

projects several years ago. Since then our small non-profit has strategically planned to deal with the economic realities of the situation.

We have cut operating expenses so that we can sustain ourselves. We have expanded our capacity by developing student internships and other programs that help us to do more with less funding. We recently hired a new management company that will help improve efficiency and lower costs so that YMHA is better positioned to collect owed asset management fees. We have expanded and diversified our funding sources so that we are not so dependent on developer fees. We have also actively cultivated new development projects and partnerships that can speed up the development process.

The good news is that the economic outlook for YMHA is steadily improving. The funding diversification and other strategies have contributed to this. Additionally, YMHA is the pre-development phase of 2 very promising development projects and involved in cultivating 2 others. Funding from this grant will help YMHA at a very critical time.

b. Benefit

The most immediate beneficiaries of this funding are the 516 residents of our 4 local housing developments. These residents include low income families, retirees, single adults, and children of all ages. In fact almost 50% of our residents are children. Although YMHA residents are all low income, in other ways they are very diverse. Most residents are employed or retired; some have physical or mental disabilities, and some are single parents in an educational or training program. Residents are diverse ethnically and racially.

YMHA communities provide affordable housing alternatives to low income families; they provide a safety net from homelessness. At our Owendale complex, YMHA partners with Davis Community Meals to provide transitional housing for homeless families. Several units are also set-aside for graduates of this program—those who may not qualify for most affordable housing programs but because of their participation with other programs credit or other thresholds are relaxed to enable them to qualify for a “post-transitional” program.

Funding will help YMHA complete new projects and expand the benefits of affordable housing. One of our planned projects includes a 70-unit development that will serve some of the very lowest income families, an area of crucial need in Davis.

c. Other Resources and Collaboration

YMHA collaborates and utilizes many resources. Development projects involve a range of federal, state, and local public funds, leveraged with private sources. These typically include funds from CalHFA, federal and state tax credit equity, local housing trust fund and urban renewal funds, and AHP funding, and HOME funds.

Over the past year YMHA has benefited from contributions from Wells Fargo Bank, Soroptimist International of Greater Davis, California Bank and Trust, First Northern Bank, a USDA Rural Cooperative Development Grant, private contributions, and a community fundraising event. As previously mentioned, YMHA continues to collaborate with Davis Community Meals to help transition adults and families from homelessness to permanent housing at Owendale, and by referrals to our other properties.

YMHA and its residents develop a range of programs that support families, enhance economic development, and improve resident quality of life. For example, as part of an educational program, a resident from the Owendale community established a Food Bank distribution program at the Owendale community room. Residents help staff the distribution and needy residents from around the community are able to access food at no cost.

YMHA and its residents have benefited from programs and assistance provided by a well developed YMHA student intern program. With the help of seniors in the Community Development Program at UCD, this program contributed to the following: site-based after-school homework and recreational programs for resident children, family events, tours of the UCD campus, resident satisfactions surveys and development of resident directories, and cultural education and appreciation events.

YMHA is partnering with Sacramento Mutual Housing Association in its development of new housing on the lot adjacent to Owendale, on the southwest corner of Cowell Boulevard and Drummond Avenue. The partnership is a good fit because of our similar missions.

d. Organizational Capacity

Yolo Mutual Housing Association (YMHA) began in 1995 as Davis Mutual Housing Association (DMHA). Since that time, the organization has developed four mutual affordable housing complexes that serve the local community and enjoy positive reputations. Each of YMHA's properties and YMHA independently is audited annually; none of our audits have had a qualified finding.

YMHA is lead by capable, experienced professionals. E. Kim Coontz, Executive Director of YMHA has more than 17 years of experience with cooperative and mutual economic development, and is a graduate of the LISC housing development program. She has published extensively in the area of cooperative and mutual development. Assistant Director Shirley Humphrey has worked in the field of Community Development for more than 25 years.

SCOPE OF SERVICES

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

YMHA is requesting a grant of \$35,000 to support activities associated with the sustaining the non-profit and enabling YMHA to sustain resident programs at its 4 housing complexes and to expand housing development to serve more low income residents.

In addition to programs described in previous sections of this proposal; funds will also support the following:

The project will continue YMHA resident leadership and empowerment. The mutual model is inherently empowering because it shares governance, (real 'power') with residents. This provides staff support for resident initiatives and established decision-making bodies. Funding supports assistance for Resident Councils and resident committees for education and training, budget and procedure guidance, and technical assistance.

