

2023 Legislative Session

Member Requested Local Community Project Information Form

Important Notes: This is not a formal grant program. This form provides information for House members to request a separate appropriation in the capital budget for this project. Funding any project is at the discretion of the Legislature.

This document may be subject to disclosure under the Public Records Act (Chapter 42.56 RCW).

Funds are available on a reimbursement basis only and cannot be advanced.

Tips: Successful past projects generally are ones in which the requested state funds: (1) are used for a facility providing an important public benefit; (2) are a small portion of the total project funding (25% or less); (3) result in a completed project or phase usable by the public for the intended purpose when the state funds are expended; and (4) are for a project that is ready for construction or renovation and will be completed within the biennium.

I. Project Name and Sponsor

Ejidos Community Farm (Everson)

\$824,000

Sponsor(s): Rule, Rep. Alicia
Joe.Timmons@leg.wa.gov

II. Where is the project physically located?

Address: 1240 Central Road
Everson , 98247 Whatcom
District(s): 42,
Coordinates: 48.5, -122.42441467

III. Project Contact

Organization: Community to Community Development
Contact: Sean Hopps , Executive Director, Institute for Washingtons Future
Website: <https://www.foodjustice.org/>
Phone: 360-920-7682
E-mail: seanhopps2@forwashington.org
Address: 2720 Valencia St.
Bellingham, 98226

IV. Organization Information

Is this a joint project with another organization?

Yes

If yes, has a joint operating agreement been signed?

Yes

If yes, list the partners for the project.

Community to Community Development (C2C), Institute for Washingtons Future (IWF)

Is the organization that will manage the funding different from the project contact organization or joint partner?

No

If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

Is the requesting organization or joint partner registered with the state as a non-profit organization?

Yes

If answered no, is the applicant a local government?

V. Project Information

Briefly describe the scope of the project.

The Ejidos Community Farm project is a collaboration between Community to Community Development (C2C), an organization led by and for farmworkers, and the Institute for Washingtons Future (IWF), a 501(c)(3) not-for-profit that serves as the project's fiscal sponsor. The project acquires farmland to support the development of climate smart community farms and forests managed by farmworker owned cooperative farm and food businesses. Project goals include equity investment in BIPOC led community enterprises, farmland preservation, community wealth building for Latinx and Indigenous Central American residents of Whatcom and Skagit Counties (including farmworker owned housing), and environmental stewardship. This request is for \$800,000 to complete the purchase of the initial 65-acre site at 1240 Central Road Everson and secure the land for not-for-profit, farmworker led operations of the community farm into perpetuity. Total State Cost is \$800,000; total IWF cost is \$350,000. This will complete phase II of the project, land acquisition.

VI. Project Schedule

Will the entire project be completed after this funding request?

No

Describe the estimated cost and schedule for each remaining phase of the project.

Phase II, Execute the purchase option contract and secure the title in the C2C/IWF land trust: Total Remaining Cost is \$1,150,000 (Request is for WA State Funds of \$800,000; C2C/IWF Match is \$350,000). Schedule: contract with WA State Department of

Commerce, WA State and C2C/IWF funds in Escrow, initiate the transaction with the title company; transaction completed no later than December 31, 2023. Phase III: Design and build five units of on site, farmworker owned housing. We are in consultation with two highly qualified local partners: Kulshan Community Land Trust and the Whatcom Community Foundation. Estimated cost of phase III is \$200,000 for design, architecture and site preparation and \$1.2 million for construction (\$200,000 per unit + 20% contingency) = \$1.4 million total. Estimated date of completion of phase III is June 2025.

Describe what discrete phase of the project will be completed with the funding from this request.

Supplemental budget funds will be applied toward completion of Phase II of the project: execute and secure the title of the 65-acre parcel for to be held in trust by C2C, a BIPOC led not-for-profit, to be managed as a community farm into perpetuity. Upon completion, we will initiate phase III: affordable housing development (five units) and partnerships toward carbon sequestration and regenerative agriculture projects.

Estimated completion dates for each phase of the project.

Phase II to be completed no later than December 31, 2023; Phase III to be completed no later than June 30, 2025

VII. Eligible Project Type or Phase

Land Acquisition	\$776,000
Demolition and Site Preparation	\$0
Design	\$0
New Construction	\$0
Renovation	\$0
Other – Department of Commerce admin. fee	\$24,000
<i>Mandatory Commerce Administrative fee of up to 3% (max of \$50,000)</i>	\$24,000
Total Funding Requested	\$824,000

VIII. Site Control

Is the site owned or being purchased by the project contract?

Yes

If no, is the property being leased by the project contract for a term that will meet or exceed 10 years?

If no, please explain how the property will be secured for public use for at least 10 years, including the name of any other organizations that will maintain site control.

Does the applicant understand and agree that any and all real property owned, optioned for purchase, or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date of the final payment made for the project is complete and becomes available for public use?

Yes

IX. Project Funding

What type of project is this?

