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Casas San Miguel Residents Celebrate New Homes

Back again with an update on the Casas San Miguel single-family home project. Things have moved along quite rapidly since our last update with 11 homes to be occupied by April 15, 2002. The remaining 22 homes will be ready for occupancy by late-April. With just a few snags from funders to overcome, the former residents of Tall Trees Mobile Home Park, the site located adjacent to a Superfund site, will move into their new community and be able to put much of this story behind them.

On February 15, 2002, a ceremony for these families was held at the Casas San Miguel site to mark the completion of the first 11 homes and a symbolic key was handed over to the families. This event marked an important milestone in the project and for the lives of these farm worker families.

Phase II continues to move forward with an additional nine homes that are scheduled to begin construction in May '02. On January 2002, the NFWSC was awarded \$135,000 by AHP (Affordable Housing Program) for the construction of these homes. The AHP is being sponsored by the California Federal Bank. Along with the

AHP award, the NFWSC is looking to the City of Fresno for a construction loan to complete the financing for Phase II. Once the financing is in place and construction begins, the NFWSC will market these homes through Radio Campesina and other outlets.

Phase III, or the community center of the Casas San Miguel project, is in the schematic phase. The architectural firm of Del Campo & Maru of San Francisco was selected to design the community center. Along with Del Campo & Maru, the NFWSC identified Explorer
(Continued on page 2)



Some of the beautiful children finally holding the key to a healthy, safe home to grow in.

Letter from the Vice President:

As I have mentioned previously in this space, the NFWSC has set for itself very aggressive production goals. The two years of focusing on both internal and external frameworks of support will show results in 2002. As you will read in more detail elsewhere in this issue, the NFWSC has recently completed two more projects: Casas San Miguel, a 32 single-family home development in Fresno, California and Gilroy Apartments, the acquisition and preservation of 111 at-risk units in Gilroy, California. The completion of these

two projects holds a very special meaning for us. While we had completed other projects during my two and a half year tenure, these are the first that were initiated and fully nurtured through completion by the existing NFWSC staff. We did not inherit these projects from our predecessors and we sought and received very little consulting assistance. They really are triumphs of our current staff. While the final product is there for all to see and feel proud of, the element that is not as obvious, but perhaps more

(Continued on page 2)

Casas San Miguel (cont.)

(Continued from page 1)

General of Fresno to work with the architects on a design/build effort. The NFWSC has teamed up with the Fresno EOC and will deed the community center to them once it is complete. Set to cover more than 4000 sq/ft., the community center will house health services from Sequoia Community Health Foundation and other needed resources in one of Fresno's most neglected communities.

The 41 homes and community center will surely bring added stability and strength to the area as well as to the farm worker families. The rich cultures of the predominantly Latino and African American community that currently resides in southwest Fresno has lacked the spaces for community expression. We hope that the center will provide ample opportunity and space to communicate and learn from each other. While the access to health care services is an important aspect of the center, the health of the community also critically lies with cross-cultural communication. We envision that the community center will be the space where cross-cultural communication will take place.



Top: the new homes line up beautifully on California Street. Above: this picture shows only half the available counter space in a typical kitchen. Plenty of space to allow cooking for large families. Lots of cupboards too.

Letter from the Vice President (cont.)

(Continued from page 1)

critical to our maturity as developers is the professional growth of all HEDF staff, especially of the two project managers in charge of those two projects. There is no doubt in my mind that accomplishments like these generate equally important and positive public and internal side-effects.

Just as exciting is that as the year progresses, my expectation is that we will continue to see more of these wholly-NFWSC developed projects completed.

On a related note, we are on track to submitting tax credit applications in three of the four states in which we are currently working. As we all know, submission has no relation to allocations. But just being mature enough to prepare seven tax credit applications in three states is a marked improvement from where we were a short year ago.

Unfortunately, it seems like everyday there are more and more families that our industry is geared assist. We (meaning you as our partner and us) have a larger and larger task everyday. More families living below the poverty line; more families losing decent paying jobs; more families not being able to afford decent housing.

In short, 2002 will be a very exciting year for us. The challenge is going to be to not bask too long in our triumphs and a weaken our pipeline for the following years. I thank you once again for your support of our work, and look forward to working with you in the months and projects ahead.

