



December 11, 2024

Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

RE: Approval of FY 2026/27 Measure X Housing Fund Application- Casita Phase II

To Whom It May Concern,

On behalf of Hijas del Campo, I am pleased to submit our application for funding under the FY 2026/27 Measure X Housing Fund administered by the Contra Costa County Department of Conservation and Development.

This letter confirms that:

1. Hijas del Campo formally approves and authorizes the submission of this application for Measure X Housing Funds for the Casita Phase II Housing Project, located at 11425 Brentwood Blvd, Byron, CA 94514.
2. The Agency affirms that all information included in the application and supporting documents are true and complete to the best of our knowledge.
3. I, the undersigned Executive Director, am authorized to approve this application and to execute all documents required for the application, review, award, contracting, and administration of Measure X Housing Funds on behalf of Hijas del Campo.

We appreciate the County's consideration of our project to increase the supply of high-quality, affordable housing for low-income farmworkers and their families.

Please feel free to contact me at 510-967-4961 or marivel@hijasdelcampo.org if you have any questions regarding our application or project.

Sincerely,

Marivel Mendoza



Executive Director of Hijas del Campo
510-967-4961, marivel@hijasdelcampo.org



Contra Costa

Help with this page

Contra Costa County:

Kristin Sherk Kristin.Sherk@dcd.cccounty.us (925) 655-2889
Christine Louie Christine.louie@dcd.cccounty.us (925) 655-2888
Cathy Remick Cathy.Remick@dcd.cccounty.us (925) 655-2887

Return to Main Page

Contra Costa County Affordable Housing Program
FY 2026/2027

Application Due by 5PM Thursday, December 11, 2025

Click Here to be directed to the Contra Costa County Developing Affordable Housing webpage for information related to this RFP.
Click Here for useful instructions for how to use this online application.

Section I - All Applicants

A. Applicant Information

Organization: Hijas del Campo
Address: 144 Continente Ave #120, Brentwood, CA 94513
Contact Person: Marivel Mendoza Title: Executive Director
Phone: 510-967-4961 E-mail: marivel@hijasdelcampo.org
SAM/UEI #: ESWBGQRRB4H8 (Get a SAM/UEI #)

B. Project Information

Project Name: Casita Project Phase II
Project address or target area: 11425 Brentwood Blvd, Byron, CA 94514
Number of Affordable Units: 17

C. Contra Costa County is seeking proposals for the following in this NOFA

- 1. Production of Affordable Rental Housing
2. Increasing Affordable Homeownership Opportunities via new construction of housing
3. Preservation of Affordable Housing Stock
4. Permanent Supportive Housing Unit & Special Needs Housing Unit

By selecting one of the 'Project and Funding' option below, and through submittal of this application, you are certifying your proposed project meets one of the eligibility criteria.

Click Here to be directed to the Contra Costa County Developing Affordable Housing webpage for more information related to this RFP.

Project and Funding check all that apply, then click below to update Application

1) Is this project an Acquisition? Yes No
2. Type of Work Proposed: (Choose one) New Construction Rehabilitation Conversion Community Land Trust (Measure X Funding Only)
3. Type of Project: (Choose one) Permanent Rental Housing Transitional Housing First-Time Homebuyer Permanent Supportive Housing Community Land Trust Single Room Occupancy (SRO)
4. Primary Target Population Served(Choose one): Family Housing General Affordable Housing Seniors Persons with Disabilities Veterans Homeless Frail Elderly Victims of Domestic Violence Persons with HIV/AIDS Transitional Aged Youth
5. Does the project qualify as any of the following? Difficult to Develop Census Tract High/Highest Resource Area Transit Oriented Development
6. Funding Requested*: CDBG HOME Measure X Inclusionary Housing In-lieu Funds (unincorporated County)
7. Funding Requested From: Contra Costa County

*At the discretion of the County, funds applied for may be revised to other eligible funding sources included in the NOFA.



Total Measure X funds requested:	\$500,000
Total Requested Funds:	\$500,000
Total Project Cost:	\$2,804,700

D. Project Description

Provide a narrative description which fully describes all significant aspects of the project. Narrative should include the need to be addressed, project objectives and major characteristics, manner in which project will alleviate affordable housing needs, and any other relevant information required to adequately evaluate your project. Project description should not exceed three paragraphs.

Hijas del Campo's Casita Project Phase II will replace 17 severely deteriorated trailer units located on farm property with affordable, high quality tiny homes for low-income migrant and seasonal farmworkers in Contra Costa County. Each tiny home, or Casita, will be fully equipped with plumbing, electricity, and running water, providing dignified permanent housing for farmworkers who often face severe housing insecurity or homelessness.

These new permanent units address a severe lack of safe and stable housing available to agricultural workers in the region. While California's agricultural industry generates an estimated \$57.7 billion in annual revenue, many farmworkers do not earn enough to meet their basic needs, including housing. Under the U.S. Department of Housing and Urban Development's definition, many farmworker families are homeless, housing insecure, or at imminent risk of homelessness. Farmworker housing is often temporary and only available during the high farming season, which forces families to seek housing elsewhere during the off season. Seasonal displacement disrupts family and community stability, particularly for households with children. By providing permanent rental housing, the Casita Project Phase II will offer affordable year round housing at a rate that is feasible based on the average annual income of \$25,000 for farmworker families in the area. This project is carried out in partnership with Frog Hollow Farm, which owns the land and has worked closely with Hijas del Campo since 2020 to support the well being of farmworker families. This partnership keeps housing close to farmland, while Hijas del Campo provides residents with ongoing support through our Community Health Worker Program, including access to food, healthcare, and other essential services that promote long term stability.

The current units located at Frog Hollow Farm are primarily campers units and are in poor condition. Some of these units are no longer structurally sound or safe to relocate. Tenants will be given the option to move their units when possible or be supported through the disposal process when units cannot be safely moved. Hijas del Campo will first create two staging units that will be used for short term temporary relocation of tenants while their new units are installed and connected to the existing electrical and septic systems.

Proposed Project Amenities and Services On-Site. Response should not exceed three paragraphs.

Each casita will include essential household amenities such as a refrigerator, washing machine, heating, running water, and ceiling fans for ventilation. Units will also have GFI electrical outlets, smoke detectors, and fire extinguishers to meet safety standards. Outdoor features will include a small community garden, a community space with picnic tables, and a children's play area designed to be accessible to children with special needs.

The Casita Phase II Project is located in unincorporated Contra Costa County, a rural area where distance often limits access to services and resources. That being said, this project is strategically located on Frog Hollow Farm land, with all tenants being employees of the farm. This allows tenants to access their workplace easily without needing to rely on driving or public transportation. The project site is also within three miles of Hijas del Campo's office, where tenants regularly access healthcare through the Contra Costa Mobile Clinic, which provides free physical and mental health services regardless of insurance status. Hijas del Campo also brings services directly to Frog Hollow Farm, including food distributions and vaccine clinics, reducing barriers to services for tenants of this project.

In addition to addressing the family's housing needs, residents of the Casita Project will receive ongoing support from Hijas del Campo's Community Health Workers. These supports include case management, monthly food assistance, help navigating healthcare and enrolling into coverage programs, education support for children in grades K-12, financial literacy education, and referrals to additional services as needed, including legal assistance. These wrap around services promote long term housing stability, which is a core Measure X objective.

