

PROJECT NARRATIVE

a. Need

The need in the Davis community for affordable housing for low- and very low-income households is very great. It is well documented in the City of Davis Housing Element and the Housing Needs Assessment prepared for the current General Plan revision, which indicates a short fall of 407 very low- income units and 435 low-income units. Furthermore, with the current vacancy rate less than one percent in Davis, low- and very-low income families experience increased difficulty finding available subsidized or market rate units.

This need is further illustrated by DMHA's experience opening the Twin Pines Community in north Davis. At its opening, the 36-unit community had over 400 applicants wanting to move in. Three years later, the Twin Pines Community continues to maintain a significant waiting list.

b. Benefit

Helping support DMHA's administrative operating costs will allow us to be more effective at our mission and efforts. All of the units created by DMHA will be permanently affordable to low- and very low-income households. A majority of the units will be affordable to households whose incomes do not exceed 50% of the area median income.

c. Other Resources and Collaboration

DMHA Operating Budget- We have approximately \$12,000 of annual revenue from Twin Pines. The organization will also use a portion of our developer fees from Owendale, Wildhorse & El Macero to cover operating expenses.

Wildhorse & El Macero-See attached pro-forma.

d. Organizational Capacity

DMHA was incorporated in November 1995. Attached please find a list of the members of the Board of Directors. The Board has extensive background in nonprofit housing development in Davis and the Sacramento region. In addition, we have recently hired a full time person who will carry out the administrative duties of the organization. Our first project was completed successfully, and we are well on our way to completing our second.

SCOPE OF SERVICES

a. Project Description (Activity Summary: Describe the activities of the proposed budget)

1. Administrative Activities and Overhead

In January of 2001 we were able to hire the first fulltime staff person for the organization. This greatly strengthens our organizational capacity and our ability to serve our communities effectively. This year we were also awarded two additional affordable housing sites from the City of Davis. This is a lot of growth for our organization and we will need to consider hiring additional staff to effectively run the organization.

2. Training

DMHA is growing and with that growth comes increased responsibility. We feel that training for the Board, and our new staff, is an important and urgently needed investment. Appropriate training will assist us in running our organization successfully.

3. Wildhorse & El Macero

The requested funds will go towards the completion of the Wildhorse and El Macero affordable housing communities. The Wildhorse and El Macero Communities will be approximately 95 apartments for low and very low-income people based on the mutual housing model.

b. Target Group

The 81 low- and very low-income households in the Twin Pines and Owendale Communities will be served by the DMHA Administrator in that person's role as administrative liaison to the resident organizations that operate at each site. This would serve approximately 320 people.

The development of the Wildhorse & El Macero sites would add another 95 low- and very low-income households to DMHA. This would enable us to serve approximately 380 additional people.

Total low- and very low-income people served would be approximately 700.

c. Outreach

In 2002, The John Stewart Company, a professional property management company, with the assistance of our Administrator, will publicize and market the new Owendale project. Our outreach efforts will fully comply with local, state and federal fair housing requirements. Newspaper advertising will be placed in area newspapers including Spanish language newspapers and other newspapers likely to reach those who are least likely to apply. Targeted outreach will include local social service agencies and employers traditionally employing low-income people.

In addition, our Administrator's outreach efforts will assist in bringing information on resources provided by local social service agencies to the residents of DMHA's communities.

TIME LINE

Work Plan (Identify activities and completion dates)

<u>List Activity</u>	<u>Completion Date</u>
Administrative Activities	7/01/02-6/30/03
Board & Staff Training	7/01/02-6/30/03
Wildhorse & El Macero	
Final PD & Design Review Submitted to City	2/25/02
Arrange Construction Financing	5/01/02-10/01/02
Final PD & Design Review at Planning Commission	5/15/02
Construction Drawings Begun By Architect	6/15/02
Construction Drawings Submitted To City Inspection Department/Plan Check	10/15/02
Loan Closing Process For Construction Financing	10/1/02-2/01/03
Building Permit Issued	2/15/03
Construction Start	5/01/03
Construction Completed	7/01/04
Move-In	9/01/04

