

CITY OF DAVIS
2007-2008 HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION

Organization Name: Yolo Mutual Housing Association
& Sacramento Mutual Housing Association

Street Addresses: YMHA: 430 F St. Davis, CA 95616
SMHA: 3451 Fifth Ave., Sacramento, CA 95817
Mailing Addresses: Same as Above
E-mail Address: yolomha@sbcglobal.net; wendy@mutualhousing.com
Phone Number: YMHA: 530-297-1032; SMHA: 916-453-8400, Ext. 11 (Wendy Carter)
Fax Number: YMHA: 530-297-1033; SMHA: 916-453-8401

Contact: Wendy Carter, phone: 916-453-8400 ext. 11. wendy@mutualhousing.com

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

Total Proposal Request: \$5,905,214

Is the applicant claiming status as a Non-Profit Community Housing Development Organization (CHDO)?

X Yes No

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

National Objective Compliance/Low and Mod Benefit: Low, Very Low and Extremely Low-Income:
35%, 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) Removal of Architectural Barriers

Beneficiary Information:

225 Residents Total number of beneficiaries in proposed project
225 Residents Number of beneficiaries in proposed project to be served with **HOME**
funds
100% Percentage of the **HOME** beneficiaries with low, low/moderate income
\$23,620 Cost (\$) per **HOME** beneficiary (HOME Request/HOME Beneficiaries)

PROJECT NARRATIVE

a. Need

The City of Davis is a regional leader in the development of affordable housing, and has identified the need for expanding the supply of safe and affordable housing for low and very-low income households. Yolo Mutual Housing Association (YMHA) and Sacramento Mutual Housing Association responded to this need in 2006 with the proposal of Owendale II (now re-named New Harmony), an affordable housing development which would compliment YMHA's existing Owendale Mutual Housing. The New Harmony project will provide housing for low and very low income households, and increase the supply of accessible housing by creating a community that is 100% visitable, and which will maximize ADA accessibility with a minimum of 20% of the total units to be designed for accessibility.

The goal of Mutual Housing is to encourage the involvement of all residents in the operation and community life of their specific housing developments, as well as the broader community. This involvement enables residents to work together to more effectively identify solutions and resources which will strengthen communities and build safe, healthy neighborhoods. YMHA and SMHA are committed to working together to develop New Harmony Mutual Housing as a community asset, a source of pride and personal growth for the residents, and an addition to the stock of high quality, affordable housing in the City of Davis.

Previous Support from the City of Davis: On January 12th, 2007, the City of Davis, voted to grant the nonprofit sponsors a \$900,000 acquisition loan to acquire approximately 3 acres of property located at the southwest corner of Cowell Boulevard and Drummond Avenue as a site for the construction of affordable housing. The sponsors applied for and were granted \$250,000 in HOME funds to support pre-development activities. In August, 2007, the City Council voted to approve a land donation of .75 acres adjacent to the YMHA/SMHA owned site, thus increasing the developable area.

Accomplishments: With the 2007-2008 allocation of HOME funds, the New Harmony Project has completed the following: Boundary and Topographic Survey, Biological Survey, Preliminary Civil Engineering Analysis, Environmental Noise Study, Air Quality Study, preliminary Market Demand Analysis, and architectural services for schematic design. A geotechnical study has been ordered and will be completed as soon as weather is permitting. The geotechnical study is the final component required for the CEQA process. A total of \$65,829.05 has been spent. Between now and July 1, 2008, the remaining \$184,270.95 will be utilized to cover the costs of architectural services through design development, civil engineering for the site and the adjacent greenbelt, and a full marketing study. A submittal for required entitlements is planned for March 15, 2008.

Current Funding Request: The current request of \$5,905,214 will bridge the gap between the externally available funding sources and the total project budget, based on current estimates and information. As the development team projects that the remaining HOME funding from the 2007-2008 application will be utilized by July 1, 2008, the currently requested funds would be utilized in part to pay for: architectural services related to construction documents; final civil engineering drawings, and City permits and fees. The majority of this requested funding would be utilized for the construction of New Harmony, anticipated to begin in March of 2009.

b. Benefit

New Harmony is a 69 unit affordable large multifamily project to be built adjacent to Owendale, a YMHA affordable multifamily development completed in 2003. The development is planned to include nine 1-bedroom units; thirty-three 2-bedroom units, and twenty-seven 3-bedroom units. Twenty-five units will be available to families earning 35% AMI and below, forty units will be affordable to households earning 50% AMI and below, and three units will be affordable to households earning 60% AMI and below. One unit will be reserved for the on-site

manager. These units will provide housing stock to one of the most underserved housing sectors – families at the lowest income levels. The Mutual Housing model provides a strong child and young adult supportive services component, and provides residents with the opportunity to participate in governance and decision-making through resident councils at the individual developments, and through direct representation on the organizational board of directors. The site will have a services coordinator who also works in other mutual housing properties and will work closely with the onsite manager to coordinate and work with the residents to obtain any and all assistance they may need to lead productive and fruitful lives and careers, including but not limited to: TANF, Section 8 housing vouchers, after school tutoring, mentoring programs, music and art programs, job training, credit counseling, home ownership programs, as well as educational opportunity assistance programs.

