Logo

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*Photo #1*

A picture containing text, outdoor, building, ground

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Photo Credit: 1-County of Ventura Resource Management Agency; 2-Christopher Chung, The Press Democrat; 3-Richard Street, social documentary.net; 4-Dan Coyro, Santa Cruz Sentinel; 5-Urban Land Institute.

*Photo #5*

*Photo #4*

*Photo #3*

*Photo #2*

**Farmworker Housing TOOLKIT**

ABAG Housing Element Resource

**january 2022**

**FARMWORKER HOUSING TOOLKIT**

*The purpose of this Farmworker Housing Toolkit is to provide a one-stop source of information to assist local agencies in including the special housing needs of Farmworkers within their upcoming Housing Elements.*

The Toolkit is broken into the following components:

1. [Overview](#Overview)
2. [Farmworkers -- Why & What is Required?](#WhyWhat)
3. [Farmworker Profile](#Profile)
4. [Data](#Data)
5. [Program Matrix – Resources for Housing Element](#ProgramMatrix)
6. [Appendices](#APPENDIX)

[#1 - HCD Information & Guidance](#Appendix1)

[#2 - State Laws Regarding Farmworker Housing](#Appendix2)

[#3 - Bay Area Regional Agricultural Plan](#Appendix3)

[#4 - Recent Farmworker and Agricultural Worker Studies](#Appendix4)

[#5 - Additional Data & Information](#Appendix5)

**OVERVIEW**

Farmworkers are generally considered a special housing needs group due to their limited income and the often-unstable nature of their employment. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored.

While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties. In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Per the USDA, farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes.

The agricultural industry and the employees supporting this work are a critical part of the Bay Area overall economy, geography and history. In addition to planning for farmworkers within this Housing Element cycle, there is also a new multi-year collaboration opportunity. Santa Clara County is taking the lead on developing a “Bay Area Regional Agricultural Plan”. This new collaboration will be launched in 2022 and can be added as a program to undertake within your Housing Element.

The Plan will be started in 2022 and be undertaking the following initiatives: (1) explore regional strategies for the conservation of agricultural land, (joint powers authority, financing mechanisms, land trust) thus reducing the greenhouse gas emissions associated with urbanization, and (2) help local governments plan land-use strategies to protect agricultural land that might otherwise be developed”, and (3) explore farmworker housing including programs, policies, and legislation. By working together, public agencies can leverage each other’s knowledge, advocate regionally and on a state level for legislative changes, and partner on funding opportunities. For more information on this important effort, go to [Appendix #3](#Appendix1).

**FARMWORKERS – WHY & WHAT IS REQUIRED?**

Over the past two decades, there has been a shift to a more permanent workforce for many farms, which has shifted the bulk of the need from seasonal housing for migrant workers to permanently affordable housing for low wage working families. Both types of housing are still necessary, but farmworker housing is no longer solely a rural/County issue. Local jurisdictions with an agriculture-based economy are clearly responsible for addressing the needs of farmworkers and their families as part of the AFFH and their affordable housing strategy. Yet, based on changing demographics surrounding cities and counties also share responsibility.

The agricultural crops and livestock grown in California provides the Bay Area with reliable access to food that is grown nearby, we do not rely on imports for food. Agricultural operations throughout the state are suffering from a shortage of labor, this labor shortage threatens to disrupt harvests and agriculture production which will result in more imports, higher prices, and reduced food security. Lack of affordable housing for farmworkers is a large contributor to the shortage of labor.

Farmworker wages place them in the Very Low to Low Income classification for the region. Agricultural workers are usually settled in their community and tend to live with a partner who may not work in agriculture. They live in apartments and homes, and often in urban areas. They need larger dwellings with nearby schools, childcare, health care, recreation, and other services. The Urban Land Institute Magazine provides a good example of agricultural family housing and bunkhouse style housing in California. Visit [Food Security Starts with Affordable Housing for Farmworkers](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Furbanland.uli.org%2Feconomy-markets-trends%2Fhow-affordable-housing-for-farmworkers-feeds-into-the-larger-economy%2F%3FSite%3DULI2015&data=04%7C01%7C%7C26c636b919274621db1f08d9daadbf94%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637781262047954284%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=6g2rNcEz7RB3Cm9EFDKILmQqtAM7Ql8qaAQ8ueVJ5bc%3D&reserved=0).

It is important to understand the changing landscape of the farmworker population and include an analysis for farmworkers in your Housing Element.

* **SETTLED/PERMANENT --** Today’s farmworkers are more settled and typically live in one location.
* **COMMUTE UP TO 75 MILES -**- Per the USDA, today’s farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy.
* **FAMILIES** – Farmworkers today are more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in the provides a community.

It is important to ensure that all jurisdictions are aware that if their inventories don’t have adequate sites for farmworker housing (including muti-family housing for families with a member employed in agriculture), then they need to either rezone sites to accommodate it or to add a program. If you are required to adopt such a program, then it has to allow farmworker housing by-right. Agencies will want to review this section carefully. See [Appendix 2](#Appendix2).

**Farmworker Analysis Requirements**

From conversations with HCD and a review of Housing Elements in process, it is clear that each agency has to address farmworkers in their base analysis. After this analysis, an agency will make a determination regarding the level of farmworkers in their community and then the level of programs and policies that need to be included in the Housing Element. Based on the above and HCD’s recent review of Housing Elements from Southern California, we advise that Bay Area jurisdictions conduct the following steps.

**REVIEW & ANALYSIS**

**FARMWORKER SPECIAL HOUSING NEEDS**

|  |
| --- |
| **STEP #1 -- ROBUST ANALYSIS** *(Farmworkers are a special needs housing population that must be addressed in your Housing Element.)*   * **ANALYSIS** -- Each agency is required to prepare a robust analysis regarding your community’s farmworker population -- numbers of farmworkers, school age children, and the impact of agriculture on the local economy. See the [Data](#Data) section and [Appendix 5](#Appendix5) of this report for more information. * **OUTREACH** – Must do outreach to Farmworkers as part of your AFFH review. Options include partnering with County or other agencies, Planning Collaborative and CBOs. |

|  |
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| **STEP #2 -- DETERMINE LEVEL OF DATA SIGNIFICANCE**   * Based on your community’s profile, the data will determine the additional level of programmatic support that is required. Regardless of significance, for Southern California agencies, HCD has been requiring additional farmworker analysis especially in the special needs section and inclusion of farmworkers in programs. |

|  |
| --- |
| **STEP #3 -- PROGRAMS & POLICIES**   * Incorporate programs and policies into the Housing Element. * Programs and policies must have: (1) metrics, (2) implementation timeline, and (3) be responsive to AFFH issues. |

*Based on current Housing Elements reviewed/approved by HCD, we offer the following references aligning with the above chart.*

|  |  |
| --- | --- |
| **DATA – MINIMAL / MINOR** | **DATA - SIGNIFICANT** |
| **Duarte** – Conducted a robust analysis. Since the persons employed in agriculture is extremely limited, the housing needs of this group were addressed under Duarte’s overall programs for affordability. (*Under Review*) ([Housing Element](https://www.accessduarte.com/civicax/filebank/blobdload.aspx?t=66747.5&BlobID=28726))  **Santa Monica** – Santa Monica’s submitted Housing Element stated that Santa Monica does not support the agriculture industry and there is no need for farmworkers. HCD’s response stated the following: “Farmworkers from the broader area and those employed seasonally may have housing needs. As a results, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., USDA county-level farmworker data) and include programs as appropriate.” Santa Monica added a discussion regarding farmworker housing and acknowledgement of County need within their revised Housing Element. (*Under Review)* ([Housing Element](https://www.hcd.ca.gov/housing-elements/docs/santa-monica-6th-adopted111021.pdf)) | **Ventura County** – Contains a robust agricultural worker analysis and corresponding programs. (*Approve*d) ([Housing Element](https://vcrma.org/housing-element-update))  **Wildomar** – Contains a strong analysis with focus on dairy industry. Created corresponding programs as well. (*Approved*) ([Housing Element](https://www.cityofwildomar.org/government/departments/planning/2021-2029_housing_element_and_2021_safety_element))  **Coachella** – Contains strong analysis. Included targeted programs for farmworkers. (*Under Review*) ([Housing Element](https://static1.squarespace.com/static/606f64b7c544200772d634be/t/6154e85c080f8b0b62e9b29d/1632954468933/LWC_Coachella+HEU_PRD_092221_Combined.pdf)) |