San Francisco rehabilitation project continues

The rehabilitation is still marching onward. With building #3 complete and the Certificate of Substantial Completion signed on February 15, 2002, attention can be put on the larger buildings #1 and #2. The new roof on building #3 is doing its job well in the typically rainy Bay Area weather.



The exterior rehabilitation on Bldg. 3 is complete and it looks fabulous. The new yellow/red paint adds so much life to the surroundings and is a vast improvement on the past.

On building #2, shear-wall replacement is complete. Siding installation is complete at north, west and south walls and 60% at the east wall. Exterior painting is complete except at the east elevation due to that time consuming rainy weather. Insulation is also complete, except at the decks on the east elevation. Deck repair/replacement will continue for some 6 weeks as many of the decks on this building were in shabby condition. Eighteen upper decks have been poured. Metal railings are being galvanized. Fourteen of the decks to remain were core drilled and waterproofed. There are 26 decks under dry rot

Chavez Foundation gears up Cesar Chavez Day 2002

The Cesar E. Chavez Foundation, a non-profit charitable organization, was established in 1993 by Cesar's family and friends to educate people about the life and work of this American hero and to engage all, particularly youth, to carry on his values and timeless vision for a better world. The Foundation sponsors different events every year as part of its mission. Below are a few of those events. To find out more and/or participate please visit their website at www.cesarechavezfoundation.org.

Cesar Chavez Day

California's second annual Cesar Chavez Day of Service and Learning was celebrated on Monday, April 1, 2002. Chavez Day is a moving tribute to Cesar's legacy and a testament to his powerful leadership. In his honor, Californians from across the state, in both urban and rural communities, came together to promote non-violence, justice, equality, tolerance, environmental stewardship and respect for humanity.

Cesar Chavez Day, California's official state holiday, was signed into

repair. Sliding glass door replacement has also started.

On building #1, scaffolding is complete on the west and north elevations. Scaffolding is being installed at the south elevation. Roof tear off and repair, including hot mop, is to be completed in late March. Exterior siding removal is complete on north, south, and west elevations. Exterior gypsum board replacement is complete on north, south and west elevations. The dry rot repair, siding replacement and painting continue. Single roof installation will follow the shear wall replacement.

law two years ago by Governor Gray Davis, to ensure that the life, work, and values of Cesar continue to inspire all Californians. California is now one of five states to celebrate Cesar's birthday as an official holiday.

Educating the Heart Dinner

Cesar believed that education must not only promote knowledge but also touch the heart of humanity. He said, "The end of all education should be service to others." It is in this spirit that Cesar lived his life, promoting non-violence, justice, equality, environmental stewardship and tolerance. He was a great humanitarian who proved, once the heart is educated, there is no limit to the lasting and positive social change individuals can achieve.

The Foundation, at the Second Annual Educating the Heart Dinner on Friday, April 5, 2002, celebrated and honored the life of Cesar E. Chavez.

Tax Credit Update

Arizona

The Plaza Manuel Ortega Apartments (a.k.a. El Mirage Apartments Project) will begin construction very soon in April. The Project will be a newly constructed 80 unit apartment complex serving very low to low income families in the town of El Mirage, a small community outside of metropolitan Phoenix. The complex spans five acres and offers large floor plans for working people. Families earning from 30% to 50% of the area median income will comfortably live in a beautiful setting. Dishwashers, refrigerators, washer/dryer hookups as well as communal laundry rooms are just a few of the amenities. The building that houses the management offices will also house the clubhouse/community space as well as office space for onsite supportive services that will be offered. 1,800 sq/ft. gives these offices plenty of room to grow and allows much of the apartment complex community to utilize the space comfortably. Construction is set to begin in April and is scheduled for completion in January of 2003.

