
NATIONAL FARMWORKER JOBS PROGRAM

HOUSING ASSISTANCE QNR SUMMARY

QUARTER ENDING JUNE 30, 2018

The NFJP Housing Assistance QNR Summary offers insight on the grantees' activities reported for the fourth quarter of program year 2017. This report includes information from the grantees' QNRs which describe program performance highlights, permanent and temporary housing activities, construction activities, program model strategies, strategic partnerships, and key issues encountered over the three-month period.

PROGRAM PERFORMANCE HIGHLIGHTS

Most grantees met their goals, in terms of permanent housing, temporary housing, and number of participants and families served. All were on track to meet goals or had plans in place to meet grant goals.

PERMANENT HOUSING ACTIVITIES

The following narrative report excerpts highlight a variety of activities conducted by grantees during the quarter describing home education services, technical assistance provided, and staff training received.

- PPEP Micro Business and Housing Development Corporation completed one house; two are in development, and one is awaiting development.
- Community Resources and Housing Development (CRHD) secured zoning approval and MOUs, and is awaiting a funding decision on permanent housing construction.
- Self-Help Enterprises (SHE) is under construction on a 50-unit development and has completed a 44-unit development.
- PathStone provides enrichment activities and an afterschool program at their housing complexes.

In addition to housing construction projects, most grantees assist clients with US Department of Agriculture (USDA) loan applications to secure housing.

TEMPORARY & EMERGENCY HOUSING ACTIVITIES

Temporary housing assistance, including emergency assistance with housing and utility costs, is a key service grantees provide.

- Tennessee Opportunity Programs, Inc. (TOPs) helps client apply for assistance through the Low-Income Home Energy Assistance Program (LIHEAP), Section 8 Housing, and Emergency Solutions Grants (ESG).
- At PathStone, emergency housing assistance and employment assistance go hand in hand and participants often receive both simultaneously.

CONSTRUCTION & REHABILITATIONS

Both constructing new housing and rehabilitating existing housing are important grant activities.

- Motivation, Education, and Training (MET) rehabilitates houses and provides counseling on how to maintain improvements, how to conserve energy, and how to create and manage a budget.
- Rural Community Assistance Corporation (RCAC) is improving site water and sewer systems.
- PathStone rehabilitated bathrooms in a farm complex that serves 200 farmworkers.
- SHE is working to permanently connect families to safe water.

PROGRAM MODEL STRATEGIES

Below is a sample of grantee activities that illustrate efforts to improve program performance and outcomes.

- TOP and MET sent staff to trainings and conferences.
- MET has housing services embedded with employment and training services.
- La Cooperativa Campesina de California (LCCC) focuses efforts on providing rental and utility assistance and is comprised of five separate member organizations. These member organizations incorporate housing assistance into the services they provide.
- SHE provides transit training so that farmworkers can access public transportation and makes connections to employment services.

STRATEGIC PARTNERSHIPS & ACTIVITIES

Grantees leverage community partners and resources to enhance program performance and outcomes.

- TOP partners with Head Start and utility companies for outreach.
- MET partners with the Middle RIO Grande Development Council, American Job Centers, Migrant Head Start, and other local educational partners.
- PPEP Micro Business and Housing Development Corporation partners with other local housing organizations, safety net programs, and the City of Yuma Housing Authority.

- Office of Rural Farmworker Housing (ORFH) also partners with other local housing providers.
- CRHD works with other NFJP grantees, school districts, and Feeding America.
- SHE partners with an advocacy organization and community WIOA grantees.

PROGRAM OUTREACH ACTIVITIES

Program outreach activities focus on informing participants of available program services as well as working with community partners to expand referrals.

- TOPS conducts outreach at local festivals, food distribution events, back to school events, and at local nurseries and churches.
- PPEP networks at city housing authority meetings, job fairs, and other events.
- LCCC conducts outreach with local jobs programs.
- ORFH markets services on Spanish language radio broadcasts.
- CRHD conducts outreach through long sleeve shirt distribution, newspaper ads, and referrals by past clients.

LEVERAGED RESOURCES

In this section, grantees provided an update on all matched or leveraged resources during the quarter.

- MET partnered with the USDA, Texas State Affordable Housing Corporation, and the Texas Foundation Fund to rehabilitate bathrooms and conduct plumbing repairs. They also worked with the Texas Department of Housing to convert deeds from contract for deeds (which do not have the full value of ownership) to warranty deeds. Additionally, they have worked with the Amy Young Barrier Removal Program to assist with accessibility repairs.
- PPEP leveraged USDA loans and helped participants with the paperwork required for these loans. They also used NFJP youth in construction training to assist with housing construction.
- LCCC received a \$100,000 charitable contribution to a project from the seller of the land for that project. Additionally, they receive funding from the Community Development Commission.
- SHE receives other grants, including the Affordable Housing Program. They also leverage literacy grants and the van pool provided by CalVans.

KEY ISSUES & TECHNICAL ASSISTANCE NEEDS

Below is a list of key issues and challenges expressed during the quarter.

- The biggest challenge reported by TOP is that they can only serve participants once per year.
- MET reports low funding levels as their biggest concern.
- PPEP is concerned with the number of H2-A temporary farmworkers at farms that are already providing housing, which is a disadvantage to year-round farmworkers. Additionally, city residents are resistant to developing housing for farmworkers and they are struggling to find housing units in the price range of the program.
- SHE cites rising construction costs as the biggest challenge. Additionally, the low-income housing tax credit valuation was impacted by corporate tax reform and securing capital for costly rental housing projects is an ongoing challenge.

GRANTEE HIGHLIGHT

MET reported on the success of Jose Epilano Cantu, Jr., who had previously been a migrant cantaloupe farmer and received training services through MET to become employed as a Head Start bus driver. His income doubled, and he received benefits such as health insurance, vacation time, and a retirement account. In addition to employment support, MET assisted with rehabilitation of his existing house. Rotted siding was replaced, new beams were installed to support floor boards, window gaps were sealed, kitchen surfaces were replaced, and new insulated doors with deadbolts and locks were installed.