



Making Farm Worker Housing Happen: Creative Community Collaborations

Ventura County Farm Worker Housing Summit

Camarillo, California
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Presentation for Today

1. Who is the California Coalition for Rural Housing (CCRH)?
2. Case Studies of Successful Project Collaborations
3. Final Thoughts on Importance of Citizen Engagement

California Coalition for Rural Housing



Mission: Strengthen capacity of nonprofit and public sectors to improve quality of life of rural and low-income Californians via production and preservation of decent and affordable homes.

- ✓ *Public Policy Advocacy*
- ✓ *Leadership Development*
- ✓ *Asset-Building*
- ✓ *Technical Assistance*
- ✓ *Community and Tenant Organizing*
- ✓ *Research and Public Education*



It may be a cliché, but



to make farm worker housing happen.



A Multiplicity of Contributors



Napa County

Local Vintners Take the Lead

- 1995-1999 – Wine industry voluntary contributions \$250,000+
- 2001 – AB 1550
 - ✓ Authorized county service area for acquisition, construction, leasing, maintenance farm worker housing
 - ✓ Authorized annual assessment \$10 per planted vineyard acre
- 2002 – Measure L allows landowners donate Ag land of less than 40 acres for farm worker housing.
- \$7 million+, 50,000+ shelter stays



A Tradition of Stewardship
A Commitment to Service

VIVIENDA PARA TRABAJADORES AGRICOLAS

Napa Valley Farmworker Housing Centers
NAPA COUNTY, CALIFORNIA



Disponible Inmediatamente
River Ranch Farmworker Center
1109 Silverado Trail
St. Helena, CA 94574

Manager: Angel Calderon
Telefono: 707.299.9064



Disponible Inmediatamente
Calistoga Farmworker Center
3996 St. Helena Highway North
Calistoga, CA 94515

Manager: Gil Ortiz
Información: 707.696.1132



Disponible Inmediatamente
Mondavi Farmworker Center
5589 Silverado Trail (cerca Yountville)
Napa, CA 94558

Manager: Fabiola Huijón
Información: 707.239.9347

Limpio, seguro y accesible de bajo costo - Precio por día \$13 -
Incluye tres comidas del día, de Lunes a Sábado, cocina estilo familiar.
Agua caliente las 24 horas, teléfonos, públicos y lavanderías.

Clean, secure and low cost - \$13 a day -
Includes three meals a day - Monday through Saturday,
Hot water 24 hours, public telephone and laundry facility.



VIVIENDA PARA TRABAJADORES AGRICOLAS

Información: 707.963.7496

Napa Valley Farm Labor Centers

- 3 centers, 180 beds, unaccompanied adults
- \$13 per night
- Includes shared room, 3 meals per day (except Sunday), on-site manager and cook, on-site laundry
- No more than 60 workers per center
- No more than 330 days per year
- At least one facility open every month

VIVIENDA PARA TRABAJADORES AGRICOLAS

Napa Valley Farmworker Housing Centers
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River Ranch Farm Worker Center, St. Helena

- Opened May 2003
- 8-acre parcel donated by vintner Joseph Phelps
- Owned and managed by Napa County Housing Authority
- Subcontracted to California Human Development Corp
- \$3.4 million project
 - County of Napa - \$1.2 million redevelopment tax increments
 - State of California – \$1.56 million Farm Worker Housing Grant
 - Napa Valley Vintners - \$645,775 Napa Valley Wine Auction
- 2 dormitories, multipurpose room, athletic field
- Rammed-earth technology – rather than lumber for foundation, used reinforced soil tailings from wineries

Riverside County

Conversion of Fred Young Farm Labor Camp (El Campo)



History

- Built in 1930s, wooden shacks
- Temporary shelter migrant farm workers
- 1960s, USDA replacement by cinder block shacks
- Operated by Riverside County Housing Authority
- 1980s turned over to Indio Housing Development Corp., single-purpose nonprofit representing residents
- Units poorly maintained

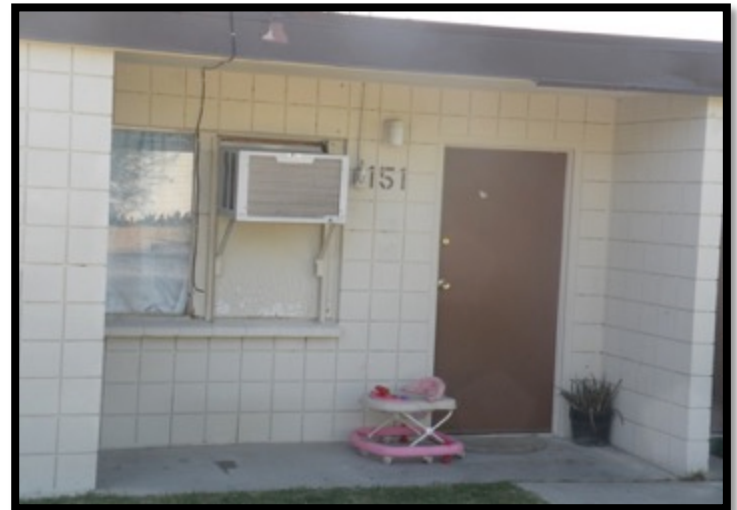
El Campo Revisited



- 2007, Coachella Valley Housing Coalition asked by USDA, Riverside County, City of Indio to take over
- 253 deteriorating, 1-story units, average 700 sq. ft.
- 85 units no AC, heating
- Farm worker families, retired farm workers
- CVHC installed AC, heat, repaired leaky roofs