**Recent Guidance from HCD Regarding Farmworkers**

Below is information taken directly from HCD response letters that were focused on farmworkers.

|  |
| --- |
| * 1. *Analyze any special housing needs such as elderly; persons with disabilities, including  a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*     While the element quantifies (Appendix A) the City’s special needs populations, it must   also analyze their special housing needs. For a complete analysis of each population group, including seniors and farmworkers, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability of senior housing units, number of large units,  number of deed restricted units, etc.,), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.     * 1. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households. (Gov. Code, § 65583, subd. (c)(2).)*     While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing for all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households). Program actions could include proactive outreach and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types. |

**FARMWORKER PROFILE**

Below is a brief profile of farmworkers in the Bay Area. While many similarities exist for farmworkers, there are differences based on the type of agriculture in various Bay Area regions. A comprehensive housing needs assessment for farmworkers can be a helpful tool for local agencies to continue their work in this area. The plan provides information and data for policy and funding requests, and it also can build relationships and coalitions of support.

A few Bay Area agencies and neighboring agencies (Monterey & Santa Cruz) have completed more detailed farmworker housing assessments. More information on these studies can be found in Appendix #2.

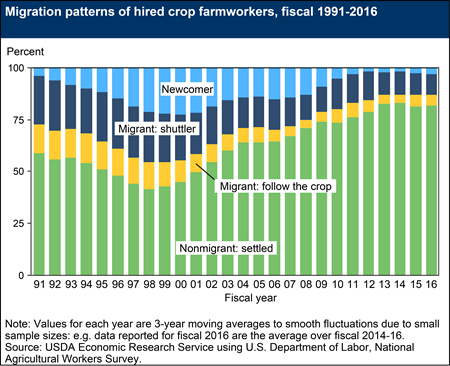
|  |
| --- |
| **NAPA COUNTY – 2012** [*Napa County Farmworker Housing Needs Assessment – Final Report*](https://housing.smcgov.org/sites/housing.smcgov.org/files/Napa%20Study%202012%20-%20BAE.pdf) |
| **SAN MATEO COUNTY -- 2016**  [*San Mateo County Agricultural Workforce Housing Needs Assessment*](https://housing.smcgov.org/agricultural-workforce-housing-needs-assessment) |
| **MONTEREY & SANTA CRUZ COUNTIES -- 2018**  [*Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley*](https://www.cityofsalinas.org/our-city-services/community-development/regional-farmworker-housing-study) |

**Types Of Farmworkers & Their Housing Needs**

There are primarily three types of farmworkers working within the Bay Area.

* Permanent Residents -- Majority of farmworkers are permanent residents of the County and are most likely require housing which can accommodate families.
* Migrants Farmworkers -- Migrant Farmworkers which perform agricultural labor on a seasonal or temporary basis. These workers need housing in the form of single occupancy rooms, bunkhouses, or dormitory style living.
* H2A Visa Workers -- Approximately 10% of all workers are H2A Visa workers and they perform seasonal farm labor on a temporary basis. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. H-2A visa workers can share homes, apartments or be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers compete with permanent farmworkers for scarce affordable homes and apartments.

**USDA Research -- More Farmworkers are Settled, Fewer are Migrants**

<https://www.ers.usda.gov/topics/farm-economy/farm-labor/>

*The following information and graph is from the USDA Economic Research Services, Farm Labor web page.*

More than 80 percent of hired crop farmworkers are not migrant workers but are considered settled, **meaning that they work at a single location within 75 miles of their home**. This share is up from 41 percent in 1996-98, reflecting a profound change in the nature of the crop farm workforce.

Among the small share of remaining migrant workers, the largest group is "shuttlers," who work at a single farm location more than 75 miles from home and may cross an international border to get to their worksite. Shuttlers made up about 10 percent of hired crop farmworkers in 2014-16, down from about 24 percent in 1996-98.

More common in the past, the "follow the crop" migrant farmworker, who moves from State to State working on different crops as the seasons advance, is now a relative rarity. These workers made up just 5 percent of those surveyed by the NAWS in 2014-16, down from a high of 14 percent in 1992-94.

The final category of hired crop farmworkers is newcomers to farming, whose migration patterns have not yet been established. The fact that they now represent just 3 percent of the crop farm workforce, down from as much as 22 percent in 1998-2000, in part reflecting the slowdown in net migration from Mexico to the United States since 2007.

**Key Issues / Trends**

Based on recent farmworker studies in the greater Bay Area (San Mateo and Monterey County), these are some of the key issues/trends affecting farmworkers.

* High unmet needs for agricultural workforce housing; often housing in poor repair and overcrowding.
* Financial needs to support small agricultural producers/employers and employees that can’t afford market rate housing.
* Difficult to attract and retain employees due to the lack of housing availability.
* Flow of foreign agricultural workers into the U.S. has declined sharply. The Bay Area is seeing a shift to more permanent workers versus seasonal workers. (2002 permanent workers equaled 38%; 2017 permanent workers equal 49%.)
* Desire for housing to be decoupled from employment and housing for families with most farmworkers living in urban communities.

**DATA**

*The following graphs provide data on farmworkers. Inclusion of Figure 1 and 3 should be included as baseline data.*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **FIGURE 1: Farm Operations and Farm Labor by County** | | | | | | | |
|  |  | **2002** | **2007** | **2012** | **2017** | **County (%)** | **Bay Area (%)** |
| **Alameda** | Permanent | 577 | 465 | 355 | 305 | 51% | 1.8% |
|  | Seasonal | 369 | 737 | 449 | 288 | 49% | 1.6% |
|  | **Totals** | **946** | **1,202** | **804** | **593** | 100% | 1.7% |
|  |  |  |  |  |  |  |  |
| **Contra Costa** | Permanent | 730 | 578 | 509 | 450 | 34% | 2.6% |
|  | Seasonal | 1,874 | 1,295 | 1,540 | 860 | 66% | 4.7% |
|  | **Totals** | **2,604** | **1,873** | **2,049** | **1,310** | 100% | 3.7% |
|  |  |  |  |  |  |  |  |
| **Napa** | Permanent | 2,916 | 2,631 | 3,732 | 4,290 | 43% | 24.8% |
|  | Seasonal | 7,855 | 5,202 | 6,125 | 5,734 | 57% | 31.4% |
|  | **Totals** | **10,771** | **7,833** | **9,857** | **10,024** | 100% | 28.2% |
|  |  |  |  |  |  |  |  |
| **Marin** | Permanent | 245 | 130 | 510 | 697 | 55% | 4.0% |
|  | Seasonal | 246 | 59 | 562 | 577 | 45% | 3.2% |
|  | **Totals** | **491** | **189** | **1,072** | **1,274** | 100% | 3.6% |
|  |  |  |  |  |  |  |  |
| **San Mateo** | Permanent | 2,226 | 1,697 | 1,320 | 978 | 74% | 5.7% |
|  | Seasonal | 852 | 911 | 402 | 343 | 26% | 1.9% |
|  | **Totals** | **3,078** | **2,608** | **1,722** | **1,321** | 100% | 3.7% |
|  |  |  |  |  |  |  |  |
| **Santa Clara** | Permanent | 1,696 | 2,842 | 2,243 | 2,418 | 58% | 14.0% |
|  | Seasonal | 3,760 | 2,747 | 1,994 | 1,757 | 42% | 9.6% |
|  | **Totals** | **5,456** | **5,589** | **4,237** | **4,175** | 100% | 11.7% |
|  |  |  |  |  |  |  |  |
| **San Francisco** | Permanent | 0 | 0 | 0 | 0 | 0% | 0.0% |
|  | Seasonal | 0 | 0 | 0 | 0 | 0% | 0.0% |
|  | **Totals** | **0** | **0** | **0** | **0** | 0% | 0.0% |
|  |  |  |  |  |  |  |  |
| **Solano** | Permanent | 2,735 | 1,474 | 1,387 | 1,453 | 58% | 8.4% |
|  | Seasonal | 2,921 | 1,339 | 1,459 | 1,060 | 42% | 5.8% |
|  | **Totals** | **5,656** | **2,813** | **2,846** | **2,513** | 100% | 7.1% |
|  |  |  |  |  |  |  |  |
| **Sonoma** | Permanent | 5,597 | 5,458 | 5,900 | 6,715 | 47% | 38.8% |
|  | Seasonal | 9,870 | 8,341 | 7,810 | 7,664 | 53% | 41.9% |
|  | **Totals** | **15,467** | **13,799** | **13,710** | **14,379** | 100% | 40.4% |
|  |  |  |  |  |  |  |  |
| **Bay Area** | Permanent | 16,722 | 15,275 | 15,956 | 17,306 | 49% | 100.0% |
|  | Seasonal | 27,747 | 20,631 | 20,341 | 18,283 | 51% | 100.0% |
|  | **Totals** | **44,469** | **35,906** | **36,297** | **35,589** | 100% | 100.0% |

