

**CITY OF DAVIS**  
**2009-2010 HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION**

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

Street Address:

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Mailing Address: 1520 E. Covell B5, Davis, CA 95616  
E-mail Address: YMHA@mutualhousing.com  
Phone Number: (888) 453 - 8404 x 11  
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Contact: Wendy Carter Address: 3451 Fifth Ave Sacramento, CA 95817  
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Phone: (888) 453-8404 x11

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

***Total Proposal Request: \$420,000 (Note: The city of Davis has already committed \$5.95 million in combined HOME and redevelopment funds to the project. If granted, the requested funds would decrease the amount of redevelopment funds needed.)***

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

X - YMHA \_\_\_ Yes      \_\_\_ No

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

**National Objective Compliance/Low and Mod Benefit:** 25 units at 30% AMI; 40 units at 50% AMI

(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) Housing for Disabled Residents

**Beneficiary Information:**

	<u>225</u>	Total number of beneficiaries in proposed project
funds	<u>225</u>	Number of beneficiaries in proposed project to be served with <b>HOME</b>
	<u>100%</u>	Percentage of the <b>HOME</b> beneficiaries with low, low/moderate income
	<u>\$1,867</u>	Cost (\$) per <b>HOME</b> beneficiary (HOME Request/HOME Beneficiaries)

**PROJECT NARRATIVE**

**a. Need**

The City of Davis has identified affordable housing for low and very-low income households and housing accessible to those with disabilities as critical needs. Yolo Mutual Housing Association (YMHA) and Sacramento Mutual Housing Association (SMHA) 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 development 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 adaptable for full accessibility, and includes 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 12<sup>th</sup>, 2007, the City of Davis, voted to grant the nonprofit sponsors a \$900,000 acquisition loan which was used 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 that has been spent on pre-development activities, including environmental reports, engineering studies, and architectural designs. 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. In April, 2008 the City Council voted to provide \$5,950,000 in combined redevelopment and HOME funds for construction and permanent financing. This amount included a 2008-2009 preliminary HOME commitment of \$468,560.

Accomplishments: With the 2007-2008 allocation of HOME funds, the New Harmony Project has completed the required studies for the project, including: Boundary and Topographic Survey, Biological Survey, Preliminary Civil Engineering Analysis, Environmental Noise Study, Air Quality Study, Geotechnical study, Market study and Traffic Study. HOME funds, in combination with YMHA and SMHA’s own funds, were also used to complete the application for city entitlements, including architectural, civil and landscape designs. YMHA and SMHA submitted an application for all entitlements in July 2008. The application was considered and denied by the Planning Commission in September 2008, and in October 2008 the city council voted to direct staff to prepare and Environmental Impact Report for

the project. The draft EIR is now complete and undergoing public review. City Council will consider the project again in late February or early March 2009.

Current Funding Request: The current request of \$420,000 will contribute to the city's total contribution from the \$5,950,000 already committed to the project. The committed City funding was committed by the City to bridge the gap between the externally available funding sources and the total project budget, based on current estimates and information. The currently requested funds would be utilized for the construction and permanent financing of New Harmony.

#### **b. Benefit**

New Harmony is a 69 unit affordable large multifamily project with nine 1-bedroom units; thirty-three 2-bedroom units, and twenty-seven 3-bedroom units. Twenty-five units will be available to families earning 30% AMI and below, and forty-three units will be affordable to households earning 50% AMI and below. One unit will be reserved for the on-site manager. 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.

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 Yolobus 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. 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 buildings have a North-South orientation and single loaded corridors, allowing for excellent light exposure and passive heating and cooling. The project will seek certification through the Build It Green program. Indoor air quality is a key component of the green features; units will include upgraded HVAC systems with passive electrostatic filters, and low and no-VOC paints and finishes will be used to maintain a healthy indoor environment. A solar PV system will provide power for the community building and common areas. Other green features include water conservation through low-flow fixtures, energy efficient appliances, and low-impact site development including landscaping with native plants, bioswales, and rain gardens for stormwater management.