Other

Has the applicant applied for other grants or loans listed on the Competitive Capital Budget Grant and Loan Programs?

No

If yes, was your project funded? If so, how much? If not, why not?

If no, were you planning on applying for those funds? If not, why not?

We are planning on applying for grants and loans to complete phase III, for housing from the Housing Trust Fund and the WA State Housing Trust Funds.

What amount and what percentage of local, federal and state funding has the applicant secured to date? Please list each amount by local, federal, state or private funding source or program.

Of the remaining \$1,150,000 needed in escrow to execute the purchase option, C2C has secured \$200,000 from individual donors and foundations and will raise an additional \$150,000 between now and June 30, 2023

Besides the amount being requested, what amount of local, federal or other state funding does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, federal, state or private funding source or program.

Phase II, Property Acquisition: Execute the Lease to Purchase Option: Total Remaining Cost is \$1,150,000 (Request is for WA State Funds of \$800,000; IWF Match is \$350,000)
· Apply for private and government grants to Initiate green development, carbon sequestration, and regenerative agriculture demonstration projects on site. Phase III: Design and build five units of on site, farmworker owned housing. We are in consultation with two highly qualified local partners: Kulshan Community Land Trust and the Whatcom Community Foundation. Estimated cost of phase III is \$200,000 for design, architecture and site preparation and \$1.2 million for construction (\$200,000 per unit +20% contingency) = \$1.4 million total. We will attempt to raise \$700,000 in local, federal, and/or state grants or loans. \$700,000 will be raised from C2C and IWF supporters and donors, including the Climate Justice Alliance (Reinvest in Our Power campaign).

Please list all past efforts to obtain state funding through the member requested local community project form, including the legislative session and the amount of funding obtained.
2019 - \$250,000 obtained 2021 - \$200,000 obtained 2022 - 250,000 obtained

Once completed, how will the project fund its ongoing maintenance and operation?
Farm business cooperative, Tierra y Libertad (T&L), will manage and operate the farm and pay all business expenses, including utilities and building and equipment maintenance from revenue from sales. C2C will incubate T&L through the startup phase 1/24/2022 by providing grants and non-extractive, micro loans per need. IWF and C2C will pay all property taxes and costs related ownership of the land. These costs will be paid by "Cooper Road LLC" a land and community asset trust owned, operated, and funded by C2C (51%) and IWF (49%). T&L will own the housing units, in a limited equity cooperative model, and all equity in the farm business.

X. Project Benefits and Challenges

How will the requested phase of the project benefit the public?

Completion of Phase II preserves 65 acres of prime Whatcom County farmland in a trust as a community farm, managed by Latinx and Indigenous immigrant farmworkers since 2018. Ongoing impacts of the Ejidos Community Farm project include local living wage job creation, small business and cooperative development for farmworker led farm and food businesses, community wealth building for local farmworkers, farmland preservation. The project will allow C2C's constituent base to participate more fully in the Whatcom climate and food systems action plans. It project has broad community support that includes the Whatcom Food Network, RESourcces, local food banks and food coops, and the Whatcom Foundation. These organizations and others recognize that this project strengthens our local food system and environmental efforts toward a more resilient Whatcom County because it elevates the marginalized population of farmworkers to make their fullest contribution.

Will this project phase have a revenue-generating component that would have community and state economic benefit? Please describe and quantify.

The primary revenue generated is farm business revenue from sales that benefits the 15 Indigenous and Latinx immigrant members of Tierra y Libertad (anticipated at \$80,000 to \$120,000 annual in the two project years). We also anticipate revenue from green development projects, including the purchase of carbon tax credits and the sale of extra solar power back to PSE.

Please quantify any long-term job creation that will result from this project phase.

Creation of 1 BIPOC owned, cooperative farm and food business; directly creates 15 living wage, farm work jobs creates 45 indirect jobs

Are there any existing or anticipated community concerns about this project that would prevent it from moving forward?

No

XI. Acknowledgements - The undersigned acknowledges and agrees to the following:

If the project is funded, Commerce will require the project contact to meet contractual requirements. More information can be found here:

<https://www.commerce.wa.gov/building-infrastructure/capital-facilities/resource-toolkit/>

- Except for preconstruction activities or purchases of real property that does not lead to construction or renovation, the grantee must have site control of the project before the contracting process can begin.
- Except for design only requests, the grantee must secure all non-state funds needed to complete the project before receiving the state reimbursement.
- The grantee and their contractors must pay applicable state prevailing wages as of the date the 2023-25 Capital Budget is approved and executed.
- The project must be built to at least the LEED Silver Standard or receive an exemption.
- Awards over \$250,000 are subject to the securitization process and will need to be securitized.
- The grantee must complete the process outlined in Executive Order 21-02 before the contracting process can begin. This includes both Tribal and DAHP Consultation.
- The grantees must provide insurance to cover the project.
- This is a reimbursement grant and funds may not be advanced under any circumstances. For more info, please see the [CCF Toolkit](#).