* ***Universe***: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
* ***Notes****: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*
* ***Source*:** *U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*
* *For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02*

**FIGURE 2: Agricultural Workers By Jurisdiction**

To find data about the number of farmworkers in a jurisdiction/community, go to US Census, American Community Survey table –[S2401 Occupation by Sex for the Civilian Employed Population 16 Years and Over](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdata.census.gov%2Fcedsci%2Ftable%3Fq%3DS2401%26tid%3DACSST1Y2019.S2401&data=04%7C01%7C%7C26c636b919274621db1f08d9daadbf94%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637781262047954284%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=dbO4XVGyBnTAJaVeaLN7MfyS4x%2FL4eywJ15W6cnp1sk%3D&reserved=0). Use the “Filter” link to drill by community and zip code**.**

**FIGURE 3: Migrant Worker Student Population by County**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **% of Bay Area** |
| Unincorporated Alameda | 73 | 91 | 44 | 36 | 0.9% |
| Alameda County | 874 | 1,037 | 785 | **790** | 19.9% |
|  |  |  |  |  |  |
| Unincorporated Contra Costa | 0 | 0 | 0 | 0 | 0.0% |
| Contra Costa County | 0 | 0 | 0 | 0 | 0.0% |
|  |  |  |  |  |  |
| Unincorporated Napa | 60 | 98 | 96 | 88 | 2.2% |
| Napa County | 903 | 1,173 | 1,090 | **1,078** | 27.1% |
|  |  |  |  |  |  |
| Unincorporated Marin | 0 | 0 | 11 | 0 | 0.0% |
| Marin County | 0 | 0 | 11 | 0 | 0.0% |
|  |  |  |  |  |  |
| Unincorporated San Mateo | 45 | 38 | 33 | 32 | 0.8% |
| San Mateo County | 657 | 418 | 307 | **282** | 7.1% |
|  |  |  |  |  |  |
| Unincorporated Santa Clara | 175 | 171 | 126 | 104 | 2.6% |
| Santa Clara County | 978 | 732 | 645 | **492** | 12.4% |
|  |  |  |  |  |  |
| San Francisco | 54 | 29 | 45 | 34 | 0.9% |
|  |  |  |  |  |  |
| Unincorporated Solano | 0 | 0 | 0 | 0 | 0.0% |
| Solano County | 339 | 429 | 454 | **446** | 11.2% |
|  |  |  |  |  |  |
| Unincorporated Sonoma | 94 | 91 | 74 | 92 | 2.3% |
| Sonoma County | 825 | 789 | 738 | **854** | 21.5% |
|  |  |  |  |  |  |
| Bay Area | 4,630 | 4,607 | 4,075 | **3,976** | 100.0% |

* *Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*
* *Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*
* *Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

*This table is included in the Data Packet Workbook as Table HOMELS-05.*

**FIGURE 4: California Farmworker Wages  
U.S. Bureau of Labor Statistics – California Farmworker Wages (May 2020)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Occupational Employment and Wages, May 2020** | **Employment** | **Employment  (per thousand jobs)** | **Location quotient (1)** | **Hourly mean wage** | **Annual mean wage** |
| [Farmworkers and Laborers, Crop, Nursery, Greenhouse (45-2092)](https://www.bls.gov/oes/current/oes452092.htm#st) | 200,130 | 12.18 | 5.76 | $ 14.60 | $ 30,370 |
| [Farmworkers, Farm, Ranch and Aquacultural Animals (45-2093)](https://www.bls.gov/oes/current/oes452093.htm#st) | 2,290 | 0.14 | 0.53 | $ 16.54 | $ 34,400 |
| [Agricultural Workers, All Others (45-2099)](https://www.bls.gov/oes/current/oes452099.htm#st) | 1,390 | 0.08 | 1.82 | $ 20.42 | $ 42,480 |
| [Agricultural Equipment Operators (45-2091)](https://www.bls.gov/oes/current/oes452091.htm#st) | 7,060 | 0.43 | 2.04 | $ 16.55 | $ 34,420 |

*Note: (1) – Location Quotient - Ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average.*

**Refer to** [**Appendix 5**](#Appendix5) **for more sources on wages & other information.**

**PROGRAM MATRIX – RESOURCES FOR HOUSING ELEMENTS**

Below is a matrix of many programs that agencies can review and determine those of interest and fit for their communities.

|  |
| --- |
| As a reminder, AFFH Programs and Actions must have:   * + Metrics!   + Implementation timeline   + Be responsive to AFFH issues |

*The matrix is organized into the following categories.*

**FUNDING -- Funding Strategies for Farmworker Housing**

Leverage Existing Funding Sources

Create Alternative Funding Mechanisms

Other Resources that can contribute to Farmworker Housing

Legislative Strategies

**PROMOTING -- Convene, Facilitate, Coordinate & Share**

**PLANNING / ZONING -- Land Use & Permitting Strategies**

Waive or Defer Fees

**PRESERVATION – Building Solutions to Preserve Farmworker Housing**

**GENERAL AH – Program and Policy Strategies that Benefit Affordable Housing in General**

Housing Types and Structures that can be supportive of Farmworkers and their Families

|  |  |  |
| --- | --- | --- |
| **FUNDING - Funding Strategies for Farmworker Housing** | | |
| **Leverage Existing Funding Sources** | | |
| **Prioritize** | Establish farmworker housing as an affordable housing priority within the city core. | [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |
| **Fund** | Create or support expansion of local funding opportunities for farmworker housing. | [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |
| **Eligibility Criteria** | Use broad definition of household when creating affordability requirements for projects or funding sources. | [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |
| **Local/Federal Funds** | Commit federal pass-through funds, such as Community Development Block Grant and Home Investment Partnership grants, to the production and preservation of farmworker housing | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Housing Vouchers** | Identify opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during off-season for seasonal workers | [Yolo County Housing Element 2021-2029 Action HO-A30](https://www.yolocounty.org/home/showpublisheddocument/70895/637683290699630000) |

