

## APPLICATION FORM



**For more information, contact:**

Scott Ciambor, Chief Housing Officer

City and Borough of Juneau

155 S. Seward St.

Juneau, Alaska 99801

Phone: 907-586-5240 ext. 4171

Email: [scott.ciambor@juneau.org](mailto:scott.ciambor@juneau.org)

Response to Affordable Housing Committee questions:

Channelview request:

If we do not fix this fire suppression system, we will have a code violation. Right now it is barely functional, one mischievous raven away from failure.

St. Vincent de Paul request:

Our agency is handicapped by previous efforts to repair facilities with second mortgages. We will not accept a loan.

While the question asked is Will this increase capacity? I am primarily concerned right now with preventing a decrease in low income housing due to failure to manage our facilities. I started with a three year goal of deferred maintenance. Once that is complete, then I hope to look at increased capacity.

Yes, this is an optimistic plan. I have bids on almost all the projects requested and a significant amount of funding in place. We have a great amount of momentum and we plan to build upon this. Several of these projects are shovel ready. All have been put into the design phase and will be ready to put out to bid by the end of the year.

All the projects I have listed are for our 8617 Teal Street Shelter with the exception of the roof on Hillview at 1801 Douglas Highway:

Improvements necessary for code compliance

Replacing oil fired water heaters with electrical water heaters: \$100,000 (engineering/consulting fees included)

Upgrading our fire alarm system to current code: \$40,000 (we are awaiting a bid)

Replace Fire escape with up to code structures \$150,000 (we are awaiting a bid)

Total \$290,000

Improvements that are deferred maintenance

Gutter and flashing repair: \$72,000

Kitchen remodeling in shelter, 3 kitchens for 26 units \$139,900

Roof repairs to shelter and Hillview apartments \$100,000 (we are awaiting a bid)

Hillview is at 1801 Douglas (15 units)

Total estimated costs of projects listed \$311,900

In the back of my mind, I question whether avoiding deferred maintenance will lead to compliance issues, but I know that we are taking significant steps to address our immediate needs while creating a long term sustainable maintenance plan.

Unfortunately, this request will not add new units. It WILL PREVENT a significant number of critical units from being taken out of the low income housing supply. This is happening at rate faster than I expected. It is my sincere hope that my next request to the affordable housing commission is for a plan to increase the number of low income housing units St. Vincent de Paul can provide for the vulnerable low income population we serve.

# Juneau Affordable Housing Fund

## Application Checklist

Check all items that you have included with this application.

**Note: The items identified as Borrower Information must be provided for each applicant. If separate entities will operate and own the real property, both must be applicants/co-borrowers.**

- ☐ **Property information**
- ☐ Copies of deeds, permits, purchase agreement, lease, home inspection reports
- ☐ Appraisal (as-is, as proposed if available)
- ☐ Location map /site description
  
- ☐ **Project Information**
- ☐ Project Narrative: Market study information, housing waiting list information, evidence of local support for the project, and fit into CBJ plans and housing priorities
- ☐ Approach to green building and sustainable development
- ☐ Blueprints, preliminary design drawings, housing unit floor plans
  
- ☐ **Financing Information**
- ☐ Project budget/pro forma
  - ☐ Construction Budget/Bids
  - ☐ Operating Budget
  - ☐ Support Services Budget, if applicable
- ☐ Documentation of financing gap
  - ☐ Senior loan terms (loan documents/commitment letters)
  - ☐ Documentation of grant commitment letters or loan documents requested/received
  - ☐ Credit or loan denial letters, if any
  
- ☐ **Borrower Information. Provide the information below for any entity operating the project property and/or any entity who will own the project property.**
- ☐ JAHF Application for Funding, completed and signed (pg. 3)
- ☐ Borrower Financial Statements (balance sheet and current operating statements < 90 days old)
- ☐ Board resolution(s) authorizing the application, if required by your organization
- ☐ Resumes/Organizational History for Developer, Project Sponsor, Property Manager
- ☐ Articles of Incorporation & Bylaws (S & C Corps, including non-profits); Articles of Incorporation & Operating Agreement (LLC); Partnership Agreement (General & Limited Partnerships) for each borrower.
- ☐ Current List of Officers & Directors, General/Managing Partners, Authorized Members

# Juneau Affordable Housing Fund

## Application for Funding

**Formatting Note:** All applicants must sign and submit pg. 3. For the other sections, applicants can put information/narrative into their own format –making sure that all details requested are addressed. For sections 8 & 9, applicants can attach their own pro forma to supplement information provided. During the review period, applicants may be asked to provide missing or additional details.

