

bae urban economics

in association with **SAGE** and **California Farmlink**

San Mateo County
Agricultural Workforce Housing Needs Assessment
Appendices
October 21, 2016

APPENDIX A: DEFINITION OF TERMS

Agricultural worker or workforce

Includes anyone who earns their living through farming activities, including field or nursery workers, crew leaders, owners and managers, and other workers involved with growing, packing, and processing agricultural products, including livestock, aquaculture/aquaponics.

Apartment

A room, or group of related rooms, designed for use as an independent dwelling units.

Also see Multifamily Housing

Aquaculture

The cultivation of aquatic animals and plants, including fish, crustaceans, mollusks, and aquatic plants (e.g., seaweed) in either natural or controlled marine and/or freshwater environments.

Aquaponics

A food production system that combines conventional aquaculture (i.e., cultivation of aquatic animals and plants) with hydroponics (cultivation of terrestrial plants in water) in a symbiotic environment.

Also see Aquaculture and Hydroponics

Area Median Income

An income standard established by the U.S. Department of Housing and Urban Development that represents the median income of families within a given county. The Area Median Income is adjusted for households of different sizes.

Barracks

See Group Quarters

Bunkhouse

See Group Quarters

Coastal Development Permit

A permit required for most types of development, including infrastructure and buildings within the Coastal Zone.

Coastal Zone

An area defined by the Coastal Act that extends from the ocean shoreline inland to the first major ridgeline that parallels the coast, or five miles, whichever is less.

Crew Leader

An agricultural worker who leads a crew of laborers

Dorms

See Group Quarters

Equipment Operator

A person who operates heavy equipment, such as tractors, harvesters, earth moving equipment. Also includes persons operating commercial trucks and other similar equipment.

Family

A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

Family Household

A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.

Farm Labor Contractor

Any person who recruits, solicits, supplies, or hires workers on behalf of an employer engaged in the growing or producing of farm products, and who may also provide one or more of the following services: furnishes board, lodging, or transportation for those workers; supervises, times, checks, counts, weighs, or otherwise directs or measures their work; and/or disburses wage payments.

Farm Laborer

A worker involved in agricultural production, including harvesting.

See also Laborer

Farm Management Company

An individual or firm that provides farm management services to a property owner on a contract basis.

Also see Farm Manager

Farm Manager

An individual or employee who undertakes activities necessary to direct the operations of a given farming operation. This may include a variety of services ranging from business assistance (like accounting and budget and cost tracking) to hiring and labor management, pesticide use tracking, harvest management, and sales and marketing oversight, among other services.

Farm or Field Grower

An agricultural operation that produces herbaceous plants or other crops on a commercial scale in cultivated fields. This often includes producers of field crops, as well as vegetables, fruits, nuts, and berries, and livestock.

Forest Products

Includes any wood-based material derived from a forest for direct consumption or commercial use, such as raw timber, cut lumber, wood pulp, paper, fuel wood, forage, etc.

Foreman or Supervisor

A mid- to low-level employee or worker who supervises and directs other workers, and is often placed in charge of a given project, task, or job site.

Greenhouse

A building or structure used for the cultivation and protection of plants. These structures range in size from small sheds to industrial sized buildings and are often constructed of glass or clear/opaque plastic.

Group Quarters Housing

Communal housing (group living arrangement) that is owned or managed by an entity or organization providing housing and/or services for the residents. This often includes dormitories, barracks, bunk houses and other housing units with shared living quarters, cooking, and bathroom facilities.

Household

A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Household Income

The sum of the income of all people, age 15 years and older, living in a household.

Also see Household

Hydroponics

The cultivation of terrestrial plants using mineral nutrient solutions in water, without soil.

Laborer

A person engaged in unskilled manual work or labor for wages, often on an hourly basis.

Lease or Lease Agreement

A written agreement between the property owner and the tenant that details the required payment and the conditions under which the tenant may occupy the housing for a specific period of time.

Livestock Operation

An agricultural production operation that raises livestock.

Local Coastal Plan/Program

A policy document that implements the California Coastal Act at the local level. The Local Coastal Program must be approved by the State Coastal Commission.

Low-Income

A low-income household is a household that earns not more than 80 percent of the Area Median Income.

See also Area Median Income

Migrant Farm Worker

As used in the 2012 Agricultural Census conducted by the U.S. Department of Agriculture, “A migrant farm worker is a farm worker whose employment required travel that prevented the worker from returning to his/her permanent place of residence the same day.”

The U.S. Department of Labor defines a “migrant agricultural worker” as “an individual who is employed in agricultural employment of a seasonal or other temporary nature, and who is required to be absent overnight from his permanent place of residence”.

Mobile or Manufactured Home

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. The term does not include any self-propelled recreational vehicle.

Multifamily Housing

A classification of housing where multiple separate housing units are contained within one building or several buildings within one complex. Units in a multifamily residential building are that are leased out individually, but owned by a single entity, are known as apartments, while units that are owned individually rather than leased are known as condominiums.

Nursery

A place where plants are propagated and grown to mature and/or usable size. This includes retail nurseries which sell to the general public, wholesale nurseries which sell only to businesses, and private nurseries which supply the needs of institutions or private estates.

PAD

San Mateo County Planned Agricultural District zoning. The purposes of the PAD zoning are to: 1) preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production, and 2) minimize conflicts between agricultural and non-agricultural land uses.

Permanent Employee

An employee who works for an employer on an ongoing basis, most of the year, or year round, as opposed to a seasonal employee who only works for a limited portion of the year.

Permanent Housing

A housing unit in which the resident lives most of the year, or year-round.

Processor or Packer

Includes commercial operations that process and/or package agricultural products for resale. For example, agricultural processors may include vegetable dehydrators, tomato processing plants, cotton gins, etc. Agricultural packers may include vegetable and tomato canning, washing and packaging of fruit and vegetable products, packaging of bagged lettuce and salad mix, etc.

Seasonal Employee

An employee who only works for a limited portion of the year.

Single-Family House

Includes housing units that are fully detached (i.e., free standing), semi-detached (semi-attached, or side-by-side), row houses, and townhouses that are occupied by a single household. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities, such as water supply, power supply, or sewage disposal lines.

Temporary Employee

An employee who works for only a limited, defined period of time.

See also Seasonal Employee

Temporary Housing

A housing unit in which the resident lives for only a short time, such as a few days, weeks, or months. This is opposed to permanent housing, which represents the households' primary place of residence.

Also see Permanent Housing

Very Low-Income

A household that earns no more than 50 percent of the Area Median Income

See also Area Median Income

APPENDIX B: LISTING OF SAN MATEO COUNTY COASTSIDE AREA CENSUS TRACTS

Appendix B: San Mateo County Coastside Area Definition, 2010 Census Tracts

Census Tract ID	Definition
06081613501	San Mateo County, Census Tract 6135.01
06081613502	San Mateo County, Census Tract 6135.02
06081613600	San Mateo County, Census Tract 6136
06081613700	San Mateo County, Census Tract 6137
06081613800	San Mateo County, Census Tract 6138

Source: U.S. Census Bureau, 2010; BAE, 2016.

APPENDIX C: AGRICULTURAL PRODUCER SURVEY INSTRUMENT

San Mateo Agricultural Workforce Housing Needs Study

Producer Survey

Intro:

San Mateo County has commissioned a study of agricultural workforce housing needs. By “agricultural workforce” or “agricultural workers” we mean anyone who earns their living through farming activities, including field or nursery workers, crew leaders, owners and managers, and other workers involved with growing, packing, and processing agricultural products, including aquaculture/aquaponics. As part of that study, we are conducting this survey of San Mateo County agricultural employers. The intent of this survey is to better understand agricultural workforce trends and the characteristics of agricultural workers, and to help the County ensure that its policies and programs relating to agricultural workforce housing are as effective as possible.

Please fill out this survey with respect to your company’s operations in San Mateo County. Please have only one representative from your organization fill out this survey.

All of your answers to this survey will be kept anonymous, and all survey results will only be presented in aggregate form, to ensure the confidentiality of individual responses.