Proposed Project Sustainability Features. Response should not exceed three paragraphs.

The project uses the existing well, electrical connections, and septic system on the property, which reduces the need for new infrastructure and limits environmental impact. Because the site is already prepared for utility lines, the Casitas can be installed efficiently with minimal disruption to the land and surrounding environment.

All units will be placed on land that is already being used for farmworker housing, so no additional farmland will be taken out of production. The small footprint of the tiny home units reduces land disturbance, limits grading and soil disruption, and supports more efficient use of space while preserving the surrounding agricultural area.

Following the purchase and installation of all 17 homes in the project, Hijas del Campo plans to seek funding to develop a small scale solar farm that would help subsidize the electricity used by each unit. This would reduce energy costs for tenants while offering a more sustainable source of power. Through Phase I of the Casita Project, we learned that rooftop solar panels on individual units were not a reliable option due to limited sunlight and overall energy demand. For this reason, we plan to pursue a centralized solar system that would supplement rather than fully replace traditional electricity.

For new construction projects does any of the following apply to your project?

Will your project score higher than 110 points (Gold Standard) on the Build it Green - GreenPoint Rated Checklist or at the Gold or above level for Leadership in Energy and Environmental Design (LEED)?

Yes No

If yes, what is your anticipated score?

Will your project score between 80-109 points (Silver standard) on the Build it Green - GreenPoint Rated Checklist or at the Silver level standard for LEED?

Yes No

If yes, what is your anticipated score?

Attach verification of the GreenPoint Rated Checklist as Attachment I.C.

D. Self-Scoring Worksheet - Contra Costa County Funds Only

Applicants are required to complete and submit a self-score worksheet summarized below. Points are awarded for exceeding, rather than meeting, the threshold requirements for the category. Applicants should not assume that their self-score will be the actual score that will be achieved.

In all cases, points are awarded for exceeding, rather than meeting, the threshold requirements for the category.

Refer to FY 2026/2027 Affordable Housing Program Policies and Procedures Section 5 for more information on Application Scoring Criteria.

Criterion	Maximum Points			Self Score
	Rental	Ownership	Comm Land Trust	
I. Project Readiness	90	50	50	
Award of State 2025 HCD SuperNOFA/AHSC Funds	20	N/A	N/A	
Competitive State Resources	20	N/A	N/A	
Funding Commitments - Non County Financing	20	20	20	
Discretionary Land Use Approvals/Ministerial Planning Approval	10	10	10	
Environmental Review Clearance/Approval	10	10	10	
Leveraging/Match Funding	10	10	10	
II. Developer Experience and Capacity -	39	29	35	
Developer Experience Exceeds Minimum	14	14	10	
Strength of the Development Team	10	10	10	
Developer Financial Strength	5	5	5	
Strength of Property Management Team	10	N/A	10	
III. Project Location -	25	25	25	
Unincorporated Address	5	5	5	
Unincorporated Address - High Resource Area	5	5	5	
Geographic Equity	5	5	5	
Proximity to Public Transit	5	5	5	
Proximity to Grocery, Farmers' Market, or Healthcare	5	5	5	
IV. Project Targeting and Characteristics -	35	20	20	
Energy Efficiency/Green Building	5	5	5	
Income Targeting Exceeds Minimum	15	15	15	
Homeless - New Permanent Supportive Housing Units	10	N/A	N/A	
Units for People with Special Needs	5	N/A	N/A	
Penalty for Nonperforming Previously Funded Projects	-10	-10	-10	
Total Possible Points	189 pts	124 pts	130 pts	0

E. Project Implementation Schedule

Provide the proposed project implementation schedule, including major milestones (e.g., property acquisition, start and completion of construction or rehabilitation, relocation, procurement, occupancy, commitment of remaining funding sources, etc.).

Note: All funds for this project must be secured by June 30, 2027 and construction must begin no later than June 30, 2028 to be eligible for FY 2026/2027 HOME or CDBG funds.

	Have you obtained complete approvals for the following?	Date Obtained/Expected
Archeological Reports Completed	Not Started	
Design Approvals	Underway	
Land Use Entitlements	Underway	
Building Permit	Underway	

Attach all completed items approvals as listed above as Attachment I.A.

Narrative regarding whether or not discretionary approvals are required for planning or building permits:

The area is already zoned for farmworker housing, so this project does not require discretionary approvals. The Casita Project Phase II will use prefabricated units built by Pacifica Tiny Homes, and only standard building and installation permits will be needed. We have contacted Maria Lara Lemus at the Contra Costa County Planning Department to begin the permitting process for this project.

Expected Construction Start Date: 10/01/2026

Expected Construction End Date: 10/01/2028

Expected Occupancy Date: 11/01/2026

Expected Perm Close Conversion Date: 11/01/2026

Approximate date funds will be required: 09/01/2025

Why funds are needed by this date:

Funds are needed by this date in order to begin the purchase of the first three housing units from Pacifica Tiny Homes. At this stage, only partial funding is required. Hijas del Campo plans to purchase an initial three units, with the first unit serving as the staging unit. Families will be temporarily relocated into the staging unit while their existing unit is either moved, if possible, or safely disposed of, and their new unit is installed and connected to electricity, the well, and the septic system. The staging unit will be one of the larger 400 square foot units to ensure that residents are never moved into a unit that is smaller than their current home.

This staggered model of relocation and installation allows the project to move forward in 8 phases, meaning that only the initial funds are needed upfront to purchase the first three units, while the remaining funds can be released on a staggered timeline as additional units are installed. Based on this phased approach, we anticipate that the first tenant will be moved into their new unit by November 1, 2026.

Proposed Measure X Loan Type: [Predevelopment](#)**F. Local Support**

Describe your efforts to generate local support for this project, including contacts with local government officials, public agencies, neighborhood organizations, etc. At a minimum, demonstrate the project has the support of the local jurisdiction where the project is located (financial support is encouraged but not required). Response should not exceed three paragraphs. Provide evidence of support as Attachment I.B.

The first phase of the Casita Project was funded through Assembly Bill 102, with the funding request submitted to the state through the office of Senator Glazer. Senator Glazer was a key supporter of Phase I and continues to strongly support Hijas del Campo and our work to expand affordable housing for farmworker families. His support was instrumental in launching the Casita Project. Additionally, we have spoken with Congressman Josh Harder, who represents California's 9th District, and have requested a letter of support for this project. Congressman Harder has experience with housing initiatives and farmworker housing and has expressed interest in supporting this project specifically.

In September 2025, Cristina Murillo Barrick from UC Agriculture and Natural Resources presented to the Alameda County Agricultural Advisory Committee on housing solutions for agricultural workers. During this presentation, she highlighted Hijas del Campo's Casita model as a strong option for housing in unincorporated areas of the county that can be implemented quickly. This presentation helped elevate the project at the county level and demonstrated growing interest in replicating the model.