Physical and Social Transformation

Before

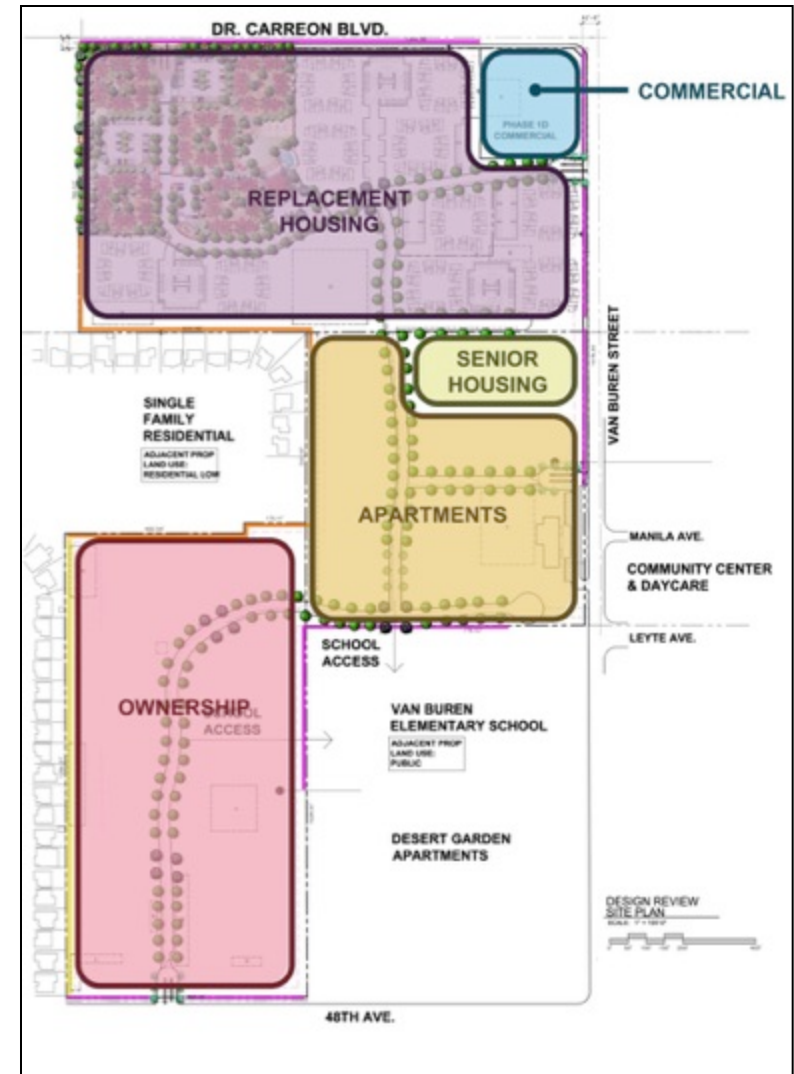


Gang Remediation and Social Services

- Historically, gang hang-out
- CVHC worked closely with Indio Police Dept.
- Created “Eyes on the Street” Program
- Increased free on-site programs for residents of all ages
 - ✓ After-school tutoring program
 - ✓ Opera appreciation program
 - ✓ Summer tennis program
 - ✓ Diabetes awareness classes
 - ✓ English-as-second-language classes
 - ✓ Annual toy give-away

Major Reconstruction and Redevelopment

- Multi-Use Site
 - ✓ farmworker
 - ✓ senior, family rental single
 - ✓ family home-ownership
 - ✓ commercial development
 - ✓ open park space.
- Villa Hermosa Apts., completed 85 replacement units, Phase 1
- Demolition, replacement, Phase 2
- Received entitlements, Master Plan approval from City
- All replacement homes in 3 years
- Entire community 10-12 years



Physical and Social Transformation of El Campo

After

Villa Hermosa Apartments



Monterey County

Conversion of Camphora Farm Labor Camp



History

- Constructed early 1960s under Bracero Program for single migrants
- 44 450 sq. ft. units in concrete block buildings, 2-bd., small kitchen
- Over time, occupied by families, extremely overcrowded
- Grounds unimproved, minimal planting, hard-packed dirt
- Failing septic system
- Insufficient water supply
- No recreational facilities





Putting Together the Puzzle Pieces

- Camphora renovation – Monterey County priority for decades
- Center for Community Advocacy organized tenants, pressure on slumlord
- County approached many nonprofits, no one wanted due to septic
- October 2010, bought by South County Housing with County funds
- SCH conducted green charette, resulted in low-energy use plan
- Plan to bore under 2 county roads, HWY 101, Union Pacific RR tracks to connect County and Soledad sewage systems
- Grower donated free easement of sewer line
- Only one well, no storage, install 2 50,000 tanks
- Took 5 years to mobilize funding