The project has excellent transportation access, and will provide the opportunity for residents to commute to work via bicycle and public transit. A bus stop at the site is served by both the Unitrans and Yobus routes, and the completion of the greenbelt to the South of the project site will provide access to the City bike loop. Completion of this green belt and the connection to the underpass below Drummond Ave will be one of the many benefits of this project which will extend to the greater Davis community. New Harmony will include a community center of over 3,000 sq. feet, which will serve the residents as well as neighboring Owendale residents. Mutual housing community buildings are also often used for other activities which benefit the greater community, including voting locations, meeting space, and various classes. The grounds will be landscaped primarily with native plants and fruit trees which will be situated to allow a large open green space for recreation. A community garden, children's garden, basketball hoop, and children's play area are also planned. The project is being developed with the needs of families in mind, and careful attention is being given to accessibility to both the buildings and site, with full visitability for all units and complete accessibility for a minimum of 20% of units. All units are being designed for adaptability.

Energy efficiency and green building practices are integral to this development. The team will hold its integrated design workshop in early March to bring together all of the design consultants, including mechanical, electrical, architectural and landscape, to make design revisions that will reduce energy demand and incorporate green building materials and methods. The buildings have a North-South orientation and single loaded corridors, allowing for excellent light exposure, passive heating and cooling, and natural air flow through the units. While solar powered electricity is planned for the community room and common-area lighting, the development team is also examining the feasibility of creating a 100% solar development, with solar power provided to resident units. The buildings have been designed with a large amount of South-facing roof area in order to provide area for solar panels or roof tiles. Coordination with PG&E and with the Yolo County Housing Authority will be necessary in order to establish appropriate utility allowances that reflect the benefit to residents of zero electric costs and ensure long-term debt-servicing capacity for the additional development funds needed to install a system of such capacity. Other arrangements, such as third party ownership of the PV system, are being explored. The current budget does include a 10kW PV system for the community building.

Site-specific Issues:

The primary development challenges for this site are related to the potential impacts of the proximity to the freeway. In order to evaluate the potential negative impacts and design appropriate mitigations, the project team ordered both a noise study and an air quality/health risk assessment. The environmental firm LSA Associates conducted both studies. Noise technicians collected field data through short and long-term recordings at the site, and adjusted the data for predicted future increases in traffic levels. The noise analysis revealed that with building wall structures and high-rated STC windows, noise impacts could be mitigated, allowing internal and external noise levels to fall within the City's acceptable guidelines. In conducting their analysis of air quality and health risk, LSA Associates took into consideration California Air Quality Resources Board recommendations. The study found that future residents would have a long-term cancer risk at the level of 3.8 in 1

million. This rate is well below the acceptable risk limit of 10 in 1 million established by the Yolo-Solano Air Quality Management District. All environmental reports have been submitted to City staff for their review and records.

YMHA and SMHA are committed to reducing the visual, acoustical and air quality impacts of the site's proximity to the highway to the maximum degree possible for this project. Mitigation includes utilizing noise absorbent building materials and high quality energy efficient windows, and an orientation that places living areas, balconies and patios toward the bike path rather than the freeway. A highly experienced acoustical consultant will guide the process to assure that the most effective methods and products will be used to mitigate traffic noise. Landscape is also being designed to improve air quality and block noise. A tree-rich landscape will soak up both toxins and noise, and will include a densely landscaped berm at the North side of the parking area. A fountain located in between the parking area and the buildings will also improve the microclimate of the site and provide a pleasant noise buffer. Finally, green building materials are being selected in order to maintain excellent indoor air quality for the health of the residents.

c. Other Resources and Collaboration

The \$5,905,214 requested in this application will be leveraged with over \$16,000,000 in additional funding, not including the previous commitments which the City has made to this project. Outside funding sources include HCD MHP program, CDLAC, Federal Home loan bank's AHP, tax credit equity, deferred developer fees, and a solar rebate from the California Electric Commission. Please see attached development and operating budgets.

YMHA and SMHA also intend to apply for funds from the Prop 1C infill infrastructure grant program, which will become available in 2008. While the funding is open to all applicants, YMHA and SMHA believe that a joint application from the City and the developers would make a more compelling case, and are enthusiastic about working with staff on a joint application. If successful, funds obtained through this source could be used to reduce City subsidy for on-site infrastructure costs, greenbelt improvements and frontage improvements reflected in the current budget. In addition, eligible uses of the funds would include the full costs of constructing the roundabout, improvements, frontage improvements for the triangle parcel, and greenbelt improvements on the opposite side of Drummond. (Please note: 50% of the cost of the traffic roundabout is included within the impact fees on the attached budget; the additional roundabout costs and improvements for the triangle parcel are not included.)

