

CITY OF DAVIS
2004-2005 HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION

Organization Name:

Street Address: Yolo Mutual Housing Association-CHDO Operating
Mailing Address 430 F Street, Davis, CA 95616
E-mail Address: yolomha@sbcglobal.net
Phone Number: 530/297-1032
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Contact: Kim Coontz/Shirley Humphrey Address: 430 F Street Phone: 530/297-1032
(Be sure to list the best contact to get information to the organization as quickly as possible.)

Total Proposal Request: \$ 29,550
Is the applicant claiming status as a Non-Profit Community Housing Developing Organization (CHDO)?

Yes No

HOME Eligible Activities Category: Rental Housing Development
(See List A)

National Objective Compliance/Low and Mod Benefit: 50%, 60%
(See List B)

City Council Identified Critical Needs: (See List C)

- 1) Development of Affordable Housing Units
- 2) Housing for Very-low Income Residents
- 3) Housing for Disabled Residents

Beneficiary Information:

306 Total number of beneficiaries in proposed project
306 Total number of beneficiaries in proposed project served with HOME funds
100% Percentage of the HOME beneficiaries with low, low/moderate income
\$95.57 Cost per HOME beneficiary (HOME Request/HOME Beneficiaries)

PROJECT NARRATIVE

a. Need

One of the biggest challenges facing California now and in the immediate future is the continued lack of affordable housing. The current market rate rent of a two bedroom apartment in the Davis area is \$1,200 per month. At that cost, a worker earning minimum wage could not pay the cost of rent even if he/she worked full time and put 100% of their salary to rent alone. Very low and low income individuals are vulnerable even if/when they can find housing that is below market-rate. They live from paycheck-to-paycheck and unexpected changes in their household or circumstances such as separation or divorce, job loss, car repair, or medical expenses can thrust a family into homelessness.

Yolo Mutual Housing Association (YMHA) provides the means for people to live in affordable housing while they work together to strengthen their families and their community. YMHA is in the midst of developing its third (Tremont Green at El Macero – 36 units) and fourth (Moore Village at Wildhorse – 59 units) affordable housing projects. These new projects will assist with the pressing demand in Davis to increase the availability of affordable housing.

The need for affordable housing in the Davis area far exceeds its availability; even families with Section 8 vouchers from Yolo County Housing Authority are often unable to find housing because of the shortage of units. Local businesses depend upon employees who are able to work in a myriad of service and support position. They often need workers who are dependable and can work varying hours. When employees live in Davis, employers see a reduction in employee absence or tardiness. Locally housed employees are more connected to the community and more committed workers because they see their job as a more long term position. They also contribute to the local economy because they shop locally.

b. Benefit

YMHA carefully balances the need for the lowest rent structure possible with quality housing structures that are safe and community oriented. By involving tenants in many aspects of decision-making, mutual housing is able to offer a range of empowering experiences that simultaneously build community and help residents seize opportunities to improve their standard of living. YMHA uses available sources of development financing resources to expand affordable housing resources. In order to be competitive with other nonprofit housing providers seeking federal and state affordable housing funding, YMHA must offer rents that range from 30% to 60% of the Yolo County median income. The cost-per-beneficiary is therefore as low as the project budget will allow. Recent market studies of YMHA's previous projects demonstrate that our rental structure is at approximately 50% of market rates for comparable apartments in the Davis area.

Critical Need	YMHA Programmatic Response
<u>Non-Public Service:</u> <u>Housing</u>	
Development of affordable units. Target very low-income, physically, mentally and developmentally disable and elderly residents	Our low-income residents come from all walks of life, including individuals, families, single-parent households, and the elderly. Current YMHA communities have residents who hail from many backgrounds and cultures; in fact they speak in excess of twenty different languages! Residents are also given the opportunity to serve on resident councils and the YMHA board of directors which provides an ideal environment to maximize resident participation. 100% of YMHA apartments are affordable to families earning

	from 30% to 60% of Yolo County median income. Additionally, at least five percent (5%) of all apartments are handicapped accessible. In fact, all first floor apartments are handicapped adaptable. YMHA serves physically disabled residents. YMHA develops one bedroom apartments that are specially designed for elderly residents. Seniors residing in YMHA developments report that they particularly enjoy living in a mixed age environment.
Transition of adults from homelessness to permanent housing	YMHA works with Davis Community Meals to provide homeless families currently in transitional housing with permanent homes. Currently, YMHA has seven apartments which are under contract with Davis Community Meals.
<u>Indicators of Highly Rated Preference</u>	
Clients are very-low and low income	YMHA’s projects serve families and individuals earning from 30% to 60% of the Yolo County median income (very low- and low-income households).
Organization leverages a high level of funds from community and other private sources	YMHA’s affordable housing development program requires the leveraging of state and federal development subsidy funds, including the federal and state low income housing tax credits and the private grant or loan funds of the Federal Home Loan Bank of San Francisco. YMHA also seeks grants from private foundations to assist residents with a high quality of life.
Low “cost-per-beneficiary”	As a nonprofit organization, YMHA strives to keep operating costs as low as possible so that residents can receive the highest service for the lowest rents possible. Our annual rental increases (if they occur at all) average less than 4%. Additionally, our apartment rent structure within each income category is less than the maximum allowable rent for that category. We set rents at what the budget requires, keeping expenses as low as possible.
New programs / new initiatives	YMHA is constantly seeking new ways to serve our client base. We are the only nonprofit affordable housing provider that offers residents an interest bearing savings plan that represents their share in the mutual housing association. YMHA works with the IRS to provide a VITA (volunteer income tax assistant) to educate residents about the Earned Income Credit.
Collaboration	As stated above, YMHA has entered into a contract with Davis Community Meals to provide seven affordable housing apartments for that organization’s clients. In return, DCM offers on-site classes in parenting skills, anger management, fiscal management, etc. We have also collaborated with Community Housing Opportunities Corp. (CHOC) to provide ESL and basic adult education classes for each others’ residents in South Davis.