|  |  |  |
| --- | --- | --- |
| **Leverage Existing Funding Sources (continued)** | | |
| **Apply for Federal/State Funds** | Aggressively apply for Federal and State housing finance programs that are occupationally restricted or advantage farmworker housing, namely USDA Section 514/516 Farm Labor Housing coupled with USDA Section 521 Rural Rental Assistance and California Joe Serna, Jr., Farmworker Housing Grant, State Farmworker Housing Tax Credit, and Multifamily Housing Program. | [City of Merced Vision 2030 General Plan Chpt. 9 Housing 1.7c](https://www.cityofmerced.org/home/showpublisheddocument/4662/637028296400100000)  [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf)  [Yolo County Housing Element 2021-2029 HO-A30](https://www.yolocounty.org/home/showpublisheddocument/70895/637683290699630000) |
| **Create Alternative Funding Mechanisms** | | |
| **Resource  Sharing** | Convene agricultural representatives interested in sharing resources to build and operate farmworker housing both for year-round, permanent and seasonable, migrant housing. | [San Mateo Ag Workforce Housing Needs Assessment](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Full_report_with_appendices.pdf) |
| **Assessment District** | Convene local farm owners and stake holders to consider creation of assessment district as funding source like Napa [County Service Area No. 4]. | See Napa self-assessment of wine grape growers. |
| **Transient Occupancy Tax** | Explore an increase to Transient Occupancy Taxes on hotels, motels, vacation rentals, and other accommodations to support affordable housing for service workers and farmworkers. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Cannabis Tax** | Explore allocating a portion of Cannabis Business Taxes to foster affordable housing production including funding of planning staff to shepherd projects through the process. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Linkage Fees** | Explore the development of Commercial/Industrial Linkage Fee Programs | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Other Resources that can contribute to Farmworker Housing** | | |
| **Surplus Land** | Prioritize farmworker housing on surplus public land where appropriate. | [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |
| **Land Trusts** | Encourage existing land trusts or the creation of new land trusts that build and preserve farmworker housing on land that is leased from the trust and held in restricted affordability in perpetuity. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Inclusionary Housing** | Update and strengthen local Inclusionary Housing Programs as a mechanism to provide additional affordable housing units that could be targeted for farmworkers. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Rental Assistance** | Identify opportunities to provide Housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers | [Yolo County Housing Element 2021-2029 Action HO-A30](https://www.yolocounty.org/home/showpublisheddocument/70895/637683290699630000) |
| **Weatherization** | California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents with three programs: Multi-Family, Community Solar, and Farmworker Housing. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. | [6th Cycle Housing Element City of Coachella](https://static1.squarespace.com/static/606f64b7c544200772d634be/t/6154e85c080f8b0b62e9b29d/1632954468933/LWC_Coachella+HEU_PRD_092221_Combined.pdf) |
| **Legislative Strategies** | | |
| **Advocacy** | On an ongoing basis advocate for federal and state funding for farmworker / agricultural employee housing, including housing for single adults and housing that meets the needs of the county’s agricultural industry and its workers. | [Yolo County 2021-2029 Housing Element Action HO-A30](https://www.yolocounty.org/home/showpublisheddocument/70895/637683290699630000) |
| **PROMOTING - Convene, Facilitate, Coordinate and Share** | | |
| **Collaborative Regional Planning** | Join the “Bay Area Agricultural Plan” collaborative planning initiative to launch in 2022 under the coordination of Santa Clara County with funding support from a SALC grant and ABAG. | Generic |
| **Coordinate** | Leverage local resources and coordinate with Programs and funding from state and federal programs | Generic |
| **Convene &**  **Assess** | Meet with Farm Bureau and stakeholders to discuss the need for farmworker housing, whether the pursuit of funding for this type of housing is needed and identify opportunities for collaboration and resource sharing. | [San Mateo Ag Workforce Housing Needs Assessment](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Full_report_with_appendices.pdf)  [Tulare County Housing Element Update 2015 Action Program 3-1](http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/110Part%20I%20Voluntary%20Elements%20Chapters%206,%2012%20and%2015/001CHP%206%20Tulare%20County%20Housing%20Element%20Update%202015/CHP%206%20TULARE%20COUNTY%20HOUSING%20ELEMENT%20UPDATE%202015.pdf) |
| **Partner with Developers** | Work with nonprofit and for-profit developers to apply for financing to fund the development of farmworker housing. Funding sources may include but are not limited to the USDA Section 515 Rural Housing Program, MHP, Joe Serna Jr. Farmworker Housing Grant Program, CalHome, Low Income Housing Tax credits and tax exempt bonds. and other appropriate sources.  Continue to work with non-profit developers and employers to develop innovative housing solutions for farmworkers and agricultural employees and identify and pursue all potential funding sources and assist owners and developers in applying for funding. | [6th Cycle Housing Element City of Coachella Action 6.2](https://static1.squarespace.com/static/606f64b7c544200772d634be/t/6154e85c080f8b0b62e9b29d/1632954468933/LWC_Coachella+HEU_PRD_092221_Combined.pdf)  [City of Gonzales 2015-2023 Housing Element](https://gonzalesca.gov/sites/default/files/2018-08/General-Plan-Housing-Element.pdf)  [County of Monterey 2015-2023 Housing Element](https://www.co.monterey.ca.us/home/showpublisheddocument/23939/636276873490100000) |
| **Promote and incentivize** | To increase opportunities for affordable housing for persons employed within the community, including permanent housing for farmworkers, the City will encourage large employers to develop housing for their employees. The City may offer incentives such as financial assistance, density bonuses or other regulatory concessions to further encourage and facilitate employee housing. | [City of Salinas 2015-2023 Housing Element H-13](https://www.cityofsalinas.org/sites/default/files/Departments_Files/Community_Development_Files/General_Plan_Files/Adopted_Salinas_HE_2015-2023_1.pdf) |
| **Convene Stakeholders & Identify Barriers** | The county will outreach to developers and agriculture industry to identify any constraints and solutions to the development of farmworker housing and to identify partnership opportunities | [Stanislaus County 2015-2023 Housing Element update program 2-6](https://www.stancounty.com/planning/pl/gp/gp-chapter6-housing-element.pdf) |
| **Identify Trusted Community Partners** | Encourage affordable housing developers to partner early on with trusted community partners to coordinate outreach about affordable housing opportunities and to assist farmworkers and their families in applying for affordable housing. | Affordable Housing Developer Interviews |
| **Convene & Assess** | Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. | [City of Merced Cycle 5 Housing Element Policy Action 1.7.d](https://www.cityofmerced.org/home/showpublisheddocument/4662/637028296400100000) |
| **Convene & Share** | Promote dialogue with farmers and farming advocates to encourage more private development of farmworker housing during the monthly meeting of the Tulare County Agricultural Committee. | [Tulare County Housing Element Update 2015 Action Program 3.1](http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/110Part%20I%20Voluntary%20Elements%20Chapters%206,%2012%20and%2015/001CHP%206%20Tulare%20County%20Housing%20Element%20Update%202015/CHP%206%20TULARE%20COUNTY%20HOUSING%20ELEMENT%20UPDATE%202015.pdf) |
| **Share and promote** | Actively outreach to farm owners and labor providers and publicize opportunities to build employee housing under the Employee Housing Act 2013 - California Health and Safety Code Sections: 17021.5 and 17021.6 | General; no specific source |
| **Share and Publicize** | Publicize employee housing program through the county website and inform staff, and the printing of informational brochures (in both Spanish and English) to be made available at the Permit Center and other locations. | [Tulare County Housing Element Update 2015 Action Program 3.5](http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/110Part%20I%20Voluntary%20Elements%20Chapters%206,%2012%20and%2015/001CHP%206%20Tulare%20County%20Housing%20Element%20Update%202015/CHP%206%20TULARE%20COUNTY%20HOUSING%20ELEMENT%20UPDATE%202015.pdf) |
| **Convene, Facilitate, Coordinate and Share (continued)** | | |
| **Housing Authority** | Work with Housing Authority to facilitate access to housing vouchers, loans, and grants for farmworker housing.  Identify opportunities to provide housing vouchers or other forms of rental assistance, with emphasis on addressing  housing needs during the off-season for seasonal workers | [Yolo County 2021 – 2029 Housing Element Action HO-A30](https://www.yolocounty.org/home/showpublisheddocument/8012/635289380535200000) |
| **Share** | Broadly advertise and provide information in appropriate languages on affordable housing opportunities through employers, service providers and community gathering places for farmworkers and their families. | General; no specific source |
| **Alternative Affordable Housing Options** | Provide programs that support the development of alternative types of affordable housing such as farmworker housing, accessory dwelling units, manufactured or mobile homes, tiny homes, shared housing and employee or workforce housing. | [6th Cycle Housing Element update San Diego County H-3.7](https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/06-Housing-Element-2021.pdf) |
| **ZONING/PLANNING – Land Use & Permitting Strategies** | | |
| **Housing Needs Assessment** | The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and, (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce. In implementing this program, the County shall strive to affirmatively further fair housing by providing housing opportunities (farmworker units or complexes) under the County’s RHNA obligation and for both County and cities to provide services for the farmworker population throughout the County. | [Ventura County 2040 Housing Element](https://docs.vcrma.org/images/pdf/planning/plans/Final_2040_General_Plan_docs/VCGPU_03_Housing_Element_2021_10_12_web_revised.pdf) |
| **Site Identification** | Identify the most promising sites for new agricultural workforce housing production. Conduct GIS analysis to identify parcels that have infrastructure capacity and other attributes that could support additional residential development for agricultural workers and make information available to property owners as a way to encourage development of additional farm labor housing | [San Mateo County Agricultural Workforce Housing Needs Assessment](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Full_report_with_appendices.pdf) |
| **Expand Range and Zone for Flexibility in allowable Housing Types** | Zone for a variety of housing types that accommodate individuals for seasonal periods.  **Emergency Housing**: Investigate and pilot the use of innovative emergency housing types for seasonal, migrant farmworkers such as mobile homes.  **H-2A Worker Lodging**: Collaborate with other jurisdictions to develop a model ordinance for the temporary use of motels/hotels for H-2A or other seasonal farmworkers.  **Seasonal:** Facilitate private sector development of farmworker housing with unrestricted funding sources to allow flexibility in providing housing for seasonal, migrant, or any other farmworker regardless of documentation. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf)  [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |

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| **Planning Strategies (continued)** | | |
| **Implement the Employee Housing Act 2013 - California Health and Safety Code Sections: 17021.5 and 17021.6** | California Health and Safety Code Sections 17021.5 and 17021.6 adopted in 2013 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds.  Amend the zoning code to ensure permit processing procedures encourage and facilitate the development of housing for farmworkers and do not conflict with Health and Safety Code Sections 17021.5 and 17021.6.  **Employee Housing** consisting of up to 36 beds or 12 units/spaces is deemed an agricultural use permitted without a special use permit variances or other zoning clearance that is not required of any other agricultural activity in the same zone.  **Housing for six or fewer employees** will be permitted as single-family use which will not require special use permit, variance or other zoning clearance that is not required of family dwelling of the same type in the same zone. Deemed a single-family structure with a residential land use designation and cannot be defined as a boarding house, rooming house, hotel, dormitory, or other term similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling | [6th Cycle Housing Element City of Coachella Action 4.7](https://static1.squarespace.com/static/606f64b7c544200772d634be/t/6154e85c080f8b0b62e9b29d/1632954468933/LWC_Coachella+HEU_PRD_092221_Combined.pdf) |
| **Incentives and Streamlining** | Take actions necessary to expedite processing and approvals for affordable Farmworker housing projects. Provide Fast-Track permit processing: reduction in number of parking spaces required, explore the use of modified site development standards e.g. street widths, paving, curbs/gutters, placement of public works improvements etc. | [City of Merced Cycle 5 Housing Element 1.7.e -1.7.f](https://www.cityofmerced.org/home/showpublisheddocument/4662/637028296400100000) |
| **Map Sites** | Map appropriate sites for farmworker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **City-County Agreements** | Establish agreements between counties and cities that allow for contiguous, unincorporated county land to connect to city infrastructure to facilitate development of farmworker housing. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Relax Restrictions** | Relax restrictions on the residential use of agricultural zoned land in unincorporated county areas that restrict on-farm residential development. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **On-farm Housing** | Encourage on-farm employee housing. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Agricultural Land** | Incentivize growers with marginal agricultural land contiguous to and surrounded by urban uses to dedicate, discount, or lease land for farmworker housing, including no-cost release from Williamson Act contracts. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Coordinate with LAFCO** | The city will assist non-profit groups and stakeholders in pursuing funding resources, ***water and sewage availability*** and entitlements. | [City of Tulare Housing Element 2015 -2023 Implementation Program C-8](https://www.tulare.ca.gov/home/showdocument?id=6238) |

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| **Waive or Defer Fees** | | |
| **Waive Development Impact Fees** | Adopt ordinances that waive development impact fees for affordable farmworker housing. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Defer Fees** | Establish development fee deferral programs for affordable and workforce housing and implement the program when requested by the developer. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Waive Fees** | Waive Planning and Building fees, and Environmental Health fees for septic and sewer improvements for farm labor housing. | [San Mateo Ag Workforce Housing Needs Assessment](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Full_report_with_appendices.pdf) |
| **PRESERVATION - Building Solutions to Preserve Farmworker Housing** | | |
| **Rental Housing Inspection Program** | “Determine feasibility of establishing a rental housing inspection pilot program, recognizing that this type of program would improve rental housing stock for all households, not solely agricultural workers, and increasing staff resources to address rental housing code issues.  It is noted that program adopted in the City of Sacramento and Sacramento County should be considered as effective models.” | [Yolo County Housing Element 2021-2029 Action HO-A30](https://www.yolocounty.org/home/showpublisheddocument/70895/637683290699630000) |
| **Enforce Employee Housing Act** | Require employee housing to be maintained in such a manner to provide a satisfactory living environment through annual inspections.  Require appropriate separation between dwelling units and potentially incompatible agricultural uses | [Chpt. 6 Tulare County Housing Element Update 2015 Program 3.5](http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/110Part%20I%20Voluntary%20Elements%20Chapters%206,%2012%20and%2015/001CHP%206%20Tulare%20County%20Housing%20Element%20Update%202015/CHP%206%20TULARE%20COUNTY%20HOUSING%20ELEMENT%20UPDATE%202015.pdf) |
| **GENERAL AH - Program and Policy Strategies the Benefit Affordable Housing In General** | | |
| **Leverage Local Funding** | Maximize local funding resources to be in the best possible competitive position to leverage conventional non-local grants, investor equity, and low-cost financing for production and preservation of farmworker housing. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Parcel Tax** | Explore Parcel Taxes for affordable housing (including farmworker housing) that would tax land rather than new development. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Inclusionary Housing** | Update and strengthen local Inclusionary Housing Programs as a mechanism to provide additional affordable housing units that could be targeted for farmworkers. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Linkage Fees** | Explore the development of Commercial/Industrial Linkage Fee Programs | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Timing and Coordination** | Align timing, availability, and terms of local affordable housing funding with state affordable housing and farmworker housing opportunities. | [San Mateo 21 Elements Affordable Housing Developer Panel](http://www.21elements.com/documents-mainmenu-3/housing-elements/1293-meeting-summary-110121-builder-listening-session-1/file) |

