

# APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : RGTP Real Estate, LLC

OWNER : RGTP Real Estate, LLC

PROJECT : Sweeney Lane COC

FUNDING CYCLE DEADLINE : July 31, 2020

FEDERAL TAX ID NO: 85-0703525

DUNS NO:

PROJECT ADDRESS: 9201 Sweeney Lane

PROGRAM : RHDA

CONTACT NAME : Russell Artman

AMOUNT REQUESTED: 5,100,000

CONTACT ADDRESS AND PHONE : Russell.Artman@gmail.com. 917-575-2219

## APPLICATION TABS

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## ATTACHMENT TABS

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Detailed listing of developer's experience

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Statement of Confidence

n/a

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R

3.b.

Certified Financial Audit

n/a

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Board Resolution

n/a

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Financial Statements

filed confidentially

3.e.

Funding commitment letters

filed confidentially

4 PROJECT INFORMATION

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Market Study

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Good Neighbor Policy

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SMART Housing Letter

In process

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MOU with ECHO

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5 PROPERTY INFORMATION

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Appraisal

n/a

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Property Maps

R

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Zoning Verification Letter

R

5.d.

Proof of Site control

R

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Phase I ESA

filed separately

5.f.

SHPO

R

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.

Unsigned/undated submissions will not be considered.

## SIGNATURE OF APPLICANT

## DATE AND TIME STAMP OF RECEIPT

PRINTED NAME

RUSSELL ARTMAN

TITLE OF APPLICANT

MANAGER

DATE OF SUBMISSION

7/31/2020

Received 7-31-20 EM

FOR AHFC USE ONLY



# 60-UNIT SWEENEY PROJECT OVERVIEW

July 2020

# 60 new 1-bedroom Continuum of Care (CoC) units will be built and operational in approximately 1 year from permit approval



Units will be Continuum of Care during the 40-Year Affordability Period

Units delivered to city at an attractive price of \$85,000/unit

Rent will include all utilities and based at 50% MFI

Up to 35% of the building will be 30% MFI if TDHCA's loan is approved

Affordability Unlocked application approved for parking waivers, height, and conformity among others

CURRENTLY

EXISTING 10-UNIT MULTI-FAMILY BUILDING

NEW

60 NEW 1-BEDROOM CONTINUUM OF CARE (COC) UNITS WITH ~5,000 SQUARE FEET OF COMMERCIAL SPACE

Design show is for similar 1 bedroom with 3 stories instead of 6

## Support throughout Austin

### ECHO

1. ECHO and RGTP have a Memorandum of Understanding and ECHO passed a Board of Directors Resolution outlining their strong support for this project
2. Letter of support from Integral Care

### Community

1. RGTP and ECHO met with two neighborhood associations, Pecan Springs - Springdale Hills Neighborhood Association (PSSNA) and Windsor Park Neighborhood Association (WPNA)
2. Associations are supportive of the Sweeney project
3. RGTP and ECHO will continue to engage with the community throughout the development

### City Council

1. Council Member Natasha Harper-Madison's office has been extremely supportive throughout the process for this project

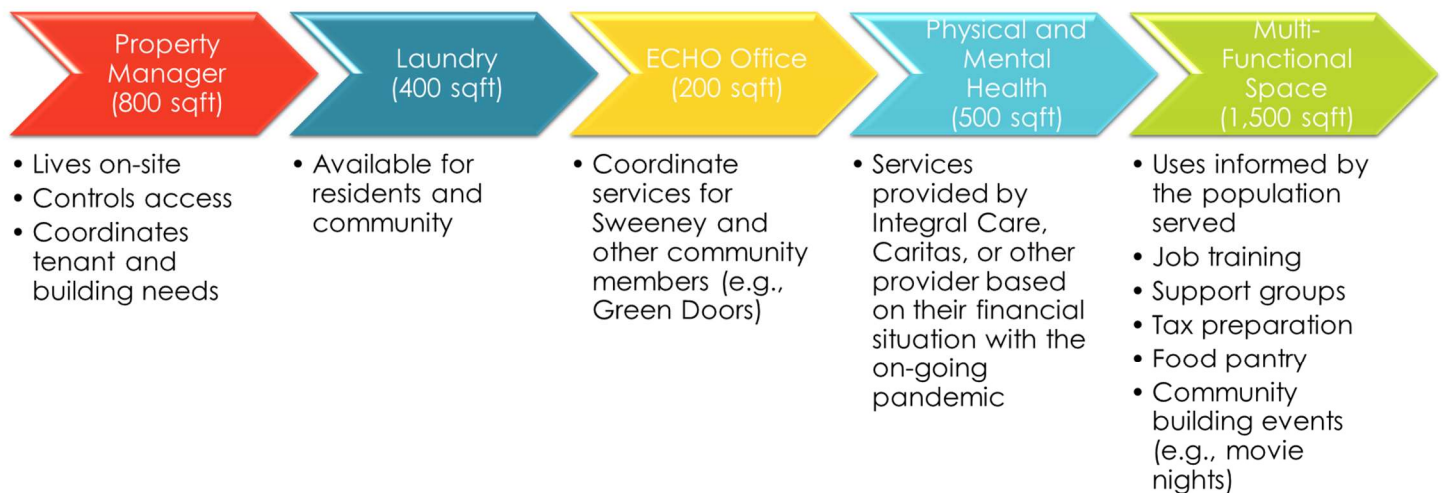


# Strong Demand for Continuum of Care Housing Units for Single Head of Household



\* Source: <https://www.austinecho.org/about-echo/homelessness-in-austin/>

## Supportive Services to be Provided On-Site with ~5,000 sqft of Commercial Space Targeted to Residents



COVID-19 Note: As the pandemic evolves, the commercial space may be used as a response center by ECHO or other agencies/organizations as necessary.



# Sustainability and On-Going Operations



## Experienced Development Team

### General Contractor

- Austin-based
- Certified Minority-Owned Business Enterprise (MBE)
- Worked with principals for 3+ years
- Experienced in delivering high-quality affordable housing

### Architect

- Austin-based
- 20+ years of experience with both prefabricated housing as well as affordable developments

### Civil engineer

- Austin-based
- 39 years of experience with both prefabricated housing as well as affordable developments

# Existing Tenants Are Supported with Future Housing

“You are going above-and-beyond what ‘typical’ developers do when URA may apply.”

“You are doing everything right to comply with the law.”

--- URA Attorney when discussing our plans in June 2020

- RGTP has contracted with a Uniform Relocation Act (URA) attorney to ensure all requirements are complied with
- RGTP has contracted with a URA consultant to ensure existing residents have a third-party to speak with regarding their rights
- As residents move out, ECHO will fill existing units with households experiencing homelessness to provide short-term living until demolition

## Executive Summary

RGTP Real Estate, LLC (RGTP) owns a 10-unit multi-family building at 2901 Sweeney Lane, located in District 1.

1. 60 new 1-bedroom Continuum of Care (CoC) units will be operational in ~1 year from permit approval
  - a. Units will be CoC for at least the 40-years Affordability Period
  - b. Units delivered to city at an attractive price of \$85,000/unit
  - c. Affordability Unlocked application already approved
2. Target demographic is the 83% Single-Headed Households who are experiencing homelessness<sup>1</sup> and need a 1-bedroom
3. One-third reduction in the people actively looking for housing but cannot find safe, affordable, and available housing
  - a. ECHO provided a list of 200+ people who are ready for housing now
  - b. All have completed coordinated assessment
  - c. All have rental subsidies and supportive service packages ready to use
  - d. All are still experiencing homelessness because of a lack of units
4. ECHO Board of Directors Resolution received outlining strong support
5. RGTP and ECHO met with two neighborhood associations who are supportive
  - a. Pecan Springs - Springdale Hills Neighborhood Association
  - b. Windsor Park Neighborhood Association
  - c. RGTP and ECHO will continue to engage throughout the development
6. Council Member Natasha Harper-Madison's office has been extremely supportive
7. Ground floor will have ~5,000 square feet of commercial space entirely dedicated to providing the targeted services for the residents and open to the community at large
  - a. Live-in property manager for housing and office
  - b. ECHO offices to coordinate services between all parties on site and off site
  - c. Laundry
  - d. Multi-functional space may provide the following services which will be targeted to the population served at Sweeney:
    - i. Tax preparation help via the Volunteer Income Tax Assistance (VITA) program. Working with United Way to host financial literacy and tax preparation events.
    - ii. Physical / mental health services

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<sup>1</sup> Source: <https://www.austinecho.org/about-echo/homelessness-in-austin/>



- iii. Job training – will be coordinated by the property manager in conjunction with Texas Workforce Commission
  - iv. Additional programming will be added to the commercial space as appropriate and directed by the property manager
  - v. Healthy food pantry
  - vi. As the COVID-19 pandemic evolves, the commercial space may be used as a response center by ECHO or other agency as necessary including housing people experiencing homelessness who are categorized as COVID-19 high risk
8. Building will be owned and operated by RGTP throughout the affordability period
- a. There is sufficient on-going revenue without real estate tax abatements for the principals in RGTP to receive a reasonable ROI annually
  - b. Austin non-profits will be engaged to perform the services that they excel in without the responsibility of managing a facility
  - c. Building operations will be managed by a property manager with deep expertise in managing CoC and other types of affordable housing
9. Existing residents
- a. RGTP has contracted with a Uniform Relocation Act (URA) attorney to ensure compliance with all requirements
  - b. RGTP has contracted with a URA consultant to ensure existing residents have a third-party to speak with regarding their rights
  - c. As residents move out, ECHO will use units to help households experiencing homelessness to provide short-term living until demolition
10. Development team
- a. General contractor – Austin-based, certified Minority-Owned Business Enterprise (MBE) has worked with principals for 3+ years and experienced in delivering high-quality affordable housing
  - b. Architect – Austin-based with 20+ years of experience in both prefabricated housing as well as affordable developments
  - c. Civil engineer – Austin-based with almost 40 years of experience in both prefabricated housing as well as affordable developments

# **Estimated Sources and Uses of funds**

<b><u>Sources</u></b>		<b><u>Uses</u></b>	
Debt	3,325,000	Acquisition	950,000
Third Party Equity	992,000	Off-Site	-
Grant		Site Work	402,000
Deferred Developer Fee		Sit Amenities	400,000
Other		Building Costs	5,675,000
<b><i>Previous AHFC Funding</i></b>	-	Contractor Fees	200,000
<b><i>Current AHFC Request</i></b>	<b>5,100,000</b>	Soft Costs	745,000
		Financing	400,000
		Developer Fees	645,000
<b>Total</b>	<b>\$ 9,417,000</b>	<b>Total</b>	<b>\$ 9,417,000</b>

**Project Summary Form**

1) Project Name Sweeney Lane COC	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 2901 Sweeney Lane, 78723, 0.2314 acres, SE corner Manor/Sweeney		5) Mobility Bond Corridor 
6) Census Tract 21.07	7) Council District District 1	8) Elementary School PECAN SPRINGS EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? Yes	12) How will funds be used? tion, Pre-development, and Cons

**13) Summary of Rental Units by MFI Level**

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		60				60
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>

**14) Summary of Units for Sale at MFI Level**

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**15) Initiatives and Priorities (of the Affordable Units)**

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	12	Continuum of Care Units	60
Accessible Units for Sensory Impairments	1		

**Use the City of Austin GIS Map to Answer the questions below**

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

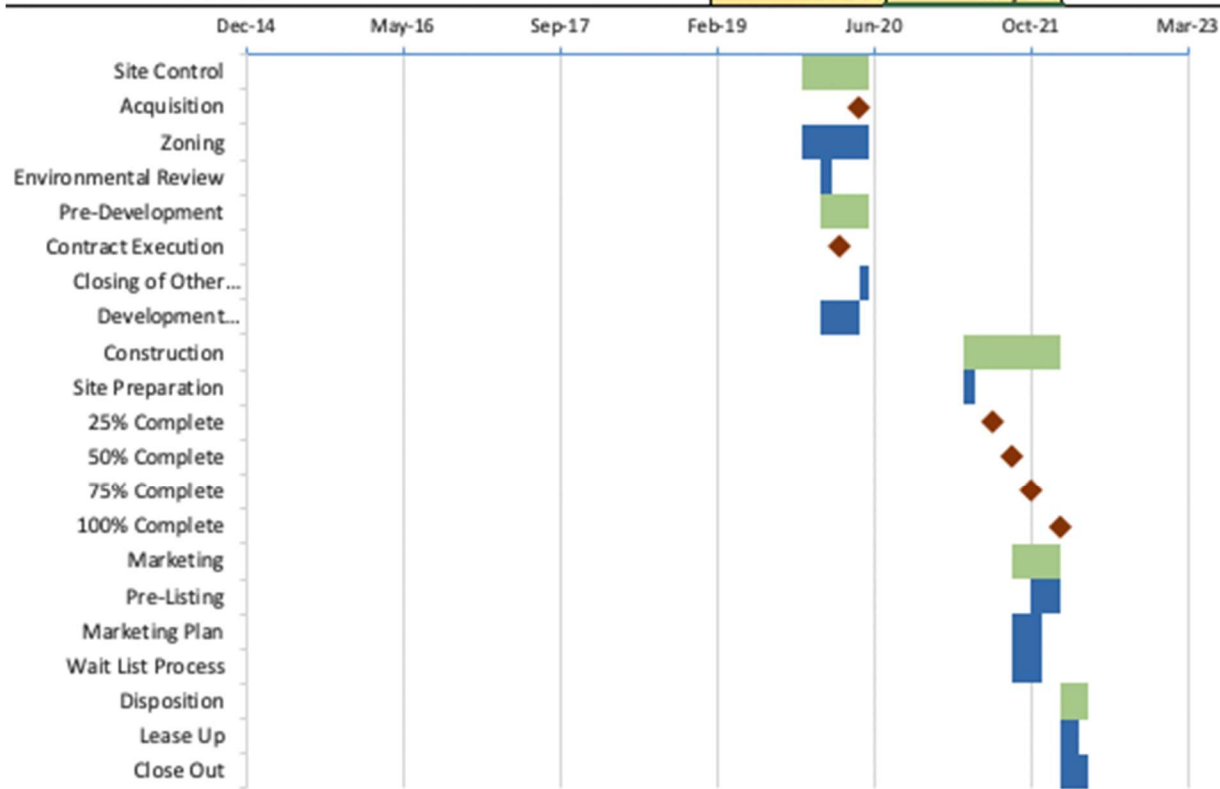
**20) Estimated Sources and Uses of funds**

<b>Sources</b>		<b>Uses</b>	
Debt	3,325,000	Acquisition	950,000
Third Party Equity	992,000	Off-Site	-
Grant		Site Work	402,000
Deferred Developer Fee		Sit Amenities	400,000
Other		Building Costs	5,675,000
<b>Previous AHFC Funding</b>	-	Contractor Fees	200,000
<b>Current AHFC Request</b>	<b>5,100,000</b>	Soft Costs	745,000
		Financing	400,000
		Developer Fees	645,000
<b>Total \$</b>	<b>9,417,000</b>	<b>Total \$</b>	<b>9,417,000</b>



## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Nov-19	Jun-20
Acquisition	May-20	
Zoning	Nov-19	Jun-20
Environmental Review	Jan-20	Feb-20
<b>Pre-Development</b>	Jan-20	Jun-20
Contract Execution	Mar-20	
Closing of Other Financing	May-20	Jun-20
Development Services Review	Jan-20	May-20
<b>Construction</b>	Apr-21	Feb-22
Site Preparation	Apr-21	May-21
25% Complete	Jul-21	
50% Complete	Sep-21	
75% Complete	Nov-21	
100% Complete	Feb-22	
<b>Marketing</b>	Sep-21	Feb-22
Pre-Listing	Nov-21	Feb-22
Marketing Plan	Sep-21	Dec-21
Wait List Process	Sep-21	Dec-21
<b>Disposition</b>	Feb-22	May-22
Lease Up	Feb-22	Apr-22
Close Out	Feb-22	May-22



