

MANOR ON THE RAIL

2820 FULTON STREET
HOUSTON, TX 77009

105 UNITS
ELDERLY

MANOR ON THE RAIL

DEVELOPMENT NARRATIVE

2820 Fulton Street

Houston, TX 77009

Manor on the Rail will be a 105-unit multifamily project for the 55 and up seniors population located at 2820 Fulton Street in Houston's Near Northside Complete Community. The proposed new development will offer some market-rate workforce housing and affordable low-income housing for seniors with quick and easy access to Downtown, the Museum District and the Medical Center via the Metro Rail Red Line. The proposed development site is located 500 feet north of the Fulton North Central Red Line station in addition to a high frequency Metro bus route.

The proposed development site is located outside of the 100-year flood plain and has not flooded. This development will comply with the elevation requirements above the 500-year flood plain. The project is also located in a census tract that has never had an LIHTC financed project. The Near Northside Complete Community needs elderly affordable units to prevent its residents from being displaced by gentrification. All five of the tax credit financed projects in the Near Northside Complete Community are designated for the general population.

Manor on the Rail will feature podium parking with wood frame construction above. The team has engaged an architect with extensive affordable and market-rate apartment experience to create a design that will enhance the surrounding neighborhood.

We are including a preliminary set of plans. Please view our website at www.artisanamerican.com.

ARTISAN AMERICAN CORP.

PREVIOUS EXPERIENCE

Sterling Green Village –	TDHCA completed in 1995, Channelview, TX	150 houses	Family
Lovett Manor –	TDHCA 02119 2056 Antoine, Houston, TX 77055	198 units	Elderly
Manor at Jersey Village –	TDHCA 03182 12400 Castlebridge Dr, Jersey Village, TX 77065	200 units	Elderly
Jacinto Manor –	TDHCA 03178, 9701 Market St., Jacinto City, TX 77029	200 units	Elderly
Lake Jackson Manor –	TDHCA 04206, 120 Garland, Lake Jackson, TX 77566	100 units	Elderly
Pepper Tree Manor –	TDHCA 04464, 5950 Antoine, Houston, TX 77091	250 units	Elderly
Oak Tree Manor –	TDHCA 04496, 14603 Fonmeadow, Houston, TX 77055	250 units	Elderly
Olive Tree Manor –	TDHCA 05198, 101 Normandy, Houston, TX 77015	160 units	Elderly
Hudson Green –	TDHCA 10279, 850 Mt. Carmel Rd., Hudson TX 75904	80 units	Family
Hudson Manor –	TDHCA 10271, 4280 Old Union Rd., Hudson TX 75904	80 units	Elderly
Jaguar Plaza –	LHC, 750 Harding Blvd., Baton Rouge, Louisiana 70807	95 units	Family

**WHAT WE DO:**

Artisan's principals have a strong track record of successful commercial and residential investment and development activity in Texas, Louisiana, Florida and Indiana. The company's resume includes conventional and tax credit garden apartments, office buildings, high rise condominiums, warehouses and subdivisions. Artisan combines vision, entrepreneurial flexibility, and business acumen with a commitment to the industry's best practice. Experience in value engineering designs for construction efficiency and faster completion allows us to economically develop a high quality project in budget and on time. The Artisan teams are diverse in vast experience with a personalized, hands-on approach to create award winning projects. We are driven by satisfying our creativity through the transformation of raw land into vibrant communities. Our primary commitment is to always deliver forecasted returns to our capital partners.

WE VALUE OUR PARTNERS:

We value our team member's integrity and accountability in our development and management partners and vendors. We work with top industry professionals, including firms such as Fox Energy, Ted Trout Architect & Associates, Sweitzer & Associates, Big Red Dog and the legal teams at Locke Lord, among others.

ACTIVE IN OUR COMMUNITIES:

At Artisan, we live by the mantra of "Doing good by doing well". We are involved and invested in the communities in which we work as evidenced by our commitment to Low E construction techniques and solar power wherever practical. In the Houston and Texas Area, our team is active with professional organizations such as all Apartment Associations, all Realtor Associations, NAHB, and the Urban Land Institute..

📞 Call Us: (713) 626-1400 📍 Houston, Texas 77007

ARTISAN/AMERICAN

HOME

CORE BUSINESSES

LEADERSHIP

CONTACT US



ARTISAN/AMERICAN CORP

Artisan/American Corp. is the development company owned and operated by the Young Family Office. Vernon and Elizabeth Young have been specializing in apartment development. Over their careers, the Youngs have built, developed and owned well over 10,000 conventional apartment units and over 1,500 tax credit Seniors and Family units in various Texas and Louisiana locations. Today the focus is on HUD 221(d)(4) financed market rate apartments with high connectivity and smart house features. They feature the newest innovation in open floor plans and lasting design points of difference.



ARTISAN HOST HOTEL GROUP

Our hotel concepts are planned for the next generation. Experienced in the development process, our hotels are brand driven by one of the top three brands and their reservation system and rewards program. This is all tailored to enhance the returns to our partners and meet our objectives. We will only develop brands that are fully capable of delivering 50% of total sold room nights through their rewards program.

Our new, under development, Springhill Suites by Marriott is the first Marriott brand in Kerrville Texas. It will be the only hotel on the Guadalupe River and is positioned near the County Courthouse and Schreiner University at 933 Water St.

We use Hospitality Management Corporation, headquartered in Dallas, exclusively for hotel management because of their exemplary reputation.



ARTISAN REALTY CO

WHO WE ARE

Artisan Realty Co. has built its reputation around hands-on property management and we remain committed to providing the highest standards of service and integrity for all our properties. The company only manages Artisan's own developments. This distinguishes us from other third-party management companies and enables us to hire the best employees for personalized service our residents deserve. This promotes resident satisfaction and lease renewals.