**1. APPLICANT IDENTIFICATION – for capital projects, the entity owning the property must be an applicant/co-borrower and sign below.**

*Copy and complete the information below for each applicant/co-borrower.*

Legal Entity:    ☒ Non-profit    ☐ Public Housing Authority    ☐ Ltd./Gen'l Partnership    ☐ S/C Corp  
                    ☐ LLC    ☐ Individual    ☐ Other (Describe):

Applicant Name: St. Vincent de Paul Juneau

Mailing Address: Street/City/State/Zip 8617 Teal Street, Juneau, AK 99801

Phone: (907) 789-5535

Fax: (907) 789-2557

Contact Name/Title: Dave Ringle, General Manager

Email: dave@svdpjuneau.org

Applicant's Federal I.D. or Social Security Number: 92-0125695

Contact Person for Award Notification: Dave Ringle, General Manager, and Chris Gianotti, board president

The Juneau Affordable Housing Fund (JAHF) is a program of the City and Borough of Juneau (CBJ). Approval of all grants and loans from the JAHF is a public process and loan files maintained by the CBJ are subject to open government policies and procedures observed by the CBJ. By signing and delivering this application to JAHF, I/we hereby WAIVE ANY RIGHTS TO OBJECT TO OR PREVENT THE DISCLOSURE TO THE PUBLIC OF THE FOLLOWING INFORMATION: Grantee's/Borrower's name; name and location of the project; grant or loan amount and terms; amounts and source of other financing; public purpose of the grant or loan; a description of the project including the number of units and number of units set aside for the public purpose.

I/we, am/are authorized to apply for financing from the City and Borough of Juneau Affordable Housing Fund on behalf of the applicant and certify that the information contained in this application is true and accurate.

Signature



Date October 28, 2021

Printed Name: David Ringle

Title: General Manager

Applicant: St. Vincent de Paul

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## 2. PROJECT DESCRIPTION:

Project Name	St. Vincent de Paul
Project Address Street/City/Zip	8617 Teal Street, Juneau AK 99801
Property Complete Legal Description	Valley Center Bl 1 TrA
Site Size	40,000 square feet, 26,060 sq feet of living area
Current Site Zoning	General Commercial

Type of project:

- ☐ x Affordable, low-income, senior, or special needs housing
- ☐ Fair market workforce housing
- ☐ Downtown housing
- ☐ Other:

Please identify and provide a description of the project. Include a narrative that:

- highlights market study information, population targeted, local support for the project, and fit into CBJ plans and housing priorities;
- includes a location map, and describes the condition of housing nearby; availability of public transportation; location of schools, shopping and employment centers, and other information relevant to the site; and
- Describes how this project addresses green building technologies and encourages sustainable development.

## 3. TYPE OF FUNDING REQUEST: Choose any of the following activities that describe your request:

- ☐ Construction of new housing
- ☐ Acquisition of land for new housing construction
- ☐ Acquisition of existing housing
- ☒ Rehabilitation of existing housing
- ☐ Capacity building activities
- ☐ Operating expenses
- ☐ Supportive services
- ☐ Other:

## 4. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY

Provide details on the organizational capacity and team experience for the project.

Please Attach Resumes and/or organizational references for the Project Development Team Members below

- ☐ Project Sponsor    ☐ Developer    ☐ Property Manager

Please discuss:

- the objective, management structure, and staffing of the sponsor organization;
- experience and ability to implement and manage housing projects/complex capital projects, including the organizations fiscal management systems;
- service provision experience, if part of the overall project design; and
- details for extended project development team members such as general contractor, architect, structural and mechanical engineers, attorney, consultant, tax advisor – if available.