	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	5,000		
Environmental Review			
Engineering	95,000	50,000	
Survey	2,000		
Architectural	300,000	280,000	
<b>Subtotal Pre-Development Cost</b>	\$402,000	\$330,000	
<b>Acquisition</b>			
Site and/or Land	190,000	190,000	
Structures	755,000		
Other (specify)	5,000	5,000	closing costs and travel
<b>Subtotal Acquisition Cost</b>	\$950,000	\$195,000	
<b>Construction</b>			
Infrastructure			
Site Work	50,000	30,000	foundation work
Demolition	200,000	200,000	
Concrete	50,000	50,000	
Masonry	100,000	100,000	
Rough Carpentry			
Finish Carpentry			
Waterproofing and Insulation			
Roofing and Sheet Metal	50,000	25,000	
Plumbing/Hot Water	75,000	50,000	
HVAC/Mechanical			
Electrical	50,000	25,000	
Doors/Windows/Glass			
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	300,000	150,000	
Specialties/Special Equipment	4,000,000	3,000,000	prefab units, installation, delivery, stitching
Cabinetry/Appliances			
Carpet			
Other (specify)	600,000	200,000	circulation, landscaping, commercial space
Construction Contingency	800,000	100,000	
<b>Subtotal Construction Cost</b>	\$6,275,000	\$3,930,000	
<b>Soft &amp; Carrying Costs</b>			
Legal	20,000		
Audit/Accounting	10,000		
Title/Recordin	5,000		
Architectural (Inspections)			
Construction Interest	400,000		
Construction Period Insurance	20,000		
Construction Period Taxes	450,000		Sales and property tax
Relocation	240,000		
Marketing	0		
Davis-Bacon Monitoring	0		
Other (specify)	645,000	645,000	Developer fee
<b>Subtotal Soft &amp; Carrying Costs</b>	\$1,790,000	\$645,000	
<b>TOTAL PROJECT BUDGET</b>	\$9,417,000	\$5,100,000	

### 15 Year Rental Housing Operating Pro Forma (RHDA)

*The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.*

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$658,800	\$671,976	\$685,416	\$699,124	\$713,106	\$787,327	\$869,273
Secondary Income	\$64,800	\$66,096	\$67,418	\$68,766	\$70,142	\$77,442	\$85,502
POTENTIAL GROSS ANNUAL INCOME	\$723,600	\$738,072	\$752,833	\$767,890	\$783,248	\$864,769	\$954,775
Provision for Vacancy & Collection Loss	-\$36,180	-\$36,904	-\$37,642	-\$38,395	-\$39,162	-\$43,238	-\$47,739
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$687,420	\$701,168	\$715,192	\$729,496	\$744,086	\$821,531	\$907,036
EXPENSES							
General & Administrative Expenses	\$29,580	\$30,467	\$31,381	\$32,323	\$33,293	\$38,595	\$44,742
Management Fee	\$29,520	\$30,406	\$31,318	\$32,257	\$33,225	\$38,517	\$44,652
Payroll, Payroll Tax & Employee Benefits	\$71,460	\$73,604	\$75,812	\$78,086	\$80,429	\$93,239	\$108,090
Repairs & Maintenance	\$58,380	\$60,131	\$61,935	\$63,793	\$65,707	\$76,173	\$88,305
Electric & Gas Utilities	\$11,700	\$12,051	\$12,413	\$12,785	\$13,168	\$15,266	\$17,697
Water, Sewer & Trash Utilities	\$47,760	\$49,193	\$50,669	\$52,189	\$53,754	\$62,316	\$72,241
Annual Property Insurance Premiums	\$20,880	\$21,506	\$22,152	\$22,816	\$23,501	\$27,244	\$31,583
Property Tax	\$32,520	\$33,496	\$34,500	\$35,535	\$36,602	\$42,431	\$49,189
Reserve for Replacements	\$19,920	\$20,518	\$21,133	\$21,767	\$22,420	\$25,991	\$30,131
Other Expenses	\$13,200	\$13,596	\$14,004	\$14,424	\$14,857	\$17,223	\$19,966
TOTAL ANNUAL EXPENSES	\$334,920	\$344,968	\$355,317	\$365,976	\$376,955	\$436,995	\$506,597
NET OPERATING INCOME	\$352,500	\$356,201	\$359,875	\$363,519	\$367,130	\$384,536	\$400,440
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$62,500	\$66,201	\$69,875	\$73,519	\$77,130	\$94,536	\$110,440
CUMULATIVE NET CASH FLOW	\$62,500	\$128,701	\$198,576	\$272,095	\$349,226	\$778,391	\$1,290,829
Debt Coverage Ratio	1.22	1.23	1.24	1.25	1.27	1.33	1.38



Project Name	Sweeney Lane COC	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	21.07	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$5,100,000	
Estimated Total Project Cost	\$9,417,000	
High Opportunity	No	
High Displacement Risk	Yes	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
<b>UNITS</b>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	8.47%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	14.09%	% of annual goal reached with units
High Frequency Transit	21.88%	% of annual goal reached with units
Imagine Austin	21.88%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	10	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	10	MAXIMUM SCORE = 350
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	60	Total # of units provided up to 100 per year
Continuum of Care Score	20	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	9	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	80	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion
Assessable Units	13	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	4	Assessable Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	35	MAXIMUM SCORE = 200
<b>UNDERWRITING</b>		
AHFC Leverage	54%	% of total project cost funded through AHFC request
Leverage Score	11	25 * (% leverage * 25)
AHFC Per Unit Subsidy (including prior amounts)	\$85,000	Amount of assistance per unit
Subsidy per unit score	14	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$85,000	Amount of assistance per bedroom
Subsidy per Bedroom Score	14	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.27	Measured at the 5 Year mark
Debt Coverage Ratio Score	23.40341214	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	64	MAXIMUM SCORE = 100
<b>APPLICANT</b>		
FINAL QUANTITATIVE SCORE	108	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposed		
Supportive Services		
Development Team		
Management Team		
Notes		

## About Us

RGTP Real Estate ("RGTP") was borne out of a long-term friendship and shared values. The principals, Russell Artman and Stephen Levine, have been friends for almost 30 years. While discussing their careers and plans, they were mutually disturbed about the critical shortage of affordable housing. Using Russell's real estate and Stephen's financial background, they created a novel approach to provide high-quality, affordable housing. They agreed that addressing the affordable housing crisis together, in their small way, was something they can be proud of in their next 40 years of friendship.

## About the Principals

Russell Artman has purchased and sold more 15 residential properties in Austin over the last 5 years valued at more than \$13MM. In the last year his projects included fix-and-flip properties in high end areas (Mount Bonnell & Cat Mountain) and condo conversion in a C-Class apartment complex (Austin). Throughout his career, he has purchased more than 60 properties in New York, Texas, and California. Russell is a licensed Texas Real Estate Broker and focuses on his investment portfolio and affordable housing.

Stephen Levine has been a professional investor since 1999 having worked in senior asset management positions at Credit Suisse, Deutsche Bank, Barclays Capital, and currently, as Vice President at Goldman Sachs. In his career, Steve has directed >\$10bn in fixed income and equity investments, managed a \$1.3bn commercial paper portfolio, and member of PM team for a \$25bn high-yield / high-grade bond fund. Steve is exceptionally adept at financial management including innovative approaches to affordable housing.

## Affordable Housing

Russell and Stephen's first affordable housing project was a 21-unit apartment complex in Austin, Texas (see photos below). Within a year, the renovations were completed within budget and 80% of affordable units were closed with the remaining at various stages of the closing process. This project would not have been possible without the financial support of AHFC at a cost of less than \$32,000 per unit.

Russell and Stephen then worked with the current condo owners to build 6 new affordable units with their support. These new units will provide many benefits for the community including: a permanent reduction in the HOA fee (~11%), upgraded water piping, additional parking spots, and an expansion of the bbq / picnic area.

Over the next several years, they intend to provide additional affordable housing for home ownership, rental, and supportive housing for veterans and people experiencing homelessness.

**Before**



**After**





## Key Wins from the First AHFC Partnership – Croslin Court Condominiums

Below are some highlights from the Croslin Court Condominium conversion project:

1. Three existing tenants entered into contract to purchase. Every interested tenant was given support with our partner lender and credit repair program.
2. All commitments to AHFC and the City of Austin were met without asking for additional funds. JESE Real Estate believes strongly in honoring our commitments fully. This includes:
  - Delivering quality affordable housing units on-budget and on-time
  - The principals paying out of pocket for unforeseen expenses such as: financing delays, de-scaling water pipes, increasing the size of the main water pipes for the entire complex, and other financially significant problems encountered
  - Improving the neighborhood by paying for security patrols and trash removal for other properties, while collaborating with other building owners to improve the neighborhood overall.
3. The general contractor and three of his employees entered into contract to purchase affordable units because they loved the way the units turned out.
4. Neighboring property owner told us that we were the catalyst to improve the whole sub-market as he has seen many properties start investing in their properties.

*"The guys on the construction crew love the way the condos are turning out, can we each buy one?"*

*Vernon Hogan, General Contractor, Hogan & Associates*

## Local Partnerships

Austin is an incredible city filled with like-minded people and organizations. JESE Real Estate is proud to have partnered with Austin Habitat for Humanity, local mortgage lender, and local minority-owned businesses to provide quality, affordable housing on a long-term basis.

We are very fortunate to work with ECHO. Their organization has given JESE Real Estate insight into the causes of homelessness and some of the ways we can help address homelessness. RGTP Real Estate looks forward to working closing with ECHO over the months and years to come with supportive housing.

*"You guys are truly amazing, kind hearted souls and it's been an honor working with you both."*

*Robin LaFleur, Prior Senior Program Coordinator, Austin Habitat for Humanity*

## Supportive Home Purchase Experience

JESE Real Estate takes a holistic approach to working with affordable homebuyers. Since many buyers were expected to be first-time homebuyers, a supportive home purchase experience needed to be created. This included:

1. Partnering with a preferred lender due to their extensive experience specifically with affordable mortgage options. Buyers were able to use any mortgage lender they wanted including UFCU and Navy Federal CU.
2. Partnering with HomeBase to help fill out and income qualify buyers for the City of Austin program. HomeBase also provided credit counseling services. JESE Real Estate paid for these HomeBase's services out of pocket.
3. Hosting lunches to learn about home ownership and help with filling out paperwork.
4. Encouraging buyers to use their own real estate agents even though those agents did not procure the property for the buyer. JESE Real Estate chose to pay commissions to empower advocacy of the buyer's interests.

*"It has been a complete pleasure to work with Russ and Steve as I'm buying my first home. They have taken the time and attention to make sure I have a great experience during this big moment in my life and are always available to answer questions, make adjustments, or make sure the process is going smoothly. I would recommend working with this team to anyone, especially for first time home buyers. "*

*Homeowner of two-bedroom condo at Croslin Court*



FUTURE HOMEOWNERS DOING PAPERWORK WITH HOMEbase AT THE CONDOS. JESE PROVIDED LUNCH.

FIRST AFFORDABLE HOMEBUYER  
CLOSING JULY 2019



SOCIAL MEDIA POSTING



GENERAL CONTRACTOR AT CLOSING

## Tenant Engagement

JESE Real Estate takes pride in their properties and wants to improve the local housing whenever possible. We implement our ideals by living up to our commitments and high expectations for ourselves. This means we address tenant issues quickly and correctly. In the case of Croslin Court which was a condo conversion, this also means helping tenants who did not want to purchase to relocate by providing relocation assistance, waiving lease cancelation fees, and extending leases before new leases begin.

*"You guys are very respectful and I truly admire that!"*

*Prior tenant at Croslin Court*

*"Thank you for being as patients as a person can be Steve. I'm going to be overwhelmed with joy once we close out on the unit and all of this is behind us."*

*Prior tenant at Croslin Court*

*"You guys have been awesome with communication and have already made some great changes quickly. And thanks again for being so upfront with us and for caring about all the residents!"*

*Prior tenant at Croslin Court*

*"Thanks for everything you and Steve have done for me and my family. It has been nothing short of a blessing for meeting you guys. Thanks for helping us find a home for me and my family and even offering to give us your commission off the house! I don't know where me and my kids would've been if I didn't meet you and Steve! G-d bless you my brother and your more than welcome to stop by and check on us from time to time. Thanks again for everything Russ, I mean that from the bottom of my heart."*

*Prior tenant at Croslin Court*

# Certificate of Status

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Ruth R. Hughes  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

RGTP Real Estate, LLC  
File Number: 803591653

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/13/2020

Effective: 04/13/2020



A handwritten signature of Ruth R. Hughes in black ink.

Ruth R. Hughes  
Secretary of State

Phone: (512) 463-5555  
Prepared by: Kasey Gunderson

*Come visit us on the internet at <https://www.sos.texas.gov/>*  
Fax: (512) 463-5709  
TID: 10306

Dial: 7-1-1 for Relay Services  
Document: 962937670002



## Resumes of Principals

### RUSSELL ARTMAN

[REDACTED]  
[REDACTED]  
russell.artman@gmail.com

#### PROFESSIONAL EXPERIENCE

---

##### **Open Book Real Estate, LLC**

February 2014 – present

*Owner, Broker*

Austin, TX

Real estate investment company focusing on adding value to distressed properties.

- Condo converted a distressed 20-unit residential complex to 17 affordable housing units with 99-year affordability period with AHFC and Habitat for Humanity as key partners.
- Purchased six residential properties worth over \$3.4 million, added value to property by curing issues, and sold properties at market price worth over \$4.8 million (including current property).
- Self-financed and managed properties using private funding sources.
- Managed five construction teams simultaneously in addition to general contractor.
- Spent over \$750,000 annual on material using local sources whenever possible.
- Hired certified minority-owned business enterprises.

##### **Lumeris**

July 2013 – April 2017

*Senior Product Manager*

Austin, TX

Population health management company that improves the quality of healthcare at a lower cost.

- Redesigned managed health technology platform leading to over \$70 million in new revenue.

##### **RelayHealth**

April 2012 – November 2012

*Senior Product Manager*

Emeryville, CA

Developed patient identity service leveraging Data as a Service.

- Developed \$20 million product to facilitate medical records transfer to improve patient care.

##### **Practice Fusion**

June 2010 – February 2012

*Product Manager*

San Francisco, CA

Electronic Medical Records software supporting 112,000 users and 2 million patient records.

- Led certification projects enabling customers to receive \$96 million in Federal funds.

##### **Polaris Solutions**

January 2008 – January 2010

*Product Manager*

New York, NY

Life sciences firm with compliant grants management and consultant payment arrangements software.

- Created new SaaS product and sold existing SaaS products generating \$20 million in new revenue with Genentech, Roche, Abbott, Johnson & Johnson, Cephalon, and Takeda.

**SkyTech***Owner, Broker*

November 2001 – December 2007

San Diego, CA

Mortgage and real estate investment company.

- Purchased more than 30 properties at foreclosure auction, improved properties, and sold within 4-6 months in California.
- Hired and managed 30 employees including sales, operations and finance departments.
- Improved mortgage sales productivity by 60% over industry standards and coordinated separate sources to consolidate pricing information.
- Developed pay and bonus structure to reward productivity, foster loyalty and transfer fixed costs to variable costs.
- Provided wholesale loans with industry leaders such as Wells Fargo, Bank of America and JP Morgan Chase.

**EDUCATION & CERTIFICATION**

---

Licensed Real Estate Broker, State of Texas

May 2013

Project Management Professional, Project Management Institute

Nov 2007

Licensed Real Estate Broker, State of California

May 2002

Cornell University, B.A., Consumer Economics &amp; Housing

May 1998

# STEPHEN LEVINE

slevine10@gmail.com

## PROFESSIONAL EXPERIENCE

---

### **JESE Real Estate, LLC**

December 2018 – present

*Member*

Austin, TX

Real estate investment company focusing on adding value to distressed properties.

- Condo converted a distressed 20-unit residential complex to 17 affordable housing units with 99-year affordability period with AHFC and Habitat for Humanity as key partners.
- Self-financed and managed properties using private funding sources.
- Hired certified minority-owned business enterprises.

### **Goldman Sachs Asset Management**

Sept 2010 - present

*Vice President – Senior Credit Analyst*

New York, NY

- Focused on Energy and Utility & Power sectors
- Eight out of nine years posted positive excess returns
- Member of portfolio management team investing ~\$5bn of HY and IG AUM
- Built strong relationships across global equity, commodity, muni and HY groups
- Trained three IG analysts who took on senior coverage

### **Deutsche Asset Management**

March 2009 – August 2010

*Vice President – Senior Credit Analyst*

New York, NY

- Focused on Energy, Metals & Mining, Pulp/Paper/Packaging, Diversified Manufacturing sectors
- Pro-actively expanded role into providing fundamental analysis of select commodities
- Project manager and creator of risk management solution impacting global department of 75+ people

### **Barclays Capital**

March 2007 – October 2008

*Associate Director – Senior Credit Analyst*

New York, NY

- Sell-side analyst focused on Utility & Power sector
- Initiated client events at industry meetings and management led tour of nuclear facility
- Published thematic reports and actionable trade ideas

**Deutsche Bank**

July 2000 – October 2006

*Deutsche Asset Management*

New York, NY

*Vice President – Senior Equity & Credit Analyst (Mar 2006 – Oct 2006)*

- Absolute return hedge fund analyst focused on Utility & Power sector
- Proposed long/short trades, pair trades, fixed income and option trades

*Deutsche Bank Securities*

New York, NY

*Vice President – Senior Equity & Credit Analyst*

- Launched senior coverage from combined equity / fixed-income perspective
- Worked directly with 5 traders (IG cash, IG CSD, HY cash, HY CDS and Equity)
- *Starmine* “five-star” ranked analyst
- First sell-side research team to provide simultaneous equity & fixed income coverage
- Worked exclusively on the #1 ranked *Institutional Investors* Utility & Power team
- Trained two analysts in both credit and equity research
- Produced ~\$100,000 of annual cost savings

**Credit Suisse First Boston**

June 1999 – July 2000

*Investment Banking Analyst*

New York, NY

- Managed a \$1.2bn commercial paper program
- Created annual revenues of ~\$250,000 and cost savings of ~\$75,000

**EDUCATION & CERTIFICATION**

Bucknell University, B.S.B.A., Accounting, Finance, Economics  
NASD Series 7, 63, 86 and 87

June 1999

## Resumes of Development Team

This section includes the key personnel for this project which include:

- Developer and Applicant – RGTP Real Estate
- CoC Service Coordinator and Non-Profit Partner – Ending Community Homelessness Coalition (ECHO)
- General Contractor
- Architect
- Civil Engineer
- Property Management
- Commercial Tenants

RGTP believes that this highly experienced and dedicated team will ensure a successful and sustainable project throughout the affordability period.

**CoC Service Coordinator and Non-Profit Partner – Ending Community Homelessness Coalition (ECHO)**

**General Contractor** – The GC for Croslin Court affordable housing home ownership project has worked with the principals of RGTP for 3+ years with a proven track record of successful projects that come in on-time and within budget. He is also a certified MBE business owner.

**Architect** – RGTP has redlined the contract with a highly experienced architectural firm based in Austin. They have deep expertise in design and construction with various types of modular and prefabricated construction in Austin. Their projects include affordable and market rate complexes of both similar and much larger scale. We are awaiting AHFC approval to sign the contract.

**Civil Engineer** – RGTP has redlined the contract with a civil engineering firm that has worked successfully with our architect on many projects including modular and affordable housing. The civil engineer is based in Austin and has experience building in this submarket. We are awaiting AHFC approval to sign the contract.

**Commercial Tenants** – The building will have roughly 5,000 SF commercial space which will be sub-divided to provide services for the residents/community. These will likely include: office space for ECHO, an office for the property manager, and a laundry facility for residents. We are working with ECHO, AHFC and other constituents to identify the most appropriate fit for the remaining space (~4,000 SF). The goal of the tenant(s) is to provide either direct services or support the CoC population at Sweeney. Some early ideas include: medical facility, New Hope, Project Transitions, Workforce Development, Family Elder Care, Goodwill, Mobile Leaves and Fishes, Green Doors, among others.

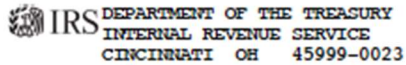


## Resume of property management team

**Property Management** – RGTP limited the property manager search to a list supplied by ECHO as we wanted to ensure the manager has deep experience of working with households experiencing homelessness. RGTP is aware of the population specific needs and purposely wants to have a property manager hand-selected by ECHO in order to ensure successful operations and to make sure the residents are well supported and respected. The property is currently being managed by the firm RGTP selected from that list.

The property manager RGTP selected has been operating in Austin for 20+ years, 35% of current units under management are Continuum of Care and they have worked with ECHO successfully.

# Federal IRS Certification



Date of this notice: 04-14-2020

Employer Identification Number:  
85-0703525

Form: SS-4

Number of this notice: CP 575 B

RGTP REAL ESTATE LLC  
STEPHEN LEVINE MBR  
7606 BELLFLOWER CV  
AUSTIN, TX 78759

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

## WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-0703525. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2021

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

## Market Study



2901 Sweeney Ln, Austin, TX 78723  
Report date Monday, November 11, 2019

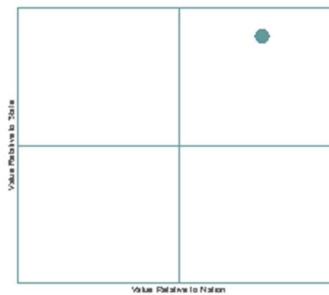
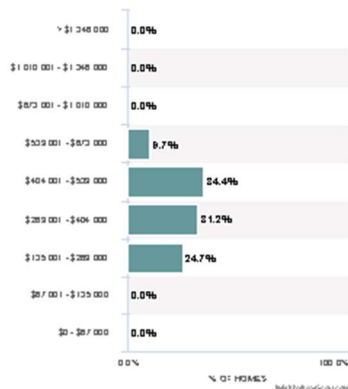
## THE 2901 SWEENEY LN NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES

MEDIAN HOME VALUE:  
\$386,310

MEDIAN REAL ESTATE TAXES:  
\$6,355 (1.6% effective rate)

### NEIGHBORHOOD HOME PRICES



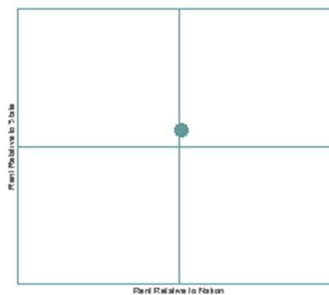
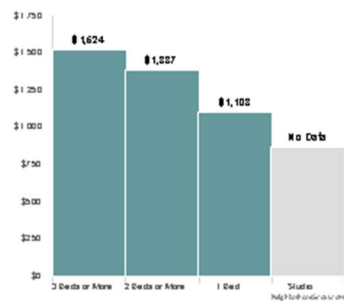
YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD  
21 YEARS AND 1 MONTHS

### AVERAGE MARKET RENT

AVERAGE MARKET RENT:  
\$1,275 / per month

GROSS RENTAL YIELD:  
6.24

### MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



## SETTING

☐ COASTAL

☐ LAKEFRONT

☐ FARMS

## NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN

URBAN

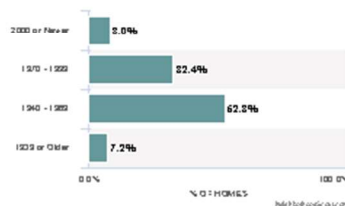
**SUBURBAN**  
**3,142**  
PEOPLE/SQ. MILE

RURAL

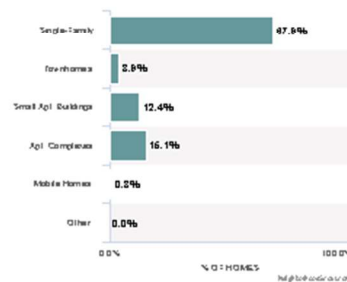
REMOTE

## HOUSING MARKET DETAILS

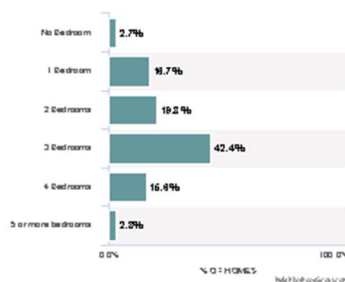
### AGE OF HOMES



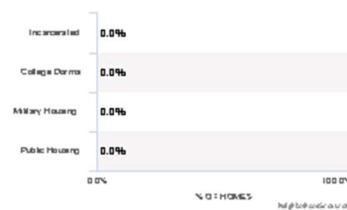
### TYPES OF HOMES



### HOME SIZE



### SPECIAL PURPOSE HOUSING



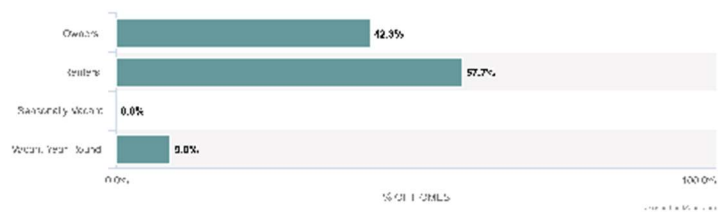




2901 Swooney Ln, Austin, TX 78723  
Report date Monday, November 11, 2019

## HOMEOWNERSHIP







### HOMEOWNERSHIP RATE








## THE 2901 SWEENEY LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

### LIFESTYLE

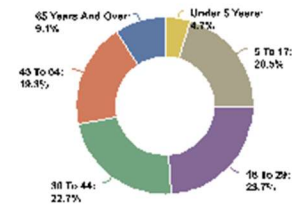
	First Time Homebuyers	90.1%	Excellent
	Young Single Professionals	84.9%	Very Good
	Luxury Communities	41.5%	Poor
	College Student Friendly	39.7%	Poor
	Retirement Dream Areas	26.7%	Poor
	Family Friendly	17.1%	Poor
	Vacation Home Locations		Poor

### SPECIAL CHARACTER

	Hip Trendy	83.1%	Very Good
	Walkable	64.0%	Fair
	Urban Sophisticates	37.3%	Poor
	Quiet	26.2%	Poor
	Nautical		Poor

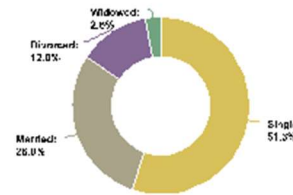
## AGE / MARITAL STATUS

### AGE



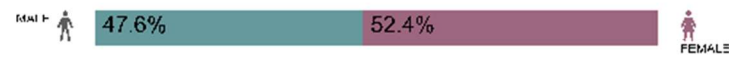
richmondscout.com

### MARITAL STATUS



richmondscout.com

## GENDER RATIO

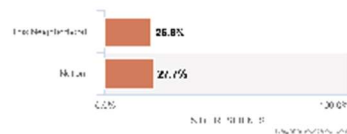


## MILITARY & COLLEGE STATUS

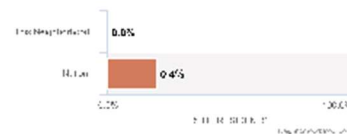


## HOUSEHOLD TYPES

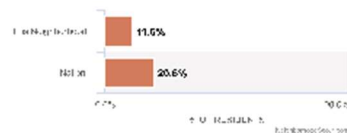
### ONE PERSON HOUSEHOLDS



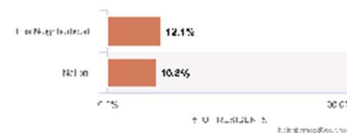
### SAME SEX PARTNERS



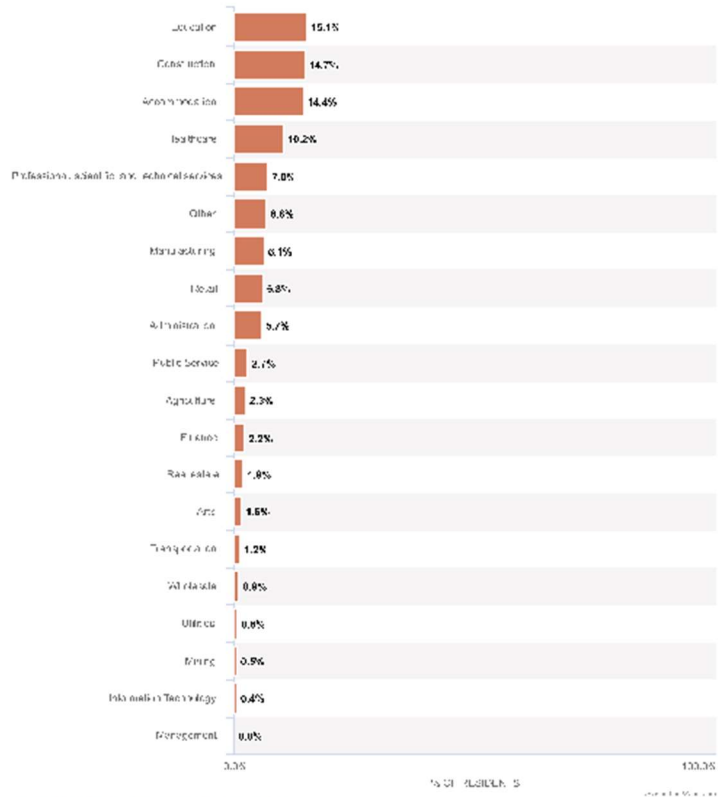
### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD

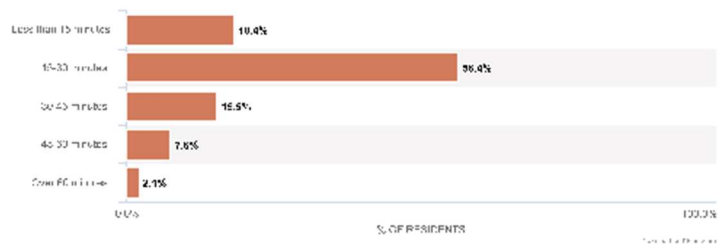


## EMPLOYMENT INDUSTRIES

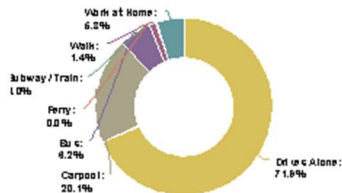


## COMMUTE TO WORK

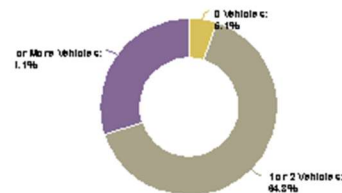
### AVERAGE ONE-WAY COMMUTE TIME



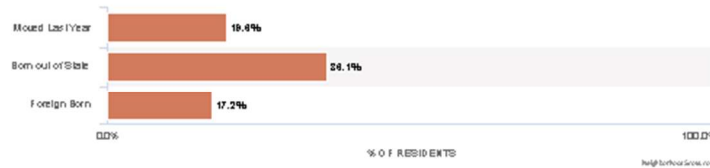
## MEANS OF TRANSPORT



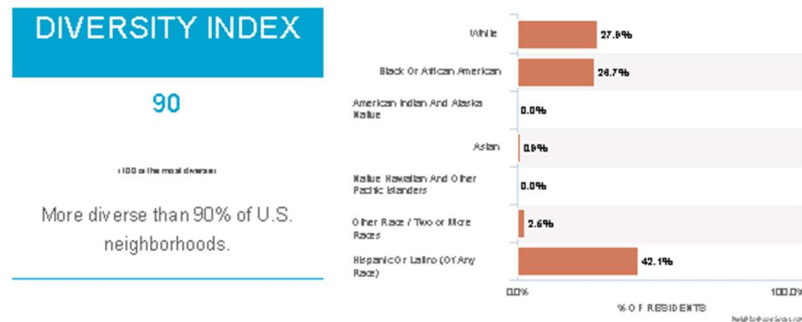
## VEHICLES PER HOUSEHOLD



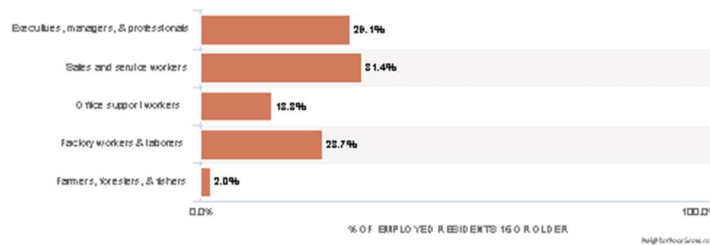
## MIGRATION & MOBILITY



## RACE & ETHNIC DIVERSITY



## OCCUPATIONS

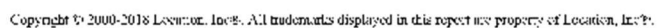




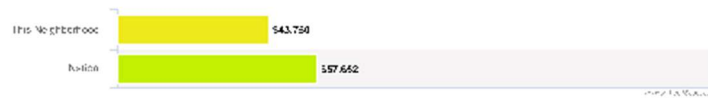
ANCESTRY (TOP 20)



## PER CAPITA INCOME



## MEDIAN HOUSEHOLD INCOME



## EDUCATION

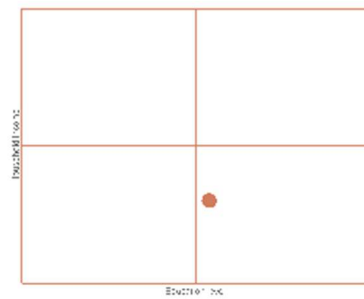
### PERCENT WITH COLLEGE DEGREE



### PERCENT WITH ADVANCE DEGREE



## INCOME AND EDUCATION



## THE 2901 SWEENEY LN NEIGHBORHOOD CRIME

67 Vital Statistics. 4 Condition Alerts found.

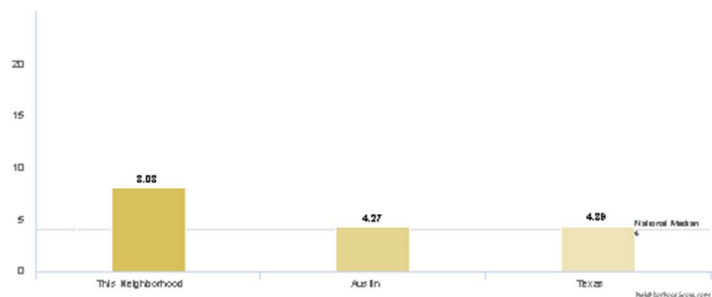
### NEIGHBORHOOD CRIME DATA



### NEIGHBORHOOD VIOLENT CRIME



### VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



### MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME





2901 Sweeney Ln., Austin, TX 78723  
Report date Monday, November 11, 2019

## AUSTIN VIOLENT CRIMES

POPULATION: 950,715

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	25	840	993	2,199
Rate per 1,000	0.03	0.88	1.04	2.31

## UNITED STATES VIOLENT CRIMES

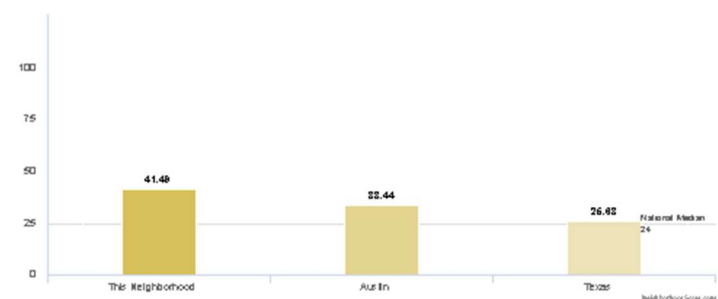
POPULATION: 325,719,178

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	17,284	135,755	319,356	810,825
Rate per 1,000	0.05	0.42	0.98	2.49

## NEIGHBORHOOD PROPERTY CRIME



## PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



## MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

<b>1 IN 24</b> in this Neighborhood	<b>1 IN 30</b> in Austin	<b>1 IN 39</b> in Texas
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2901 Swooncy Ln, Austin, TX 78723  
Report date Monday, November 11, 2019

## AUSTIN PROPERTY CRIMES

POPULATION: 950,715

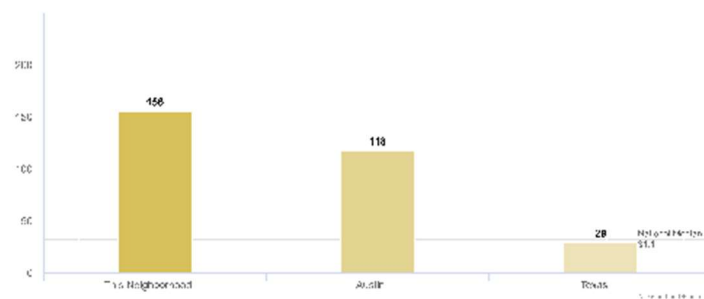
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,414	25,253	2,290
Rate per 1,000	4.64	26.60	2.40

## UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,451,840	5,519,107	773,158
Rate per 1,000	4.39	16.94	2.37

## CRIME PER SQUARE MILE





2901 Sweeney Ln., Austin, TX 78723  
Report date Monday, November 11, 2019

## THE 2901 SWEENEY LN NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

#### SCHOOL QUALITY

23

100 is best

Better than 23% of U.S. schools.

#### ADDRESS SCHOOL QUALITY RATING

Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ①

### SCHOOLS THAT SERVE THIS ADDRESS \*

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX	QUALITY RATING COMPARED TO NATION
<a href="#">Pecan Springs Elementary School</a>			
3100 Rogge Ln Austin, TX 78723	PK-05	3	3
<a href="#">Reagan H S School</a>			
7104 Berkman Dr Austin, TX 78752	09-12	4	2

\* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher

26.5%

Children In The Neighborhood Living In Poverty

36.1%

### THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

#### AUSTIN ISD

83,067

Students Enrolled in This District

130

Schools in District

14

Students Per Classroom

#### DISTRICT QUALITY COMPARED TO TEXAS

8

10 is best

#### DISTRICT QUALITY COMPARED TO U.S. ①

6

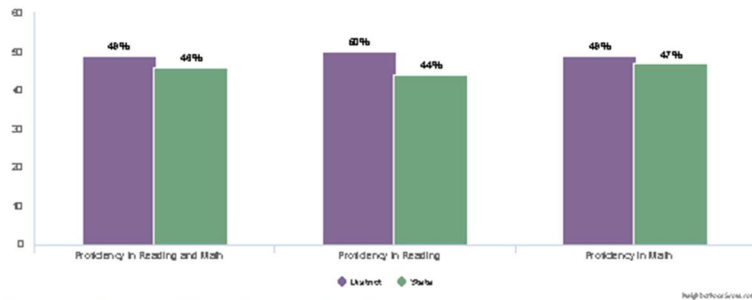
10 is best



Better than 72.3% of TX school districts.

Better than 54.3% of US school districts.

## Public School Test Scores (No Child Left Behind)



## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-Hispanic)	28.2%	28.9%
Black	7.8%	12.9%
Hispanic	59.7%	53.3%
Asian Or Pacific Islander	4.1%	4.3%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.2%	58.6%
FREE LUNCH ELIGIBLE	48.0%	52.7%
REDUCED LUNCH ELIGIBLE	5.2%	6.0%

## Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,683	\$475,223,826	37.5%
Support Expenditures			
Student	\$445	\$37,211,790	2.9%
Staff	\$573	\$47,915,406	3.8%
General Administration	\$104	\$8,696,688	0.7%
School Administration	\$515	\$42,427,630	4.1%
Operations	\$215	\$17,651,930	1.4%
Transportation	\$336	\$28,096,992	2.2%
Other	\$470	\$39,302,340	3.1%
Total Support	\$3,358	\$280,802,676	22.2%
Non-Instructional Expenditures	\$5,113	\$421,181,286	40.3%



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FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Expenditures ⓘ	\$ 15,154	\$1,267,207,755	100.0%



2901 Sweeney Ln., Austin, TX 78723  
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## THE 2901 SWEENEY LN TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

#### RIISING STAR INDEX ①



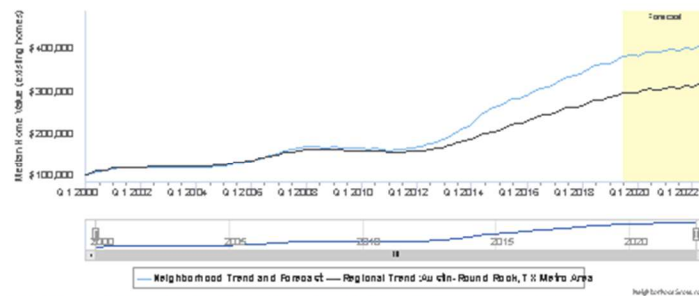
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Strong Star

#### BLUE CHIP INDEX ①



RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

### SCOUT VISION Neighborhood Home Value Trend and Forecast ①



### SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q3 - 2022 Q3	6.79%	2.21%	5	2
Latest Quarter: 2019 Q1 - 2019 Q2	2.74%	11.42%	3	10
Last 12 Months: 2018 Q2 - 2019 Q2	5.70%	5.70%	9	9
Last 2 Years: 2017 Q2 - 2019 Q2	13.63%	6.60%	9	9
Last 5 Years: 2014 Q2 - 2019 Q2	52.45%	9.90%	10	9
Last 10 Years: 2009 Q2 - 2019 Q2	113.93%	7.90%	10	10
Since 2000: 2000 Q1 - 2019 Q2	209.13%	6.20%	10	10

\* 10 is highest



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## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- Access to High Paying Jobs

### Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Regional Housing Market Outlook
- Crime
- Income Trend
- Vacancies

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ①



\$146
Neighborhood price per sq ft
\$144
Average Nearby Home Price per sq ft

### ACCESS TO HIGH PAYING JOBS ①



### JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 miles	579
10 miles	21648
15 miles	106863
20 miles	242476
30 miles	354435
45 miles	398591
60 miles	420674

\*Availability of \$5,000 or more



## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



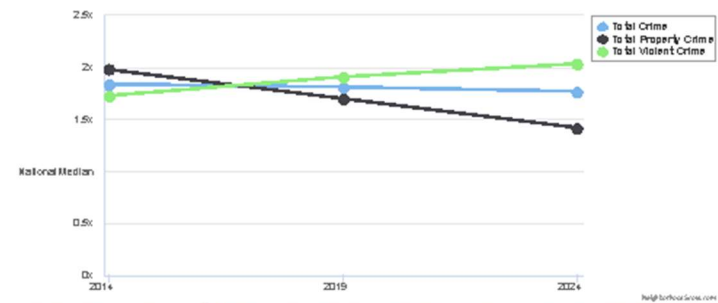
### AVG. ANNUAL RENT PRICE TREND Over last 5 years



### AVG. ANNUAL VACANCY TRENDS Over last 5 years



## SCOUT VISION® CRIME TRENDS AND FORECAST



## SCOUT VISION® EDUCATION TRENDS AND FORECAST

### AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⬇



### AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



### AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



## SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,404	3,608	6.01% <span style="color: green;">⬆</span>
1 Mile	13,680	13,681	0.23% <span style="color: green;">⬆</span>
3 Miles	81,025	89,264	10.17% <span style="color: green;">⬆</span>
5 Miles	237,509	261,199	9.97% <span style="color: red;">⬇</span>
10 Miles	644,629	707,546	9.76% <span style="color: red;">⬇</span>
15 Miles	1,074,077	1,196,729	11.42% <span style="color: red;">⬇</span>
25 Miles	1,569,751	1,803,244	14.87% <span style="color: red;">⬇</span>
50 Miles	1,931,797	2,226,596	15.26% <span style="color: red;">⬇</span>

## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

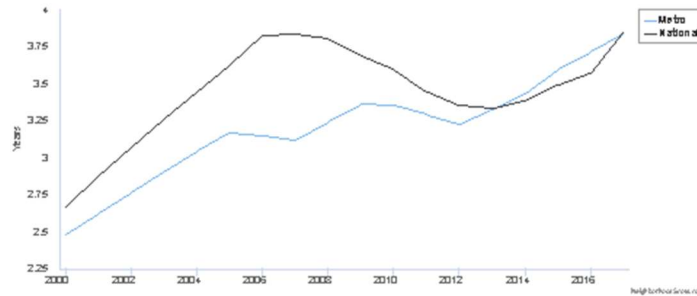
### AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ①





## HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ①

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.84

Region's Historical High

3.84

Current ②

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% <span>10</span>	<span>9</span> <span>10</span>	2.50% <span>10</span>	<span>9</span> <span>10</span>
Job Growth	6.07% <span>10</span>	<span>9</span> <span>10</span>	1.79% <span>10</span>	<span>9</span> <span>10</span>
Income Trend (Wages)	16.37% <span>10</span>	<span>9</span> <span>10</span>	8.20% <span>10</span>	<span>9</span> <span>10</span>
Unemployment Trend	-0.71% <span>10</span>	<span>9</span> <span>10</span>	-0.54% <span>10</span>	<span>9</span> <span>10</span>
Stock Performance of Region's Industries	11.90% <span>10</span>	<span>9</span> <span>10</span>	-0.29% <span>10</span>	<span>9</span> <span>10</span>
Housing Added	5.99% <span>10</span>	<span>9</span> <span>10</span>	3.17% <span>10</span>	<span>9</span> <span>10</span>
Vacancy Trend	-1.40% <span>10</span>	<span>9</span> <span>10</span>	0.24% <span>10</span>	<span>9</span> <span>10</span>

\* 10 is Highest

### Disclaimer

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## ABOUT THE 2901 SWEENEY LN NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$386,310, which is more expensive than 90.0% of the neighborhoods in Texas and 75.8% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,275, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 44.0% of Texas neighborhoods.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

Home and apartment vacancy rates are 9.0% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 49.4% of the neighborhoods in the nation, approximately near the middle range for vacancies.

### Notable & Unique Neighborhood Characteristics

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

#### Notable & Unique: Modes of Transportation

In the Manor Rd / Pecan Springs Rd neighborhood, carpooling is still a popular way to get to and from work. NeighborhoodScout's analysis reveals that 20.1% of commuters carpool here, which is more than in 95.8% of all U.S. neighborhoods.

### The Neighbors

#### The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Manor Rd / Pecan Springs Rd neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 69.6% of U.S. neighborhoods. With 36.1% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 82.3% of U.S. neighborhoods.

## The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In the Manor Rd / Pecan Springs Rd neighborhood, 31.4% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is executive, management, and professional occupations, with 29.1% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (23.7%), and 13.8% in clerical, assistant, and tech support occupations.

## The Neighbors: Languages

The most common language spoken in the Manor Rd / Pecan Springs Rd neighborhood is English, spoken by 61.4% of households. Some people also speak Spanish (37.7%).

## The Neighbors: Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture — our learned behavior — comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the Manor Rd / Pecan Springs Rd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (37.8%). There are also a number of people of German ancestry (7.2%), and residents who report Irish roots (4.7%), and some of the residents are also of English ancestry (2.4%), along with some Scottish ancestry residents (2.0%), among others. In addition, 17.2% of the residents of this neighborhood were born in another country.

## Getting to Work

How you get to work — car, bus, train or other means — and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Manor Rd / Pecan Springs Rd neighborhood spend between 15 and 30 minutes commuting one-way to work (56.4% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (71.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (20.1%) and 6.2% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

## Good Neighbor Plan

We view our Good Neighbor Plan as an evolving strategy and look to AHFC staff for suggestions.

At a minimum, we intend to:

1. Reach out to local neighborhood associations to discuss the project - **Completed**
2. Reach out to neighboring owners if there are shared services to improve the neighborhood

# MOU with ECHO



## Memorandum of Understanding (MOU) Between Ending Community Homelessness Coalition (ECHO) and RGTP Real Estate, LLC

### I. OVERVIEW

- To qualify for a Continuum of Care unit, applicants will meet the following definition of homelessness:
  1. "Households that qualify as homeless under the HUD HEARTH Act <sup>1</sup>Homeless definition paragraph one: (i) those whose primary nighttime residence is not designed as a sleeping accommodation for human beings, (ii) those in shelter, transitional housing, or motels paid for by charitable organizations, and (iii) those exiting institutions after 90 days or less and who were previously homeless;" and
  2. Be referred through Coordinated Assessment.
- RGTP Real Estate, LLC will dedicate 100% of the total development unit count at 2901 Sweeney Lane to the Continuum of Care.
- This Memorandum of Understanding is subject to review by RGTP Real Estate, LLC and ECHO after two years from receipt of certificate of occupancy. All parties will provide for reasonable time to correct deficiencies.

---

### II. GENERAL ROLES

- RGTP Real Estate, LLC or its' designee will systematically alert ECHO of anticipated unit vacancies to be filled by the Continuum of Care, comply with the summary of time limitations outlined below, and comply with attached tenant screening criteria. Details outlined below.
- ECHO will ensure that Continuum of Care agencies are adequately readying eligible homeless applicants to quickly apply to fill those vacancies and will efficiently meet all requirements of the tenant screening and lease up process to RGTP Real Estate, LLC's satisfaction. Details outlined below. Referred households will have the following characteristics:
  1. Homeless status has been certified
  2. Household matches the property's income restrictions, unit size restrictions, etc.
  3. Household has completed Coordinated Assessment

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<sup>1</sup> *The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH)*; May 20, 2009. The HEARTH Act amends and reauthorizes the McKinney-Vento Homeless Assistance Act .





- For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment system; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed by ECHO, that are often positioned to provide short term and/or long term support services to the households during their new tenancy that will promote their stability as tenants. Details outlined below.

---

### III. RESPONSIBILITIES OF RGTP Real Estate, LLC or its' designee

- Provide ECHO, in a separate email, the following documents at least 30 days prior to the start of application acceptance:
    1. Standard Application
    2. Standard Lease Agreement - including specifications regarding utility payments
    3. List of documents needed for a complete application
    4. Property rules related to smoking, parking, pets, etc.
  - Email ECHO point of contact with timely notification of a vacancy that will be assigned as a CoC unit and provide relevant information about the vacant unit. Details outlined in Vacancy Announcement Email Contents section.
  - Copy assigned support service provider on all communication with a homeless applicant, during their enrollment in support services. Note that ECHO will obtain a Release of Information for each household to allow this communication to proceed.
  - Whenever possible, accept initial applications by secure email or fax in order to decrease the number of visits the applicant and service provider need to make to the property.
  - Screen the batch of up to three referred applicants for eligibility and suitability in the order received from ECHO (i.e. Applicant #1 and Applicant #2), and approve applicant on a first-qualified basis.
  - Alert ECHO, assigned support service provider, and applicants of any deficiencies in application materials.
  - Make an approval determination within 2 business days whenever possible.
  - Ensure a general response time for all communications with the MOU partner of 1-2 business days.
-



#### IV. RESPONSIBILITIES OF ECHO

- Provide RGTP Real Estate, LLC or its' designee with up to three applicants that meet the property's eligibility criteria for current vacancies. If the applicants are rejected or decline an offer of housing, ECHO can refer more applicants if requested by RGTP Real Estate, LLC or its' designee.
  - Provide RGTP Real Estate, LLC or its' designee with a complete application package for each referral that includes:
    1. Completed housing application of RGTP Real Estate, LLC for all adults ages 18 or older.
    2. Required supporting documentation needed by the RGTP Real Estate, LLC to process applications:
      - a. Picture IDs for all adults
      - b. Income and asset documentation
    3. Verification of homelessness for CoC unit eligibility.
    4. Determination that household is most appropriate as determined by the Austin/Travis County Continuum-of-Care Coordinated Assessment process.
    5. Release of Information from the referred households to authorize ECHO and RGTP Real Estate, LLC or its' designee to share information regarding the households' applications, including third party documents the development receives from doing third party verifications (i.e. bank statements, credit reports, etc).
    6. Contact information for assigned support service provider.
  - Support the appropriate support service program in informing the applicants referred that this is only a referral and does not constitute an offer of housing and that RGTP Real Estate, LLC or its' designee will confirm eligibility for the housing and conduct a screening that will include a credit check, criminal background check, and landlord history check.
  - Ensure that the appropriate support service program accompanies the referred applicants for meetings with RGTP Real Estate, LLC or its' designee and lease signing at the property if the household needs that support.
  - For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment process; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed or guaranteed by ECHO, that are often positioned to provide short term and/or long term social services to the households during their new tenancy that will promote their stability as new tenants.
  - Ensure a general response time for all communications with the MOU partner of 1-2 business days.
-



#### V. SUMMARY OF TIME LIMITATIONS TO COORDINATION

Party	Step	Time Limitation
RGTP Real Estate, LLC or its' designee	Email announcement of vacancy to be dedicated to homeless preference	<b>Immediately upon vacancy - or as soon as anticipated</b>
ECHO	Submit up to 3 referrals to fill vacancy in a ranking order for consideration	<b>5 business days</b>
RGTP Real Estate, LLC or its' designee	Announce eligibility determination	<b>5 business days</b>
ECHO	Second attempt to fill unit	<b>5 business days</b>
All parties	General response time for all communications between parties	<b>1-2 business days</b>



VI. ESTABLISHED POINTS OF CONTACT

**ECHO Point of Contact**

**Name:**

**Title:**

**Phone:**

**Email:**

**Address:**

**Website:**

**RGTP Real Estate, LLC Point of Contact**

**Name:**

**Title:**

**Phone:**

**Email:**

**Address:**

**Website:**



**VII. VACANCY INFORMATION**

**Vacancy Announcement Email Contents**

Property Name:

Contact Person:

Phone:

Email:

Date unit will be ready for occupancy:

# of Bedrooms:

Utilities tenant is responsible for:

Is this a first floor or elevator unit?

Is this an accessible unit?

Anything else an applicant should know about the unit?



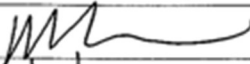
#### **VIII. MOU ATTACHMENTS**

- RHDA Applicant should attach the following to this MOU:
  1. Rental Application and related document requirements, if available
  2. Standard Lease and utility payment specifications, if available
  
- ECHO should attach the following to this MOU:
  1. CoC Unit Screening Criteria
  2. Sample Release of Information


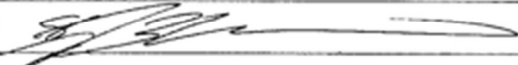


IX. MOU SIGNATURES

ECHO

Name: Matthew Mollica  
Title: Executive Director  
Phone: 860-287-2587  
Email: matthewmollica@austinecho.org  
Address: 300 E Highland Mall Dr Suite 200 Austin, TX 78752  
Website: www.austinecho.org  
Signature:   
Date: 11/21/19

RGTP Real Estate, LLC

Name: Stephen Levine  
Title: Manager  
Phone:   
Email: SLEVINE10@GMAIL.COM  
Address: PO Box 201002 Austin TX 78720  
Website: n/a  
Signature:   
Date: 11/21/2019



## Resident Services

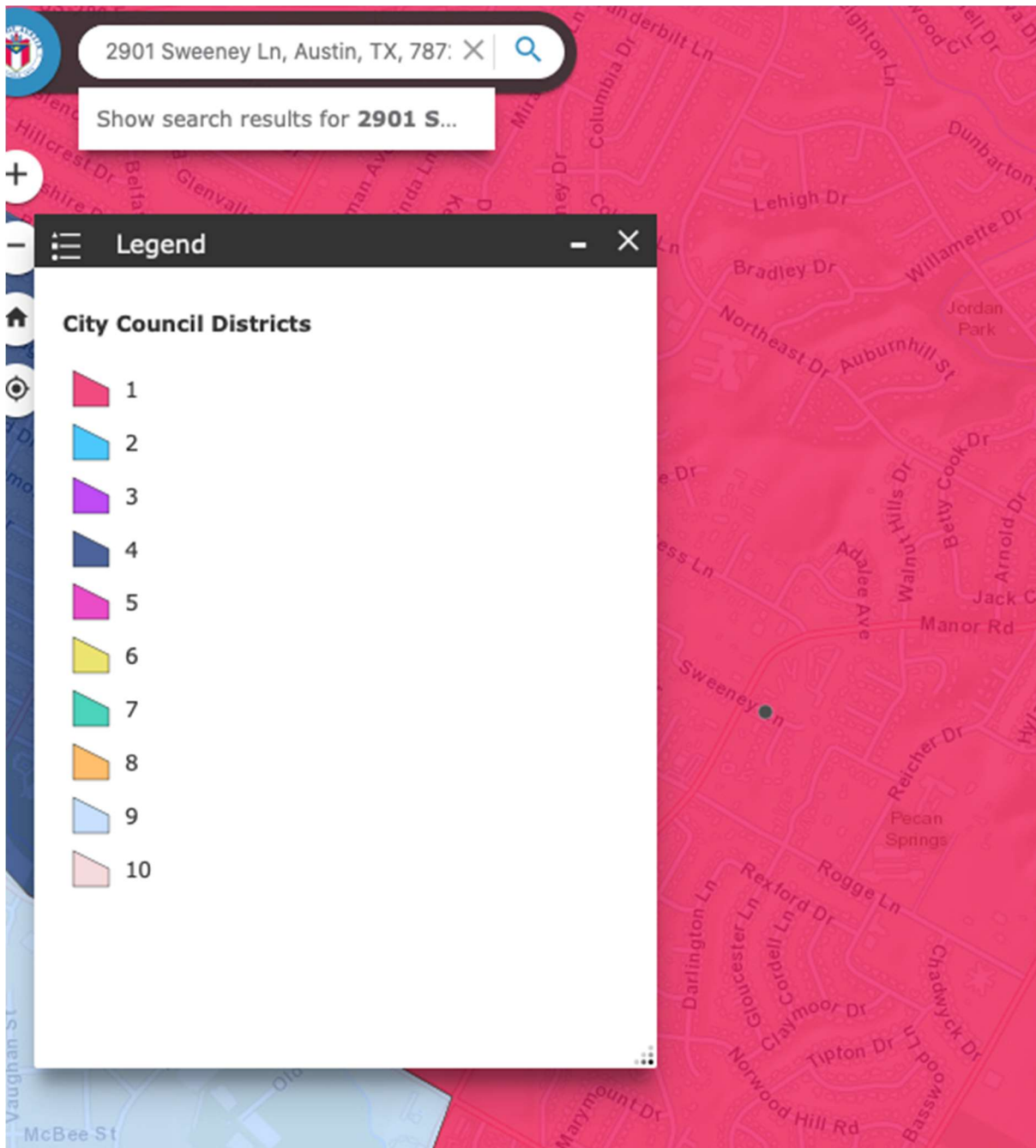
Ground floor will have ~5,000 square feet of commercial space entirely dedicated to providing the targeted services for the residents and open to the community at large

- Live-in property manager for housing and office
- ECHO offices to coordinate services between all parties on site and off site
- Laundry
- Multi-functional space may provide the following services which will be targeted to the population served at Sweeney:
  - Tax preparation help via the Volunteer Income Tax Assistance (VITA) program. Working with United Way to host financial literacy and tax preparation events.
  - Physical / mental health services
  - Job training – will be coordinated by the property manager in conjunction with Texas Workforce Commission
  - Additional programming will be added to the commercial space as appropriate and directed by the property manager
  - Healthy food pantry

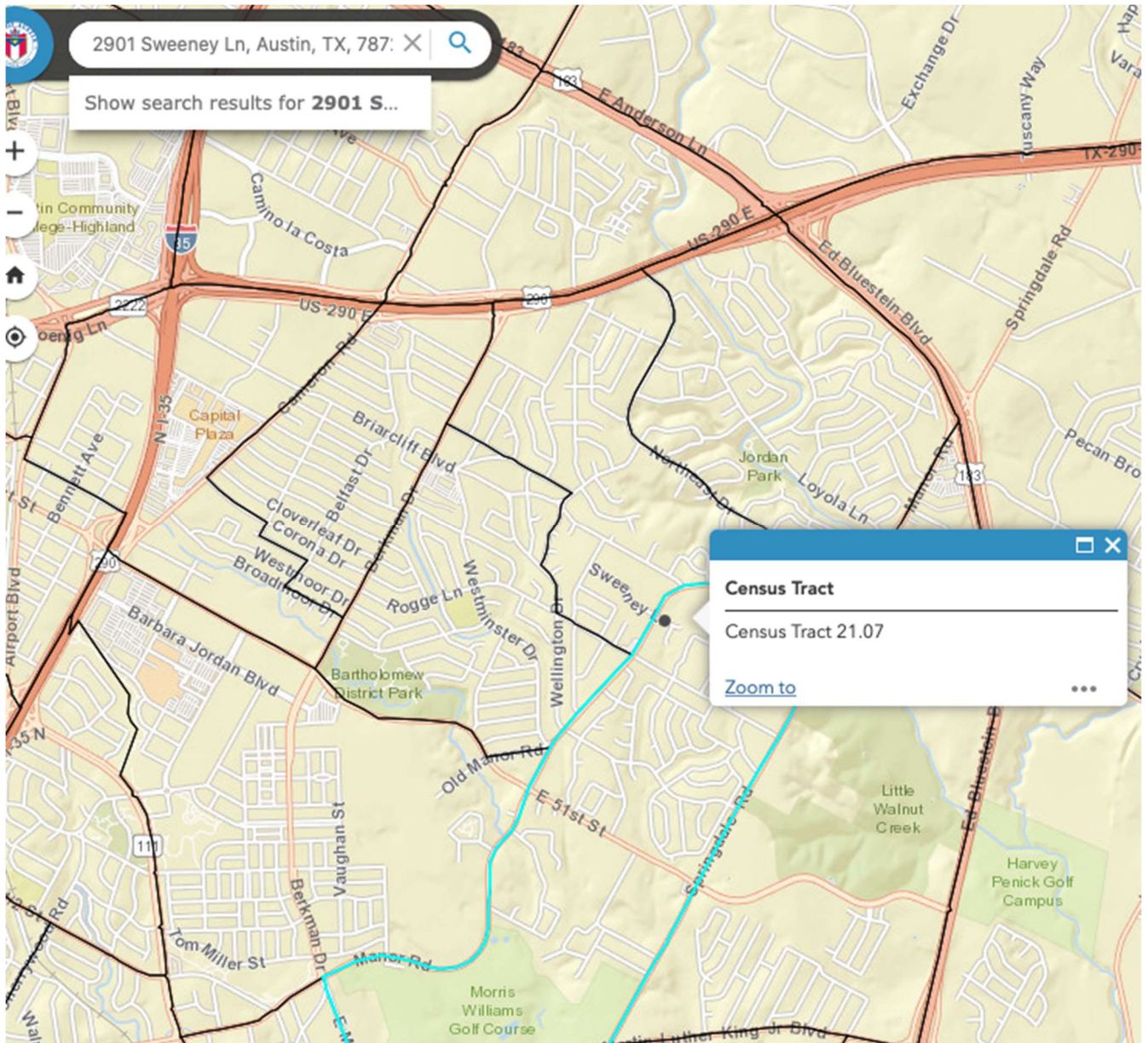
As the COVID-19 pandemic evolves, the commercial space may be used as a response center by ECHO or other agency as necessary including housing people experiencing homelessness who are categorized as COVID-19 high risk

## Property Maps

### Council District – District 1

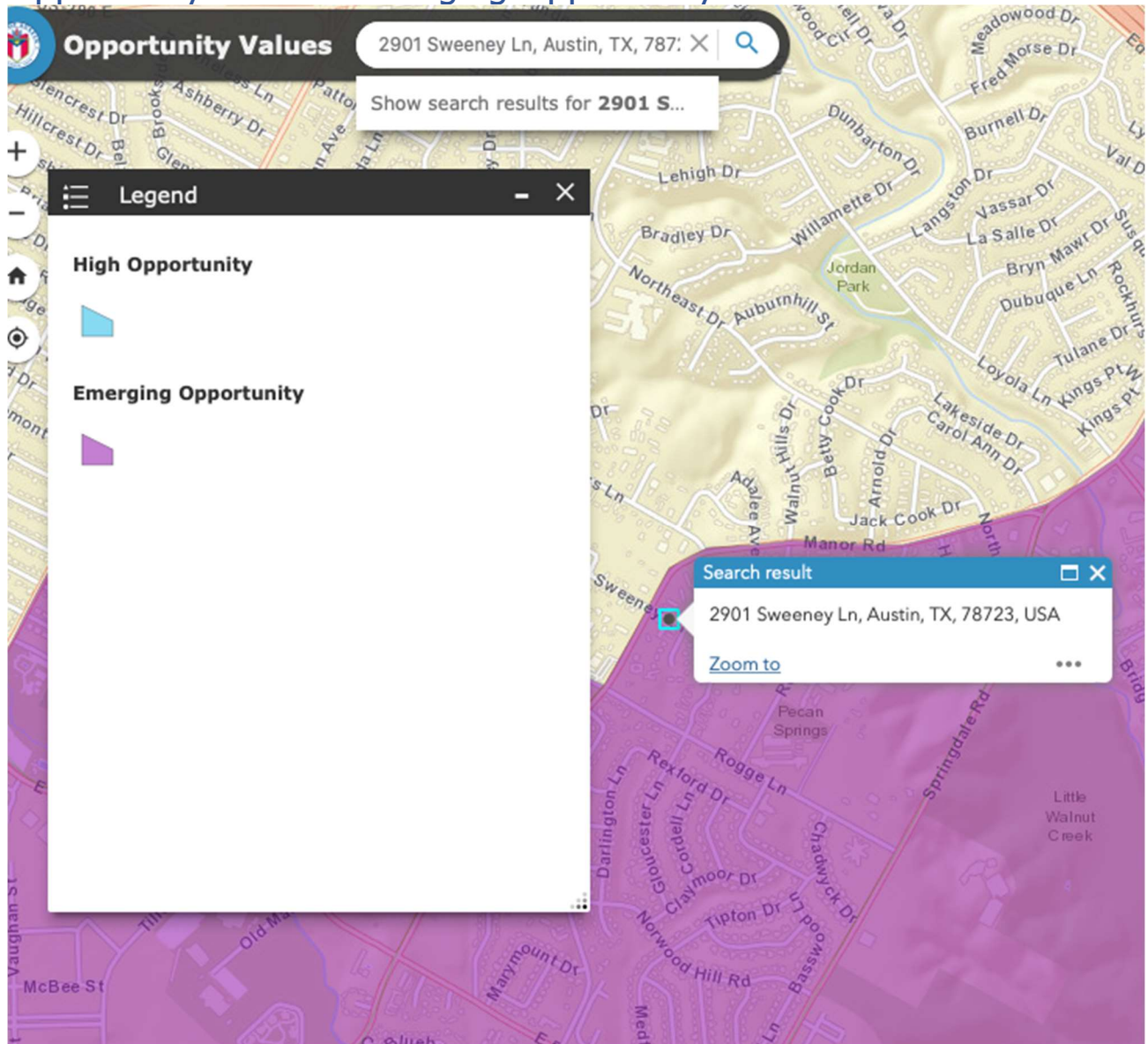


## Census Tract – 21.07

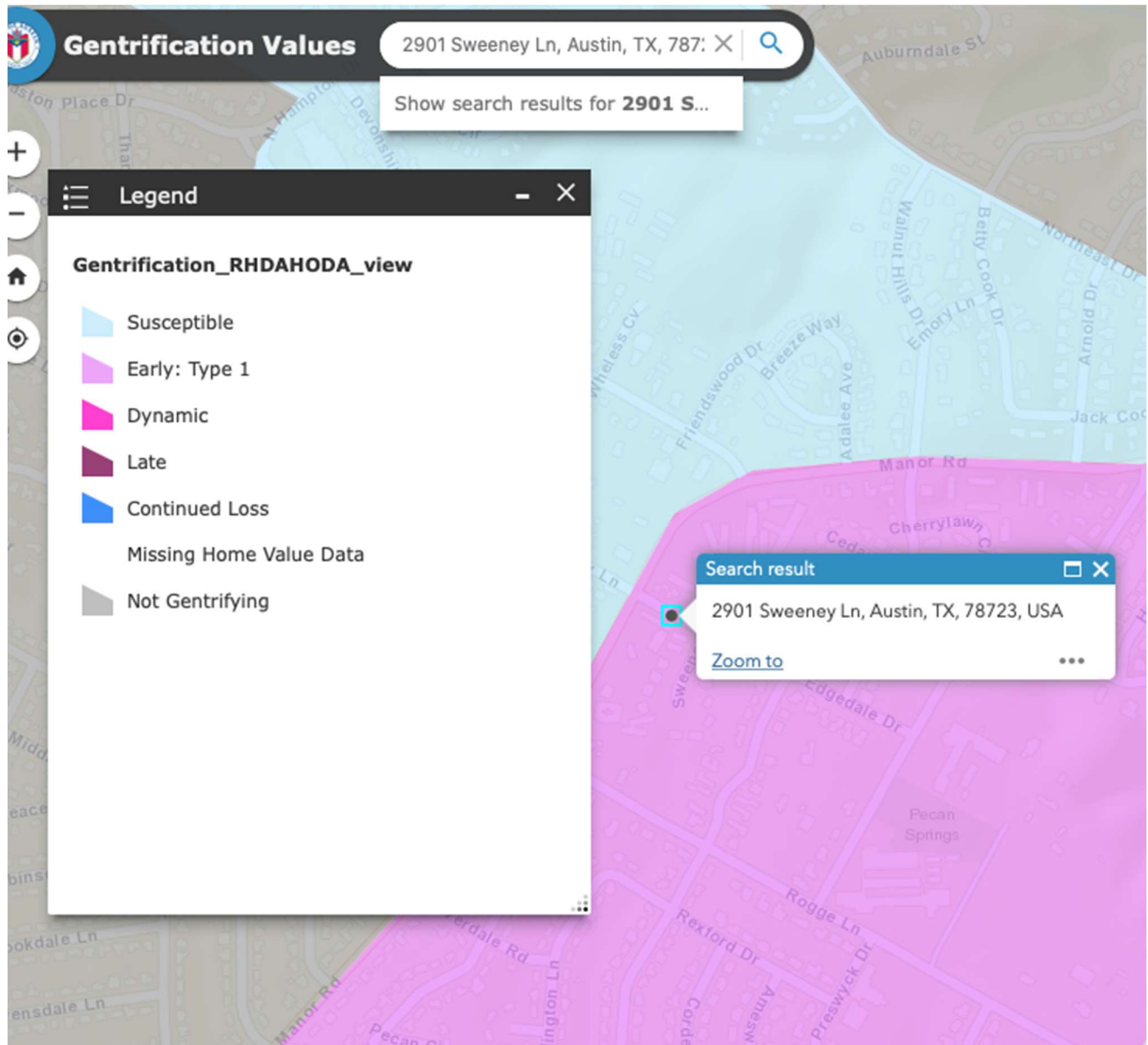




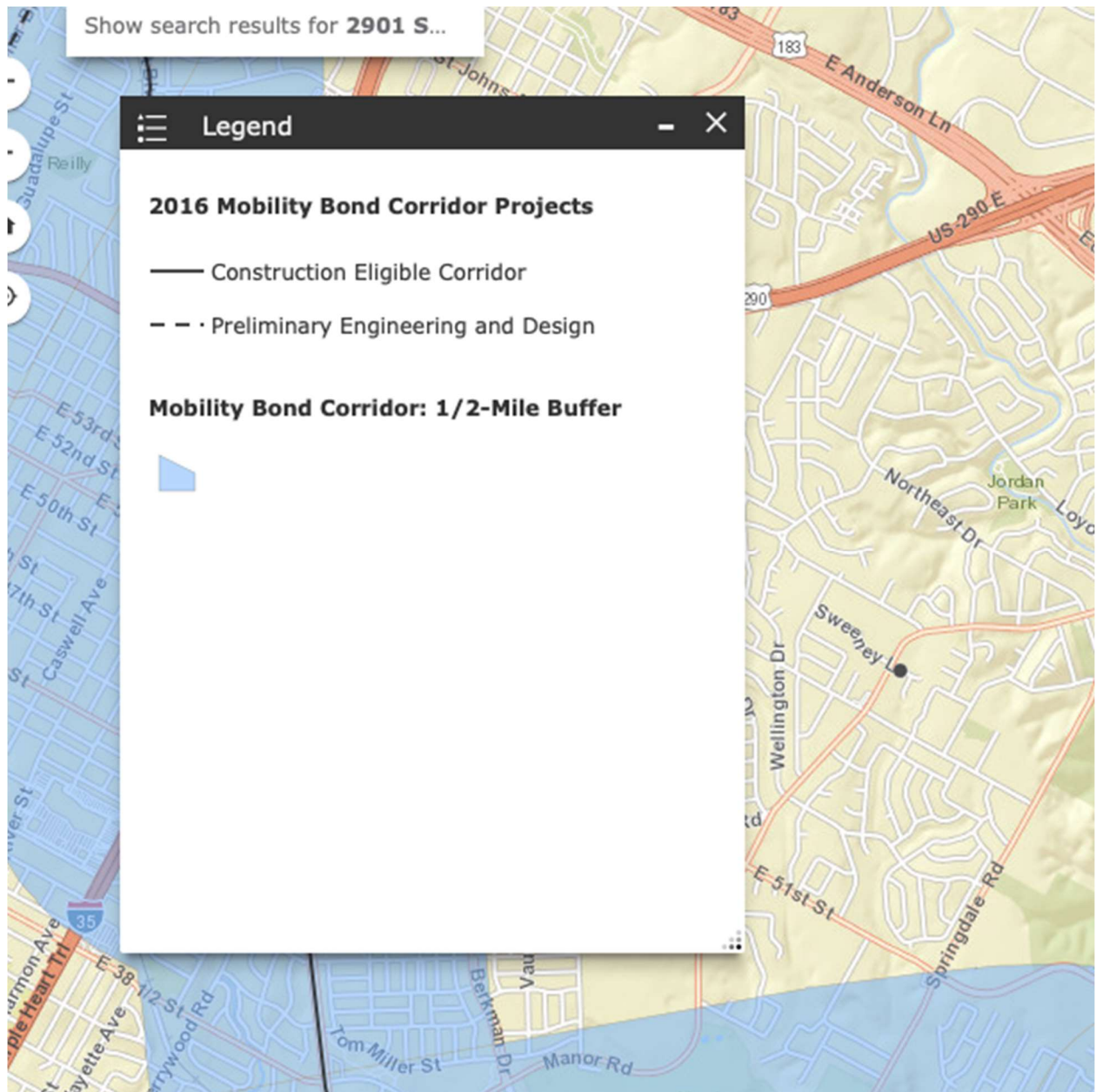
## Opportunity Value – Emerging Opportunity