This project is also strongly supported by the local agricultural community, this includes the owners of Frog Hollow Farm, where the Casita Project is located, as well as other local farms that Hijas del Campo partners with, including G&S Farm in Brentwood. Working in close partnership with local farmowners has always been a core part of Hijas del Campo's work and allows us to deliver services such as food, healthcare, and now housing directly to workers at their place of employment.

Section 2 - Federal Funds (HOME & CDBG) Requirements

Not required for this application

Section 3 - Local Funds (Measure X, Inclusionary In-Lieu) Requirements

A. California Environmental Quality Act (CEQA)

Has the jurisdiction where your project is located completed its CEQA review?

[No](#)

Upload the following documents as Attachment III.A as applicable:

- Notice of Exemption
- Notice of Determination
- Initial Study
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report

When will the jurisdiction initiate CEQA?

B. State Prevailing Wage

Some affordable housing funding sources trigger state prevailing wage and require payment of state prevailing wage.

Will your project trigger the payment of State of California Prevailing Wage?

[To Be Determined](#)**C. Relocation**

If you are proposing a project that includes acquisition and/or rehabilitation, by submitting this application for funds, you are subject to the California Relocation Assistance Act (CA Govt Code 7260.7). As of the date of this application, you are negotiating for local funds, bound by both state and local laws and requirements. All commercial and residential tenants in your project must be immediately notified of potential displacement. Attach a copy of the General Information Notice and tenant rent roll (one copy only) as Attachment II.C.

See *FY 2026/27 Affordable Housing Program Policies & Procedures* for more information on Relocation requirements.

Is relocation triggered by this project?

[Yes](#)

Why or why not:

The current trailer units are occupied by farmworkers who work at Frog Hollow Farm, so tenants will need to be temporarily relocated during installation. Each household will move into a staging unit while their existing unit is either moved or safely disposed of, and while the new unit is installed and connected to the existing utility lines. All relocations will be temporary and on site.

Do you have a relocation consultant for this project?

[Yes](#)The name of the consultant is: [Rural Community Assistance Corporation \(RCAC\)](#)**D. County Procurement Requirements**

Have you chosen a general/prime contractor for your project?

[No](#)

When entering into contract (construction or non-construction), the project must comply with County procurement requirements. At a minimum, prior written consent will be required before entering into any subcontracts for your project.

Name of the Contractor:

Describe the process for which you completed a contract with your general contractor

Choose

Describe the process for which you completed a contract with for your general/prime contractor:

E. Lead-Based Paint Remediation

If your project involves demolition of or rehabilitation work on a building constructed prior to 1978, you will need to complete and implement a lead-based paint plan.

See FY 2026/27 Affordable Housing Program Policies & Procedures for more information on Procurement requirements.

Does your project involve the demolition of a building that was constructed prior to 1978?

No

Does your project involve the rehabilitation of a building that was constructed prior to 1978?

No

Describe how you will manage the project to ensure compliance with the regulations:

F. Long-Term Affordability

All projects are subject to use and occupancy requirement for up to 55 years. This includes affordable requirements, and possibly, specific target populations.

Does your project anticipate at least 55 years of affordability restrictions?

Yes

Explain why not:

Hijas del Campo is prepared to meet the 55 year affordability requirement. The Casita Project Phase II provides permanent rental units specifically for low-income migrant and seasonal farmworkers who earn an average of \$25,000 annually and currently work at Frog Hollow Farm.

Describe how you will manage the project to ensure compliance with the regulations:

Hijas del Campo will manage the project in accordance with all long term affordability and occupancy requirements set by Contra Costa County. We will maintain rental agreements that reflect required affordability levels, verify tenant income eligibility at move in, and ensure all units continue to serve low income migrant and seasonal farmworkers. Our staff will conduct annual reviews to confirm rent compliance, update income documentation, and maintain complete tenant files for County reporting. Our partnership with Frog Hollow Farm, which employs all tenants, will support stable occupancy and ongoing compliance throughout the affordability period.

Section 4 - Site Information

A. Project Location

Enter the number of site addresses for this project - 1

Street Address	City	Zip	Parcel Number	Census Tract
11425 Brentwood Blvd	Byron	94514	011-120-031-7	303106

Include location map, parcel map, and site photographs with each site clearly identified as **Attachment IV.A.**

Include site plan elevations as **Attachment IV.B** and Architectural Renderings as **Attachment IV.C.**

Is the site in an unincorporated community?

Yes

B. Site Control

Site control at the time of the application submittal is required and the applicable evidence of site control must be included in the submittal. Indicate the level of site control currently held by the applicant.

- Fee simple title (full control)
- Executed Purchase Agreement
- Executed Ground Lease; lease period:
- Option; Type of option: **Expected Ground Lease** Option Period: **25 years**
- Other:

Include evidence of site control as **Attachment IV.D.**

C. Project and Site Information

1. Total number of proposed units: 17

2. Site size (acres): 2

Proposed density (units/acre): 9

3. Current Site Use (check as many as applicable):

- Residential: Number of Units: 17 Vacant Occupied
- Commercial: Vacant Occupied --- Number of Buildings: 0 Total Square Ft 0
- Industrial: Vacant Occupied --- Number of Buildings: Total Square Ft
- Parking Lot: In Use Not in Use --- Number of Parking Spaces:
- Vacant Lot --- Describe any prior known use:

Provide the age of any structures currently located on site:

Describe the historic and/or archeological significance (if any) of the site and any existing structures:

N/A

4. Proposed Site Use/Proposed Project:

- 1. Rehab projects - Please review the attached [Contra Costa County Multi Family Rehabilitation Standards](#) that will be required if awarded HOME or CDBG funds. Submit a third party replacement cost analysis in which the life-cycle and cost of major building systems is estimated and amortized over the number of units and years. For rehab projects, include a third-party physical needs assessment or capital needs assessment as Attachment IV.E.

Total new square foot of site location(s)	
Total new square footage of all project structures	5040
Total new gross residential square footage	5040
Total square footage of all residential units	
Total gross commercial square footage	0
Total parking structure square footage	
Total parking spaces	20
Open uncovered parking spaces	20
Covered parking spaces	0
Structured parking spaces	0
Other parking spaces, type	0

5. Specify the flood hazard zone designation that your project is located in: X (Flood Zone Letter Designation, e.g. A, B, C, V). Flood Plain information is available at the [FEMA Map Center](#).

FEMA Map Date: 3/21/2017

FEMA Community Panel Number: 0370

FEMA Map Page Number: 06013C0370G

The County's policy is to not fund a proposed new construction housing project, if it is one of the below flood plain zones. Contra Costa County contains various Special Flood Hazard Area (SFHA), also known as 100-year flood zones. SFHAs are areas where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHAs includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.

For acquisition and/or rehabilitation housing project, federal assistance may be used for projects with any building, including residential buildings, in SFHA designated by FEMA if:

- 1. The County is participating in the National Flood Insurance Program;
- 2. Flood insurance is obtained by the property owner as a condition of approval for using federal funds; and
- 3. The County is responsible for ensuring flood insurance is obtained and maintained for the life of the building and at a minimum is required to be in the amount of the federal funds the County provided to the project. (Note: The County will require a document to be recorded on title to reflect this requirement, which may adversely affect future sale of the property.)

