



Main Office - Department of Housing
264 Harbor Blvd., Building A Belmont, CA 94002-017

Housing Community Development
Tel: (650) 802-5050

Housing Authority of the County of San Mateo
Tel: (650) 802-3300

Board of Supervisors:

Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director: Raymond Hodges
Deputy Director: Rose Cade

FARM LABOR HOUSING PILOT PROGRAM PHASE III PROGRAM SUMMARY

(See program Guidelines for full details)

San Mateo County has established this program to help agricultural operators and landowners provide housing for “very low-income” farmworkers by creating new housing, rehabilitating or repairing existing housing, or replacing existing dilapidated mobile home units that have been used as farmworker housing at any time in the past.

This program must be used to house “very low-income” farmworkers, who are engaged in full-time agricultural work in San Mateo County, and their families during the agricultural season. In 2021 HUD has established that “very low-income” in San Mateo County is:

Fiscal Year 2021 HUD ‘Very Low-Income’ Limits	
\$63,950	Annual income for a single person household
\$73,100	Annual income for a two-person household
\$82,250	Annual income for a three-person household
\$91,350	Annual income for a four-person household

	REHAB OR REPLACEMENT HOUSING UNITS	NEW HOUSING UNITS
Maximum funding	\$100,000 per unit	\$150,000 per unit
Maximum # of units	2	2
Owner’s contribution	20% of project cost	20% of project cost

A housing “unit” can be a single-family home, a mobile home, a modular building, or a trailer. One “unit” can house more than one household, for example one modular “unit” could contain a duplex, tri-plex or bunkhouse.

	REPAYABLE LOANS	FORGIVABLE LOANS
Interest rate	3%	0%
Rent and Utility limits	<ul style="list-style-type: none"> Up to 30% of the Tenant(s)’ income Fixed for first year, then no more than 1% annual increases 	<ul style="list-style-type: none"> Very low rent, including utilities (i.e. \$2-\$4 per day worked)
Repayment or Forgiveness Terms	<ul style="list-style-type: none"> \$100,000 loans are repaid over 10 years \$150,000 loans are repaid over 15 years Balance due on sale or breach of agreement 	<ul style="list-style-type: none"> \$100,000 loans are forgiven over 10 years \$150,000 loans are forgiven over 15 years Balance due on sale or breach of agreement