

# Inclusive Housing LLC

Response for request for proposals from the City of Davis  
Pacifico Student Housing Cooperative

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Inclusive Housing LLC  
(Proposal to Purchase Pacifico Student Housing Cooperative)

Inclusive Housing LLC is poised to purchase Pacifico Student Housing Cooperative and deliver an imaginative affordable housing project that includes enhanced benefits for multiple segments of our community. The overarching goal of this proposal is to provide vibrant and inclusive affordable housing without City of Davis financial assistance.

This inclusive housing model is focused on lower income UCD students with public service motivations and those in the community with special housing needs. The student to “special housing needs groups” range will be from 75:25 to 50:50.

**Special Housing Needs:**

To date, we have two special groups that are interested in affordable and supportive living spaces: First 5 Yolo’s CHILD Project: Road to Resilience (R2R) and Team Davis. We expect at least one similar group will also be interested in the coming weeks. Final approval of the groups will be in collaboration with the City of Davis.

*The CHILD Project: Road to Resilience:*

Research indicates that what happens early, matters for a lifetime. R2R is an innovative systems improvement designed to prevent conditions that contribute to child maltreatment, prevent or mitigate adverse childhood experiences, and provide a system for improved health, safety, and early experiences. R2R aims to strengthen families rather than waiting to treat problems later, when they are deeper, more entrenched, and more expensive to address. R2R is a system-wide approach to identifying high-risk mothers and infants and providing intensive, evidence-based programming early, to substantially mitigate the risk for child maltreatment and future trauma. One of the largest identified barriers for these at-risk families in Yolo County is the lack of housing that is both affordable and safe. These families are often forced to transition housing frequently to escape overcrowded apartments with unsupportive roommates and landlords, unsafe neighborhoods, and cost prohibitive rents which can lead to toxic stress, increased program dropout rates, and inability to access needed support services.

The goals of First 5 Yolo’s R2R Project would be supported by linkage to the affordable, supportive housing in this proposal. A healthy environment for children starts with a strong family and stable housing, and without this, children are vulnerable to abuse and neglect (Urban Institute. Research Report. 2014). Inclusive Housing LLC will offer families the stability and safety they seek for their young children—allowing them to focus on learning critical parenting and life skills, establishing connections to needed community services, and receiving perinatal and behavioral health care, as provided in-home by R2R, while securely housed. By sharing housing with other parents in a safe environment, mothers and their very young children will have a welcoming, stable environment where they can learn and be supported by home visiting professional staff. Further, these mothers will build social connections with

fellow parents—a critical protective factor against the risk for child maltreatment. Additionally, opportunities for efficiencies in service delivery can be realized, which will further improve outcomes for families.

#### *Team Davis:*

Team Davis was established to help enrich the lives of children and adults with developmental intellectual and/or physical disabilities living in or close to Davis, California. The need for housing for adults with disabilities is great. Often, they have day time jobs that do not provide enough income for them to afford appropriate housing in Davis. This proposal will provide inexpensive housing and provide the opportunity for their support team, often UC Davis students, to live near them in inexpensive housing. This serves both the Team Davis member and the care giver. Importantly, it also solves the problem of what to do in an urgent situation where the Team member needs help. With a care giver in the same or nearby building there is easy access to help.

#### **Student Housing Needs:**

There is an incredible need for less expensive housing for low income students. In 2018, 57% of UC Davis undergraduates were awarded family income based grants or scholarships, and during 2017-18, 38% of UC Davis undergraduates were designated as low income by Federal standards and were awarded Pell Grants (“UC Davis Student Profile.” *UC Davis Facts*, UC Davis. Updated March 7, 2019. <https://www.ucdavis.edu/sites/default/files/upload/files/uc-davis-student-profile.pdf>). Rather than focus on the general population, then, the goal of this housing arrangement is to focus on low income UCD students and specifically to recruit UC Davis students that are already working and/or volunteering to help others. With the assistance of Team Davis, we have identified the Best Buddies program and the Special Olympics club of UC Davis. With these synergies in mind we expect more interested UC Davis groups in the coming months. Our intention is to work with these groups and UC Davis Housing to identify income-qualified students with public service motivations to live in this development to build a supportive and mutually fulfilling community. One of Best Buddies “four pillars”, for example, aligns with our goal to provide housing that integrates those with and without intellectual and developmental disabilities.

#### **Deed Restrictions:**

Current deed restrictions will remain in place. This will require 87 income-qualified people to live in the four buildings. Our expectation is that actual rents will be closer to the extremely low category.

