

Farmworker Housing Action Plan for Salinas Valley and Pajaro Valley, Updated Draft 5/30/18

Incorporating discussion at the Regional Forum of April 19, 2018; Oversight Committee meeting of May 16, 2018; and comments of Oversight Committee members

Anticipated structure for implementation:

- Quarterly Regional Meeting: Working Groups specific to Santa Cruz County/Watsonville and Monterey County/Salinas+Valley report on activities
- Regional Committee to Promote SB 3 Bond (Alfred Diaz-Infante is CCRH rep, includes United Way, MBEP)
- Monterey County Working Groups (WG) formed from Study Oversight Committee such as Sites and Zoning, Financing and Fees, Building Codes

<p>Goal: Produce 5,300 permanent, affordable farmworker housing units over the next five years to stabilize the agriculture workforce in the Salinas and Pajaro Valley Region.</p> <p>Comments: goal needs to be higher/is reasonable for five years, can we accelerate?, split ¾ Monterey County, ¼ Santa Cruz county,</p>			
<p>Housing Types</p>			
<p>Objective: Promote alternative farmworker housing tenure and development prototypes that have worked in Monterey Bay Region, California, and other parts of the nation.</p>			
ACTION	COMMENTS	RESPONSIBILITIES	TIMELINE
<p>H1. Family housing priority: Prioritize the construction of permanent, year-round housing for farmworker families.</p>	<p>Barriers are the cost of development, fees, labor. Consider modular types</p>	<p>Jurisdictions</p>	<p>Implement with Regulatory Reform Actions and/or Housing Bond</p> <p>High Priority</p>
<p>H2. 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</p>	<p>Aging community; childcare a high priority; mixed occupation integrated; Soledad project on Benito Street</p>	<p>Developers + Jurisdictions</p>	<p>How to implement this with policy – complex - Perhaps prioritize housing bond money for projects that do this. Lots of complexity with doing this.</p>

<p>care. <i>Best practice includes the Desert Gardens Apartments in Indio.</i></p>			<p>Low Priority; some retirees already qualify for farmworker housing.</p>
<p>H3. Services: Incentivize housing that incorporates wrap-around services to strengthen families, transfer new skills, and build leadership.</p>	<p>Services are vital (physical, mental, health, youth, computer, financial). MidPen housing model Need to identify funding (Rural cities) Accommodate male and female Alisal Vibrancy Plan: housing provision/intersection of housing/childcare/services, wraparound services Housing = health</p>	<p>Jurisdictions</p>	<p>How to implement this with policy - Perhaps prioritize housing bond money for projects that do this</p> <p>Low Priority: Most affordable housing providers already provide services but can't expand on them due to cost. Key is to partner with local providers. Perhaps offer a preference in the HUD entitlement services program component?</p>
<p>H4 (H5, H8, H9) H5. 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. H8. Emergency housing: Investigate and pilot the use of innovative emergency housing types for seasonal, migrant farmworkers such as mobile homes. H9. H-2A Worker Lodging: Collaborate with other jurisdictions to develop a</p>	<p>Need to work with State on H-2A worker housing Different housing types (family, H-2A, homeless, etc.) examples San Benito County labor camp, Santa Maria Repurpose buildings Use existing resources: allow ag to use hotel/motels, relax regulation that limits 30 days stay (can disrupt other housing needs e.g. homeless, buffer for families facing domestic violence)</p>	<p>Jurisdictions</p>	<p>Need regulatory action to permit.</p> <p>High Priority: July-Dec 2018</p> <p>Prioritize private development and provide expedited handling; grant as annual farmworker permit basis</p>

