

Report to the California Legislature

AFFORDABLE HOUSING

Government Code § 14672.9 (i)(3), Assembly Bill 2877 (Thomson), Chapter 93, Statutes of 2000

April 2002

Department of Developmental Services
Community Services and Supports Division
Community Development Branch



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State of California

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DDS Affordable Housing 2000/2001

Background

In Fiscal Year (FY) 2000/01 the Developmental Disabilities Services Account (DDSA) had \$3.9 million available for appropriation. Assembly Bill 2877 (Chapter 93, Statutes 2000, Thomson) authorized \$1 million from these funds to the Department of Developmental Services (Department) for projects that expand the availability of affordable housing for persons with developmental disabilities. The Department was required to:

- Through a request for proposal process, award the funding to nonprofit organizations (regional centers excluded) to develop affordable housing.
- Consult with stakeholders, as designated by the Department, in ranking proposals and awarding funds.
- Annually report to a committee of the Legislature, on or before April 15, and describe:
 1. the process used to select projects and
 2. projects funded in the previous year.

This report describes the process used during Fiscal Year (FY) 2000-01 to select projects, and the projects that have been funded. Also, information about the status of funding for FY 2001-02 Affordable Housing projects is included.

Process Used to Select Projects

The California Housing Coalition for Persons with Developmental Disabilities (CHC) was the stakeholder group identified by the Department to assist in the ranking of proposals and awarding of funding. The CHC was selected because its membership has broad representation from both the housing industry and the developmental disability community. The Department also invited the assistance of the Department of Housing and Community Development (HCD). Two subcommittees (comprising of staff from the Department, HCD, and representatives from CHC) were established:

1) *Priority Setting Team*, whose purpose was to determine priorities for funding, 2) *Review and Rank Team*, whose purpose was to review, score and rank applications for funding. To prevent any conflict of interest, CHC representatives on the *Review and Rank Team* could not be directly involved in the preparation or submission of an application for funding.

In an effort to identify priorities on funding for housing, the *Priority Setting Team* surveyed regional centers, area boards, the CHC membership and community members about the types of housing needed in their area.

Two general types of housing needs were identified: *housing production* (increasing the stock of affordable housing through the purchase, rehabilitation or construction of real property) and *capacity building* (developing resources for people with developmental disabilities to acquire affordable housing). The Department agreed to establish *housing production* and *capacity building* as priorities.

In a two-stage Request for Application (RFA) process, modeled after the Department of Mental Health's Supportive Housing Initiative Act process, a notice of intent (NOI) to issue a RFA was issued on August 11, 2000. The first stage of the RFA process invited interested applicants to respond to the NOI by submitting a 2-3 pages proposal, no later than September 11, 2000. The NOI listed the priorities, criteria and conditions for submission. Four NOI proposals were declined because they did not meet the submission requirements. However, two proposals were reconsidered through appeals. Subsequently, the NOI proposals were reviewed by the *Review and Rank Team*. The Department received in excess of \$2.9 million in funding requests from twenty-seven nonprofit organizations. Organizations from each of California's most expensive housing markets (Orange County, Los Angeles County, Santa Barbara County and San Francisco/Bay Area Counties) submitted multiple applications. In stage two of the RFA process, 14 applicants were invited to submit a full proposal to the Department by January 4, 2001. The RFA proposals were to include detailed budgets, letters of support and an explanation of their ability to leverage other funds. Detailed responses were submitted by 12 of the 14 invited applicants.

The *Review and Rank Team* met and discussed each proposal and 11 of the applicants, presenting the most meritorious projects, were recommended to the Department's executive staff. The recommendations of the *Review and Rank Team* were approved, and award letters were issued the week of February 20, 2001. The Department completed contracts with ten of the awarded applicants by April 2001. Contract management of the eleventh award was transferred, via an Interagency Agreement, to HCD. Contract completion of the eleventh contract is pending securing additional funds.

Projects Funded

The \$1 million in funding for affordable housing projects supported the efforts of 11 nonprofit organizations, in collaboration with housing developers, (see Appendix A for a complete description of each project) to:

- rehabilitate and/or remodel housing to make it accessible and affordable,
- "set aside" affordable apartments and
- set rental rates at 30% of consumer's income.