# Juneau Affordable Housing Fund

## 5. HOUSING UNITS AND POPULATION TARGETS

List unit details below and describe the total housing units, unit mix, and units anticipated to be funded with JAHF funding.

Unit Type	Total # of Units	Unit Size (Sq. Ft.)	Total Unit Area: Garage + Unit Size	# ≤ 30% HUD Income Limit	# ≤ 50% HUD Income Limit	# ≤ 80% HUD Income Limit	Market Rate Units
SRO				25			
Efficiencies							
1 Bedroom	5	576			1	4	
2 Bedroom	2	760				3	
3 Bedroom							
4 Bedroom							
5 Bedroom							
<b>Total Units</b>							

For income limits, see Appendix B of Juneau Affordable Housing Fund Program Description and Application Guidelines or go to HUD User Datasets at [https://www.huduser.gov/portal/pdrdatas\\_landing.html](https://www.huduser.gov/portal/pdrdatas_landing.html)

Total Residential Square Footage: 5950 square feet, plus communal areas

Manager's Unit included? ☒ Yes ☐ No If Yes, describe: Our 26 rooms in our transitional housing shelter include 1 manager apartment who supervises chores, compliance with program and assists residents in their adjustment to living off the streets.

DEVELOPMENT DESIGN	# Units	# Buildings
Detached Single Family		
Townhouse	33	1
2-, 3-, 4-plex		
Multi-Family		
Scattered Sites		
Tiny Homes		

### OTHER AMENITIES:

- ☐ Units contain Washer/Dryer Appliances      ☐ Units contain Washer/Dryer hook-ups only  
☐ Common Laundry with: # 8 washers and # 8 dryers.  
☐ Covered parking spaces: #      ☐ Uncovered parking spaces: # 30  
☐ Other amenities (describe)

single rooms share common kitchen, laundry and shower facilities; 7 apartments share only laundry. St. Vincents also has 2 offsite LIHTC properties it owns and managers

# Juneau Affordable Housing Fund

## Population to be served:

Affordable Housing: ☐ Single adults ☐ Families with minor children ☐ Chronic homeless ☐ Seniors  
☐ Assisted Living ☐ Veterans ☐ Special needs (describe) ☐ Survivors of Domestic Violence  
☐ Workforce Housing  
☐ Other (describe)

## Number of years units will be committed to serving the population above:

☐ 10 years ☐ 15 years ☐ 20 years ☐ 30 years ☐ Other (describe)

## FOR RENTAL PROJECTS ONLY

List Rental Rates for each type of unit and describe the process you will use to set and adjust rents.

Unit Type	Rental Rate @ ≤ 30% HUD Income Limit	Rental Rate @ ≤ 50% HUD Income Limit	Rental Rate @ ≤ 80% HUD Income Limit	Market Rate Rental Rate
SRO		\$500		
Efficiencies				
1 Bedroom			\$1,100	often with voucher
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
<b>Total Units</b>				

## FOR HOMEOWNERSHIP PROJECTS ONLY

List proposed sales price of all homes in project. Indicate if the project will include affordability covenants, e.g. community land trust.

Unit Type	JAHF Financed Units	Financed by Other Affordable Housing Lenders	Market Price Units
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			
<b>Total Units</b>			



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## 6. PROJECT READINESS AND SITE INFORMATION: Please provide details on site control and project readiness.

How is control of the project property site established?

☒ Ownership ☐ Purchase Agreement ☐ Purchase Option ☐ Lease ☐ Other (describe)

If no site control exists, describe plans to acquire the project property?

Current property owner's name:

Is the site properly zoned for your development?

- Attach evidence that the site is properly zoned for the proposed use or if a variance or exception is required, evidence that a request has been filed and a hearing date has been scheduled.

Does the project operator plan to own the property directly?

