

Casita Project Phase II Staff Report

Prepared for Affordable Housing Finance Committee Review

Project Overview

Project Name: Casita Project Phase II

Applicant/Sponsor: Hijas del Campo

Location: 11425 Brentwood Blvd., Byron, CA 94514

Consistency with Program Priorities: Production of Affordable Rental Housing

Hijas del Campo is seeking \$500,000 in Measure X funds to help with the predevelopment costs for their project – Casita Project Phase II. Hijas del Campo’s Casita Project is a two-phase farmworker housing project that replaces existing trailer units on Frog Hollow Farm property with affordable, manufactured homes for extremely low-income migrant and seasonal farmworkers in Contra Costa County. In total, the project will provide 21 permanent Casita units for farmworkers and their families. Each Casita is fully equipped with plumbing, electricity, and running water, offering dignified, stable housing for families who often face housing insecurity or homelessness.

Phase I included the construction and installation of four Casita units. Phase II will replace 17 additional trailer units on the same site with manufactured homes (Casita units) that offer each family a unit equal to or greater in size than their current home. Hijas del Campo is currently working with the County’s Current Planning Division to receive planning approval of all 21 units.

Hijas del Campo is the lead organization and the owner of the Casita Phase II project. Hijas del Campo owns the Casita housing units and rents them to low-income farmworker families who are employed at Frog Hollow Farm. Frog Hollow Farm, LLC is the partner organization for this project and the owner of the land where the Casita units will be located. Hijas del Campo holds a 25-year lease and MOU with Frog Hollow Farm, which allows them to operate the Casita housing program on the property.

Predevelopment funding is proposed to be used to help with the legal and permitting fees for the project, and to survey and document the project site, which will be reflected in the owner, management, and resident agreements.

Sources of Funds (Predevelopment)

- FY 2026/27 Measure X Funds Request:** **\$500,000** **Applied**

- FHLB San Francisco: \$150,000 Applied
- HDC Fundraising: \$50,000 Applied

Total Predevelopment Sources: \$700,000

Uses of Funds (Predevelopment)

- On Site Infrastructure: \$175,000
- Demolition: \$100,000
- Architect Fees: \$125,000
- Real Estate Attorney Fees: \$25,000
- Soil Tests: \$8,000
- Surveys: \$20,000
- Insurance: \$15,000
- Appraisals: \$12,750
- Market Study: \$7,000
- Environmental Reports: \$20,000
- Temporary Relocation: \$100,000
- Taxes: \$10,000
- Community Engagement: \$2,000
- Soft Cost Contingency: \$13,900
- Administration Fee: \$63,365
- Expenses: \$2,985

Total Predevelopment Uses: \$700,000

Unit and Affordability Mix

Studio Units

- Number: 3
- Affordability Level: 21 – 30% AMI

2-Bedroom Units

- Number: 6
- Affordability Level: 21 – 30% AMI

1-Bedroom Units

- Number: 9
- Affordability Level: 21 – 30% AMI

3-Bedroom Units

- Number: 3
- Affordability Level: 21 – 30% AMI

Total Units: 21

Funding Recommendation Amount

Staff recommends a funding award of \$500,000 in affordable housing fees collected from the Summer Lake development in Oakley.

Rationale for Recommendation

The project is consistent with the County's priority to produce new, permanent affordable rental housing. The Summer Lakes Project was approved by the County prior to the annexation by the City of Oakley. As part of the annexation, the County and the City of Oakley agreed that the \$3,333 affordable housing fee charged for each new home would be collected by the City of Oakley and transferred to the County. The agreement requires that the funds be used in East Contra Costa County and that the County consider reserving 20 percent of the fees for affordable housing development in the City of Oakley. As of 2026, the Summer Lake Affordable Housing (SLAH) available balance is \$913,438 for affordable housing projects located in East Contra Costa County.

Conditions of Approval

1. FY 2026/27 Summer Lake Affordable Housing funds committed, as evidenced by an executed predevelopment loan, by June 30, 2028.
2. Predevelopment loan terms – 3 percent simple interest with a 5-year term to begin construction on the project. If the project does not begin construction within the 5-year term, the outstanding loan (principal and interest) would be due and payable back to the County.
3. Confirmation that the project's financials and proforma budget are compliant with the County's Affordable Housing Program Guidelines.