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Subject: Measure X Housing Revised Application- Hijas del Campo
Date: Monday, February 2, 2026 5:52:06 PM
Attachments: [Updated Site Map.pdf](#)
[Updated Project Description.pdf](#)
[Updated Profoma.pdf](#)

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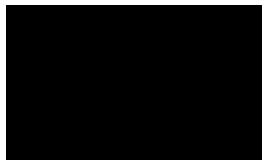
Dear Gabriel and Susan,

I hope you're both doing well.

I'm reaching out to send over Hijas del Campo's revised Project Description, Proforma, and Site Map for the Casita Project. Please let us know if you have any questions about these documents or if you need any additional information.

We really appreciate your consideration of our updated materials and all your help through this process.

The HDC team is really looking forward to the site visit tomorrow and please let us know if you need us to send over anything else before then.





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 is a two-phase farmworker housing initiative that replaces existing trailer units on farm property with affordable, high-quality manufactured homes for 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 severe housing insecurity or homelessness.

Phase I, completed in 2025, included the construction and installation of four tiny home units, providing new housing for four families experiencing housing instability. The success of this model led to Phase II, which will replace 17 additional trailer units on the same site with manufactured homes that offer each family a unit equal or greater in size than their current home. Phase II builds on a proven model that both increases the supply of farmworker housing while improving family wellbeing through holistic, wraparound support.

While the first four units consisted of prefabricated tiny homes built by Pacifica Tiny Homes, Phase II will utilize a combination of manufactured homes and Pacifica Tiny Homes units to better accommodate the larger household sizes of the families whose units are being replaced. Following an assessment of each family's existing unit, household composition, and specific needs, unit types will be selected to ensure that new units are appropriately sized and responsive to each family's living situation. This approach ensures that families are not relocated into smaller housing options, which is especially important given that many households are multigenerational or include multiple families living together.

These new permanent units address a severe lack of safe and stable housing for 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 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 peak seasons, forcing families to relocate during the off season. This seasonal displacement disrupts family and community





stability, particularly for households with children. The Casita Project directly responds to these conditions by providing permanent, year-round rental housing at rates that are feasible based on the average annual income of \$25,000 for farmworker families in the area.

The project is carried out in partnership with Frog Hollow Farm, which owns the land and has been a close partner and collaborator with Hijas del Campo since 2020. This partnership keeps housing close to farmland while Hijas del Campo provides residents with ongoing support through its Community Health Worker Program, including access to food, healthcare, and other essential services that promote long-term stability.

The existing units at Frog Hollow Farm are primarily camper trailers. 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. To minimize disruption, Hijas del Campo will first create two staging units for short-term relocation while new homes are installed and connected to existing electrical and septic systems.

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

Each Casita includes essential household amenities such as a refrigerator, washing machine, running water, ceiling fans for ventilation, and mini-split systems, a ductless heating and cooling HVAC system known for high efficiency. Units will also be equipped with GFI electrical outlets, smoke detectors, and fire extinguishers to meet safety standards. Each home also includes essential household items such as bed frames and mattresses, window coverings, shelving, and shower curtains. Final furnishings are determined through an assessment and review process with each tenant family, allowing us to tailor what is provided based on their specific needs.

Outdoor amenities will include a 30 by 45 foot community garden overseen by Hijas del Campo and managed by a Garden Manager who is a member of the farmworker community. All food produced in the garden will be distributed to families living on the property, as well as to other farmworker families in the surrounding area. The garden is both a community-run project that seeks to feed the very people who ensure a stable local food system, and an opportunity to recognize and share the agricultural knowledge and skills that exist within the community. Next to the garden will be a shared community space with picnic tables and a children's play area designed to be accessible for children with special needs. This shared space will serve as a gathering place where residents can connect in meaningful ways that foster a sense of community and belonging.