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| **Housing Types and Structures that can be supportive of Farmworkers and their Families** | | |
| **Mixed-Occupation Housing** | Use a mixed-occupation model in affordable housing projects to incorporate units for farmworker households within planned affordable housing developments. | [SV@Home Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf) |
| **Land Trusts** | Encourage existing land trusts or the creation of new land trusts that build and preserve farmworker housing on land that is leased from the trust and held in restricted affordability in perpetuity. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Mutual Self-Help** | Reintroduce the Mutual Self-Help Housing method of sweat equity and owner-building of single-family homes under the supervision of local nonprofit housing organizations using a combination of USDA Rural Development Section 502 Direct Loan and Section 523 Technical Assistance Grants with State Joe Serna, Jr., Farmworker Housing Grant Program funds to produce affordable homeownership opportunities for farmworkers. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Intergenerational** | Facilitate the development of intergenerational farmworker housing for multiple generations of farmworkers (retirees, working adults, and children) to create opportunities for mutual self-reliance, such as provision of childcare and elder care. Best practice includes the Desert Gardens Apartments in Indio. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Prioritize Family Housing** | Prioritize the construction of permanent, year-round housing for farmworker families. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Wrap-Around Services** | Incentivize housing that incorporates wrap-around services to strengthen families, transfer new skills, and build leadership. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Accessory Units** | Facilitate the development of Accessory Dwelling Units (ADUs) by considering the reduction of ADU impact and permit fees, disseminating public information, and establishing lender products for ADU new construction and rehabilitation. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |
| **Housing Cooperatives** | Support the development of new housing cooperatives or assist residents of existing housing, such as labor camps and mobile home parks, to convert their housing to limited-equity cooperatives as an affordable alternative to renting and fee-simple ownership. | [Farmworker Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf) |

**APPENDIX**

**APPENDIX #1  
HCD INFORMATION & GUIDANCE**

HCD is currently moving through the approval process of Housing Elements and their associated policies and programs. Samples or best practices of approved Housing Elements will be posted on HCD’s Housing Element Technical Assistance web page and/or on the Farmworker Building Blocks web page.

* [Housing Element Technical Assistance](https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/page/Housing-Element-Technical-Assistance/)
* [Farmworker – Building Blocks](https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/page/Housing-Element-Technical-Assistance/)

The following information is **copied directly** from HCD’s Housing Element Building Block [Farmworker](https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml) web page.

**FARMWORKERS – HCD BUILDING BLOCK WEB SITE**

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates.

Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers,  and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

In addition to the groups listed above, the analysis of special needs should also include any other group the locality deems appropriate such as student populations, Native American tribes, people with HIV/AIDS, etc.

## *Government Code*

Government Code Section 65583(a) requires “…an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition”, (Government Code 65583 (a)(2)).

## *Requisite Analysis*

A thorough analysis will assist a locality in identifying groups that have the most-serious housing needs in order to develop and prioritize responsive programs. The analysis of each special-needs group should include the following:

* A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
* A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
* Identification of potential program or policy options and resources to address the need.

## *Farmworkers*

Farmworkers and day laborers are an essential component of California’s agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers.  
Farmworker households are often compromised of extended family members and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

* tend to have high rates of poverty.
* live disproportionately in housing that is in the poorest condition.
* have extremely high rates of overcrowding.
* have low homeownership rates.

In addition to the requisite analysis above, a thorough analysis of the special housing needs for farmworkers should include the following:

* An estimate of the number of permanent and seasonal farmworkers within the community.
* A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
* A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
* Demonstration that zoning is consistent with health and safety code section 17021.6, which precludes a local government from requiring a conditional-use permit, zoning variance, and/ or other zoning clearance for certain agricultural employee housing.
* Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
* A program to provide sufficient sites with zoning that permits farmworker housing “by right” (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
* A description of the local government’s role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to  determine available resources and shortfalls.
* A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture’s rural development programs.

## *Sample Table*

The following sample table can help in organizing critical information pertaining to permanent and seasonal farmworker populations. The information provided in the table should be tailored to the jurisdiction and followed by appropriate analysis. (**Note:** This sample table is not intended to be a substitute for addressing the analytical requirements of housing-element law.)

|  |  |
| --- | --- |
| FARMWORKERS – EMPLOYEE SIZE | |
| Farm operations with less than 10 employees |  |
| Permanent |  |
| Seasonal (less than 150 days) |  |
| TOTAL |  |
| Farm operations with 10 (or more) employees |  |
| Permanent |  |
| Seasonal (less than 150 days) |  |
| TOTAL |  |

*Source: USDA 2012 Census of Farmworkers*

## *Sample Analyses*

* [Sample Analysis](https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers/docs/Screen10farmworkers.pdf) (PDF)

**APPENDIX #2  
STATE LAWS REGARDING FARMWORKER HOUSING**

Below are the key State laws specifically influencing farmworker housing.

**Department of Housing and Community Development (HCD) Regulated Farmworker Housing**

The State’s Employee Housing Program oversees the construction, maintenance, use, and occupancy of privately-owned and -operated employee housing facilities providing housing for five or more employees to assure their health, safety, and general welfare. The Department of Housing and Community Development (HCD) enforces state laws and regulations related to the Employee Housing Act The Act establishes requirements for permits, fees, and responsibilities of employee housing operators and enforcement agencies, including the Department.

**California Employee Housing Act**

*[California Health and Safety Code, Section 17000-17062.5]*

Generally, Department of Housing and Community Development (HCD) regulates “employee housing” that houses 5 or more employees, through the Employee Housing Act. Specifically:

* 6 or Fewer -- Requires that housing for six or fewer employees be treated as a single-family residential use. (Note: Some jurisdictions may allow employee housing for six or fewer employees as a single-family residential use but have not updated their zoning ordinance to explicitly permit this use in accordance with the California Housing Act.)
* 36 beds or 12 units -- Requires that housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted in the same way that other agricultural uses are permitted in that zone. No conditional use permit, zoning variance, or other discretionary zoning clearance can be required for these employee housing developments that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses must include agricultural employees who do not work on the property where the employee housing located.

Additionally, under the Act, HCD regulations “employee housing” that houses 5 or more employees providing:

* Housing is provided in connection with any work, whether or not rent is involved
* Housing is in a rural area that is:
  + Provided by someone who is not an agricultural employer, and
  + Provided for agricultural workers employed by any agricultural employer
* Mobilehomes can be used for an employee housing facility
* Does not apply to employee housing that is:
  + Owned by a public entity, or
  + Financed with public funds equaling 50% or more.
* Permits for up to 12 units or 36 beds in group quarters shall not be subject to any additional permitting restrictions or fees that the County does not otherwise require of any other agricultural activity in that same zone.
* AB 1783, approved in 2019 by the Governor, provides for streamlined, ministerial approval of agricultural worker housing that meets the requirements Health and Safety Code section 17021.8, including that the farmworker housing will be located on land zoned primarily for agricultural uses and be maintained and operated by a qualified affordable housing organization that has been certified by HCD.

Information related to the Employee Housing Program is available on the HCD website: <http://www.hcd.ca.gov/building-standards/employee-housing/index.shtml>

**Assembly Bill 1783**

Allows a streamlined ministerial (over-the-counter) approval process to a smaller subset within the Employee Housing Act. Projects need to meet a range of requirements for eligibility, such as:

* Located on Agricultural zoned land
* Not located in an environmentally unsafe or sensitive area
* Not dormitory style housing, or H2A housing
* A qualified affordable housing organization (as certified by HCD) shall maintain and operate the project
* Shall provide housing for affordable to lower income agricultural employees for a min of 35-year deed restriction

**Adequate Sites for Farmworker Housing by Right**

*Government Code Section 65583*

It is important to ensure that all jurisdictions are aware that if their inventories don’t have adequate sites for farmworker housing (including muti-family housing for families with a member employed in agriculture), then they need to either rezone sites to accommodate it or to add a program. If you are required to adopt such a program, then it has to allow farmworker housing by-right. Agencies will want to review the section C (listed below) carefully.

This is like every other identified housing need. With the new AFFH provisions, the requirement stands for every agency even if the agency does not have agricultural land zoned within their community. If an agency is within 75 miles of land zoned for ag (USDA measurement of farmworker commute-shed), then the agency has some Farmworker housing needs that needs to be analyzed with a subsequent determination of the level of significance for programs/policy inclusion.

