

**CITY OF DAVIS**  
**2008-2009 HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION**

**Organization Name:** Community Housing Opportunities Corporation

Street Address: 1490 Drew Ave. Ste. 140

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(Be sure to list the **best contact** to get information to the organization as quickly as possible.)

**Total Proposal Request: \$ 95,000.**

**Is the applicant claiming status as a Non-Profit Community Housing Development Organization (CHDO)? (Applicants will be required to provide qualifying documentation)**

X Yes  No

**HOME Eligible Activities Category: Tenant-Based Rental Housing**  
(See List A)

**National Objective Compliance/Low and Mod Benefit: 50% and 60% of Median Income**  
(See List B)

**City Council Identified Critical Needs:** (See List C)

- 1) Housing for Very-low Income Residents
- 2) Housing for Disabled Residents
- 3) Housing for Homeless Individuals and Families (at risk of Homelessness)

**Beneficiary Information:**

30 beneficiaries Total number of beneficiaries in proposed project

30 beneficiaries Number of beneficiaries in proposed project to be served with **HOME** funds

30 beneficiaries Percentage of the **HOME** beneficiaries with low, low/moderate income

**\$3166.67** Cost (\$) per **HOME** beneficiary (HOME Request/HOME Beneficiaries)

## PROJECT NARRATIVE

**a. Need** Document the need for the project. If the project has been funded before, what have been the primary accomplishments?

**Rosa Parks Townhouses** is a **CHOC-owned** property located in Davis at 1205 Fifth Street. There are 10 rental units divided equally in two buildings of 5 apartments facing each other with a courtyard in between. The project has not been funded before however CHOC has recently repaved the parking lot. Current needs for housing improvement include:

- 1) A new air conditioning system (HVAC SYSTEM) for the two story buildings that would replace antiquated and energy inefficient wall units.
- 2) Flatwork in a 750 – 100 square foot area at the back of the building to provide proper infill to an area of walkway that has depressed and severely cracked cement due to expansive soil and subsequent water ponding, causing a safety hazard.
- 3) Rehabilitation of an adjoining courtyard to the two 5-unit buildings that is currently wasted space to allow for an **ADA accessible** play yard for children who currently have no play area. This renovation would include a new landscape and grassed sod in an open dirt area edged with pre-cast concrete tiles to provide a safe, landscaped play area for children in the center of the courtyard. In addition, an arboretum style cover featuring solar shading for the courtyard set on posts cemented at each of four corners would provide protection from sun and less limited access. (\$10,000 or \$1,000 per unit)

**b. Benefit**

The residents at **Rosa Parks Townhouses** are all in the low and very low income range. Two of the ten families qualify as below 50% of AMI and 7 families are below 60% of AMI. One unit is vacant but will qualify as either low or very low income eligibility. The children's play yard would qualify for the critical needs listed in Section 8 as **Physically Disabled**. The rehabilitation of the HVAC system in the individual units would improve the quality of life for families who have a total of 15 children under the age of 18 and 15 adults who live in these ten townhouses. It is well known that lack of sufficient air cooling systems can be critical to children in the heat of summer. The tenant walkway renovation covering a passageway of up to 1000 square feet at the back of the building causes concerns of safety for residents. As all of the residents are in the low income range, this projects meets the criteria for improved **Housing for Very-Low (and Low) Income Residents**. Additionally, these families would all be at-risk for homeless if it were not for an affordable housing project such as **Rosa Parks Townhouses**. In this light, it could be considered as meeting criteria for **Housing for Homeless Individuals and Families**.

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

As mentioned, **CHOC** recently replaced a large section of the concrete parking lot which was damaged by commercial utility trucks and the like coming and going. The cost was approximately \$15,000. The remaining replacement reserve account balance is approximately \$5,500. which is not sufficient to address the benefits listed above in Section a. At this time, there are no other additional funds to rehabilitate the listed issues.