The Casita Project is located in unincorporated Contra Costa County, a rural area where distance often limits access to services and resources. The site is strategically located near local farmland, allowing residents to reach their workplaces without relying on driving or public transportation. It is also within three miles of Hijas del Campo's office, which has served the farmworker community since 2020. Founded by and run by members of the farmworker community and their family members, Hijas del Campo provides healthcare access, food distribution, educational support, and workers' rights advocacy, and is a trusted presence in the community. This proximity allows families living on the property to remain closely connected to services that are culturally responsive and rooted in community trust.

In addition to housing and general services provided by Hijas del Campo, residents of the Casita Project will receive ongoing support from Hijas del Campo's Community Health Workers, including case management, monthly food assistance, help navigating healthcare and enrolling in coverage programs, education support for children in grades K through 12, financial literacy education, and referrals to additional services such as legal aid. This model helps address the holistic needs of each family, ultimately leading to long-term health and stability.

Additionally, the partnership between Hijas del Campo and Frog Hollow Farm is a central component of this project. Hijas del Campo and Frog Hollow Farm have been partners and collaborators since 2020. Our work together has included food distribution and vaccine clinics held at Frog Hollow Farm to reach workers who may face barriers to accessing services, community events hosted on the farm, collaboration on the first phase of the Casita Project. This is not a new partnership, but rather a long-standing and trusted relationship grounded in shared values and a history of successful collaboration.

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

The first four units in this project are equipped with rooftop solar panels that provide 100% of each home's electricity. Through Phase I, we learned that rooftop solar on individual units is less effective in this region due to frequent fog and rainy weather. For this reason, the additional 17 units will be connected to existing electrical service rather than relying on rooftop solar. These units will also use the existing well 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 connections, the Casitas can be installed with minimal disruption to the land and surrounding environment.





Each unit includes a propane tankless water heater, a more efficient alternative to traditional propane tank heaters. Both the manufactured units and Pacifica Tiny Home units, are raised above ground level to reduce flood risk and protect the structures from water damage. These design features support both long term durability and reduced energy use.

The site of this project is already being used for farmworker housing, so no additional farmland will be taken out of production. The small footprint of the tiny homes reduces land disturbance, limits grading and soil disruption, and supports efficient use of space while preserving the surrounding agricultural area.

Outdoor project features also include landscaping with an emphasis on native and drought-tolerant plants. Trees and native vegetation will be planted to increase shade and tree canopy coverage, reducing heat buildup and improving the overall appearance and beautification of the space for residents. The use of native plants supports long-term sustainability by reducing water needs, supporting local ecosystems, and creating greener, more livable outdoor spaces that help mitigate extreme heat.

Predevelopment funding will be used to survey and document the project site and will be reflected in the owner, management and resident agreements. Soft cost expenses specifically legal and permitting fees for the project site are two additional line items in our pro forma.



HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

Project Name:
 Date: 2/2/2026
 Applicant:
 Spreadsheet Version:

