



# Mid-Peninsula Housing Coalition

## San Andreas Farm Labor Camp





# Mid-Peninsula Housing Coalition



- Originally established as a “*Bracero*” Farm Labor Camp
- Over the years it was illegally converted to family housing
- Housing was cited for health and safety code violations



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- MPHC purchased property in 1999
- Families were given some relocation assistance funds



- Property was burned to the ground in 2000



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## Housing Cluster at San Andreas





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## San Andreas Farm Labor Camp

- 43 units completely rebuilt
- Units average over 1000sq.ft., with private patios and backyards for gardening
- Leach field will double as a play field and a children's play structure will be on site.



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## Community Center at San Andreas





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## San Andreas Farm Labor Camp

- Includes community building, sheriff's substation, computer education room that doubles as a mini-health clinic.
- Service programs also include after-school and summer programs, including computer education for adults and children



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## San Andreas Farm Labor Camp

### *Why San Andreas?*

- Good opportunity to build new large units for farm worker housing
- One of the few sites in the county that was not zoned agriculture or low-density residential
- Special County ordinance allowing rebuilding of old farm labor camps



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## San Andreas Farm Labor Camp

### *The Trade-offs*

- Narrow site with Riparian area
- Rural with no public bus service, septic, and water systems
- High infrastructure costs - left little space for children's play areas and open space



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## San Andreas Farm Labor Camp

### *Schedule & Costs*

- Negotiations began in 1999, and construction was completed July 2001.
- In order to purchase the property, MPHC foreclosed on the property for \$325,000



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## San Andreas Farm Labor Camp

<u>Source of Funds</u>	<u>Amount</u>
County RDA	\$ 1,400,000
AHP/Federal Home Loan Bank	\$ 250, 000
HOME	\$ 605,000
CHFA Prop 1A	\$ 95,000
Investor Capital Contributions/Tax Credits	\$ 5,850,000
GP Equity/MPHC	\$ 52, 000
<b>Total Sources</b>	<b>\$ 8,254,000</b>



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## Uses of Funds

Acquisition	\$ 360,000
Relocation	\$ 150,000
Demolition	\$ 75,000
Site work	\$ 1,500,000
Buildings	\$ 3,500,000
Overhead & Profit	\$ 800,000
Permits & Fees	\$ 280,000
Architectural	\$ 100,000
Engineering	\$ 200,000
Construction Interest	\$ 210,000
Legal Fees	\$ 110,000
TCAC	\$ 44,000
Other Soft Costs	\$ 500,000
Initial Operating Deposit	\$ 75,000
<u>Developer Fee (net)</u>	<u>\$ 350,000</u>

**Total Project Cost    \$8,254,000**



# Mid-Peninsula Housing Coalition

## San Andreas Farm Labor Camp

### *Rents*

2 - One Bedroom : \$368

4 - Two Bedroom: \$368 - \$590

24 - Three Bedroom: \$425 - \$851

12 - Four Bedroom: \$570 - \$950

1 - Manager's Unit (3 Bedroom)



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## Marmo's Pinto Lake





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## Marmo's Pinto Lake

- Was a family run R.V. Park established in 1927
- Eventually became a year round R.V. park serving low-income families
- Year round use violated County permits and were cited for serious health and safety violations
- CCA, Legal Aid and County sued previous owners and the Courts put the property into Receivership



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## Marmo's Pinto Lake

- MPHC Purchased the property in June 2000
- Population was reduced by Court Receiver and also offered moving assistance money
- Population reduced to 19 occupied spaces, which are mostly families of five or more members
- County passed a special conversion ordinance in June 2000 for Marmo's & Golden Torch R.V. Parks



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## Marmo's Pinto Lake

- 51 units using Manufactured Housing will be placed on permanent foundations at the site
- There will also be a “Stick-Built” Community Center with an additional Managers unit on the second floor
- All new utilities will be placed on site including a new waste water treatment (septic) system



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## Marmo's Pinto Lake

- After school and computer education classes will be offered at the community center
- Utilizing 8 acres of farmland, a community garden project will be offered
- A Community meeting room will be available for the residents use



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## Rents & Unit Mix

11 - One Bedroom Units: \$306 - 538

24 - Two Bedroom Units: \$363 - 641

11 - Three Bedroom Units: \$416 - 737

5 - Four Bedroom Units: \$456 - 814

1 - Manager's Unit (2 Bedroom) : \$0

**Total Units: 52**



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<b><u>Source of Funds</u></b>	<b><u>Amount</u></b>
RCAC Loan	\$ 1,135,000
AHP/Federal Home Loan Bank	\$ 260,000
MHP/State HCD	\$ 2,114,926
County land loan/grant	\$ 1,994,334
Investor Capital Contributions/Tax Credits	\$ 2,741,158
GP Equity/MPHC	\$ 515,372
Cowell Foundation	\$ 49,914
<b>Total Sources</b>	<b>\$ 8,810,704</b>



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## Uses of Funds:

Acquisition	\$ 603,500
Construction	\$ 5,219,508
Architectural & Engineering	\$ 270,000
Construction Loan Interest & Fees	\$ 325,653
Permanent Financing Cost	\$ 11,350
Legal Fees	\$ 15,000
Appraisal Costs	\$ 12,000
Construction Contingency	\$ 521,950
Tax Credit Monitoring Fees	\$ 26,663
Environmental Audit (phase I)	\$ 3,000
Local Fees	\$ 242,766
Marketing	\$ 26,000
Furnishings	\$ 26,000
Soft Cost Contingency	\$ 60,000
Developer Fee	\$ 975,372
Syndication Costs	\$ 70,500
Relocation Assistance Program	\$ 49,914
Operating Reserves	\$ 74,779
<u>RCAC Loan Reserves</u>	<u>\$ 276,749</u>

**Total Project Cost \$8,810,704**