6. Proximity to Public Transit:

The site is within 1/2 mile of multiple bus lines with a frequency of service interval of 30 minutes or less during peak hours, a ferry terminal station, and/or a Amtrak/BART station.

Provide details of public transit in vicinity of proposed project:

The closest BART station is Antioch which is 15 miles away. The closest bus route is the 373 with the closest stop being Walnut Blvd & Balfour Rd, which is 3.1 miles from the proposed site

7. Proximity to Grocery, Farmers' Market or Healthcare:

The site is located within 1 mile of a full-service grocery store (where staples, fresh meat, and produce are sold) or farmer's market.

Name and address of full-service grocery store:
Location/Address of farmer's market:

The site is located within 1 mile of a qualifying medical clinic (provides primary care services regardless of one's ability to pay), healthcare facility, or pharmacy.
Name/Address of qualifying medical clinic:
Name/Address of healthcare facility:
Name/Address of pharmacy:

8. Geographic Equity:

The site is located within the "Extreme Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

The site is located within the "High Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

The site is located within the "Elevated Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

Provide census tract number and upload as Attachment IV.C of the Urban Displacement California Estimated Displacement Risk Model Map category with the property clearly identified by using [This Map](#)

D. Planning/Environmental Information

Project approval requirements and status:

Action	Required?	Date Approved	Estimated Approval Date
General Plan Amendment	No		
Rezoning	No		
Tentative Subdivision Map Approval	No		
Final Map Approval	No		
Use Permit	Yes	Pending Confirmation from County	TBD 2026
Other:	Choose		

Section 5 - Applicant and Development Team Qualifications

A. Applicant

1. Type of Applicant Non-Profit

2. Describe the anticipated ownership structure for the project (e.g., subsidiary non-profit), limited partnership, limited liability corporation). Identify all participating entities, their specific role, and financial interest in the project.

Hijas del Campo is the lead organization and the owner of the Casita Phase II project and a certified 501(c)3 organization in California. 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 tiny home units will be located. Hijas del Campo holds a 25 year lease and MOU with Frog Hollow Farm, which allows us to operate the Casita housing program on the property. Each Casita unit is connected to the well at Frog Hollow, as well as existing electric and septic systems located on-site. The units are prefabricated by Pacifica Tiny Homes and purchased directly by Hijas del Campo.

Name of Proposed ownership entity: [Hijas del Campo, Frog Hollow Farm](#)

Has this entity been established? Yes No

Date Established: [12/10/2025](#). Provide copy of articles of incorporation, signed partnership agreement, memorandum of understanding, or other appropriate documentation as **Attachment V.A.**

Indicate what steps need to be taken to create ownership entity together with anticipated time line.

3. Describe the lead applicant/owner's experience in affordable housing development, property management, and other areas relevant to the

proposed project.

Hijas del Campo (HDC) has direct experience developing and managing affordable housing through Phase I of the Casita Project. In 2023 and 2024, we purchased and installed four Casita or tiny home units at Frog Hollow Farm to provide interim affordable housing for migrant and seasonal farmworkers and their families. This experience included coordinating site preparation, securing utility connections, purchasing units from Pacifica Tiny Homes, overseeing delivery and installation, and managing the ongoing operation of the units. All four units are currently occupied by low-income farmworker families, and we continue to provide case management, food distribution, health navigation, education support, and financial literacy services to residents throughout their two year tenancy.

As a trusted community based organization, Hijas del Campo brings significant experience working directly with farmworker families and designing programs that respond to their specific needs. Our team includes staff and board members who are first and second generation immigrants from farmworker communities. This lived experience has helped us build strong relationships with families and ensure that our housing program is culturally responsive, accessible, and grounded in the daily realities of agricultural workers.

We have also developed a strong working relationship with Pacifica Tiny Homes, the company that builds the Casita units. Through Phase I, we gained experience selecting unit designs, coordinating customization based on accessibility and family size, and ensuring that each home could be connected to water, electricity, solar panels, and septic systems on the farm.

In addition, Hijas del Campo now receives technical assistance and project development support from the Rural Community Assistance Corporation (RCAC), a national nonprofit with over 45 years of experience in rural affordable housing, community development, financing, and capacity building. RCAC provides guidance on project planning, funding strategy, regulatory compliance, relocation design, environmental review coordination, and long-term asset management.

This partnership has strengthened Hijas del Campo's development capacity and helped formalize internal systems for budgeting, timelines, procurement, and documentation each of which directly supports the successful expansion from a four-unit Phase I project to a seventeen-unit Phase II development.

This experience has demonstrated the success of the Casita model in providing high-quality, environmentally sustainable, and affordable housing to farmworkers and their families. The approach allows us to purchase and install units quickly and has shown that the model is both practical and scalable. This experience has laid the groundwork for expanding the project to Phase II.

4. Enter the number of organizations that are applying for the project: **1**
 If there is more than one organization, Applicant #1 below is the lead applicant.

Please indicate if you are applying as an 'emerging developer' Yes No

Project Staffing Chart for Applicant #1

Project Staff	Name	Role in other current or planned developments	Years of Relevant Experience	Role with proposed project
Project Manager	Alaina Villeda	N/A	5	Project Manager
Director of Real Estate Development				
Executive Director or President	Marivel Mendoza	N/A	5	Executive Director of Hijas del Campo
Asset Manager				
Controller/CFO/Accounting Manager				

5. Organization Track Record/Experience

Number of years applicant #1 developing and operating affordable housing projects in CA: **3**
 Number of completed projects applicant #1 similar to the one proposed: **1**

6. List the five most recent affordable housing projects developed by lead applicant #1: Include location, number of units, type of project, year occupied, and appropriate reference with email address:

Project Name	Address or Parcel #	# of Units	Type of Project	Year Occupied	Reference Name	Email Address
Casita Project Phase I	011-120-031	4	Permanent Rental Housing	2023	Alaina Nabas-Villeda	alaina@hijasdelcamporg

7. Please upload the following for your organization, as required. Attachment V.B

- All applicants (projects with multiple organizations applying must provide the following for each organization):
 - List of current agency officers and Board of Directors (including name, address, email, occupation or affiliation, principal officers)
 - Most recent audited financial statement for current, interim, and previous years, including management letter(s). If there are no audited financial statements, an explanation is required. Evidence that the developer is financially sound and will be able to sustain the costs of effectively following through with the current application proposal is required.
 - The lead applicant must provide a non-consolidated financial statement. If there is none, an explanation of why is required.
 - Current year operating budget (for public agencies, operating budget should reflect the appropriate Department or specific program budget)
- All applicants except cities and local government agencies:
 - Agency Articles of Incorporation and By-Laws.
- Non-profit applicants only - Nonprofit status papers, including evidence of state and/or federal certification.