Type of Operation:

1. What type of agricultural operations do you have? *(choose all that apply):*
 - a. Farm (e.g., vegetable, herb, hay, crop production)
 - b. Livestock operation (e.g., including cattle, dairy, goats, poultry, apiary)
 - c. Outdoor potted plant or cut flower operation
 - d. Greenhouse or indoor potted plant or cut flower operation
 - e. Aquaponics or aquaculture operation

Location:

2. Please review the attached map and circle the letter(s) for the areas listed below for any of the sub-county areas where your agricultural operations are located. *(for further reference, written descriptions of the boundaries for the sub-country areas are provided below)*

a. North of Half Moon Bay

(South of McNee Ranch State Park and San Pedro Valley Park; north of San Mateo Road/State Route 92; east of the Pacific Ocean and Half Moon Bay; west of Pilarcitos Lake and Pilarcitos Creek Road)

b. Half Moon Bay

(all areas located within the City of Half Moon Bay)

c. South of Half Moon Bay

(South of San Mateo Road/State Route 92; north of Tunitas Creek Road; east of Skyline Boulevard; west of the Pacific Ocean and Half Moon Bay)

d. San Gregorio

(South of Tunitas Creek Road; North of Pomponio Creek; east of the Pacific Ocean; and west of La Honda and the Tunitas Creek Road and Skyline Boulevard intersection)

e. La Honda

(South of the Tunitas Creek Road and Skyline Boulevard intersection; north of Haskins Hill; East of La Honda at Pomponio Creek Road; and west of Skyline Boulevard)

f. Loma Mar

(South of La Honda and Haskins Hill; north of Wurr Road; East of Pomponio Reservoir; west of Haskins Hill and Sam McDonald County Park)

g. Pescadero

(South of Pomponio Creek; north of the San Mateo/Santa Cruz County line; east of the Pacific Ocean; and west of Loma Mar and Pomponio Reservoir)

h. South San Mateo

(South of Wurr Road; north of the San Mateo/Santa Cruz County Line; east of Portola Redwoods State Park; west of Butano Park Road and Madrone Avenue)

i. Other San Mateo County location not listed: _____

(If you have operations outside of San Mateo County, please limit your responses on this survey only to your operations in San Mateo County)

Size of Operation:

3. If you have a FARM operation, how many acres of farm land did you use for that operation IN 2014? _____ **acres**

4. If you have a LIVESTOCK operation, how many acres of land did you use for that operation IN 2014? _____ **acres**

5. If you have an OUTDOOR POTTED PLANT OR CUT FLOWER operation, how many acres of land did you use for that operation IN 2014? _____ **square feet**

6. If you have a GREENHOUSE OR INDOOR POTTED PLANT OR CUT FLOWER operation, how many square feet of indoor facilities did you use for that operation IN 2014? _____ **square feet**

7. If you have an AQUAPONICS OR AQUACULTURE operation, how many square feet of facilities did you use for that operation 2014? _____ **square feet**

Changes in Operations Over Time:

8. How has the amount of land or building space used FOR PRODUCTION in your operations changed OVER THE LAST FIVE YEARS? (*circle one*)

- a. Increased
- b. Remained the same
- c. Decreased

9. If the amount of land or building space used FOR PRODUCTION in your operations has changed OVER THE LAST FIVE YEARS, please provide a brief description of why your operation changed in size:

Seasonal Labor Patterns:

10. IN A TYPICAL YEAR, during which month or months do you use the MOST agricultural workers for your operations? (*select the peak month or months from the list*)

- | | | |
|-------------|-----------|--------------|
| a. January | e. May | i. September |
| b. February | f. June | j. October |
| c. March | g. July | k. November |
| d. April | h. August | l. December |

11. IN A TYPICAL YEAR, during which month or months do you use the FEWEST agricultural workers for your operations? (*select the lowest month or months from the list*)

- | | | |
|-------------|-----------|--------------|
| a. January | e. May | i. September |
| b. February | f. June | j. October |
| c. March | g. July | k. November |
| d. April | h. August | l. December |

12. Please indicate the number of agricultural workers that you employed for your operations during your PEAK EMPLOYMENT period of 2014. (*fill in the number of each type of employee below*)

- a. Laborers _____
- b. Crew leaders/foremen _____
- c. Supervisors _____

- d. Farm managers _____
- e. Total, all employees _____

13. Please indicate the number of agricultural workers that you employed for your operations during your LOWEST EMPLOYMENT period of 2014. *(fill in the number of each type of employee below)*

- a. Laborers _____
- b. Crew leaders/foremen _____
- c. Supervisors _____
- d. Farm managers _____
- e. Total, all employees _____

14. DURING 2014, how many agricultural workers worked for you for *(fill in the number of employees in each category)*:

- a. More than 10 months during 2014 _____
- b. Between 7 and 10 months during 2014 _____
- c. Between 3 and 6 months during 2014 _____
- d. Less than 3 months during 2014 _____

15. Please rate 2014 in terms of the number of workers you employed throughout the year in your operations *(circle one)*:

- a. Above average number of employees
- b. Typical/average number of employees
- c. Below average number of employees

16. If the number of workers you employed in 2014 was either ABOVE or BELOW AVERAGE, please provide a brief explanation:

Trends in Agricultural Workforce Requirements:

17. ON A PER ACRE BASIS OR PER SQUARE FOOT BASIS, over the LAST FIVE YEARS, would you say that the need for agricultural workers for your operations has *(circle one)*:

- a. Increased
- b. Decreased
- c. Remained the same

18. ON A PER ACRE BASIS OR PER SQUARE FOOT BASIS, over the NEXT FIVE YEARS, do you expect that your need for agricultural workers for your operations will *(circle one)*:

- a. Increase
- b. Decrease
- c. Remain the same

19. What are the most important FACTORS that will cause changes in your OVERALL AGRICULTURAL WORKFORCE REQUIREMENTS in the coming years? *(circle all that apply)*

- a. Increase in cultivated acreage or expanded greenhouse or nursery facilities
- b. Decrease in cultivated acreage due to limited water availability
- c. Decrease in cultivated acreage due to factor(s) other than water availability
(please explain) _____
- d. Changes in crops grown that have different labor requirements
- e. Reductions in labor needs due to mechanization
- f. Other (please explain) _____

20. OVER THE NEXT FIVE YEARS, do you expect any of the following CHANGES in agricultural workforce patterns to occur in YOUR OWN operations? *(circle all that apply)*

- a. More permanent employees
- b. Fewer permanent employees
- c. More temporary/seasonal employees
- d. Fewer temporary/seasonal employees
- e. More workers provided by labor contractors
- f. Fewer workers provided by labor contractors

21. Is WORKFORCE AVAILABILITY a limiting factor for your agricultural operations at present or in the future? *(please answer each of the following)*:

- a. AT PRESENT, agricultural workforce availability is a limiting factor on my agricultural operations *(circle one: yes / no)*
- b. IN THE FUTURE, I believe agricultural workforce availability will be a limiting factor for my agricultural operations *(circle one: yes / no)*

Employee Housing:

22. Please provide an estimate of approximately what percentage of the agricultural workers you employ (*fill in percentages below*):

- a. Live permanently in the Coastside area of San Mateo County _____ %
- b. Live permanently elsewhere in San Mateo County _____ %

23. Do you provide housing for any of your agricultural workforce, including owners? (*circle one: yes / no*) **IF NO, PLEASE SKIP TO QUESTION 30.**

24. If you do provide worker housing, what percent of your agricultural workers live in employee housing that you provide (*fill in percentage*) _____ %

25. If you do provide worker housing, how many of the following do you provide? (*fill in the number for all types that you provide*)

- a. Dormitory, bunkhouse, barracks, or group housing _____ **beds**
- b. Conventional single-family house _____ **units**
- c. Mobile/manufactured home on permanent foundation _____ **units**
- d. Mobile/manufactured home/RV not on permanent foundation _____ **units**
- e. Apartment _____ **units**
- f. Other (*describe* _____) _____ **units**

26. If you do provide worker housing, what is the cost that workers pay for:

- a. Dormitory or group housing per person: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)
- b. Conventional single-family house: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)
- c. Mobilehome/manufactured home on permanent foundation: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)
- d. Mobilehome/manufactured home/RV not on permanent foundation: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)
- e. Apartment unit: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)
- f. Other unit type: cost or range of cost \$ _____ (*circle one: per night, per week, per month*)

27. If you do provide worker housing, do you provide housing for (*circle all that apply*):

- a. Laborers
- b. Crew leaders/foremen
- c. Supervisors
- d. Farm managers
- e. On-farm housing for farm owner
- f. Family members of farmworkers
- g. Other _____

28. If you do provide worker housing, what is the typical occupancy rate of your worker housing? (*please indicate the percentage of your available worker housing that is occupied at different times of year*)

- a. During the peak season? _____ % **occupied**
- b. During the low season? _____ % **occupied**

29. If you do provide worker housing now, do you intend to continue to provide worker housing? (*circle one: yes / no*) **IF YES, PLEASE SKIP TO QUESTION #32**

30. If you DO NOT provide worker housing currently OR if you plan to discontinue providing worker housing, would you be interested in any of the following actions if county or other resources can be made available to assist private owners to help improve the supply of worker housing? (*circle all that apply*)

