

# Low Income Housing Tax Credit Support Request



## Information for Submittal - Rehab

### SITE INFORMATION

- Breakdown of unit types and rental rates by income level

UNIT TYPE	# OF UNITS	INCOME LEVEL	SIZE (SQ.FT.)	RENTAL RATE
1BR/1BA	3	30%	651	\$ 473
1BR/1BA	6	50%	651	\$ 887
1BR/1BA	23	60%	651	\$ 1,094
2BR/1BA	3	30%	859	\$ 566
2BR/1BA	8	50%	859	\$ 1,063
2BR/1BA	27	60%	859	\$ 1,311
Total Units:	70			

- Existing site layout and pictures  
Included on separate .pdf. including original construction plans.
- What percentage of units have ADA features?  
5% of the units are ADA accessible units.  
100% of the units have ADA features and are adaptable to become full ADA accessible units.
- If the development includes market rate units, do these units differ from the income restricted units in any way? N/A
- List the amenities for the entire site.  
Existing: community building with management office, on-site laundry, washer / dryer hookups in units, community room with warming kitchen, swimming pool.

### DEVELOPMENT AND MANAGEMENT COMPANY INFORMATION

- Will the management be in-house or a separate entity?  
In-house management. We have owned and managed the property for 25 years and will continue to do so. The name of our management company is Fairway Management. Leslie Starr is the property manager and she can be reached at 512-321-1447
- Have there been any changes in company names or re-organizations? No
- Provide history of similar projects developed and managed. How many tax credit projects have you developed in Texas?  
JES Dev. CO., Inc. has fourteen developments that have been built or are in development across Texas in Bastrop, Salado, Crandall, Bulverde, Sweetwater, Grand Prairie, Waco, Denton, Amarillo, Tyler, Kerrville, and San Marcos. We have developed, own and manage 3 senior tax credit properties in Bastrop. Settlement Estates, Riverwood Commons I and Riverwood Commons II. Settlement Estates was developed 25 years ago in Bastrop by the same group of individuals seeing this resolution of support for tax credits to update the property.

JES Dev. Co, Inc. has completed or is in the process of developing both family and senior tax credit developments in over 250 cities in Texas, Missouri, Georgia, Florida, Arizona, Oklahoma, and South Carolina.. Fairway Management (an affiliated entity) has over 12,500 units in 250 communities under management with a 97% occupancy rate. Fairway Construction (an affiliated company) has a strong track record of completing development on time and on budget and has built over 8,200 units in 200 communities. Affordable Equity Partners (an affiliated company) has syndicated and provided asset management services for over \$4 billion in tax credits which has been invested in 250 cities across the country resulting in the construction of over 500 communities and 8,000 units. Affordable Equity Partners has never had an instance of tax credits being recaptured.

## FINANCIAL INFORMATION

- Will the site have any property tax exemptions after development? NO
- What is the affordability period requirement for this project?  
30 years (We are in year 25 of 30 currently). If we are awarded tax credits the property will remain affordable for an additional 30+ years.

## OTHER INFORMATION

- Please list any additional information or letters that you will be requesting from the City of Bastrop Utilities for the TDHCA application requirements.

We will be requesting:

1. Resolution of Support from the City of Bastrop.
  - A. We would seek a resolution of support from the City of Bastrop expressly setting forth that the municipality supports the application to TDHCA. I have assembled template language below that the agency provides. The resolution of support needs to specifically address two items.
    - a. The express support of our application for the tax credits by JES Dev Co., Inc. for the rehab of Settlement Estates.
    - b. The confirmation and acknowledgement that the City of Bastrop has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and that the City supports the proposed Settlement Estates, and confirms that its governing body has voted specifically to approve rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).
2. A letter from City agreeing to provide a local government contribution to the rehabilitation of Settlement Estates in an amount that equals \$250.00 or more.
  - A. A letter from the Mayor, City Manager, or authorized city official stating they will provide a loan, grant, reduced fees or contribution of other value that equals \$500 or more. Typically, we see a fee reduction of \$250 to meet the criteria.

