

## 2009 – 2010 CDBG/HOME APPLICANT QUESTIONS AND RESPONSES

**Name of Organization:** Accessible Space, Inc.

**Project Title:** Becerra Plaza

### **1. What are the funding sources for the apartment complex?**

The operating funding sources for the building are a HUD project rental assistance contract (PRAC) and the tenant portion of the rent. The tenant portion of the rent can be no more than 30% of their gross income. PRAC covers the rest of the contract rent. All tenant incomes are recertified on an annual basis to determine their portion of the rent.

The project received a HUD fund reservation in 1996. HUD makes up a majority of the funds that were used to help construct the building. Support was also received from the Federal Home Loan Bank of San Francisco.

### **2. Was it established as special needs housing? If so, what type?**

Yes. The residents of Becerra Plaza are all very low income people with severe physical disabilities. The apartments were funded under the HUD Section 811 program that is specifically housing for this purpose. Tenants must be at or below 35% area median income (AMI) upon move-in.

### **3. How long has the complex been designated for people with physical/mobility disabilities?**

Becerra Plaza receive a HUD Section 811 fund reservation in 1996. The HUD Section 811 program is housing specifically for low income people with physical disabilities- so it was built with this intent. The building took about 18 months to build- so the first residents started to move in around 1998. Accessible Space, Inc. has been serving the City of Davis for more than 10 years now with its fully accessible building for very low income people with physical disabilities. HUD requires the project to have a 40 year period of affordability. This means that the building will be serving the community for at least 30 years to come.

### **4. Other than typical apartment management services, what, if any, services does the complex provide to tenants?**

Becerra Plaza holds tenant council meetings in the community room where tenants are empowered to run their own meetings and talk about subject areas related to their apartment building, individual units, job opportunities, community involvement and a number of other subjects related to their home and community. Tenant council meetings also give the residents a chance to socialize with others in Becerra Plaza. The building also has a resident association which empowers residents by allowing them to make their own decisions about their apartments and the building.

### **5. How were the rest of the community room improvements funded? Is there any additional funding available for completion of this project?**

I am not sure what other improvements are being referred to. The only improvements in the community room that are asked for are new furniture and a couple of computers. There is no other funding secured or pending for the proposed project because it is so small at a cost of under \$12,000.

**6. Due to limited funds, what is the minimum amount, that your agency could benefit from/use?**

We would like to try to get the full amount if possible. The request is much smaller than some of the other projects that were proposed and the benefit per person is great for a cost of less than \$600 per head. The project serves several purposes for the small amount including added accessibility, educational purposes, and empowerment purposes.

**7. Of the \$7,000 for equipment, how much of that is for furniture and how much is for computers? How much of each does that buy you?**

\$2,600 will buy two new computers, two new printers, and two small desks to put them on.

\$2,725 will buy about six to seven new chairs

\$900 will buy a couch or sectional

\$775 will buy misc. end tables, coffee table, lamps

So as you can see- that \$7,000 sure goes quick.

**8. What is the condition of the existing furniture? The pathway you plan on building, will it be available as a shortcut to non-residents?**

The condition of the current furniture is poor. It has tears in it and is very dirty and ratty. We may be able to salvage a couple tables. The pathway will only be for use by residents because it will be on private property.