



HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

Application for Housing Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the [Austin Strategic Housing Blueprint](#) and policy direction from the Austin City Council.

Applicant Information

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

Developer Name

JES Dev Co, Inc.

Owner Name

St. Elmo Commons, LP

Street Address

206 Peach Way

City

Columbia

State

MO

Zip

65203

Contact Name

John Guttman

Contact Telephone

(512) 473-3664

Contact Email

jguttman@jesholdings.com

Federal Tax ID Number

27-1248538

D-U-N-S Number (visit www.dnb.com for free DUNS#.)

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.*

Legal Name of Developer/Entity

JES Dev Co, Inc.

Title of Authorized Officer

Will Markle, Manager

Signature of Authorized Officer

2/22/19

Date

INSTRUCTIONS: Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood
Housing and Community
1000 East 11th Street
Austin, Texas 78702
Attn: James May
Community Development Manager

Project Summary Form

1) Project Name

St. Elmo Commons

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

New Construction

4) Location Description (Acreage, side of street, distance from intersection)

3.06 located at 4510-4514 Terry-O Lane

5) Mobility Bond Corridor

South Congress Ave

6) Census Tract

24.03

7) Council District

District 3

8) Elementary School

GALINDO EL

9) Affordability Period

40 years

10) Type of Structure

Multi-family

11) Occupied?

No

12) How will funds be used?

Acquisition Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI	1	3	5	1		10
Less than 40% MFI						0
Less than 50% MFI	6	12	19	3		40
Less than 60% MFI	8	15	23	4		50
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	15	30	47	8	0	100

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	10
Accessible Units for Sensory Impairments	4		

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?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

No

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

Yes

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

<u>Sources</u>	
Debt	6500000
Third Party Equity	13047390
Grant	
Deferred Developer Fee	243138
Other	110
<i>City of Austin</i>	<i>4000000</i>

