

**Draft 4-25-18**

**FARMWORKER HOUSING STUDY AND ACITON PLAN FOR SALINAS VALLEY  
AND PAJARO VALLEY**

**April 19, 2018 Forum - Breakout Session Discussion on Draft Action Plan**

**HOUSING TYPES**

GOAL - 5,300 units

- needs to be higher
- 5 year outlook is reasonable
- Accessible!! Units!!
- Can we accelerate?

Goal is based on funding/developer capacity?

- What do we do in the interim?
- 5,300 units/geographic regions
  - 3/4 population/ Monterey County
  - 1/4 population/Santa Cruz County
- 1-3 years Goals
  - H-2A Housing
  - motels/hotels

75% of interviewees are year round settled

Comments/Feedback:

- Modular Housing Units Increased:
  - City space
  - Cost savings Modular vs. Mobile Home?
  - need to include accessible
  - MicroPad
  - self contained community?
  - consider infill, etc.

## Immediate Needs:

- Jurisdiction/ordinance around Modular
- Amnesty program
  - hotels/motels
- Technology Forum
- RVs - full furnished (mobile affordable housing)
- need to identify land and rezone if necessary (overlay zone)
- outreach and education
- funding sources for ADUs
- Using hotels/models (create an ordinance, example King City)

## Goal #1

### Priorities

#### H1: Family Housing Priority (keep)

- Barriers costs (Development, Fees, Labor, etc.)
- consider modular unit types

#### H2. Intergenerational (keep)

- aging community
- childcare is a high priority
- mixed occupation integrated
- Soledad Project (Benito Street)

#### H3. Services (keep)

- Services are vital (physical, mental, etc. health, youth, computer, financial)
- MidPen Housing model
- accommodate both male/female
- need to identify funding
  - Rural cities

H4-H11

H4 ADUs (move down in priority)

- parking
- traffic, lot size, etc.
- permit costs = barrier  
and construction costs
- government regulations need to be relaxed

H10. Housing Cooperatives

- need more clarity

H9 - H-2A worker lodging

- need to work with State
- hotels/motels are being used as H-2A units

Consolidate H-5, H-8 and H-9), move up to H-4

- example San Benito County Labor Camp
- Different housing types (family/H-2A/homeless, etc.)
- example: Santa Maria

H-6 Energy Efficiency (consolidated with H-7 - new Technologies)

H-6: funding and LIHTCs

H7 - modular (Haciendas Phase III, government regulations allowing modular

- Habitat for Humanity

Repurpose buildings

Finance ADUs with affordable housing funds

### **SUITABLE SITES**

Overall goal/high priority:

1. Create partnership of property owners, local government, business interests

2. Mapping of potential sites based applying agreed upon criteria: infill, infrastructure, assets
3. Then apply zoning modifications where needed: density, transportation

- Provide educational opportunities
- Alisal Vibrancy Plan - Housing Provision/intersection of housing/childcare/service, wraparound services
- Housing = health
- Zoning (Single family residential percentage vs. multi-family percentage): open more land for development - higher density
- Interface between agriculture/housing

#### S1. Mapping - include resource asset mapping

- Mapping -- set criteria for appropriate/suitable sites
- In concert with S.3 - focus on adjacent areas - set principles - agreement (City/County)
- Consider location to services - and environment
- identify and engage property owners early as part of mapping
- is infrastructure available?
- evaluating - natural buffers between agriculture and urban interface
- need consolidated map to show opportunity sites to facilitate production

#### Zoning

- S1-S6, S8; High Priority
  1. Consolidated Mapping Resources
  3. Community education: \* Infill Development vs. use of adjacent ag land – state law by right as an agricultural use to provide 12 units
- \*Barrier – Infrastructure connection
- start with infill

Public/private partnership: Key to shift policy

While a lower priority, S6 should not be ignored

#### S8. Incentive

Create action plan regarding strengthening establishing public/partnerships (not just limited to farmworker housing) to review

- for public transit - infill development easier to support - provision of free bus pass upon occupancy

\* Don't just look at new development but improving/managing existing

Parking Lot:

- low wages vs. high cost of housing

- consideration of documentation status?

## **FINANCING**

Small farmers/organic - harder for them to get workers that established farmers?

CA Farm Link - will be making small farmworker housing loans

USDA - FSA for beginning farmers (SFR only)

State Housing Bonds Campaign

- Housing CA and NPH

\$3-6 million campaign

- Monterey and Santa Cruz have historically voted for Housing bonds

- Crating campaign Steering Committee

- mobilize

- opinion pieces

- endorsements

Financing - how does study inform it? examples Serna and Cal HOME flexible for local priorities

Rob - other budget proposal in pay;

- Bell SB912 - \$2Billion from surplus for housing with points for farmworkers

- Chiu - augment tax credit program with \$25 million for Farmworkers (of \$300 million)

Ag Self-assessment - how?

