



**Response to Request for Proposal
Redevelopment Agency
Of the City of Davis**

**233 and 239 J Street
Affordable Housing Project**

By:

Habitat for Humanity, Yolo County

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**Habitat for Humanity, Yolo County
Affordable Housing Site Proposal
233 and 239 J Street**

Habitat for Humanity Yolo County is pleased offer this application in response to the Request for Proposal (RFP) issued by the Redevelopment Agency of Davis for the development of affordable housing on the agency-owned site at 233 and 239 J Street. Our proposal will follow the outline for proposal requirements provided in the RFP as follows:

1. Description of Development

a. Ownership structure: describe ownership structure proposed, including how units will be subdivided and sold

Habitat for Humanity Yolo County (HFHYC) proposes taking responsibility for the relocation of houses on B Street to the J Street location and for bearing all costs as further outlined in this proposal in return for ownership of all completed structures. We understand that the City of Davis would continue to own the parcels on J Street and would create a vehicle for a long term lease of the land to the ultimate very low income families who would occupy these homes.

Habitat for Humanity Yolo County (HFHYC) will assume responsibility for the relocation of the houses located at 311 and 315 B Street to 233 and 233 J Street, utilizing the \$93,000 offered by the current owners of the B Street properties. Assumption of the risk involved in relocating the two homes is subject to clear inspection reports for possible pollutants, including but not limited to lead, asbestos and silica prior to moving. If there are contaminants that require removal we would ask for the City of Davis to bear the cost of removing said contaminants. In addition, HFHYC asks that the City of Davis establish a clear method for valuing the houses to be relocated prior to relocation so that we better understand the financial risk involved in agreeing to move them. Habitat will hire a sub-contractor who is experienced in house relocations to actually relocate the houses. We have made contact with two firms who are interested in assisting us with this project. If the cost of moving the two houses is less than \$93,000, HFHYC will keep the difference to defray a portion of the cost of renovating the houses.

HFHYC will procure donated materials and labor as practicable and otherwise underwrite the construction of foundations, securing of relocated houses, renovations and construction of new garage/condominium structures with the use of cash donations and various grant monies. In turn, we would ask that the City of Davis waive all related impact fees for this development.

Habitat would work closely with the City of Davis to select the best qualified and most deserving very low income (50% below AMI) families. HFHYC selects families on the basis of greatest need and the ability to repay a 30 year, non-interest bearing note to HFHYC. Selection of families follows a careful process that includes credit and background checks and has proved very successful for HFHYC. HFHYC also follows the Fair Housing Act in our process, including all outreach and advertising. We will display the following emblem and policy statement on all advertising and outreach having to do with the family selection process:



It is the policy of the Habitat for Humanity of Yolo County to provide services without regard to religion, national origin, ancestry, age, sex, familial status, physical handicap or disability.

HFHYC anticipates that this project will be a common interest development (CID) with shared ownership of common structures and equal use of all land. HFHYC will oversee the creation of a homeowners' association and creation of applicable CC&Rs (Covenants, Conditions, and Restrictions) and upon completion and satisfactory inspection by the City of Davis of the renovated and new properties will provide the selected families title to the structure of their new homes as well as the CC&R's, articles of incorporation, association by-laws, governing documents and a current financial statement on the homeowner's association. The homeowner's association will maintain the exterior of the properties, including landscaping, exterior structural maintenance, paint, etc. The City of Davis will retain title to the land and the families would occupy the homes. We anticipate placing families with two to four children in the two relocated houses and a family of two or three in each of the two condominiums.

b. List of previous related developments with addresses (Including local projects), brief description of physical design, financing structure (if affordable housing), information regarding project type and design

With origins in Americus, Georgia, Habitat for Humanity International began as a housing ministry designed to provide simple, decent housing for families who could not otherwise afford a suitable home. Now operating around the world with over 3,000 affiliates, Habitat for Humanity has constructed over 300,000 such homes. Although each local affiliate operates independently, we also bring the strength and expertise of our extensive organization by accessing resources through a robust website, calling on other affiliates for help or advice or utilizing the resources within the parent organization.

