

the  
**NRP**  
group



**AUSTIN**  
Independent School District

# Anita F. Coy Site Redevelopment

*Community Conversation*

October 26, 2024



# QUICK FACTS

the  
**NRP**  
group  
founded in 1994

**55,000+**

total units developed

**28,000**

affordable

**23,000**

market rate

**7,000**

moderate income

**\$6 billion**

total real estate closed  
(\$2.6 in approved pipeline)

**25,000+**

units under management

**\$850 million**

core operations revenue

**\$2.5 billion**

portfolio valuation

## 2023 highlights

**12 deals**

number of  
closings

**3,112**

number of  
units

**\$1 billion**

amount of  
3rd party capital

**NMHC**<sub>50</sub>

**Top Builder &  
Developer**

2024 NMHC 50

MULTIFAMILY  
PILLARS OF THE  
INDUSTRY  
AWARDS



**2022 Winner**

Multifamily  
Development  
Firm of the Year

**2020 Multifamily  
Builder of the Year**



**Top 5 Ranked**

2023 Top Multifamily  
Development Firms

**AFFORDABLE  
HOUSING**  
FINANCE

**Top Ranked**

2024 Affordable Housing Developers



# VERTICALLY INTEGRATED

The NRP Group is a full-service, fully integrated, developer, general contractor, and property manager



## DEVELOPMENT

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing projects along with significant experience in single-family infill housing.



## CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 14 states, providing professional construction services for multifamily and single family homes. Over 35,000 units have been built since inception.



## PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 25,000 of market rate, affordable and senior rental units under management.



## ASSET MANAGEMENT

Supporting short- and long-term value creation across the portfolio for both affordable and market rate communities. Closely working with investors, partners, and internal property management, accounting, and construction teams to identify ways to best serve investors and residents.