<p>model ordinance for the temporary use of motels/hotels or other structures for H-2A or other seasonal farmworkers.</p>		<p>WG-Sites and Zoning: prepare model ordinance</p>	
<p>H5 (H6 & H7). Energy Efficiency and New Technologies: H6. Support housing projects, both new construction and rehabilitation, which integrate energy efficiency, water conservation, and other green elements that reduce operational costs to sustain the project over time. <i>Best practice includes the Mutual Housing at Spring Lake in Woodland.</i> H7. New Technologies: Educate the local International Code Councils and Building Officials to streamline the approval of new building technologies, such as modular construction as alternative to traditional stick-built, which have the potential to more efficiently and economically scale up housing production. <i>Best practice includes George Ortiz Plaza I in Santa Rosa.</i></p>	<p>Funding for energy efficiency and LIHTCs Modular such as Haciendas Phase III shows government regulations are allowing modular. Habitat for Humanity Consider more mobile housing because farmers often lease land</p>	<p>WG – Building Codes (work with ITC and Building Officials re modular regs)</p>	<p>Low Priority</p>
<p>H6 (H4). 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.</p>	<p>Finance ADUs with affordable housing funds. Parking Traffic, lot size, etc. Permit costs = barrier, and construction costs Government regulations need to be relaxed Make ADUs easier to build, cities take aggressive position. Incentivize homeowners to build in back for farmworkers/legalize units Underground renting – legalize and allow to subdivide (amnesty to allow conversion)</p>	<p>Jurisdictions WG- Financing and Fees</p>	<p>Look at Santa Cruz County and City for examples (esp. financing brochure) Medium Priority Provide architectural design choices. Provide expedited handling.</p>

	Monterey Bay Housing Trust to help finance, like Silicon Valley Housing Trust?		
H7(H10). 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.	Need more clarity Is there financial and technical assistance available?	CCA?	Low priority; long term
H7 (H11). Mutual Housing: Support resident-controlled mutual housing and mutual housing associations, which empower tenants to be leaders and activists in the governance and operation of their homes.	Who to sponsor?		Low priority; long term
Suitable Sites			
Objective: Collaborate among jurisdictions to identify appropriate locations for farmworker housing within cities and unincorporated counties to facilitate development of farmworker housing.			
Overall goal/high priority: 1. Create partnership of property owners, local government, business interests, 2. Mapping of potential sites based on applying agreed upon criteria: infill, infrastructure, assets, 3. Then apply zoning modifications where needed: density, transportation. Public/private partnership: key to shift policy.			
S1. Map Sites: Map appropriate sites for farmworker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible.	High priority Include resource asset mapping Set criteria for appropriate/suitable sites In concert with S.3 – focus on adjacent areas, set principles, City/County Agreement Consider locations to services and environment Identify and engage property owners early as part of mapping Is infrastructure available?	Jurisdictions WG – Sites and Zoning	Step 1 High Priority IMMEDIATE – Map by December 2018

	<p>Identify specific strategies and sites (Measure U) "We know what to do, let's act!"</p> <p>Need consolidated map to show opportunity sites to facilitate production</p> <p>Evaluate natural buffers between agriculture and urban interface</p> <p>Asset mapping to map locations competitive for programs like tax credits</p> <p>Promote infill housing</p>		
<p>S2. Zoning: Encourage local jurisdictions to evaluate current General Plan and zoning based upon housing funding criteria and when appropriate re-zone properties to create additional sites for affordable, farmworker housing.</p>	<p>High priority.</p> <p>Single family residential percentage vs. multi-family percentage: open more land for development at higher density</p> <p>Interface between agriculture/housing.</p> <p>After mapping of potential sites, apply zoning modifications where needed: density, transportation</p>	<p>Jurisdictions</p> <p>WG-Sites and Zoning</p>	<p>Step 2 – after mapping (S1 – map by December 2018 to identify sites for rezoning in 2019?)</p> <p>High Priority</p>
<p>S3. 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.</p>	<p>High priority</p> <p>Start tackling these issues now, jurisdictions can work on it now</p>	<p>Jurisdictions</p> <p>WG –Sites and Zoning</p>	<p>Step 1 could likely be done with mapping</p> <p>Medium Priority</p>
<p>S4. Agriculture Zoning: Relax restrictions on the residential use of agriculturally-zoned land in unincorporated county areas that restrict off-farm residential development.</p>	<p>High priority</p> <p>Interface between agriculture/housing</p> <p>Community education: infill development vs. use of adjacent ag land</p> <p>Systematically look at ag zoning.</p>	<p>Jurisdictions</p> <p>Work with Ag interests</p>	<p>Step 2 – after mapping</p> <p>Medium Priority</p>
<p>S5. Overlay Zones: Promote the establishment of <i>Affordable Housing Overlay Zones</i> in 'high-opportunity' areas</p>	<p>High priority</p>	<p>Jurisdictions</p> <p>WG – Sites and Zoning</p>	<p>Step 2 – after mapping</p>