- Commodities vary in value so tax per box may be controversial
- per acre won't work for the that reason
- small, local farmers (organic, selling at farmers markets) – what percentage of market is this?
- most people don't want to live where they work. What if you leave your job?
- cost per employee vs. per box?
- majority of workers are employed by labor contractors
- 25 (approximately) farm labor contractors provide majority of labor in county.
- Linkage fees could be an alternative/start to look at Sacramento County example. Nexus study needs to get through county.

1980s state bill to assess per box fee for housing and it didn't pass (by a long shot). Is time is right to pitch this at the state level again

Revisit inclusionary policies and prioritize the “build it” over “fee out”

Publicly owned land as “source”?

Land Trust Forum coming up

Federal Funds – HOME/CDBG deadlines – spending is a concern

Cannabis taxes – need to advocate for housing. In Monterey County, it's 5<sup>th</sup> on the list.

TOT – High percentage of units being used for H-2A only collected for first 30 days which is problem for the city (rooms rented 3-6 months at a time). City doesn't want to evict everyone. Healdsburg charges 16% (many others charge 14%).

Project Based Section 8.

Land Value Recapture (also “public benefit zoning” – taxing windfalls to owners created by City generated benefits.

Example: upzoning.

England and Spain have these systems

Vacant Home Tax (e.g. Vancouver)

Map locations competitive for programs like tax credits (“Asset Mapping”)

- Creates awareness among planners for when they are creating long range plans.

Opportunity Zones – cities should prioritize plans for these zones that could incentivize things like rental housing.

Farm Bill is up for consideration now.

- Wages in CA are too high under current rates.

USDA requires:

- 100% Farmworkers
- Legal status
- CA competes well for 514 because it has projects ready
- Very little preservation funds to help rehab/rebuilt
- Meet with Congressman Panetta to discuss USDA programs and preserving rural status - office hours: May 9 (10-1) Watsonville
- 502 and other self help for-sale projects locally – have stigma that it's not “true” ownership due to restrictive resale controls.

## **REGULATORY REFORMS**

Highest priorities:

- (1) Regional Farmworker Housing Partnerships
  - (A) Working group (jurisdictions): sites, land use reforms
  - (B) Larger advocacy group (MBEP)
  - (C) Look at larger state and regional legislation
- (2) Regional point person
- (3) Educational campaign
- (4) What's already there: inventory housing and ordinances

1. Inter-departmental coordination, set schedule/calendar (private side) timeline for applicant

2. This is first step: put a face, humanize the situation to incentivize things to get down  
- roll out educational advocacy campaign, educational campaign, break down NIMBYism, prep people for housing

3. Early review: Design Review Committee

4. Designate Ombudsman - invest in this

5. State legislature to allow 5 year exemption for Coastal Commission

6. Design smaller spaces with privacy - reduce fees for this housing types

7. Make ADUs easier to build, cities take aggressive position
8. Separate things that don't need environmental review
9. Use existing resources: allow Ag to use hotel/motels, relax regulation that limits 30 days (can disrupt other housing needs e.g. homeless, buffer for families facing domestic violence)
10. Promote infill housing and think about relaxing stormwater requirements (Is it regional or state?) alternative mitigation measures
11. Point person is key - case manager & regional
12. Regional solution - more affluent cities to fund affordable housing
13. Political and finance support from Ag on regulatory reform
14. Local ordinances to protect tenants: anti-eviction, Fair housing education (landlords and tenants); task Force with code Enforcement, building, health, fire...random checks
15. Fair housing legislation to allow employers to fund housing and restrict to employees (at least 10-15 years)
16. Need to talk about multi-jurisdictional solutions - collaboration is key!
- \*17. Formalize REgional Farmworker Housing Wroking Group (make sure represents farmworker)
18. Systematically look at Ag Zoning
19. Consider more mobile hosujing because farmers often lease land
20. Virtually consolidated small systems to reduce administrative cost
21. Need to think about long-term sustainability/partnership with community based organization
22. Lots of underground renting - legalize and allow to subdivide (amnesty to allow conversion)
23. Incentivize homeowners to build in back for farmworkers, legalize
24. Need support of ag industry to push for reforms
25. Have staff at a table to get things done
26. Talk about what is working and how people are part of community
27. Identify specific strategies and sites (Measure U) now! We know what to do, let's act

28. Invite employers to be part of it - also farmworkers
29. Start tackling these issues now, jurisdictions can work on it now
30. Involve legal community to assist.