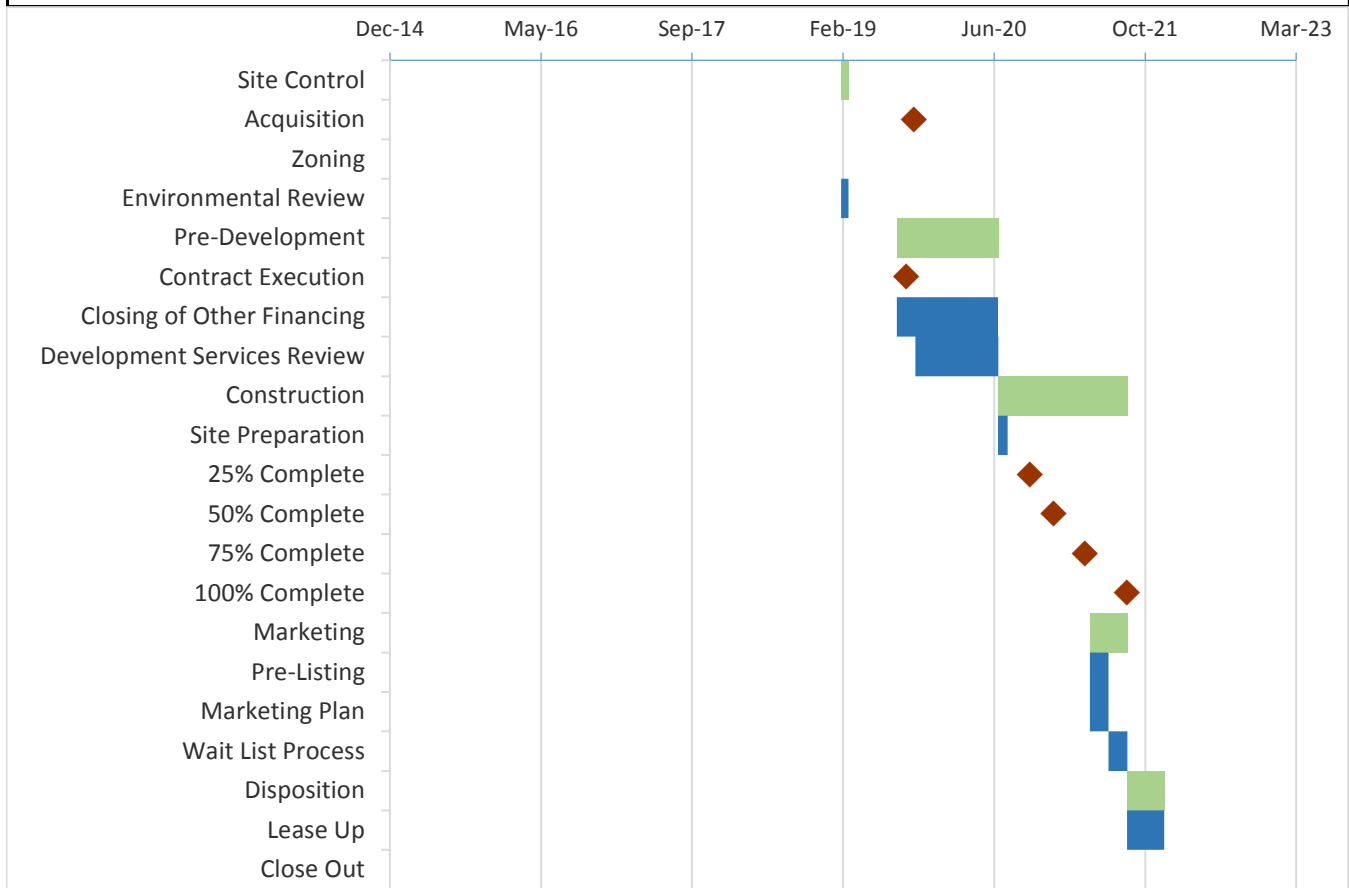
Total \$ 23,790,638

<u>Uses</u>	
Acquisition	4500000
Off-Site	0
Site Work	1381049
Sit Amenities	100000
Building Costs	10737848
Contractor Fees	<i>1598732</i>
Soft Costs	1957017
Financing	1088132
Developer Fees	2427860
Total	\$ 23,790,638



Development Schedule

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



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	19,500		Includes appraisal and market study
Environmental Review	30,000		Includes \$15,000 for Environmental Studies and \$15,000 for so
Engineering	120,000		
Survey	25,000		
Architectural	500,000		
Subtotal Pre-Development Cost	\$694,500	\$0	
Acquisition			
Site and/or Land	4,500,000	4,000,000	
Structures			
Other (specify)	58,500		This includes option payments that are not applicable to the pu
Subtotal Acquisition Cost	\$4,558,500	\$4,000,000	
Construction			
Infrastructure			
Site Work	1,481,049		Includes \$100,000 for landscaping/outdoor amenities.
Demolition			
Concrete	617,838		
Masonry	179,108		
Rough Carpentry	1,404,447		
Finish Carpentry	224,708		
Waterproofing and Insulation	905,244		
Roofing and Sheet Metal	681,717		
Plumbing/Hot Water	748,450		
HVAC/Mechanical	640,880		
Electrical	1,058,571		
Doors/Windows/Glass	513,430		
Lath and Plaster/Drywall and Acoustical	861,351		
Tiel Work			
Soft and Hard Floor	337,030		
Paint/Decorating/Blinds/Shades	337,030		
Specialties/Special Equipment	680,257		
Cabinetry/Appliances	748,420		
Carpet			
Other (specify)	1,598,732		Contractor's General Requirements, Builder's Overhead, and Bu
Construction Contingency	799,367		
Subtotal Construction Cost	\$13,817,629	\$0	
Soft & Carrying Costs			
Legal	100,000		
Audit/Accounting	17,000		
Title/Recordin	55,000		
Architctural (Inspections)	15,000		
Construction Interest	906,980		
Construction Period Insurance	45,000		
Construction Period Taxes	75,000		
Relocation			
Marketing	100,000		
Davis-Bacon Monitoring			
Other (specify)	3,406,029		Construction Loan Fee (\$114,102), Permanent Financing Fee (\$
Subtotal Soft & Carrying Costs	\$4,720,009	\$0	
TOTAL PROJECT BUDGET			
	\$23,790,638	\$4,000,000	