El Mirage is a city in dire need of affordable housing for working people. As a poor community with a housing stock that simply cannot meet the needs its residents, the city would do well with having such a large infusion of affordable rental housing. However, the NFWS has met with some resistance from city bureaucrats. The Planning Commission, upon first review of the site plan, denied the project for rather odd reasons. First, they claimed that the project posed an insurmountable pressure on traffic levels. However, this review was done in a somewhat irregular fashion by looking at the traffic impact several blocks away when a typical review studies impact adjacent to the proposed property. It is the City's responsibility to manage and plan



FRONT AND REAR ELEVATIONS
1/32"=1'-0"

EL MIRAGE APARTMENTS

EL MIRAGE, ARIZONA

PORTICO DESIGN, LLC

Represented here as simple schematics, Plaza Manuel Ortega Apts. will begin construction in April 2002.

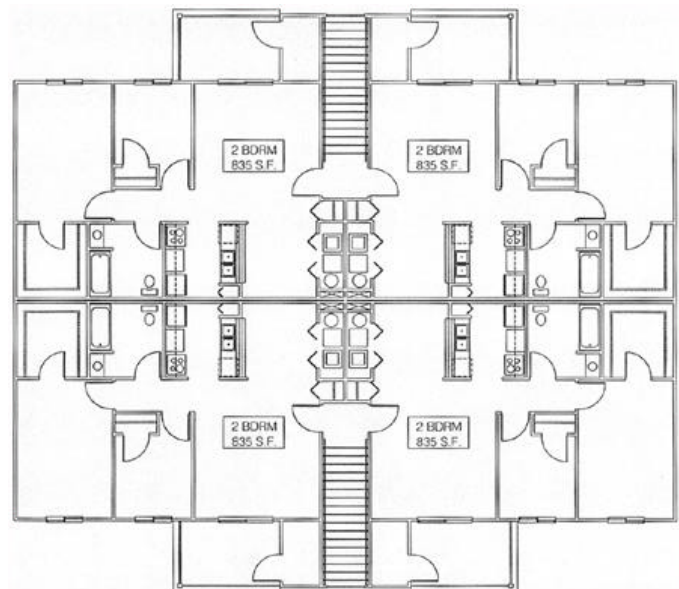
for growth of the community. A second reason for denying the plan was the typical NIMBYist reasoning, crime. Providing low-income families with affordable housing is not a cause of crime nor is it even a predator of it. We hope that the commission, upon further review, will measure their biases with the real and serious need for housing in their community.

The official naming of the El Mirage Project was chosen by NFWS leadership in commemoration Manuel Ortega, who was an ardent UFW supporter and past DJ of Radio Campesina KNAI. There was once a large community of farm workers in the City of El Mirage and was the site of the first Radio Campesina station in Arizona. Manuel was raised in the Phoenix area and was a native of Arizona. He died tragically in a car crash July 14th, 1998.

Also, HEDF staff in partnership with Englewood Development will submit a tax credit application in April to fund a project in South Phoenix consisting of 88 rental units. A second application is being prepared for the town of Somerton, AZ.

New Mexico

In early February of this year, HED staff submitted two tax credit applications to the New Mexico Mortgage Finance Authority. The applications will be for new construction and requesting financing for a 56 and 80 unit development offering affordable rental housing for medium to large families. Both projects will be located in the Albuquerque area. Notice of tentative tax credit awards will be available in May



CA's central coast Gilroy Apartments purchased by NFWSC

The sale of Gilroy Apartments from the previous owner, Transamerica Realty Services, to Gilroy Affordable Housing Corporation, a subsidiary of the National Farm Workers Service Center, took place on February 25, 2002. Interim financing was provided by Residential Funding Corporation. The new ownership of Gilroy Apartments, consisting of 111 units, will not be regulated under HUD under the Section 236 program. However, the ownership will be regulated under a Use Agreement, which ensures that the property is preserved affordable for low-income families for at least the next 30 years. The NFWSC worked with the Santa Clara Housing Authority to issue Section 8 vouchers to all eligible residents. Out of 111 units, 110 qualified. New leases were signed by all families living at Gilroy Apartments.

Santa Fe Associates will continue to be the property management agent. The on-site managers, Julie Rivera and Rosemary Jones, are expected to stay on the job. Both Julie and Rosemary provided invaluable assistance during the closing.

The President of the Gilroy Apartments Tenant Association (GATA), Mr. Jesus Gonzalez, was instrumental during the entire

purchase process. Through his leadership, NFWSC staff maintained consistent communication with all the tenants during the trying purchase process. We thank these individuals and all others that assisted the NFWSC.

