



Coy Community Update

Saturday, October 26, 2024

Presentation:

- Project Team:
 - Jeremy Striffler, Austin ISD
 - Nick Walsh, The NRP Group (Developer)
 - Sarah Andre - Structure (Affordable Housing development partner)
 - Jason Haskins, Hatch Ullard Owen (Architect)
 - Paul Saldana, Saldana Public Relations (Community Engagement)
- Development vision
 - Two mixed-income apartment buildings
 - Preservation of heritage trees
 - District maintaining land for future modernized Alternative Learning Center (ALC) school facility
 - Green space and public amenities
 - 5,000 square feet of nonprofit space
 - The NRP Group is working with Todos Juntos to potentially occupy
 - 50% of units will be income restricted
 - The income levels are determined by HUD and future rents will be set based on the percentage of median income.
 - 45% of units will be family-size (units that have 2 or more bedrooms)
 - Three (3) bedroom units are rare in multi-family projects and public feedback was received noting this as a priority for the project.
 - More multi-room units were added to be responsive to this feedback.
- No District funds being used for the housing development
- Height is maxed out at 60'
- Above-ground parking garages that will be wrapped by the apartment buildings and not visible from the street
 - Ingress/egress will be off Manzel Avenue, Shady Lane and through the newly created boulevard

Questions & Answers

- *Q: How will priority be legally given to District teachers and staff?*
 - When construction is complete, all the units will be pre-marketed to District teachers and staff to rent. In addition, application fees will be waived. After this initial pre-marketing period is complete, all the units will be marketed to the

general public for rent. The project will be fully compliant with all state and federal fair housing laws.

- *Q: What will be the rents for the affordable units?*
 - Rents are based on a percentage of the median family income, which are determined by the Department of Housing & Urban Development and are updated annually
- *Q: What percentage of the 3 bedroom units will be income restricted?*
 - Affordability is distributed equally throughout the project so 50% of the 3 bedroom units will be income restricted.
- *Q: What due diligence has been completed to date?*
 - Tree survey, topographic survey, geotechnical survey
 - Civil engineers still need to design the site and submit it to the City for approval.
- *Q: The community has been impacted by the development site that StoryBuilt started along Mansell Avenue. While digging, they struck the aquaphor causing flooding. There are concerns about the planned work on the District site.*
 - Due diligence is still underway, which includes looking at the impact on the site and surrounding area. Nothing has been submitted yet to the City; however, there are currently no plans for construction beneath the ground. All the structures, including parking, will be above ground.
 - The site will continue to be owned by the District, which holds public board meetings every other week throughout the year. The District is not going anywhere and so there will be an ongoing opportunity to share any concerns with the Board of Trustees or staff as the project progresses.
- *Q: What will happen with the nonprofits currently located on site (Urban Roots, Avance and VELA)?*
 - The District is working with them on their space needs and to identify a future home elsewhere at other District facilities
- *Q: Has NRP Group done an environmental study regarding the anticipated impact on the creek?*
 - Yes, NRP is required by the City and will complete an environmental study as part of the site permit approval process
- *Comment: Govalle elementary has 1/3 of their staff not able to live in Austin. If doing a 1st pick approach in regards to families living here please consider people like Govalle staff.*
- *Q: Are all units going to be rentals?*
 - A: Yes, all the units will be rentals. There are no units for sale.
- *Comment: In this neighborhood, we have been pushing home ownership through Guadalupe Development Corporation Land Trust - if even part of this is put into a land trust model that could help the area and the people being displaced. Especially since you are going into real estate- which many of us lament that The District is going into real estate.*
- *Q: Will the planned non-profit space be up for RFP / bid out?*
 - No, there is no plan to issue an RFP. The NRP Group is responsible for the operation and maintenance of the buildings and it is at their discretion who to rent the nonprofit space to.

- Currently, Todos Juntos is in conversation with NRP to occupy the nonprofit space and they provide early childhood education and dual-generation programming.
- *Comment: Childcare is the most expensive thing next to taxes and housing. Childcare that is 25% or more of a family's income. We would like to see childcare not only for people on the site but for people in the community.*
 - Todos Juntos services are at no cost to the community. Ensuring parents are prepared and informed to support their children through their school years.
- *Comment: We would like to see how this future revenue comes back into the community and serves the students.*
- *Q: So this is going to be like Mueller 2? We have concerns about increasing gentrification and things that will not be available to the public despite this being public land.*
 - It is important to note that seventy-three percent (73%) of District employees are people of color and seventy-five percent (75%) of them are women.