within Monterey County that include a bundle of effective and flexible incentives to encourage developers to build affordable and farmworker housing.	Opportunity Zones – cities should prioritize plans for these zones that could incentivize rental housing		High Priority
S6. On-farm housing: Encourage on-farm employee housing.	Lower priority but should not be ignored State law by right as an agricultural use to provide 12 units Barrier – infrastructure connection	Jurisdictions WG – Sites and Zoning Work with Ag interests	Step 2 – after mapping Low Priority
S7. Ag 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.		Jurisdictions	Step 2 – after mapping
S8. Assembling parcels: Enable property owners with contiguous sites appropriate for farmworker housing to parcellate the land or create new lot lines to accommodate larger, more economically feasible projects.	High priority Incentive	Jurisdictions WG – Sites and zoning	Step 1 – could be done without mapping, I think High Priority
S9. 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.	Land Trust Forum coming up	MBEP Jurisdictions	Support application to create a land trust High Priority Give preference to county-owned land to non-profits including MBEP if affordable in perpetuity; charge annual rent of \$1/yr on long term lease (99yrs).
S10. Transit Strategies: Support the implementation of appropriate strategies	Don't just look at new development but improving/managing existing	AMBAG Jurisdictions	Step 3 – after other regulatory reform

identified in AMBAG's regional study of Transportation Alternatives for Rural Areas, such as expanded vanpools, mobility hub development, public/private partnerships with Transportation Network Companies, expanded express transit service, and workforce housing developments.		Developers	Medium Priority
S11. Transit: Coordinate with regional transit agencies to provide better access between housing sites and agricultural workplaces.	Infill development easier to support with transit – provision of free bus pass upon occupancy	Good idea, but who will do it? Jurisdictions WG – Sites and Zoning	Step 3 Medium Priority
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.			
F1. New State funding: Effectively leverage new State funding resources including SB 2, the Building Homes and Jobs Act, and possible funding from voter approval of SB 3, the Veterans and Affordable Housing Bond Act of 2018, to finance new permanent, affordable farmworker housing.		Jurisdictions Developers WG- Sites and Zoning	Step 2 (regulatory reform) Step 3/4(site development) High Priority
F2. Expedite SB 2 funds: Advocate that the California Department of Housing and Community Development (HCD) expedite processing of SB 2 funding and develop reasonable program guidelines to facilitate development of affordable farmworker housing.		Jurisdictions Developers MBEP?	Step 1 High Priority
F3. State Bond: Outreach to local residents and advocate for the passage of the Veterans and Affordable Housing Bond in November 2018 as a source for	Housing CA and NPH campaign of \$3-6 Million	Jurisdictions Developers United Way Non-profits	Step 1 High Priority

affordable farmworker housing for the Region.	Monterey and Santa Cruz Counties have historically voted for housing bonds	Ag corporations Bond Committee with MBEP	Immediate – Nov 2018
F4. Santa Cruz County bond: Continue collaboration among Santa Cruz County stakeholders to include a local housing bond measure on the ballot in November 2018 and effectively campaign for its passage.	Creating campaign steering committee	Jurisdictions Developers United Way Non-profits Ag corporations MBEP	Step 1 High Priority
F5. Monterey County bond: Continue efforts among Monterey County stakeholders to initiate a local housing bond for the November 2020 election.		Jurisdictions Developers NEED OTHERS! NEED A CHAMPION! Non-profits United Way Educators Ag MBEP SB 3 Bond committee	Step 1 Medium Priority Appoint chairs to lead campaign; convene a large committee as well as a steering group
F6. Ag Business Funding: Facilitate the creation of alternative funding mechanisms by convening agricultural interests interested in sharing resources to build and operate farmworker housing both for year-round, permanent and seasonal migrant housing. <i>Best practice includes the Napa self-assessment of wine grape growers.</i>	How? Commodities vary in value so tax per box may be controversial, per acre won't work for that reason also. In 1980s, state bill to assess per box fee for housing didn't pass – is this the right time to pitch it at the state level again? Cost per employee vs. per box? But majority of workers are employed by labor contractors, and approximately 25 farm labor contractors provide majority of labor in the county.	Jurisdictions Developers NEED OTHERS! NEED A CHAMPION! Farm Bureau Ag leaders MBEP	Step 1 – wrap in with Monterey County bond Medium Priority Convene ag leaders to educate and assess interest Promote partnership with private developers

