

2018 Farmworker Housing Study and Action Plan for Salinas and Pajaro Valleys

2018 Estudio y Plan de Acción de la Vivienda para los
Trabajadores Agrícolas en los Valles de Salinas y Pajaro





Welcome

An aerial photograph of a large agricultural field, likely a lettuce or leafy green farm. The rows of crops are perfectly straight and stretch from the foreground into the distance, creating a strong sense of perspective. The crops are a vibrant green color. In the far background, there are some farm buildings, including a large barn, and rolling hills under a bright, slightly overcast sky. The overall scene is peaceful and orderly.

Announcements

Why the Study?

Mayor Joe Gunter, City of Salinas

Alfred Diaz-Infante,
President/CEO, CHISPA

Carolyn O'Donnell, Director of
Communications, California
Strawberry Commission

An aerial photograph of a large agricultural field, likely a lettuce or leafy green crop field. The rows of plants are densely packed and stretch far into the distance, creating a strong sense of perspective. The field is a vibrant green color. In the background, there are some farm buildings, including a large barn, and distant hills or mountains under a bright, slightly overcast sky. The overall scene depicts a rural, agricultural landscape.

Existing Conditions and Housing Need

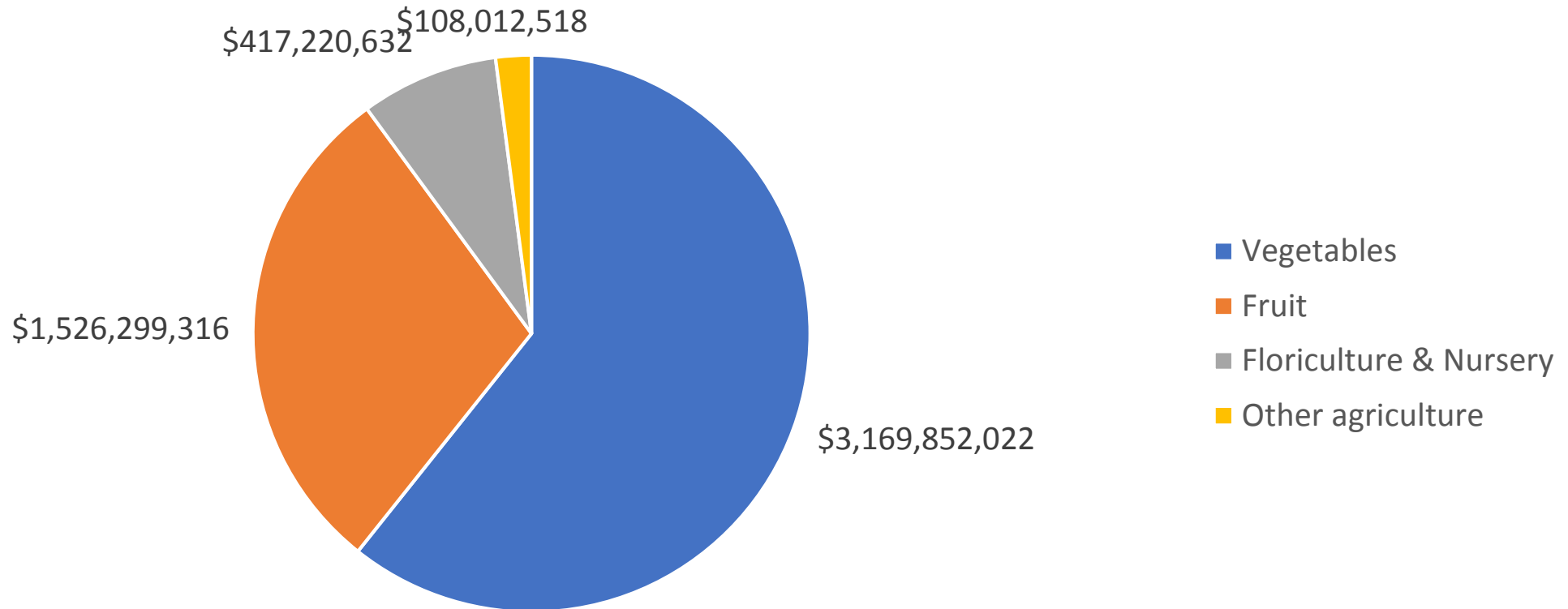
Farmers, Farmworkers and the Housing Crisis of the Salinas-Pajaro Laborshed

- Don Villarejo, Ph.D.
- Consultant for the California Institute for Rural Studies
- April 19, 2018
- **Regional Forum: Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley**
- Salinas, California

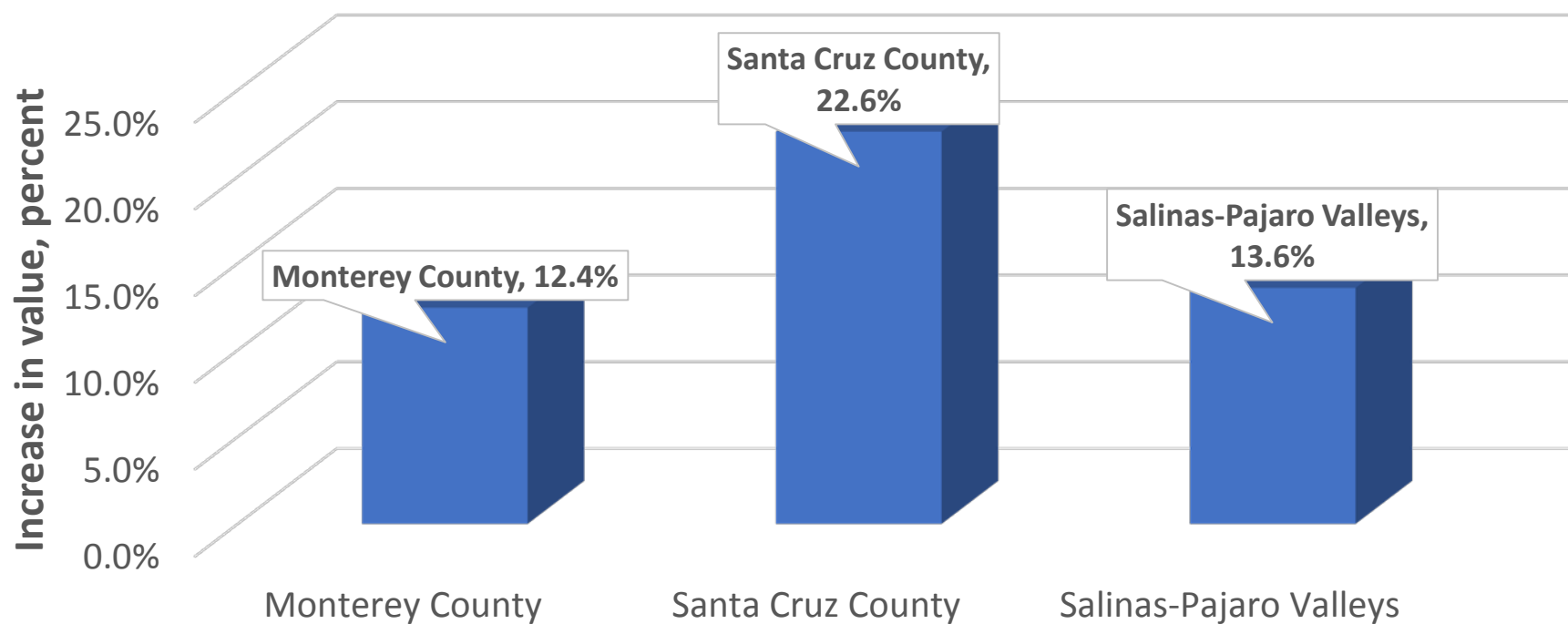
10-Year Trends in Farm Production and Employment in the Salinas-Pajaro Laborshed

- Farm production increased substantially.
- Changes in farm production were uneven among the principal commodities.
- Correspondingly, farm labor demand increased significantly.
- The number of resident farm workers increased.

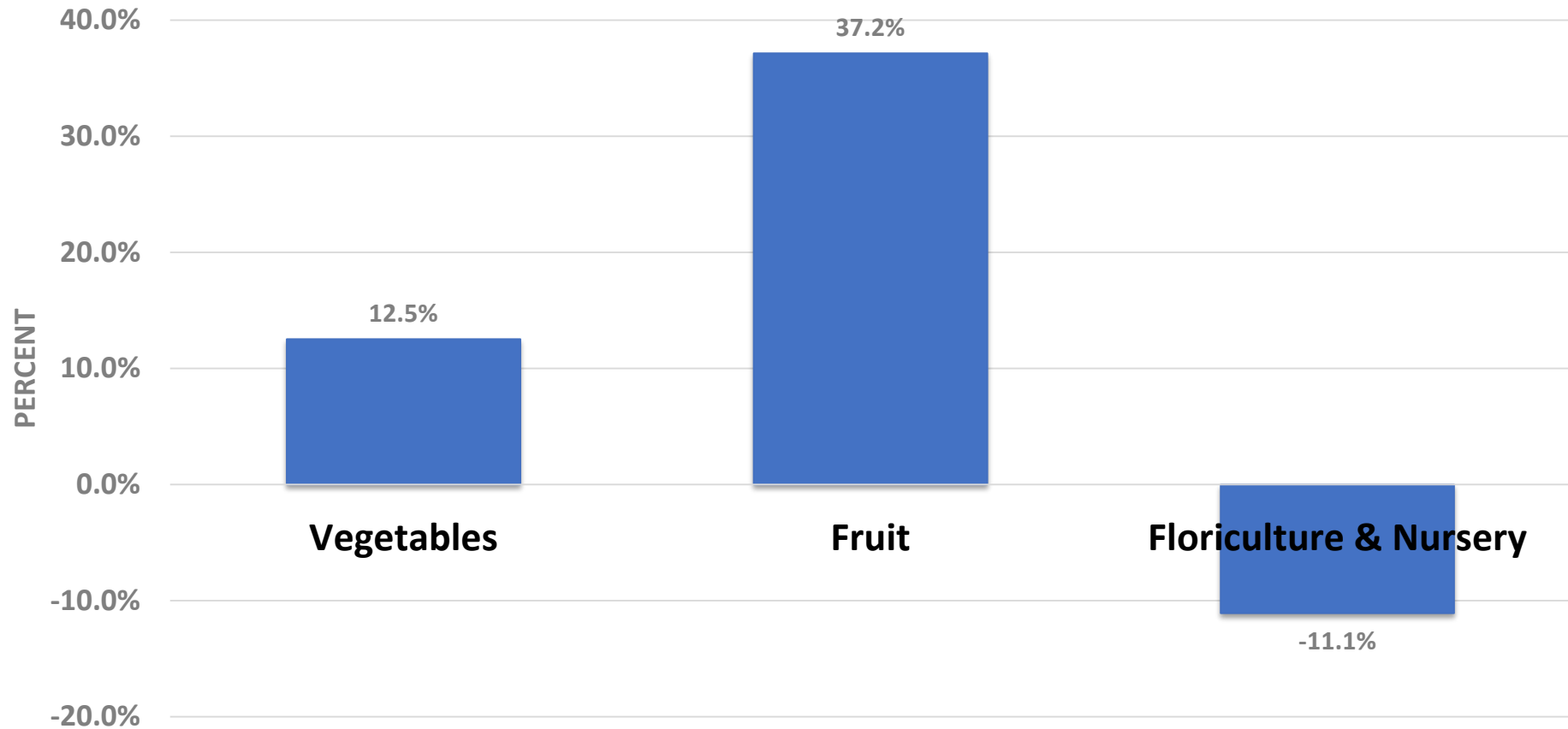
Total Value of Farm Production, 2014-16 Average Salinas-Pajaro Valleys, Total = \$5.2 billion (2016 \$)



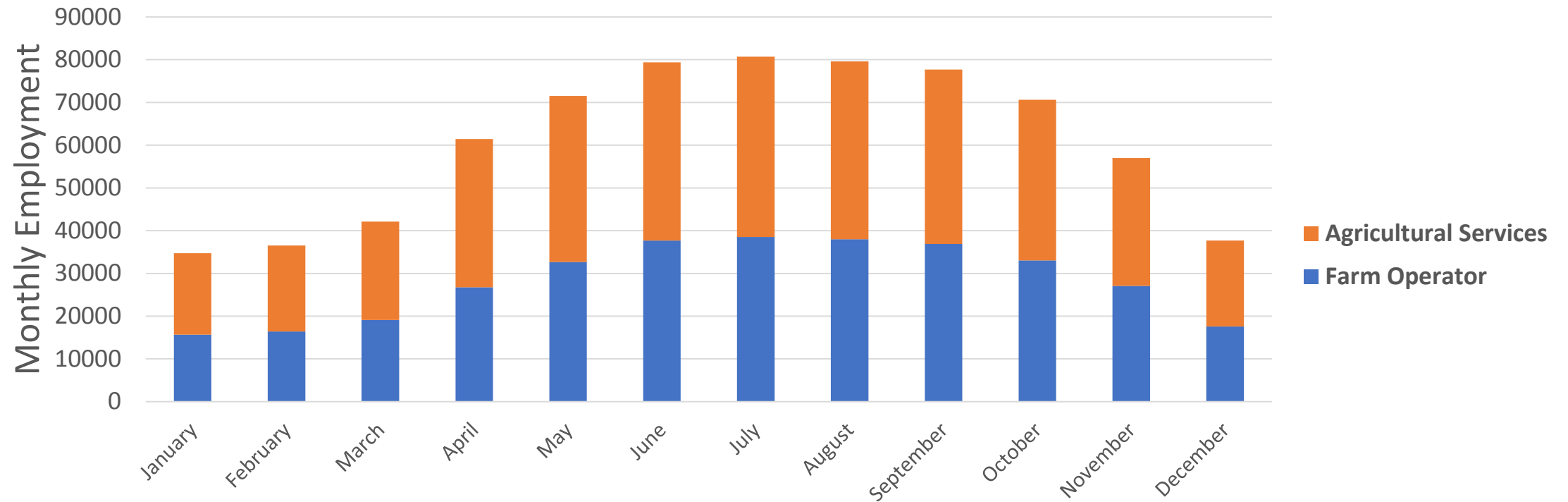
Growth of Total Farm Production (adjusted 2016 \$), Salinas-Pajaro Valleys, 3-year averages (2004-06 to 2014-16)