Other resources which may be available to reduce City subsidy include SACOG community design grants available in 2009 (joint application required, with City as lead) and grants related to green building. YMHA and SMHA are eager to pursue funding opportunities as appropriate, either directly or in partnership with the City.

d. Organizational Capacity

SMHA and YMHA are jointly developing the New Harmony Mutual Housing Community. Both organizations develop and operate housing following the mutual housing model.

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: Twin Pines Community (36-units, opened for occupancy in 1998); Owendale (45 units, opened in 2003); Tremont Green, (36-units, opened in 2004); and Moore Village (60-units, opened in 2005). All of YMHA's mutual housing communities provide housing for households at and below 60% of AMI, and provide a broad range of resident services and opportunities for resident involvement and development.

Incorporated in 1988, **Sacramento Mutual Housing Association (SMHA)** was formed as a partnership of neighborhood residents, business representatives, housing advocates, and

local government officials dedicated to improving housing opportunities for lower income families. SMHA now operates over six hundred units of affordable housing providing housing to over 2,000 residents in eleven mutual housing communities. Each of SMHA's communities benefit from the support of a multilingual team of resident services staff and community organizers, who provide and/or facilitate a broad range of resident services and leadership development activities, including financial education and multicultural organizing. The vast majority of residents in SMHA's properties have incomes below 40% of area median income, adjusted for household size. SMHA develops properties through new construction and acquisition/renovation.

Rachel Iskow, SMHA's Executive Director, has twenty five years experience in community development and nonprofit leadership, including multi-family housing development, community organizing, and administration of nonprofit corporations. Prior to working with SMHA, she oversaw the development and operation of multifamily development for a large nonprofit regional housing developer. Her development experience includes new construction and rehabilitation. Ms. Iskow holds an M.A. in Urban Planning from the University of California at Los Angeles, and a B.A. from the University of California at Berkeley.

Dan Jimenez, SMHA's Director of Development, has fourteen years of multifamily real estate development experience. He has worked as in acquisitions and development for a national developer and a tax credit syndicator. He holds a business degree from Harvard University and a Law Degree from University of San Diego. He is also a State of California licensed Contractor and real estate Broker.

E. Kim Coontz, Executive Director of YMHA, has eighteen years of experience with cooperative and mutual economic development, and has authored and co-authored more than 10 publications focused on various elements of cooperative and mutual organizational development. She has extensive experience in non-profit business development and administration. Ms Coontz has more than four years of experience with various aspects of multi-family housing development and asset management. She has a Master's degree in Sociology from the University of California, Davis and is a graduate of the LISC housing development program. In 2004 she was presented with the "Author of the Year" award by the National Association of Housing Cooperatives.

Wendy Carter, Project Manager, coordinates the planning, financing and construction of new mutual housing developments in Sacramento and Yolo counties. She primarily oversees projects related to SMHA's expansion into Yolo County, as well as homeownership projects. Working with Lisa Nelson, Ms. Carter co-founded Alchemist Community Development Corporation, a non-profit organization dedicated to promoting neighborhood improvement in Sacramento's urban communities with focus on the Alkali Flat neighborhood. She was instrumental in launching Alchemist's first Urban Farm Stand, which opened in July of 2007 in Alkali Flat. Ms. Carter serves on the board of the Alkali & Mansion Flats Neighborhood Association and on the Redevelopment Advisory Committee for Alkali Flat. She holds a M.A. in Community Development from UC Davis and a B.A. from Cornell University.

SCOPE OF SERVICES

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

The \$5,905,214 in City of Davis funding will be used to supplement the predevelopment funds currently available, and to subsidize the cost of construction for on and off-site improvements and building construction. The City's contribution further supports the project by lowering the amount of construction period interest that would otherwise be incurred, and by stabilizing the development's operation over the long-term through the loan structure and terms, thus ensuring permanent affordability in perpetuity.

The funds will ensure that New Harmony has sufficient funds to show feasibility to state and private funding sources, and to ensure successful completion of the construction and lease-up process.