<p>F7. Inclusionary Housing: Update and strengthen local <i>Inclusionary Housing Programs</i> as a mechanism to provide additional affordable housing units that could be targeted for farmworkers.</p>	<p>Revisit inclusionary policies and prioritize the “build it” over “fee out”</p> <p>Ordinance update costly and time consuming</p>	<p>(in process already in several jurisdictions)</p>	<p>Step 3 – time consuming and costly</p> <p>Not specific benefit to farmworker housing</p>
<p>F8. Linkage Fees: Explore the development of <i>Commercial/Industrial Linkage Fee Programs</i> to ensure there is a jobs-housing balance or fit to meet the affordable housing needs of new employees and local residents.</p>	<p>Cost of studies (4100K)</p> <p>FY18-19 budget constraints</p>		<p>Step 3 – Low priority</p> <p>Not specific benefit to farmworker housing</p>
<p>F9. 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.</p>	<p>[FY 18-19: atmosphere of constrained budgets]</p>	<p>Developers Jurisdictions</p>	<p>Step 3-4, once Jurisdictions have implemented regulatory reforms and we have local funds</p> <p>High Priority</p> <p>Preference a portion of SB2 funds for farmworker housing</p>
<p>F10. Competitive Parcels: Pro-actively market parcels at no/low cost within jurisdictions that would likely be competitive under existing State-administered housing programs, such as the Federal and State Low-Income Housing Tax Credit Programs.</p>	<p>Asset mapping of parcels competitive for tax credits</p>	<p>Jurisdictions</p> <p>WG – Sites and Zoning</p>	<p>Would “pro-actively” market have an impact on creating the price?</p> <p>High Priority</p>
<p>F12. Parcel Taxes: Explore <i>Parcel Taxes</i> for affordable housing (including farmworker housing) that would tax land rather than new development.</p>	<p>Voter approval?</p>		<p>Do this with housing bond work.</p> <p>Low priority</p>

<p>F13. Transient Occupancy Taxes: Explore an increase to <i>Transient Occupancy Taxes</i> on hotels, motels, vacation rentals, and other accommodations in the Monterey Bay Region to support affordable housing for service workers and farmworkers. Also promote a revision to current methodologies for funding</p>	<p>Healdsburg charges 16%, many others 14%, but local voters approve the TOT rate. High percentage of motel units being used for H-2A for 3-6 months; can collect TOT only for first 30 days of occupancy (state law) which creates a revenue problem for cities</p>	<p>Jurisdictions</p>	<p>Do this with housing bond work. High Priority 2020 Ballot</p>
<p>F14. Cannabis Taxes: Explore allocating a portion of Cannabis Business Taxes to foster affordable housing production including funding of planning staff to shepherd projects through the process.</p>		<p>Jurisdictions</p>	<p>Do this with housing bond work, but many demands on cannabis tax revenues High Priority or re-assess in future</p>
<p>F15. 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.</p>	<p>Other State budget proposals in play: Bell SB912 - \$2 Billion from surplus for housing with points for farmworkers Chiu – augment tax credit program with \$25 Million for Farmworkers (of \$300 Million). CDBG/HOME funds difficult to use in projects that take many years to develop because of the deadlines for timely expenditures Project-Based Section 8</p>	<p>Developers MBEP – monitor as needed</p>	<p>Step ¾ High Priority</p>
<p>F17. USDA funds: Educate affordable housing providers about successful strategies to couple USDA Section 523 Rural Rental Assistance and USDA Section 514/516 Farm Labor Housing Programs to help fund affordable farmworker housing.</p>	<p>Farm Bill is up for consideration now; wages in CA are too high under current rates</p>	<p>MBEP Developers Ag Interests</p>	<p>Low/Medium Priority</p>
<p>F18. USDA Regulations: Reform the USDA Section 514/516 Farm Labor Housing loans and grants to allow</p>	<p>USDA projects require: 100% farmworkers, legal status; very little preservation funds to help</p>	<p>MBEP Developers Ag Interests</p>	<p>Low Priority</p>