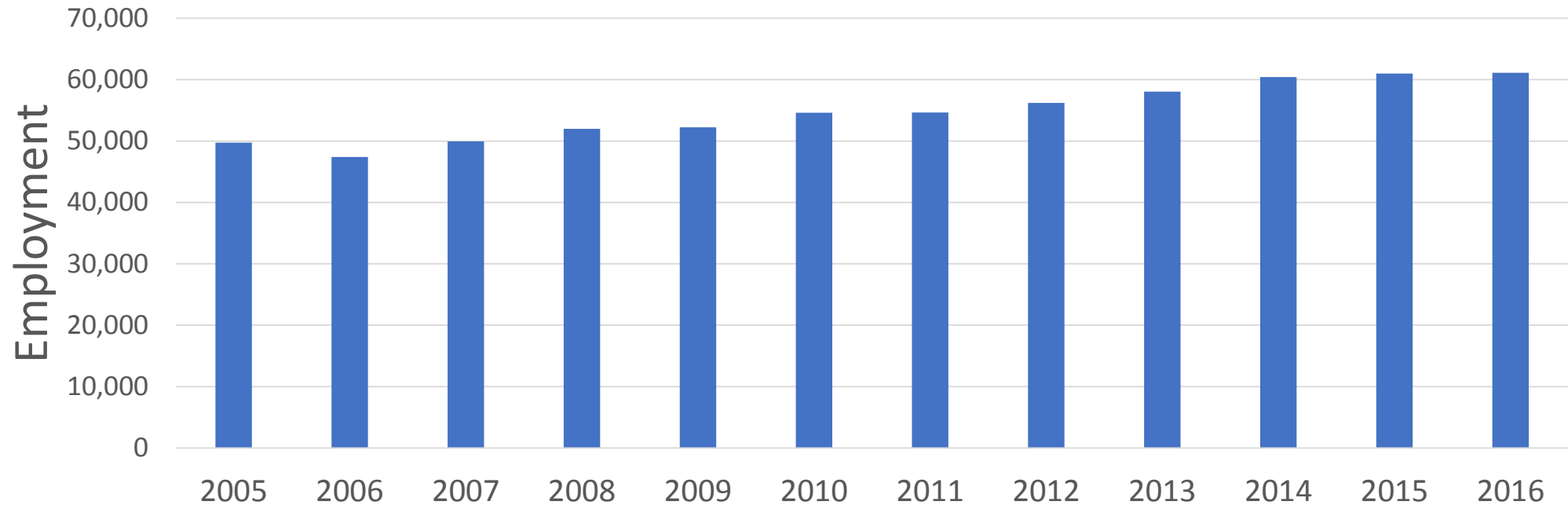
Growth of Production: Commodity Group (adjusted 2016 \$) Salinas & Pajaro Valleys, 2004-06 to 2014-16



Monthly Employment, Agricultural Workers, by Type of Employer, Monterey & Santa Cruz Counties 3-year average (2014-16)



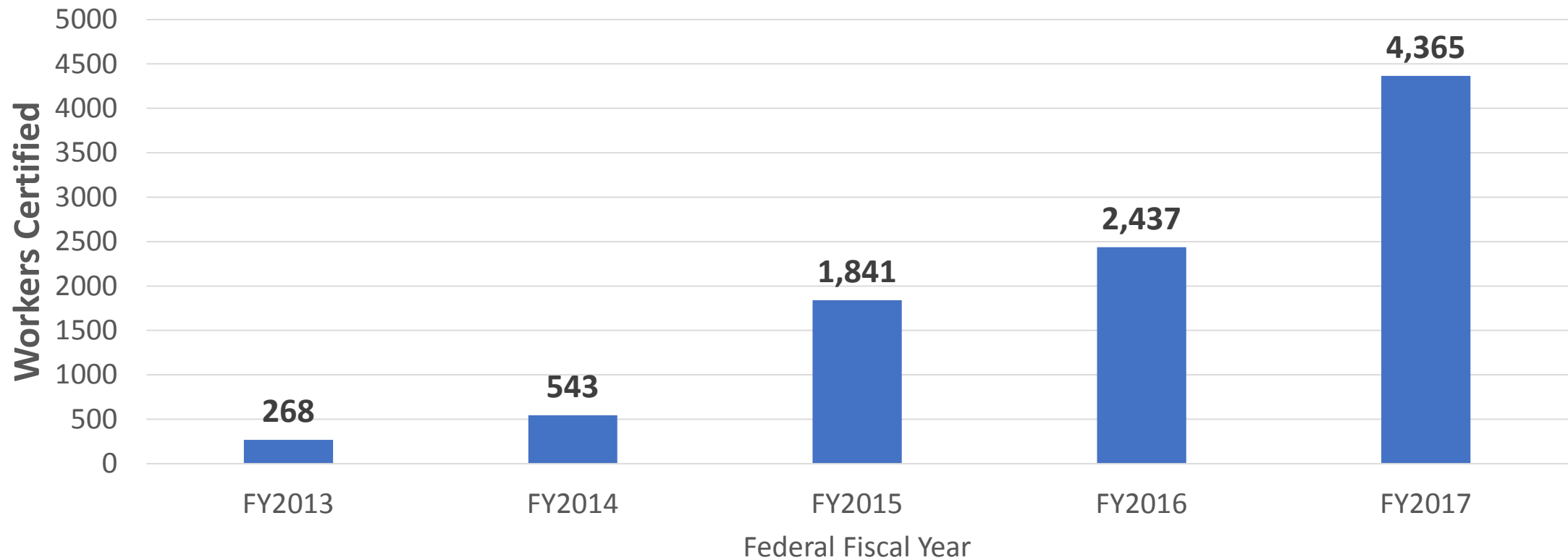
Annual Average of Monthly Employment, Agricultural Workers, Monterey & Santa Cruz Counties, 2005-2016



Summary: Agricultural Employment: Monterey and Santa Cruz Counties

- Peak employment, July (3-year average, 2014-2016): **80,714**
- Annual average of monthly employment, full-time-equivalent (3-year average, 2014-2016): **60,837**
- Increase of full-time-equivalent employment, 3-year averages, 2005-2007 to 2014-2016: **+11,802 (+24 percent)**
- *Estimated* number of unique individual agricultural workers during calendar year 2016: **91,433**

Temporary Non-immigrant Foreign Agricultural Workers Certified (H-2A), Monterey and Santa Cruz Counties Federal Fiscal Years FY2013-FY2017



Census Housing Findings: Agriculture Workers, Monterey & Santa Cruz Counties

Source: AFF, Census Bureau, American Community Survey, 2016

Category of workers	Monterey County	Santa Cruz County	Total
Employee of private company	36,142	6,402	42,544
Self-employed in own incorporated business	217	32	249
Self-employed in own non-incorporated business and unpaid family	276	137	413
Total	36,635	6,571	43,206

Census Housing Findings, Associations with Increased Proportion of Agricultural Workers per Census Tracts

- Increased proportion of crowded dwellings.
- Increased proportion of extremely crowded dwellings.
- Greater reliance on renting vs. owning homes.
- Lower total rental expense per dwelling.
- Lower per-person rental expense per dwelling.
- No association with vacancy rates.
- No association with housing affordability.

Summary: Census Housing Findings, Agricultural Workers, Salinas and Pajaro Valleys

- Agricultural workers are *densely congregated* in relatively few neighborhoods.
- The number residing in *Salinas City increased by 41%* in five years.
- In the seven Census Tracts in the Salinas Valley in which a majority of its workers were employed in agriculture there was an *average of 1,105 farmworkers* per tract.
- Census Housing findings indicate an estimated 55% of the region's agricultural workers reside in *crowded dwellings*; an estimated 22% reside in *extremely crowded dwellings*.

Summary: Census Housing Findings, Agricultural Workers, Salinas and Pajaro Valleys

- Employers report 44% more agricultural workers in the Salinas and Pajaro Valleys than were reported by the Census.
- The Census reportedly *undercounts residents* in neighborhoods with high numbers of new immigrants, non-literate adults, and dwellings shared by unrelated persons.
- The prevalence of undocumented workers impedes an accurate Census count as these workers are reluctant to respond.
- The Census fails to identify some dwellings in hard-to-count Census Tracts.

Salinas Pajaro Agricultural Worker Housing Survey



Survey Team

Salinas Pajaro Agricultural Worker Housing Survey the SPAWHS

**Insights into the makeup and
conditions of local farmworkers**

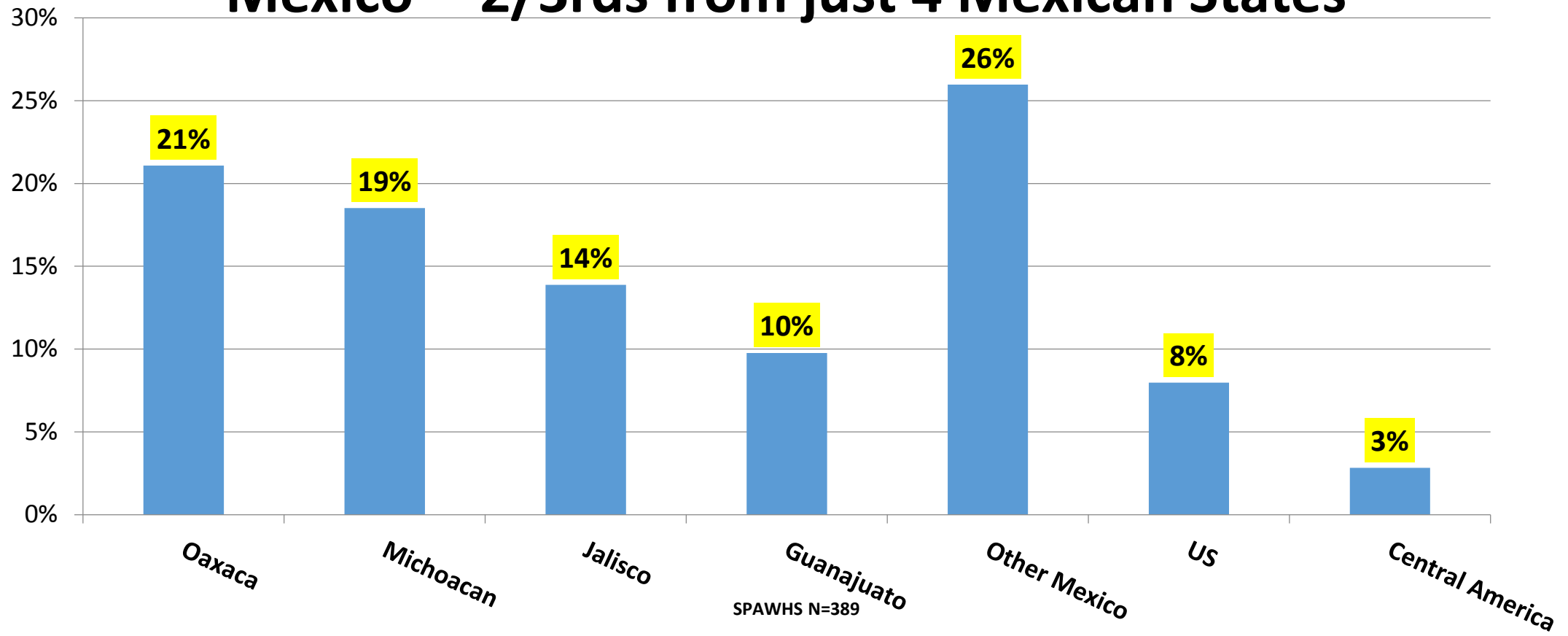
**Rick Mines, April 19, 2018
rkmines43@gmail.com**

Target sampling in the SPAWHS

- No strictly random sample based on a previously created universe list possible.
- Instead, we created a systematic target sampling scheme.
- First, we collected data on the distribution of farmworkers from official sources.
- Then, we instructed our interviewers to choose the interviewees to satisfy the quotas or targets implied by the official data.
- In this way, we assured that the selection though not random was representative. My slides show this population.

Categories	Specific Goals of Percentages for Subcategories				
Gender	Men	Women			
Where they live	Salinas	Watsonville	Prunedale, Aromas	Castroville	South County
Type of grower	Flc	Grower			
Crop	Berry	Veg	Grape or tree fruit	Salad/Greens	Nursery
Size	Big	Small			
Age	36+	35-			
Organic, Indigenous, H2A	minimum amount of each				

Who are 90,000 farmworkers? 90% born & raised in Mexico -- 2/3rds from just 4 Mexican States

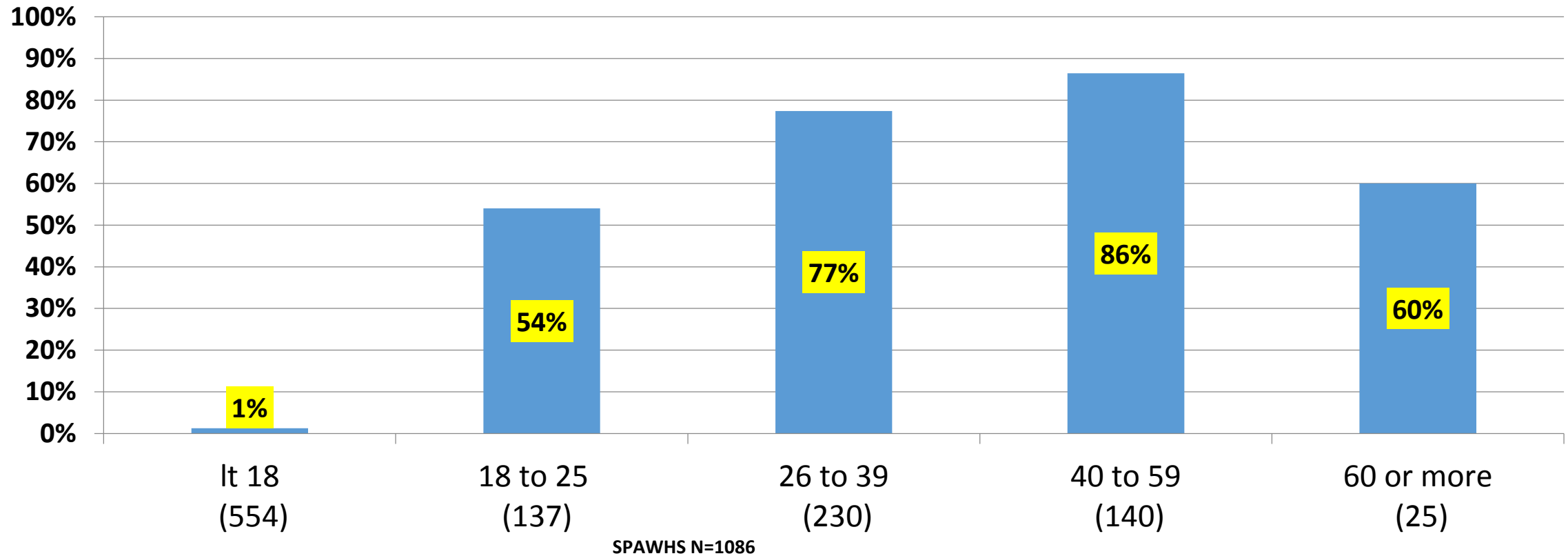


Salinas Pajaro Valley Farmworkers: A Very Stable Immigrant Population

- **Farmworkers average age at arrival is about 20**
- **Median in the US for 15 years; so average age about 35**
- **3/4s are married**
- **Most have US born children living in household—93% US born**
- **Only ¼ leave the two-county area to work elsewhere each year**

Lots of farmworkers in the family of interviewee!