- Provide pre-development funding for the eventual construction of apartments uniquely designed for individuals with enduring medical needs. These apartments will be constructed in the new *Rivermark* community located on the site previously known as the West Campus at Agnews Developmental Center.
- Provide down-payment assistance for regional center consumers to purchase their own homes.
- Offer rental assistance for regional center consumers who need “bridge” funding until their Section 8 housing voucher is issued.
- Furnish affordable housing information to consumers, families, and public and private officials in both the housing industry and the developmentally disabled community. This information will be available in a variety of media: brochures, Internet, workshops, and through individualized and culturally appropriate assistance provided by housing counselors.

As of January 2002, many of these projects are still being completed. Once all funded projects are finished, it is expected that 75 regional center consumers will be living in their own homes, six housing coalitions will be established and linked to other public funding resources and 900 people will be better informed about the housing needs of individuals with developmental disabilities.

DDS Affordable Housing 2001/2002

Process Used to Select Projects

In Fiscal Year (FY) 2001/02, the DDSA had \$3 million available for appropriation. Senate Bill 739 (Chapter 106, Statutes 2001, Peace) allocated \$2.9 million from the DDSA to the Department for projects that expand the availability of affordable housing for persons with developmental disabilities. The Department took similar actions to award funds as was done in FY 2000-01, including setting priorities by surveying stakeholder groups and developing a *Review and Rank Team* to score Request for Applications. Submission of a NOI was not required during FY 2001-02.

More than 250 applications were mailed. The Department received in excess of \$5.9 million in funding requests from thirty-nine nonprofit organizations. Organizations from each of California’s most expensive housing markets (Orange County, Los Angeles County, Santa Barbara County, San Diego County and San Francisco/Bay Area Counties) submitted multiple applications.

In addition, agencies covering four new geographic areas (Sacramento Valley, San Joaquin Valley, Humboldt, Mendocino, Trinity Counties and San Diego County) submitted applications. The RFA proposals included detailed budgets, letters of support, and an explanation of the applicants' ability to leverage other funds.

The *Review and Rank Team* met and discussed each proposal. Twenty-three of the applicants, presenting the most meritorious projects, were recommended to the Department's executive staff. The recommendations of the Review and Rank Team were approved, and award letters were mailed February 27, 2002. The Department expects to complete contracts with 18 of the awarded applicants by June 2002. Contract management of the five remaining will be transferred, via an Interagency Agreement, to HCD.

Projects to be Funded

The \$2.9 million in funding for affordable housing projects will support the efforts of 39 nonprofit organizations, in collaboration with housing developers, (see Appendix B for a complete description of each project) to:

- rehabilitate and/or remodel housing to make it accessible and affordable;
- "set aside" affordable apartments and
- set rental rates at 30% of consumer's income.

- Provide down-payment assistance for regional center consumers to purchase their own homes.

- Furnish affordable housing information to consumers, families, and public and private officials in both the housing industry and the developmentally disabled community. This information will be available in a variety of media: brochures, Internet, workshops, trainings, conferences and through individualized and culturally appropriate assistance provided by housing counselors.

The \$2.9 million in funding is expected to leverage \$23.5 million in non-state funding (federal, local and non-profit monies). When all funded projects are complete, it is expected that 146 regional center consumers will be living in their own homes, two housing coalitions will be established and linked to other public funding resources and 2600 people will be better informed about the housing needs of individuals with developmental disabilities.

APPENDIX A
 DDS-Affordable Housing Project Profiles, Fiscal Year 2000-01

No	Organization	Funding	Project
HOUSING PRODUCTION			
1	Jennifer Byram, Funding Home Ownership for Personal Empowerment, Inc. 21231 Hawthorne Boulevard Torrance, CA 90503	\$15,000	HOPE proposes to serve one consumer by adding a bedroom, bathroom, and laundry room to a house HOPE owns. Rental rates will be set at 30% of consumer's income, equaling an average of \$200 per month. Market rental rates for a one-bedroom in Los Angeles County are currently \$881.00 per month. HOPE collaborated with the City of Bellflower to leverage \$15 thousand for this project. Housing will be available within three months after the DDS-AH funds are received.
2	Kris McCann, Executive Director Housing Choices Coalition 4351 Lafayette Street Santa Clara, CA 95054-1701	\$150,000	<p>HCC's proposed housing will be located in Santa Clara County, one of California's most expensive housing markets. Up to 15 consumers with enduring medical needs will be able to acquire housing in one of HCC'S three 3,800 sq. ft. homes, each including five separate apartment suites.</p> <p>Life Services Alternative (LSA) is a project sponsored by Santa Clara Public Housing Authority (PHA) (the lead agency) in collaboration with HCC. LSA is a highly leveraged project, receiving more than \$6 million from Santa Clara PHA to purchase property on the West Campus of Agnews Developmental Center. A written agreement has been established between Santa Clara PHA and HCC, allowing HCC first right to secure the housing for persons with developmental disabilities. DDS-AH funds will be used for pre-development costs. The LSA housing will be integrated into a new housing development named Rivermark.</p>