B. Development Team Qualifications

List additional key members of the proposed development team, in addition to the applicant, and briefly describe their role and relevant experience (e.g., architect, construction manager, construction firm, financial consultant, relocation consultant, resident supportive services provider, etc.). Provide letters of preliminary commitment or interest (if available) as **Attachment V.E.**

Role	Organization Name	Staff Contact	Years of Relevant Experience	Currently Under Contract for proposed project?
Architect	Pacifica Tiny Home	David Ramirez, sales@pacificatinyhomes.com	7	Yes
Financial Consultant				Choose
Environmental Consultant				Choose
General Contractor	Pacifica Tiny Home	David Ramirez, sales@pacificatinyhomes.com	7	Yes
Legal Counsel				Choose
Relocation Consultant	RCAC	Angie Lopez, Angie.lopez@RCAC.org		Choose
Prevailing Wage Consultant				Choose
Property Management	Frog Hollow Farm	Rebecca Courchesne, becky@froghollow.com	20+	Yes
Lead Services Provider	Hijas del Campo	Marivel Mendoza, marivel@hijasdelcampo.org	5	Yes

Section 6 - Rental Housing Projects (New Construction and Rehab)

A. Unit Mix and Affordability

- Total number of units: 17
- Total number of affordable housing units (less than 80% AMI): 17
- Total number of County-Assisted Units: 5
- Number of Approved Project-Based Vouchers: 0

The HOME Maximum Project Subsidy for rental units in Contra Costa County are required to be used to calculate number of County-Assisted Units for all funding as follows:

Unit Size	Maximum Subsidy/Unit (Effective February 13, 2024)
0-Bedroom/Efficiency	\$181,488
1-Bedroom	\$208,049
2-Bedroom/	\$252,994
3-Bedroom/	\$327,293
4-Bedroom/	\$359,263

For example, if the proposed project (all 1-bedroom units) is requesting \$1,000,000 in CDBG funds and \$1,000,000 Measure X funds, then the minimum number of CDBG-Assisted units is 6, minimum number of Measure X-Assisted units is 6 for a total of 12 County-Assisted units. (Rounding up for any fractional amount is required.)

- Complete the following table listing the unit mix for the entire proposed project:
Enter the number of lines needed: - 17

# of Bedrooms	# of Bathrooms	Total # of Units	Per Unit Sq. Ft.	Affordability Level	Measure-X-Assisted Units	Total County Assisted Units
2	1	7	400	21% - 30%		0
1	1	10	224	21% - 30%	5	5
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Studio	Select			Select		0
Total: 24	17	17	5040		5	5

6. Complete the following table listing all units in the project by bedroom count, affordability and rent. The utility allowance may be determined by either (1) using the [HUD Utility Schedule Model](#), or (2) determining the allowance based upon the specific utilities used at the project. The 2025 HOME Final Rule eliminates the requirement of HOME funded projects not using the local Public Housing Authority (PHA) utility allowance. Projects applying for HOME funds in FY 2026/27 are permitted to use the PHA utility allowance.

CDBG-assisted and Measure X-assisted are still permitted to use the utility allowance established by the local PHA. Attachment VI.A.

Approach you used to determine the utility allowance:

- HUD Utility Schedule Model
 Specific Utilities Used at Project
 Other Analysis
 PHA Utility Calculation

Enter the number of lines needed: - 19

# of Bedrooms	# of Units	Affordable Level	Per Unit Gross Rent	Per Unit Utility Allowance	Per Unit Net Rent	Approved Rent or Operating Subsidy*
1	10	21%- - 30%	\$300	\$0	\$300	
2	7	21%- - 30%	\$600	\$0	\$600	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Select		Select			\$0	
Totals: 24	17		\$7,200	\$0	\$7,200	\$0

*Do not assume Section 8 project-based rental assistance unless the County Housing Authority has previously made an award for the proposed project.

B. Project Budget and Financial Information

Projects that receive an allocation of funding from the County and are applying for Multifamily Housing revenue Bonds from the California Debt Limit Allocation Committee for either construction or permanent funding, must contact DCD bond administration staff to discuss the County's role as bond issuer.

1. If applying for tax credits, what type?

- 4% - State Credits
 4% - Federal Credits
 • Anticipated tax credit score: *N/A* and anticipated tie breaker %: *N/A*
 9%
 • Anticipated tax credit score: *N/A* and anticipated tie breaker %: *N/A*
 Hybrid
 • Anticipated tie breaker score: *N/A*
 N/A - will not be applying for tax credits

2. Competitiveness for State Affordable Housing Resources

Describe how your project is strategically positioned to successfully compete for State of CA funding resources, including from the CA Debt Limit Allocation Committee and Department of Housing and Community Development.

The Casita Project Phase II is well positioned to compete for State of California affordable housing resources specifically because it serves a priority population of low-income migrant and seasonal farmworkers who face some of the highest housing barriers in the state. The project is located on land already zoned for farmworker housing, which removes major entitlement challenges and allows the project to move forward quickly once funding is secured. The use of prefabricated units and existing on site infrastructure keeps costs lower than traditional construction and supports the State's emphasis on cost effectiveness and timely production of affordable units. These factors, combined with strong partnerships with Frog Hollow Farm and RCAC, strengthen the projects capacity to compete for affordable housing resources.

3. Award of State HCD SuperNOFA and/or AHSC funds in 2025

Did your project receive SuperNOFA and/or AHSC funds from the State in 2025? Yes No
 If yes, upload a copy of the award letter as Attachment VI.A or VI.B

4. Proposed Permanent Funding Sources

Please share all sources of funding to be applied for, pending financing (applied for but not yet notified of award), and committed financing for your project.

Enter the number of lines needed for Financing to be Applied for : 3

Funding Type	Funding Program/Lender	Amount	Application Due Date	Anticipated Award Date
State of California	Joe Serna Jr.	\$300,000		
State of California	Cal MHP	\$1,200,000		
Other	Episcopal Impact Fund	\$50,000		

Enter the number of lines needed for Pending Financing (applied for but not awarded): 0

Funding Type	Funding Program/Lender	Amount	Anticipated Due Date
--------------	------------------------	--------	----------------------

Enter the number of lines needed for Committed Financing: 0

Funding Type	Funding Program/Lender	Amount	Commitment/Award Date
--------------	------------------------	--------	-----------------------

Upload all commitment letters for approved financing as Attachment VI.B

5. Attach project financials developed by your financial consultant, including construction period development budget, permanent sources and uses, operating pro-forma, and cash flow analysis for at least a 20-year period. Rent revenue estimates must include a breakdown of rents by bedroom size and income affordability levels. Upload project construction budget, including detailed line item backup as **Attachment VI.C**. Upload project pro forma, including detailed line item backup as **Attachment VI.D**. Upload project cash flow analysis as **Attachment VI.E**.

It is required to clearly identify the specific proposed use of County funds being requested in this application.

Section 7 - First-Time Homebuyer Projects (Not eligible for In-Lieu Funding)

Not required for this application

Section 8 - Community Land Trust (Measure X only)
--

Not required for this application (must have Community Land Trust AND Measure X Funding Selected in Section 1B)

Attachments

[\(Upload Instructions\)](#)

ALL attachments below are REQUIRED in order to submit your application, and your application WILL NOT be able to be submitted with missing attachments! Please take this into consideration when timing your submission of this application. The documents you need to upload are checked below. If you have other attachments you would like to include, please check one of the "Other" boxes below and identify the Attachment in the box. If you are unable to upload any of the attachments, contact the Housing Manager of the appropriate jurisdiction at least one day prior to submitting your application.