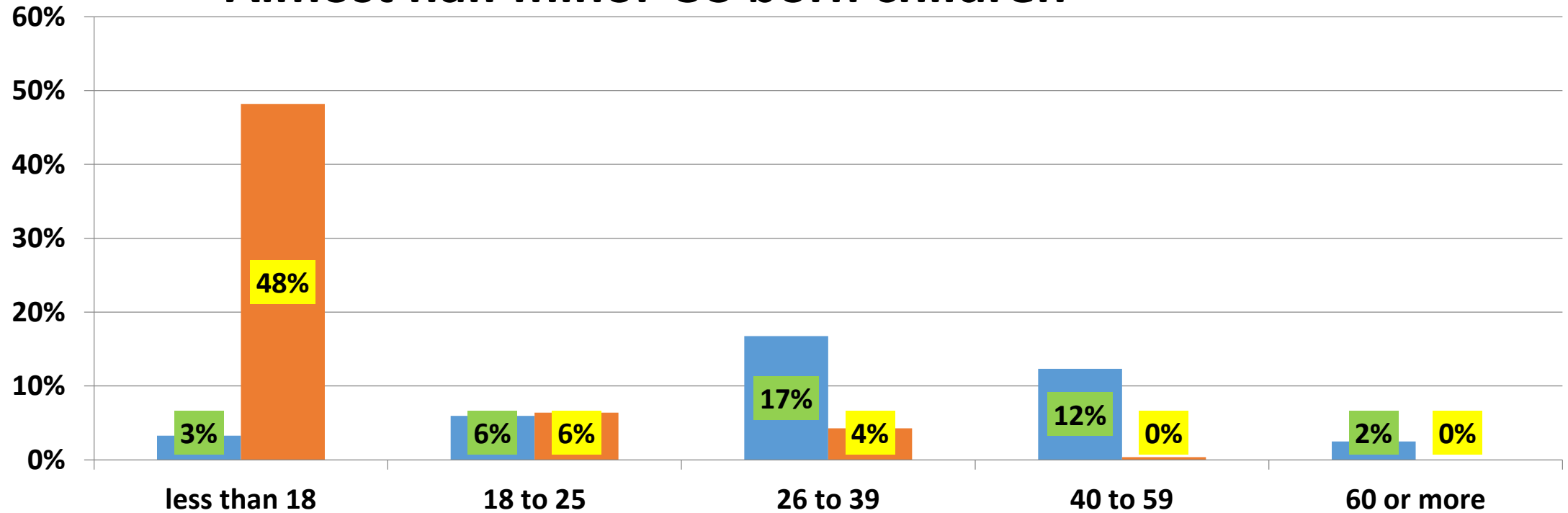
Most, except children, were farmworkers



Who are immediate family members of interviewees?

Immigrant=460
US born n=667

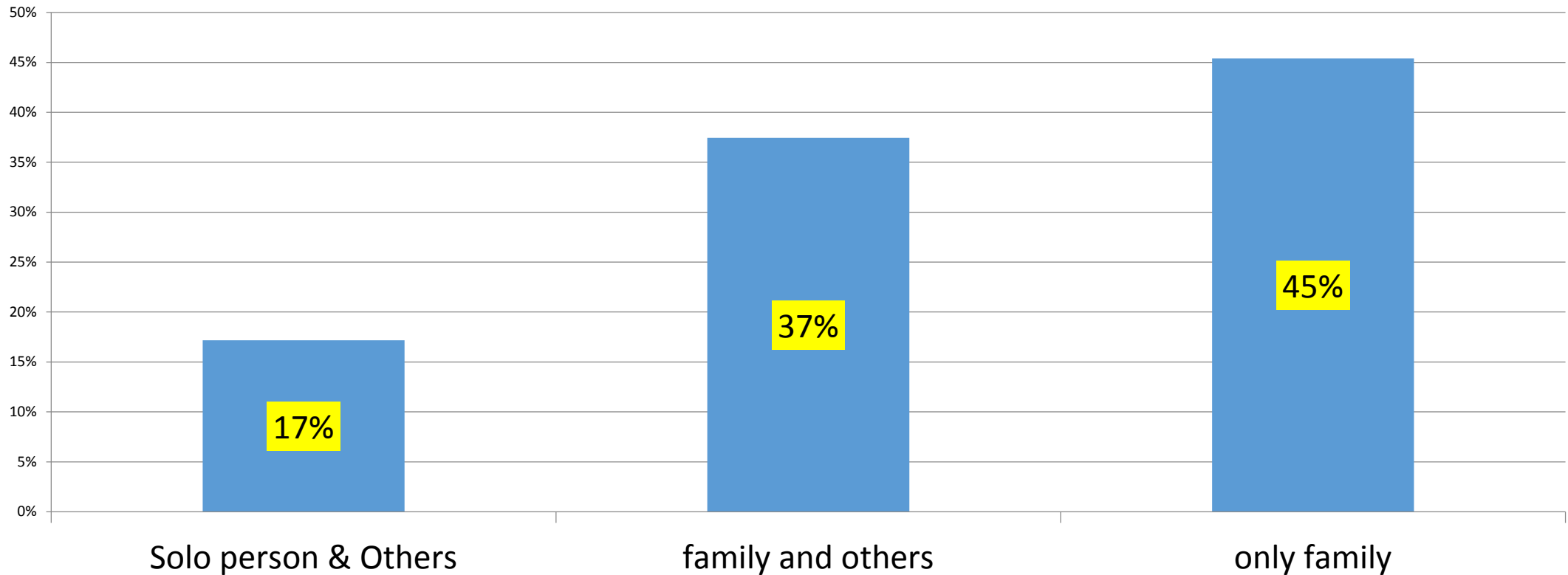
Almost half minor US born children



SPAWHS N=1127

Most important finding of SPAWHS

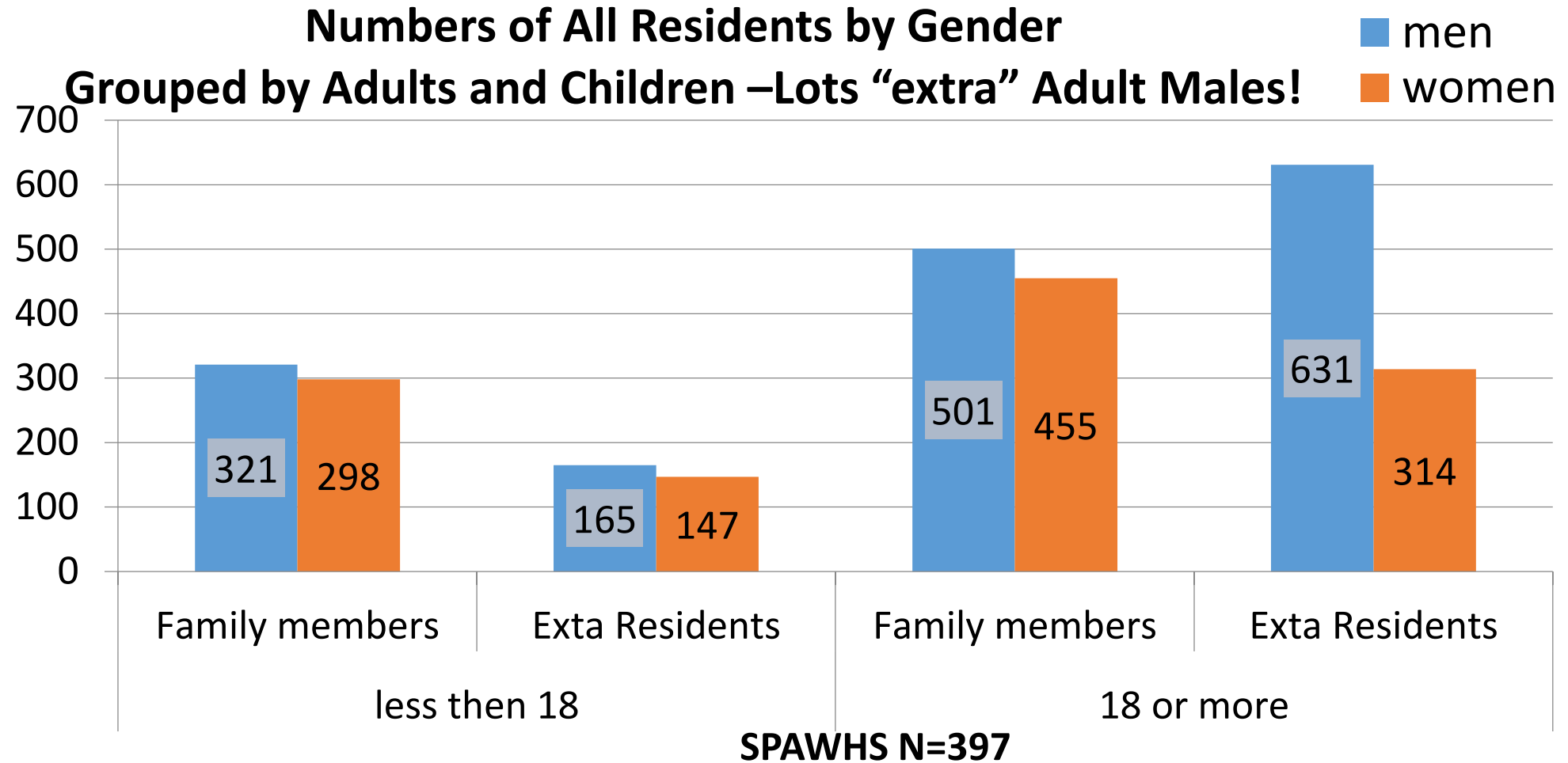
54% of dwellings have Joint or “extra” tenants



SPAWHS N=390

Farmworkers jammed into a small number of dwellings

- **About ½ of interviewees both men and women live with a spouse who is also a farmworker.**
- **The adult children and others living in the household are often farmworkers.**
- **Others living in the dwelling or “joint tenants” also are mostly farmworkers.**
- **Many of “joint tenants” are also families with children**
- **For this reason, we think that the 90,000 farmworkers live in far fewer dwellings or addresses.**
- **90,000 live in maybe as few as 20,000 to 30,000 dwellings?**



Unusual Finding -- over 2.0 People per Room; 5 per Bathroom!

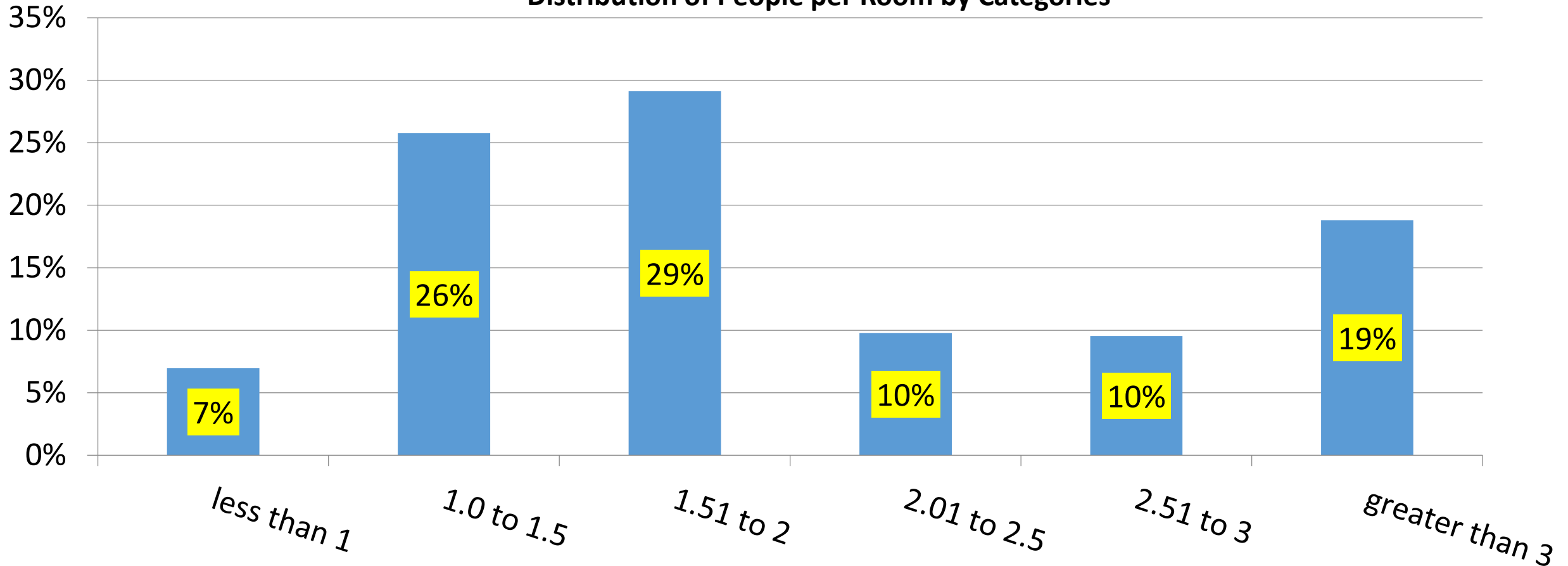
(excluding kitchens and bathrooms)