APPENDIX A
 DDS-Affordable Housing Project Profiles, Fiscal Year 2000-01

No	Organization	Funding	Project
3	Fred Quigley, Executive Director Resources for Rural Community Development, Inc. 1900 Churn Creek Road, Suite 305 Redding, CA 96002	\$140,000	<p>RRCD proposes that \$100,000 of DDS-AH funds will be used as down payment assistance for consumers so they may own their own homes. Seven to nine Far Northern Regional Center (FNRC) consumers will purchase homes. Four homes will be modified for wheelchair accessibility. Consumers will purchase homes within one year of receiving DDS-AH funds. RRCD is a certified Community Housing Development Organization and member of the California HOMECHOICE program. RRCD has multiple-agency financing from several counties, resulting in consumer loan packages (including principal, interest, taxes and insurance) which are set at 30-33% of consumers' income, approximately \$260.00 per month. Fourteen areas, in the nine FNRC counties, do not provide funding for down payment assistance. DDS funds will be used in areas where no other resources exist for down payment assistance. \$40,000 will be used to hire a grant writer that will seek additional local, state, and federal funds to make home-ownership affordable for FNRC consumers.</p>
4	Ron Cohen, Executive Director United Cerebral Palsy of Los Angeles and Ventura Counties 7630 Gloria Avenue Van Nuys, CA 91406	\$150,000	<p>UCP proposes to build a 13-unit, fully accessible, apartment building, including nine one-bedroom and four two-bedroom apartments in Goleta. DDS-AH funds will be used to apply GEO Foam under the property. The property is owned by UCP. Housing will be available for up to 15 consumers with rental rates set at approximately \$150.00 per month. Market rental rates for a one-bedroom apartment in Santa Barbara County are approximately \$900.00 per month. UCP will provide both housing and support services, allowing consumers the opportunity to change their support service provider without putting their housing in jeopardy. This is a highly leveraged project.</p>
5	Isabel Harris, President Katie Crecelius, Consultant North Bay Housing Coalition 650 Imperial Way, Suite 202 Napa, CA 94559	\$150,000	<p>NBHC proposes development of a 68-unit apartment complex that will be in Santa Rosa. Burbank Housing Development Corporation is the builder and property owner. Five affordable and accessible apartment units will be "set-aside" for 12 North Bay Regional Center consumers. Rental rates will be set at 30% of consumers' income for 55 years. The rental rate for a one-bedroom apartment will be \$275.00 per month and \$327.00 per month for a two-bedroom apartment. Fair market rental rates for a one-bedroom apartment in Santa Rosa are \$730 - 850.00 per month.</p>