- a. I would consider building and managing new worker housing on my land.
- b. I would consider rehabilitating/remodeling existing buildings, trailers or other shelters on my land for use as worker housing.
- c. I would be willing to provide land if another organization built and managed the worker housing.
- d. I would consider providing funding to assist with providing off-site worker housing.
- e. Other (*please explain*): _____
- f. None of the above

31. If you WILL NOT BE PROVIDING WORKER HOUSING IN THE FUTURE, please indicate the primary reasons (*circle all that apply*):

- a. Too costly
- b. Regulations are too burdensome
- c. Do not want to manage housing
- d. Do not have adequate land or infrastructure (e.g., potable water, sewage disposal, etc.)
- e. Do not have control over the decision to build housing on the site
- f. Other (*please explain*): _____

Overall Agricultural Worker Housing Availability:

32. When you think about the supply of housing available for agricultural workers in San Mateo County, which of the following apply? *(please answer each question)*

Housing for Families

- a. Housing for agriculture worker FAMILIES is available in sufficient numbers of accommodations. *(circle one: yes / no)*
- b. Housing that is available for agriculture worker FAMILIES is of adequate quality *(circle one: yes / no)*
- c. Housing for agriculture worker FAMILIES is available in locations where it is needed. *(circle one: yes / no)*
- d. Housing for agriculture worker FAMILIES is available at cost affordable to workers *(circle one: yes / no)*

Housing for Single Workers

- a. Housing for SINGLE AGRICULTURAL WORKERS is available in sufficient numbers of accommodations *(circle one: yes / no)*
- b. Housing for SINGLE AGRICULTURAL WORKERS is of adequate quality *(circle one: yes / no)*
- c. Housing for SINGLE AGRICULTURAL WORKERS is available in locations where it is needed *(circle one: yes / no)*
- d. Housing for SINGLE AGRICULTURAL WORKERS is available at cost affordable to workers *(circle one: yes / no)*

Housing for Seasonal Workers

- a. Housing for SEASONAL AGRICULTURAL WORKERS is available in sufficient numbers of accommodations *(circle one: yes / no)*
- b. Housing for SEASONAL AGRICULTURAL WORKERS of adequate quality *(circle one: yes / no)*
- c. Housing for SEASONAL AGRICULTURALWORKERS is available in locations where it is needed *(circle one: yes / no)*
- d. Housing for SEASONAL AGRICULTURAL WORKERS is available at cost affordable to workers *(circle one: yes / no)*

Workforce Housing Availability as a Limitation to Agricultural Operations:

33. Is HOUSING AVAILABILITY FOR YOUR WORKFORCE a limiting factor for your agricultural operations at present or in the future? *(please answer each question)*

- a. AT PRESENT, agricultural workforce housing availability is a limiting factor on my agricultural operations *(circle one: yes / no)*
- b. IN THE FUTURE, I believe agricultural workforce housing availability will be a limiting factor for my agricultural operations *(circle one: yes / no)*

Recommendations for San Mateo County to consider:

34. Please fill in any specific recommendations that you would suggest for San Mateo County to improve agricultural workforce housing:

This is the end of the survey. THANK YOU for participating. If you would like additional information about the San Mateo County Agricultural Workforce Housing Needs Study, please contact Heather Peters, San Mateo County Housing, at hpeters@smchousing.org or 650-802-5039.

APPENDIX D: AGRICULTURAL PRODUCER SURVEY RESULTS

Question 1: What type of agricultural operations do you have? (select all that apply):

Answer Options	Responses	Percent
a. Farm (e.g. vegetable, herb, hay, crop production)	19	70.4%
b. Livestock operation (e.g., including cattle, dairy, goats, poultry, apiary)	10	37.0%
c. Outdoor potted plant or cut flower operation	6	22.2%
d. Greenhouse or indoor potted plant or cut flower operation	5	18.5%
e. Aquaponics or aquaculture operation	1	3.7%
Total, All Responses	27	152%
Blanks	2	
Total, All Respondents	29	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 2: Please select the sub-county areas where your agricultural operations are located.

Answer Options	Responses	Percent
a. North of Half Moon Bay	4	14.8%
b. Half Moon Bay	6	22.2%
c. South of Half Moon Bay	6	22.2%
d. San Gregorio	4	14.8%
e. La Honda	3	11.1%
f. Loma Mar	1	3.7%
g. Pescadero	11	40.7%
h. South San Mateo	0	0.0%
i. Other San Mateo County location not listed	1	3.7%
Total, All Responses	27	133%
Blanks	2	
Total, All Respondets	29	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 3: If you have a FARM operation, how many acres of farm land did you use for that operation in 2014?

<u>Acres</u>	<u>Responses</u>	<u>Percent</u>
1 Acre	2	10.5%
2 to 4 Acres	3	15.8%
5 to 9 Acres	1	5.3%
10 to 24 Acres	1	5.3%
25 to 49 Acres	3	15.8%
50 to 99 Acres	3	15.8%
100 to 199 Acres	2	10.5%
200 to 299 Acres	3	15.8%
300 Acres or More	1	5.3%
Total, All Responses	19	100%

Question 4: If you have a LIVESTOCK operation, how many acres of land did you use for that operation in 2014?

Acres	Responses	Percent
Less than 5 Acres	3	30.0%
5 to 49 Acres	2	20.0%
50 to 199 Acres	1	10.0%
200 to 499 Acres	1	10.0%
500 to 999 Acres	1	10.0%
1,000 to 1,999 Acres	1	10.0%
2,000 Acres or More	1	10.0%
Total, All Responses	10	100%

Question 5: If you have a OUTDOOR POTTED PLANTS OR CUT FLOWER operation, how many acres of land did you use for that operation in 2014?

<u>Acres</u>	<u>Responses</u>	<u>Percent</u>
Less than 1 Acre	1	16.7%
1 to 9 Acres	2	33.3%
10 to 24 Acres	2	33.3%
25 to 49 Acres	0	0.0%
50 Acres or More	1	16.7%
Total, All Responses	6	100%

Question 6: If you have a GREENHOUSE OR INDOOR POTTED PLANTS OR CUT FLOWER operation, how many square feet of indoor facilities did you use for that operation in 2014?

Square Feet	Responses	Percent
Less than 1,000 Sq. Ft.	1	20.0%
1,000 to 9,999 Sq. Ft.	1	20.0%
10,000 to 99,999 Sq. Ft.	0	0.0%
100,000 to 499,999 Sq. Ft.	2	40.0%
500,000 to 999,999 Sq. Ft.	0	0.0%
1 Million Sq. Ft. or More	1	20.0%
Total, All Responses	5	100%

Question 7: If you have an AQUAPONICS OR AQUACULTURE operation, how many square feet of facilities did you use for that operation in 2014?

<u>Square Feet</u>	<u>Responses</u>	<u>Percent</u>
Less than 1,000 Sq. Ft.	1	100.0%
1,000 Sq. Ft. or More	0	0.0%
Total, All Responses	1	100%

Question 8: How has the amount of land or building space used FOR PRODUCTION in your operations changed OVER THE LAST FIVE YEARS? (select one)

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Increased	7	25.0%
b. Decreased	5	17.9%
c. Remained the same	16	57.1%
Total, All Responses	28	100%

Blanks 1

Total, All Respondents 29

Question 9: If the amount of land or building space used FOR PRODUCTION in your operations has changed OVER THE LAST FIVE YEARS, please provide a brief description of why your operation changed in size: (Free Response)

Free Response

- Wanting to expand diversified, organic production of crops and livestock for local markets, especially institutions.
- Business is growing, productive acreage has become available.
- Would like to offer more "family oriented" housing.
- Decreased production due to drought
- Retired - More time.
- Planting More Vineyards
- Downsize of product offering
- Since retired, husband died.
- Business is getting worse, less water, labor is hard to find and costs are getting too high.
- I used to graze cattle on 40+ acres of my parcel, but opted not to do so the last 2 seasons to conserve water resources for the higher value but lower land/water-use layer operation
- More equipment and staff allowed for more land under cultivation
- Acquired more leased land with barns, but no housing

Question 10: IN A TYPICAL YEAR, during which month or months do you use the MOST agricultural workers for your operations? (select the peak month or months from the list)

Answer Options	Responses	Percent
a. January	3	12%
b. February	4	16%
c. March	9	36%
d. April	13	52%
e. May	16	64%
f. June	17	68%
g. July	15	60%
h. August	14	56%
i. September	15	60%
j. October	15	60%
k. November	12	48%
l. December	11	44%
Total, All Responses	25	576%
Blanks	4	
Total, All Respondents	29	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 11: IN A TYPICAL YEAR, during which month or months do you use the FEWEST agricultural workers for your operations? (select the lowest month or months from the list)

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. January	16	66.7%
b. February	11	45.8%
c. March	6	25.0%
d. April	4	16.7%
e. May	2	8.3%
f. June	2	8.3%
g. July	2	8.3%
h. August	2	8.3%
i. September	2	8.3%
j. October	4	16.7%
k. November	2	8.3%
l. December	10	41.7%
Total, All Responses	24	262.4%
Blanks	5	
Total, All Respondents	29	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 12: Please indicate the NUMBER of agricultural workers that you employed for your operations during your PEAK EMPLOYMENT period of 2014.