	Mean	Median	N
All Farmworkers	2.3	2.0	388
Solo Person & Others (joint)	2.3	1.8	67
Only Family	2.0	1.7	177
Family And Others (joint)	2.8	2.3	144
Shuttle Migrants (6 Months Away)	3.4	3.0	17
FTC Migrants (Move Away To Work)	2.9	2.7	79
Indigenous	2.6	2.1	50

SPAWHS N=388

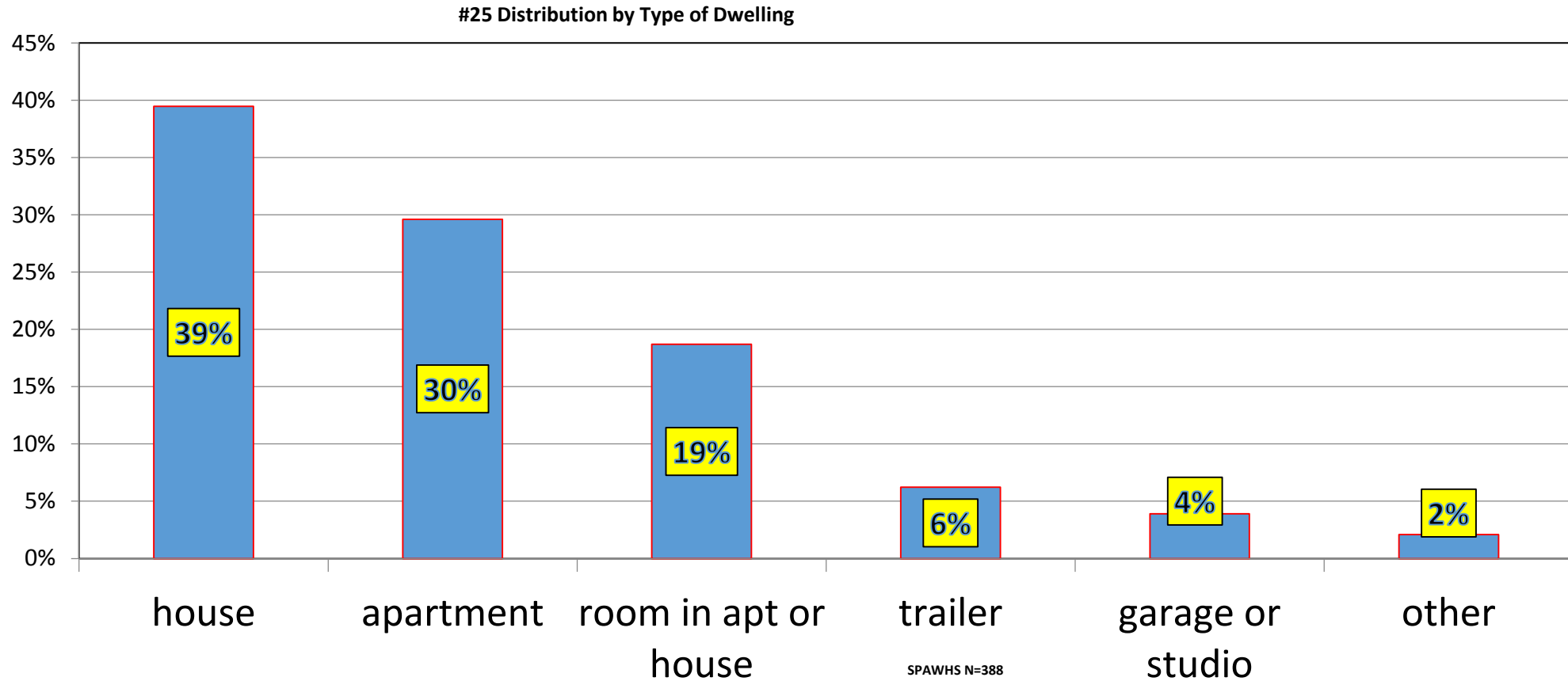
Another view of Crowding—93% above standard of 1.0:

Distribution of People per Room by Categories



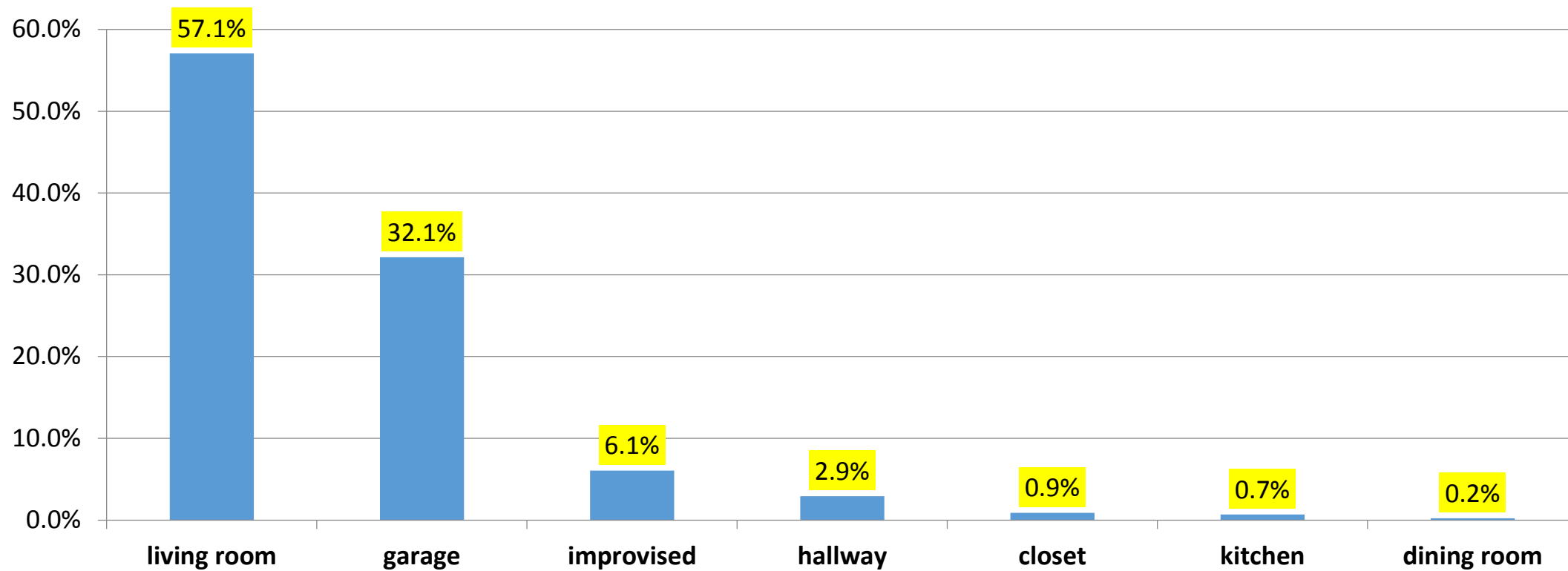
SPAWHS N=388

Most live in a house or Apartment but many just rent a room. Trailers, garages or attached studios common. Only 1 in 10 own their dwelling!



16% of total dwellers sleeping outside the bedroom, mostly in living room and garage

Distribution of People sleeping outside of bedrooms



SPAWHS N=168 Dwellings, 445 Residents

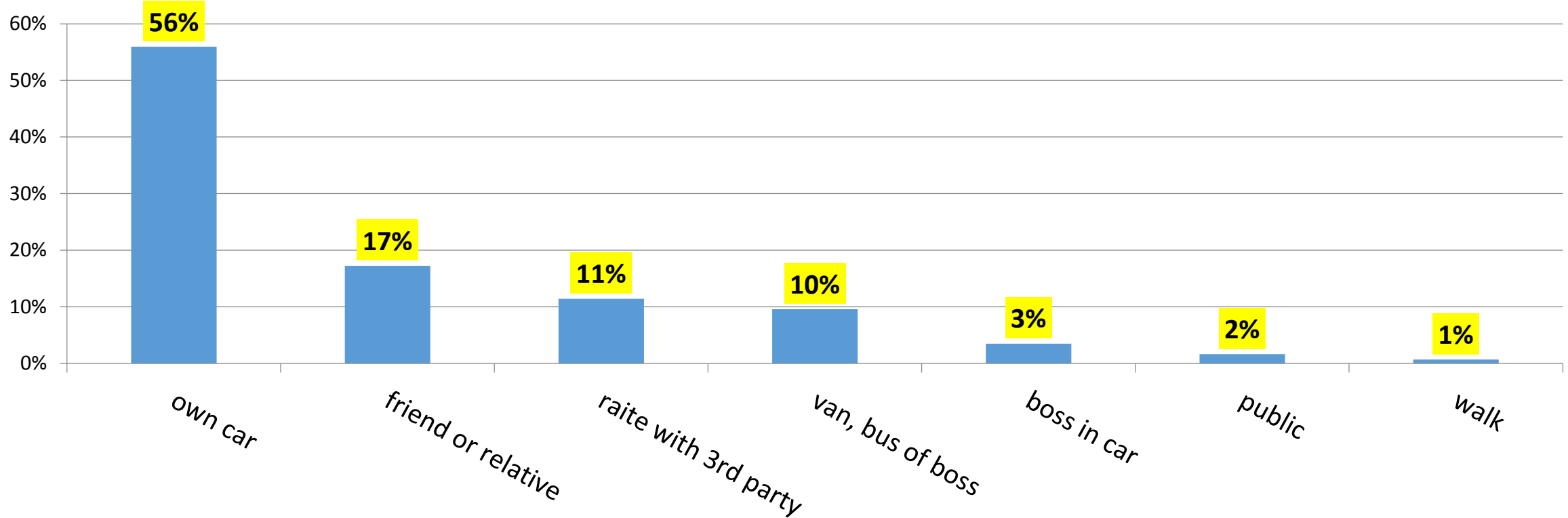
Rent per room— hard to calculate for whole units due to concentration

Rent Paid per room by type of Dwelling			
house	Mean \$	Median \$	N
house	\$212.88	\$180.00	122
apartment	\$207.73	\$170.00	113
room in apt or house	\$236.82	\$200.00	71
mobile home	\$169.94	\$181.25	12
garage or studio	\$206.55	\$208.33	14

Most farmworkers get to work in own car or friend/relative

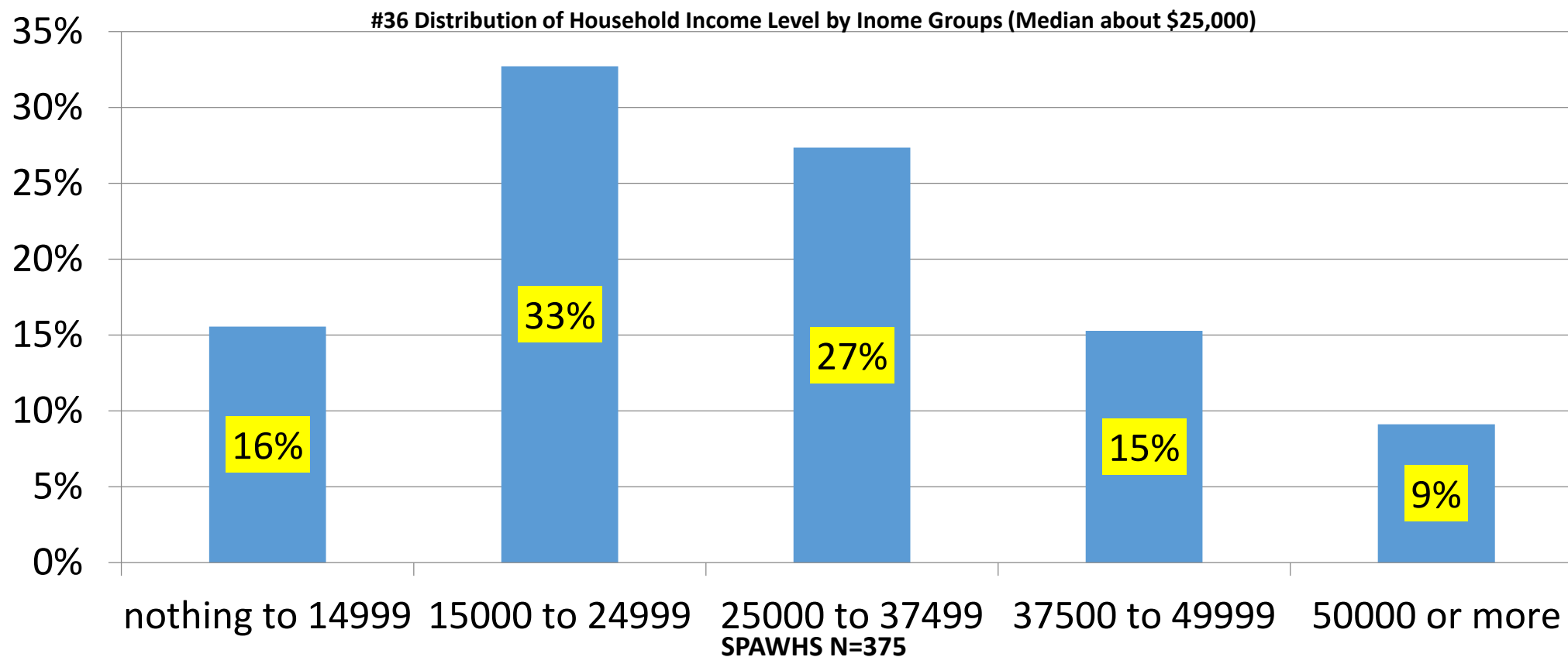
Half have drivers license; Half of these since 2015