Project Team:

Developer/Owners: Yolo and Sacramento Mutual Housing Associations

Architect: Kuchman Architects, PC

Engineering: Cunningham Engineering

Landscape Design: Cunningham Engineering

Sustainability Consultant: Jim Zanetto

General Contractor: Sunseri Construction

Management Company: Jon Berkeley Management

b. Target Group

The New Harmony development will provide 69 units of housing for low and very low income households and a range of family sizes. Twenty-five units will be available to families earning 35% AMI and below, forty units will be affordable to households earning 50% AMI and below, and three units will be affordable to households earning 60% AMI and below. The design of the building, which includes stacked flats with full elevator access to all second floor units and the inclusion of at least one fully ADA accessible bathroom in all units, will ensure that all units are, at a minimum, visitable. In addition, the project team is committed to building a minimum of 20% of the units to be fully ADA accessible, with the intent of designing units that can be converted to full ADA accessibility in order to accommodate resident needs.

c. Outreach

YMHA and SMHA have been active in conducting neighborhood outreach to inform neighbors and seek input regarding design of the site and buildings. One general neighborhood meeting and one meeting specifically geared towards the residents of the Owendale Mutual Housing Community, which is adjacent to the site, have been held. The design team has gone to great length to ensure that the community concerns and preferences will be addressed through the development's design. The project team anticipates holding at least one additional public meeting during the planning and entitlement process, and will keep neighbors informed of the progress of the project through mailings.

YMHA and SMHA will work in collaboration with the City of Davis to ensure that the units are marketed according to the lottery guidelines established by the City. In addition, marketing outreach to the community will target local employees, local social service providers, community establishments, and local print media. Outreach will support affirmative fair housing marketing rules and methods and direct outreach in all necessary languages. In addition to English, our combined staff speaks Spanish, Russian, Vietnamese, Chinese, Mien, and Hmong.

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>
Completion of CEQA Required Studies (Geotechnical Study/Final Draft of AQ Study)	February 15, 2008
Integrated Design Meeting to plan for energy efficiency & sustainable features	March 3, 2008
Lot line adjustment/merger and re-sub	March 17, 2008
Submit to Planning for PUD, GP amendment	March 17, 2008
Design Development/Construction Documents	May-Nov 2008
Application to HCD - MHP	October 2008
Application for FHLB – AHP	October 2008
Construction Documents Complete	December 2008
Award of MHP	January 2009
CDLAC Application	January 2009
Begin Construction (Site work & Greenbelt)	March 2009
Begin Building Construction	June 2009
Complete Construction	November 2009
Begin Leasing	December 2009
Lease-Up Complete	January 2010

PERFORMANCE MEASUREMENTS

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)
Final CEQA documents completed	Studies performed/completed.	Clearance to receive new City commitments/apply for State funding.
Lot line adjustment and Conditional Use permit	Submit to City for Lot Line Adjustment.	Defines Multifamily parcel for financing applications purposes
Implement an environmentally sound project design that mitigates the negative aspects of its proximity to the freeway	Architectural and Engineering specs integrate environmental amenities sufficient to qualify for a certifiable organization like LEED and include extensive design mitigations	Project is certified by LEED or comparable environmental certification program.
Submit application for Redevelopment, MHP and CDLAC Funds	Award of bonds, credits and loans	Ability to Finance project. Ability to begin construction
Construction of Greenbelt,	Completion of greenbelt to	Improved environment for

Off-site improvements, Site work	Drummond underpass; completion of frontage improvements on Cowell & Drummond Ave; completion of underground utilities and partial site work	bicyclists & pedestrians; site ready for building construction
Construction of Buildings & Site landscaping	Construction in progress.	Completion of buildings, provision of 69 new units of affordable housing for Davis residents

**CITY OF DAVIS
HOME INVESTMENT PARTNERSHIPS PROGRAM**

BUDGET SUMMARY FOR PROPOSED CAPITAL PROJECT*

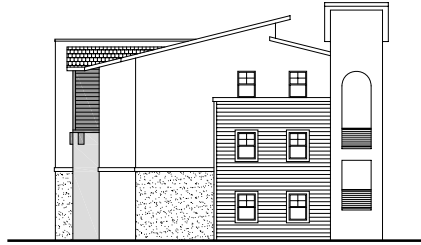
**PLEASE SEE ATTACHED:
DEVELOPMENT BUDGET & SOURCES & USES**

<i>Budget Category</i>	Proposed Project	Other Sources	Total
Project Development Wages and Salaries Fringe Benefits Materials Other Costs			
Land Acquisition			
Design Architectural, Engineering, City Fees, Lot line Adjustment Consulting & Legal Fees Other Costs			
Final Development Wages and Salaries Fringe Benefits Materials Soft Costs Carrying Costs Fees Permits Other Costs			
Renovation or Construction Electrical Plumbing			

Heating Interior Rehabilitation Exterior Rehabilitation Grounds Improvements Framing Rough Finish			
Maintenance Grounds Other Maintenance			
TOTAL PROJECT BUDGET			

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

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



EAST ELEVATION



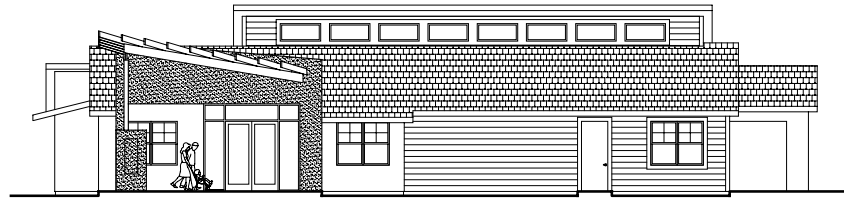
NORTH ELEVATION

DRAFT

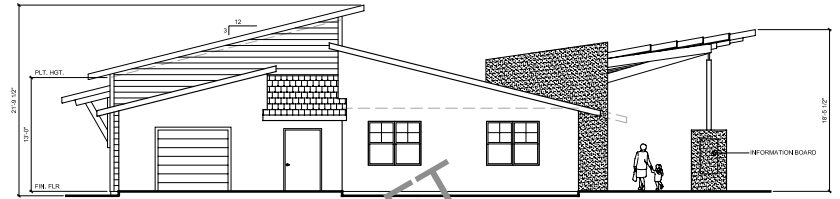


SOUTH ELEVATION

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NORTH ELEVATION

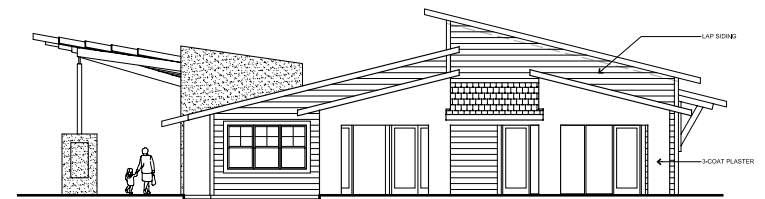


EAST ELEVATION

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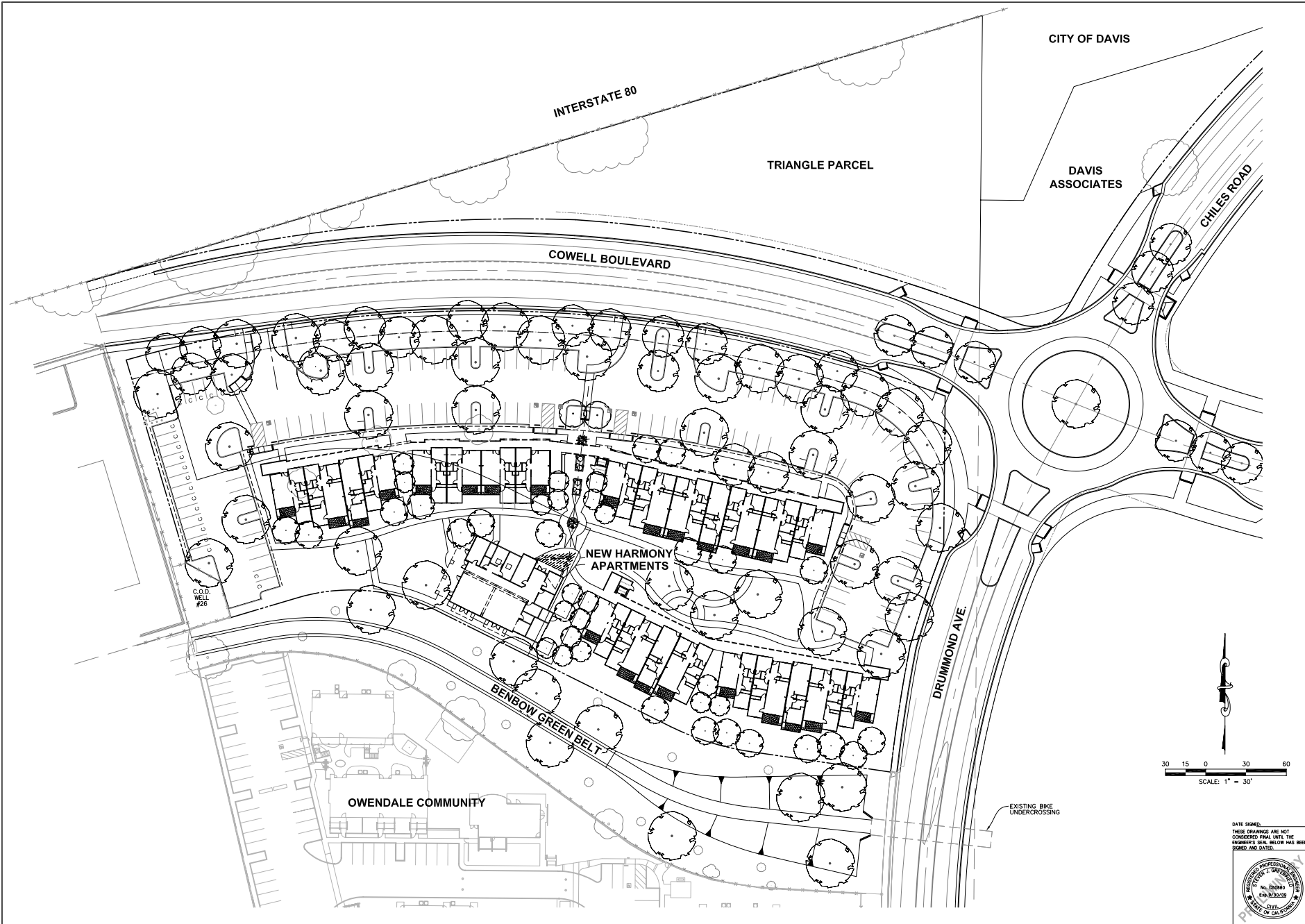