Question 12a: Laborers

Number	Responses	Percent
Less than 5	8	32.0%
5 to 9	4	16.0%
10 to 24	7	28.0%
25 to 49	4	16.0%
50 to 99	0	0.0%
100 to 499	1	4.0%
500 or More	1	4.0%
Total, All Responses	25	100%

Question 12b: Crew leaders/foremen

Number	Responses	Percent
1	3	17.6%
2 to 4	10	58.8%
5 to 9	2	11.8%
10 to 24	1	5.9%
25 or More	1	5.9%
Total, All Responses	17	100%

Question 12c: Supervisors

Number	Responses	Percent
1	3	37.5%
2 to 4	3	37.5%
5 to 9	1	12.5%
10 or More	1	12.5%
Total, All Responses	8	100%

Question 12d: Farm managers

Number	Responses	Percent
1	4	40.0%
2 to 4	5	50.0%
5 or More	1	10.0%
Total, All Responses	10	100%

Question 12e: Total, All Employees

Number	Responses	Percent
Less than 5	7	26.9%
5 to 9	5	19.2%
10 to 24	7	26.9%
25 to 49	5	19.2%
50 to 99	0	0.0%
100 to 499	1	3.8%
500 or More	1	3.8%
Total, All Respondents	26	100%

Question 13: Please indicate the NUMBER of agricultural workers that you employed for your operations during your LOWEST EMPLOYMENT period of 2014.

Question 13a: Laborers

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
Less than 5	9	42.9%
5 to 9	4	19.0%
10 to 24	6	28.6%
25 to 99	0	0.0%
100 or More	2	9.5%
Total, All Responses	21	100%

Question 13b: Crew leaders/foremen

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	2	13.3%
2 to 4	10	66.7%
5 to 9	1	6.7%
10 to 19	1	6.7%
20 or More	1	6.7%
Total, All Responses	15	100%

Question 13c: Supervisors

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	3	37.5%
2 to 4	3	37.5%
5 to 9	1	12.5%
10 or More	1	12.5%
Total, All Responses	8	100%

Question 13d: Farm managers

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	5	45.5%
2 to 4	5	45.5%
5 or More	1	9.1%
Total, All Responses	11	100%

Question 13e: Total, All Employees

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
Less than 5	11	44.0%
5 to 9	5	20.0%
10 to 24	7	28.0%
25 to 99	0	0.0%
100 to 299	1	4.0%
300 or More	1	4.0%
Total, All Respondents	25	100%

Question 14: During 2014, how many agricultural workers workes for you for the following time periods.

Question 14a: More than 10 months during 2014

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
Less than 5	7	33.3%
5 to 9	4	19.0%
10 to 24	8	38.1%
25 to 99	0	0.0%
100 to 249	1	4.8%
250 or More	1	4.8%
Total, All Responses	21	100%

Question 14b: Between 7 and 10 months during 2014

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	1	7.1%
2 to 4	5	35.7%
5 to 9	0	0.0%
10 to 19	5	35.7%
20 to 29	1	7.1%
30 or More	2	14.3%
Total, All Responses	14	100%

Question 14c: Between 3 and 6 months during 2014

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	2	16.7%
2 to 4	2	16.7%
5 to 9	4	33.3%
10 or More	4	33.3%
Total, All Responses	12	100%

Question 14d: Less than 3 months during 2014

<u>Number</u>	<u>Responses</u>	<u>Percent</u>
1	1	10.0%
2 to 4	4	40.0%
5 or More	5	50.0%
Total, All Responses	10	100%

Question 15: Please rate 2014 in terms of the number of workers you employed throughout the year in your operations.

Answer Options	Responses	Percent
a. Above average number of employees	0	0.0%
b. Typical/ average number of employees	19	76.0%
c. Below average number of employees	6	24.0%
Total, All Responses	25	100%
Blanks	4	
Total, All Respondents	29	

Question 16: If the number of workers you employed in 2014 was either ABOVE or BELOW AVERAGE, please provide a brief explanation:

Free Response

- Labor Shortage
- Not enough workers available
- Due to drought
- We typically have 2 people working here for all of our projects, the number stays pretty consistent.
- Below average due to not enough available laborers
- Reducing labor force as business is bad. Shrinking.
- One had to leave because we could not find him housing

Question 17: ON A PER ACRE BASIS OR PER SQUARE FOOT BASIS, over the LAST FIVE YEARS, would you say that the need for agricultural workers for your operations has:

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Increased	9	32.1%
b. Decreased	3	10.7%
c. Remained the same	16	57.1%
Total, All Responses	28	100%

Blanks 1

Total, All Respondents 29

Question 18: ON A PER ACRE BASIS OR PER SQUARE FOOT BASIS, over the NEXT FIVE YEARS, do you expect that your need for agricultural workers for your operations will:

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Increase	13	46.4%
b. Decrease	3	10.7%
c. Remain the same	12	42.9%
Total, All Responses	28	100%

Blanks 1

Total, All Respondents 29

Question 19: What are the most important FACTORS that will cause changes in your OVERALL AGRICULTURAL WORKFORCE REQUIREMENTS in the coming years?

Answer Options	Responses	Percent
a. Increase in cultivated acreage or expanded greenhouse or nursery facilities	11	52.4%
b. Decrease in cultivated acreage due to limited water availability	4	19.0%
c. Decrease in cultivated acreage due to factor(s) other than water availability	6	28.6%
d. Changes in crops grown that have different labor requirements	6	28.6%
e. Reductions in labor needs due to mechanization	3	14.3%
Other (please explain)	6	28.6%
Total, All Responses	21	171%
Blanks	8	
Total, All Respondents	29	

"Other" Responses:

- Water, Gov. Regulations, Buyer requirements more stringent
- Experimenting with Food Crops (similar requirements)
- Labor Laws, Immigration Policy
- Lack of Labor
- Decreased Demand
- Additional market channels

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 19a: If you responded to Question 19 with "c. Decrease in cultivated acreage due to factor(s) other than water availability," please explain:

Free Response

- Labor Shortage
- Limited Available Workforce
- Labor Shortage
- Lack of Labor

Question 20: OVER THE NEXT FIVE YEARS, do you expect any of the following CHANGES in agricultural workforce patterns to occur in YOUR OWN operations?

Answer Options	Responses	Percent
a. More permanent employees	8	38.1%
b. Fewer permanent employees	6	28.6%
c. More temporary/seasonal employees	9	42.9%
d. Fewer temporary/seasonal employees	2	9.5%
e. More workers provided by labor contractors	3	14.3%
f. Fewer workers provided by labor contractors	1	4.8%
Total, All Responses	21	138%
Blanks	8	
Total, All Respondents	29	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 21a: AT PRESENT, agricultural workforce availability IS limiting factor for my agricultural operations?

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Yes	11	44.0%
b. No	14	56.0%
Total, All Reponses	25	100%
Blanks	4	
Total, All Respondents	29	

Question 21b: IN THE FUTURE, agricultural workforce availability WILL BE limiting factor for my agricultural operations?

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Yes	16	61.5%
b. No	10	38.5%
Total, All Responses	26	100%
Blanks	3	
Total, All Respondents	29	

Question 22: Please provide an estimate of approximately what PERCENTAGE of the agricultural workers you employ:

Live permanently on the coastside area of San Mateo County

<u>Percent</u>	<u>Responses</u>	<u>Percent</u>
Less than 25%	3	12.0%
25% to 49%	1	4.0%
50% to 74%	2	8.0%
75% to 99%	6	24.0%
100%	13	52.0%
Total, All Responses	25	100%

Live permanently elsewhere in San Mateo County

<u>Percent</u>	<u>Responses</u>	<u>Percent</u>
0%	16	72.7%
1% to 24%	1	4.5%
25% to 49%	2	9.1%
50% to 74%	0	0.0%
75% to 100%	3	13.6%
Total, All Responses	22	100%

Question 23: Do you provide housing for any of your agricultural workforce, including owners?