Distribution of types of transportation to work



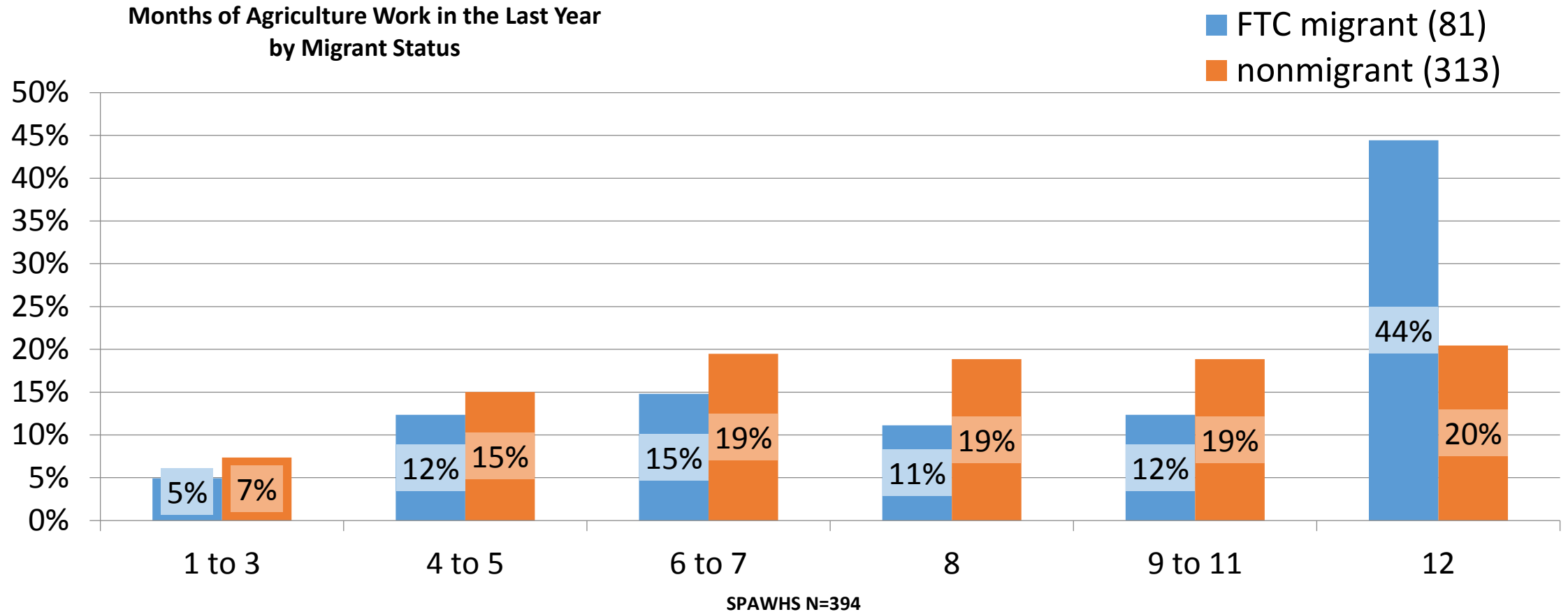
SPAWHS N=387, distribution of 429 responses
(some had more than one)

Median of family or individual income about \$25,000



Months Worked per year in Agriculture

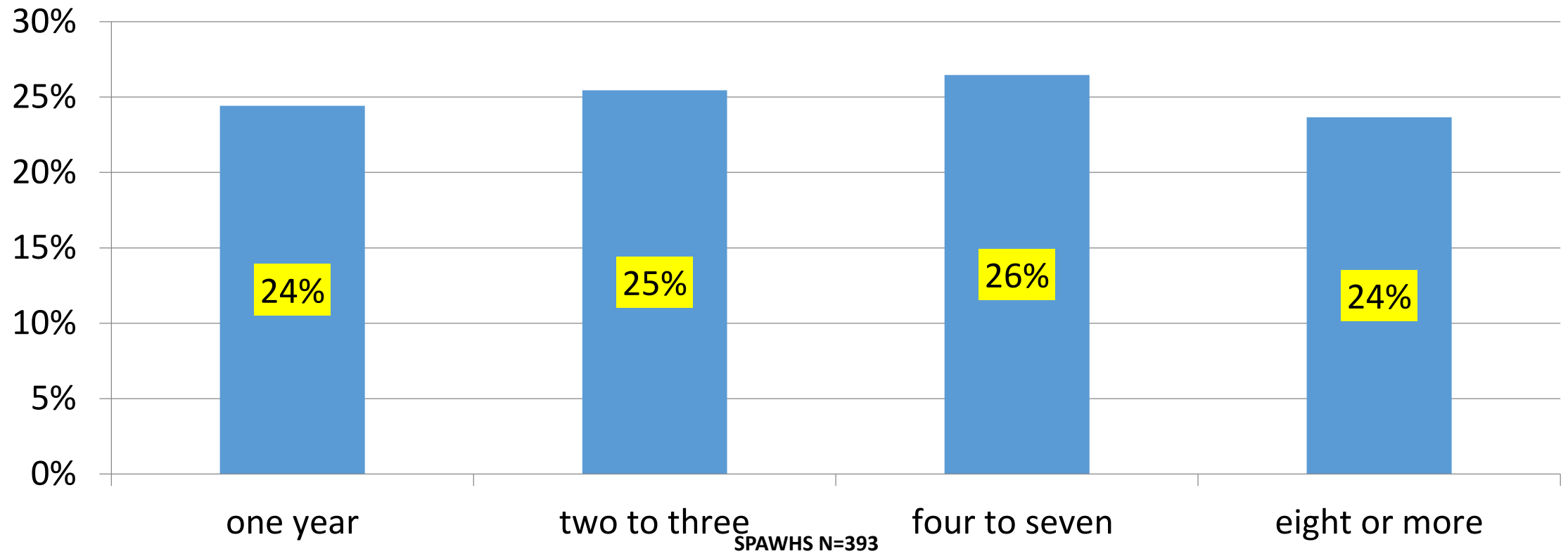
Migrants get more work!



Years worked for Current Employer

Relatively stable labor force; Migrants have less longevity

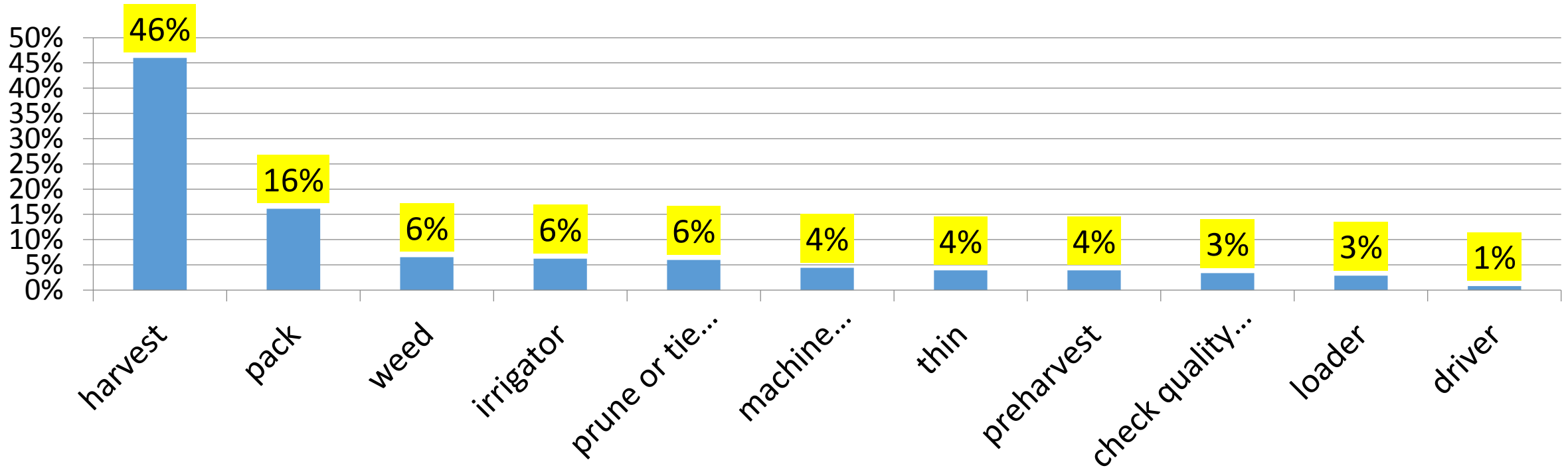
#33 Distribution of Years Worked for Current employer



Main Task done by Workers

Berry Harvest Workers $\frac{1}{4}$ of total sample; Other crops more balanced regarding main task

#40 Distribution of Tasks by Workers



SPAWHS N=385

**Wages per hour don't vary much by gender, age, etc.
grapes lower, berries and salad plant higher**

	Mean	Median	N
lettuce	\$13.73	\$12.79	91
other vegetable	\$13.02	\$12.50	85
grape tree fruit	\$11.93	\$11.50	34
berry	\$14.63	\$14.00	116
nursery	\$12.51	\$12.44	20
salad plant	\$14.40	\$12.77	28

23 H-2A workers-not representatively chosen

- Median age 32
- Half from southern “indigenous” states of Oaxaca and Guerrero; much higher than population in general
- 19 of 23 married—solo but not single
- 9 years median years of school; 2 years higher than other immigrants
- 16 of 23 worked in berries
- Median wage \$12.57 a bit lower than others in survey
- 16 of 23 lived in motels
- 17 of 23 lived in Salinas



CALIFORNIA
INSTITUTE FOR
RURAL STUDIES

Perceptions and Preferences

Workers, Employers and Others

April 19, 2018

**Famworker Housing Study and
Action Plan**

Gail Wadsworth

Worker Preferences

We asked workers if they would prefer to have a permanent residence in Monterey or Santa Cruz County if it were possible? Some said they would prefer it.

And so we asked why?

The wish to live in a better location under more comfortable conditions, close to work and opportunity, was the overwhelming sentiment that came through in these responses.

We asked workers what kind of housing would meet the needs of them and their families, there were some very specific wishes.

“The house that my family wants is a humble house with a yard, but private with no more than my family. Safer.”

Comment by Farmworker in Survey

“A place that has all the services such as potable water, kitchen, three bedrooms, living room, 2 bathrooms, room for children to play, parking lot, garage, which is close to work and public services...”

Comment by Farmworker in Survey

We asked workers if they have any problems in the place where they have lived most of the time in the last 3 months.

About half of workers had affirmative responses to this question.

“In the house where I lived the floor of the bathroom began to break and the person in charge of the house told me that I had to pay for the repair of the entire bathroom to be able to continue living there. That is the reason why I was asked to leave.”

Comment by Farmworker in Survey

“The owner of the house does not want to fix the water and we never have water for the toilet, but he gets very angry when we complain... There is never water and the carpet always smells ugly because it is wet.”

Comment by Farmworker in Survey

Workers' Preferences

- Workers would like to live in a better location under more comfortable conditions, close to work, resources and opportunity.
- Workers want to live in clean, well maintained residences with safe spaces for themselves and their children.
- Workers specified a number of complaints about their current housing conditions.
- Most of them were related to poor maintenance and crowded conditions.

Employer Challenges

Employers Perceptions: Labor Shortage

- **By far, the biggest challenge to employers is a shortage of workers.**
 - As a result, their production is limited.
 - Shortages have led to higher labor costs.
 - There is competition for the same limited pool of local workers.
 - Some employers don't think there are fewer workers but that people are just not showing up.
 - A couple stated that workers are not motivated to work and that government support programs keep people from looking for work.
 - Some felt that workers are afraid to come to work because of the "immigration scare."

Employers' Perceptions: Labor Supply and Housing

- Most employers felt that housing was a challenge for workers and, thus for them.
 - High housing prices decrease the supply of labor on the coast.
 - Workers are getting priced out of the housing market.
 - Workers are being squeezed by higher prices for everything else while wages are going up slowly.
 - “We need to provide affordable housing.”

Employer Perceptions: Where do workers live?

- If employers did not supply housing for their workers, they were unaware of where their workers lived or under what conditions.
 - We heard from employers that workers live in their own houses, in apartments, in motels and with friends.
 - We heard that workers live all over the Valley –locally – and that they do not migrate.
 - But when asked more specifically about locations and conditions, employers were vague.

Employer Perceptions: Government

- Employers feel that the government works against them.
 - Employers believe there should be exemptions to laws to allow farmers to build housing for their workers.
 - “We should be able to build housing and whatever it takes to make businesses work”
 - There was a sense that laws and regulations were not evolving to accommodate modern agriculture.
 - Small growers are at a disadvantage because the costs and processes for permitting, insuring and building housing for workers are too difficult and expensive.

“The housing shortage is due to regulations. Master planning imposed by the Coastal Act gets in the way of new developments. You’re not allowed to enlarge an existing building by more than 10%....This limitation is restricting. You have to file a coastal development permit. There should be a categorical exemption for increasing house size on agricultural land.”

Grower Interview

Other Stakeholders

People involved in agriculture and/ or agricultural
worker housing

Other Stakeholders: Working Conditions

- There was a common theme that workers are still victimized in the agricultural system.
 - “Conditions for workers are as bad now as when I arrived in the fields in the 1960s.”
 - Some employers have workers using two Social Security numbers to avoid paying overtime.
 - There are a lot of rest time and overtime abuses.
 - Some employers take money out of workers’ checks to pay for transportation from the border.

Other Stakeholders: Process for Development

- There was not agreement on how worker housing gets approved and developed.
 - Many stakeholders stated that NIMBY-ism and zoning are real problems.
 - Stakeholders across the board believe that the permitting process is inherently cumbersome.
 - We heard that farmworker housing projects are put in the front of the line and given priority by municipalities.
 - But we also heard that there are no exceptions for farmworker housing in the regulations.

“Housing is much better now than before. Before, indigenous workers lived in shacks on the outskirts of town. Now, more live in apartments.... Some are living in garages and studios. There is a...problem of excessive rents...\$2,000 for a two bedroom is common and in many cases more families crowd in”

Stakeholder interview

All of those interviewed agreed that housing for the agricultural workforce is important. There need to be solutions for the current situation.

Solutions and processes for addressing the housing crisis were not universally agreed upon.



Housing Needs

**Edward Samson, Tribal Programs and
Special Projects Manager, California
Coalition for Rural Housing (CCRH)**

Calculating Farmworker Housing Needed

- 91,433 – estimated number of workers employed in agriculture in the region.
- 47,937 additional units needed to alleviate critical overcrowding.

Based on income levels and housing costs, farmworkers need subsidized housing

- Survey showed “access rate” of 7.6% of farmworkers access subsidized housing.

