



County of Santa Cruz

0319

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

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JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 8/28/01

August 21, 2001

BOARD OF DIRECTORS

County of Santa Cruz Redevelopment Agency

701 Ocean Street

Santa Cruz, CA 95060

RE: NORTH COAST **FARM** WORKER HOUSING REHABILITATION PROGRAM

Dear Members of the Board:

As Board members are aware, the spectacular Coast Dairies and Land Ranch on the North Coast of the County was purchased several years ago to ensure its permanent protection **as** open space and is currently under the management of the Trust for Public Land (TPL). TPL is currently conducting a process to prepare a long-term Management Plan for the property with the intention of eventually turning portions of it over to the State Parks and Recreation Department and portions of it over to the Federal Bureau of Land Management to own and manage the Ranch consistent with the Plan.

Agriculture is one of the long-term uses of the Coast Dairies and Land Ranch and my expectation is that the Management Plan will designate it as a high priority activity into the future. At this time, farm worker housing exists to support some of the agricultural activity on the Ranch. Much of it is in need **of** rehabilitation.

Given the public interest of TPL and the government entities that are likely to permanently own the property, this seems like a good opportunity to seek to upgrade the quality of farm worker housing. As a result, I have had a number of meetings with TPL, State Parks, County staff, and the farmers involved to discuss options for improving a significant amount of this housing.

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Redevelopment staff, in cooperation with the Planning Department and County Administrative Office, has analyzed the quality of the farm worker housing of two of the farmers leasing portions of the property and developed a cost estimate and financing proposal for upgrading this housing. The work write-ups and financing proposal are attached. The total cost of \$125,000 for both farmers' housing seems quite reasonable.

In order to bring this project--which I see as a pilot project for improving the County's existing farm worker housing--to fruition, it will be necessary to get final approval from TPL, State Parks, and the farmers involved. If this can be done, I think the expenditure of Redevelopment funds to upgrade this housing is worthwhile and should be supported.

Accordingly, I recommend that the Board of Directors take the following actions:

1. Conceptually approve the expenditure of \$125,000 in Redevelopment housing funds to renovate farm worker housing on the North Coast as outlined in this letter.
2. Direct the Redevelopment Agency to work with the Third District Office, TPL, State Parks and Recreation, and the farmers involved to develop a final agreement to allow for the rehabilitation of this housing and report back to the Board on its progress on or before October 23, 2001.

Sincerely,



MARDI WORMHOUDT, Supervisor
Third District

MW:lg
Attachment

cc: Reed Holderman, Trust for Public Land
Rusty Areias, Director, State Parks and Recreation
Tom Burns, Redevelopment Agency Director
Alvin James, Planning Director
Jim Cochrane
John Fambrini

1152H3

North Coast Farm worker Housing Rehabilitation Pilot Project

0321

August 16,2001

Loan Proposal:

1. Borrower: Current land owner
2. Type of Loan: Interest only and deferred accrued interest with balloon payment at end of term, or upon default under Declaration of Covenants and Restrictions.
3. Amount to Finance: \$125,000(\$50,000– Fambrini; \$75,000 Cochrane)
4. Purpose of Financing: Rehabilitation of exiting farm worker housing units as described on attached summaries.
5. Rehabilitation Activity Period: March - October
6. Rate: 6%: 3% simple annual deferred and added to principle, 3% simple annual paid monthly over term.
7. Repayment Schedule: Monthly, 3% Interest only; Principle and 3% accrued interest to be forgiven at the end of term if covenants contained in “Declaration of Covenants and Restrictions” agreement have been followed.
8. Collateral: Property of current land owner

Requirements Of Operator Through Lease Agreement With Borrower

1. Oversee rehabilitation work
2. Maintain buildings in reasonable condition
3. Allow annual inspection by lender (Redevelopment Agency)
4. Provide annual report on occupancy and occupant income levels

Covenants And Restrictions On Property:

1. **RDA** records “Declaration of Covenants and Restrictions” Recorded Agreement - 20 year term
2. Operators of rehabilitated units provide ongoing maintenance of farm worker housing as condition of lease agreement.
3. Operators of rehabilitated units provide Annual Report to RDA on occupancy and occupant income levels as condition of lease agreement
4. If farming ceases to be an economically viable use because farming on the property ceases for three successive years, then principal and deferred interest **is** immediately due and payable for that portion of the housing taken out of use.
5. **If** farm worker housing ceases, then principal and deferred interest is immediately due and payable for that portion of the housing taken out of use
6. Rents restricted to be affordable to very low income farm worker households or individuals.
7. Maximum rent levels for farm workers not to exceed State Employee Housing Act requirements.
8. Any housing that remains for non-agricultural worker use, must be rented at a rate affordable to very low income households for the duration of the 20 year period.
9. Any violation of the Declaration of Covenants and Restrictions Agreement will result in immediate repayment of principal and deferred interest.

Disbursement of Funds:

Agency disburses progress payments upon completion of work

SO

WORK WRITE-UPS

Fambrini Farms

John Fambrini

0323

426-0788, FAX: 423-5891

Building A-1

Single family dwelling, 800 sq. ft.

- New roofing over entry porch
- New cross bracing at post and pier foundation
- Minor plumbing repairs
- New siding batts; prepare and paint exterior, complete
- New sheetrock, tape and texture at *most* of interior
- Interior paint, complete

Estimate: \$20,000

Building A-2

Unused office space, 210 sq. ft.

- No renovation

Building B

Kitchen, dining area, bunk rooms, shower room and storage areas; 1,100 sq. ft.

- Replumb shower pan for fail to septic tank
- New concrete shower **stall** walls with epoxy paint
- New exterior plywood siding
- Roof eave and fascia repairs
- Tear off, new plywood sheathing and new roofing, complete
- Kitchen: Repair walls, new formica countertop with 18" splash, sink and faucets
- Touch up paint kitchen interior and building exterior to match

Estimate: \$17,000

Building C-1

Shower and toilet room, 160 sq. ft.

- 3 new toilet enclosures with doors
- New concrete shower **stall** walls with epoxy paint
- Tear off, repair sheathing, new tar and 90# roll roofing

Estimate: \$5,000

Building C-2

Bunk rooms, 1,440 sq. ft.

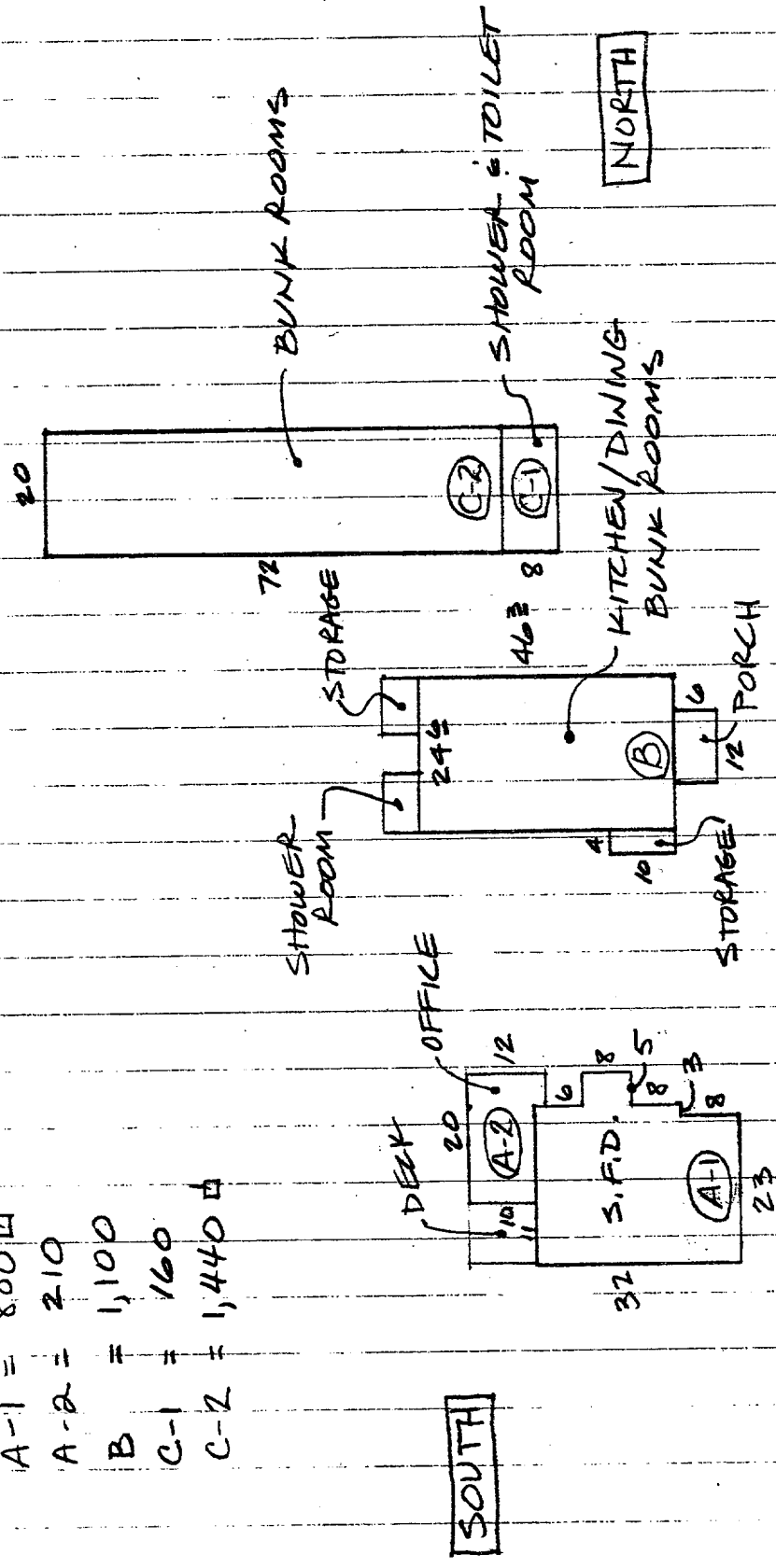
- Replace rusted electrical conduit on north side
- Replace termite damaged horizontal board siding
- New cross bracing at post and pier foundation
- New composition roofing over **old**, complete