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Yes	17	70.8%
b. No	7	29.2%
Total, All Responses	24	100%
Blanks	5	
Total, All Respondents	29	

Question 24: If you do provide worker housing, what PERCENTAGE of your agricultural workers live in employee housing that you provide:

<u>Percent</u>	<u>Responses</u>	<u>Percent</u>
Less than 25%	2	11.1%
25% to 49%	2	11.1%
50% to 74%	5	27.8%
75% to 99%	3	16.7%
100%	6	33.3%
Total, All Responses	18	100%

Question 25: If you provide worker housing, how many of the following unit types or beds do you provide?

Number of Beds/Units	Dormitory Beds		Single-Family Units		Mobile Home Units				Apartment Units		Other (a)	
	Responses	Percent	Responses	Percent	On Permanent Foundation		Not On Permanent Foundation		Responses	Percent	Responses	Percent
					Responses	Percent	Responses	Percent				
1	1	9.1%	5	50.0%	4	100.0%	2	33.3%	2	66.7%	2	66.7%
2 to 4	3	27.3%	3	30.0%	0	0.0%	3	50.0%	0	0.0%	1	33.3%
5 to 9	2	18.2%	2	20.0%	0	0.0%	1	16.7%	1	33.3%	0	0.0%
10 to 24	3	27.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25 or More	2	18.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total, All Responses	11	100%	10	100%	4	100%	6	100%	3	100%	3	100%

Note:

(a) Other units include yurts and other non-conventional single-family units.

Question 26: If you provide worker housing, what is the cost that workers pay? (All responses normalized to monthly rate)

Monthly Rental Rate	Mobile Home Units											
	Dormitory Beds		Single-Family Units		On Permanent Foundation		Not On Permanent Foundation		Apartment Units		Other (a)	
	Responses	Percent	Responses	Percent	Responses	Percent	Responses	Percent	Responses	Percent	Responses	Percent
Zero	0	0.0%	2	20.0%	0	0.0%	1	16.7%	0	0.0%	0	0.0%
Less than \$100	5	45.5%	4	40.0%	2	66.7%	2	33.3%	2	66.7%	0	0.0%
\$100 to \$249	4	36.4%	0	0.0%	0	0.0%	1	16.7%	0	0.0%	0	0.0%
\$250 to \$499	1	9.1%	2	20.0%	0	0.0%	1	16.7%	0	0.0%	2	66.7%
\$500 to \$999	1	9.1%	1	10.0%	0	0.0%	2	33.3%	1	33.3%	1	33.3%
\$1,000 to \$1,999	0	0.0%	3	30.0%	1	33.3%	0	0.0%	0	0.0%	0	0.0%
\$2,000 or More	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total, All Responses	11	100%	10	120%	3	100%	6	117%	3	100%	3	100%

Note:

(a) Other units include yurts and other non-conventional single-family units.

Question 27: If you do provide worker housing, do you provide housing for:

Answer Options	Responses	Percent
a. Laborers	13	76.5%
b. Crew leaders/foremen	9	52.9%
c. Supervisors	3	17.6%
d. Farm managers	6	35.3%
e. On-farm housing for farm owner	6	35.3%
f. Family member of farmworkers	7	41.2%
Other (please explain)	2	11.8%
Total, All Responses	17	271%

Blanks 12

Total, All Respondents 29

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 28: If you do provide worker housing, what is the typical occupancy rate of your worker housing? (please indicate the PERCENTAGE of your available worker housing that is occupied at different times of year)

Percent Occupied	During the Peak Season		During the Low Season	
	Number	Percent	Number	Percent
Less than 25%	0	0.0%	2	11.8%
25% to 49%	1	5.6%	2	11.8%
50% to 74%	1	5.6%	4	23.5%
75% to 99%	2	11.1%	2	11.8%
100%	14	77.8%	7	41.2%
Total, All Responses	18	100%	17	100%

Question 29: If you do provide worker housing now, do you intend to continue to provide worker housing?

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
a. Yes	18	100.0%
b. No	0	0.0%
Total, All Responses	18	100%
Blanks	11	
Total, All Respondents	29	

Question 30: If you DO NOT PROVIDE worker housing currently OR if you PLAN TO DISCONTINUE providing worker housing, would you be interested in any of the following, if County or other resources were made available to assist private owners to improve the supply of worker housing?

Answer Options	Responses	Percent
a. I would consider building and managing new worker housing on my own land.	7	50.0%
b. I would consider rehabilitating/remodeling existing buildings, trailers or other shelters on my own land for use as worker housing.	5	35.7%
c. I would be willing to provide land if another organization built and managed the worker housing.	1	7.1%
d. I would consider providing funding to assist with providing off-site worker housing.	1	7.1%
e. None of the above	7	50.0%
Other (please explain)	2	14.3%
Total, All Responses	14	164%
Blanks	15	
Total, All Respondents	29	

"Other" Responses:

- I am not owner of the land so I'm unsure if the owner would be okay with it.
- I am the farm manager and don't have the final say in these matters

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 31: If you WILL NOT BE PROVIDING WORKER HOUSING IN THE FUTURE, please indicate the primary reasons:

Answer Options	Responses	Percent
a. Too costly	6	50.0%
b. Regulations are too burdensome	7	58.3%
c. Do not want to manage housing	4	33.3%
d. Do not have adequate land or infrastructure (e.g., potable water, sewage disposal, etc.)	3	25.0%
e. Do not have control over the decision to build housing on the site	3	25.0%
Other (please explain)	5	41.7%
Total, All Responses	12	233%
Blanks	17	
Total, All Respondents	29	

"Other" Responses:

- No adequate land/other buildings are leased to other employee types
- Insufficient need (Small Operation)
- We have not seriously considered providing worker housing so not sure if regulations are burdensome or not. If I had to guess, this would be a negative factor as well.
- None needed
- All land is leased by POST and MidPen

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 32: When you think about the supply of housing available for agricultural workers in San Mateo County, which of the following apply?

Housing For Families

Answer Options	Yes		No		Total, All Responses	
	Count	Percent	Count	Percent	Count	Percent
Is available in sufficient numbers of accommodations	4	16.7%	20	83.3%	24	100%
Is of adequate quality	5	23.8%	16	76.2%	21	100%
Is available at the locations where it is most needed	4	18.2%	18	81.8%	22	100%
Is available at an affordable cost	5	21.7%	18	78.3%	23	100%

Housing for Single Workers

Answer Options	Yes		No		Total, All Responses	
	Count	Percent	Count	Percent	Count	Percent
Is available in sufficient numbers of accommodations	2	8.3%	22	91.7%	24	100%
Is of adequate quality	3	13.6%	19	86.4%	22	100%
Is available at the locations where it is most needed	5	21.7%	18	78.3%	23	100%
Is available at an affordable cost	5	21.7%	18	78.3%	23	100%

Housing for Seasonal Workers

Answer Options	Yes		No		Total, All Responses	
	Responses	Percent	Responses	Percent	Responses	Percent
Is available in sufficient numbers of accommodations	2	8.7%	21	91.3%	23	100%
Is of adequate quality	1	5.0%	19	95.0%	20	100%
Is available at the locations where it is most needed	2	9.5%	19	90.5%	21	100%
Is available at an affordable cost	2	9.5%	19	90.5%	21	100%

Question 33a: AT PRESENT, agricultural workforce HOUSING availability IS a limiting factor for my agricultural operations? (select one)

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
Yes	12	44.4%
No	15	55.6%
Total, All Responses	27	100%
Blanks	2	
Total, All Respondents	29	

Question 33b: IN THE FUTURE, agricultural workforce HOUSING availability WILL BE a limiting factor for my agricultural operations? (select one)

<u>Answer Options</u>	<u>Responses</u>	<u>Percent</u>
Yes	19	70.4%
No	8	29.6%
Total, All Responses	27	100%
Blanks	2	
Total, All Respondents	29	

Question 34: Please fill in any specific recommendations that you would suggest for San Mateo County to improve agricultural workforce housing:

