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

- 1-4 farmworkers: 61.1% (33 operations)
- 5-9 farmworkers: 16.7% (9 operations)
- 10-14 farmworkers: 7.4% (4 operations)
- 15-19 farmworkers: 5.6% (3 operations)
- 20-24 farmworkers: 9.3% (5 operations)
## Task Force Assessment

### Findings

<table>
<thead>
<tr>
<th>Findings</th>
<th>Farmworker Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrective actions necessary</td>
<td>47</td>
</tr>
<tr>
<td>No corrective actions necessary</td>
<td>81</td>
</tr>
<tr>
<td>Yellow tag</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>128</strong></td>
</tr>
</tbody>
</table>

### Key issues:
- Septic system
- Water supply
- CO/smoke detectors
## Task Force Assessment

<table>
<thead>
<tr>
<th>Type of Correction Needed</th>
<th>Farmworker Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Septic system</td>
<td>16</td>
</tr>
<tr>
<td>Water supply</td>
<td>30</td>
</tr>
<tr>
<td>Wiring/electrical</td>
<td>13</td>
</tr>
<tr>
<td>Egress/emergency exits</td>
<td>6</td>
</tr>
<tr>
<td>Structural safety issues</td>
<td>6</td>
</tr>
<tr>
<td>Primary heat source</td>
<td>12</td>
</tr>
<tr>
<td>CO/smoke detectors</td>
<td>22</td>
</tr>
<tr>
<td>Ventilation</td>
<td>10</td>
</tr>
</tbody>
</table>
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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
Task Force Inspections  Community Outreach  Publish Final Report
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