**CHOC's** community partners provide additional program resources and services. Key community agency partners are:

- Yolo County Health Department
- Yolo County Children & Families Commission
- Yolo Family Resource Center

#### **d. Organizational Capacity**

**CHOC** is a community development organization that has distinguished itself first and foremost as an affordable housing provider. **CHOC** has sponsored more than \$75 million of affordable rental housing development in Yolo, Sacramento and Solano Counties. Our rental housing provides housing to more than 3,500 adults and children. Our single family housing developments have paved the way to homeownership and the benefits of asset appreciation for 75 families. Forty-six new single-family homes are in our current development pipeline.

To increase the available supply of affordable housing and to improve the quality of life of very low-, low-, and moderate income households by 1) developing high quality, affordable, environmentally sensitive housing, 2) advocating and promoting affordable housing programs, 3) using all corporate resources efficiently and prudently, and 4) facilitating effective communication among board, staff and customers.

Since **CHOC** began as a small community development organization in **Davis** in 1984 we have produced 1,360 units of affordable housing with another 350 units in our development pipeline. In **Davis** alone, we have developed 515 of the 1,800 affordable housing units that have been built since the City adopted its inclusionary housing ordinance in 1988.

Since 1994 **CHOC** has expanded its development activities beyond **Davis** into six neighboring communities. Nearly all of those projects have been at the invitation of community leaders and partner agencies. Those invitations reflect the recognized quality of the housing we produce, responsible ownership, the effectiveness of our property management, a successful track record in working with a broad range of local, State and Federal housing financing programs and our reputation as affordable housing advocates with a practical business approach.

## SCOPE OF SERVICES

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

This project proposed by **CHOC, for Rosa Parks Townhouses in Davis, CA.** will increase the quality of life for a total of 30 people ( 15 adults and 15 children) living in the ten apartment units. The projects is a **one-time only expenditure** on the **HVAC system**, the **rear tenant walkway** providing complete access to the units, and a **play yard for children** which currently does not exist. Any ongoing maintenance costs such as re-seeding, wood weatherizing, HVAC maintenance will be dealt with in the **Rosa Parks** operating budget or future replacement reserves, as necessary. With the play yard, **ADA requirements** will be met so that children who are developmentally delayed will have complete access to the grassed in play area that will be used for outdoor developmentally appropriate play in a year-round manner.

1) A new **Central HVAC system** for **each of the ten units** in the two story buildings that would replace antiquated and energy inefficient wall units. (\$75,000 or \$2500 per beneficiary)

2) Flatwork in a 750 – 1,000 square foot area at the back of the building to provide proper infill to an area of walkway that has depressed and severely cracked cement due to expansive soil and subsequent water ponding, causing a safety hazard. (\$10,000. or \$333.33 per beneficiary)

3) Rehabilitation of an adjoining courtyard to the two 5-unit buildings that is currently wasted space to allow for an **ADA accessible** play yard for children who currently have no play area. This renovation would include a new landscape and grassed sod in an open dirt area edged with pre-cast concrete tiles to provide a safe, landscaped play area for children in the center of the courtyard. In addition, an arboretum style cover featuring solar shading for the courtyard set on posts cemented at each of four corners would provide protection from sun and less limited access. (\$10,000 or \$333.33 per beneficiary)

The cost of **\$3166.67** per beneficiary is reasonable considering the increased quality and efficiency to life with efficient air conditioning in a new HVAC system, accessibility to the back of the property with flatwork completed, and a safe, **ADA approved**, landscaped play yard and meeting place for children and families. No dollars of this project support currently homeless people. However, residents at **Rosa Parks Townhouses** are at risk of homelessness if not for affordable housing projects such as the one they inhabit.

c. **Target Group** Quantify the number of low- and moderate-income persons/households to be assisted per service/activity/project.

Two of the ten families qualify as very low income at below 50% AMI.  
Seven of the ten families qualify as low income at below 60% AMI.  
One unit is vacant and will be filled by either a low or very low applicant.

c. **Outreach**

**CHOC's Board of Directors** pro-actively seek out the input of the low-income residents that **CHOC** serves in the matter of design, development, and management of affordable housing projects. This may take the form of, but is not limited to neighborhood meetings to identify resident preferences and recommendations regarding the proposed project; and tenant surveys to determine what features residents of our properties like, or do not like, about their community.