CONTINUED ON NEXT PAGE

## Sample Resolution of Support Language

WHEREAS, JES Dev Co, Inc. has proposed a development for affordable rental housing at 149 Settlement Dr., Bastrop, TX named Settlement Estates in the City of Bastrop and

WHEREAS, JES Dev Co, Inc. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2023 Housing Tax Credit funds for Settlement Estates

It is hereby

RESOLVED, that the City of Bastrop, acting through its governing body, hereby confirms that it supports the proposed Settlement Estates, located at 149 Settlement Dr. Bastrop, TX (TDHCA Application # 23096) and that this formal action has been taken to put on record the opinion expressed by the City of Bastrop on **[date]**, and

FURTHER RESOLVED, that as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Bastrop has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and

FURTHER RESOLVED, that the City of Bastrop hereby supports the proposed Settlement Estates, and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Property boundary is approximate only.

0 87.5 175 350 525 700 Feet

Copyright ©2022 Phase Engineering, LLC

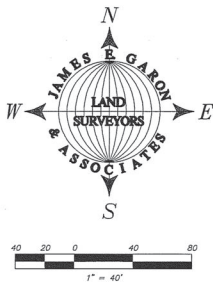
2020 USDA Texas NAIP Imagery

1:2,500



**PE Project No: 202212045**





# SETTLEMENT ESTATES LANDSCAPE PLAN

Wallace  
71199  
2021 7/23/21  
C5.0

## GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO ANY DIGGING.
- ALL PROPOSED LANDSCAPING IS TO BE INSTALLED AS PER LOCAL CITY REQUIREMENTS AND CODES.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PLANTINGS.
- PROPERTY OWNER IS RESPONSIBLE FOR IRRIGATING ALL LANDSCAPING AREAS WITH AN UNDER GROUND IRRIGATION SYSTEM OR HOSE BIBS.
- ALL TREES SHALL BE PLANTED NO LESS THAN 6' FROM ANY PAVED SURFACE, ROOF OVERHANG, UTILITY LINE OR EXISTING TREE.
- ALL TREES ARE TO BE BACK FILLED WITH A PLANTING MIX COMPOSED OF 50% CHOCOLATE LOAM AND 50% EXISTING SOIL.
- ALL EXISTING AREAS WITHIN THE LOTTS OF CONSTRUCTION SHALL BE REVEGETATED WITH BERMUDAGRASS.
- ALL AREAS TO BE TOP DRESSED WITH 4" CHOCOLATE LOAM AND GRADED TO PREVENT POONING.
- SHRUB PLANTINGS ARE NOT TO EXCEED 24" ON CENTER GRASS COVER PLANTINGS ARE NOT TO EXCEED 36" ON CENTER.
- OWNER MAY ELECT TO ADD PLANT MATERIAL ABOVE AND BEYOND THE MATERIAL SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON ALL PLANT MATERIAL INCLUDING TOP SOIL FROM THE DAY OF INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HYDROLOGICAL ALL BUT NOT LIMITED TO THE TYPICAL AREAS INDICATED ON THIS PLAN. IF HYDROLOGICAL TAKES PLACE BETWEEN JANUARY AND SEPTEMBER 31ST SHALL BE DESIGNED WITH CALLED PLACES BETWEEN SEPTEMBER 1ST AND MARCH 31ST SHALL BE DESIGNED WITH CENTER RATE AT A RATE OF 1 LBS. PER 1000 SF AND SHALL BE DESIGNED AS A RATE OF 1 LBS. PER 1000 SF.
- THE PLANTING AREA SHALL BE IRRIGATED OR SPRINKLED IN A FURNISH THAT WILL NOT DRY OUT THE SOIL, BUT ALL DIFFERENTIALS SHALL BE SOIL TO A DEPTH OF 4" MOIST. THE IRRIGATION SHALL OCCUR AT TEN DAY INTERVALS DURING THE FIRST 100 TONS. MATERIAL OCCURRED OR 12 HRS OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE WEEK.
- THE CONTRACTOR SHALL REMOVE ALL TREE STAKING, WIRE AND HOSES AFTER ONE YEAR.

