

Developer/Sponsor

Catholic Charities Housing Services of Yakima

Units

51

Enterprise's Investment

\$11.3 million in Low-Income Housing Tax Credit equity



Description

Reino del Cielo is a newly constructed community of affordable homes for farm worker families in Royal City, Wash. Located in a small farming town with a long-growing season and a wide variety of crops, the community is built on a site once occupied by a vacant and deteriorated housing development.

The 51-unit property includes two-, three- and four-bedroom homes, with rents up to 54 percent below market. The community includes a set aside of 75 percent of homes for farm workers earning 50 percent or less of the area median income.

Amenities include a community center, computer room, front and back yards, play structures and social services geared towards serving a majority Latino resident population. The community is within walking distance to downtown and bus transportation in this small town of just over 2,100 residents. Yakima, the nearest city, is 80 miles away.

With a large number of area farm workers and a dearth of available housing options, this new multifamily tax credit development provides much needed new housing options and related amenities to agricultural workers.

Developer/Sponsor

Catholic Charities Housing Services of Yakima (CCHSY) is a faith-based, nonprofit founded in 1998 and focused on providing affordable housing for communities in the seven-county jurisdiction of the Catholic Diocese of Yakima. CCHSY has completed 12 multifamily developments since 1998 with a total of 348 homes developed. Their current portfolio includes HUD 202 and LIHTC projects. An indicator of market demand, waiting lists exist for all of their properties.

Also based in Yakima, Wash., the Office of Rural and Farmworker Housing (ORFH) is development consultant for Reino del Cielo. A nonprofit that provides statewide development services for owners of affordable housing that serve farm workers and rural residents with low-incomes, ORFH arranged the financing for and managed construction of Reino del Cielo. It has developed 1,100 affordable homes in more than 20 communities.

Rents

All homes are reserved for households with incomes at or below 50 percent of the area median. Affordability restrictions are guaranteed for a minimum 55-year period.

Amenities

Reino del Cielo is within walking distance of the city's downtown area, home to a grocery store, several restaurants, and a few small stores and service providers. A bus stop for the Grant Transit Authority that serves Royal City and nearby towns is one-half mile from the site. The housing complex includes a community center with separate computer and laundry rooms as well as a playground and picnic area. Homes feature patios that look onto open green spaces, air conditioning and additional storage spaces. There is an on-site resident manager.

Social Services

Reino del Cielo will offer residents access to a variety of services, including ESL classes, credit counseling, health services, parenting classes and legal assistance. The community's bilingual manager will work with local agency providers to assist residents with various needs. Two service providers already committed are People for People of Moses Lake, which provides rides to medical facilities for tenants with medical coupons and CLEAR, which provides toll-free phone service for residents to obtain free legal assistance.

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$10.6 billion in equity, grants and loans to help build or preserve more than 270,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity.