

**RBJ RFQ Addendum #1  
Questions and Answers**

1. Would AGC consider a transfer of ownership to a limited partnership, with an affiliate of the developer serving in the role of managing general partner of the partnership, provided that the AGC or an affiliate of AGC, serves in the role of managing general partner?

**Answer:** AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

2. Can the developer propose transfer to property management responsibilities in the high rise to its property management affiliate?

**Answer:** AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

3. Are there existing surveys for the property that the developers would have access to the CAD files?

**Answer:** We are currently researching to ensure we can access any CAD files. In addition, we are providing a copy of the December 11, 2008 Residential Tower and Central Facility Due Diligence Study as performed by Graeber, Simmons & Cowan.

4. Are there any unusual easements, utility lines, shared access drives, etc. that would affect the ultimate build out?

**Answer:** To date, we are not aware of any that would impact the proposed build out scenarios as listed in Options C, D & E. Please note however, that AGC would only manage and facilitate the redevelopment and build out of the approximately 18 acres owned by AGC. Any redevelopment scenarios involving the city-owned land would require a review of any potential issues.

5. If yes, was this taken into consideration in the Strategic Master Plan?

**Answer:** To date, we are not aware of any that would impact the proposed build out scenarios as listed in Options C, D & E. Please note however, that AGC would only manage and facilitate the redevelopment and build out of the approximately 18 acres owned by AGC. Any redevelopment scenarios involving the city-owned land would require a review of any potential issues.

6. Are there any other buffering requirements or additional setbacks not already documented? We recognize that it will be the responsibility of the selected master developer to fully vet all entitlement, zoning and encroachment issues. We are mainly interested in what may be known but not fully disclosed in the RFQ and supporting documents.

**Answer:** All of the Master plan options and concepts listed in C, D & E maintain the existing base zoning of CS-MU-NP-CO for the RBJ site as listed in the adopted East Cesar Chavez

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Neighborhood Plan. However the current Future Land Use Map (FLUM) associated with the ECC Neighborhood Plan would limit any new development on the RBJ site to 40 feet. In 2012, the ECC Neighborhood Planning Team voted unanimously to support the AGC Board request to raise the height limitation to 60 feet or 5 stories. The formal FLUM amendment process has not yet occurred.

7. Will there be minimum requirements or incentives for affordable units within the future market rate housing development?

**Answer:** Under the proposed master planning concepts outlined in scenarios, A-E, AGC would require a minimum total of 500 affordable housing units on the property owned by AGC and the RBJ Tower. Any additional affordable housing units can certainly be proposed, however AGC would not offer any incentives. Assuming that the successful developer recommends a redevelopment scenario that includes the city-owned land, the city may require a minimum number of affordable housing units. And any potential incentives would be at the sole discretion of the city and not AGC.

8. Is there a minimum requirement for a Green Builder rating and/or meeting LEED standards?

**Answer:** No, however AGC is committed to being good stewards of the land and are respectfully requesting that developers demonstrate and address previous experience developing in the City of Austin and with Green Building, S.M.A.R.T Housing, LEED standards, sustainable energy sources, and intergenerational housing.

9. Of the current residents of the RBJ Center, how many have Section 8 rental subsidy?

**Answer:** Our 16 story residential tower has a total of 250 independent living apartment units: 138 - 1 bedroom 112 – efficiencies. Of these, 100 are Section 8, 115 are Basic Rent and 35 are Market Rent.

10. What is aggregate monthly amount of the Section 8 subsidy?

**Answer:** 28,000

11. Are all the rental subsidies Tenant Based?

**Answer:** We only have 100 section 8 rooms and they are all project based.

12. Does the RBJ center have any long term Project Based rental contracts/agreements?

**Answer:** Yes, the 100 section 8 rooms. 80 efficiencies and twenty 100 bedroom.

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13. What are the terms of the current HUD loan (the loan facility to be retired in 2013)?

**Answer:** Both the mortgage for the RBJ building and the HUD 236 loan will be retired in April 2013 of this year.

14. Would the RBJ Center/AGC be amenable to refinancing of the existing HUD loan or new HUD loan?

**Answer:** At this point, we would not be amenable to refinancing the existing HUD 236 loan. As previously stated, we are scheduled to retire the HUD 236 loan in April 2013. However, under any new proposed redevelopment plans that would benefit our goals and objectives, AGC would be amenable to a new HUD loan.

15. Would the RBJ Center/AGC be amenable to an Acquisition/Rehab Low Income Tax Credit Application?

**Answer:** Yes. AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

16. Currently, are there any other operating funding sources from agencies such as the Veterans Administration, Social Security or other state or federal agencies? If so please provide the details of each.

**Answer:** No.

17. Does the RBJ Center/AGC currently have an allocation of VASH vouchers?

**Answer:** No.

18. Does the RBJ Center/AGC anticipate continuing to be to sole operator of the existing 250 units?

**Answer:** AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

19. Does the RBJ Center/AGC expect to be the operator of the additional 250 senior housing units?

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**Answer:** AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

20. Does the RBJ Center/AGC expect to be the operator of any additional affordable housing units?

**Answer:** AGC is open to considering all potential scenarios for redevelopment plans as long as the goals and objectives set forth in our master planning process are met.

21. Can you please send me any addendums to this RFQ?

**Answer:** This is the first Addendum issued following the original release of the RFQ. We are however distributing periodic updates about the RFQ through our constant contact email blasts. To be added to the email distribution list, please email AGC Board Members Sarah Andre at [sarah@s2adevelopment.com](mailto:sarah@s2adevelopment.com) and Paul Saldaña at [psaldana@brisacommunications.com](mailto:psaldana@brisacommunications.com)