- Existing: Civic
- Requested: Mixed-Use
- Neighborhood Plan Amendment Case Number: NPA-2024-0016.01.SH



# Redevelopment Timeline

Plan Amendment and Rezoning Q1 - Q3 2024

**Design & Permitting Q4 2024 - Q3 2025** 

**Construction Q4 2025** – **Q4 2027** 



### **Contact Us**

• <a href="https://anitacoyaustin.com/">https://anitacoyaustin.com/</a>



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