HFHYC received its charter as an affiliate of Habitat for Humanity International in 1995. We spent the first three years of existence fund raising and began construction of the first HFHYC house in Davis in 1998. Since that time this affiliate has constructed five new houses in Davis and three in the Spring Lake development in Woodland. All eight houses were ground up construction and have provided home ownership to very low income families. Addresses of the eight houses follow:

- 1) 2452 Halsey Circle, Davis
- 2) 2456 Halsey Circle, Davis
- 3) 2458 Halsey Circle, Davis
- 4) 2454 Halsey Circle, Davis
- 5) 2460 Halsey Circle, Davis
- 6) 2657 Nicolson Circle, Woodland
- 7) 2661 Nicolson Circle, Woodland
- 8) 2653 Nicolson Circle, Woodland

All eight houses are two story family homes and house six to ten family members. The Woodland homes were completed in May 2008. Davis homes were all completed and sold by February 2000.

HFHYC operates with an almost entirely volunteer staff. We hire a Construction Manager that oversees the jobsite. Our current Construction Manger has extensive experience with both Habitat for Humanity construction projects and home renovations/ rehabilitations. This position requires being licensed as a general contractor and is a full time paid position. In

We are fortunate to have Board members who are experienced in fund raising including Virginia Kelsch, a consultant who assists large non-profits throughout California with capital campaigns, Robert Smiley, former Dean of the Graduate School of Management at UC Davis as well as several others. The entire Board list can be found in the appendix to this proposal.

d. Experience with neighborhood meetings and outreach

Board member Steve Sherman has been involved with building and development since 1978 in the City of Davis. His company has co-developed the Willow Creek and Chiles Ranch subdivisions which included leading many neighborhood and community meetings to help understand neighborhood concerns. This included working with the association boards and soliciting input to develop a consensus among the neighborhood constituents. The end result has been balanced development that the majority of neighboring residents and community members can relate to and have approved.

Habitat for Humanity is confident we can work with the Downtown Neighborhood Association and the Historic Resources Commission to facilitate their input into the project and alleviate any concerns they may have. Neighbors are often volunteers on our work sites.

e. Experience with affordable ownership housing

Habitat for Humanity International was founded in 1976 with the sole purpose of eliminating poverty housing and homelessness from the world and to make decent shelter a matter of conscience and action worldwide. In short, we provide affordable housing and home ownership for families in need. HFHYC was established in 1995 to purpose this mission in Yolo County. Our mission statement is to work in partnership with people from all walks of life, to develop communities with people in need by building and renovating houses so that there are decent houses in decent communities. The 300,000 homes constructed by Habitat for Humanity have provided home ownership to over a million people worldwide. In the US, Habitat for Humanity is the 16th largest home builder and is the nation's largest builder of affordable home ownership.

f. Experience with small ownership projects

Habitat for Humanity has constructed over 300,000 homes around the world. Although each affiliate operates independently, we also benefit from the strength and expertise of our much larger parent organization. By accessing resources through a robust website, calling on other affiliates for help or advice or calling on resources within the parent organization we will have access to all of the expertise needed to develop a small ownership project. Our prior projects have been five and three home projects. This project fits ideally into our experience.

In addition to the expertise of our parent organization, one of our Board members, Roger Ashton is the former Executive Director of Foothills Habitat for Humanity in Placer County. In this position Roger helped the affiliate develop and put in place a Homeowners' Association for a four-unit condominium project. Our Board also includes members with Board experience in Homeowner's Associations.

g. Experience with energy-efficient development and development in historic neighborhoods.

