

COUNTY OF SAN MATEO



Farmworker Housing Task Force Update

Farmworker Advisory Commission

July 10, 2024

AGENDA



Background and Task Force Status Update



Preliminary Findings



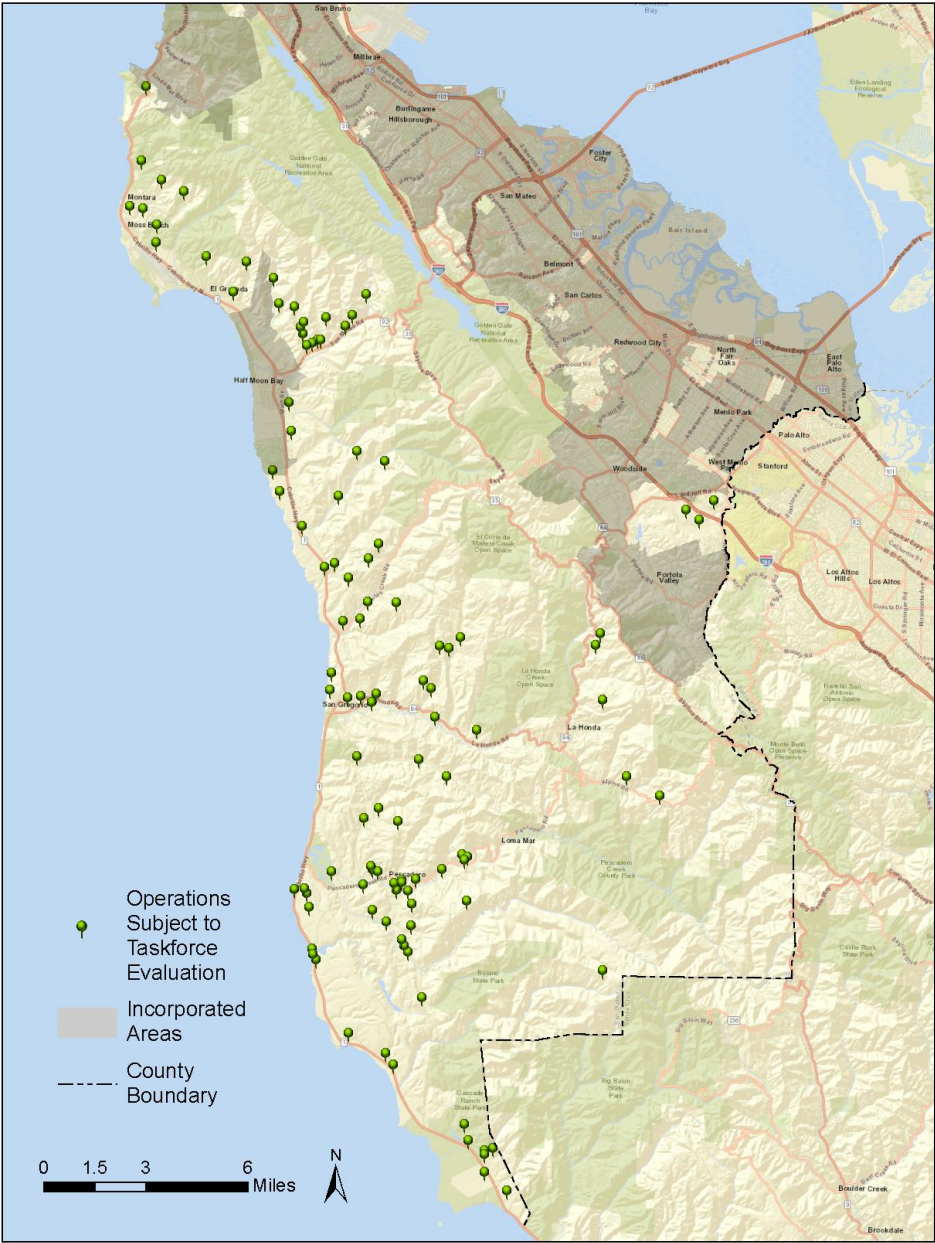
Farmworker Housing Reforms: **Proposals**



Next Steps & Information

BACKGROUND

- Created by the County following Half Moon Bay shooting
- Multi-department effort (“Task Force”) to identify and evaluate all **employee housing** on unincorporated agricultural/ranch lands
- Ensure compliance with **minimum health and safety standards**
- Owners given a list of necessary corrections and timeframe for completion
- Supports available for displaced households




Operations Subject to Task Force Evaluation

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TASK FORCE STATUS UPDATE

As of July 1, 2024:

- Inspected a total of 170 units, of which **128 units serve as farmworker housing units, occupied by 343 farmworkers.**
 - Approximately 15 properties remain to be inspected.
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AGENDA