## PERFORMANCE SCHEDULE

(Prepare a Work Plan for implementation/ completion of the services and activities identified in the Scope of Services.)

**Work Plan** (Identify activities and completion dates)

<u>List Activity</u>	<u>Completion Date</u>
<b>1. Design the Scope of HVAC installation</b>	<b>July 15, 2008</b>
<b>2. Notice to Coordinators with residents</b>	<b>July 20, 2008</b>
<b>3. Obtain bids, secure contractor on #1</b>	<b>August 15, 2008</b>
<b>4. Design the Scope of Flatwork Repairs</b>	<b>August 20, 2008</b>
<b>5. Obtain bids, secure contractor on #4</b>	<b>August 31, 2008</b>
<b>6. Design and Prep Scope of landscaping and Courtyard play area amenities as outlined in narrative</b>	<b>August 25, 2008</b>
<b>7. Obtain bids, secure contractor on # 6</b>	<b>September 10, 2008</b>
<b>8. Perform all Construction Activities</b>	<b>October 31, 2008</b>

## PERFORMANCE MEASUREMENTS

<b>ACTIVITY</b> (What the program does to fulfill its mission)	<b>INDICATOR</b> (The direct products of program activities) Service #s	<b>OUTCOME</b> (Benefits that result from the program)
<b>1. HVAC installation</b>	<b>Complete installation of energy efficient HVAC (air conditioning) units in each of ten townhouses</b>	<b>Safe and efficient delivery of air to each individual unit at Rosa Parks Townhouses.</b>
<b>2. Flatwork Repairs to Walkway</b>	<b>Completion of flatwork repairs and infill to level and repair 1,000 square foot exterior area.</b>	<b>Walkway will provide 360 degree accessibility to Rosa Parks Townhouses.</b>
<b>3. Landscaping and Courtyard play area</b>	<b>Complete landscaping, new sod and tile work to create a play area for children that has shade and tile area.</b>	<b>A usable space will be created for children's play that is suitable for children and families, allowing shaded, grassed are adjacent to townhouses.</b>

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**BUDGET SUMMARY FOR PROPOSED CAPITAL PROJECT\***

<i>Budget Category</i>	<b>Proposed Project</b>	<b>Other Sources</b>	<b>Total</b>
<b>Project Development</b> Wages and Salaries Fringe Benefits Materials Other Costs			
<b>Land Acquisition</b>			
<b>Design</b> Consulting Fees Materials Other Costs			
<b>Final Development</b> Wages and Salaries Fringe Benefits Materials Soft Costs Carrying Costs Fees Permits Other Costs			
<b>Renovation or Construction</b> Electrical Plumbing Heating/ <b>HVAC Installation</b> Interior Rehabilitation Exterior Rehabilitation Grounds ( <b>Play Area</b> ) Improvements Framing Rough Finish	<b>Estimated:</b>  <b>\$75,000.</b>  <b>\$10,000. (Walkway)</b> <b>\$10,000.</b>		
<b>Maintenance</b> Grounds Other Maintenance			
<b>TOTAL PROJECT BUDGET</b>	<b>\$95,000.</b>		

\* Please revise this form and annotate budget items as needed.

**REQUIREMENTS:** All applicants are requested to submit a copy of their Operating Budget.

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*BUDGET SUMMARY FOR PROPOSED PROJECT\**

<b>Budget Category</b>	<b>Proposed Project "HOME Portion"</b>	<b>Other Sources</b>	<b>Total</b>
A. Salaries and Wages			
B. Fringe Benefits			
C. Consultant/Contract Services			
<b>TOTAL PERSONNEL BUDGET</b>			
D. Office Rent			
E. Utilities			
F. Telephone			
G. Office Supplies			
H. Equipment			
I. Printing/Duplication			
J. Travel/Conferences			
K. Other (Specify)			
<b>TOTAL NON-PERSONNEL BUDGET</b>			
<b>TOTAL PROJECT BUDGET</b>			

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