The mutual housing model is a particularly effective empowerment tool in low income housing communities because residents have a meaningful voice and have the power to make decisions and effect change in their community. It also requires responsibility. With the assistance of YMHA staff and student interns, residents democratically elect leaders to their Resident Councils and to represent them on the YMHA Board of Directors. Residents form and serve on committees, and make decisions about how to allocate their small monthly resident council stipend. Staff assistance helps residents utilize the basic principles of Roberts Rules of Order to equip them to make decisions democratically and to effectively problem solve as a group while respecting diverse opinions. All of these skills are fundamental to leadership.

Children's Programs at the sites will continue with funding. Funding supports after-school enrichment programs for children at the affordable housing developments. Initiatives include Homework Club,

Children’s Gardening Program, as well as craft and sport initiatives. Funding supports operating expenses, staff, and student intern costs.

Referral and Outreach will continue at the developments. Funding provides information and support to assist residents with a wide variety of issues. The needs of residents are matched with available resources by providing information and referral services.

YMHA will continue to provide community outreach. Housing for low income families is most successful when there is support from the local community. The City of Davis has an Inclusionary Housing Policy that promotes the integration of low income housing within market-rate developments. Each YMHA development is located in a neighborhood consisting primarily of single family homes owned by middle and upper-middle income families. Families in YMHA development benefit from the positive features of such neighborhoods but they are also quite visible. Outreach and initiatives help promote positive community relations within these neighborhoods and to the community at large.

b. Target Group

We have used the number of our current YMHA residents as immediate beneficiaries of this grant (516). In reality new development will expand this number. In every case, however our target population is very low, low and moderate income families who will be assisted by the housing, services and projects outlined in the Project Description.

c. Outreach

Our outreach focuses on local employees, clients of local social service providers and local community establishments. We also advertise in local and regional print media.

PERFORMANCE SCHEDULE

(Prepare a Work Plan for implementation/completion of the of Services

Work Plan (Identify activities and completion dates)

List Activity

Completion Date

Provide Resident Leadership Support

On-Going

Provide Resident Services

On-going

Pursue new Development Projects& Funding Sources

On-Going

Identify and work with potential new development sites.
Expand grant opportunities with private foundations and banks by identifying programs and responding to RFPs.

PERFORMANCE MEASURES

ACTIVITY (What the program does to fulfill its mission)	INDICATOR (The direct products of program activities) Service #s	OUTCOME (Benefits that result from the program)
Provide Resident Leadership Support	Staff resident Meeting assistance & conferencing is provided. Participant evaluations indicate satisfaction.	Residents participate and are empowered to run effective meetings.
Children’s Programs	After-school and other programs are offered at complexes that indicate an interest.	Children who receive homework assistance they need to succeed in school. Children who are supervised; a peaceful

		community.
Maintain and pursue new Development Projects.	Able to meet deadlines and keep projects on schedule. Identify new funding sources and obtain funding.	Development of new affordable housing. Develop at least one new funding source.
Resident Services	Staff & supervise interns. At least 1 student intern assists with resident services per quarter	Resident programs are enhanced by student participation.

**CITY OF DAVIS
HOME INVESTMENT PARTNERSHIPS PROGRAM**

BUDGET SUMMARY FOR PROPOSED FOR PROPOSED PROJECT*

Budget Category	Proposed Project "Home Portion"	Other Sources	Total
A. Salaries and Wages	35,000		35,000
B. Fringe Benefits			
C. Consultant/Contract Services			
TOTAL PERSONNEL BUDGET			
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	35,000		35,000

**Board of Directors
Yolo Mutual Housing Association**

Note: All Directors Reside in Davis, CA

Chris Alford – President Community-at-Large Member

Marcus Clark– Treasurer / Community-at-Large Member

Julise Johanson – Secretary / Community-at-Large Member

Shelley Berman– Director / Owendale Resident Member

Dominique Blanchard– Director/Twin Pines Resident Member

Fran Bowman– Director/ Community-at-Large Member

Leilani Heath– Director/Tremont Green Resident Member

Jocelyn Plass Director/Moore Village Resident