projects that include both farmworker and non-farmworker units. <i>Best practices include the Amanecer Apartments in Pajaro and Azahar Place Apartments in Ventura.</i>	rehab/rebuilt; Meet with Congressman Panetta to discuss USDA programs and preserving rural status		
F19. 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.	502 and other self-help for-sale projects locally have stigma that it's not "true" ownership due to restrictive resale controls	Developers	Low Priority
Other comments: can publicly owned land be considered as a "source" of funds? Yes, if donated or leased Land Value Recapture (also "public benefit zoning" – taxing windfalls to owners created by City generated benefits, such as upzoning; England and Spain have these systems; Vacant home tax			
Regulatory Reform			
Objective: Change regulations to remove barriers, streamline processing, and reduce costs for the development of farmworker housing.			
R1. Update Zoning: Promote and fund the update of restrictive and outdated zoning designations that limit residential densities, height, setbacks, and Floor-Area-Ratios (FARs), especially in urban cores and corridors, and identify and eliminate unnecessary or redundant discretionary reviews that cause costly delays and discourage applicants.		Jurisdictions Non-profits Community organizers Developers WG – Sites and zoning	Step 2 – after mapping High Priority
R2. Remove Barriers- Employer-Sponsored Housing: Identify and eliminate barriers for the development of employer-sponsored housing while ensuring that the development is built to	Fair housing legislation to allow employers to fund housing and restrict to employees (at least 10-15 years)	Jurisdictions Ag Interests	Step 2 – after mapping Medium Priority

allow for future conversion to multi-family should the employer sell the property.			
R3. CA Coastal Commission obstacles: Remove impediments to farmworker housing within areas subject to the California Coastal Commission through update of Local Coastal Plans and reform the regulations governing the exemption of agriculture activities and permits set by the California Coastal Act.	Ask State legislature to allow 5 year exemption for Coastal Commission	Jurisdictions MBEP?	Immediate priority- 2 projects blocked
R4. SB 2 Funded Streamlining: Apply for SB 2 funding to update zoning and revise other regulations to streamline production of farmworker housing and other housing types.	Virtually consolidated small systems to reduce administrative cost	Jurisdictions Developers re reg revisions	Step1 – concurrent with mapping so funds can come in order to implement regulatory reforms right after High Priority
R5. Priority Processing: Allow for priority processing of by-right, year-round, permanent farmworker housing projects that meet underlying zoning requirements.	Inter-departmental coordination, set schedule/calendar (private side) timeline for applicant Early review: Design Review Committee Political and financial support from Ag on regulatory reform	Jurisdictions	Step 1 – this isn't dependent on mapping or regulatory action, so could be done asap High Priority
R6. Ombudsman Assistance: Fund and designate a point-person or ombudsperson responsible for shepherding farmworker housing project applications through the local government approval process and advocating for them. <i>Best practice includes an ombudsman in San Mateo County for farmworker housing.</i>	Invest in this. Separate permits that don't need environmental review. Point person is key – case manager and regional Monterey Co: has Permit Center resource now; one planner assigned to ag housing applications	Jurisdictions	High Priority Need to publicize/educate about existing resources of knowledgeable employees