Task Force Status Update



Preliminary Findings



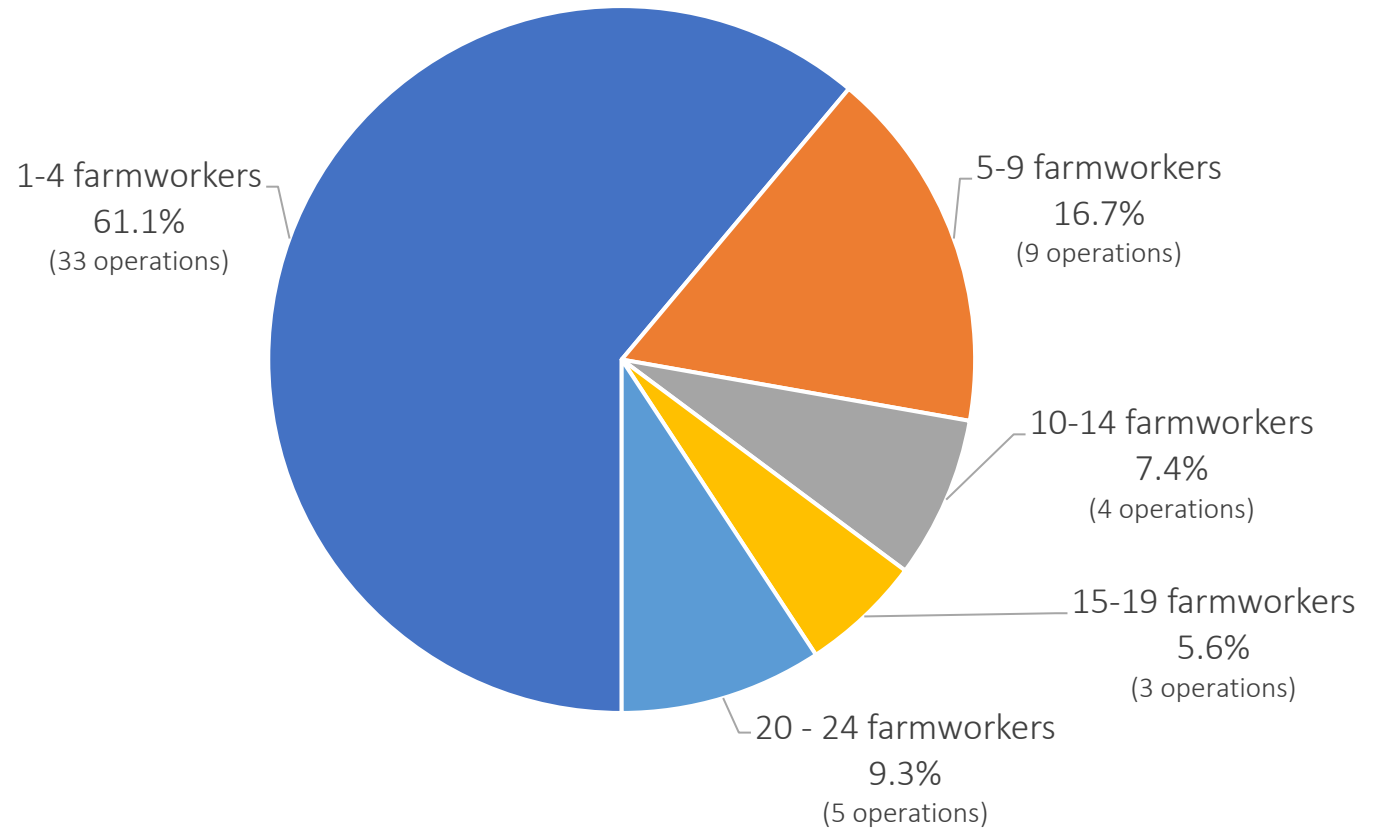
Farmworker Housing Reforms: **Proposals**