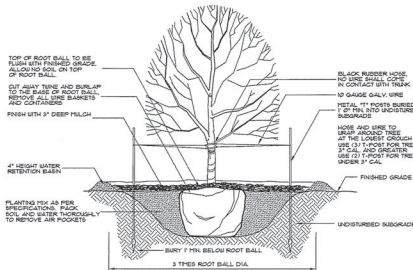


## LANDSCAPE CALCULATIONS

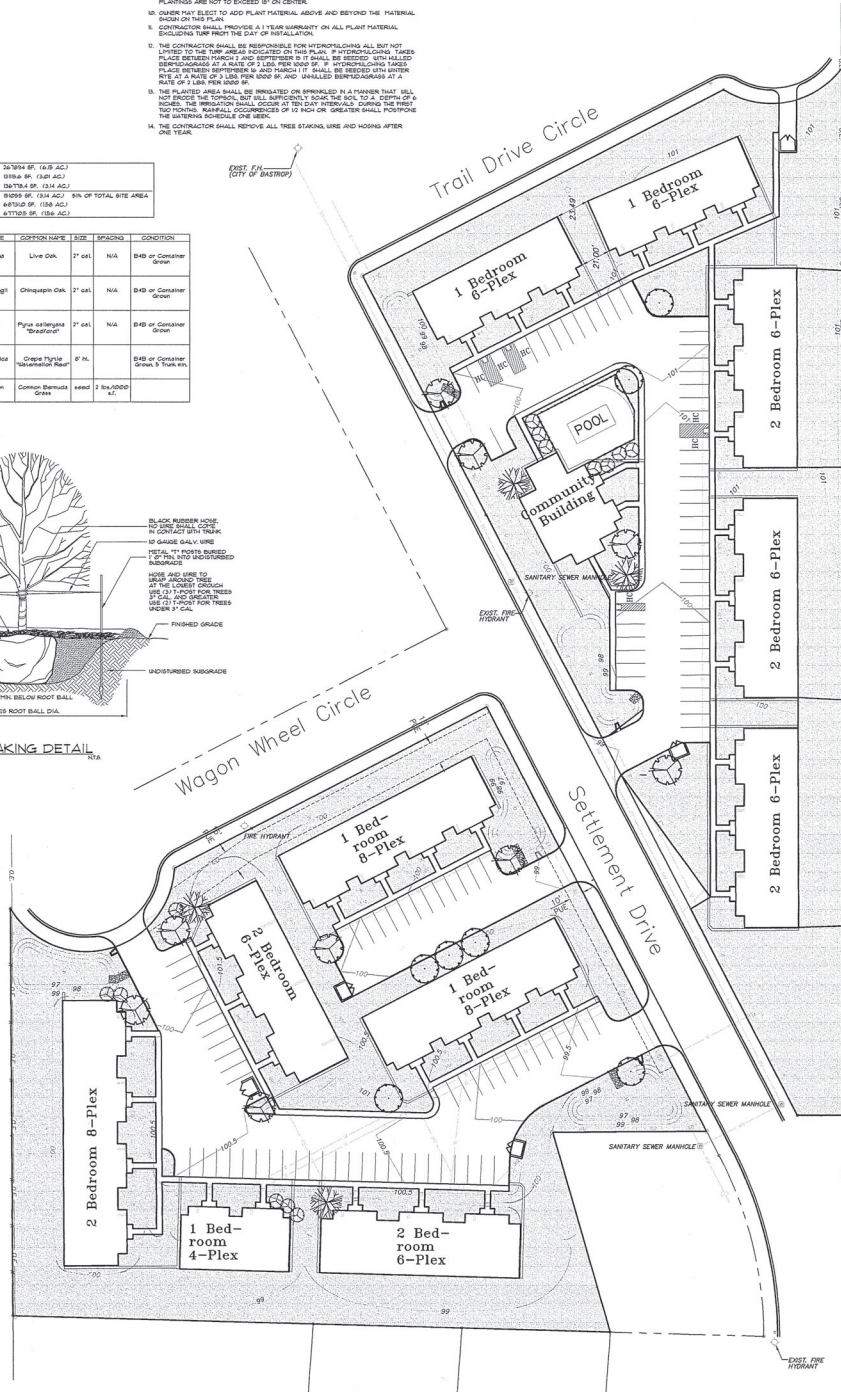
TOTAL SITE AREA	267894 SF. (6.8 AC.)
LOT 1	10884 SF. (2.4 AC.)
LOT 2	159050 SF. (3.6 AC.)
TOTAL LANDSCAPED AREA	80858 SF. (2.3 AC.) 30% OF TOTAL SITE AREA
LOT 1	44750 SF. (1.0 AC.)
LOT 2	36108 SF. (0.8 AC.)

## LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	LOCATION
9		Quercus virginiana	Live Oak	2" cal.	N/A	840' on Center
7		Quercus nuttalliana	Chinquapin Oak	2" cal.	N/A	840' on Center
4		Bradford Pear	Pyrus asplenifolia	2" cal.	N/A	840' on Center
10		Lagerstroemia indica	Grace Tree	8" H.	N/A	840' on Center
10000 SF		Cydonia oblongifolia	Comma Bermuda Grass	seed	2 lbs./1000 SF	



TREE STAKING DETAIL





# SETTLEMENT ESTATES TEXAS BASTROP,

**Wallace**  
ARCHITECTS L.L.C.  
500 S. Ohio Street, Suite 100  
Bastrop, LA 71222  
601-332-1181 Fax: 601-332-1698

COPYRIGHT © 1998

1ST ISSUE  
11-13-98

REVISIONS

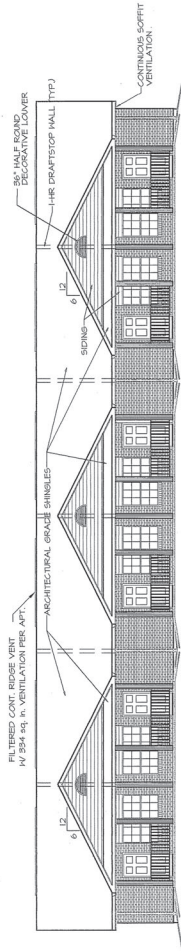
DATE

BY

2021 26-36

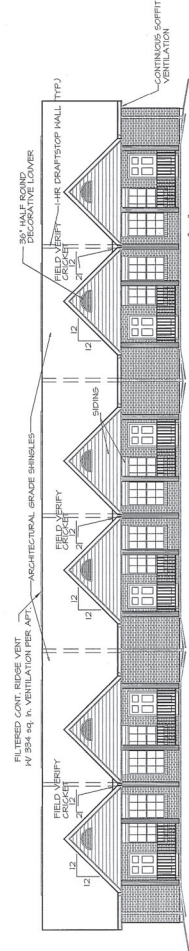
SHEET NO.

**A2.0**



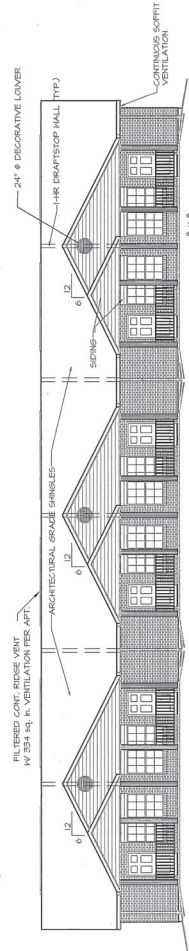
ONE BEDROOM FRONT ELEV. #A1 (TYP. FOR 6 & 8-PLEX BLDGS.)

SCALE: 1/8"=1'-0"



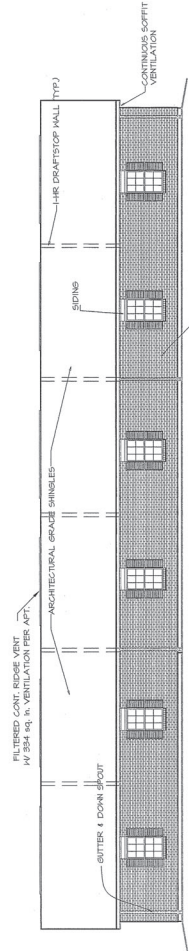
ONE BEDROOM FRONT ELEV. #B1 (TYP. FOR 4 & 6-PLEX BLDGS.)

SCALE: 1/8"=1'-0"



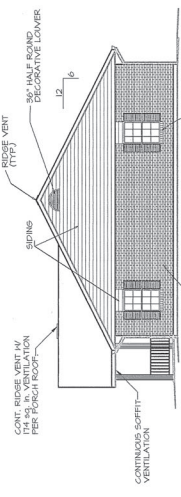
ONE BEDROOM FRONT ELEV. #C1 (TYP. FOR 8-PLEX BLDGS.)

SCALE: 1/8"=1'-0"



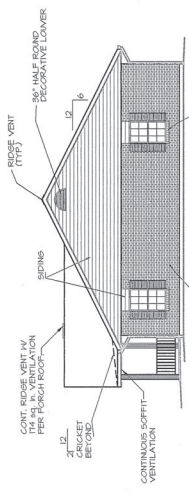
ONE BEDROOM REAR ELEV. (TYP. FOR 4, 6 & 8-PLEX BLDGS.)

SCALE: 1/8"=1'-0"



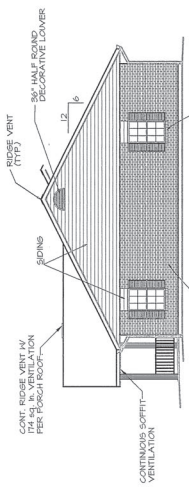
SIDE ELEV. #A1

SCALE: 1/8"=1'-0"



SIDE ELEV. #B1

SCALE: 1/8"=1'-0"



SIDE ELEV. #C1

SCALE: 1/8"=1'-0"

NOTE: PIPE DOWNSPOUT DRAINAGE  
UNDERGROUND AND TO DAYLIGHT.



NOTE: PIPE DOWNSPOUT DRAINAGE UNDERGROUND AND TO DAYLIGHT.