If property is to be owned by related entity, please provide name of entity and specify relationship (e.g., subsidiary corporation or partnership of which applicant is general partner)

Name of entity: NA

Relationship:

**PLEASE NOTE: Entity proposed to own the property must be co-applicant and co-borrower for any JAHF Financing.**

Are there liens or other encumbrances on the property that must be cleared by allocating funds to them? If yes, please describe amount due, date due, nature of obligation and cost of clearing title.

Have you obtained	Yes/No	If No, when will these be completed?
Blueprints	yes	
Zoning changes	NA	
Building permits	NA	
Utility hookups	yes	
Environmental report	NA	
Commitments from service providers	partial	We are working with contractors to acquire bids and assess the scope of work. Upon acquisition of funding we are progressing.

Will the project require any displacement of current occupants? If yes, will you compensate or relocate those who are displaced? Describe your proposed plan for relocation assistance.

NA

Please attach copies of supporting documents – evidence of zoning, deeds, permits, leases, options, sales agreements, etc. Projects requesting assistance for homeownership (rehab or acquisition) must include a current Home Inspection Report.

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**7. PROJECT TIMELINE:** Please provide a project timeline. Use anticipated or actual calendar dates. Be sure to include dates of initial closing, construction start and substantial completion. Include the following items on the timeline, as it may apply:

- Financial Commitment for funding sources
- Initial closing date
- Location survey complete
- Preliminary site plan complete
- Design, development and pricing
- Site plan approval
- Construction and bid documents
- Engineering plan approval
- Final pricing
- Building permit
- Construction contract executed
- Start construction
- Substantial completion
- Final completion/Certificate of Occupancy

# Juneau Affordable Housing Fund

## 8. PROJECT COSTS AND RESOURCES

The rest of the application will focus on funding use and financial feasibility.

- Please provide a narrative explaining the need for JAHF funding.
- In the section below, provide the expected use of funds for your project and provide the JAHF grant or loan amount requested.

### 8a. USES OF FUNDS

Purpose	Sections Required if funding requested for these purposes	Amount
Acquisition, Construction, Rehabilitation	9a	\$ 700,000 (see narrative)
Pre-Development Costs	9b	\$
Operating Assistance (max one year)	9c	\$
Capacity Building	9d	\$
Self-Sufficiency/Support Services (max one year)	9e	\$
<b>Project Total</b>		<b>\$</b>
Less Cash provided by owner or borrower	8b	\$ 600,000
Less Other Financing	8b	\$
<b>JAHF grant or loan requested</b>		<b>\$ 100,000</b>

### 8b. FUNDING SOURCES/REVENUES

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received <sup>1</sup>	Amount Requested <sup>2</sup>	Date of Application	Anticipated Approval Date
Alaska Housing Finance Corporation	HOME LIHTC SNHG Other:				
Other Alaska State Govt.					
Federal Govt.					
Local Govt. (not JAHF)					
Subsidies					
Bank Loan					

<sup>1</sup> Please attach documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds.

<sup>2</sup> Please list amounts applied for which are pending approval here. Do not show any requests which have been declined or any unfunded portion of an application which was committed for less than the amount requested.

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Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received <sup>1</sup>	Amount Requested <sup>2</sup>	Date of Application	Anticipated Approval Date
Private Loan					
Private Grant	corporation grant		\$50,000	1/2022	2/2022
	Rasmuson grant		\$35,000	applying	1/2022
Private Investor	Matching funds for all donations/grants		\$300,000	commitment up to \$500,000	
Applicant's Funds	bequest donations	150,000 16,000	\$166,00		
Other	Juneau Community Foundation	50,000	\$50,00		
<b>Totals</b>		<b>\$ 210.00</b>	<b>\$ 600,000</b>		

<b>Total non-JAHF funds committed and requested above:</b>	+	\$600,000
<b>Total JAHF grant/loan requested from 8a above</b>	+	\$100,000
<b>Total project funding from all sources. Total project cost must match total project funding in 8a. Above.</b>	=	\$700,000

Reminder:

- Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.
- For profit-developer projects utilizing JAHF funds for workforce housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.