FULL-SERVICE PROPERTY MANAGEMENT

- Multi-Family Apartments
- Senior Tax Credit Apartments
- Family Tax Credit Apartments

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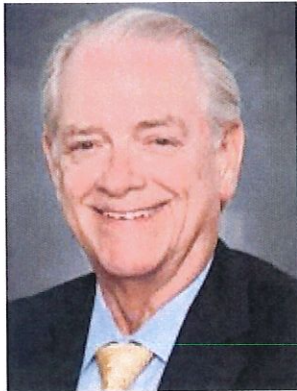
VERNON R. YOUNG, Chairman

Vernon R. Young was educated at Washington and Lee University and The University of Houston with a B.S. degree in Economics and postgraduate work in real estate. After becoming a licensed real estate broker and founding a mortgage banking company, Mr. Young expanded his activity to an apartment building and management program, building over 10,000 garden apartments plus townhouses in Texas, Louisiana, Indiana, high rise condominiums in Florida, four office buildings, and land development activities ranging from residential lot developments to industrial parks. He was a volume homebuilder in the 70's and 80's. Mr. Young's companies are active in the Houston Apartment Association, the Texas Apartment Association and the National Apartment Association. He is a past Director and President of the Houston Apartment Association. He is also a member of the Houston Association of Realtors, Greater Houston Builders Association, Texas Association of Builders, National Association of Homebuilders, and is registered builder #28383, certified by the Texas Residential Construction Commission. Mr. Young and his housing companies have been the subject of articles in Professional Builder and Remodeler, Housing Magazine and Multi- Housing News. He has frequently been a speaker in other cities for national organizations representing the housing industry. Mr. Young is Chairman of Artisan/American Corp., an apartment development company now focused on new HUD 221(d)(4) Garden Apartments. Mr. Young was a builder and developer of well over 10,000 conventional apartment units and over 1,500 tax credit elderly and family rental communities in various Texas and Louisiana locations. Mr. Young is also engaged in the development of residential lots through his ownership in D&V Development, LLC.



H. ELIZABETH YOUNG, President

H. Elizabeth Young was educated at Texas State University, earning a Bachelor of Science degree in Speech Pathology and Audiology in 1977. From 1978 through 1979 she sold homes for Cornerstone Development Company in Houston. She then became Director of Real Estate Marketing and Research for The McCann Company until 1990. After taking a three-year sabbatical, she became President and Owner of Artisan/American Corp., a real estate development company specializing in multi-family properties. Elizabeth earned her Texas real estate license in 1981. She received her "Historically Underutilized Business" (HUB) Certification in March of 2001, as did Artisan/American Corp.



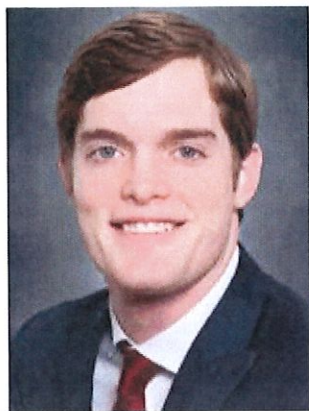
GARY R. DAVIS, Director

Gary R. Davis was educated at The University of Houston, earning a Bachelor of Business Administration in 1975 and received his Certified Public Accountant designation in 1980. From 1980 through 1984 he worked in the oil and gas sector as Controller for various drilling and oil and gas producing companies in Houston. In early 1985, he became the Controller for a real estate development company developing a 2,500-acre master planned community in League City, Texas known as South Shore Harbour. In 2003, he was promoted to Director of Land Development until 2008 when the development was completed and the development company ceased operations. After a three-year retirement to pursue a music career in the Episcopal Church, he returned to the real estate development sector as Development Director and Financial Controller of Artisan Realty Co. and Artisan/American Corp.



ALLISON YOUNG CHÁVEZ, Director

Allison Chávez graduated in 2007 from the University of Pennsylvania, Wharton School and The College of Arts & Sciences with joint Bachelor degrees. One is in International Studies and a second in Economics in the Huntsman Program in International Studies and Business with concentration in Finance and Real Estate. After graduation, Allison began her working career at Credit Suisse in New York as an Investment Banking analyst in the real estate group. In late 2008, Allison joined Grayco Partners, multifamily development fund based in Houston, Texas. She was responsible for all financial modeling and analysis of real estate investments for the CEO and CFO. In 2012, she co-founded Sweet Paris Crêperie & Café, a fast-casual French crêperie restaurant concept with locations in Houston and Nuevo Vallarta, Mexico. She is responsible for expansion, operations, financial performance and franchising opportunities. Allison is fluent in Spanish with advanced oral and written proficiency.

**WILLIAM YOUNG CPA, Director**

William Young obtained a Bachelor of Science in Business Administration with concentrations in Accounting and Finance as well as a Master of Science in Accounting from Trinity University. William was given the San Antonio Chapter CPA Society Award through Trinity University and graduated Summa Cum Laude with a 4.0 GPA in the Master's program. William is also a member of Phi Beta Kappa. Since getting his Master's Degree at Trinity, William had been working for Deloitte Tax LLP in their Securitization Tax Services Group until recently. While working in the Securitization Tax group at Deloitte, William has focused his efforts to specialize in the tax implications of complex financial instruments including collateralized loan obligations, real estate mortgage investment conduits and REITs, whose portfolios consist of fixed-income assets. William is pursuing a full time MBA with a concentration in Real Estate. He will be joining the family office as time permits and full time after graduation.

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