



# 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



*bringing community home*

# 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



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](http://www.housefarmworkers.org)

Cabrillo Economic Development Corporation,  
[www.cabrilloedc.org](http://www.cabrilloedc.org)





# Cabrillo Economic Development Corporation