APPENDIX A
 DDS-Affordable Housing Project Profiles, Fiscal Year 2000-01

No	Organization	Funding	Project
CAPACITY BUILDING			
6	Cynthia Burton, CEO Sharon Frederick, Executive Director c/o Coalition for Housing Accessibility, Needs, Choices, & Equality P.O. Box 41160 Santa Barbara, CA 93103	\$75,000	CHANCE proposes development of a website and a brochure that outlines public subsidies for ownership, in an effort to educate and inform people with developmental disabilities, of affordable housing options. CHANCE also proposes to develop bridge funding for consumers that are applying for Section 8 funding. Applications for Section 8 funding for tenancy that are already in place take priority, but still take approximately four months for approval (quicker than the approximate 2-3 years for those not yet in tenancy). Section 8 funding is not retroactive. This program provides funding for those four months of rent while applications are fast-tracked. Current rental rates in Santa Barbara average \$1,100 per month for one-bedroom apartments. This program will assist approximately 20 people.
7	Randy Gibeaut, Executive Director Community Housing Resources, Inc. 1411 North Broadway Santa Ana, CA 92706	\$45,000	CHRI proposes to provide training, education and housing counseling to people with developmental disabilities, service providers, regional center case coordinators, housing authority staff, and apartment managers. CHRI also proposes to create an infrastructure that would assist in funding affordable housing. CHRI will be responsible for presentations, newsletters (via mail and internet), in-service training, creating a data base (a directory of landlords willing to accept Section 8 funding, and a list of accessibility apartments), acquiring software for those assisting people with developmental disabilities, and providing assistance in obtaining credit reports. HUD's "fair market rent" for a one-bedroom apartment in Orange County is \$825 per month, currently 121% of the maximum monthly Social Security Income (SSI). This project will educate approximately 175 housing authority staff and apartment owners about the needs of people with developmental disabilities, provide 1,500 parents with the awareness of Section 8 funding, and assist approximately 40 people in obtaining credit reports.

APPENDIX A
 DDS-Affordable Housing Project Profiles, Fiscal Year 2000-01

No	Organization	Funding	Project
8	Aletha Wallace, Director Easter Seals of Southern California 16946 Sherman Way, Suite 100 Van Nuys, CA 91406	\$75,000	ESSC proposes to provide home ownership information such as, education in purchasing, and awareness of pre/post purchase services. ESSC will provide classes, access to consumer credit counselors, financing through the FannieMae Corp., bilingual curriculum, and coordinate funding sources for people with developmental disabilities. This project will provide information and education to a minimum of 400 individuals, and provide Home Buyers Training Certificate classes to 60 individuals.
9	Kris McCann, Executive Director Housing Choices Coalition 4351 Lafayette Street Santa Clara, CA 95054-1701	\$75,000	HCC proposes to use DDS-AH funds for the third phase of a current expansion project in Monterey County. HCC's goal is to have newly or existing affordable housing units "set aside." HCC will educate key local players (developers, government representatives, funders and community members), advocate for inclusion in local housing plans, perform outreach for people with developmental disabilities, extend their Housing Information Registry into Monterey County, develop funding sources for continuation of the project, and explore existing housing resources in Santa Cruz County. In the past year rental rates have increased more than 38% for a one-bedroom apartment in San Jose to \$1,591 per month. The median price of a home in Santa Clara County exceeds \$500,000. In Monterey County, the average cost of a home is \$225,000 as of May 2000, compared to \$173,500 the previous year.
10	Uta Swiatecki, President Housing Consortium of the East Bay P.O. Box 10410 Oakland, CA 94610	\$75,000	HCEB proposes to employ a director to increase affordable housing options for adults with developmental disabilities in Alameda and Contra Costa Counties. HCEB proposed three strategies: 1) target "set aside" units for Section 8 and New HUD 811 funded construction; 2) produce and distribute to consumers, families, services providers, developers, local housing authorities, and city planners materials outlining housing options 3) participate in local/statewide planning process and collaboration. Rental rates in Oakland doubled in 2000 from 1998. The cost of a two-bedroom apartment in Concord is \$1,200 per month (a 100% increase from \$600 per month in an 8-month period: December 1999 to August 2000). This plan will negotiate "set asides" for 18 people in Lafayette by June 2001, and for 40 people in Oakland by February 2002.

APPENDIX A
 DDS-Affordable Housing Project Profiles, Fiscal Year 2000-01

No	Organization	Funding	Project
11	Fred Quigley Resources for Rural Community Development, Inc. 1900 Churn Creek Road, Suite 305 Redding, CA 96002	\$50,000	RRCD proposes to educate government entities on the housing needs of persons with developmental disabilities, and increase availability of resources for housing providers. RRCD will use the \$50,000 to: 1) hire a part time grant writer/consultant for one year to develop housing and operational funding resources; 2) increase housing support to all communities in RRCD's nine county service area; 3) establish education, training, and expansion of partnership networks, 4) develop a follow-up support program to include home care, maintenance, and counseling for new home owners. This project will increase the annual home ownership acquisition rate from the current seven homes per year to 10 homes per year.