With the first phase of the purchase completed, our attention turns to management issues. Over the next several months Santa Fe and Associates will coordinate the repair of a few deferred maintenance items, as well as evaluate desired upgrades. Our asset management and resident services staff will work with the tenants to prioritize potential upgrades and to come up with ideas on which additional services to bring on-site.

However, before we get too much into the work ahead, NFWSC staff and the tenants will take a brief time out to mark a new beginning of security and affordability. A celebration of the Gilroy Apartments purchase is scheduled for April 9 at the site where food, music and entertainment will be provided. All those that participated and assisted in the accomplishment of

Staff Changes

Ms. Suairis Hernandez joined the NFWSC in January of 2002 and is responsible for providing support to the Project Management staff as well as the Vice President. Her duties include, but are not limited to, utilizing computer hardware and software to produce documents, composing and typing complex correspondence requiring the ability to create merge documents and graphics, organizes and maintains file system and files correspondence and other records, coordinated manager's schedules and makes appointments, coordinates and arranges meetings,



prepares agendas, reserves and prepares facilities and records and transcribes minutes of meetings. Before joining the NFWSC, Ms. Hernandez was a marketing coordinator for Century 21 Marty Rodriguez. She is now pursuing her Bachelors in Telecommunications Management.

Ms. Hernandez steps in for Jessica Lepe who has gone on to become a full-time student. We wish all the best for Ms. Lepe and hope she reaches all of her goals.

Ernesto Espinoza has replaced Janette Palacios as Project Manager and has assumed all of her projects. Mr. Espinoza left his position as Construction Manager with lots of experience and is ready to tackle the different demands of Project Management.

Ms. Palacios gave two years to the NFWSC and we will miss her presence at the office. She has taken a job in the Planning Department for the City of Huntington Park, CA.



National Farm Workers Service Center, Inc.

Paul Chavez, President
 Emilio Huerta, Secretary
 Eva Vasquez-Camacho, Treasurer
 Anthony Chavez
 Mike Ybarra
 Roberto De La Rosa
 Juanita Valdez Cox
 Tanis Ybarra
 Leticia Maldonado - Stamos
 David Villarino
 Luis Conde

HED Staff

Manuel Bernal, Vice President
 Heriberto Barrios, Project Manager
 Ernesto Espinoza, Project Manager
 Robert Joy, Housing Director
 Suairis Hernandez, Office Administrator
 Cesar Marengo, Project Manager
 Jackie Monterrosas, Assistant Project Manager
 Alex Smith, Grants and Communications Manager

Property Management Staff

Tobias Rivera, Vice President
 Vicky Dantas, Manager, Casas Blancas Apartments
 Ana Dominguez, Manager, Manzanilla Apartments
 Sylvia Duran, Manager, La Paz Villa Apartments
 Candy Flores, Property Supervisor
 Lavana Ford, Office Manager
 Catalina Fonseca, Manager, Villa Robles Apartments
 Liz Gonzalez, Manager, Casa Hernandez
 Miriam Gonzalez, Director of Community Services
 Rosa Jimenez, Manager, Ross Gardens Apartments
 Melissa Gonzalez, Manager, Casa Velasco Apartments
 Sabrina Padama, Asset Manager
 Alicia Sierra, Manager, Salandini Villa Apartments
 Becky Sitton, Manager, Plaza Mendoza Apartments
 Norma Soria, Property Supervisor

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 Elaine Binegar, Senior Staff Accountant
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 Sylvia Delgado, Staff Accountant
 Pat Hollbrook, Accounts Receivable Clerk
 Maria Magana, Administrative Assistant
 Nancy Romero, Administrative Assistant
 Rosa Ruelas, Payroll Clerk
 Cliff Timmermans, Controller

Special Acknowledgements

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- Residential Funding Corporation
- California Rural Legal Assistance & the Center on Race, Poverty and the Environment
- Federal Home Loan Bank Affordable Housing Program
- California Federal Bank
- Bank of America
- Low Income Housing Fund

Now Online: nfwschousing.org

You can now find the NFWSC online. You can read past newsletters, learn about staff and our Board of Directors, as well view our past and present accomplishments. It's a great site! Please visit us

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