Dozen Different Funding Sources

- \$ 4,500,000 – HCD State Home Program
- \$ 3,328,739 – HCD MHP Program
- \$ 8,193,049 – Tax Credit Investor Equity
- \$ 959,580 – Monterey County CDBG
- \$ 300,000 – Monterey County Residual Receipts Loan
- \$ 1,102,230 – U.S. Department of Labor Farm Worker Housing Program
- \$ 430,000 – Federal Home Loan Bank, AHP
- \$ 720,000 – South County Housing, Capital Magnet Fund Loan
- \$ 100,000 – NeighborWorks Capital Loan
- \$ \$25,000 – Monterey County Over-the-Counter Grant
- \$ 5,000 – Enterprise Green Communities Green Charette Grant
- \$ 11 Units Project-Based Section 8 – Monterey County Housing Authority



The New Camphora Apartments

- Demolition, replacement - 44-unit apartment building with new infrastructure
- 3000 sq. ft. community center
 - ✓ Multi-purpose room
 - ✓ Computer lab
 - ✓ Office
 - ✓ Conference room
 - ✓ Patio area
- 2 sod playing fields, tot lot, basketball half court
- Extensive landscaping, agricultural buffer on perimeter
- Sound berm to shield Highway 101 noise
- Demolition February 2014, 25 families temporarily relocated, complete 2016



Demolition of Camphora





Building 3
**Typical Colored
 Elevations** A.01

Scale 0 4 8 12

South County Housing

7455 Carmel St.
 Gilroy, California 95020
 408 843 9263 Main
 408 842 0277 Fax

Camphora Apartments

Soledad, California
 [20090043]

June 16, 2011

Architecture + Planning
 17922 Fitch
 Irvine, California 92614
 ktgy.com
 949 951 2133 Main
 949 474 8480 Fax



Kern County

Struggle for New, Year-Round Farm Labor Housing



History

- Catholic Charities community builder approached Mayor of Arvin
- Formed committee – Offices of Mayor and Assemblyman, USDA, HUD, Kern County
- RFP to identify developer – Self-Help Enterprises selected
- Proposed multi-family apartments adjacent to “sweat equity” ownership
- SHE enlisted community input
- Suitable land found, “will serve” letter issued by CSD, land bought
- Within days, ‘Cease and Desist Order’ by State Water Quality Board found by County – CSD had insufficient sewer capacity!
- Utility district issuing letters despite order, development HALTED!!!

Organizing to Overcome Obstacles

- 10-year effort to keep pressure on CSD
- Television, print media exposed district inadequacies
- Dolores Huerta Foundation engaged residents re: billings and sewer incapacity that stopped development
- Local school district also supported project
- Result – Rancho Lindo!!!!









Opportunities to Support Farm Labor Housing for Local Citizens



Support Actual Farm Labor Housing Projects

- Affordable Housing sometimes strongly opposed!



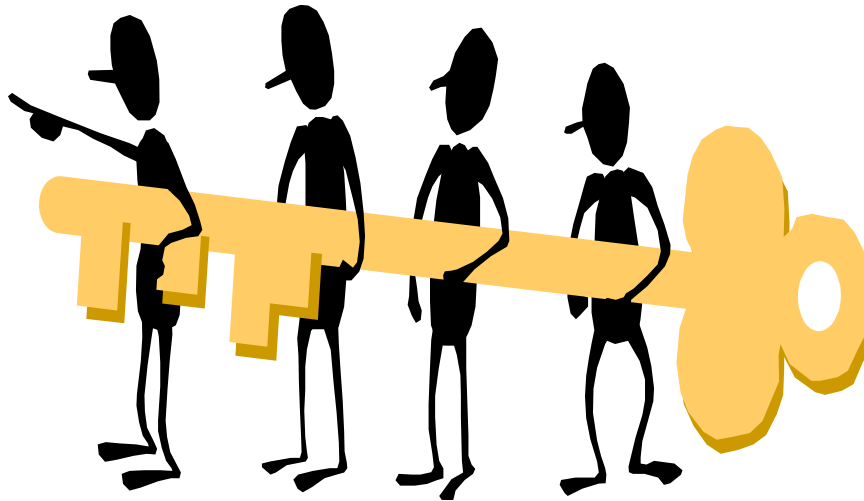
- *Community Support Can Make the Difference!*

Effective Participation Strategies . . .More

- Participate in any task forces, special committees formed by local elected and agency officials to create new policies or programs for farm labor housing
- Organize and/or participate in a tenant or neighborhood association or community betterment group
- Testify in support of farm labor housing projects or programs at public hearings or community meetings
- Participate in public policy campaigns to win financing, tax, land use, and other pro-affordable housing initiatives.

Key to Participation – Working Together

- Get involved - Housing justice can only be achieved when people strive together!



Whatever You Do – Get Involved!



Thank You

- Presented by:

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