

HOME Success Story

Villa Hermosa III

Riverside County, CA: Indio

Contact Information:

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Development Manager

Organization Name:

County of Riverside HWS
Community and Housing
Development
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Cost and Sources:

\$1,000,000 – Riverside County HOME
Loan
\$1,500,000 Riverside County RDA Loan

Additional Funding used:

\$5,000,000 – HCD Joe Serna Jr
25,838,794 - Private Loan; Wells Fargo
\$990,000 - Affordable Housing Program
\$440,476 - Land from Indio Housing
Develop Corp
\$3,210,450 - Developer Impact Fee

Problem or need addressed: Since the 1960's the Fred Young Labor Camp provided housing for local farmworkers. What started as temporary housing for single migrant farmworkers, became an affordable place for low-income families to live. However, over the years, the dilapidated buildings became synonymous with substandard living conditions and crime.

Solution: To build a better living situation for the community and city it serves. By expanding the supply of decent, safe, sanitary and affordable housing with primary attention to farm worker housing, for very low-income and low-income families, creating a pathway out of poverty. Also, to develop a means to strengthen public-private partnerships to carry out affordable housing programs; and to provide for coordinated assistance to participants in the development of affordable low-income housing.

Results: Villa Hermosa III is phase III of a multi-phase development consisting of one hundred (100) affordable rental housing units for farm worker households. Families living at the dilapidated Fred Young Camp housing project were giving first priority to move to Villa Hermosa Phases I, II and III. Complex includes a community center, a garden, seven playgrounds, washers and dryers in each unit, private patios, a computer lab and several enrichment programs such as English as a Second Language and computer literacy.