APPENDIX B
 DDS-Affordable Housing Project Profiles, Fiscal Year 2001-02

No	Organization	Funding	Project
HOUSING PRODUCTION			
1	United Cerebral Palsy of Los Angeles and Ventura Counties (UCP) 7630 Gloria Avenue Van Nuys, CA 91406	\$300,000	UCP plans to develop a 10-unit apartment building in Orange County for individuals with developmental disabilities.
2	Housing Consortium of the East Bay (HCEB) P.O. Box 10410 Oakland, CA 94610	\$300,000	HCEB's project will help fund 12 affordable units (1 and 2 bedroom apartments) at three separate sites located in Berkeley, California.
3	North Bay Housing Coalition 650 Imperial Way, #202 Napa, CA 94559	\$250,000	North Bay Housing Coalition will set aside five rental apartments in a 125-unit apartment complex. Units will remain affordable housing for a 55-year period.
4	Human Investment Project 364 Railroad Avenue San Mateo, CA 94559	\$180,000	This project will set aside four units in a 36-unit apartment complex and rehabilitate apartments to be accessible for persons with developmental disabilities. Units will remain affordable for a fifty-five year period.
5	Home Ownership for Personal Empowerment, Inc (HOPE) 21231 Hawthorne Blvd. Torrance, CA 90503	\$182,750	HOPE will purchase a duplex that will create four units of housing for persons with developmental disabilities.
6	Home Ownership Made Easy (HOME) 5901 Green Valley Cr. #465 Culver City, CA 90230	\$150,000	DDS-AH funds will be matched with City of Inglewood funds to purchase and rehabilitate a structure that will house eight persons with developmental disabilities.
7	Community Interface Services 2621 Roosevelt Street Carlsbad, CA 92008	\$100,000	This project will support at least ten persons with developmental disabilities in purchasing their own homes through a down payment assistance program.

APPENDIX B
 DDS-Affordable Housing Project Profiles, Fiscal Year 2001-02

No	Organization	Funding	Project
8	Redwood Community Action Agency (RCAA) 904 G Street Eureka, CA 95501	\$120,000	RCAA will assist four Redwood Coast Regional Center (RCRC) consumers with obtaining housing by providing down payment assistance.
9	Delano Association for Developmental Disabled, Inc. (DADD) 612 Main Street Delano, CA 93215	\$140,000	DADD will expand the source of down payment assistance funds for ten to 12 consumers and/or families of consumers involved in the purchase of their first homes. This Project will also provide funds for necessary remodeling, minor rehabilitation and accessibility modifications.
10	Resources for Rural Community Development (RRCD) 1900 Churn Creek Road, Suite 114 Redding, CA 96002	\$130,000	RRCD will expand the source of down payment assistance funds for 13 or more consumers and families of consumers involved in the purchase of their first home. RRCD will also provide funds necessary for remodel and accessibility modifications.
CAPACITY BUILDING			
11	Housing Choices Coalition (HCC) 4351 Lafayette Street Santa Clara, CA 95054	\$100,000	This project will extend HCC into Santa Cruz County. It will also assess housing needs, establish HCC's presence in the community and lay groundwork for future projects. Educate and advocate for affordable housing, develop resources and partnerships. This project plans to provide education and outreach services to four hundred people on affordable housing issues.
12	ARC-San Francisco 1500 Howard Street San Francisco, CA 94102	\$96,643	ARC-San Francisco will extend "Project Share" services to Golden Gate Regional Center (GGRC) consumers. Through shared housing and rental arrangements with senior citizen homeowners, Thirty-six consumers will receive rental housing. Housing will be acquired by February 2003.

