Form Name:	Housing Technical Assistance Fund: RFQ for TA Providers
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Housing Technical Assistance Fund RFQ for TA Providers

What is the legal name of the consulting firm or independent consultant?	Sixthriver, Inc.
Please provide the legal structure of the firm.	S Corporation (S Corp)
What year was the firm founded? (if applicable)	1994
How many individuals work in the firm?	30
Please provide the names and title of key individuals in the firm who would potentially be working as part of this RFQ.	Judy Roessner - Principle Courtney Cole - Associate
Please provide the consultant's or firm's website.	https://www.sixthriver.com/
Please provide a list of languages spoken by staff.	English

Primary Contact

Name	courtney cole
Address	316 W 12th Street Austin, TX 78701
Email	ccole@sixthriver.com
Phone	(512) 649-2885

Firm Specifics

Please describe the geographic area served by the firm.	Headquartered in Austin, Texas, Sixthriver primarily serves the Central Texas region while maintaining an expansive national reach. Starting January, 2027, Sixthriver will be actively licensed in all 50 states for architecure through the NCARB national reciprocal licensing certification.

What are your firm’s primary areas of practice?	Driven by a commitment to equitable community development, our architecture and interior design practice specializes heavily in multi-family and affordable housing. Our capabilities scale to meet the complex needs of regional housing initiatives, spanning from initial site feasibility and massing studies to strategic ground-up core-and-shell architecture. While our core mission centers on impactful residential development, we bring this same rigorous, commercial-grade execution to our broader portfolio of higher education facilities, office spaces, and religious institutions.
Briefly describe your past experience in the affordable housing industry.	We bring commercial-grade execution and rigorous feasibility expertise to the affordable housing sector, backed by a proven track record of impactful projects. Our recent work includes designing a large-scale 385-unit community with 50% affordable housing, alongside multiple single-family for-sale affordable developments. This hands-on project experience is reinforced by our leadership's specialized training in this space. We hold professional credentials in Trauma-Informed Design (TiD) and have completed rigorous training in 9% Low-Income Housing Tax Credit (LIHTC) regulations and the HousingWorks EDI small developer cohort. By blending large-scale commercial insight with community-focused advocacy, we actively support regional housing solutions through our memberships in the Austin Housing Coalition and the ULI Small Member Council for Housing Innovation.
How would you describe the range of diversity reflected in your firm?	Sixthriver is a proudly woman-owned firm, operating under 74% majority female ownership. Women drive our strategic and creative direction at the highest executive levels, occupying the roles of President and Managing Partner, Principal Architects, and CFO/COO. This leadership structure cultivates a highly collaborative, inclusive environment that leverages diverse professional backgrounds to deliver equitable, innovative design solutions across both our commercial and community-focused projects.

Please provide any other information you feel would aid in understanding the value your firm can bring to ACF Housing TA Fund grantees.	Our greatest value to ACF Housing TA Fund grantees is our ability to protect a project's viability from the initial proforma through final construction. Because our leadership graduated from the HousingWorks EDI small developer cohort and holds specialized training in 9% LIHTC regulations, we evaluate designs through a developer's lens, ensuring they are financially viable and optimized for complex funding stacks. However, our value extends beyond the design phase. We have seen first-hand the costly, compounding issues that arise when affordable housing projects lack an architect overseeing the actual build. We provide rigorous Construction Administration to ensure that the built reality matches the approved design, protecting the grantee's investment, mitigating on-site issues before they escalate, and ensuring the final product meets both financial and community goals.

Consultant Details

Name	Judy Roessner
Email	jroessner@sixthriver.com
Education	Bachelor of Science Interior Design - undergrad Masters of Architecture - Academy of Art University - masters
Employment History	Sixthriver - 11 years
Awards or certificates	Trauma informed Design - Bronze Level certification Low income Housing Tax credit certificate EDI Developer Cohort Graduate Regenerative Practitioner WBENC - women business enterprise
Nonprofit Board Membership	Anderson Community Development

Nonprofit rate you would charge for your services	10% off standard rates A 0 - Architect Intern/Production $100.00 A I - Junior Architect/Job Captain $140.00 A II - Intermediate Architect/Job Captain $165.00 A III - Intermediate Architect/Manager $185.00 A IV - Senior Architect/Manager $200.00 A V - Senior Architect/Manager $225.00 A VI - Studio Director $250.00 ID I - Design Intern/Production $125.00 ID II - Junior Designer/Job Captain $140.00 ID III - Intermediate Designer/Job Captain $155.00 ID IV - Intermediate Designer/Manager $170.00 ID V - Senior Designer/Manager $185.00 ID VI - Senior Designer/Manager $200.00 ID VII - Studio Director $250.00
Would you be comfortable with us including your rate on our public preferred vendor list so applicants can make informed TA grant requests?	Yes

Client Reference

Name of organization	Sixthriver
Please provide the name(s) of other organizations involved in the collaboration or negotiations	Danielle Walker
Reference Contact Name	Danielle Walker
Reference Contact Email	danielle@legacyat55th.com
Reference Contact Phone	(562) 714-4432
Please briefly describe the engagement	We designed her latest affordable housing single family residential development.
Additional Reference	Yes
Name of organization	Sixthriver
Please provide the name(s) of other organizations involved in the collaboration or negotiations	SGI Ventures
Reference Contact Name	Sally Gaskin
Reference Contact Email	sally@sgiventures.net

Reference Contact Phone	(713) 882-3233
Please briefly describe the engagement	Collaborated as a season developer on an EDI cohort project. She facilitated introductions with city officials and non-profit leaders dedicated to affordable housing.