

**Washington State Farmworker Housing Trust  
Community Capacity Fund  
Summer 2007 Awards**

**Selection Criteria**

- Readiness/urgency – how will these funds accelerate a development or help it overcome challenges to timely completion?
- Number of new housing units proposed/increased production over current levels.
- Feasibility/soundness of approach.
- Geographic diversity.

Applicant	Development Name	County	# of Units	Funding Awarded
<i>Homeownership</i>				
Wafa	Quincy Homeownership	Grant	16	\$20,000
Tri-County Habitat	Tierra Vida	Franklin	5	\$20,000
CCHS	New Life Homes	Yakima	16	\$20,000
<b>Subtotal</b>				<b>\$60,000</b>
<i>Rental—Year-round</i>				
AHA	Lewis Family Hsg II	Lewis	50	\$20,000
CCWHA	Bello Rio	Douglas	25	\$20,000
CCHS	Royal City Family Hsg	Grant	50	\$20,000
HA of Skagit Co	Raspberry Ridge II	Skagit	30	\$20,000
<b>Subtotal</b>				<b>\$80,000</b>
<i>Rental—Seasonal-occupancy</i>				
CCWHA	Columbia Pointe	Chelan	24	\$20,000
ORFH (Othello HA)	Othello Seasonal Hsg	Adams	21	\$20,000
<b>Subtotal</b>				<b>\$40,000</b>
<b>TOTAL</b>				<b>\$180,000</b>

**HOMEOWNERSHIP**

**Quincy Homeownership, Grant County**

The Quincy Homeownership project consists of 16 scattered site new homes for first-time buyers who are employed in agriculture. *Washington Agricultural Families Assistance (Wafa)* will provide down payment assistance to qualified homebuyers. In addition, Wafa will facilitate mortgage financing, provide language assistance throughout the entire process and conduct homeownership classes. Other funding for this development includes: Housing Authority of Grant County, HouseKey Rural Loans, Federal Home Loan Bank Home\$tart grants, the United States Department of Agriculture (USDA) 502 Direct Loan Program and Washington State Housing Trust Funds.

**Tierra Vida, Franklin County**

Tierra Vida subdivision is a new mixed income residential community being developed by a local grower. This development will house 255 families and will include other community amenities

such as recreation areas and a community center. *Tri-County Partners Habitat for Humanity* is developing 10 lots in Tierra Vida and has an option to buy 10 more. Five of these homes will be sold to farm workers. The families participating in the Tri-County Partners Habitat for Humanity's program pay an interest free mortgage payment for 20 years. Other funding for these homes include: Yakima Federal Savings & Loan Association, Washington State Housing Trust Fund and donations.

### **New Life Homes, Yakima County**

New Life Homes is a first time homebuyer, sweat equity housing program structured to serve families at or below 80% of the Area Median Income. Fifty percent of all units developed will be set aside for farm workers, for a total of 16 farmworker units. The project scope also includes the development of a community park. *Catholic Charities Housing Services (CCHS)* is providing all project development, construction oversight, homebuyer education, sweat equity training, and construction supervision. Additionally, CCHS provides direct loan underwriting, credit counseling and secondary mortgage assistance services and works with local banks and USDA Rural Development to leverage complete mortgage financing for each family participating in the development. Other funding for New Life Homes includes CDBG Housing Enhancement, Housing and Urban Development SHOP, and Washington State Housing Trust Funds.

### **RENTAL—Year-round**

#### **Lewis Family Housing II, Lewis County**

The Lewis Family Housing II will be a new construction development providing 50 rental units for families at or below 30% and 40% of the Area Median Income. The property will serve farm worker families that live in Lewis County year round and earn a minimum of \$3000 per year in agricultural work. This development will be developed by the *Archdiocesan Housing Authority*. Other funding for Lewis Family Housing II includes: Washington State Housing Trust Funds and Low Income Housing Tax Credits.

#### **Bello Rio, Douglas County**

Bello Rio will be a new 25 unit year-round farmworker housing development with one manager unit. The units will serve families at 30%, 40% and 50% of Area Median Income, who earn at least \$3,000 per year from agricultural employment. Construction type is conventional, site-built fourplexes, with one duplex and a maintenance shop. Front and back yards will be fully landscaped with benches, play structures, open green space and on-site parking. Bello Rio will house 144 persons and offer quality built, safe and affordable housing to families who are living in overcrowded and unaffordable rental housing or who are unable to find available housing in the area. Bello Rio will be managed by the *Housing Authority of Chelan County and the City of Wenatchee*. Other funding for Bello Rio includes: Douglas County 2060 Funds, Washington State Housing Trust Funds, and Low Income Housing Tax Credits.

#### **Royal City Family Housing, Grant County**

*Catholic Charities Housing Services (CCHS)* will construct a new 51 unit farmworker development (this includes one on-site manager unit). The bedroom mix will consist of three 4-bedroom units, thirty-two 3-bedroom units, and fifteen 2-bedroom units. Rent levels will serve populations at or below 50% Area Median Income. On-site amenities will include paved parking

areas, recreation and outdoor eating areas. Other funding for Royal city Family Housing includes: Washington State Housing Trust Funds and Low Income Housing Tax Credits.

**Raspberry Ridge II, Skagit County**

Raspberry Ridge II will be a new 30-unit multi-family rental housing development serving very low- and extremely low-income farm worker families in Skagit County. All 30 units will be three-bedroom units, which will provide adequate space for the large family households. Raspberry Ridge II will provide quality-built, safe and affordable housing to area families who are in overcrowded and unaffordable rental housing or have no housing available at all. This development will be managed by the *Housing Authority of Skagit County (HASC)*. Other funding for Raspberry Ridge II includes: Skagit County 2060/2163 funds, Washington State Housing Trust Funds, and Low Income Housing Tax Credits.

**RENTAL—Seasonal-occupancy**

**Columbia Pointe, Chelan County**

The *Housing Authority of Chelan County and the City of Wenatchee* will construct Columbia Pointe, a new seasonally occupied affordable farmworker housing development. It will provide 24 housing units (128 beds) of multifamily rental housing for very low- and extremely low-income farm workers and their families. This development will include play structures, pedestrian walkways, security lighting and provide much needed safe, affordable, quality built housing opportunities for farm workers and their families in the Chelan County Stemilt hill area seasonally. Other funding for Columbia Pointe includes: The United States Department of Agriculture Rural Development Section 514/516 with Section 521 Operating Assistance and Washington State Housing Trust Funds.

**Othello Seasonal Farmworker Housing, Adams County**

Othello Seasonal Farmworker Housing will be a new housing development of approximately 125 beds. The *Othello Housing Authority* plans on leasing units to growers for their employees. This development is in the preliminary planning stages and both public and private financing are expected to be included in financing the development.