SOUTH ELEVATION



WEST ELEVATION

DRAFT



DESIGNED BY: J.C.	APPROVED BY:	NO.	DATE	REVISIONS	BY	DATE
DRAWN BY: L.E.						
CHECKED BY: S.G.						
SCALE: 1" = 30'						

CECMEST.COM
 Project Planning & Civil Engineering & Landscape Architecture
 8 Sacramento Office 800 Spotted Street, Suite 200
 220 20th Street, Suite 3000 Sacramento, CA 95833
 916.442.3338

**SACRAMENTO MUTUAL HOUSING ASSOCIATION
 NEW HARMONY APARTMENTS
 PRELIMINARY SITE PLAN**

DAVIS CALIFORNIA

DATE SHOWN: THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.

DATE: 02/04/08

JOB NO: 989.01

SHEET 1 OF 1

	Community Organizing	Resident Programs	Housing Development	Asset Management	Mgmt and General	Resource Development	Totals
Revenue							
Earned							
Organizing fees from properties	\$185,084	0	0	0	0	0	185,084
Partnership/Asset mgmt. fees	0	0	0	136,624	0	0	136,624
Developer Fees	0	0	450,000	0	0	0	450,000
Other Income	0	0	0	0	0	0	0
Total Earned	185,084	0	450,000	136,624	0	0	771,708
Contributed							
Corporations	0	250,000	0	0	160,000	0	410,000
Foundations	500,000	0	0	0	0	0	500,000
Individuals	0	0	0	0	10,000	0	10,000
Government Grants	42,275	0	0	0	0	0	42,275
Total Contributed	542,275	250,000	0	0	170,000	0	962,275
Neighborhood Reinvest Grants							
Expendable grants	0	0	0	0	130,000	0	130,000
Total NR Expendable Grants	0	0	0	0	130,000	0	130,000
Grants & Contracts							
Sterling Asset Management	0	0	0	0	0	0	0
Total Grants and Contracts	0	0	0	0	0	0	0
Other Revenue							
Investment Income	0	0	0	75,000	46,291	0	121,291
Total Revenue	727,359	250,000	450,000	211,624	346,291	0	1,985,274
Expenses							
Staffing							
* SMHA Staff Salaries	324,656	190,341	375,024	130,786	68,009	51,470	1,140,286
* Payroll Taxes	31,788	18,619	36,699	12,799	6,658	5,039	111,602
* Pension Plan	19,436	11,323	21,612	7,642	3,983	3,007	67,004
* Health & Employee Benefits	39,352	20,948	30,942	12,751	5,476	7,194	116,663
* Workers' Compensation	2,850	1,670	3,290	1,150	590	450	10,000
Staff Training & Conferences	8,500	4,500	12,000	4,000	2,000	3,000	34,000
Employee Recruiting Expense	0	0	0	0	0	0	0
Total Staffing	426,582	247,401	479,567	169,128	86,717	70,160	1,479,555
Administration							
* Insurance	6,584	2,987	4,721	1,786	850	622	17,550
Legal	0	0	0	0	5,000	0	5,000
Audit & Accounting	0	0	0	0	24,000	0	24,000
Admin Contract Labor/Consultants	0	0	0	0	16,000	0	16,000
Dues, Memberships & Subscriptions	1,500	100	5,000	750	4,000	200	11,550
* Maintenance & Repairs	1,674	634	1,001	379	180	132	4,000
Other Expenses/Miscellaneous	1,500	0	100	200	3,500	0	5,300
* Postage	2,341	724	1,644	533	206	151	5,600
* Printing & Copying	4,189	1,991	3,747	1,291	567	415	12,200
* Rent Expense	11,541	6,771	11,644	14,414	3,745	3,180	51,295
Small Equip & Furniture	750	0	1,500	300	2,000	0	4,550
* Supplies & Office Expense	5,189	2,491	4,647	1,391	567	415	14,700
* Computer Supplies & Expense	5,531	2,715	4,791	1,624	773	566	16,000
* Computer Consulting	4,024	2,172	3,933	1,299	618	452	12,500
* Telephone	4,046	1,104	2,945	1,160	314	230	9,800
Bad Debt Expense	5,000	0	0	20,000	0	0	25,000
* Security Services	130	77	137	169	44	44	600
Tax, License & Permit	0	0	0	0	150	0	150
Total Administration	53,999	21,767	45,811	45,296	62,515	6,407	235,795

The actual results may vary from the forecast, and the variations may be material.