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

Development Costs by Line Item	Total Cost	Cost/Unit	Cost/Sq Ft
Land	0	0	0.00
Existing Structures *		0	0.00
SUBTOTAL	0	0	0.00
SITE IMPROVEMENTS			
Off Site Infrastructure *		0	0.00
On Site Infrastructure *		1,905	3.73
Demolition*		4,762	9.33
SUBTOTAL	140,000	6,667	13.06
CONSTRUCTION			
Building Permit Fees *		1,429	2.80
Tap Fees *		0	0.00
Construction/Rehabilitation (Model X)		80,000	277.78
Construction/Rehabilitation (Modular 2/2)		100,000	126.58
Construction/Rehabilitation (Studio)		62,500	390.63
Construction/Rehabilitation (Modular 3/2)		110,000	111.11
Construction/Rehabilitation (Casita 1/1)		86,200	384.82
Landscaping *		2,381	4.67
Contingency *		14,741	28.88
Other (please specify) *		0	0.00
SUBTOTAL	2,233,255	106,345	208.36
PROFESSIONAL FEES			
Architect Fees		0	0.00
Engineering Fees		0	0.00
Real Estate Attorney Fees		1,190	2.33
Soils Tests		381	0.75
Surveys		952	1.87
Green Planning and Design Fees		0	0.00
Other	0	0	0.00
SUBTOTAL	53,000	2,524	4.94
CONSTRUCTION FINANCE			
Construction Insurance		0	0.00
Construction Loan Orig. Fee		0	0.00
Construction Interest		0	0.00
Attorney Fees		0	0.00
Title and Recording	5,000	238	0.47
Other (Liability Insurance)	15,000	714	1.40
SUBTOTAL	20,000	952	1.87
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses		238	0.47
LIHTC Fees		0	0.00
Attorney Fees		0	0.00
Title and Recording		238	0.47
Other	0	0	0.00
SUBTOTAL	10,000	476	0.93
SOFT COSTS			
Appraisals & Market Study	1,000	48	0.09
Environmental Reports	5,000	238	0.47
Capital Needs Assessment		0	0.00
Temporary Relocation		4,762	9.33
Permanent Relocation		476	0.93
Taxes During Construction		476	0.93
Marketing		48	0.09
Soft Cost Contingency		605	1.18
Other		0	0.00
SUBTOTAL	139,700	6,652	13.03
DEVELOPER FEE / PROFIT			
Developer's Fee		0	0.00
Consultants		0	0.00
Administration Fee		6,229	12.20
SUBTOTAL (ie - maximum developer fee)	130,800	6,229	12.20
RESERVES			
Operating Reserve	11,500	548	1.07
Debt Service Reserve		0	0.00
Lease-up Reserve		0	0.00
Replacement Reserve	60,000	2,857	5.60
Other (please specify)		0	0.00
SUBTOTAL	71,500	3,405	6.67
TOTAL DEVELOPMENT EXPENSES	\$2,798,255	133,250	261.08

Total Square Feet in Units	10,718
Non Living Square Footage	0
Total Project Square Feet	10,718
Number of Units	21

TOTAL HOME ELIGIBLE EXPENSES 2,726,755

Hard Cost Per Unit	\$113,012.14	84.8%
Land Cost Per Unit	\$0.00	0.0%
Soft Cost Per Unit	\$20,238.10	15.2%
Hard Cost Per Square Foot	\$221.43	
Soft Cost Per Square Foot	\$39.65	

*costs included in hard cost evaluation.

The

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Pre-Development Budget

Project Name:

Casita Project

APN:

1120031 Unincorporated CCC

Applicant:

Hijas del Campo

Development Costs by Line Item		Total Cost
SITE IMPROVEMENTS		
On Site Infrastructure		175,000
Demolition		100,000
PROFESSIONAL FEES		
Architect Fees		125,000
Real Estate Attorney Fees		25,000
Soils Tests		8,000
Surveys		20,000
Insurance		15,000
SOFT COSTS		
Appraisals	Exisiting homes	12,750
Market Study		7,000
Environmental Reports	(PH1, addl. 5-7 for PH2)	20,000
Temporary Relocation		100,000
Taxes		10,000
Community Engagement		2,000
Soft Cost Contingency		13,900
Admininstration Fee	Project management	63,365
SUBTOTAL		697,015
TOTAL DEVELOPMENT EXPENSES		\$697,015
SOURCES AND USES (Requested, Pending, Committed)		
Measure X	Pre-Development Funding	\$500,000
FHLB San Francisco	Pre-Development Funding	\$150,000
HDC Fundraising	Pre-Development Funding	\$50,000
SUBTOTAL		\$700,000
TOTAL DEVELOPMENT SOURCES MINUS EXPENSES		\$2,985

Studio Units

Number: 3

Affordability Level: 21 – 30% AMI

1-Bedroom Units

Number: 9

Affordability Level: 21 – 30% AMI

2-Bedroom Units

Number: 6

Affordability Level: 21 – 30% AM

3-Bedroom Units

Number: 3

Affordability Level: 21 – 30% AM

Total Units: 21