Calculating Farmworker Housing Needed

Applying the “access rate” of 7.6% of the number of units needed for subsidized housing, a total of 6,351 units of permanent affordable subsidized farmworker housing are needed.

Housing Developers

- Non-Profit
- For-Profit
- Housing Authorities

The Study describes the local organizations with significant expertise and experience.

Meeting the need

- Farmworker housing is not the only affordable housing for low income farmworkers.
- Other ways to address the housing gap:
 - Accessory Dwelling Units
 - Farm owners and labor contractors
 - Other tenure types which will be described in the next section.

An aerial photograph of a large agricultural field, likely a lettuce or leafy green crop field. The rows of plants are densely packed and stretch far into the distance, creating a strong sense of perspective. In the background, there are several farm buildings, including a large barn, and a range of mountains under a clear sky. The overall scene is bright and green, representing a healthy agricultural landscape.

Best Practices Research



Farmworker Housing Best Practices in California

Robert Wiener, *PhD*
Executive Director,
California Coalition for Rural
Housing
Continuing Lecturer, Community
and Regional Development
University of California, Davis

Regional Forum
Farmworker Housing Study
and Action Plan for the Salinas and Pajaro Valleys

Salinas, California
April 19, 2018



Best-Practice Case Studies: 6 Housing Prototypes

Mixed-Occupation Hybrid



Azahar Apartments, Ventura
59 units, Opened 2012
Cabrillo Economic Development Corporation

Mixed-Generation Hybrid



Desert Gardens Apartments, Indio
88 units, Opened 1998
Coachella Valley Housing Coalition

Net Zero Energy



Mutual Housing at Spring Lake, Woodland
62 units, Opened 2015
Mutual Housing California

Modular, Post-Redevelopment



George Ortiz Plaza I, Santa Rosa
30 units, Opened 2017
California Human Development Corporation

Grower-Owned



Aliso Village East, Santa Paula
272 beds, Opened 2015
Limoneira Company

Non-State Migrant Housing



River Ranch Farmworker Center
60 beds, Opened 2003
Napa County Housing Authority



Azahar Apartments, Ventura
60 units, 30 Farmworker units, Opened 2012
Cabrillo Economic Development Corporation

Key Lessons Learned

- Including farmworker units in new affordable rental housing qualifies projects for State farmworker housing funding
- Including non-farmworker units in new affordable rental housing may disqualify projects for USDA loans, grants, subsidies
- Allowing some units to house non-farmworkers can ensure full occupancy and stable rental income
- Hybridity enables farmworker households no longer working in agriculture to remain in unit or move to another unit
- Social advantages of not isolating farmworkers, integrating into diverse community, overcoming NIMBYism



Mixed-Generation Hybrid

Desert Gardens Apartments, Indio
88 units, 36 senior units, Opened 1998
Coachella Valley Housing Coalition

Key Lessons Learned

- Retired farmworkers contribute to child care, child-rearing, and mentoring of farmworker kids
- Parents and children contribute to elder care, sense of value and worth while aging-in-place
- Balancing use of common space challenging but possible
- Ensures use of facilities day and evening, increasing safety and making for village-like environment

Net Zero Energy (NZE) Housing



Mutual Housing at Spring Lake, Woodland
62 units, Opened 2015
Mutual Housing California

Key Lessons Learned

- Farmworker housing can be platform for cutting-edge innovation in energy-efficiency, green design and construction
- Designed to produce 334,000 KW hours annually resulting in \$60,000 savings
- In 2017, solar electricity generation matched energy model, but consumption exceeded generation by 25%
- Efficient operation of equipment and resident education re: energy-saving as important as NZE design and construction
- Water consumption, however, 40% less than other similar projects
- Time will tell whether incremental design and construction costs to reach NZE – \$1.5 million – will be offset by long-term savings
- Resident-intensive services, tenant control, and leadership development critical components of mutual housing model

Non-State-Owned Migrant Housing



River Ranch Farmworker Center, St. Helena
60 beds, Opened 2003
Napa County Housing Authority

Key Lessons Learned

- Voluntary creation of taxing district by local winegrape producers resulted in more than \$7 million since 2002 and \$450,000 annually to operate 3 migrant centers
- Even with land dedication by local grower and no debt-financing, operating margin for migrant housing very narrow
- Off-farm migrant housing owned by nonprofit or local public agency eligible for government grants and private donations and benefits multiple growers
- Off-farm migrant housing owned by nonprofit or local public agency, unlike State migrant centers, can be open more than 6 months per year and serve workers within 50 mile radius



Aliso Village East, Santa Paula
272 beds, Opened 2015
Limoneira Company

Key Lessons Learned

- Not all agricultural employers have finances or space to provide worker housing
- Limoneira has been dedicated to housing provision since start-up – aspect of their business model
- Challenges occurred during planning and costs increased but offset by having sustainable workforce
- Unlike nonprofit and public agency housing, no on-site programs for farmworker children and just starting to improve kids' amenities

Alternative Ownership Models

- Support the development of **new or conversion of existing housing into cooperatives** as an affordable alternative to renting and traditional ownership.
- Support resident-controlled **mutual housing and mutual housing associations** to empower tenants

Mutual Self-Help Housing



Building, Reedley Subdivision



Farmworker Family, Corcoran Subdivision



Farmworker Kids, Goshen Subdivision

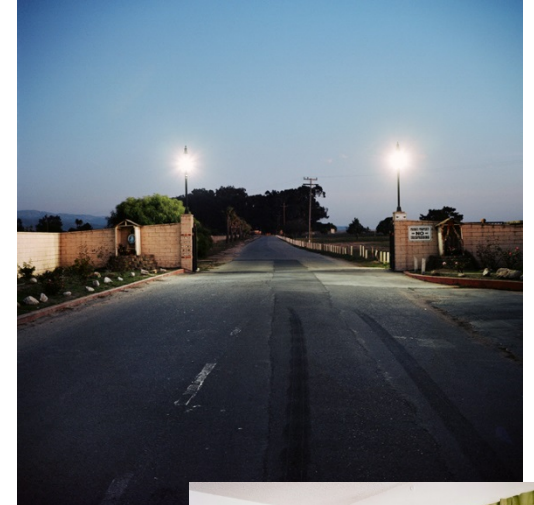


Street View, Parksdale Subdivision

- Affordable homeownership for farmworkers
- Groups of 8-12 families build each others homes for 10-12 months under supervision of nonprofit organization
- About 40 hours per week of family labor
- 'Sweat-Equity' reduces construction costs and serves as downpayment
- In rural areas, USDA § 502 Direct Loan pays for construction costs and converts to 33-year mortgage, interest as low as 1%
- Combination of USDA § 502 Direct Loan and Joe Serna, Jr., Farmworker Housing Grant can produce occupationally-restricted owner units for farmworkers

Limited-Equity housing cooperatives

- San Jerardo – 1979, first Limited-Equity Farmworker Housing Coop in California, first financed by USDA in U.S.
- 6 Farmworker housing cooperatives in Monterey County
- Advantages compared to fee-simple ownership –
 - lower entry and occupancy costs of buying cooperative shares
 - preserve ability to deduct mortgage interest and property taxes
- Disadvantages compared to fee-simple ownership –
 - limit on equity take-out upon sale – often 3% of appreciated value plus capital improvements –
 - limit on purchaser
- Unit shares sold to low-income household at affordable price



Community land trust (CLT)

CLT is community-based nonprofit that owns land in perpetuity for low-income use

Santa Cruz and Monterey Counties have long history of environmental and agricultural land trusts

Combine CLT with Limited-Equity Cooperative, Mutual Housing, or other ownership or rental model

Housing affordable because land costs taken out of purchase price – 99-year lease

Could be created on land dedicated by growers

CLT retains option to purchase owned unit and sell or rent to another low-income family



Other housing prototypes for Seasonal, Migrant Workers

☐ Tiny Houses

☐ Mobile Housing

☐ Tents





Farmworker Housing Financing Strategies for the Monterey Bay Region

Regional Forum
Farmworker Housing Study
and Action Plan for the Salinas and Pajaro Valleys

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April 19, 2018

Robert Wiener, PhD
Executive Director,
California Coalition for Rural Housing
Continuing Lecturer, Community and Regional Development
University of California, Davis



Federal

USDA Section 514/516 Farm Labor Housing
USDA Section 521 Rural Rental Assistance
USDA Section 502 Direct Loan/Section 523 Mutual
Self-Help Housing Technical Assistance
HUD Community Development Block Grant
HUD HOME Investment Partnerships
Federal Home Loan Bank Board Affordable
Housing Program

State

HCD Joe Serna, Jr., Farm Worker Housing Grant
HCD California Self-Help Housing Program
HCD CalHome
HCD Multifamily Housing Program
TCAC Federal and State Low-Income Housing Tax
Credits
HCD Farm Worker Housing Tax Credit Assistance
SGC Affordable Housing and Sustainable
Communities Program

USDA = U.S. Department of Agriculture

HUD = U.S. Department of Housing and Urban Development

HCD = California Department of Housing and Community Development

TCAC = California Tax Credit Allocation Committee

SGC = California Strategic Growth Council

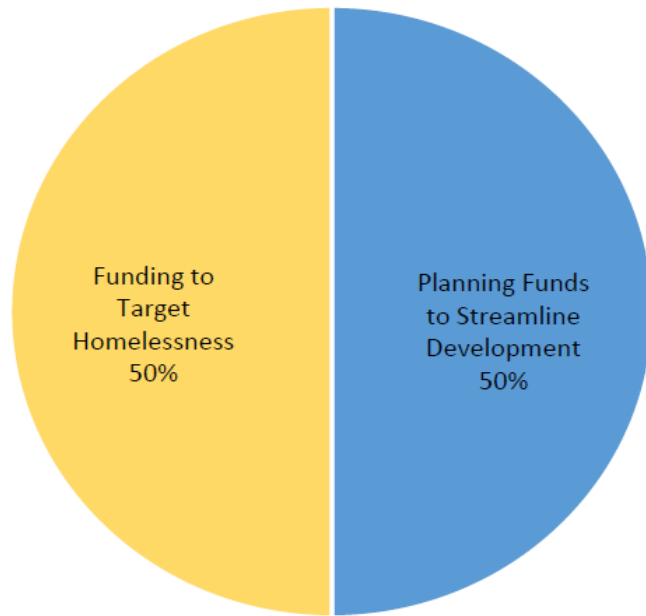
Federal Government Funding Sources Used in Farm Worker Housing

	2018 Status	
	Active	Inactive*
Federal Government		
U.S. Department of Agriculture Rural Development, Rural Housing Service		
• Section 514/516 Farm Labor Housing Loans and Grants	X	
• Section 521 Rural Rental Assistance	X	
• Section 502 Direct Loan/Section 523 Construction Supervision Grants	X	
• Section 515 Rural Rental Housing	X	
• Section 538 Guaranteed Loan	X	
U.S. Department of Housing and Urban Development		
• HOME Investment Partnerships Program	X	
• Community Development Block Grant Program	X	
• Section 8 – Project-Based and Housing Choice Vouchers	X	
U.S. Department of the Treasury		
• Federal Low-Income Housing Tax Credit	X	
• Tax-Exempt Private Activity Bonds	X	
Federal Home Loan Bank Board		
• Affordable Housing Program	X	

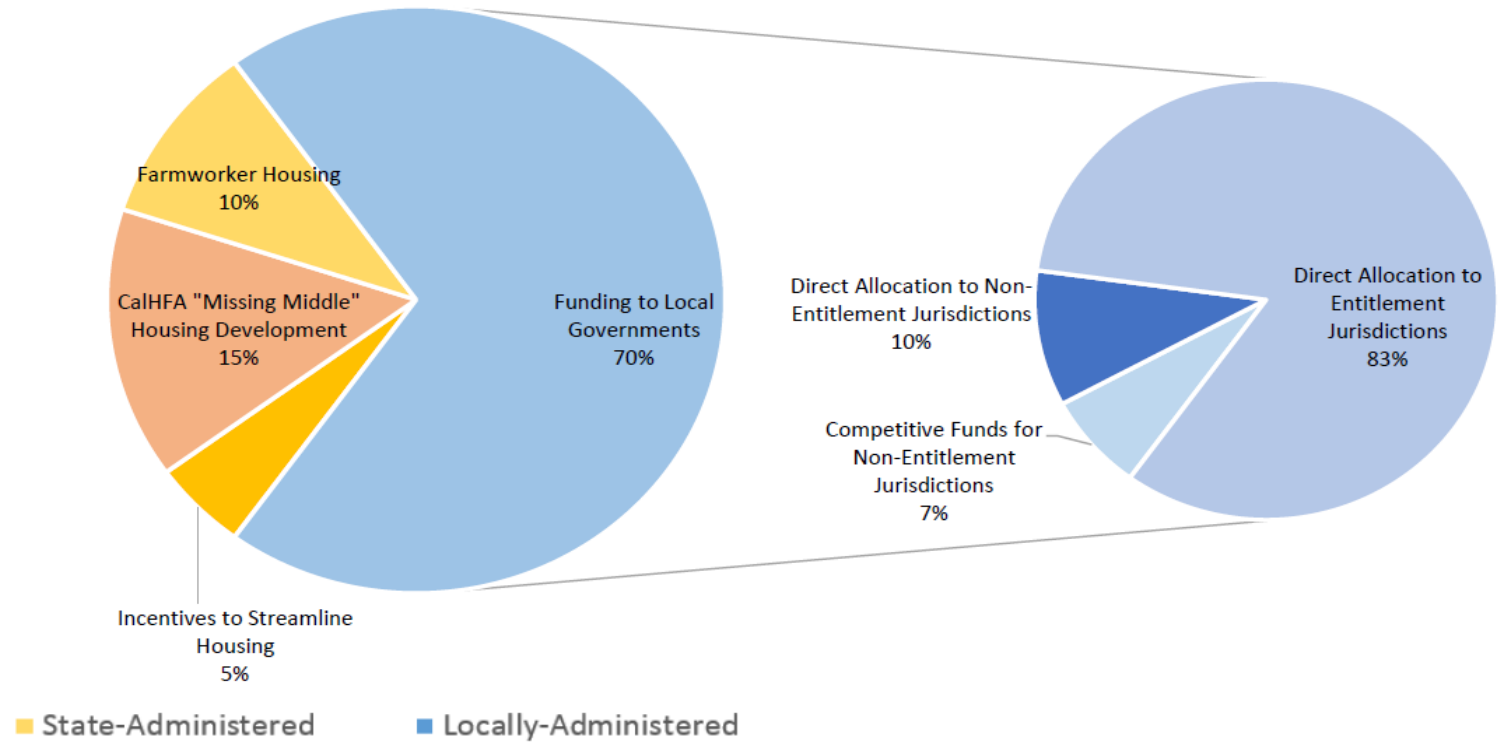
State and Other Funding Sources Used in Farm Worker Housing		
California Department of Housing and Community Development		
• Joe Serna, Jr., Farm Worker Housing Grant		X
• California Self-Help Housing		X
• CalHome		X
• Multifamily Housing Program		X
• Affordable Housing and Sustainable Communities	X	
• State HOME Program	X	
• Small Cities Community Development Block Grant Program	X	
California State Treasurer		
• State Low-Income Housing Tax Credit	X	
• Farmworker Housing Assistance Tax Credit	X	
• Tax-Exempt Private Activity Bonds	X	
Other Sources		
• Local Government Redevelopment Agency Tax Increments		X
• Local Government General Funds and Housing Trust Funds	X	
• Grower Self-Assessments and Contributions	X	
• Community Development Financial Institutions (CDFIs)	X	
• Banks and Other Private Financial Institutions	X	
• Private Philanthropies	X	
• Sponsor Contributions, including developer fee deferrals	X	
• Seller Carrybacks	X	
* <i>Inactive means currently unfunded.</i>		