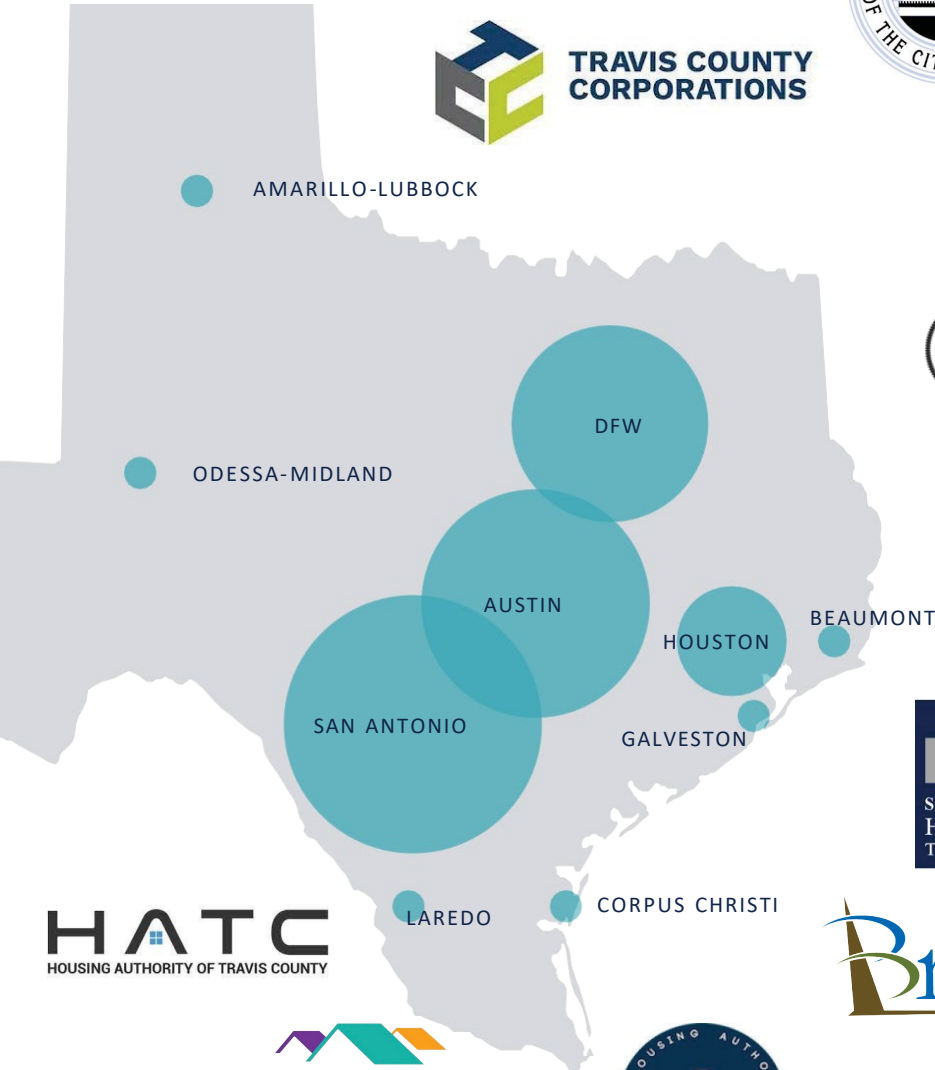
# NRP TEXAS

**30,000**  
TOTAL UNITS DEVELOPED

**15,000+**  
AFFORDABLE UNITS DEVELOPED

**450+**  
TEXAS EMPLOYEES

**\$2.5+ Billion**  
TOTAL DEVELOPMENT VALUE





DEVELOPER



PUBLIC PARTNER



ARCHITECT



PUBLIC ART &  
PLACEKEEPING



COMMUNITY  
ENGAGEMENT



DEVELOPMENT

CO-DEVELOPER

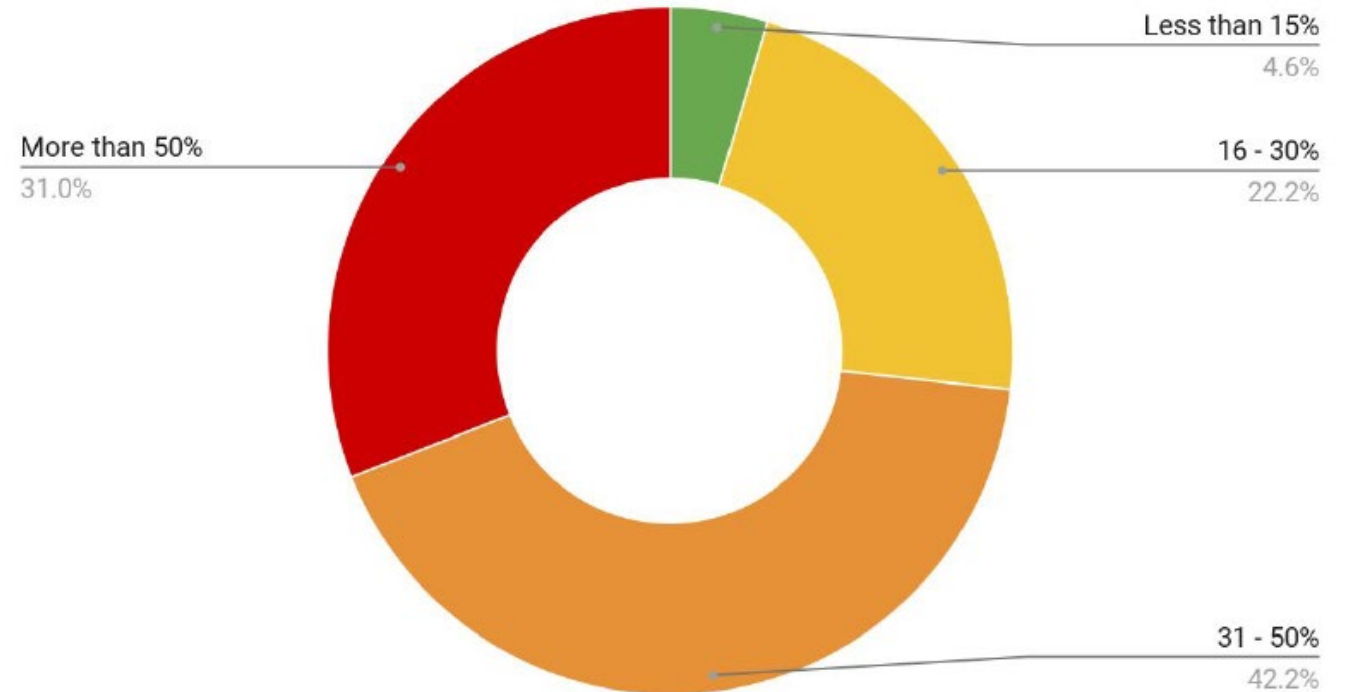


Surveyed over 2,760 District employees about housing needs in January 2023...

**73.2%**

identified as  
**cost burdened**  
by housing expenses

What percent of your salary do you spend on housing?



### Where we've been:



**Phase 1:** Community & Equity Engagement  
(Winter 2022)



**Phase 2:** Feasibility Analysis  
(Spring/Summer 2022)



**Phase 3:** Presentation of Findings  
(Fall 2022)



**Phase 4:** Developer Selection Framework  
(Spring 2023)



**Phase 5:** Request for Proposals  
(Summer 2023)



**Phase 6:** Master Developer Selection  
(Fall 2023)

### Winter 2022 Community Feedback:

- Most in favor of density
- In favor of affordable housing
- Inclusion of greenspace/parkland
- Honor site legacy/history
- Accommodate family units
- Some favor only educational use

### AISD Board-Approved Goals:

- Retain ownership of the land
- Build new Alternative Learning Center onsite
- Prioritize housing AISD teachers, staff and families
- Offer pedestrian-friendly amenities
- Make connections to public transit
- Incorporate community green space and preserve heritage trees