Agencies will want to review *Government Code Section 65583* carefully.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households. *[Division 1 Title 7 of the Government Code, Chapter 3 Government Code Section 65583*

**APPENDIX #3**

**BAY AREA REGIONAL AGRICULTURAL PLAN  
*Sponsored by Santa Clara County & ABAG***

Santa Clara County has been active in various agricultural and farmworker policies and recently secured two multi-agency grants through the [Sustainable Agriculture Lands Conservation Lands program (SALC)](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsgc.ca.gov%2Fprograms%2Fsalc%2F&data=04%7C01%7C%7C9ec3e8255d3e4765608508d9891054c4%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637691525503002450%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=W82pyLLU62CyS2UytOXfZodzoB6ZhaVe88OQLyR5UH8%3D&reserved=0) for the development of the Bay Area Regional Agricultural Plan (BARAP).  These grants are worth approximately $200,000.

The focus of Santa Clara’s grant is to (1) explore regional strategies for the conservation of agricultural land, (joint powers authority, financing mechanisms, land trust) thus reducing the greenhouse gas emissions associated with urbanization, and (2) help local governments plan land-use strategies to protect agricultural land that might otherwise be developed.  Santa Clara’s long-term aim is to preserve agricultural land for farmers and workers, protect open space, reduce greenhouse gas emissions to meet the goals of California’s [SB 32](https://en.wikipedia.org/wiki/California_Senate_Bill_32), and craft a unified regional land use policy framework for the future.

The grant has active collaborations and discussions among agency planners as part of the current scope (see organization chart on next page). The project was awarded funding in Dec 2020, but due to COVID is launching now. The original project scope included five of the nine Bay Area counties:  Santa Clara, Contra Costa, Alameda, San Mateo and San Francisco.  ABAG became aware of the grant and is providing funding and staff liaison support to add in the remaining Bay Area counties of Marin, Napa, Sonoma and Solano plus to expand the scope to add a farmworker housing initiatives to the scope as well. All counties would benefit from learning together and working on the conservation of ag land and farmworker housing.

The focus is on sharing, learning from each other, and targeted and actionable products. Below is the scope of work and the potential/proposed products to be created.

Table

Description automatically generated with low confidence**Regional Agricultural Plan – Scope of Work**

The Plan collaboration is led by Santa Clara County Senior Planner Michael Meehan. For more information:

**MICHAEL MEEHAN**

Senior Planner | Agricultural Plan Program Manager

**Department of Planning and Development**

**County of Santa Clara**

70 W. Hedding Street | 7th Floor | East Wing

San Jose | CA  95110

Phone: (408) 517-5805

[michael.meehan@pln.sccgov.org](mailto:michael.meehan@pln.sccgov.org)

**APPENDIX #4**

**RECENT FARMWORKER / AGRICULTURAL WORKER STUDIES**

Below are recent studies completed in the greater Bay Area regarding farmworkers and agricultural workers.

**NAPA COUNTY (2012)  
Napa Farmworker Housing Needs Assessment**

**Lead Consultants: BAE Urban Economics, Howard Siegel, California Human Development Corporation**

[Napa County Farmworker Housing Needs Assessment – Final Report](https://housing.smcgov.org/sites/housing.smcgov.org/files/Napa%20Study%202012%20-%20BAE.pdf)

The scope of the Napa study was to conduct a comprehensive housing needs assessment for workers employed in the County’s agriculture sector. A focal point of the farmworker housing study was a survey of 350 local farmworkers, which took place between June and October 2012. In addition, the report provides findings from background industry analysis, including information acquired through published data sources, a review of research published by others, interviews with over 20 stakeholders familiar with farmworker housing conditions in Napa, and a survey of agricultural employers who operate in Napa County.

**BAY AREA (2017)  
Bay Area Agriculture & Food Strategy  
Lead Consultants: SAGE and American Farmland Trust**

[*Bay Area Agriculture & Food Strategy - Final Report*](https://abag.ca.gov/sites/default/files/ba_food_economy_white_paper_final.pdf)

Recognizing the integral role of farms and food businesses in the Bay Area, SAGE and AFT produced this report outlining strategies for strengthening the region’s agriculture and food cluster as a critical pillar of the region’s economic prosperity, environmental sustainability and vibrant cultural life. ABAG commissioned this report as a part of the region’s Comprehensive Economic Development Strategy (CEDS). Food and agriculture-related strategies and actions suggested by SAGE are now included in the final draft Economic Action Plan.

Below are some key comments from report:

*Agriculture and food sectors in the Bay Area have impressive assets and growth opportunities, but also face considerable challenges. On one hand, the Bay Area has an extraordinarily rich and diverse food system. Its 38,500 agriculture and food businesses ranging from micro-enterprises to global corporations, have an annual value of around $113 billion. The food economy employs close to half a million people, around 13 percent of the region’s workforce. However, the region’s food and ag sector faces considerable challenges: food and ag sector wages that are 64% lower than the Bay Area average annual wage for all other industries; drastic labor shortages in the sector; continued loss of the best farmland to development; food processing and distribution businesses and food incubators struggle to find affordable space in high-value real estate markets and unmet potential for greater public engagement in creating impactful, new urban-rural connections.*

**SANTA CRUZ & MONTEREY COUNTIES (2018)  
Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley**

**Lead Consultants: California Institute for Rural Studies and California Coalition for Rural Housing**

[Final Report – Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/farmworker_housing_study.saslinas-pajaro.june_15-2018.complete.pdf)

[Infographics – English](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/final_report.appendix.forum_.infographics.engl_.combined.farmworker_housing_study.4-23-18_.pdf); [Infographics - Spanish](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/final_report.appendix.forum_._infographics.spanish_salinas_farmworkers_housing_study.4-23-18_.pdf)

[Farmworker Housing Forum – PowerPoint 4/19/2018](https://www.cityofsalinas.org/sites/default/files/departments_files/community_development_files/final_farmworker_powerpoint.pdf)

Through a process of gathering primary and secondary data on the Salinas and Pajaro Valley (Monterey County), the research team of California Institute for Rural Studies and California Coalition for Rural Housing identified some specific needs, barriers and solutions to the farmworker housing crisis in the Pajaro Valley of Santa Cruz County and the Salinas Valley of Monterey Count. The City of Salinas was the coordinator for the regional survey, study, forum and an Action Plan.

Beginning in December 2016, a thorough compilation and analysis of existing databases on agricultural trends and labor patterns in the region was undertaken. From this research, the estimated number of unique individual agricultural workers employed in the region during 2016 was found to be 91,433. An estimated half of California’s current crop workers tell government interviewers they lack authorization for U.S. employment. And those who were documented are aging. Finally, the flow of foreign agricultural workers into the U.S. had declined sharply. Some employers reported labor shortages. Intense efforts to mechanize every aspect of production are underway. Still other employers had sought H-2A workers to supplement their domestic workforce.

A key part of the study was a survey of 420 farmworkers in the laborshed as well as interviews with employers and other stakeholders to gather primary data.

* Among the farmworkers surveyed, men and women were relatively evenly distributed across age groups with 75% of the interviewees married.
* The clear majority of the immigrant farmworker interviewees had very few years of schooling.
* They were 92% immigrants (not born in the U.S.).
* About one fifth were follow-the-crop migrants (FTC) who had traveled outside the two county area for agricultural employment.
* Most households of farmworkers interviewed included non-family members who were for the most part other farmworkers.
* There are consistently stunningly high rates of residences that are above the severely crowded condition of 2.0 people per room.  This is true of almost all the subgroups of the population. Often more than 5 people per bathroom.

**SANTA CLARA COUNTY (2019)**

**SV&Home Policy Brief: Farmworker Housing in Santa Clara County (2019)**

[Policy Brief: Farmworker Housing in Santa Clara County](https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf)

Santa Clara County boasts a rich agricultural legacy, and agriculture remains an important industry, employing over 8,000 residents and contributing around $830 million annually to the economy.2 Most of the remaining farmland is concentrated in the southern portion of the county, around Gilroy, Morgan Hill, and south San Jose. Due to the severe shortage of affordable homes in the county and very low wages, farmworkers experience extreme housing insecurity. The agriculture industry faces challenges in securing labor in a tight market that offers limited housing opportunities that are affordable for their employees.