Free Response

- Transform the old Campbells mushroom farm into labor housing.
- No affordable farm housing like Moonridge because its hard to control.
- It affects my production when there is limited affordable housing as agriculture already doesn't pay well, thus it is difficult to pay rent here in this county.
- Further reduce costs. Increase streamlining. Provide financial support/incentives.
- San Mateo County needs to streamline processes which allow farmers to house workers. Restrictions for water use are excessive. Unfortunately, the Coastal Commission is very difficult for farmers located in their region. The county combined with the Coastal Commission becomes very restrictive.
- More things like Moonridge.
- I believe there is adequate housing but much of it is being used by non-ag workers i.e.: restaurant, construction, cleaning workers etc. I see this on a weekly basis of families wanting to rent a unit from me, many of them are in Moonridge and wanting to move out of there.
- As worker housing is super important and, at present, lacking. Thank you for working to improve it!
- Current building regs make rural development financially difficult and sometimes completely impossible. So if our goal is to feed ourselves well and locally, in San Mateo County, then we need to remedy our codes to support small-scale farming, and in particular, we need the housing for our farmers and the folks doing the labor.
- Build apartments or allow persons to build or bring in temporary housing. Allow sewage plants that turn sewage to usable water.
- Why don't you kick out the non-agricultural workers out of Moonridge Housing & we would have plenty of Agricultural Employee Housing in San Mateo Cty.
- Increase affordable housing like Moonridge which is fantastic.
- County planning is burdensome.
- Housing for permanent employees with families is in the shortest supply. With recent upturns in the economy rental costs for single family homes in the area are out of range for agricultural employees.
- To reduce rent paid by people working 100% in agriculture at the Moonridge Complex.
- Make permitting process easier; allow more onsite housing; have county enforce safety/water quality standards more often.
- Working with POST and MidPen to rebuild house sites that were demolished and provide these for their agriculture tenants and workers at a reduced rate.

APPENDIX E: AGRICULTURAL WORKFORCE SURVEY INSTRUMENT: ENGLISH

AGRICULTURAL WORKFORCE SURVEY

Interviewer Name: _____ Place of Interview: _____

Date: _____ Time: _____ Interview Conducted in: English
 Spanish

IF RESPONDENT IS NOT A FARMWORKER, BUT LIVES WITH A FARMWORKER

- Questions that are related to farm work should be answered with reference to the farmworker with whom the respondent lives. For reference, this applies to survey questions marked with double asterisks (**).

1. Gender: Male Female Unknown

2. Do you, your spouse, or other family member work for a San Mateo County agricultural business, such as a grower, rancher, packer, or processor? (check all that apply)?

- a. Agricultural worker in San Mateo County
- b. Spouse of San Mateo County agricultural worker
- c. Lives with other family member who is a San Mateo County agricultural worker

If there is a question about who qualifies, explain that agricultural workers include field or nursery workers, crew leaders, owners and managers, and other types of workers involved with these operations. Also, indoor and outdoor nurseries, hydroponics, aquaculture, and aquaponics count as agricultural operations.

3. ** How many agriculture jobs do you have in San Mateo County?

- a.1
- b.2
- c.3
- d. _____

4. ** How many months did you work in agriculture in San Mateo County in 2014?

of months: _____

5. ** Where do you work in San Mateo County? (Show map, fill in zone numbers as applicable)

6. ** In a typical year, do you also work outside of San Mateo County?

- NO
- YES

IF YES to #6: 6a. Where do you work outside San Mateo County? _____

6b. How many months do you typically work outside of San Mateo County in a year?

of months: _____

7. ** How many years have you worked in San Mateo County agriculture?

of Years: _____

8. ** What type of agricultural business do you work at?

(Read Options and select all that apply)

- a. farm or field grower
- b. indoor nursery or greenhouse
- c. outdoor nursery
- d. processor or packer
- e. rancher or livestock operation
- f. farm management company
- g. farm labor contractor
- h. other: _____

9. What type of products do you work with during the year?** *(Read options and select all that apply)*

- a. floral and nursery
- b. forest products
- c. livestock
- d. vegetables (Brussels leeks fava beans pumpkins peas snap beans artichokes)
- e. wine grapes
- f. berries (strawberries other berries)
- g. other fruit
- h. herbs
- i. mushrooms
- j. aquaponics (e.g., cultivating plants in water, sometimes in conjunction with aquaculture)
- k. aquaculture (e.g., farming of seafood, including fish, crustaceans, and mollusks)
- l. other: _____

10. What is your job position?** *(Read Options and select all that apply)*

- a. laborer
- b. foreman or supervisor
- c. equipment operator or driver
- d. farm manager
- e. owner of farm, ranch, nursery, or aquaponics/aquaculture operation
- f. other: _____

11. Where do you currently live? (show map, fill in zone numbers that apply)

_____ *(If not living in County, Skip to Question #15b)*

IF LIVING WITHIN COUNTY:

12.** Is this housing located on the property where you work?

- NO YES

13. How long have you lived in San Mateo County?

of Years: _____

14. How many months during a year do you live in this home?

of Months: _____

IF NOT LIVING IN THE SAME HOUSING ALL YEAR:

15. Do you have a different home that you live in the rest of the year?

- NO YES

15a. If yes, where is your other home located?

- i. other SM Co.
- ii. Elsewhere in N. CA
- iii. Elsewhere in CA
- iv. Out of State
- v. Other (name location) _____

15b. Do you consider yourself a migrant worker, with no permanent home?

- NO YES

16.** How long do you spend commuting between home and work (round trip) for a typical work day?

of minutes for all travel: _____

17.** What kinds of transportation do you use to get to work for a typical work day? (check all that apply)

- a. walk
- b. bicycle
- c. personal vehicle (owned by you or a friend or relative)
- d. public bus
- f. bus or van provided by employer
- g. other _____

18. ** Now I am going to ask you about who else lives with you while you work in San Mateo County.

18 a. Do you live with any family members in San Mateo County? NO YES *(If no, skip to 18b.)*
(If yes, interviewer to elaborate and record details below.)

FILL IN AS APPROPRIATE	Relation(s), if any (e.g., sister, uncle, cousin, etc.)	Age(s)	Does this person work outside the home?	Work location (refer to map, fill in zone letters)
Respondent <i>(only if respondent is not an ag worker)</i>			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Spouse			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Your own children under 18 #___				
Other related children <18 #___				
Other Related Adult 1			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 2			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 3			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 4			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 5			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 6			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 7			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 8			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 9			<input type="checkbox"/> Yes / <input type="checkbox"/> No	
Other Related Adult 10			<input type="checkbox"/> Yes / <input type="checkbox"/> No	

18 b. Do you live with anyone who is not a family member in San Mateo County? NO YES *(If no, skip to 18c.)*

(If yes,) How many unrelated people including unrelated children do you live with? #_____.

18 c. Total # of People, including respondent: _____ *(add totals from 18a & 18b, plus respondent if not included in 18a)*

19. What kind of housing STRUCTURE do you currently live in? (Check appropriate box, ask for clarification as needed)

- a. Dormitory, barracks, bunkhouse on a permanent foundation **(Skip to Question #22)**
- b. Dormitory, barracks, bunkhouse **NOT** on a permanent foundation **(Skip to Q. #22)**
- c. Conventional single-family house
- d. Mobile/manufactured home on permanent foundation
- e. Mobile/manufactured home/RV **NOT** on permanent foundation
- f. Apartment (If f., Does the respondent live in Moonridge or Main Street Park?)
 - Moonridge Main Street Park Neither
- g. Other (describe _____)

20. How many rooms does your home have? (Read options and fill in numbers next to each type of room)

- a. Bedrooms: _____ b. Bathrooms: _____
- c. Other living spaces (living room, family room, den, etc.; **NOT** including kitchens, closets, garages, etc.): _____

21. Are laundry facilities available onsite where you live? NO YES

(Skip to Question 23)

22. IF LIVING IN DORMITORY, BARRACKS, BUNKHOUSE:

22a. About how many people sleep in the room where you sleep? _____

22b. Is there a kitchen in the same structure where you sleep? NO YES

22c. About how many people share the kitchen where you prepare food? _____

22d. Is there a toilet and a shower in the same structure where you sleep? NO YES

22e. About how many people share the toilet and the shower you use? _____

22f. Are laundry facilities available onsite where you live? NO YES

23. Do you have a spouse and/or child(ren) under the age of 18 who do not live with you while you work in San Mateo County? (Check all that apply)

- a. Spouse
- b. Child(ren) under 18

24. If YES TO #23, Why do they live away from you? (Do not list options; check all that apply)

- a. No suitable housing for family at or near work site
- b. Spouse is employed elsewhere
- c. Permanent family residence is elsewhere (Where? _____)
- d. No affordable housing for family at or near work site
- e. Available housing is too far from schools/health care/shopping/services
- f. Family members cannot come here due to immigration issues
- g. I came here for economic reasons but the rest of the family prefers to stay in the family home elsewhere
- h. Other _____

25. Are you satisfied with your current housing while you are working in San Mateo County?

- NO YES

26. Where would your ideal housing be located in San Mateo County? (Show Map, fill in zone #s as applicable)

_____ OR Outside of County

27. What kind of housing structure would you prefer to live in while working in San Mateo County?

- a. Dormitory, barracks, bunkhouse, or other group housing
- b. Conventional single-family house
- c. Mobile/manufactured home on permanent foundation
- d. Mobile/manufactured home/RV not on permanent foundation
- e. Apartment
- f. Other (*describe*_____)

28. Would you prefer temporary or permanent housing?

- a. Temporary housing b. Permanent housing

29. Would you like housing for just you, or for you and family members?

- a. Respondent only b. Family housing

30. What would be the most ideal type of housing location?

- a. Housing on or near work site
- b. Housing near other family members' work site
- c. Housing in a town/city
- d. Other _____

31. How do you pay for your housing?

- a. employer provides housing without charge
- b. employer provides housing for a fee (e.g., rent)
- c. pays rent to another landlord (other than employer)
- d. own a mobile home/trailer/RV and rent land where it is placed
- e. own a housing unit

31a. IF THEY PAY RENT:

i. How much do you pay (*fill in amount and circle how often they pay*)

\$ _____ per two weeks / two times per month (quincenal) / per week / per month / per night / day worked

ii. Are utilities (e.g., water, electric, propane/gas, etc.) included?