#### **Building Redesign:**

No changes to the buildings externally except for the addition of a fenced outdoor play area for children, as appropriate. Internally, changes will be made to enhance the living environment for both students and special groups, including transforming each floor to a stand alone housing unit, baby-friendly spaces, and large kitchen and dining areas for each floor.

Depending on the needs/requirements of special housing groups, other changes will be made, as appropriate. All changes and rehabilitation will be at the expense of Inclusive Housing LLC.

**Number of units, bedrooms or beds:**

Four buildings will be utilized.

Room Range

1<sup>st</sup> Floor 16-24

2<sup>nd</sup> Floor 28

3<sup>rd</sup> Floor 28

**Total 72-80**

Bed Range

1<sup>st</sup> Floor 16-24

2<sup>nd</sup> Floor 28-36

3<sup>rd</sup> Floor 28-36

**Total 72-96**

**Financial Assistance:**

No financial assistance from the City of Davis is needed. In consideration for ownership transfer, we will provide [REDACTED] for refurbishment and renovation of the four buildings. If additional funds are required they will be provided by the applicant team. The buyer shall form an LLC to hold title.

**Yolo County Adult Residential Treatment Facility:**

Yolo County Adult Residential Treatment Facility is not a part of this proposal. As previously described, the proposal does include the target population of R2R, a program collaboratively funded by First 5 Yolo, local cities (including City of Davis), and State of California Office of Child Abuse Prevention, and implemented by CommuniCare Health Centers and Yolo County Children's Alliance, as well as populations served by Team Davis and additional community groups in need. We believe our inclusive housing approach is better aligned with the neighborhood, which is largely comprised of students and families.

**Property Management Services:**

Dowling Properties will manage the day to day operations, including lease agreements for each individual, collecting rents, landscaping, building maintenance etc. They currently manage 200+ units with 450+ bedrooms and 500+ residents. They have been in business for more than 55 years. They also manage multiple low or moderate income units in the Davis area as well as apartment buildings.

**Relevant Project Experience:**

Aside from property management experience the applicant team has played a critical role in the development of 100s of single family, commercial and multifamily properties and affordable units over the past decades. This includes the Spring Lake neighborhood in Woodland, Parque Santiago, Willowbank Park and the West Davis Active Adult neighborhood in Davis. The later also includes the development of 150 affordable senior apartments. Additionally, the renovation of dozens of properties over the past decades plus brokerage and

contractor licensing will allow this team to quickly and effectively renovate and operate the Pacifico buildings.

**Financial Capacity:**

See attached for proof of funds to renovate the four buildings at Pacifico.

**Timeline:**

Inclusive Housing LLC is ready to close escrow and begin rehabilitation of the property and collaboration with community groups immediately. We estimate that refurbishment would begin within two months after the close of escrow and be completed within six months. Landscaping and exterior clean up and improvements would begin immediately after taking possession of the property. The goal would be to be ready for new residents to be living in the newly renovated buildings in the summer of 2020. We are willing to continue the current uses for a length of time to allow for a smooth transition for the current residents. Ideally, there will not be an overlap with current and future residents.

**Budget:**

[Redacted budget information]

**Alignment with City Goals:**

City Goal #1 - Ensure fiscal resilience

Objective #2 - Cost containment

This proposal eliminates the need for city subsidy of Pacifico now and in the future. As other government funds are not required for this proposal those funds will be available for other affordable housing needs.

City Goal #5 -Ensure a safe, healthy and equitable community

Objective #2: Determine a long-term plan for oversight, ownership and tenancy of Pacifico. This proposal address this objective

**Compatibility with existing neighborhood:**

The Pacifico complex is adjacent to other apartment complex and a single family home neighborhood. This proposal will have residents that are students, pregnant women and mothers of very young infants and children, and developmentally disabled. These are compatible groups with the surrounding students and families.

**List of Property Owned and Managed:**

(see attached list)

**Team Members:**

Jason Taormino. MBA Theseus Institute, Sophia Antipolis France and BA in Political Science Dickinson College. Fifteen years real estate development and sales experience. Real Estate sales and contractor licenses. Managing member, Inclusive Housing LLC

Dan Dowling. Bachelors degree Georgetown University.  
US Air Force Veteran. Broker's license and 55 years real estate experience. Managing Member Inclusive Housing LLC

Andrew Dowling. Masters Georgetown University. Graduate UC Davis.  
Broker's license and 21 years of real estate experience.