**SAN MATEO COUNTY  
Agricultural Workforce Housing Needs Assessment, October 2016**

Web page - [*https://housing.smcgov.org/agricultural-workforce-housing-needs-assessment*](https://housing.smcgov.org/agricultural-workforce-housing-needs-assessment)

[PDFSan Mateo County Agricultural Workforce Housing Needs Assessment - RELEASE NOTICE305.81 KB](https://housing.smcgov.org/sites/housing.smcgov.org/files/Needs_Assessment_Release_Notice.pdf)

[PDFSan Mateo County Agricultural Workforce Housing Needs Assessment - Full Report with Appendices3.33 MB](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Full_report_with_appendices.pdf)

[PDFSan Mateo County Agricultural Workforce Housing Needs Assessment - Appendices1.9 MB](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Appendices.pdf)

[PDFSan Mateo County Agricultural Workforce Housing Needs Assessment - Report without Appendices1.56 MB](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMC_Ag_Workforce_Housing_Needs_Assement-Report_without_appendices.pdf)

[PDFSan Mateo County Agricultural Workforce Housing Needs Assessment - Executive Summary177.56 KB](https://housing.smcgov.org/sites/housing.smcgov.org/files/SMCAg_%20Workforce_Housing_Needs_Assement-Executive_Summary.pdf)

In 2014, the San Mateo County Board of Supervisors, in response to the leadership of Supervisor Don Horsley, set aside Measure A funds to support a variety of initiatives related to Farm Labor Housing. The *Needs Assessment*is one of the first of these initiatives to be completed. The *Needs Assessment*was also made possible in part by a grant from the Community Opportunity Fund grantmaking strategy of the Silicon Valley Community Foundation.

The consultants BAE Urban Economics and Puente de la Costa Sur and sub-consultants at California Farmlink and Sustainable Agriculture Education (SAGE) worked with a team of County staff.  There was also significant support by agricultural operators, agricultural workers, the San Mateo County Farm Bureau and the Central Coast Collaborative Regional Alliance of Farmer Training (CRAFT).

In addition to the *Needs Assessment*, the County contracted with the California Institute for Rural Studies and the California Coalition for Rural Housing to complete a [***Best Practices Study***(*Study*)](https://housing.smcgov.org/best-practices-agricultural-workforce-housing). The *Study* compiles best practices in agricultural workforce housing for both on-farm and off-farm housing that would be suitable for potential implementation in San Mateo County. The work leverages the findings from the *Needs Assessment*and serves as an important guiding tool to assist the County, agricultural landowners and operators in moving forward on a diversified approach to develop and improve agricultural workforce housing, target funding to increase impact, and focus efforts to address the need.

For additional information about the *Needs Assessment*or *Study* and for those who are interested in exploring a partnership to create housing, please contact the Department of Housing's Anthony Parenti by e-mail at aparenti@smchousing.org or by phone at 650.802.3379.

**APPENDIX #5**

**ADDITIONAL DATA & INFORMATION**

**Farmworker Data**

* USDA 2017 Census of Agriculture for California, includes county level data
  + Table 7: [Hired Farm Labor - Workers and Payroll: 2017](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nass.usda.gov%2FPublications%2FAgCensus%2F2017%2FFull_Report%2FVolume_1%2C_Chapter_2_County_Level%2FCalifornia%2Fst06_2_0007_0007.pdf&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667764577%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=vXCJyWykh58yZTad%2FE9wN33hhY1bsVcxV%2FtN0MBfaAo%3D&reserved=0) – by county
  + Table 2: [Market Value of Agricultural Products Sold *Including* Food Marketing Practices and Value-Added Products](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nass.usda.gov%2FPublications%2FAgCensus%2F2017%2FFull_Report%2FVolume_1%2C_Chapter_2_County_Level%2FCalifornia%2Fst06_2_0002_0002.pdf&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667764577%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=FxNEhTwq6n1ZaO5XmUSQaFOmPBTGCWAXIOAfV1zP7S8%3D&reserved=0) (2017 & 2012) – by county
* [U.S. Bureau of Labor Statistics, Occupational Outlook Handbook, Agricultural Workers](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.bls.gov%2Fooh%2Ffarming-fishing-and-forestry%2Fagricultural-workers.htm&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667764577%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=r21Zl0gtBClaqk3aHXu%2B3h1j9N8CXSN7K24TaOojDsY%3D&reserved=0) - use the bureaus [Salary Finder](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.careeronestop.org%2FToolkit%2FWages%2Ffind-salary.aspx%3Ffrd%3Dtrue&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667764577%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=pwhMd914cna%2FP4Q5mgvuXa8cOLRwwcDOkuYQT8bX1%2BI%3D&reserved=0) to find high, median, and low wage estimates for “Agricultural Workers, All Other” by metro area of the state (estimates from May 2020) - note: this site can be slow to load due to amount of data
* [U.S. Department of Labor: National Agricultural Workers Survey](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dol.gov%2Fagencies%2Feta%2Fnational-agricultural-workers-survey&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=H9ckT%2FiU9TmLxmB0Es0x6x%2BpTyx35PavjPLVGchDUWg%3D&reserved=0) - demographics and employment numbers for California (not by county)
* [USDA Economic Research Services – Farm Labor](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ers.usda.gov%2Ftopics%2Ffarm-economy%2Ffarm-labor%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=S1oCXyUsmwN7JtT450d5czH%2FOafP4%2BLW7u06bRlWH3g%3D&reserved=0) - national farm labor data
* U.S. Department of Agriculture, Economic Research Services - Farm Labor Additional data, if desired, can be found on [USDA’s ERS web page](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ers.usda.gov%2Ftopics%2Ffarm-economy%2Ffarm-labor%2F%23geography&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=jEuh1BOFwuQ8wx9J4meeIp4f%2BK%2BQEdKpvtiOZeWMvWo%3D&reserved=0)

**Farmworker Resources**

Resources and programs to support farmworkers.

* [California Department of Education: Migrant Education Regional Offices](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cde.ca.gov%2Fsp%2Fme%2Fmt%2Fregions.asp&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=vmjYN%2F%2BhPyWb9CZuHz2vxzz1YbCw81F07OSLUTQ6Wv8%3D&reserved=0)
* [Healthy City](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.healthycity.org%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=IsAh9dylq6a6V4M0BXKuJXQJJp19FaXxhzwQuB7GkZ0%3D&reserved=0) — Data and mapping tools, a curated database of community services and localized data variables. May be helpful in finding local programs and services.
* [Rural Community Assistance Corporation](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rcac.org%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=y%2FWFlp4TvIplALzURlqUzDG%2BQGoos1SIPgY%2BQG0mE9c%3D&reserved=0) — Resources for Agricultural Workers
* [UC Davis: Western Center for Agricultural Health and Safety](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fagcenter.ucdavis.edu%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=9Vtc1yDQd5mLBHYzQ6O9uwHgK8je7cS7a0%2BL4P7LBmk%3D&reserved=0)
* [California Rural Legal Assistance](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.crla.org%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=MjfrMsVzTKEzgs9SDeyzKytrquGekiPxXjSKRfMJq%2BY%3D&reserved=0)
* [California Institute for Rural Studies](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cirsinc.org%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=0KBju3v5NgwomeT57OY%2F%2BnNJEiJppt2Re65N4wpNcM8%3D&reserved=0)
* [Farmworker Health and Safety Institute](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cata-farmworkers.org%2F&data=04%7C01%7C%7Cde13e436636749382e1308d9d48c266a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637774520667920814%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=mgwBLnMI8IvgY1P7Ay%2FvRHZuYuFeUxN7scJbFv3lgxs%3D&reserved=0)

**ABAG – Farmworker Housing Tool Kit**

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Information and data from various web sites.

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