- c. **Other Resources and Collaboration** Discuss the project’s resources by identifying other potential or actual sources of funds.

The development of affordable housing typically requires accessing a range of federal, state, and local public funds, leveraged with private sources. On the federal level (administered by state and local authorities) these sources of funds are: HUD (HOME, CDBG), IRS (LIHTC/4% and 9% tax credits). On the local level, access to housing trust fund and urban renewal funds are crucial to the project’s success. Private funding sources include the Federal Home Loan Bank of San Francisco and private foundations.

- d. **Organizational Capacity** Summarize the organization's background/programmatic

capacity. Does your organization or proposed project fill a unique niche among clients who are not currently served, or are under-served? Attach a list of the Board of Directors.

YMHA (originally DMHA) was incorporated on October 12, 1995. Since that time, the organization has completed two affordable housing complexes. Twin Pines was placed into service in December 1998; thirty-four percent (34%) of the original occupants still reside at Twin Pines. Owendale was placed in service in 2003.

YMHA's recently hired executive director, Kim Coontz, has over 14 years of experience with cooperatives, and more than 20 years of experience in programs designed to improve the lives of families.

Her experience includes designing and overseeing the development of projects, providing technical assistance and education programs, and engaging in applied research. She is assisted by Shirley Humphrey, a part time analyst, who has over 30 years experience working with administration and outreach programs.

The affordable housing that YMHA develops is based on the mutual housing model. This is a unique program in Davis that offers residents opportunities to play direct and key roles in the decisions that affect their quality of life and financial stability. For example, residents review and approve the community's operating budget. Residents understand the importance of their five volunteer hours each month that help to reduce the operating costs of the complex. The Resident Council is the venue for residents to decide such issues as landscape improvements, play structure, community newsletter, etc.

YMHA's Board of Directors consists of two Owendale Community residents, one Twin Pines Community resident and three residents from Davis at large. In the future, new directors from Tremont Green and Moore Village will be added. YMHA's annual meeting (in June) is an opportunity for residents to review the organization's programmatic and operational budgets, make changes in the Bylaws, and elect new board members. Residents of YMHA communities therefore play key roles in the organizational workings of this nonprofit corporation. (Please find attached the list of YMHA Board of Directors).

SCOPE OF SERVICES

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

The HOME/CHDO operating grant will allow YMHA to complete its 2004 – 2005 operational budget, covering a portion of staff salaries. During this year, YMHA's staff will be directly involved in the development of Tremont Green and Moore Village and will be pursuing opportunities to develop additional projects. In addition, they will continue to oversee the operation of the 36-unit Twin Pines project and the 45-unit Owendale project, working to identify additional resources to enhance the opportunities available to those residents. YMHA requests HOME/CHDO operating support to cover the gap in its 2004 –2005 operational budget that can not be funded from development financing sources.

b. Target Group

In the development of **Tremont Green at El Macero**, 36 very-low and low income families will be offered new, clean, safe, affordable housing. The following table shows the likely number of very low and low income persons to be assisted by this project:

Number of bedrooms	Number of Apartments	Estimated number of residents
One bedroom	10	15
Two bedroom	10	30
Three bedroom	16	72
Total persons served (<i>est.</i>)		117

Likewise, the **Moore Village at Wildhorse** project will offer 59 apartments for very low and low income families living and working in Davis:

Number of bedrooms	Number of Apartments	Estimated number of residents
One bedroom	17	26
Two bedroom	17	51
Three bedroom	25	112
Total persons served (<i>est.</i>)		189

c. Outreach

YMHA places a strong emphasis on networking with other social service agencies to ensure that very low and low income persons will know about and have access to the rental applications for its existing and newly constructed projects. YMHA markets the apartments in the print and broadcast media that serves the greater Davis area. These materials are available in both English and Spanish. When the leasing process begins for a new project, YMHA informs all social service agencies at the same time to ensure that all clients of these agencies have equal access to the application process.

TIMELINE

Work Plan (Identify activities and completion dates)

<u>List Activity</u>	<u>Completion Date</u>
On-going oversight of the Twin Pines and Owendale projects	July 2005
Continued development of the Tremont Green project	September 2004
Continued development of the Moore Village project	July 2005
Identification of one or more additional development projects to pursue	July 2005

**CITY OF DAVIS
HOME INVESTMENT PARTNERSHIPS PROGRAM**

BUDGET SUMMARY FOR PROPOSED PROJECT*

Budget Category	Proposed Project	Other Sources	Total
A. Salaries and Wages	\$29,550	\$50,450	\$80,000
B. Fringe Benefits			
C. Consultant/Contract Services			
TOTAL PERSONNEL BUDGET	\$29,550	\$50,450	\$80,000
D. Office Rent			
E. Utilities			
F. Telephone			
G. Office Supplies			
H. Equipment			
I. Printing/Duplication			
J. Travel/Conferences			
K. Other (Specify)			
TOTAL NON-PERSONNEL BUDGET			
TOTAL PROJECT BUDGET	\$29,550	\$50,450	\$80,000

* Please revise this form and annotate budget items as needed

NEW REQUIREMENTS: All applicants are requested to submit a copy of their 2002-2003 total Operating Budget, a copy of their 2003-2004 (Current) Operating Budget and a copy of their proposed 2004-2005 Operating Budget.