This presentation is intended for internal use only and should not be used for any other purpose.

	Community Organizing	Resident Programs	Housing Development	Asset Management	Mgmt and General	Resource Development	Totals
Revenue							
Earned							
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Developer Fees	0	0	450,000	0	0	0	450,000
Other Income	0	0	0	0	0	0	0
Total Earned	185,084	0	450,000	136,624	0	0	771,708
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Corporations	0	250,000	0	0	160,000	0	410,000
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* Pension Plan	19,436	11,323	21,612	7,642	3,983	3,007	67,004
* Health & Employee Benefits	39,352	20,948	30,942	12,751	5,476	7,194	116,663
* Workers' Compensation	2,850	1,670	3,290	1,150	590	450	10,000
Staff Training & Conferences	8,500	4,500	12,000	4,000	2,000	3,000	34,000
Employee Recruiting Expense	0	0	0	0	0	0	0
Total Staffing	426,582	247,401	479,567	169,128	86,717	70,160	1,479,555
Administration							
* Insurance	6,584	2,987	4,721	1,786	850	622	17,550
Legal	0	0	0	0	5,000	0	5,000
Audit & Accounting	0	0	0	0	24,000	0	24,000
Admin Contract Labor/Consultants	0	0	0	0	16,000	0	16,000
Dues, Memberships & Subscriptions	1,500	100	5,000	750	4,000	200	11,550
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Other Expenses/Miscellaneous	1,500	0	100	200	3,500	0	5,300
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* Printing & Copying	4,189	1,991	3,747	1,291	567	415	12,200
* Rent Expense	11,541	6,771	11,644	14,414	3,745	3,180	51,295
Small Equip & Furniture	750	0	1,500	300	2,000	0	4,550
* Supplies & Office Expense	5,189	2,491	4,647	1,391	567	415	14,700
* Computer Supplies & Expense	5,531	2,715	4,791	1,624	773	566	16,000
* Computer Consulting	4,024	2,172	3,933	1,299	618	452	12,500
* Telephone	4,046	1,104	2,945	1,160	314	230	9,800
Bad Debt Expense	5,000	0	0	20,000	0	0	25,000
* Security Services	130	77	137	169	44	44	600
Tax, License & Permit	0	0	0	0	150	0	150
Total Administration	53,999	21,767	45,811	45,296	62,515	6,407	235,795

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	Community Organizing	Resident Programs	Housing Development	Asset Management	Mgmt and General	Resource Development	Totals
Marketing & Events							
Events	500	0	0	1,100	0	0	1,600
* Brochures	1,806	543	858	325	155	113	3,800
* Marketing & Advertising	3,354	1,810	2,861	1,083	515	377	10,000
* Marketing Contract Labor/Consultants	10,061	5,430	8,583	3,248	1,546	1,131	30,000
* Photography	335	181	286	108	52	38	1,000
* Internet, Website	240	540	90	1,140	540	450	3,000
* Newsletter	11,354	1,810	2,861	1,083	515	377	18,000
* Annual Report	335	181	286	108	52	38	1,000
Total Marketing & Events	27,985	10,496	15,825	8,195	3,375	2,524	68,400
Fundraising							
Fundraising Consultant	0	0	0	0	0	25,000	25,000
Fundraising Expense	0	0	0	0	0	500	500
Total Fundraising	0	0	0	0	0	25,500	25,500
Program Expenses							
Resident & Program Expenses	3,000	1,000	0	0	0	0	4,000
Resident & Program Meetings	4,500	0	0	0	0	0	4,500
Resident & Program Training	2,500	0	0	0	0	0	2,500
Resident & Program Contract Labor	135,000	3,000	0	0	0	0	138,000
Affordable Housing Development	0	0	7,500	0	0	0	7,500
Housing Contract Labor & Consultants	0	0	8,000	2,500	0	0	10,500
* Travel/Mileage/Per Diem	5,841	2,724	4,144	1,433	206	151	14,500
Other Resident & Program	0	0	0	0	0	0	0
Total Program Expenses	150,841	6,724	19,644	3,933	206	151	181,500
Volunteer Expense							
* Board, Committee & Retreats	5,031	2,715	4,891	2,024	773	566	16,000
Annual Meeting	16,000	0	0	0	0	0	16,000
Volunteer Recognition	0	500	0	0	0	0	500
Total Volunteer Expense	21,031	3,215	4,891	2,024	773	566	32,500
Other Expenses							
Donations	2,835	1,181	1,286	108	52	38	5,500
Other	671	362	572	217	103	75	2,000
Total Other Expenses	3,506	1,543	1,858	325	155	113	7,500
Total Expenses	683,945	291,146	567,598	228,901	153,740	105,420	2,030,750
Net Inc/(Loss) Before Depreciation	43,414	-41,146	-117,598	-17,277	192,551	-105,420	-45,476
Depreciation & Amortization	0	0	0	0	6,000	0	6,000
NET INCOME / LOSS	\$43,414	-41,146	-117,598	-17,277	186,551	-105,420	-\$51,476
Percentage expense to total	33.7%	14.3%	28.0%	11.3%	7.6%	5.2%	100.0%
Percentage program services	87.2%						