APPENDIX B
 DDS-Affordable Housing Project Profiles, Fiscal Year 2001-02

No	Organization	Funding	Project
13	Housing Consortium of the East Bay (HCEB) P.O. Box 10410 Oakland, CA 94610	\$90,550	Work toward HCEB becoming self sufficient, assemble a framework for developing affordable housing for consumers, target additional "set-aside" units and Section 8 choice vouchers, launch the Housing Connection Project, quantify housing needs, educate consumers, landlords and government entities, and increase access to affordable housing for consumers. Twenty-two persons with developmental disabilities will move into their own homes. Eighty-five persons will receive education and outreach services on affordable housing issues and/or move into their own homes.
14	Delano Association for Developmental Disabled, Inc. (DADD) 612 Main Street Delano, CA 93215	\$33,461	DADD will provide pre and post home ownership resources for consumers to purchase a home. They will also develop funding resources and educate private and governmental entities about consumers and their need for affordable housing. Consumers throughout the Kern Regional Center area will be assisted.
15	Home Ownership Made Easy (HOME) 5901 Green Valley Cr, #645 Culver City, CA 90230	\$100,000	HOME will develop additional lending products such as the new Section 8 Home Ownership program, expand relationships with private and government entities and solicit additional local, state and federal resources to expand affordable housing for persons with developmental disabilities. This project's goal is to move one hundred persons with developmental disabilities and their families, throughout California by the end of 2003.
16	Redwood Community Action Agency (RCAA) 904 G Street Eureka, CA 95501	\$62,764	This project will assist individuals with finding affordable housing by: assisting four consumers through the mortgage process, establish pre and post consumer counseling and education regarding purchase and home ownership, help develop loan packages that meet RCRC consumer needs, establish a regional center service area "housing network team" and expand RCAA services throughout the four county RCRC service area.
17	Easter Seal Southern California 16946 Sherman Way, Suite 100 Van Nuys, CA 91406	\$89,000	This project proposes serving persons with developmental disabilities with their multiple housing needs by providing Fannie Mae home ownership loan products to consumers, counseling by bi-lingual staff, conferences and workshops and trainings on accessing housing. This project plans to provide eleven hundred individuals with education and outreach services regarding affordable housing for persons with developmental disabilities.

APPENDIX B
 DDS-Affordable Housing Project Profiles, Fiscal Year 2001-02

No	Organization	Funding	Project
18	Community Interface Services 2621 Roosevelt Street Carlsbad, CA 92008	\$89,764	This project will expand affordable housing stock in the San Diego area by acting as liaison and advocate for consumers when working with private and government entities, provide information and consultation to consumers on affordable housing and provide consumer support with down payment assistance programs. A minimum of three persons with developmental disabilities will move into their own homes and 240 people will receive education and outreach services.
19	Resources for Rural Community Development (RRCD) 1900 Churn Creek Road, Suite 305 Redding, CA 96002	\$61,556	This project will enhance integrating persons with developmental disabilities into the Redding and Northern California housing market. The project will educate government entities about the needs of consumers and increase availability of resources for housing providers to meet such needs. RRCD will increase the number of persons with developmental disabilities moving into their own homes from the current rate of ten per year to 12 per year.
20	Housing Choices Coalition 4351 Lafayette Street Santa Clara, CA 95054	\$50,160	This project will work toward strengthening the infrastructure of the California Statewide Affordable Housing Coalition Plan and implement two affordable housing leadership summits that would bring housing advocates from around the State together to educate and advocate on issues surrounding affordable housing for persons with developmental disabilities. This project will allow HCC to provide services in Santa Cruz County, serving up to five hundred additional persons with developmental disabilities.
21	InAlliance 6950 21 st Avenue Sacramento, CA 95820	\$73,352	This project will increase section 8 certificates and the number of landlords/units that will accept them in the greater Sacramento area. This project will also work toward obtaining apartment "set-asides" from housing developers. Four hundred individuals will receive education and out-reach services on affordable housing for the developmentally disabled.

APPENDIX B
 DDS-Affordable Housing Project Profiles, Fiscal Year 2001-02

No	Organization	Funding	Project
22	Marin County – Association for Retarded Citizens (M-ARC) 18 Professional Center San Rafael, CA 94903	\$100,000	This project will be used to hire a housing specialist, develop materials related to affordable housing, conduct workshops and incorporate the Developmental Disabilities Marin Housing Coalition. Ten consumers will move into existing affordable housing units. 50 or more persons will receive information on affordable housing resources and/or move into their own homes.
23	LA Neighborhood Housing Service 3111 So. Flower Street Los Angeles, CA 90007	\$100,000	This project will develop and disseminate a housing resource guide. It will also provide training, education and counseling on home ownership, landlord-tenant issues and fair housing. Focus group meetings will convene in the community to develop a strategic housing plan. A housing conference will be provided. Ten consumers will move into rental properties or become homeowners. Two hundred consumers will receive information on affordable housing for the developmentally disabled.