#### **c. Other Resources and Collaboration**

The HOME funds and other city funding invested in the project will be leveraged with over \$16,000,000 in additional funding. 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 will continue to seek additional opportunities as they arise. One resource which may be available

to reduce City subsidy is the SACOG community design fund (joint application required, with City as lead). 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. In 2008, YMHA became an affiliate of SMHA, though YMHA retains its own organizational structure and has a board with a Davis-resident majority of Directors. Rachel Iskow is now the executive director of both organizations. Combined the two nonprofits are housing over 2,500 low-income people in the region. **Yolo Mutual Housing Association** (YMHA) was incorporated in 1995). Since that time, the organization has developed four mutual affordable housing communities: 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

**Rachel Iskow**, Executive Director of SMHA and YMHA, has twenty five years experience in community development and nonprofit leadership, including multi-family housing development, community organizing, and administration of nonprofit corporations. She has been E.D. of SMHA for 15 years. 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.

**Wendy Carter, Project Manager**, coordinates the planning, financing and construction of new mutual housing developments in Sacramento and Yolo counties. Ms. Carter joined SMHA in April 2007, and has been involved in the New Harmony project since the early planning stages. Prior to joining SMHA, 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. 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 \$420,000 in HOME funds will be used for construction and permanent financing for New Harmony. 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**

**Mechanical Engineering: Turley & Associates**

**Electrical Engineering: Capitol City Design**

**General Contractor: Sunseri Construction**

**Management Company: Jon Berkley 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, and forty-three units will be affordable to households earning 50% AMI and below. The design of the building, which includes stacked flats with full elevator access to all second and third 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, and all units easily adapted for full ADA accessibility in order to accommodate resident needs.

**c. Outreach**

YMHA, SMHA, and City staff have been active in conducting neighborhood outreach to inform neighbors and seek input regarding design of the site and buildings. Several general neighborhood meetings 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 were addressed through the development's design.

YMHA and SMHA will work in collaboration with the City of Davis to ensure that the units are marketed according to City policy. 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>
<b>Complete EIR process &amp; Receive City Approvals</b>	<b>March 2009</b>
<b>Design Development</b>	<b>March-June 2009</b>
<b>Application to HCD - MHP</b>	<b>April 2009</b>
<b>Application for FHLB – AHP</b>	<b>March 2009</b>
<b>Award of MHP</b>	<b>July 2009</b>
<b>CDLAC Application</b>	<b>July 2009</b>
<b>Submit Construction Documents to City</b>	<b>August 2009</b>
<b>Plan Check Complete/Building Permits Issued</b>	<b>October 2009</b>
<b>Begin Construction (Site work &amp; Greenbelt)</b>	<b>October 2009</b>
<b>Begin Building Construction</b>	<b>November 2009</b>
<b>Complete Construction</b>	<b>November 2010</b>
<b>Begin Leasing</b>	<b>December 2010</b>
<b>Lease-Up Complete</b>	<b>February 2011</b>

## PERFORMANCE MEASUREMENTS

<b>ACTIVITY</b> <small>(What the program does to fulfill its mission)</small>	<b>INDICATOR</b> <small>(The direct products of program activities) Service #s</small>	<b>OUTCOME</b> <small>(Benefits that result from the program)</small>
<b>City Council hearing on EIR &amp; Project</b>		<b>Certification of EIR/ Approval of Project</b>
<b>Submit application for Redevelopment, MHP and CDLAC Funds</b>	<b>Award of bonds, credits and loans</b>	<b>Ability to Finance project. Ability to begin construction</b>
<b>Construction of Off-site improvements, Site work</b>	<b>Completion of frontage improvements on Cowell &amp; Drummond Ave; completion of underground utilities and partial site work</b>	<b>Improved environment for bicyclists &amp; pedestrians; site ready for building construction</b>
<b>Construction of Buildings &amp;</b>	<b>Construction in progress.</b>	<b>Completion of buildings,</b>

Site landscaping		provision of 69 new units of affordable housing
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**CITY OF DAVIS  
HOME INVESTMENT PARTNERSHIPS PROGRAM**

*BUDGET SUMMARY FOR PROPOSED PROJECT\**

**N/A See Attached**

<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>			

**\* 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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