

**CITY OF DAVIS**  
**2009-2010 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

Organization Name: Rancho Yolo Community Association  
Street Address: 219 Full Circle, Davis, CA 95618  
Mailing Address: As Above  
E-mail Address: bjsax@sbcglobal.net  
Phone Number: 530-758-5133  
Fax Number: None

Contact: Brian Johnson, President  
Address: 219 Full Circle, Davis CA 95618  
Phone: 530-758-5133

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

**This request from RYCA is being made on the basis that it may be a CDBG, HOME or RDA Grant Application. We prefer RDA as that allows us to keep moving rather than waiting for August 1, 2009**

**Total Proposal Request: \$89,000**

(Check one)  On-going Support       New Project

**CDBG Eligible Category:**

Acquisition of Real Property & Housing/Special Activities by Sub-recipients

**National Objective Compliance/Low and Mod Benefit:**

Area Benefit &  
Housing

**City Council Identified Critical Needs:**

- 1) Programs to support Independent Living and prevent institutionalization
- 2) Housing: Development of affordable housing units.  
Target: Very low-income, physically, mentally and developmentally disabled and elderly residents.

PUBLIC SERVICE

NON-PUBLIC SERVICE

**Beneficiary Information:**

- 360 Total number of beneficiaries in program
- 360 Number of beneficiaries in program to be served with **CDBG** funds
- 70% Percentage of the **CDBG** beneficiaries with low/moderate income (252)
- \$353 Cost (\$) per **CDBG** beneficiary (CDBG Request/CDBG Beneficiaries)

## PROJECT NARRATIVE

**a. Need** There are approximately 360 seniors living at Rancho Yolo. The seniors range in ages, disabilities, mobility and income. RY is the largest single provider of affordable home ownership (263 units) in Yolo County. For many years now, the space rents have been increasing annually at RY and usually at an annual rate of increase larger than the UC Davis Housing Study. The seniors living in the park are slowly being priced out of their homes. For almost all the seniors in RY this is the last home they will own. Seniors at RY do fear what their next housing step will be after they leave their RY home. Increasing space rents have them worry about the need to move at some point in the future. Economic need will require them to cash out their last remaining asset. As the seniors are pushed out of their homes they will move into local apartments, subsidized housing, and rest homes or with relatives either here or out of town. A large proportion of the residents are on fixed incomes and as they age further they will have more health and welfare needs. Those seniors will place a greater burden on local services and society. Park senior residents trend down in income over time. Within RY there is a large community of informal support. Neighbors help neighbors with many tasks; taking some people shopping or to the doctor; doing maintenance on homes; fixing cars; getting people out to events; taking people to night activities. Whenever the senior at RY has to move out, this important health giving level of neighbor and neighborhood support goes away.

**b. Benefit** Converting RY to resident ownership will bring the important values that have been acquired by other resident owned parks such as Leisureville in Woodland (space rents were lower in 2007 than they were in 1995); stability and dependability for the senior residents; the ability to obtain a range of low interest and no interest loans and various subsidies towards the long term financing of the park purchase; resident ownership rather than an absentee landlord; a resident elected and responsive board; space rent increases set only by need not what the market can bear; lower rate of space rent increase over time; higher levels of resident participation; people will be able to stay longer in their homes; additional housing units in Davis will be assured for very low, low and moderate income seniors; RY becomes an institution capable of hosting and supporting resident activities that will strengthen and increase the quality of life for seniors in the park and elsewhere in Davis. The per unit cost in subsidy for converting Rancho Yolo to resident ownership will be a lower per unit cost of subsidy than obtaining equivalent permanently affordable housing units for the same target income groups. We need only buy the land and improvements to assure permanent affordability for many seniors.