Debbie Stewart. Tax and finance expert with forty years of general experience and 25 years of real estate finance experience. Additionally, Debbie has worked for a non profit benefiting domestic violence victims.

Josh Putnam. Undergraduate degree from Drew University. Eight years of finance experience including three years in property management.

Eric Ferch: Degree in Real Estate and Land Use from Sacramento State. Five years in property management in Davis.

Omero Orozco. Undergraduate degree Sacramento State University.  
Seven years of property management experience.



It's All About the Kids

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TO: Jason Taormino, Inclusive Housing LLC  
FROM: Gina Daleiden, Executive Director, First 5 Yolo  
DATE: August 15, 2019  
RE: Letter of Support

Dear Mr. Taormino,

On behalf of First 5 Yolo, I am writing in support of Inclusive Housing LLC's Proposal to Purchase Pacifico Student Housing Cooperative and the offer to include First 5 Yolo's CHILD Project: Road to Resilience (R2R) population of at-risk prenatal women and woman parenting infants and toddlers.

The R2R Project serves some of the most vulnerable mothers and infants in Yolo County at a critical time for child brain development. The Project expands and enhances The CHILD Project Pilot, an early partnership of First 5 Yolo and City of Davis. R2R is an innovative systems transformation designed to prevent conditions that contribute to child maltreatment, prevent or mitigate adverse childhood experiences, and provide a system for improved health, safety, and early experiences.

While First 5 Yolo cannot offer an opinion on broader land use policy, the agency strongly supports the inclusion of the population we serve in affordable housing.

The access to stable, safe, and affordable housing will allow women and their very young children the basic support that will enable them remain in intensive R2R services, including parenting and life skills, case management, and connection to needed community services, as well as in-home perinatal and behavioral health care. Housing insecurity is a significant barrier to uptake of service and service retention. Some women with very young infants are temporarily housed in motels or shelters, making consistent service delivery precarious. The cost of rent often consumes a large portion of the client's income, leaving them pressed to cover other basic needs, such as diapers. Additionally, the proposed housing can help mothers develop social connections with fellow parents—a proven protective factor for families.

Child Safety, or family strengthening for the prevention of child abuse and neglect, is a core component of First 5 Yolo's mission to improve the health and well-being of our youngest children in Yolo County. As you may know, Yolo County is challenged by rates of child abuse higher than the State average, and the ability to successfully retain and support high-risk families in intensive, evidence-based programming is a key component to making progress in this area.



It's All About the Kids

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Our need for increased coordination in the system serving our youngest children and their families confirms the importance of imaginative, auxiliary supports such as affordable, safe housing. First 5 Yolo looks forward to increasing the effectiveness of systems and the success of our youngest children and families through a creative partnership with Inclusive Housing, LLC that opens access to affordable housing for the R2R population.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gina Daleiden", with a long horizontal flourish extending to the right.

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Gina Daleiden, Executive Director  
First 5 Yolo  
502 Mace Blvd, Ste. 11  
Davis, CA 95618  
530-419-2477



It's All About the Kids

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Elias Jbeily  
Special Olympics Club at UC Davis  
8536 Story Ridge Way  
Antelope, CA 95843  
15 Aug. 2019

Dear City Council of Davis,

My name is Elias Jbeily and I am the president of the Special Olympics Club at UC Davis. Our club's main focus is bringing together the special needs community in Davis and the UC Davis students and athletes through sport. We place a large emphasis on inclusion so rather than having the UC Davis students and intercollegiate sports teams set up drills and scrimmages for the special needs athletes, we seek to compete alongside the special needs athletes in our events. Subsequently, we are able to create a unique sports environment in which no boundaries exist and all are welcome to compete.

As a community devoted to furthering the integration of the special needs community, we fully support the proposed integrated housing model. We feel that the model parallels our attempts to remove social boundaries imposed on the special needs community. Additionally, the model seeks to further UC Davis students' familiarity with inclusion and equality with respect to the special needs community.

Thanks, and Best Wishes,

A handwritten signature in black ink, appearing to read "Elias Jbeily". The signature is written in a cursive style with a long, sweeping tail on the last letter.

Elias Jbeily

BEST BUDDIES



August 14, 2019

To whomever it may concern,

On behalf of Best Buddies at UC Davis, our officers would like to express our support for the Inclusive Housing Proposal. Affordable and inclusive housing for people with intellectual and developmental disabilities is an important aspect in helping promote inclusion for this community. As part of the Best Buddies mission, providing inclusive housing empowers people with intellectual or developmental disabilities by creating an environment which fosters social relationships and encourages community engagement.

Sincerely,

Best Buddies at UC Davis Officers  
Best Buddies International

8 Zalem Ct	426 E. 8th St #7
211 First St	426 E. 8th St #8
213 First ST	435 Delta-W*7/31/19
216 Baja Ave	501 Mace Blvd
217 Hacienda	503 3rd st #B
221 W 8th	505 Mace
222 D #2	514 E. 11th St
222 D St #5A	514 E.. 11th #B
222 D St #5B	514 Oeste
222 D St #7	516 Oeste
222 D St. #112	519 10th St
222 D St. #113	521 10th St
222 D St. #214	520 S. Campus
222 D St #215	522 Georgetown
227 Aurora	530 Hudson Ct-8/27/19
237 First	531 Scripps
300 W. 14th	533 Scripps
300 W. 14th #b	535 A St
312 K St #1A	542 I St
312 K St 1B	544 i st
312 K St. #2A	612 D St
312 K St #2B	612 D St #B
314 D St	611 Racliffe- 8/29/19
316 I St #1	613 Radcliffe
316 I St #2	631 E St
316 I St #3	635 Radcliffe
316 I St #4	636 Villanova
316 I St #5	637 Radcliffe-
318 D St	645 Lake Ter.
320 W. 14th #a	638 Rutgers
320 W, 14th #b	720 D St. #1
320 W. 14th #c	720 D #2
322 W. 14th- #a	720 D St #3
322 W. 14th- #b	720 D St. #4
322 w. 14th #c	720 D St #5
401 Pear-Winters	720 D St #6
408 W. 14th	720 D St #7
426 E. 8th St #1	720 D St #8
426 E. 8th St #2	720 D St #9
426 E. 8th St #3	720 D St #10
426 E. 8th St #4	741 6th St #a
426 E. 8th St #5	741 6th St #b
426 E. 8th St #6	741 6th St #c

741 6th St #d	1341 Drake Dr #C
757 N St	1341 Drake Dr. #D
759 N St	1419 Lake Blvd
761 N St	1419 Whittier Dr
802 J st	1419 Oak Ave
804 J St	1421 Oak Ave
806 Arthur St	1423 Nutmeg
808 Arthur St	1523 Oak Ave
808 J	1548 drake
810 J St	1701 Lehigh
819 Eureka	1703 Lehigh
819 Linden Lane	1705 Lehigh
820 J St	1751 Lehigh Dr
823 Linden	1753 Lehigh Dr
891 linden 6/30/19	1755 Lehigh Dr
922 Chestnut Ln	1801 Lehigh Dr
922 J St-	1803 Lehigh Dr
924 J St	1805 Lehigh Dr
929 Zaragoza	1801 Sycamore Ln
934 J St.	1804 White Sands
936 J St	1805 Sycamore
940 J St.	1818 Moore Blvd.
942 J St	2058 Alta Loma St
1001 Alice	2105 E. 8th
1003 Alice	2128 Bueno #25
1004 Columbia Pl	2136 Caravaggio
1016 Drake	2360 Coffeeferry
1018 Drake	2503 Regis-
1122 Anderson	2643 Blackburn Dr-
1220 Cornell Dr.	2669 Blackburn Dr
1306 Estaban Ct 8/31/20	2727 Hatteras Pl
1319 Eureka Ave	2812 Cascade
1319 Eureka- #b	2819 Seine Dr
1320 Redwood Ln	2820 Eel Eve
1331 Drake Dr. #A	2826 Ottawa
1331 Drake Dr. #B	2905 Austin #4
1331 Drake Dr. #C	2910 Albany
1331 Drake Dr. #D	2912 Albany
1324 Via Colonna Ter	2958 Grinnel Dr
1341 Drake Dr #A	2976 Layton
1341 Drake Dr #B	3027 Boulder

4246 Cowell  
4602 Cowell  
4606 Cowell  
4610 Cowell  
4614 Cowell  
4618 Cowell  
4622 Cowell  
4630 Cowell  
4634 Cowell  
4638 Cowell  
4642 Cowell  
4650 Cowell  
4658 Cowell  
4730 Cowell  
4732 Cowell  
5010 Glide Dr #1  
5011 Swingle  
5013 Swingle  
5204 Glide Dr  
5206 Glide Dr  
20200 County Rd 103-M  
40153 co Rd. 25 A