- [Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Other -

Other -

(Your application will be saved)

Report Submitted by: Marivel Mendoza Date: 12/11/2025

Reviewed and accepted by Contra Costa County:

Sign Here:

Click above to return report to Draft status, and please enter a reason in the box below

Initially submitted: Dec 11, 2025 - 16:47:46

Model X Tiny Home specs- 2 Units

Structure:

Panoramic tempered insulated picture windows throughout

- Blue Pine interior siding
- Luxury Vinyl Plank Flooring
- Custom built trailer
- Pacific West RV certification
- USB outlets
- GFCI electrical outlets
- Insulation R13 (walls & ceiling) and R19 (floor)
- 2x4 wood framing every 16 inches
- 4x8 headers throughout
- Rough in plumbing (ABS plumbing throughout)
- Rough in electrical with outdoor main electrical panel
- Propane tankless water Heater

Living Room:

- Ceiling Fan with LED Lights
- 57" Love Seat
- 32"x80" Glass door with internal blinds

Kitchen:

- 3.1 cubic mini fridge
- Electric cooktop with ventless range hood
- 32"x80" Glass door with internal blinds

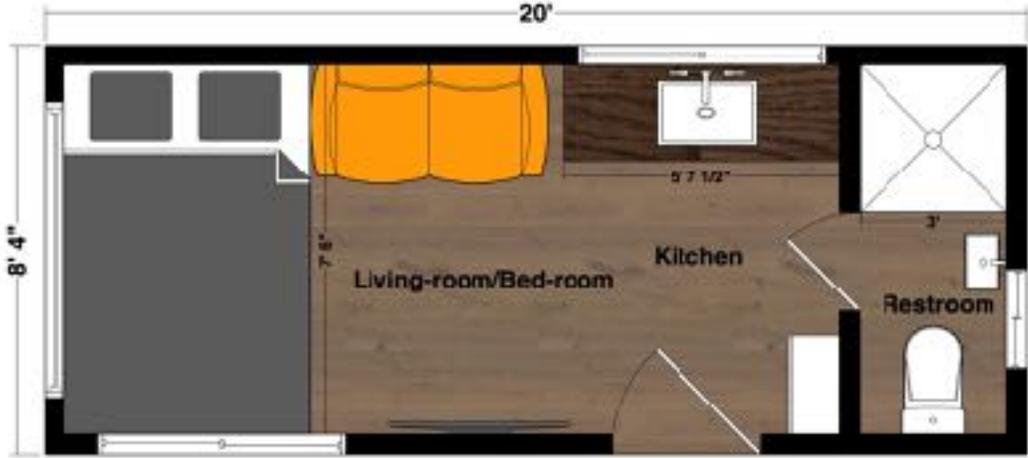
Bathroom:

- 36" x 36" Shower
- Bathroom sink and faucet
- Masonite 24"x80" bathroom door

Exterior:

- Exterior Metal & Bluepine Siding
- RV ready hookups (drain and electrical)
- Exterior outlets
- Exterior hose bib
- Exterior lighting

Model X Floor Plan



Bay Cottage Tiny Home specs- 1 Unit

Structure:

- Panoramic tempered insulated picture windows throughout
- Shiplap or Blue Pine interior siding of choice
- Custom built trailer
- Pacific West RV certification
- USB outlets
- GFCI electrical outlets
- Insulation R13 (walls & ceiling) and R19 (floor)
- 2x4 wood framing every 16 inches
- 4x8 headers throughout
- Rough in plumbing (ABS plumbing throughout)
- Rough in electrical with outdoor main electrical panel

Living room:

- 4-in-1 Mini-Split (AC/Heating, dehumidifier, fan and turbo function)
- Stairs with closet/storage
- Stair railing

Bathroom:

- 36" x 36" Shower
- Dual flush toilet
- Bathroom sink and faucet
- Ceiling bathroom fan/vent

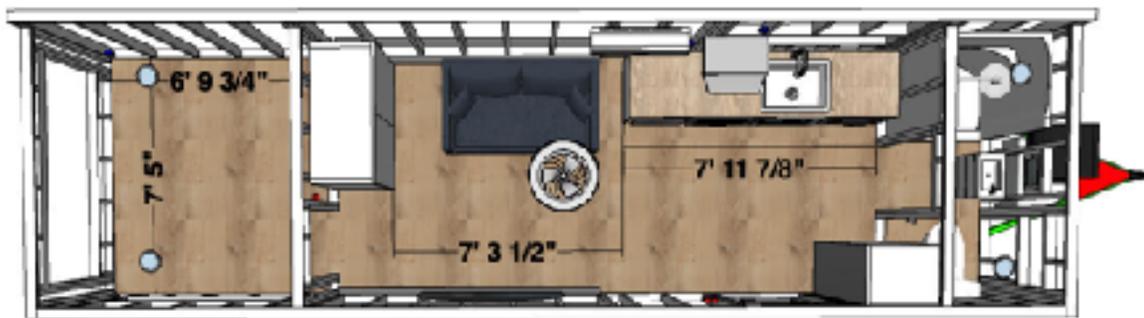
Bedroom/Loft:

- 3-way switch to main loft
- 7'-7" x 8' bedroom loft
- Egress window emergency exits

Kitchen:

- Humidity Sensor
- 7ft Butcher block countertop (3 stain options available)
- 10 gallon electric water heater
- Kitchen sink with spring swivel faucet
- Refrigerator 10.1 cu. ft.
- 2 burner electric induction cooktop
- Fire extinguisher
- smoke/carbon monoxide alarm
- Range hood fan
- 7.5 in. LED color changing flat panel lights

28' Model X



CCMAP

Use the search box at the top left to search for an address or Assessor's Parcel Number (APN). Click on a parcel on the map to view the associated parcel records.

Find Address/Parcel (APN) [Search Icon]

Basic Button Explanation Map Configuration (Top Right Corner)

- Show/Hide the map legend
- Turn reference map layers on/off
- Jump to bookmarked map locations
- Select a different background map
- Measure distances and areas
- Select/Identify Features

Generate notification lists.
(Use the green Select button to select parcels to buffer around; you may need to zoom in to be able to see the parcels)

- Print/Export a map.
- Draw/Add markup to map.
- Add additional data to map.