Estimate: \$8,000

Total estimate: \$50,000

WEST
FAMBRINI FARMS

- A-1 = 800 sq
- A-2 = 210
- B = 1,100
- C-1 = 160
- C-2 = 1,440 sq



Swanton Berry Farms
Revised 8/14/01

0325

Jim Cochran
P.O.Box 308
Davenport, CA
Phone: 425-8919
FAX: 466-0952

Building A

Single family dwelling, 600 sq. ft.

- New septic tank and leach field
- Major cleanup in and out
- Demolish shed on north side, install new entry deck
- Upgrade and reconnect electrical service
- Replace 7 windows with jamb and sill repairs
- Repair interior water damage along west side
- Gut and renovate bathroom, complete
- New 30 gallon water heater, stove and refrigerator
- New gas wall heater
- Repair roof sheathing and eaves; new roofing, complete
- Prepare and paint interior and exterior, complete

Estimate: \$47,000

Building B:

Bunk house, 1250 sq. ft.

- Demolish south shed
- Repair three existing entry stairs and decks
- Repair "bulging" exterior wall on east side
- Replace 7 windows with jamb and sill repairs
- Repair subflooring at various locations
- New plywood flooring and sheetrock at walls and ceiling where missing.
- New roofing over old, complete
- Prepare and paint interior and exterior, complete

Estimate: \$22,000

Building C-1

Single family dwelling, 600 square feet

- New roofing over old, complete
- Exterior paint, complete

Estimate: \$6,000

Total estimate: \$75,000

WEST

SWANTON BERRY FARMS
(REVISED 8/14/01)

A = 600 sq ft

B = 1,250 sq ft

C-1 = 600 sq ft

D = 1,060 sq ft

E = 180 sq ft

F = 1,600 sq ft

SOUTH

NEW SEPTIC TANK & LEACH FIELD

BUNK HOUSE

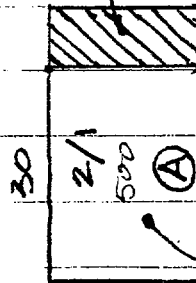
LAUNDRY

RECREATION BUILDING

BUNK HOUSE

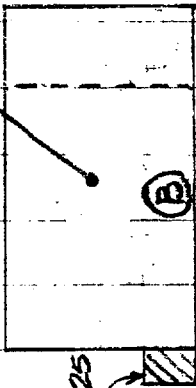
NORTH

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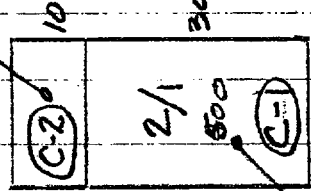
S.F.D.

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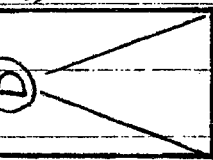
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LAUNDRY

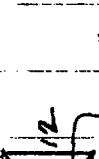
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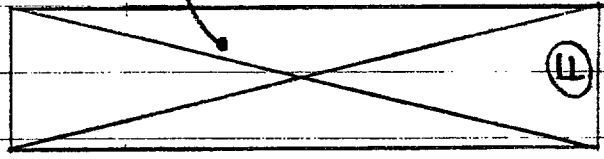


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4

LAUNDRY SHED

TOILET ROOM



20

80

3/8" = 10'-0"

SWANTON R.D.

EAST