Next Steps & Information

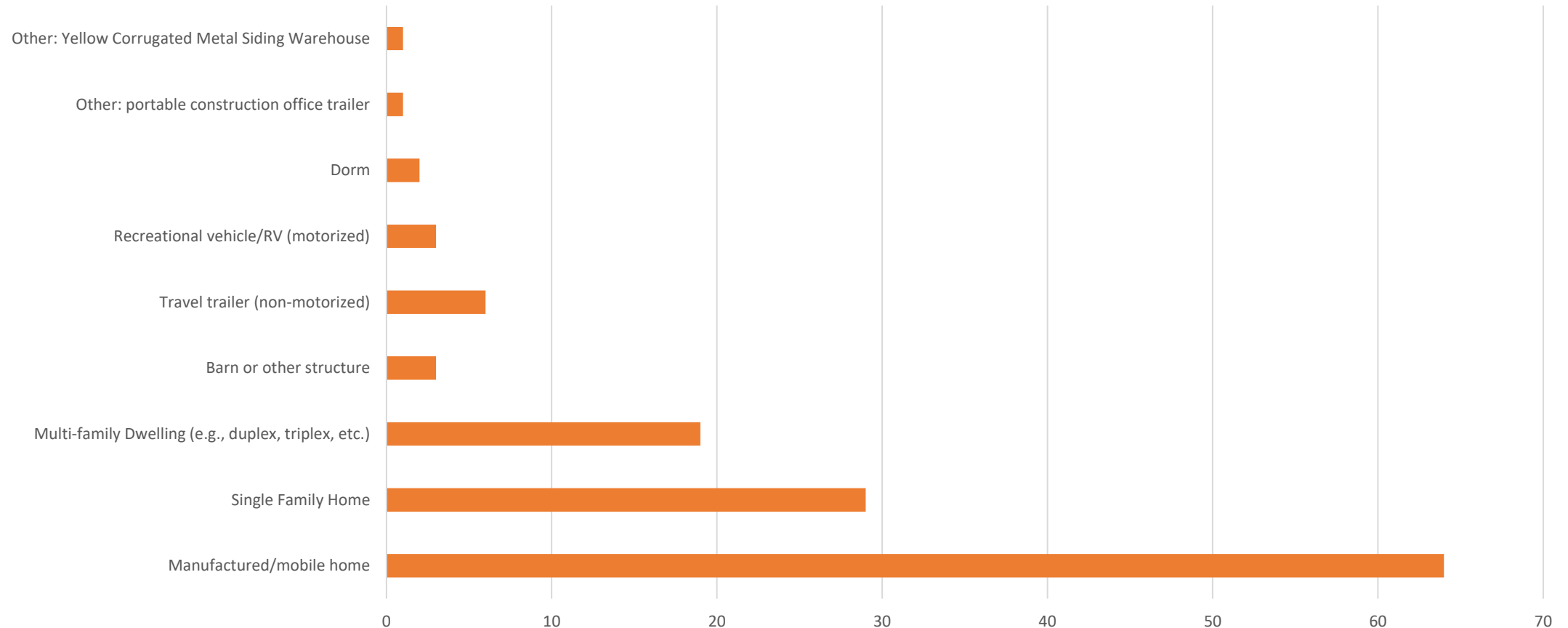
Operations housing farmworkers

Farmworker Occupancy by Property
(Total of 54 Operations with at least 1 Farmworker)



Type of Structure – Farmworker Units

(Total of 128 Units)



Task Force Assessment

Findings	Farmworker Housing Units
Corrective actions necessary	47
No corrective actions necessary	81
Yellow tag	0
Total	128

Key issues:

- Septic system
- Water supply
- CO/smoke detectors



Task Force Assessment

Type of Correction Needed	Farmworker Units
Septic system	16
Water supply	30
Wiring/electrical	13
Egress/emergency exits	6
Structural safety issues	6
Primary heat source	12
CO/smoke detectors	22
Ventilation	10

AGENDA



Task Force Status Update



Preliminary Findings



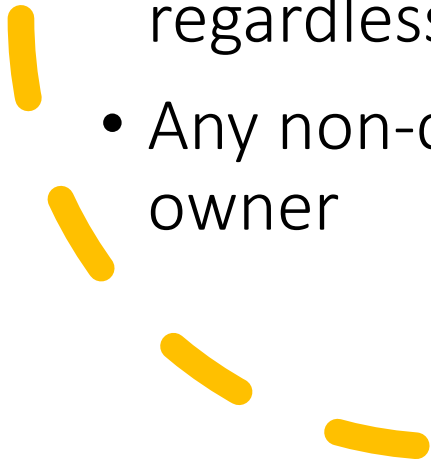
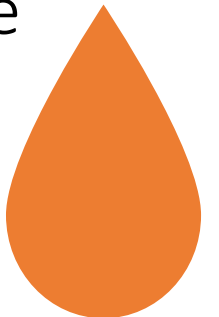
Farmworker Housing Reforms: **Proposals**



Next Steps & Information

Water Systems

- Proposed new ordinance that would require owners of farmworker units to be subject to regular monitoring to confirm the water supply meets minimum potability standards.
- Would apply to all owners who provide farmworker housing, regardless of number of units
- Any non-compliant water sources would have to be corrected by the owner



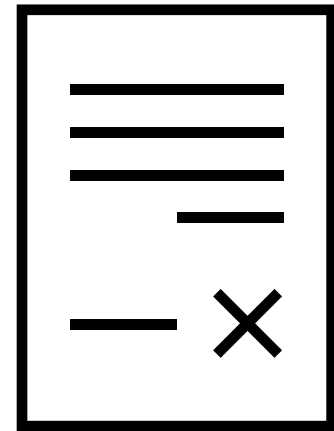
Septic Systems

- Modify Septic Ordinance to reduce minimum septic capacity (from 3 beds to 1 bed).
- Align farmworker housing unit requirements with Accessory Dwelling Units, which have lower sizing minimums.