Map Navigation (Top Left Corner)

- Zoom in and out
- Forward/Back (Allows you to view the last locations you were viewing)
- Show your current location

Other

- Hide this information (tab to the left)
- Show additional details of features displayed on the map (tab at bottom)

DISCLAIMER:

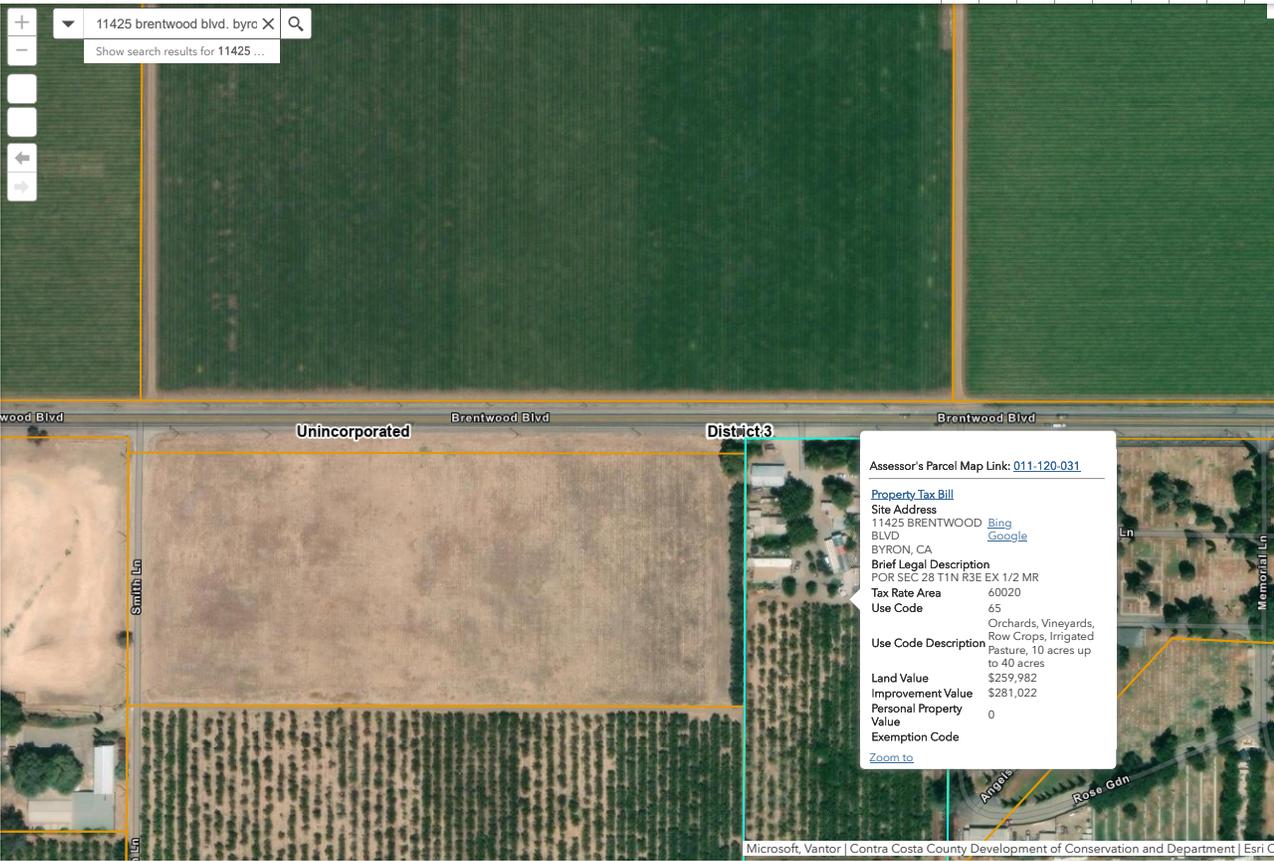
The data, information, and maps provided herein are derived from various sources and are dynamic and in an ongoing state of maintenance, correction and update, and are subject to verification by the user and/or Contra Costa County.

The mapped data depicted herein does not constitute a legal survey. Contra Costa County makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the information implied herein. Contra Costa County explicitly disclaims any representation and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.

The basemaps, ESRI Reference Layer - Roads, address search powered by the ESRI World GeoCoder, and any layers found in the ArcGIS Online living atlas are not provided or maintained by Contra Costa County and are the intellectual property of the corresponding owners.

Additional help documentation is currently in development.

Send us an [email](#) with any suggestions, issues or criticism.



Assessor's Parcel Map Link: [011-120-031](#)

Property Tax Bill
 Site Address
 11425 BRENTWOOD BLVD
 BYRON, CA

Brief Legal Description
 POR SEC 28 T1N R3E EX 1/2 MR

Tax Rate Area 60020

Use Code 65
 Orchards, Vineyards, Row Crops, Irrigated

Use Code Description
 Pasture, 10 acres up to 40 acres

Land Value \$259,982
Improvement Value \$281,022
Personal Property Value 0
Exemption Code

[Zoom to](#)



Current Site Photographs





HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

Project Name: Casita Phase II
 Date: 12/11/25
 Applicant: Hijas del Campo
 Spreadsheet Version: 1

PAGE #1
 Development Costs
APPLICANTS MUST COMPLETE FORM
 (RENTAL AND HOMEOWNERSHIP PROJECTS)

Development Costs by Line Item	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land	0	0	0.00
Existing Structures *	0	0	0.00
SUBTOTAL	0	0	0.00
SITE IMPROVEMENTS			
Off Site Infrastructure *	0	0	0.00
On Site Infrastructure *	40,000	2,000	7.94
Demolition*	100,000	5,000	19.84
SUBTOTAL	140,000	7,000	27.78
CONSTRUCTION			
Building Permit Fees *	30,000	1,500	5.95
Tap Fees *	0	0	0.00
Construction / Rehabilitation *	2,050,000	102,500	406.75
Landscaping *	10,000	500	1.98
Contingency *	313,500	15,675	62.20
Other (please specify) *		0	0.00
SUBTOTAL	2,403,500	120,175	476.88
PROFESSIONAL FEES			
Architect Fees		0	0.00
Engineering Fees		0	0.00
Real Estate Attorney Fees	5,000	250	0.99
Soils Tests		0	0.00
Surveys	20,000	1,000	3.97
Green Planning and Design Fees		0	0.00
Other	0	0	0.00
SUBTOTAL	25,000	1,250	4.96
CONSTRUCTION FINANCE			
Construction Insurance		0	0.00
Construction Loan Orig. Fee		0	0.00
Construction Interest		0	0.00
Attorney Fees	5,000	250	0.99
Title and Recording	5,000	250	0.99
Other (please specify)		0	0.00
SUBTOTAL	10,000	500	1.98
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses	15,000	750	2.98
LIHTC Fees		0	0.00
Attorney Fees	5,000	250	0.99
Title and Recording	5,000	250	0.99
Other	0	0	0.00
SUBTOTAL	25,000	1,250	4.96
SOFT COSTS			
Appraisals & Market Study	1,000	50	0.20
Environmental Reports	5,000	250	0.99
Capital Needs Assessment	10,000	500	1.98
Temporary Relocation	100,000	5,000	19.84
Permanent Relocation	0	0	0.00
Taxes During Construction	10,000	500	1.98
Marketing	1,000	50	0.20
Soft Cost Contingency	12,700	635	2.52
Other		0	0.00
SUBTOTAL	139,700	6,985	27.72
DEVELOPER FEE / PROFIT			
Developer's Fee	0	0	0.00
Consultants		0	0.00
Administration Fee		0	0.00
SUBTOTAL (ie - maximum developer fee)	0	0	0.00
RESERVES			
Operating Reserve	1,500	75	0.30
Debt Service Reserve		0	0.00
Lease-up Reserve		0	0.00
Replacement Reserve	60,000	3,000	11.90
Other (please specify)		0	0.00
SUBTOTAL	61,500	3,075	12.20
TOTAL DEVELOPMENT EXPENSES	\$2,804,700	140,235	556.49

TOTAL HOME ELIGIBLE EXPENSES 2,743,200

Hard Cost Per Unit	\$127,175.00	90.7%
Land Cost Per Unit	\$0.00	0.0%
Soft Cost Per Unit	\$13,060.00	9.3%
Hard Cost Per Square Foot	\$504.66	
Soft Cost Per Square Foot	\$51.83	

*costs included in hard cost evaluation.

