



**HOME CONFERENCE
DOORKNOCKER AWARDS
OCEANSIDE, CALIFORNIA**

AWARD CATEGORY: Special Needs Housing/Reaching Underserved Populations

PARTICIPATING JURISDICTION: Oceanside, California

PROJECT/PROGRAM NAME: Old Grove Apartments

HUD REGION/FIELD OFFICE: Region IX / Los Angeles Field Office

HOME UNITS/TOTAL UNITS: 10 HOME units / 56 total units

HOME FUNDS/TOTAL FUNDS: \$611,010 HOME funds / \$10,293,000 total funds

PARTNERS:

- California Housing and Community Development Department
- County of San Diego
- Bank of America
- California Equity Fund
- California Housing Finance Agency
- Local Initiatives Support Corporation
- Federal Home Loan Bank of San Francisco

FUNDING SOURCES:

• HOME Funds	\$611,010
• State Housing Financing	\$980,000
• Oceanside Housing Funds	\$718,000
• Oceanside Inclusionary Housing	\$1,385,000
• HOPWA	\$200,000
• California Multifamily Housing Programs	\$2,490,000
• California Farmworker Housing Grants	\$850,000
• Affordable Housing Program	\$534,654
• Tax Credit Investor	\$2,760,000

BRIEF NARRATIVE DESCRIPTION:

San Diego is home to an extensive agricultural sector including ranches, farms, and nurseries that produce everything from avocados to yams. Although some growers provide on-site housing, such housing is often limited only to the workers. With housing demand growing throughout San Diego County, finding decent and affordable housing for these workers and their families has been difficult. Consequently, many farm workers and their families are forced to live in encampments with no sanitation facilities, and limited access to food, health care, education, and other services. In an attempt to address the housing needs of this and other very-low income populations, the City of Oceanside began working with Community HousingWorks, a nonprofit CHDO developer, to develop Old Grove Apartment Homes, a 56-unit rental housing development.

While the city had extensive experience in rehabilitating and developing senior housing, financing and constructing affordable family housing for such a very low-income population was a new venture and presented several obstacles. The City and Community Housing Works had to address neighborhood concerns that the low-income housing would adversely affect property values in the area which ranged in price from \$450,000 to \$500,000. The city also had to address some funders' requirements that the developer, Community Housing Works, own the property. The city had used HOME funds to acquire the land and sold the property to Community Housing Works for \$1 with reversion after sixty years. Construction began in March 2001 and Old Grove Apartments opened, fully leased, in September 2004.

Old Grove includes one-, two-, and three-bedroom units with initial rents ranging from \$250 to \$850 a month. Ten of the units are reserved for farmworker households, and four units are set aside for households in which one adult is diagnosed with HIV/AIDS. The project includes a childcare center and a computer resource room and is located near public transportation. Contrary to the fears of some of the neighbors, development of the Old Grove Apartments has had no negative impact on the property values in the area, and is considered by many to be a positive addition to the neighborhood. The success of Old Grove demonstrates that affordable mixed-income housing can co-exist with for-sale, open market single-family homes.

FOR MORE INFORMATION CONTACT:

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PHOTOS:



[Photo of apartment building]