# SETTLEMENT ESTATES BASTROP, TEXAS

**Wallace**  
ARCHITECTS L.L.C.  
500 S. Ohio Street, Suite 100  
Bastrop, MO 65301  
660/826-1181 Fax: 660/826-1698

COPYRIGHT © 1998

1ST ISSUE  
11-13-98

REVISIONS

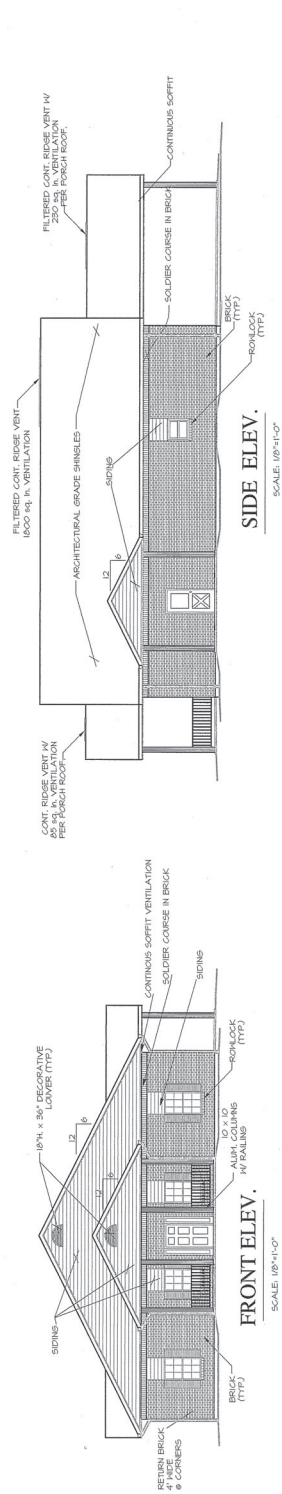
Δ  
Δ  
Δ  
Δ

JOB NO. 2889  
SHEET 36

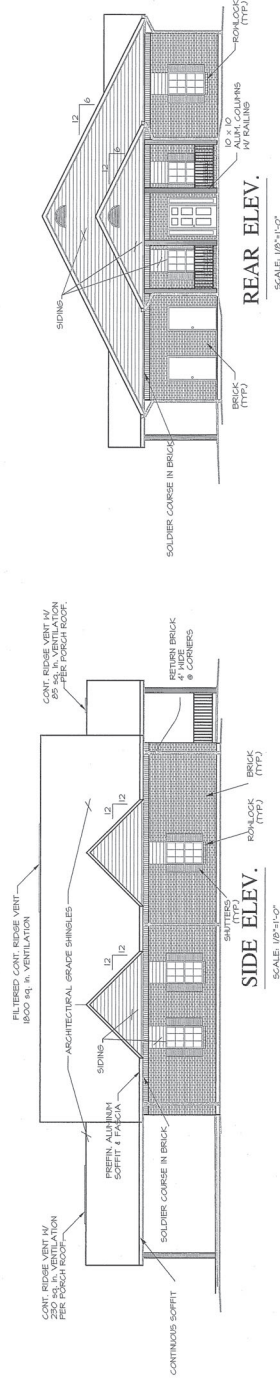
SHEET NO.

**A2.2**

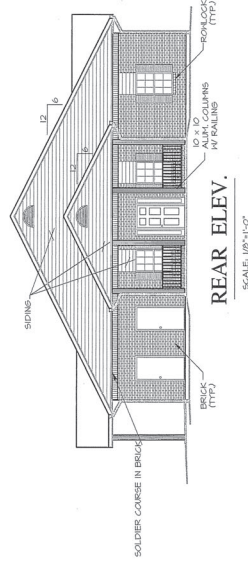
COMMUNITY BUILDING



**FRONT ELEV.**  
SCALE: 1/8"=1'-0"



**SIDE ELEV.**  
SCALE: 1/8"=1'-0"



**REAR ELEV.**  
SCALE: 1/8"=1'-0"

NOTE: ALL WALLS THIS BUILDING  
TO BE 10'-0" HIGH.

SEE CONSTRUCTION NOTES  
FOR FINISHES AND TO FINISH.





1. ADA bathroom



2. ADA parking signage



7. ADA ramp



8. ADA walk-in shower





9. Asphalt shingle roofing



10. Asphalt shingle roofing



11. Asphalt shingle roofing



12. Asphalt shingle roofing





67. Landscaping



68. Landscaping



71. Laundry facility



72. Laundry facility





73. Leasing office bathroom



74. Leasing office community center



75. Leasing office community kitchen



76. Leasing office exterior facade





77. Leasing office exterior facade



78. Leasing office interior



79. Mail boxes



80. Mail boxes





83. Oven/stove



84. Pad-mounted transformer





107. Swimming pool



108. Swimming pool





137. Typical unit kitchen



138. Typical unit kitchen



139. Typical unit kitchen



140. Typical unit kitchen





141. Typical unit kitchen



142. Typical unit kitchen



143. Typical unit kitchen



144. Typical unit kitchen





145. Typical unit oven/stove



146. Typical unit range hood



147. Typical window interior view



148. Unit ADA bathroom





149. Unit building exterior facade



150. Unit building exterior facade



151. Unit building exterior facade



152. Unit building exterior facade





153. Unit building exterior facade



154. Unit building exterior facade



155. Unit building exterior facade



156. Unit building exterior facade





157. Unit building exterior facade



158. Unit building exterior facade



159. Unit building exterior facade



160. Unit building exterior facade





161. Unit building exterior facade



162. Unit building exterior facade



163. Unit building exterior facade



164. Unit building exterior facade





165. Unit building exterior facade



166. Unit building exterior facade



167. Unit building exterior facade



168. Unit building exterior facade





179. Utility sink



180. Washer/dryer connections