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	\$1,065,744	\$1,087,059	\$1,108,800	\$1,130,976	\$1,153,596	\$1,273,663	\$1,406,227
Secondary Income	\$19,200	\$19,584	\$19,976	\$20,376	\$20,784	\$22,946	\$25,334
POTENTIAL GROSS ANNUAL INCOME	\$1,084,944	\$1,106,643	\$1,128,776	\$1,151,352	\$1,174,380	\$1,296,609	\$1,431,561
Provision for Vacancy & Collection Loss	-\$81,371	-\$82,998	-\$84,658	-\$86,351	-\$88,079	-\$97,246	-\$107,367
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$1,003,573	\$1,023,645	\$1,044,118	\$1,065,001	\$1,086,301	\$1,199,363	\$1,324,194
EXPENSES							
General & Administrative Expenses	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$50,103	\$58,083
Management Fee	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024	\$62,629	\$72,604
Payroll, Payroll Tax & Employee Benefits	\$119,236	\$122,813	\$126,497	\$130,292	\$134,201	\$155,576	\$180,355
Repairs & Maintenance	\$52,000	\$53,560	\$55,167	\$56,822	\$58,526	\$67,848	\$78,655
Electric & Gas Utilities	\$19,500	\$20,085	\$20,688	\$21,308	\$21,947	\$25,443	\$29,495
Water, Sewer & Trash Utilities	\$73,000	\$75,190	\$77,446	\$79,769	\$82,162	\$95,248	\$110,419
Annual Property Insurance Premiums	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$46,972	\$54,453
Property Tax	\$110,000	\$113,300	\$116,699	\$120,200	\$123,806	\$143,525	\$166,385
Reserve for Replacements	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$32,619	\$37,815
Other Expenses	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,566	\$1,815
TOTAL ANNUAL EXPENSES	\$522,336	\$538,006	\$554,146	\$570,771	\$587,894	\$681,530	\$790,080
NET OPERATING INCOME	\$481,237	\$485,639	\$489,972	\$494,230	\$498,407	\$517,833	\$534,114
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$246,886	\$246,886	\$246,886	\$246,886	\$246,886	\$246,886	\$246,886
Second Deed of Trust Annual Loan Payment	\$153,860	\$153,860	\$153,860	\$153,860	\$153,860	\$153,860	\$153,860
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	\$80,491	\$84,893	\$89,226	\$93,484	\$97,661	\$117,087	\$133,368
CUMULATIVE NET CASH FLOW	\$80,491	\$165,384	\$254,610	\$348,094	\$445,755	\$982,626	\$1,608,763
Debt Coverage Ratio	1.20	1.21	1.22	1.23	1.24	1.29	1.33

Project Name	St. Elmo Commons	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	24.03	
AHFC Funding Request Amount	\$4,000,000	
Estimated Total Project Cost	\$23,790,638	
High Opportunity	NO	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	South Congress Ave	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	10	# of rental units at < 30% MFI
District Goal	1.59%	% 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	7.60%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	8.72%	% of annual goal reached with units
SCORE	4	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	40	# of rental units at < 50% MFI
District Goal	6.35%	% 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	30.42%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	34.88%	% of annual goal reached with units
SCORE	11	% 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	14	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	10	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	2	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	24	Total Affordable 2 Bedroom units
3 Bedroom Units	4	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Family Friendly Score	11	Multi-bedroom Unit/Total Units * 20
TEA Grade	76	Elementary School Rating from TEA
Family Friendly Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	10	mobiltiy and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	4	Accessible 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	24	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	34%	% of total project cost funded through AHFC request
Leverage Score	17	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$80,000.00	Amount of assistance per unit
Subsidy per unit score	15	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$48,780.49	Amount of assistance per bedroom
Subsidy per Bedroom Score	19	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.24	Measured at the 5 Year mark
Debt Coverage Ratio Score	24.36985777	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	75	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	113	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		