### Comparisons of rents 1995-2009

Mobile Home Park	Jan 1, 1995	Jan 1, 2009	
Rancho Yolo, Davis (Rental)	\$330-360	\$540 average	+ \$195
Leisureville, Woodland (Co-op)	\$290-317 = \$303	\$320-326 = \$323	+ \$20

**c. Other Resources and Collaboration** Due to the income groups living at RY, the Association is eligible for funds from CDBG, HOME, Housing Trust Funds and RDA from the city. RYCA is eligible to apply for funding from the state, Mobilehome Park Resident Ownership Program (MPROP) and now CalHome. A commitment of city funds will attract other park purchase funders such as the Northern California Community

Loan Fund, Kaplan Fund and Mercy Housing. All three provided funding for the conversion of Leisureville after The City of Woodland provided funding. 70% of the residents will be eligible to apply for WISH and IDEA funds from the Federal Home Loan Bank of San Francisco. The project could also apply to the AHP program of the FHLBSF for about \$5,000 per eligible unit. The City, RDA and YCH could issue bonds for permanent financing.

**d. Organizational Capacity**

There has been a residents' association at RY on and off for many years. However, over the past three years the organization has matured considerably in its role, range of responsibilities and responsiveness to residents. It is now called Rancho Yolo Community Association incorporated as a nonprofit corporation under California law. The association meets regularly and its park wide meetings attract between 60-110 attendees. The RYCA is very active in pursuit of purchase of the park purchase. The RYCA puts out a monthly newsletter with columns from the President and the consultants. RYCA has also conducted five extensive surveys which have told us a lot about the social and economic profile of park residents. The RYCA board is 15 people, all seniors who have contributed greatly to business and nonprofit life Davis. The RYCA recently concluded administering a \$50,000 grant from the City of Davis Redevelopment Agency. (Board member list attached)

**SCOPE OF SERVICES**

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

Funds are being requested for the second stage of the park purchase process. During 2008 we used grant proceeds for taking surveys, holding meetings and park wide forums, and sending newsletters out to the entire resident community. The consultants have made presentations at a number of meetings, brought us audio visual materials about park purchases, arranged for a presentation from other resident owned parks, provided us with written materials, answered scores of questions and been available to us at all times. At the end of the grant period the consultants had begun identifying funding sources that could play a role.

This next phase will allow us to continue with the park purchase program. We will continue with an education process through the newsletter, park wide forums and additional surveys. We will conduct an educational program and forum on the form of the financing and the share program and how that meets affordability standards. The consultants will spend time doing outreach to many of the seniors who have not been able to attend meetings. By fall of 2009 we would have arrived at a preliminary plan to present to the board as to the purchase of the park, reviewing the financing sources available to achieve the required affordability levels. Many of our seniors need to achieve a high level of comfort with the process and that will require extra meetings and time. According to the timing of financing available in the economy we would initiate an appraisal of the property in late 2009 or early 2010. Given the nature of the economy we anticipate events will determine whether an offer to purchase the park will occur in 2009 or 2010. The consultants will monitor the situation and keep the board and membership abreast of the timing of a purchase offer.

**b. Target Group** Conversion of the park to resident ownership will assist of all 360 senior residents of the park due to the stability that comes with resident ownership. The park will permanently be a community of 262 homes with increasingly reasonable rents in an ever increasing high cost housing community (see 2008 UC Davis Housing Study). More importantly as the income of senior household lowers over time people in higher income brackets at the present will move to a lower income bracket over time. They too will benefit from the lower cost of housing.

More specifically, based upon the high return of survey information we received, about 70% of the park households have income which shows them to be between very low to moderate income. Experience shows that most of the seniors who have not sent in the surveys are likely to be older and poorer so that the 69% number we are using will likely end up being above 70%. However, we will use 70% (very low to mod income) for purposes of this application.

**c. Outreach**

Funds will enable RYCA to communicate regularly with all the park residents. It will allow RYCA to hold frequent forums and workshops on the process of achieving resident ownership. The monthly newsletters, leaflets and the web site increase the communication of information with the residents. The park already has a number of committed volunteers who assist in outreach activities.