<p>R7. Template Plans: Design and develop pre-approved plans and adopt modified development-by-right for farmworker housing, including dormitory-style, modular, and multifamily prototypes proposed on agricultural parcels meeting specified site and zoning criteria in unincorporated areas. <i>Best practice includes a recent approach adopted in Ventura County.</i></p>		<p>Jurisdictions</p> <p>WG – Building codes</p> <p>Work with Ag interests</p>	<p>Step 1/2- could SB 2 fund this? Better use of SB 2 would be to fund entitlements for by-right development, overlays, etc. That’s where development risk is, not in developing plans.</p> <p>Low priority</p>
<p>R8. Development Impact Fees: Encourage local jurisdictions to consider adopting ordinances that waive development impact fees for affordable farmworker housing.</p>	<p>Also consider delay of fees until Certificate of Occupancy as an alternative</p>	<p>Jurisdictions</p> <p>WG – Financing and Fees</p> <p>MBEP</p>	<p>Step 1- this can be done quickly with simple council resolution</p> <p>High Priority</p>
<p>R9. Fee Deferral: Support local jurisdictions in establishing development fee deferral programs for affordable and workforce housing and implement the program when requested by the developer.</p>		<p>Jurisdictions, elected officials</p> <p>Advocates:</p> <p>Non-profits</p> <p>Community members</p> <p>Labor Unions</p> <p>Bsns</p> <p>WG – Financing and Fees</p>	<p>If fees are waived (R8) then perhaps this is an advocacy effort with other assessing agencies (water, sewer) to defer their fees</p> <p>High Priority</p>
<p>R10. Fees - Smaller Units: Incentivize smaller, less expensive units by charging developer impact fees based on unit square footage rather than per unit and reducing minimum net land area per unit requirements.</p>	<p>Design smaller spaces with privacy – reduce fees for this housing type.</p>	<p>Jurisdictions, elected officials</p> <p>Advocates:</p> <p>Non-profits</p> <p>Community members</p> <p>Labor Unions</p> <p>Bsns</p>	<p>Step 1 – this can be done without mapping complete. Should apply everywhere, not just to farmworkers</p> <p>High Priority</p>

		SG- Financing and Fees	
R11. Parking Requirements; Encourage local jurisdictions to allow for greater flexibility in the provision of parking for affordable farmworker housing, where appropriate.		Jurisdictions, elected officials Advocates: Non-profits Community members Labor Unions Businesses	Step 2 - include this in new overlay or other regulatory changes Medium Priority
R12. Mixed Use Requirements: Provide greater flexibility in ratio of residential and commercial space in mixed-use districts or zones to allow for more space that is residential.		Jurisdictions	This is needed in general; Not sure of potential benefit for farmworker housing Low priority
R13. Density Bonus: Educate local jurisdictions about the application of state density bonus to facilitate affordable farmworker housing and encourage the development of an enhanced or super-density bonus where appropriate.		Jurisdictions Developers	Step 1 – can be done independent of mapping High priority
R14. Outreach: Conduct outreach and education workshops to stakeholders and the public so that potential applicants and local communities better understand the rules and regulations governing farmworker housing.	Put a face, humanize the situation to incentivize things to get done – roll out educational advocacy campaign, educational campaign break down NIMBYism, prep people for housing Talk about what is working and how people are part of community	Jurisdictions Developers Ag	Step 1.5 – after mapping, before regulatory reform, to prepare for regulatory reform Medium priority
R15. Collaboration: Encourage local jurisdictions to proactively collaborate with affordable housing developers and develop solutions that remove site-specific land use barriers whenever possible.	Multi-jurisdictional solutions – collaboration is key! Formalize Regional Farmworker Housing Working Group (make sure farmworker representatives and employers) Involve legal community to assist Consider long-term sustainability/partnership with community based organization	Jurisdictions, Developers Ag	High priority

R16. Staff Training: Expand training of city and county staff and local elected officials about State and local land use laws and regulations and foster can-do collaborative mindset.		Jurisdictions State CCRH	Can we get State to come and do a training?
Other ideas/comments: Consider relaxing storm water requirements for infill housing no? and alternative mitigation measures. Discussed for many years: Regional solutions with more affluent cities to fund affordable housing. Need local anti-eviction ordinances to protect tenants, fair housing education (landlords and tenants), task force with Code Enforcement.			

Additional issues/comments:

- Low wages vs. high cost of housing
- Documentation status
- Small farmers/organic – harder for them to get workers than established larger farms?

DRAFT