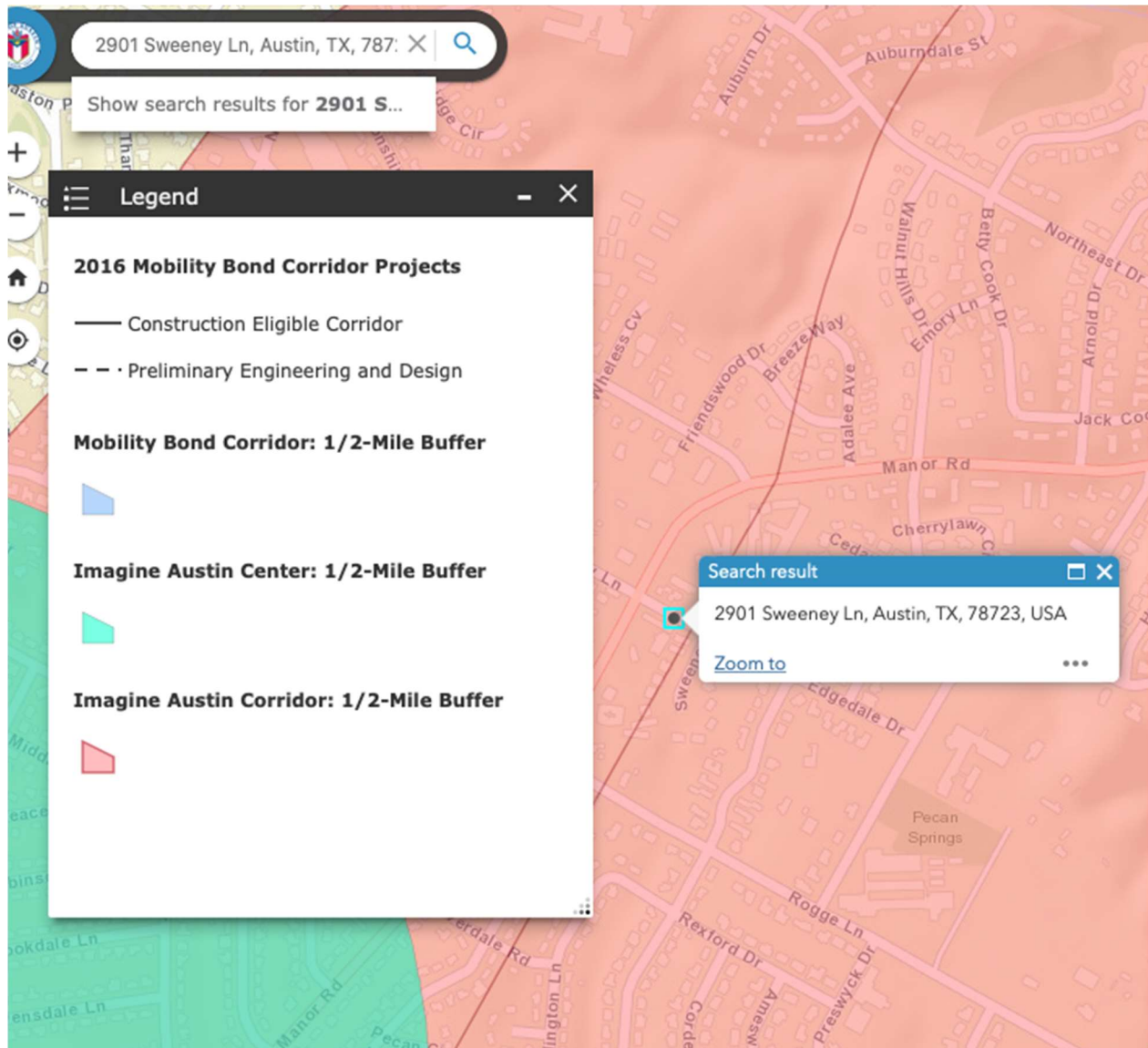
## Gentrification Value – Early: Type 1



## Mobility Bond Corridor

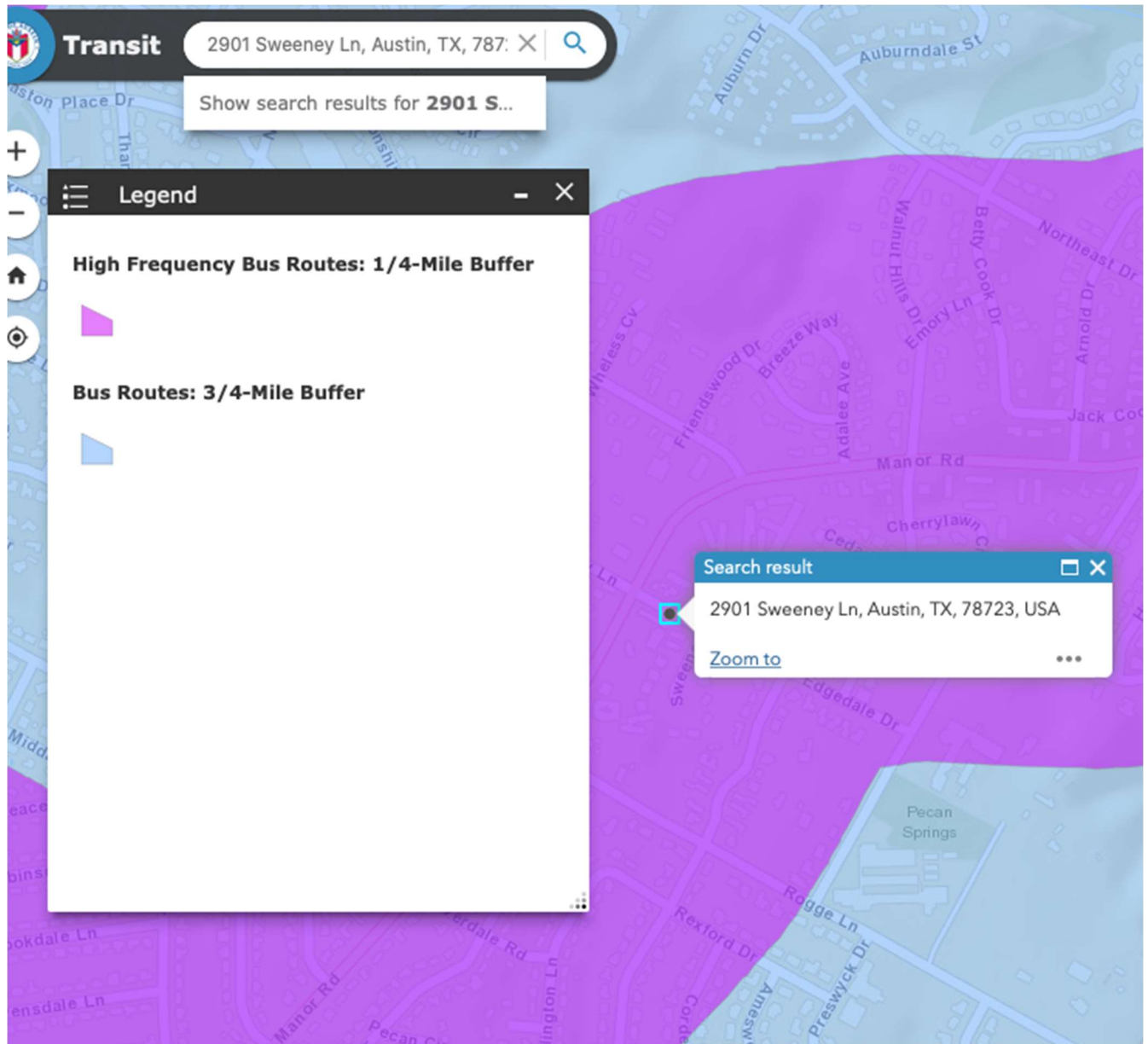


## Imagine Austin Corridor: 1/2-Mile Buffer

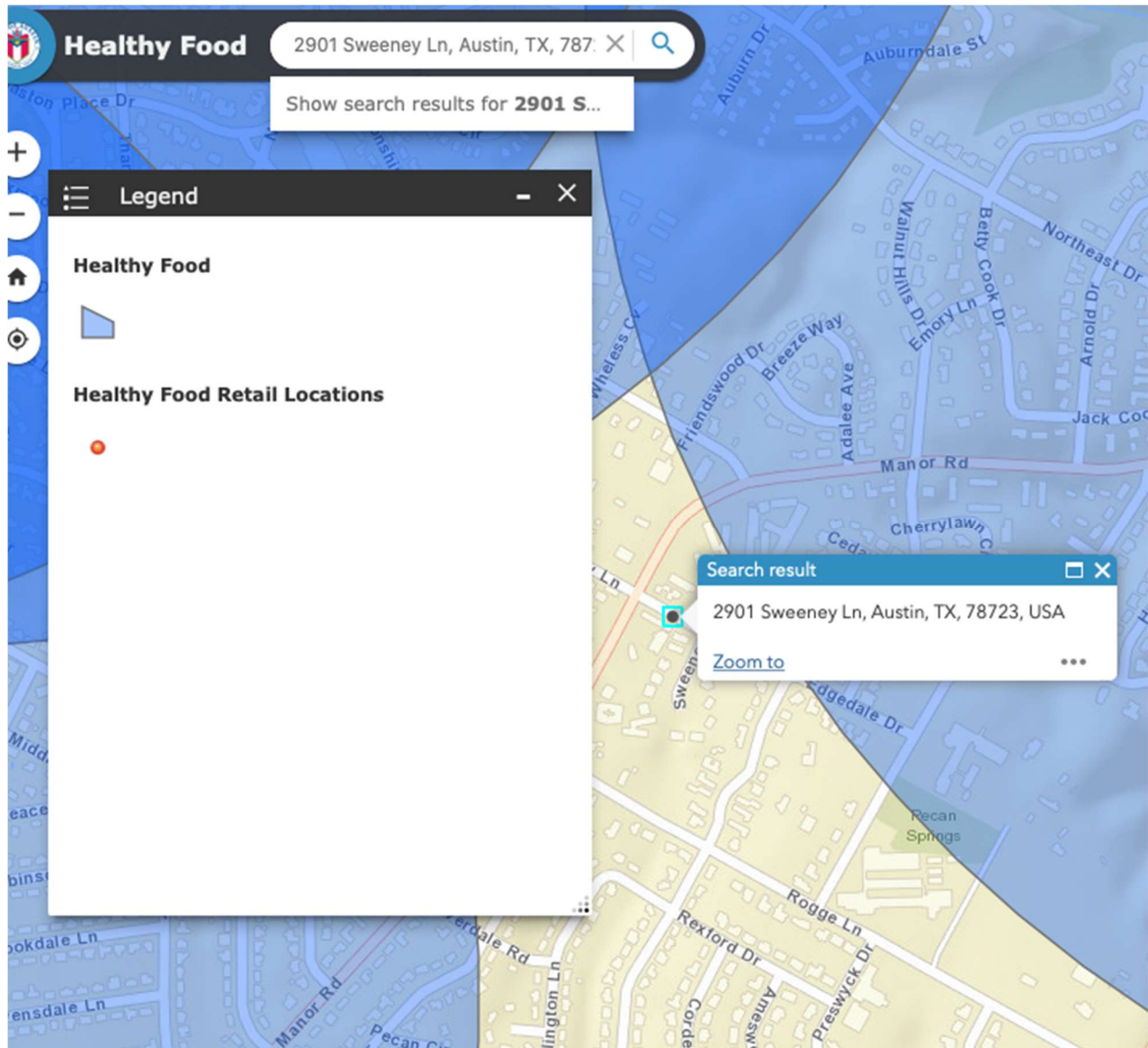




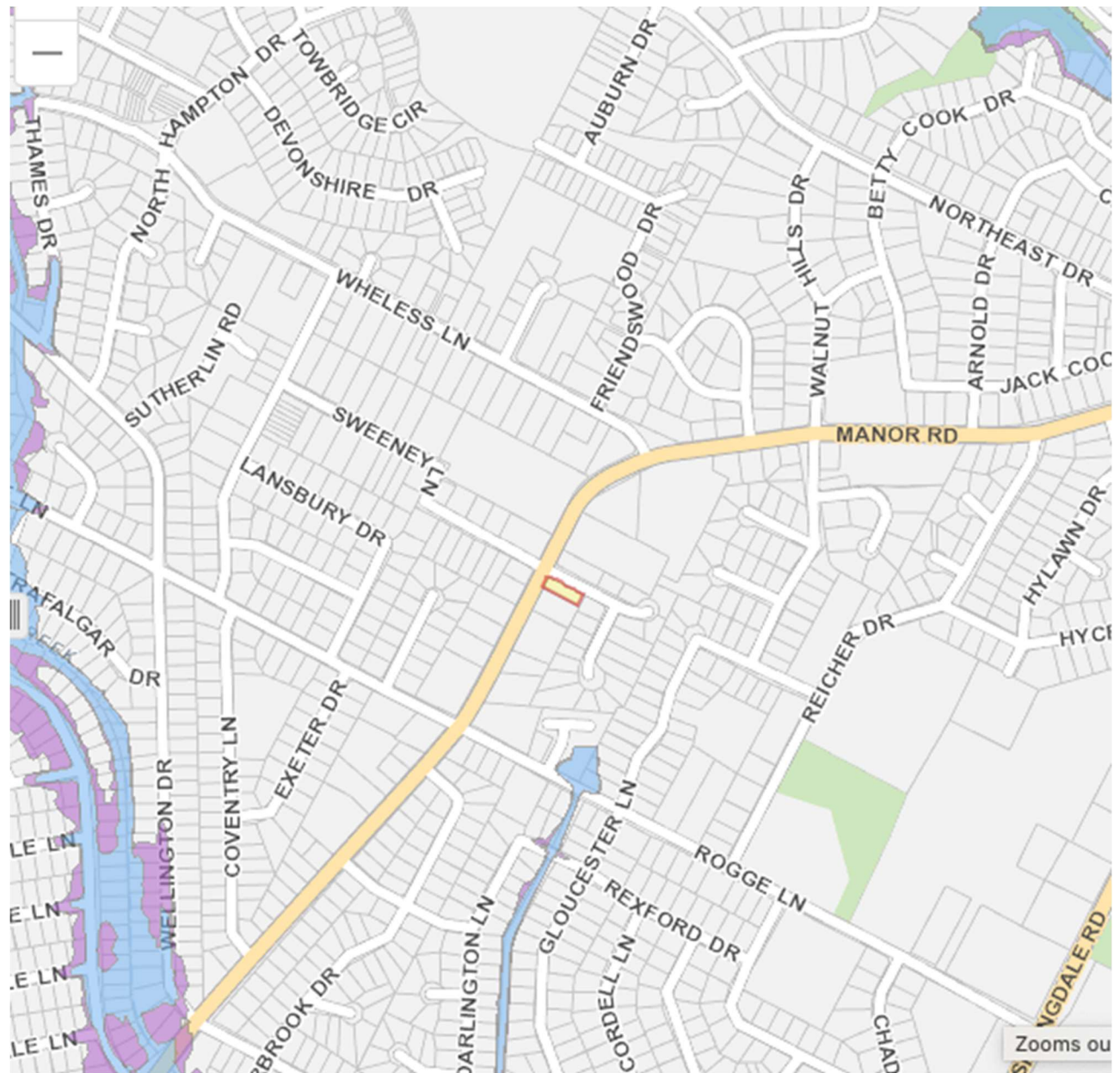
## High Frequency Bus Route: 1/4-Mile Buffer



# Healthy Food



## Floodplains



# Zoning Verification Letter

## CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

### Party Requesting Verification

Name: Stephen Levine  
Mailing Address:  
PO Box 201002  
Austin, TX

### Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 0220211425

### Zoning Classification(s)

Find definitions at <http://www.austintexas.gov/page/zoning-districts>

GR-MU-V-CO-NP

### Zoning Case Number(s)

Look up case info at [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

C14-02-0142, C14-2007-0258

### Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

021107-Z-12a, 20080320-048

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

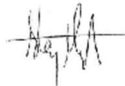
To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.



11/20/2019

0220211425

# Proof of Site Control

Travis CAD

Property SearchMap Search

Property Search Results > 217245 RGTP REAL ESTATE LLC for Year 2020

Tax Year: 2020

New Search

DetailsMap

Click on a title bar to expand or collapse the information.

Expand All

Property

Account

Property ID:217245

Geographic ID:0220211425

Type:Real

Property Use Code:

Property Use Description:

Legal Description: LOT 22 MANOR ESTATES

Zoning:LR

Agent Code:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:2901 SWEENEY LN  
TX 78723

Neighborhood:05NE

Neighborhood CD:05NE

Mapsco:

Map ID:021821

Owner

Name:RGTP REAL ESTATE LLC

Mailing Address:7606 BELLFLOWER CV  
AUSTIN, TX 78759-6420

Owner ID:1846069

% Ownership:100.0000000000%

Exemptions:

# Tenant Relocation Plan

RGTP has contracted with both an attorney experienced in Uniform Relocation Act (URA) requirements as well as a URA consultant to ensure existing residents have a third-party to speak with to guide them through their rights and answer any questions.

We have been told that we are going above-and-beyond what “typical” developers might do when URA may apply.

As units become vacant, they will be utilized as short-term Continuum of Care before demolition of the existing structure. Four of the units are currently being utilized to provide short-term housing for households that were previously experiencing homelessness.

The rent roll as of April 8, 2020 has been filed with AHFC on a confidential basis.



# SHPO Consultation Form

## TEXAS HISTORICAL COMMISSION

### REQUEST FOR SHPO CONSULTATION:

#### Section 106 of the National Historic Preservation Act and/or the Antiquities Code of Texas

Please see instructions for completing this form and additional information on Section 106 and Antiquities Code consultation on the Texas Historical Commission website at <http://www.thc.state.tx.us/crm/crmsend.shtml>.

☒ This is a new submission.