SB 2 Ongoing Housing Funding Allocations

Year 1



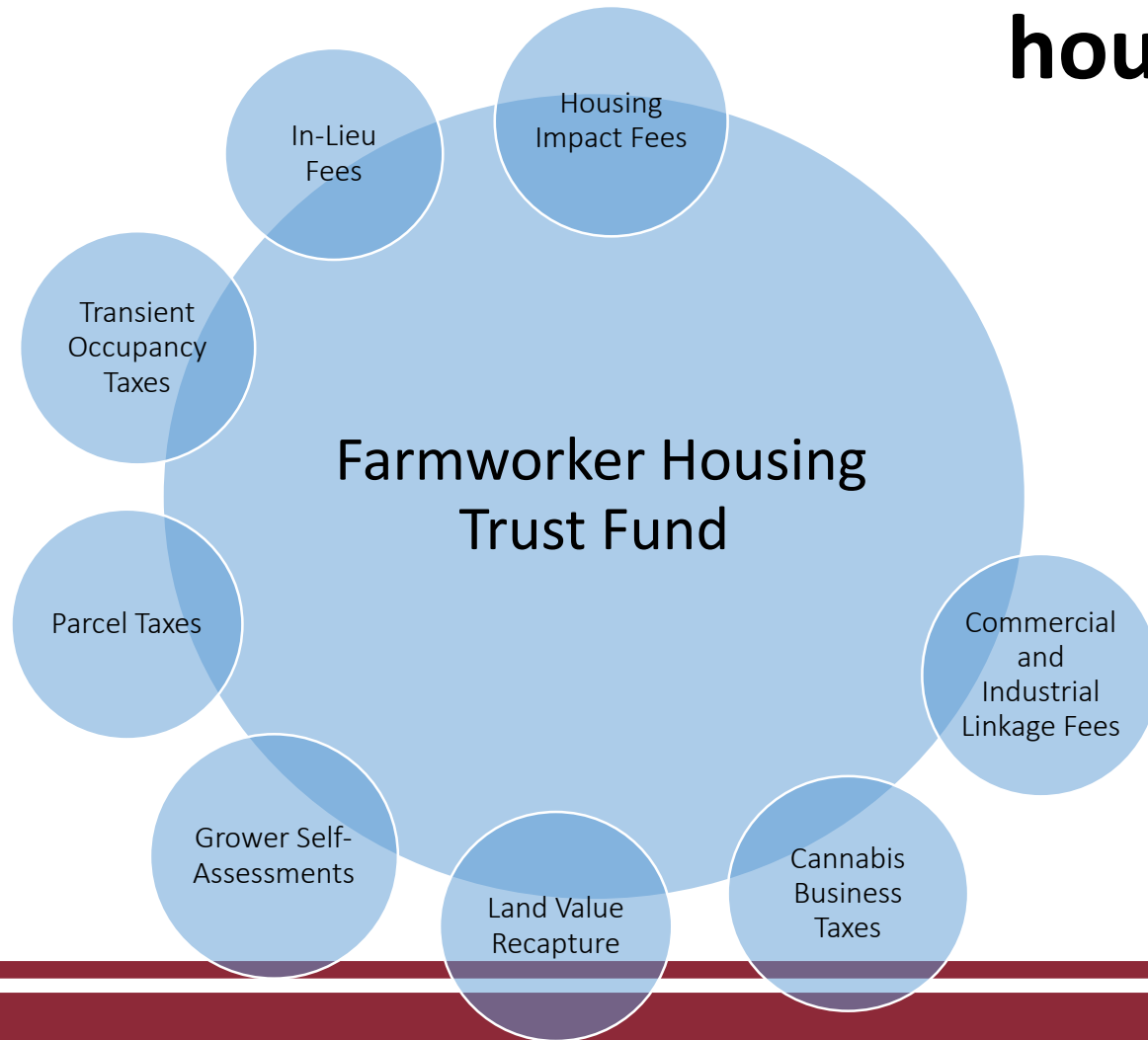
Year 2 and Ongoing



SB 3 Program Allocations

Program	Amount	Agency
Veterans Housing and Homelessness Prevention Program	\$1.0 billion	HCD
Multi-Family Housing Program	\$1.5 billion	HCD
Transit-Oriented Development Implementation Program	\$150 million	HCD
Infill Incentive Grant Program	\$300 million	HCD
Home Purchase Assistance Program	\$150 million	CalHFA
Joe Serna, Jr., Farm Worker Housing Grant Program	\$300 million	HCD
Local Housing Trust Fund Matching Grant Program	\$300 million	HCD
CalHome Program	\$300 million	HCD
Total	\$4.0 billion	

Creating a regional or local FARMWORKER housing trust fund



Match with HCD Local Housing Trust Fund Matching Grant Program





Break – 10 minutes
Refreshments available
in Vista Room

An aerial photograph of a large agricultural field, likely a lettuce or leafy green farm. The field is filled with dense, green plants arranged in neat, parallel rows. A wide, light-colored dirt path or track runs down the center of the field, receding into the distance. In the background, there are several large, light-colored farm buildings or barns, and further back, a range of mountains under a clear sky. The overall scene is bright and open, representing a healthy and productive agricultural landscape.

Solutions – Draft Action Plan

Getting Ready for New State Funding

**Jennifer Seeger, Deputy Assistant Secretary,
Division of Financial Assistance, CA HCD**

Draft Action Plan Overview

- Housing can help stabilize agriculture workforce
- 47,937 units of farmworker housing to reduce overcrowding
- 6,351 units to maintain percentage of farmworkers in subsidized housing
- New funding, but additional resources required to keep pace with demand



Regional action plan is needed to quickly produce units

Goal: Build 5,300 permanent, affordable housing units over the next 5 years

Draft Action Plan Content

- Based upon recommendations in Study
- Review by Oversight Committee to provide local context
- 4 Sections
 - Housing Types
 - Suitable Sites
 - Financing
 - Regulatory Reform



Housing Types

Objective: Promote alternative farmworker housing tenure & prototypes that have worked in the Monterey Bay Region, California, and nation

Prioritize permanent, year-round housing for farmworker families

- **Intergenerational housing** that create opportunities for mutual help (i.e. childcare)
- **Wrap around services** to strengthen families



Alternative Housing Types

- Facilitate development of **Accessory Dwelling Units**
- Facilitate **private sector development** of farmworker housing – Tanimura & Antle in Spreckles



Housing Types & New Building Technologies

- Support **energy efficiency** to reduce operation costs and sustain farmworker housing projects overtime
- Educate jurisdictions and help streamline approval of new **building technologies** (modular housing)



Temporary/Emergency Housing Types

- Pilot **innovative emergency housing** types for **seasonal, migrant farmworkers**
- Collaborate with other jurisdiction to **develop a model ordinance for temporary use** of motels/hotels or other structures for seasonal workers



Questions?

Please turn in question card

Suitable Sites

Objective: Collaborate among jurisdictions to identify appropriate locations for farmworker housing

- **Map appropriate sites** for farmworker housing with local jurisdictions and **streamline the approval processes**
- Encourage local jurisdictions to evaluate General Plan and zoning and consider **re-zoning properties** based upon funding criteria
- Establish **agreements** between counties and cities that **allow** for contiguous, unincorporated **county land to connect to city infrastructure** for farmworker housing



Suitable Sites – Agricultural Areas

- Establish ***Affordable Housing Overlay Zones*** within Monterey County to bundle incentives for construction of farmworker housing
- **Relax restrictions on residential use of agriculturally-zoned land** in unincorporated county
- Encourage **on-farm employee housing**
- **Incentivize growers** with marginal land near urban uses **to dedicate, discount, or lease land** for farmworker housing, including no-cost release from Williamson Act contracts
- Allow property owners with sites appropriate for farmworker housing to **assemble or subdivide land** to accommodate larger, more economically feasible projects
- Encourage existing **land trusts** or the creation of new land trusts that **build and preserve affordable farmworker housing**

Suitable Sites - Transportation

- Support implementation of AMBAG's regional study of Transportation Alternatives for Rural Areas, such as expanded vanpools or express transit service
- Coordinate with regional transit agencies to provide better access between housing sites and agricultural workplaces



Questions?

Please turn in question card

Financing

Objective 1: Proactively pursue and leverage governmental and non-governmental funds to increase the inventory of farmworker housing

Objective 2: Capitalize on existing regional and local housing trust funds and create new local funding sources for the construction, rehabilitation, acquisition, and operation of farmworker housing



Financing – New State Funding



AFFORDABLE HOUSING NOW

ENDING

AFFORDABLE HOUSING NOW

WHO WE ARE

We are a broad coalition of affordable housing advocates, business leaders, labor, veterans and environmental groups working to bring affordable housing to California communities by passing the \$4 billion **Veterans and Affordable Housing Bond Act (SB 3)** that will go before voters in November 2018.



WHAT THE BOND DOES FOR CALIFORNIA VETERANS, STRUGGLING FAMILIES AND PEOPLE WITH DISABILITIES

- Dedicates funding to help military veterans have a safe place to call home.
- Provides stable housing for struggling families, people experiencing homelessness and individuals with disabilities.
- Builds affordable homes for hardworking people like grocery clerks, nurse aides and teaching assistants. This helps people live in the communities where they work and serve, while still having money for basics like groceries, gas and child care.
- Tackles top priorities for Californians – building homes, creating jobs and boosting the economy. It's expected to create 137,000 jobs and pump \$23.4 billion into California's economy.

WHY CALIFORNIANS NEED THIS AFFORDABLE HOUSING BOND NOW

- The housing crisis is crushing the 1 in 3 Californians who can't afford their rents.
- Many people are spending more than 30% of their incomes and some as much as 50% of their incomes on housing.
- The growing gap between what Californians earn and the cost of rent has grown so wide that families are separated by excruciating commutes because they can't afford to live in the cities where they work.
- We don't have to look far to see the human devastation of the housing crisis. Homelessness and its harsh toll is taking hold in more Californians' lives. California has the largest population of unsheltered veterans in the nation. Many live in their cars or double and even triple up as they try to maintain their jobs and lives.



SUPPORT THE BOND

Join your family, friends, neighbors and colleagues that we all can do something **ES on the Veterans and Affordable Housing Bond Act this November.**

For more information, visit www.vahb.org or email info@vahb.org for information on how you and your organization can get involved, participate in outreach opportunities and contribute to the campaign in California.



SB 2

Reliable Funding for Affordable Housing

Coalition of Housing California, California Housing Consortium, State Building and Construction Industries Association and Silicon Valley Leadership Group. Committee ID# 1401697

Financing – New Local Funding

- Include a **local housing bond** measure on the **Santa Cruz County** ballot in November 2018 and effectively campaign for its passage
- **Initiate a local housing bond in Monterey County** for the November 2020 election
- Create **alternative funding mechanisms** for **agricultural businesses** to pool resources to build/operate farmworker housing
- Explore establishment of **commercial/industrial linkage fee**
- Explore **parcel taxes** (tax land rather than new development)
- Explore **allocating a portion of Cannabis Business taxes**



Financing – Leverage Existing Resources

- Update and **strengthen local *Inclusionary Housing Programs***
- **Maximize local funding** resources to be in the best possible competitive position **to leverage conventional non-local grants, investor equity, and low-cost financing**
- Pro-actively **market parcels** that would be **competitive under existing** State-administered housing programs
- **Commit federal pass-through funds**, such as Community Development Block Grant and Home Investment Partnership grants
- Explore an **increase to *Transient Occupancy Taxes*** to support affordable housing for service workers and farmworkers

Financing – USDA Programs

- Aggressively **apply for** Federal and State **housing finance programs** that are **restricted or benefit farmworkers**
Section 514/516 Farm Labor Housing Programs, Section 521 Rural Rental Assistance, Joe Serna, Jr., Farmworker Housing Grant, and Farmworker Housing Tax Credit
- Advocate for the **continuation and expansion** of **Section 514/516** Farm Labor Housing and **Section 523** Rural Rental Assistance Programs
- Educate affordable housing providers on **combining Section 523 and Section 514/516**
- Reform Section 514/516 housing loans and grants to allow projects that include both farmworker and non-farmworker units
- Reintroduce the **Mutual Self-Help Housing** method of **sweat equity** and **owner-building of single-family homes** using Section 502 Direct Loan and Section 523 Technical Assistance Grants with Joe Serna, Jr., Farmworker Housing Grant Program funds



Questions?