Legal Changes

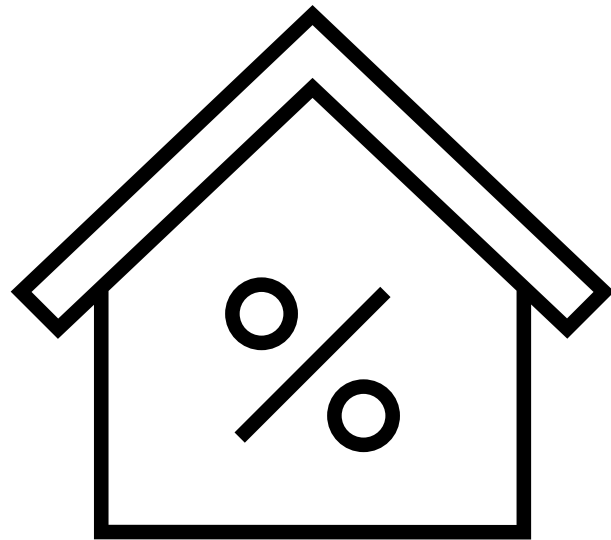
- Pursue a Local Coastal Program (LCP) amendment to establish a Coastal Development Permit (CDP) exemption for Farm Labor Housing projects in areas that will not impact coastal resources as necessary to comply with Coastal Act requirements.



Process Changes

- Update Farm Labor Housing Guidebook
 - Include clarifications around RVs and Trailers
- Dedicated staffing
- Information about grants available for addressing code requirements such as all electric installations





Refresh Farmworker Housing Loan Program

- Affordable financing to develop or rehabilitate affordable employee housing for farmworkers

AGENDA



Task Force Status Update



Preliminary Findings



Farmworker Housing Reforms: **Proposals**



Next Steps & Information



Task Force Inspections



Community Outreach



Publish Final Report

Task Force Information Hub



FREQUENTLY ASKED QUESTIONS



FINAL REPORT



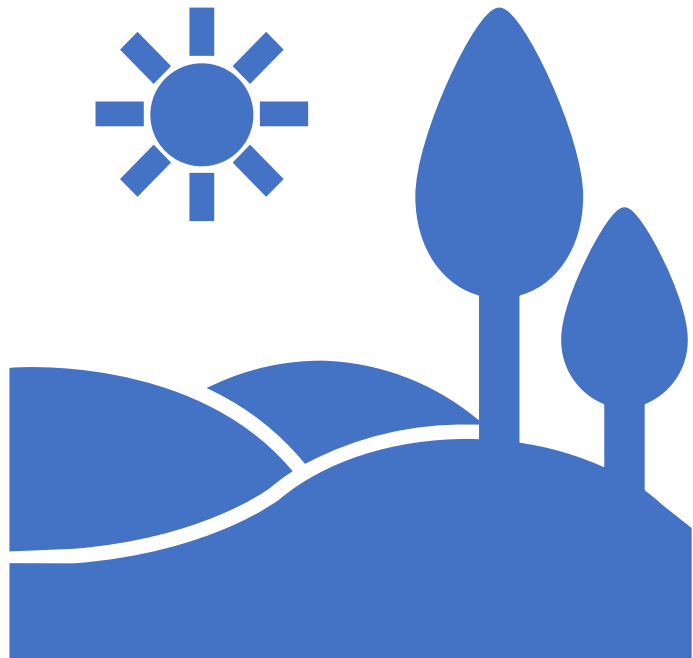
**[SMCGOV.ORG/PLANNING/FARM-
LABOR-HOUSING-COMPLIANCE](https://smcgo.org/planning/farm-labor-housing-compliance)**



Contact Us

To report matters regarding **unsafe housing structures**, please contact the **Planning & Building Department** at
(650) 363-7821

To report matters regarding **health, water and sanitation**, please contact **Environmental Services** at (650) 363-4404
or
FarmWorkerHousingSupport@smcgov.org



Other Initiatives

- **Affordable Housing**
 - Stone Pine Cove, Half Moon Bay
 - Cypress Point, Moss Beach
- **Housing site analysis for the Pescadero region**
- **Office of Labor Standards and Enforcement (OLSE)**



Questions & Discussion
