

# King City Migrant Center (KCMC)



**Location:** King City, California

**Seasonal Operation:** The King City Migrant Center operates seasonally, welcoming residents from May to October each year. Established in 1970, the center offers 80 two-bedroom units.

**Eligibility Criteria:** To be eligible for residency, individuals must meet specific criteria:

- Be a migrant agriculture worker.
- Make at least 50% of their income from agriculture.
- Have permanent residency within 50 miles of the center.

**Dedicated Facilities and Staff:** The center boasts a range of amenities and personnel, including:

- Manager and on-site live-in maintenance personnel.
- A daycare (3–5 year olds) and an infant center (0-5 years-old) operated by Catalyst.
- Two convenient laundry facilities for residents.

**Financial Information:**

- **Annual Rent Collections:** As per the latest financial report, annual rent collections amount to **\$163,855.50**.
- **Net Profit or Loss Amount:** The financial report indicates a net loss of **\$145,381.14**.

**Funding Sources:** Funding is provided by:

- **The Office of Migrant Services (OMS) (Reserve Funding)**
  - OMS focuses on providing support and services to migrant workers, who often move from place to place for employment in industries such as agriculture.
- **Catalyst**
  - Receives monthly funding from the State of California to operate on-site daycare.
- **Rural Development (RD) (2<sup>ND</sup> Reserve for Property Improvements)**
  - RD is a federal agency within the United States Department of Agriculture (USDA) that works to improve the economy and quality of life in rural America. RD offers loans, grants, and technical assistance to support rural communities in areas such as housing, infrastructure, business development, and essential services.
- **No Tenant Subsidies**

**Loans on Property:** King City Migrant Center has two loans from USDA.

*(Balance as of January '24)*

- **Holder:** The United States Department of Agriculture (USDA) is a federal agency responsible for developing and executing federal laws related to farming, forestry, rural economic development, and food.
- **Annual Payments**
- **Maturity Date for Loans:** February 1, 2037
  - **Loan #1 Balance:** \$636,064.00
  - **Loan #2 Balance:** \$212,021.00

**Rehabilitation Investment:**

- **Amount:** \$1,660,129.00
- **Source of Funds:** The rehabilitation costs are covered by the OMS and Housing and Community Development (HCD).

**Expected Useful Life:** Following the completion of the rehabilitation work, the King City Migrant Center is expected to have a useful life of 7 to 10 years.

**Rehabilitation Project Details:** The ongoing rehabilitation project includes a comprehensive range of improvements such as:

- Roof and gutter repairs
- Siding replacement
- ADA modifications to select units
- Flooring repairs
- Replacement of cabinets, countertops, and hardware
- Furniture replacement
- Water heater replacement
- Parking lot repairs and resurfacing
- Heater and thermostat replacement
- HVAC pad mounts replacement
- Electrical upgrades
- Deck and landing repairs
- Window replacement
- Carbon monoxide detector installation
- Bathroom vanity replacement
- Playground refurbishment
- Property sign replacement
- Access card reader upgrade
- Fence repair and replacement
- Siding repairs



**Anticipated Reopening:** The rehabilitation work is expected to be completed by May 9, 2024. We eagerly anticipate reopening and providing a fully revitalized environment for our residents.

The King City Migrant Center continues to serve as a crucial resource for migrant agricultural workers and their families, offering not only housing but also essential childcare services and amenities. With ongoing rehabilitation efforts, the center is poised to enhance its facilities and continue its mission for years to come.