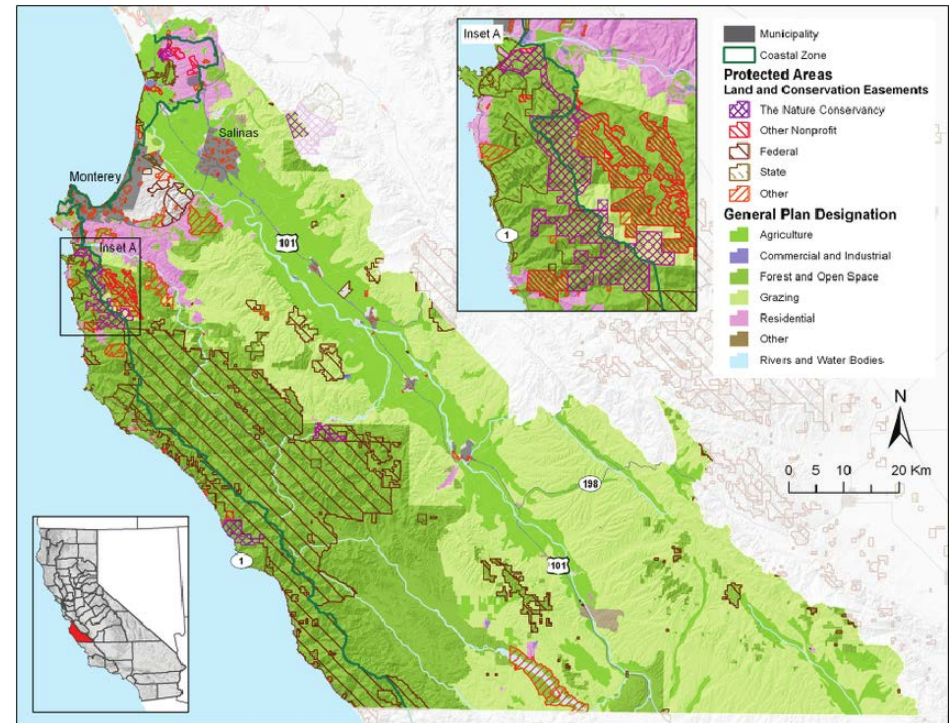
Please turn in question card

Regulatory Reforms

Objective: Change regulations to remove barriers, streamline processing, and reduce costs for the development of farmworker housing

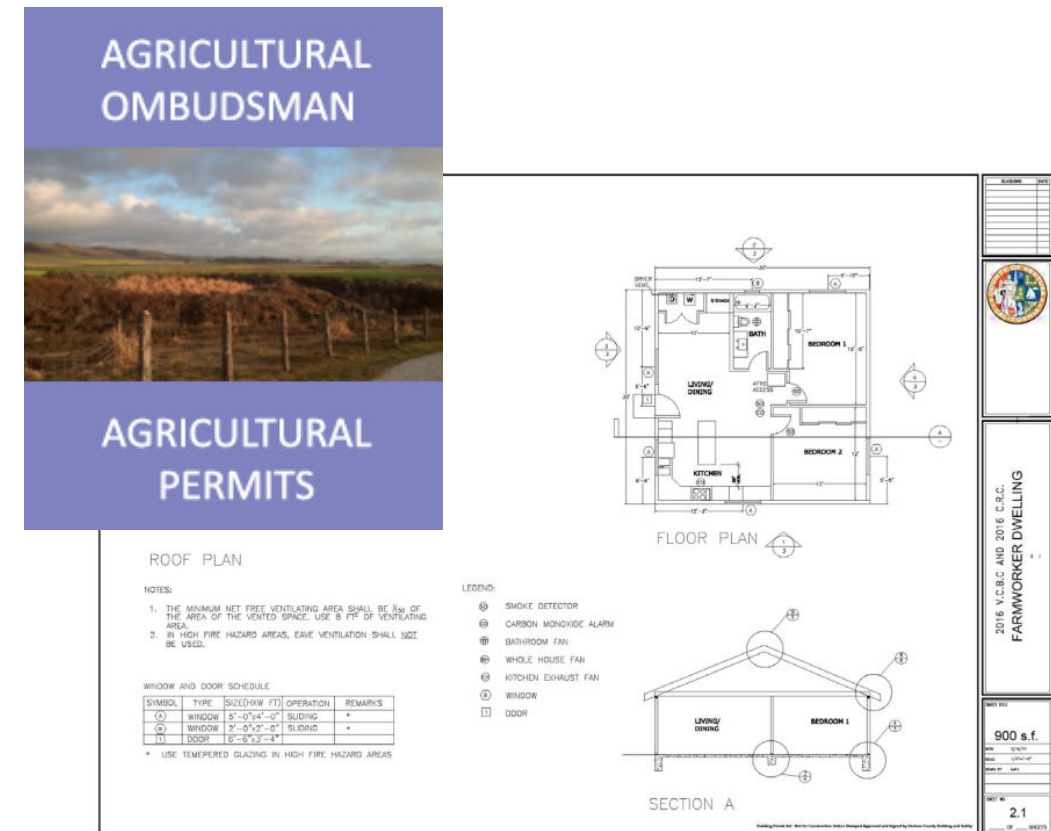
Zoning

- **Update restrictive and outdated zoning** that limit residential densities, height, setbacks, and Floor-Area-Ratios (FARs) and identify and **eliminate unnecessary discretionary reviews**
- Identify and **eliminate barriers for the development of employer-sponsored housing** for compatible housing types
- **Remove impediments** to farmworker housing within areas subject to the **California Coastal Commission**



Regulatory Reforms - Processing

- Apply for **SB 2** funding to **update zoning and revise other regulations to streamline production** of farmworker housing
- Allow for **priority processing of by-right, year-round, permanent farmworker housing** projects
- Fund and **designate** a point-person or **ombudsperson** responsible for **shepherding** farmworker housing project applications **through the local government approval process**
- Design and **develop pre-approved plans** and adopt modified development-by-right for farmworker housing



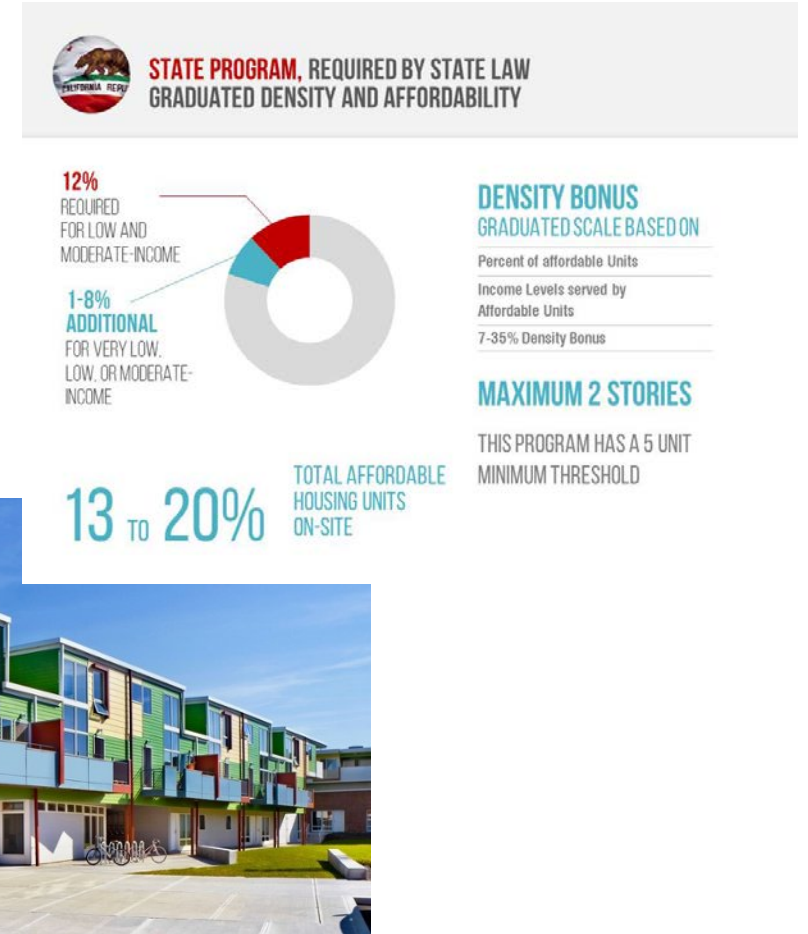
Regulatory Reforms - Fees

- Encourage local jurisdictions to adopt ordinances that **waive** development **impact fees for affordable farmworker housing**
- Support local jurisdictions in **establishing development fee deferral programs** for affordable and workforce housing
- Incentivize smaller, less expensive units by **charging developer impact fees based on unit square footage rather than per unit**



Regulatory Reforms - Incentives

- Encourage local jurisdictions to **allow** for greater **flexibility in the provision of parking** for affordable farmworker housing, where appropriate.
- Provide greater **flexibility in ratio of residential and commercial space in mixed-use districts** or zones
- Educate local jurisdictions about state-density bonus and encourage **development of an enhanced or super-density bonus** where appropriate



Regulatory Reforms - Education

- Conduct **outreach and education workshops** for the potential applicants to better understand the regulations governing farmworker housing
- Encourage local jurisdictions to proactively **collaborate with affordable housing developers to remove site-specific barriers**
- **Expand training** of city/county staff and elected officials about land use laws and regulations and **foster a can-do collaborative mindset**



An aerial photograph of a large agricultural field, likely a lettuce or leafy green farm. The field is filled with dense, vibrant green plants arranged in neat, parallel rows. A wide, light-colored dirt path or track runs down the center of the field, receding into the distance. In the far background, there are several large, light-colored farm buildings or barns, and beyond them, a range of low mountains under a clear, bright sky. The overall scene is one of a well-maintained, productive agricultural landscape.

**Lunch available in Vista
Room**



Video: Impressions of Three Surveyors



Break – 10 minutes
Refreshments available
in Vista Room

An aerial photograph of a vast vineyard. The rows of grapevines are lush green and stretch out in straight lines across the landscape. A narrow dirt path or road runs through the center of the vineyard, leading the eye towards the horizon. In the background, there are rolling hills and a few farm buildings, including a large barn. The sky is a pale, hazy blue.

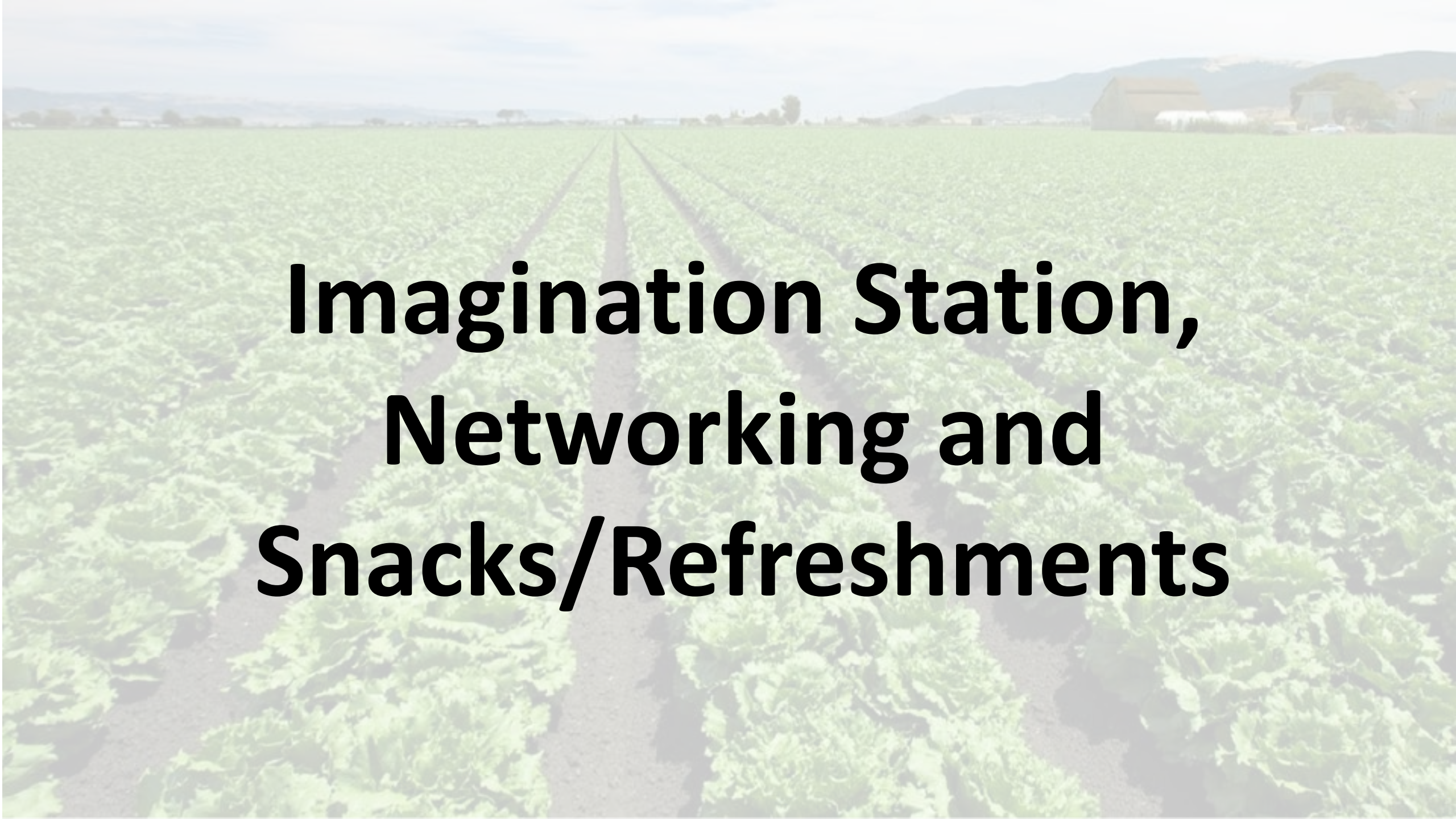
Breakout Sessions to Discuss Draft Action Plan

An aerial photograph of a vast green agricultural field, likely a vineyard, with a dirt path leading towards the horizon. In the background, there are farm buildings and distant mountains under a clear sky.

Reconvene and Present Ideas for Action Plan

An aerial photograph of a large agricultural field, likely a vineyard or orchard, with rows of green crops stretching towards the horizon. In the background, there are farm buildings and distant mountains under a clear sky.

Next Steps: Wrap Up Comments



Imagination Station, Networking and Snacks/Refreshments