Models of Farmworker Housing
Overview

- Housing for Farmworker Families
- Financing
- Housing for Unaccompanied Farmworkers
CEDC – Who We Are

• Over 30 years of experience in Ventura County and California’s Central Coast
• Development, General Contracting, Property Management; Community Building, Homeownership
• 1,754 homes built and 275 homes in the pipeline
• 1,093 rental homes in 25 properties owned and managed by CEDC
• 15 projects using RD funding, 510 farmworker apartments
Ventura County Farmworkers

- About 20,000 farm workers
- Average income, $20,000/year
- Statewide, estimated that 57% of farmworkers do not have legal status
- Stable year round work
- Ventura County is a very high cost housing market
California’s Housing Crisis

- Shortfall of 956,461 homes affordable and available to lowest income households
- Median rents increased by over 20% from 2000 to 2012, while median income decreased by 8%
- More low income households are severely rent burdened since 2000
- Foreclosure crisis increased number of renters and drove up rents
- Federal and State funding for affordable homes has decreased

How California’s Housing Market is Failing to Meet the Needs of Low Income Families, CHPC, 2/2014
Ventura County Rental Housing Needs

- Average rent for 2-bedroom unit in City of Ventura: $1,536 (Source: Dyer Sheehan Group)
- Salary needed to afford such rent: $61,440
- Homeless Persons on any given day: 519
- Applicants to Encanto del Mar 37-unit project on Thompson: 492
- Waiting list at Ventura Housing Authority: 3,236
Early Days: Rebuilding Cabrillo Village
Early Success

Cabrillo Village Farmworkers Co-operative Housing

Selected as one of the 10 best designs of 1982 by Time Magazine

Financing: Phase 1 (1981) and 2 (1986) Rural Development 514/516 Loan and Grant Programs

CEDC

Phase II Cabrillo Village Co-operative
Rancho Sespe circa 1979
Rancho Sespe Phase 1 (1990) and Phase 2 (1993) – 100 farm worker apartments financed with RD 514/516 and California HCD Serna Funds
Then –
No CEDC Farmworker Housing from 1993 to 2004

- Why – Limits on the amount of funding per project
- Lack of local political support for farmworker housing
- Then – RD allowed its funding to be used with tax credits
- Advocacy by House Farmworkers!
Advocating for Farmworker Housing in Fillmore
Villa Cesar Chavez, Oxnard
52 Farmworker Apartments Completed 2006
Camino Gonzalez, Oxnard

18 Farmworker Apartments

Completed 2012
Rodney Fernandez Gardens, Santa Paula

- 90 rental apartments
- 49 for farmworkers
- Two phases
- Completed 2011
- Multiple funding sources including RD
Azahar Place, Ventura
60 apartments
30 for farmworkers
Completed 2012
Federal Resources - USDA Rural Development
Farmworker Housing in California

- 80% of RD Farmworker Housing Applications
- California Capped at 30% of Funding
- Projects must be 50% Farmworker to be Competitive
California 9% Tax Credit Allocation Program

- Very competitive
- 20% allocated to rural areas
- RD setaside in rural setaside
- Tiebreaker is amount of government funding
State Funding 2014-2015 Budget

- Funds from Previous Housing Bonds Exhausted
- State Budget includes:
  - $100 million in new funding for the Multifamily Housing Program
  - Affordable Housing and Sustainable Communities (AHSC): 20% of annual cap-and-trade auction revenues that includes 10% for affordable housing for programs that reduce greenhouse gases (GHG) – half for housing – $120 million in current NOFA – very complicated
California –
Current Funding Proposals by Speaker Atkins

- Increasing the California Low Income Housing Tax Credit by $300 million
- Creating an ongoing source of funding for affordable home development and job creation by increasing the fee on real estate related document recordings
- Creating a framework for how California will spend funds received by the National Housing Trust Fund, which are expected to begin flowing to states in 2016 (from Fannie Mae, suspension now lifted)
Villa Victoria, Oxnard

54 apartments

27 for farmworkers

Completed 2007
Villa Victoria, Sources

- $4,500,000 CalHFA Tax Exempt Loan
- $1,100,000 RD Loan
- $3,000,000 California Serna Loan
- $1,100,000 City Loan
- $40,000 Deferred Developer Fee
- $275,000 GP Equity
- $5,275,000 4% Tax Credit Equity
- $15,290,000 Total Project Cost
Valle Naranjal, Piru

66 Farmworker Apartments

Completed 2012
Valle Naranjal, Sources

- $4,045,000  Rural Development
- $1,500,000  Ventura County HOME/CDBG
- $650,000    AHP
- $1,000,000  California Serna Loan
- $100        GP Equity
- $1,004,000  Deferred Developer Fee
- $15,556,000 9% Limited Partner Equity
- $23,775,100 Total Project Cost
Housing for Unaccompanied Workers – CVHC Model
Las Mananitas – Mecca Migrant Worker Housing

- Developed by Coachella Valley Housing Corporation (CVHC)

- Funding by County of Riverside Economic Development Agency (Redevelopment) HOME funds, Community Development Block Grant funds, HUD Colonia Initiative (HCD) funds – no permanent loan

- 128 Beds in 15 apartments

- Each apartment contains four bedrooms, two bathrooms, a common living area, a kitchen, and a front porch, and houses eight adults

- Residents pay $25 a week, and stay on average one week to six months

- Also serves rural homeless
Opportunities

- Support HAC, National Rural Housing Coalition, and local housing advocacy
- Develop partnerships with local agriculture
- Support state funding for affordable homes
- Support increased funding for RD farmworker housing programs
More Information

House Farmworkers! - www.housefarmworkers.org
Cabrillo Economic Development Corporation, www.cabrilloedc.org