It is Habitat for Humanity's intent to build these units as "green" and energy efficient as possible. Sherman Home Company has agreed to assist HFHYC in reaching this goal. As a certified "Build it Green" professional company and an Energy Star partner they are in the

forefront of green building in Davis and are currently developing the Chiles Ranch subdivision in Davis which will be the greenest and most energy efficient project ever built in the city or the greater Sacramento region.

Our recent project in Woodland included solar panels and radiant heating and cooling installed by Talbott Solar and Radiant of Davis. These homes have virtually no electricity, heating and cooling bills. In addition the homes have tankless water heaters to further minimize gas bills and improve energy efficiency. It is the intent of HFHYC to have both the new one bedroom units and the relocated homes exceed the Davis requirements and be certified through third party inspectors by Build it Green and Energy Star.

h. Statement regarding level of understanding of typical zoning requirements and the State of California Uniform Building Code

HFHYC has previously built in Davis and is familiar with both Davis zoning requirements and building codes. Our Construction Manager is a licensed contractor in California and is knowledgeable of the California Uniform Building Code. We also have Board and committee members that are licensed contractors and/or engineers with both new construction and remodeling experience.

i. Statement of familiarity with condominium projects and the State Department of Real Estate. Please cite completed projects that have required DRE approval.

While HFHYC has not completed a project requiring Department of Real Estate approval, one of our Board members was the Executive Director of a Habitat for Humanity affiliate that completed a condominium project. Further, several other affiliates have experience with these projects and their sample procedures and documentation are posted for affiliates on the Habitat for Humanity International web site. In addition we have access to workshops sponsored by Habitat for Humanity International on organizing and preparing Homeowners Associations.

j. Statement of previous projects that required compliance with local and federal funding requirements for contracts, including opportunities for women and minorities, competitive bidding, prevailing wage and cost reporting.

Grants for our recent Woodland project were limited to a single \$36,000 Federal Home Loan Bank grant. In the Davis project we received Community Development funds. In both cases we had no problem meeting the requirements set forth for these funds.

Most of our construction is achieved with our core of volunteers. Our Construction Manager is a paid position although he has donated a portion of his time in the past. We competitively bid specialized services such as plumbing, electrical, fire suppression, second story roofing and HVAC when we are unable to obtain 'in kind' labor donations. Such bids are open to any licensed contractor that meets the specialized needs and we would comply with all labor codes as directed by the City of Davis.

Our Treasurer, Construction Committee and Board monitor our construction budget. We hire an outside auditor annually to provide a formal audit of our organization.

HFHYC Construction of J Street Project Timeline

- July 1, 2009- HFHYC Awarded 233 and 239 J Street Project
- July 2, - HFHYC releases RFP for architectural services
- July 15-selection of architectural/design firm
- July 17-begin architectural and engineering drawings
- July 22- HFHYC select real estate attorney to assist with HOA process and ownership documents
- September 1-submit drawings to City of Davis, HRMC, and CEQA for approval.
- September 1- consult DRE regarding approval process
- October 1- review preliminary drawings with Neighborhood
- November 1- receive final approval of plans from City of Davis, HRMC and CEQA.
- November 10- review final drawings with Neighborhood

- February 15, 2010- Break ground- J Street
- February 30, 2010- pour foundations at J Street
- March 15- Begin framing of two garage/condo structures
- April 15, 2010- complete framing of garage/condo structures
- May 30- complete interior plumbing, electric, HVAC, windows and siding
- June 10- complete insulation
- June 30- complete drywall
- July 10- complete interior and exterior finish work

- July 30-complete driveway, landscaping and fencing
- August - two new structures complete

- June 30- begin preparation work for relocation of B Street houses
- July 1- move B Street Houses
- July 15- finish securing houses to foundation
- July 20- finish any structural repair
- August 1- finish electrical wiring and rewire

- September 1-complete interior plumbing, electrical, HVAC windows and siding
- October 15- finish insulation
- November 1- finish drywall
- December 1- finish interior and exterior finish work
- December 15- complete landscaping and fencing
- January 10- 2011- Job complete