Total Square Feet in Units	5,040
Non Living Square Footage	0
Total Project Square Feet	5,040
Number of Units	20

HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

Project Name: Casita Phase II
 Date: 12/11/2025
 Applicant: Hijas del Campo
 Spreadsheet Version: 1

PAGE #1
 Development Costs
APPLICANTS MUST COMPLETE FORM
 (RENTAL AND HOMEOWNERSHIP PROJECTS)

Development Costs by Line Item	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land	0	0	0.00
Existing Structures *	0	0	0.00
SUBTOTAL	0	0	0.00
SITE IMPROVEMENTS			
Off Site Infrastructure *	0	0	0.00
On Site Infrastructure *	40,000	2,000	7.94
Demolition*	100,000	5,000	19.84
SUBTOTAL	140,000	7,000	27.78
CONSTRUCTION			
Building Permit Fees *	30,000	1,500	5.95
Tap Fees *	0	0	0.00
Construction / Rehabilitation *	2,050,000	102,500	406.75
Landscaping *	10,000	500	1.98
Contingency *	313,500	15,675	62.20
Other (please specify) *		0	0.00
SUBTOTAL	2,403,500	120,175	476.88
PROFESSIONAL FEES			
Architect Fees		0	0.00
Engineering Fees		0	0.00
Real Estate Attorney Fees	5,000	250	0.99
Soils Tests		0	0.00
Surveys	20,000	1,000	3.97
Green Planning and Design Fees		0	0.00
Other	0	0	0.00
SUBTOTAL	25,000	1,250	4.96
CONSTRUCTION FINANCE			
Construction Insurance		0	0.00
Construction Loan Orig. Fee		0	0.00
Construction Interest		0	0.00
Attorney Fees	5,000	250	0.99
Title and Recording	5,000	250	0.99
Other (please specify)		0	0.00
SUBTOTAL	10,000	500	1.98
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses	15,000	750	2.98
LIHTC Fees		0	0.00
Attorney Fees	5,000	250	0.99
Title and Recording	5,000	250	0.99
Other	0	0	0.00
SUBTOTAL	25,000	1,250	4.96
SOFT COSTS			
Appraisals & Market Study	1,000	50	0.20
Environmental Reports	5,000	250	0.99
Capital Needs Assessment	10,000	500	1.98
Temporary Relocation	100,000	5,000	19.84
Permanent Relocation	0	0	0.00
Taxes During Construction	10,000	500	1.98
Marketing	1,000	50	0.20
Soft Cost Contingency	12,700	635	2.52
Other		0	0.00
SUBTOTAL	139,700	6,985	27.72
DEVELOPER FEE / PROFIT			
Developer's Fee	0	0	0.00
Consultants		0	0.00
Administration Fee		0	0.00
SUBTOTAL (ie - maximum developer fee)	0	0	0.00
RESERVES			
Operating Reserve	1,500	75	0.30
Debt Service Reserve		0	0.00
Lease-up Reserve		0	0.00
Replacement Reserve	60,000	3,000	11.90
Other (please specify)		0	0.00
SUBTOTAL	61,500	3,075	12.20
TOTAL DEVELOPMENT EXPENSES	\$2,804,700	140,235	556.49

TOTAL HOME ELIGIBLE EXPENSES 2,743,200

Hard Cost Per Unit	\$127,175.00	90.7%
Land Cost Per Unit	\$0.00	0.0%
Soft Cost Per Unit	\$13,060.00	9.3%
Hard Cost Per Square Foot	\$504.66	
Soft Cost Per Square Foot	\$51.83	

*costs included in hard cost evaluation.

Total Square Feet in Units	5,040
Non Living Square Footage	0
Total Project Square Feet	5,040
Number of Units	20

HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

Project Name: Casita Phase II
Date: 12/11/25
Applicant: Hijas del Campo
Spreadsheet Version: 1

Page #5
15-Year Operating Proforma
APPLICANTS MUST COMPLETE FORM
 (RENTAL PROJECTS ONLY)

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income - increasing by	1.00%	\$72,000	\$72,720	\$73,447	\$74,182	\$74,923	\$75,673	\$76,429	\$77,194	\$77,966	\$78,745
Less Vacancy	5%	(\$5,500)	(\$3,636)	(\$3,672)	(\$3,709)	(\$3,746)	(\$3,784)	(\$3,821)	(\$3,860)	(\$3,898)	(\$3,937)
Other Income - increasing by	0.00%	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
Eff. Gross Income		\$104,500	\$107,084	\$107,775	\$108,473	\$109,177	\$109,889	\$110,608	\$111,334	\$112,067	\$112,808
Total Annual Expenses - inc. by	1.00%	\$173,500	\$175,235	\$176,987	\$178,757	\$180,545	\$182,350	\$184,174	\$186,015	\$187,876	\$189,754
NET OPERATING INCOME		(\$69,000)	(\$68,151)	(\$69,213)	(\$70,285)	(\$71,367)	(\$72,461)	(\$73,566)	(\$74,681)	(\$75,808)	(\$76,946)
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bridge Loan Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		(\$69,000)	(\$68,151)	(\$69,213)	(\$70,285)	(\$71,367)	(\$72,461)	(\$73,566)	(\$74,681)	(\$75,808)	(\$76,946)
Debt Coverage Ratio		#DIV/0!									
Projected Payments from Cashflow											
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Debt		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Debt		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Partnership Management Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asset Management Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	
Rent Income - increasing by	1.00%	\$79,533	\$80,328	\$81,131	\$81,943	\$82,762	
Less Vacancy	5%	(\$3,977)	(\$4,016)	(\$4,057)	(\$4,097)	(\$4,138)	
Other Income - increasing by	0.00%	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	
Eff. Gross Income		\$113,556	\$114,312	\$115,075	\$115,846	\$116,624	
Total Annual Expenses - inc. by	1.00%	\$191,652	\$193,568	\$195,504	\$197,459	\$199,434	
NET OPERATING INCOME		(\$78,096)	(\$79,257)	(\$80,429)	(\$81,614)	(\$82,810)	* Cash Flow over years 1-10
Total Debt Service		\$0	\$0	\$0	\$0	\$0	(\$721,479)
Bridge Loan Debt Service		\$0	\$0	\$0	\$0	\$0	* Cash Flow over 15 years
Cash flow Available		(\$78,096)	(\$79,257)	(\$80,429)	(\$81,614)	(\$82,810)	(\$1,123,684)
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Projected Payments from Cashflow							
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	
Soft Debt		\$0	\$0	\$0	\$0	\$0	
Soft Debt		\$0	\$0	\$0	\$0	\$0	
Partnership Management Fees		\$0	\$0	\$0	\$0	\$0	
Asset Management Fees		\$0	\$0	\$0	\$0	\$0	