Your grant/loan may be approved for an amount less than requested.

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## 9. DETAILED USE OF FUNDS

For section 9, applicants only need to complete the sub-section(s) for which JAHF funding is being requested. (See 8a) The total JAHF funds requested and the total of funds provided by others should match the total in Section 8a and 8b.

**9a. CAPITAL COSTS.** Please include below the total project cost for each type of capital cost (Acquisition, New Construction, or Rehabilitation) regardless of funding source.

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land				
Residential structures			\$700,000	
Nonresidential structures				
On Site improvements				
Off Site improvements				
Remove, Refinance Liens/ Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee				
Architect Fee				
Design				
Supervision				
Legal Fees				
Packaging/Processing				
Other (describe)				
Other (describe)				
			<b>Total Capital Costs</b>	\$ 700,000

General requirements: % of 9a Total	
Builder's General Overhead: % 9a Total	
Builder's Profit: % of 9a Total	

PROJECT COST PER UNIT \$ \_\_\_\_\_

\*The amount and use of developer's fee will be relevant to the evaluation of the application.

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## 9b. PREDEVELOPMENT COSTS (list cost of each item below)

Predevelopment Costs	JAHF Funds	Other Funds	Total Cost
Architect Fee			
Design			
Supervision			
Legal Fees			
Packaging/Processing			
Surveys and Soil Borings			
Appraisal			
Environmental Study			
Market Study			
Other (describe)			
Other (describe)			
Total Predevelopment Costs			\$

## 9c. OPERATING ASSISTANCE request for one (1) year

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Salaries – Office & Admin			
Advertising and Marketing			
Management Fees			
Accounting Services and Fees			
Auditing Expenses (project only)			
Insurance			
Legal Expenses (project only)			
Office Supplies, Postage, etc.			
Permits, Licenses and Misc. Taxes			
Telephone and Answering Services			
Other			
Other			
<b>ADMINISTRATIVE Subtotal(A)</b>			
Salaries – Maintenance & Janitorial			
Exterminating			
Costs associated with lead-paint reduction			
Electrical Repairs & Supplies			
Garbage and Trash Removal			
Grounds Maintenance Contract and Supplies			
Heating & Air Conditioning Maintenance			
Janitorial Supplies			
Painting			
Plumbing Repairs & Supplies			
Rental Equipment/Small Tools			
Roof Repairs			
Other			

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Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Other			
<b>MAINTENANCE &amp; REPAIRS Subtotal (B)</b>			
<i>UTILITIES PAID BY OWNER</i>			
<i>REAL ESTATE TAXES</i>			
<i>GROUND RENT</i>			
<i>RESERVE FOR REPLACEMENT</i>			
Other (describe)			
Other (describe)			
<b>Total Operating Costs (A+B+this subsection)</b>			

## Revenues Earned Year 1:

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Year 1
Unit Rentals					
Fees/Other					
<b>Total</b>					

## 9d. CAPACITY BUILDING COSTS must be directly related to the specific housing project covered by this application.

General organizational development or broad-based client needs assessments will not be funded. Examples of capacity building include training for on-site property manager or maintenance staff, acquisition of software for facility management, website development for rental information, etc.

Purpose/Use of Funds (list)	JAHF Funds	Other Funds	Total Cost
<b>Total Capacity Building Costs</b>			

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## 9e. SELF-SUFFICIENCY / SUPPORTIVE SERVICES

Enter funding amounts anticipated for salaries and other expenses related to providing the services offered to residents in the specific housing project named in this application:

Purpose/Use of Funds (list)	Y/N	JAHF Funds	Other Funds	Total Cost
Rental/Down Payment Assistance				
Job Skills Training				
Educational Courses				
Budget Counseling/Financial Literacy				
Substance Abuse Aid				
Mental Health Care				
Other Health Care				
Child Care				
Other Project-Specific Costs:				
<b>Total</b>				

The funding requested is for a ☐ new position ☐ current position

For services not to be provided by applicant, please list service(s) and service provider(s):