- NO YES

iii. Are any meals included?

- NO YES

iv. Were you offered a lease agreement for the place you live in?

- NO YES

v. *If yes to iv.*, Do you have a signed lease agreement?

- NO YES

31b. IF OWNER/TRAILER OWNER:

How much is your monthly house/trailer payment, plus taxes and insurance?

\$ _____ OR do not have a mortgage _____

32. How would you rate the physical condition of your current housing? (*Read options, check best answer*)

- a. Excellent
- b. Good
- c. Needs some minor maintenance or repair
- d. Needs major maintenance or repair

33. What kinds of changes could be made to your current living quarters? (Check all that apply. If the initial answer is “none”, then confirm by asking about each of the broad categories.)

Pests/Mold/Smells

- a. Pest control
- b. Fix mold or mildew problems
- c. Eradicate unpleasant smells

Heating/Insulation/Weather Proofing

- d. Fix or improve heating
- e. Repair holes in exterior walls
- f. Repair roof leaks
- g. Fix/replace broken or missing windows
- h. Improve insulation/weather stripping
- i. Fix/replace broken or missing exterior doors

Kitchen/Bath Problems

- j. Fix broken or lack of working toilet
- k. Fix broken or lack of working shower/bath
- l. Fix broken or lack of working refrigerator
- m. Fix broken or lack of working stove

Water/Utility Problems

- n. Fix broken or lack of indoor running water
- o. Fix broken or lack of drinkable water
- p. Fix broken or lack of electricity
- q. Limit number of extension cords needed
- r. Fix broken sewer/septic system
- s. Provide regular garbage service

Other

- t. Fix/replace/provide smoke or carbon monoxide detectors
- u. Painting
- v. Repair flooring
- w. Fix or install window or door screens
- x. Fix/replace broken or missing stairs
- y. Fix/replace broken or missing door locks or handles
- z. Provide clean and adequate mattresses

- aa. Other problems (*please list*)

34. Is there anything else you want to add about your housing needs that we did not cover in the survey?

35. What year were you born?**

Year of Birth: _____

36. Please tell me about the income that you and other adults you live with earned in 2014 (Only need to fill out for respondent if she/he lives in dormitory or barracks type housing):

	Annual <u>income</u> from ag work in 2014, before taxes	Additional annual <u>income</u> from non-ag work in 2014	Did this person average more than 20 hours of AG work per week?	Did this person earn at least half of their individual annual income from agricultural work in 2014?
Respondent			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 1			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 2			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 3			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 4			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 5			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 6			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 7			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 8			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 9			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES
Other Adult 10			<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES

37. If not living in barracks/group quarters type housing, About how much was the total income for your whole household in 2014, including agricultural and non-agricultural work? (Cross-check with sum of two columns above and adjust if possible.)

\$ _____

38. What is your immigration status?**

- a. documented b. undocumented c. declined to state

CLOSING

- Thank you for your time and participation
- Provide water bottle – Appreciation
- If not living in barracks: we only want to survey one person per household, please tell other people in your household that you participated in the survey today
- We will be interviewing until next spring
- Questions? Suggestions? Comments

APPENDIX F: AGRICULTURAL WORKFORCE SURVEY INSTRUMENT: SPANISH

SPANISH – Agricultural Workforce Survey

Interviewer Name: _____ Place of Interview: _____

Date: _____ Time: _____ Interview Conducted in: English
 Spanish

IF RESPONDENT IS NOT A FARMWORKER, BUT LIVES WITH A FARMWORKER

- Questions that are related to farm work should be answered with reference to the farmworker with whom the respondent lives. For reference, this applies to survey questions marked with double asterisks (**).

1. Gender: Male Female Unknown

2 ¿Trabaja usted, su esposo/a, u otro miembro de su familia con un negocio de agricultura en el Condado de San Mateo? Puede ser una granja, un rancho, empacador o procesor. (check all that apply)

- a. Trabajador(a) de agricultura en el Condado de San Mateo
 b. Pareja de un trabajador de agricultura en el Condado de San Mateo
 c. Miembro de familia que vive con un trabajador de agricultura en el Condado de San Mateo

If there is a question about who qualifies, explain that agricultural workers include field or nursery workers, crew leaders, owners and managers, and other types of workers involved with these operations. Viveras adentro o afuera, hidropónica, la acuicultura y la acuaponia cuenten como operaciones agrícolas.

3. **¿Cuántos trabajos de agricultura en el Condado de San Mateo tiene usted?

- a.1 b.2 c.3 d. _____

4. **¿En 2014, cuántos meses trabajó en agricultura en el Condado de San Mateo?

de meses: _____

5. **¿Dónde trabaja en el Condado de San Mateo? (Show map, fill in zone letters as applicable)

6. **¿En un año típico, usted también trabaja fuera del Condado de San Mateo?

- a. NO b. Sí

IF YES to #6: 6a. ¿Dónde trabaja afuera del Condado de San Mateo? _____

6b. ¿Típicamente, cuántos meses del año trabaja afuera del Condado de San Mateo?

de meses: _____

7. **¿Cuántos años ha trabajado en agricultura en el Condado de San Mateo?

de años: _____

8. ****¿En cuál(es) tipo(s) de negocio(s) de agricultura trabaja usted? (Read Options and select all that apply)**

- a. granja o fil - FARM
- b. dentro de vivero o invernadero - GREENHOUSE
- c. vivero de afuera - NURSERY
- d. procesador/ empaque – PROCESSOR/PACKING
- e. animales - LIVESTOCK
- f. compañía de administración de granja – FARM MANAGEMENT COMPANY
- g. contratista – LABOR CONTRACTOR
- h. otro: _____

9. ****¿Con cuales tipos de productos trabaja usted? (Read options and select all that apply)**

- a. flores - FLOWERS
- b. productos forestales – FOREST PRODUCTS
- c. animales - LIVESTOCK
- d. verduras (esprado cebolla ava calabaza chícharo frijol alcachofa)
- e. uvas de vino – WINE GRAPES
- f. las bayas – BERRIES (fresas otros tipos de bayas)
- g. otros tipos de fruta
- h. yerbas
- i. hongos
- j. hidroponía o acuaponia (ex. las plantas en el agua cultivando, a veces junto con la acuicultura)
- k. la acuicultura (cultivo de mariscos, pescado, crustáceos y moluscos) – SEAFOOD
- l. otro: _____

10. ****¿Cuál es su puesto en el trabajo? (read options and select all that apply)**

- a. obrero (trabaja en el fil, pisar, esprayar, empaque, - LABORER
- b. supervisor o mayordomo
- c. operador de equipo o tractor – EQUIPMENT OPERATOR
- d. gerente o manager de granja – FARM MANAGER
- e. dueño de la granja, rancho, vivero o acuaponia / operación de acuicultura – AQUAPONICS/AQUACULTURE
- f. otro: _____

11. **¿ Dónde está viviendo actualmente? (show map, fill in zone letters that apply)**

_____ (If not living in County, Skip to Question #15b)

IF LIVING WITHIN COUNTY:

12. **¿Esta su vivienda en la propiedad donde usted trabaja?

- a. NO b. Sí

13. ¿Cuánto tiempo ha vivido en el Condado de San Mateo?

Años: _____

14. ¿Durante un año, cuántos meses a vivido en esta vivienda?

meses: _____

IF NOT LIVING IN THE SAME HOUSING ALL YEAR:

15. ¿Tiene usted una casa diferente en que vive el resto del año?