**PERFORMANCE SCHEDULE**

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

<u>List Activity</u>	<u>Completion Date</u>
Member education, forums, membership meetings	monthly and ongoing
Newsletters and communication	monthly and ongoing
Membership adoption of new by laws	during spring
Finance options, affordability plan & share programs	summer & fall
Monitor Funding options and timelines	ongoing
Order Appraisal (reliant on timing)	fall 2009 or 2010
Purchase process (reliant on timing)	fall 2009 or 2010
Bookkeeping	ongoing
Insurance	May/June

## 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)
Education, information, newsletter & outreach for the 330 residents	Membership Meetings, Forums, Newsletters, Reports	Member Attendance More informed residents Less fear of the unknown
Adoption of new by laws More organizational clarity By laws conforming to law	By laws	Membership adoption of new set of by laws, more effective governance in conformity with law
Finance options, affordability plan worked on with the city & development of share programs	Reports and presentations on financing options, share options, affordability	Better resident understand of the park financing Knowledge of the member share program and how it works Education about affordability
Purchase process and appraisal This one is dependent on the economic situation and therefore timing. This we may move on in fall or holdover to 2010	Reports on park purchase timing	Park Purchase offer submitted Park Purchase offer negotiated Appraisal done after acceptance
Bookkeeping  D& O Insurance	Quarterly Reports  Purchased in summer	Members regularly informed of finances Board covered by D&O

**CITY OF DAVIS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

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

Budget Category	Proposed Project "CDBG Portion"	Other Sources	Total
A. Salaries and Wages	0		
B. Fringe Benefits	0		
C. Consultant/Contract Services	\$83,000		\$83,000
NP LLC           \$60,000			
Appraisal       \$10,000			
Legal            \$10,000			
Bookkeeper     \$3,000			
<b><i>TOTAL PERSONNEL BUDGET</i></b>	<b>\$83,000</b>		<b>\$83,000</b>
D. Office Rent	0	In Kind \$2,400	\$2,400
E. Utilities	0	In Kind \$1,200	\$1,200
F. Telephone	0		
G. Office Supplies	0	In Kind \$600	\$600
H. Equipment	0		
I. Printing/Duplication	\$3,500		\$3,500
J. Travel/Conferences	0		
K. Other (Specify) D& O Insurance	\$2,500		\$2,500
<b><i>TOTAL NON-PERSONNEL BUDGET</i></b>	<b>\$6,000</b>	<b>\$4,200</b>	<b>\$10,200</b>
<b>TOTAL PROJECT BUDGET</b>	<b>\$89,000</b>	<b>\$4,200</b>	<b>\$93,200</b>

- **Please revise this form and annotate budget items as needed *NEW REQUIREMENTS*:**
- All applicants are requested to submit a copy of their organization's Operating Budget.
- RYCA

RANCHO YOLO OFFICERS & BOARD OF DIRECTORS 2008-2009

OFFICERS:

PRESIDENT: BRIAN JOHNSON

VICE PRES: LOWELL ALGER

SECRETARY; PENNY ANDERSON

TREASURER: BETTY IAMS

BOARD MEMBERS :

BARBARA RIDGWAY, SOCIAL

JOHN BROWN

PAT PULASKY BROWN  
WELCOME & TELEPHONE COMMITTEE

STEVE CARLSON

BETTY HAUERSPERGER

EDNA LAURO

ROBERT FEATHER

PERRY ALGER

JACK STRONG, MAINTENANCE

DORIS RASMUSSEN

RYCA is a volunteer led organization for 260 people RYCA presently has few assets. We do some small events and fundraisers towards the purchase of the park. We therefore do not have a budget. Here is our balance sheet status as of Dec 31, 2007 and 2008. We increased our assets by over \$5,000 during 2008.

To: **RYCA Board of Directors and  
General Membership** Date: **January 24, 2009**

From: **Betty Iams**

Subject: **FINANCIAL REPORT  
Summary of funds on December 31, 2008**

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Balances of Checking Accounts

Park Purchase		\$ 10,263.31
Social	\$ 3,354.89	
Petty Cash	200.00	
CD	<u>1,075.21</u>	
Total Social Funds		<u>\$ 4,630.10</u>

**TOTAL FUNDS** **\$ 14,893.41**

For comparison:

Our total funds on **1/1/08** were: \$ 9,186.42

As of this date our total funds are: \$15,114.06

Park Purchase	\$10,458.25
Social	3,380.60
Petty Cash	200.00
C.D.	1,075.21