## Development Vision

- Two Class-A mixed-income housing developments (300-350 units each)
- Heritage tree preservation & pocket park creation
- Retained land for AISD
- Public parkland with recreation & amenities
- Nonprofit Space
- Family Sized Units

	Phase 1	Phase 2	Total Units	% of Units
1 BR	193	178	<b>371</b>	<b>55%</b>
2 BR	124	131	<b>255</b>	<b>38%</b>
3 BR	22	26	<b>48</b>	<b>7%</b>
<b>TOTAL</b>	<b>339</b>	<b>335</b>	<b>674</b>	

	Phase 1	Phase 2	Total Units	% of Units
60% AMFI	34	34	<b>68</b>	<b>10%</b>
80% AMFI	136	134	<b>270</b>	<b>40%</b>
Market Rate	169	167	<b>336</b>	<b>50%</b>
<b>TOTAL</b>	<b>339</b>	<b>335</b>	<b>674</b>	



TRAIL CONNECTION

PARK AREA

RECREATION FIELD

STREAM

FUTURE ROW

4-STORY PORTION

PASSIVE COURT

RAIN GARDEN

RAIN GARDEN

RAIN GARDEN

4-STORY PORTION

MANSSELL AVENUE

6-LEVEL GARAGE

5-STORY RESIDENTIAL

PLAY AREA

POOL COURTYARD

AMENITY CLUBHOUSE

AMENITY CLUBHOUSE

POOL COURTYARD

SHADY LANE

FUTURE ROW

6-LEVEL GARAGE

5-STORY RESIDENTIAL

GONZALES STREET

4-STORY PORTION

DOG PARK

DAYCARE

DOG PARK

PECAN CORNER

RAIN GARDEN

TOT LOT





## Upcoming Community Engagement Opportunities

Visit our website and subscribe for updates: [AnitaCoyAustin.com](https://AnitaCoyAustin.com)

### Upcoming Community Meetings:

- Project Overview & Site Plan –  
*Saturday, October 26*
- Greenspace & Parkland Roundtable – *TBD December*
- Placekeeping, Public Art, Community Space – *TBD January*

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Thank You!