☐ This is additional information relating to THC tracking number(s): \_\_\_\_\_

#### Project Information

PROJECT NAME Sweeney Lane COC		
PROJECT ADDRESS 2901 Sweeney Lane	PROJECT CITY Austin	PROJECT ZIP CODE(S) 78723
PROJECT COUNTY OR COUNTIES Travis		
PROJECT TYPE (Check all that apply)		
<input type="checkbox"/> Road/Highway Construction or Improvement	<input type="checkbox"/> Repair, Rehabilitation, or Renovation of Structure(s)	
<input type="checkbox"/> Site Excavation	<input type="checkbox"/> Addition to Existing Structure(s)	
<input type="checkbox"/> Utilities and Infrastructure	<input checked="" type="checkbox"/> Demolition or Relocation of Existing Structure(s)	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> None of these	
BRIEF PROJECT DESCRIPTION: Please explain the project in one or two sentences. More details should be included as an attachment to this form. Plan to demolish existing structure and build commercial ground floor and ~60 residential units		

#### Project Contact Information

PROJECT CONTACT NAME Russell Artman	TITLE Manager	ORGANIZATION RGTP Real Estate LLC
ADDRESS PO Box 281002	CITY Austin	STATE TX
PHONE 917-575-2219	ZIP CODE 78720	EMAIL

#### Federal Involvement (Section 106 of the National Historic Preservation Act)

Does this project involve approval, funding, permit, or license from a federal agency?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
FEDERAL AGENCY	FEDERAL PROGRAM, FUNDING, OR PERMIT TYPE
CONTACT PERSON	PHONE
ADDRESS	EMAIL

#### State Involvement (Antiquities Code of Texas)

Does this project occur on land or property owned by the State of Texas or a political subdivision of the state?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
CURRENT OR FUTURE OWNER OF THE PUBLIC LAND	
CONTACT PERSON	PHONE
ADDRESS	EMAIL



REQUEST FOR SHPO CONSULTATION -- PROJECT NAME:

<b>Identification of Historic Properties: Archeology</b>		
Does this project involve ground-disturbing activity?		
<input checked="" type="checkbox"/> Yes (Please complete this section) <input type="checkbox"/> No (Skip to next section)		
Describe the nature of the ground-disturbing activity, including but not limited to depth, width, and length. We plan to demo the existing structure, including foundation, level the land and then install a new foundation / support to provide the necessary support for the new structure. Roughly 150' x 34'		
Describe the previous and current land use, conditions, and disturbances. parking lot, some grass and existing foundation/structure		
<b>Identification of Historic Properties: Structures</b>		
Does the project area or area of potential effects include buildings, structures, or designed landscape features (such as parks or cemeteries) that are 45 years of age or older?		
<input checked="" type="checkbox"/> Yes (Please complete this section) <input type="checkbox"/> No (Skip to next section)		
Is the project area or area of potential effects within or adjacent to a property or district that is listed in or eligible for listing in the National Register of Historic Places?		
<input type="checkbox"/> Yes, name of property or district: <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		
In the space below or as an attachment, describe each building, structure, or landscape feature within the project area or area of potential effect that is 45 years of age or older.		
ADDRESS	DATE OF CONSTRUCTION	SOURCE FOR CONSTRUCTION DATE
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**Attachments**

[Please see detailed instructions regarding attachments.](#)

Include the following with each submission:

- ☐ Project Work Description
- ☐ Maps
- ☐ Identification of Historic Properties
- ☐ Photographs

For Section 106 reviews only, also include:

- ☐ Consulting Parties/Public Notification
- ☐ Area of Potential Effects
- ☐ Determination of Eligibility
- ☐ Determination of Effect

**Submit completed form and attachments to the address below. Faxes and email are not acceptable.**

Mark Wolfe  
 State Historic Preservation Officer  
 Texas Historical Commission  
 P.O. Box 12276, Austin, TX 78711-2276 (mail service)  
 108 W. 16th Street, Austin, TX 78701 (courier service)

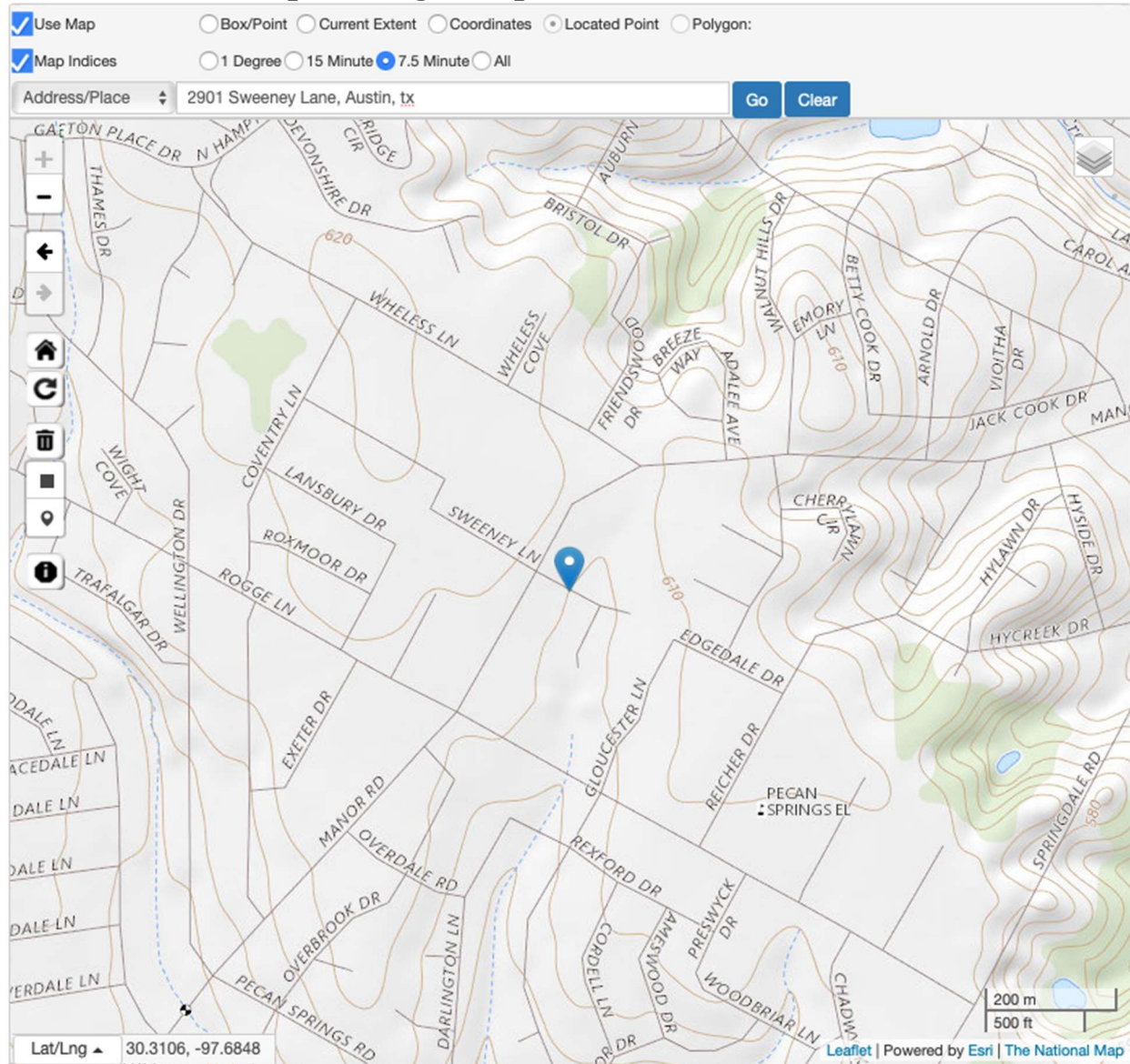
**For SHPO Use Only**

## Project Work Description

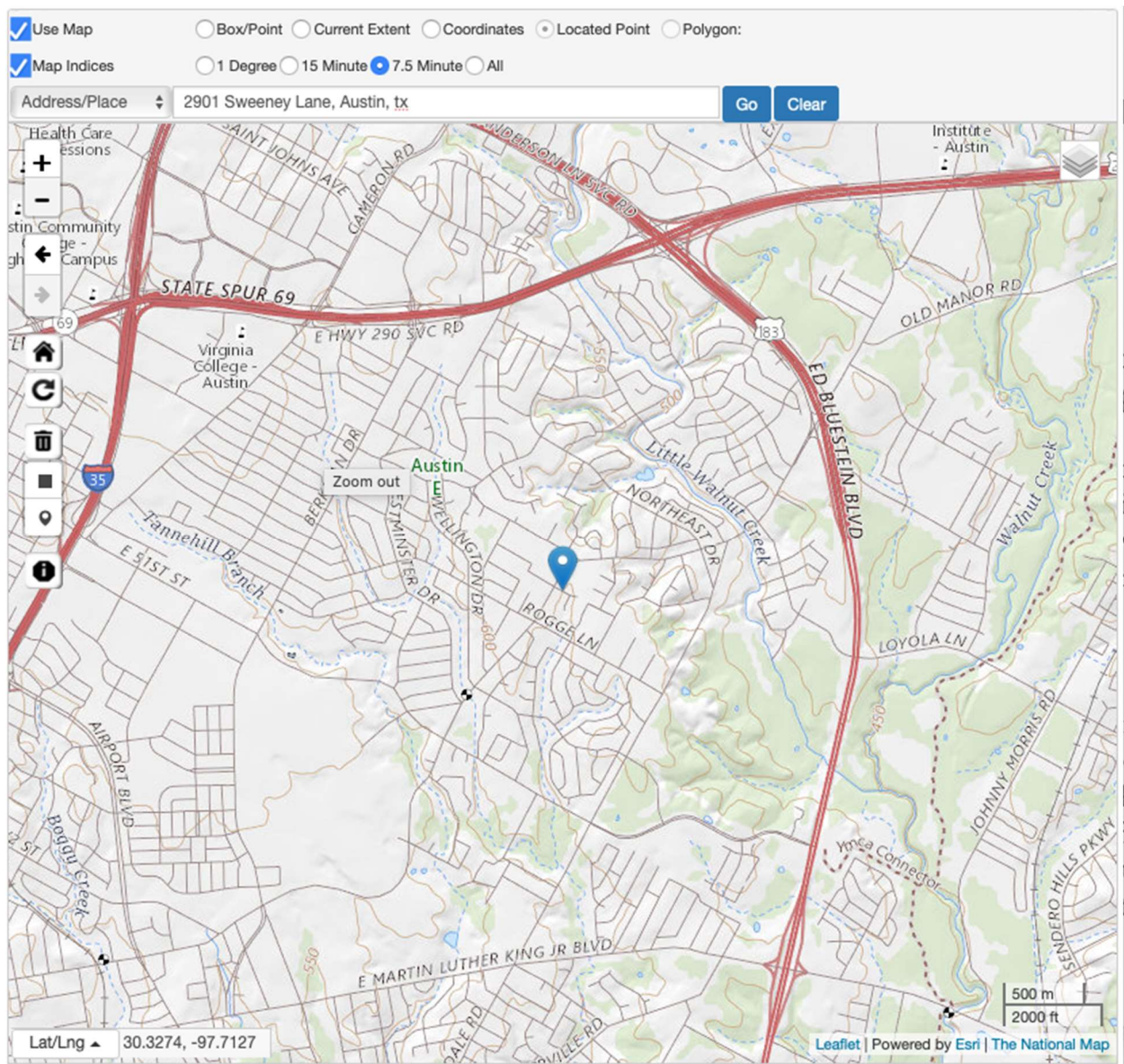
RGTP Real Estate, LLC intends to demolish the existing structure and build commercial ground floor with ~60 residential units above utilizing Affordability Unlocked.

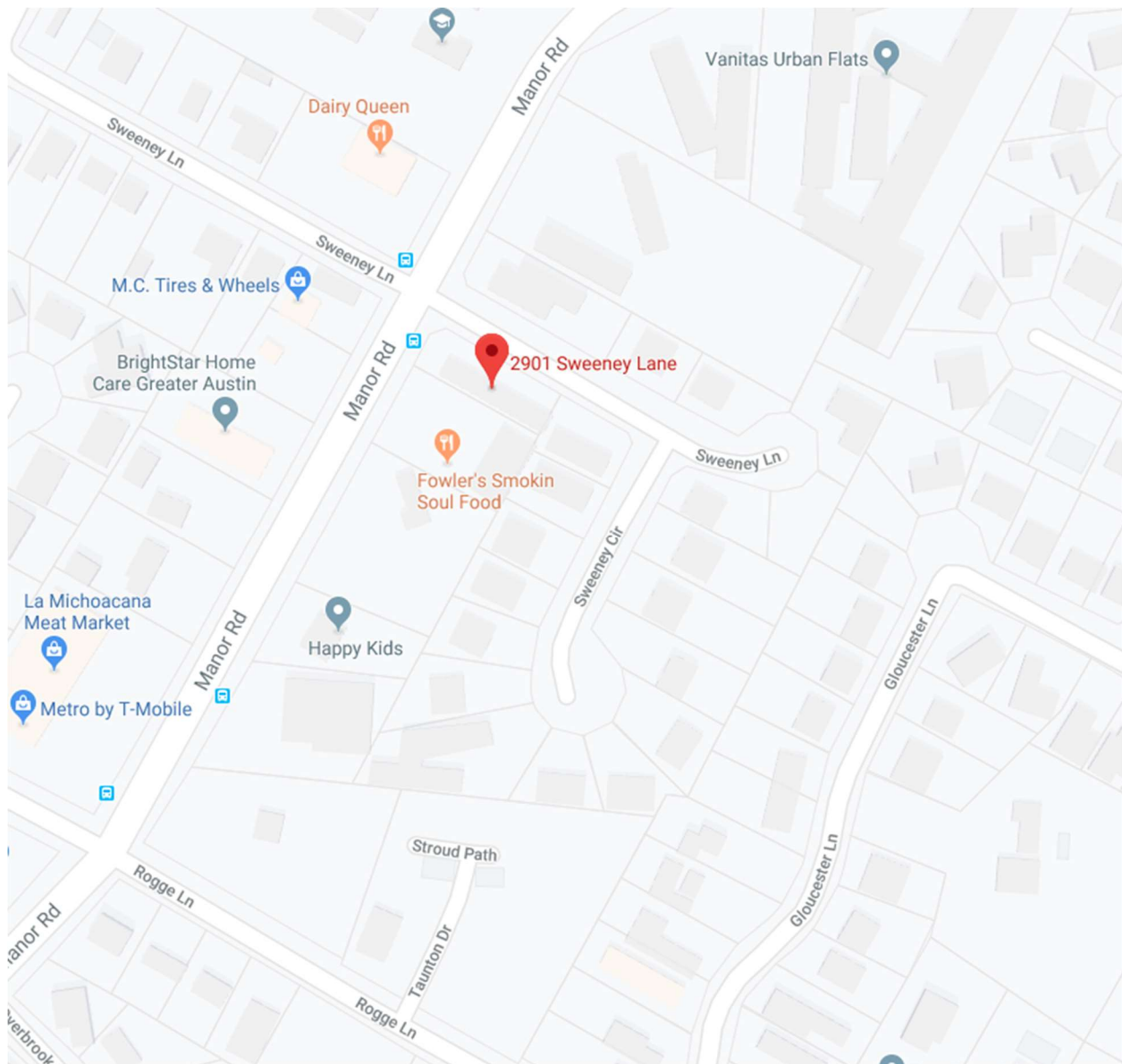
## Maps

### USGS 7.5 minute quadrangle map









## Identification of Historic Properties

<https://matrix.abor.com/Matrix/Public/Portal.aspx?k=1850804Xb1JT&p=AE-965330-361&L=1&rk=32592909>

source showing 1972 build

## Photographs