* Allocated based on 2007 Allocation Study. See CFO Memo.

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YMHA Operating Budget: 2008

Revenue/Carryforward

Carry Forward	171,440
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2008 Projected Revenue

HOME Grant, City of Davis	10,000
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Fundraiser	3,000
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Interest Income	5,000
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Misc. Grant	47,430
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Asset Management Fees	48,000
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Total Revenue/Carryforward	284,870
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Expenses

Compensation	119,094
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Office Operations	8,111
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Insurance & Taxes	10,117
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Rent	10,794
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Travel, Expenses & Training	1,677
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Computer & Software	500
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Accounting & Audit	8,190
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Dues and Subscriptions	368
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Annual Meeting, Board & Related Exp	3,300
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Misc Contingency 2.5%	4,054
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Total Expenses	166,205
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Net Surplus (Shortage)	118,666
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Sacramento Mutual Housing Association

Board of Directors 2007-2008

Name, Seat Type, & Occupation

City & State

Chair: Eric Northman (CI) Commercial Mortgage Broker Eric Northman & Associates	Sacramento, CA
Vice Chair: Greg Chew (Govt Appointee) Senior Planner Sacramento Area Council of Governments	Davis CA
Treasurer: Jennifer Barnes (CI) Senior VP Wells Fargo Real Estate Group	Roseville, CA
Secretary: Monifa Quarels-Jones (SMHA Homebuyer Program, Oak Park) Clerical Supervisor, Sacramento County Planning & Community Development Department	Sacramento, CA
Mata Moua (R) Victory Townhomes MHC Resident Leader and Computer Lab Volunteer	Sacramento, CA
Kevin McCarty (Govt Appointee) Vice Mayor, District 6 Legislative Advocate, Preschool California Sacramento City Council	Sacramento, CA
Steven Oren (CI) Senior Vice President/Regional Manager First Northern Bank	Sacramento, CA
Fred Mistele (R) Workforce Coordinator, Employment Services County of Sacramento. Westerner Mobile Home Park MHC Resident	Elk Grove, CA
Evonne Deloney (R) Office Assistant, California Student Aid Commission. Victory Townhomes MHC Resident	Sacramento, CA
Khue Dung (PP) Publisher, American-Vietnamese Writers Journal Lemon Hill Senior Leader	Sacramento, CA
Dang Vang (R) Clerk, Kragen Auto Parts; Greenway Village MHC Resident Leader	Sacramento, CA
Julian Lopez (R) Greenway Village MHC Youth Leader; Student Body President, Arthur A. Benjamin Health Professions High School; Member, Youth Leadership Council of the South Sacramento Coalition for Future Leaders	Sacramento, CA

Board of Directors
Yolo Mutual Housing Association
Note: All Directors Reside in Davis, CA

Chris Alford – President Community-at-Large Member
Davis, CA 95616
Occupation: Natural Resources Planner, Yolo County

Marcus Clark– Treasurer / Community-at-Large Member
Davis, CA 95616
Occupation: Financial Planner

Julise Johanson – Secretary / Community-at-Large Member
Davis, CA 95616
Occupation: Family Law Facilitator, Yolo County Courts

Shelley Berman– Director / Owendale Resident Member
Davis, CA 95618
Occupation: Staff, University of CA at Davis

Laurie Simmons– Director/Twin Pines Resident Member
Davis, CA 95616
Occupation: Tutor

Fran Bowman– Director/ Community-at-Large Member
Davis CA 95616
Occupation: Property Management Administration

Leilani Heath– Director/Tremont Green Resident Member
Davis, CA 95618
Occupation: Resource Aide, Holmes Junior High School

Chrisana Newbury – Director/Moore Village Resident
Davis, CA 95616
Occupation: Preschool Teacher

Mindy Romero-Alternate Director/Tremont Green Resident
Davis, CA 95618
Occupation: PhD Student, University of CA at Davis