- NO Sí

15a. ¿Si sí, donde se encuentra su otra casa?

- i. otro SM Co.
 ii. En el norte de CA
 iii. Otro lugar en CA
 iv. Fuera del estado
 v. otro (*nombre de lugar*) _____

15b. ¿Se considera usted un trabajador migrante, sin hogar permanente?

- NO Sí

16. **¿Cuánto tiempo dura ir de su casa al trabajo, ida y vuelta (en un día típico)?

de minutos: _____

17. **¿Qué tipo de transporte utiliza para ir a trabajar? (*check all that apply*)

- a. caminando
 b. bicicleta
 c. carro personal (de usted, un amigo o vecino)
 d. autobus público
 f. bus o camioneta del trabajo
 g. otro _____

18. **Le voy a preguntar acerca de las otras personas que viven con usted cuando está en el Condado de San Mateo.

18 a. ¿Vive con familiares en el condado de San Mateo? NO YES *(If no, skip to 18b.)*
(If yes, interviewer to elaborate and record details below.)

LLENAR	Relación (padre, hermano, etc)	Edad	¿Trabaja afuera de la casa?	¿Dónde trabaja? (refer to map)
-Participante (solo si el participante NO es trabajador de agricultura)			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Esposo/esposa			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Propios niños familiares <18 #___				
Otros niños familiares <18 #___				
Otro Adulto Familiar #1			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #2			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #3			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #4			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #5			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #6			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #7			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #8			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #9			<input type="checkbox"/> Si / <input type="checkbox"/> No	
Otro Adulto Familiar #10			<input type="checkbox"/> Si / <input type="checkbox"/> No	

18 b. ¿Vive con alguien que NO es un familiar en el Condado de San Mateo? NO SÍ *(If no, skip to 18c.)*

(Si SÍ,) ¿Con cuántas personas vive que no son familiares (incluyendo niños no familiares)? #_____.

18 c. Total # de personas, incluyendo participante: _____

(add totals from 18a & 18b, plus respondent if not included in 18a)

19. ¿En qué tipo de VIVIENDA/ESTRUCTURA vive usted? (Check appropriate box, ask for clarification as needed)

- a. Dormitorio, cuarteles, o barraca con fundación permanente ---- **IF SO SKIP TO Q. #22**
- b. Dormitorio, cuarteles, o barraca **SIN** fundación permanente ---- **IF SO SKIP TO Q. #22**
- c. Casa familiar convencional – SINGLE FAMILY HOUSE
- d. Casa móvil /fabricado en base permanente – TRAILER, PERMANENT FOUNDATION
- e. Casa móvil / casa prefabricada / RV no en base permanente – MOVEABLE TRAILER, RV
- f. Apartamento
SI VIVE EN UN APARTAMENTO: Vive el participante en MoonRidge o MainStreet Park?
 - i. NO
 - ii. Sí
- g. Otro (*describe* _____)

20. ¿Cuántas habitaciones tiene su vivienda? (Read options and fill in numbers next to each type of room)

- a. Cuartos: _____ b. Baños: _____
- c. Otros espacios (sala, cuarto de familia, etc.; **no** incluyendo cocina, closets o garage): _____

21. ¿Hay instalaciones para lavar ropa que usted puede usar donde vive? NO Sí

(Skip to question 23)

22. SOLO SI VIVEN EN DORMITORIO, O BARRACAS:

22a. ¿Más o menos cuántas personas viven en el edificio donde vive usted? _____

22b. ¿Más o menos cuántas personas duermen en el cuarto donde duerme usted? _____

22c. ¿Hay una cocina en el mismo edificio donde duerme usted? NO Sí

22d. ¿Más o menos cuántas personas utilizan la cocina donde usted prepara su comida? _____

22e. ¿Hay un baño y ducha en el mismo edificio donde duerme? NO Sí

22f. ¿Más o menos cuántas personas utilizan el baño y ducha que utiliza? _____

22g. ¿Hay instalaciones para lavar ropa que usted puede usar donde vive? NO Sí

23. ¿Tiene una pareja y / o hijo/a (s) menores de 18 años que no viven con usted? (Check all that apply)

- a. Pareja b. hijos menores de 18 años

24. If YES TO #23

¿Por qué vive su familia lejos de usted? (seleccione todos los que apliquen)

- a. No hay vivienda adecuada para la familia cerca del trabajo
 b. Esposo/a tiene trabajo en otro lado
 c. Casa permanente está en otro lado (¿Dónde? _____)
 d. No hay vivienda económica para la familia cerca del trabajo
 e. Las viviendas disponibles están muy lejos de escuelas/servicios medicos /ventas/otros servicios
 f. Otra razón _____

25. ¿Está satisfecho con su situación de vivienda actual?

- a. NO b. Sí

26. ¿Dónde estaría su vivienda ideal en el Condado de San Mateo? (Show Map, fill in zone letters as applicable)

_____ o Afuera del Condado

27. ¿Qué tipo de vivienda preferiría mientras trabaja en el Condado de San Mateo?:

- a. Dormitorio, cuarteles, barraca, u otra vivienda de grupo - BARRACKS
 b. Casa familiar convencional – SINGLE FAMILY HOUSE
 c. Casa móvil /fabricado en base permanente – TRAILER, PERMANENT FOUNDATION
 d. Casa móvil / casa prefabricada / RV no en base permanente – MOVEABLE TRAILER, RV
 e. Apartamento
 f. Otro (¿cuál? _____)

28. ¿Preferiría una vivienda temporal o permanente?

- a. Vivienda Temporal b. Vivienda Permanente

29. ¿Le gustaría una vivienda sólo para usted o también para su familia?

- a. Sólo para el participante b. Vivienda para la familia

30. ¿Cual situación de vivienda sería lo más ideal para usted?

- a. vivienda en o cerca del trabajo
 b. vivienda cerca del trabajo de otro familiar (esposo/a)
 c. vivienda en una ciudad
 d. Otro _____

31. ¿Cómo paga la renta para su vivienda?

- i. Empleador ofrece viviendas sin cobrar – WITHOUT CHARGE BY EMPLOYER
- ii. Paga renta al empleador – PAYS RENT TO EMPLOYER
- iii. Paga renta a otro propietario/patrón – PAYS RENT TO ANOTHER LANDLORD
- iv. Dueño de tráiler y alquila tierras donde se coloca – OWNS MOBILE HOME AND RENTS THE LAND
- v. Dueño de su vivienda – OWNS HOUSING UNIT

31a. SI PAGA LA RENTA:

i. ¿Cuánto paga de renta? (*fill in amount and circle how often they pay*)

\$ _____ por quincenal / por mes / por semana/ por día

ii. ¿Son incluidos los gastos de servicios de utilidades? (agua, luz, gas propano / gas, etc.)

- NO SÍ

iii. ¿Hay algunas comidas incluidas?

- NO SÍ

iv. ¿Fue ofrecido un contrato para rentar donde vive actualmente?

- NO SÍ

v. *If yes to iv.,* ¿Tiene un contrato de la renta firmado?

- NO SÍ

31b . IF OWNER/TRAILER OWNER:

¿Cuánto es su pago mensual/hipoteca, más los impuestos y el seguro?

\$ _____ O no tiene pago mensual/hipoteca _____

32. ¿Cómo calificaría la condición física de su vivienda actual? (*Read options, check best answer*)

- a. Excelente
- b. Bueno
- c. Necesita un poco de mantenimiento o algunas reparaciones
- d. Necesita muchos mantenimientos y reparaciones

33. ¿Cuáles tipos de cambios se podrían hacer en su vivienda actual? (Check all that apply. If the initial answer is “none”, then confirm by asking about each of the broad categories.)

Plagas / moho / olores

- a. Control de plaga / Pest control
- b. Arreglar problemas de mojo / mold
- c. Erradicar olores desagradables / smells

Calefacción/Aislante (insulation)/Impermeabilizar

- d. Corregir o mejorar el calefacción
- e. Repare los agujeros en las paredes exteriores
- f. Reparación de goteras en el techo
- g. Arreglar / reemplazar ventanas rotas o faltantes
- h. mejorar aislante/impermeabilizador
- i. Arreglar / reemplazar las puertas exteriores rotas o faltantes

Problemas de cocina/baño

- j. Arreglar baño roto/faltante
- k. Arreglar ducha roto/faltante
- l. Arreglar refrigerador roto/faltante
- m. Arreglar estufa rota/faltante
- aa. Otros problemas (*por favor mencione*)

Problemas de utilidades/Agua

- n. Arreglar agua corriendo roto/faltante
- o. Arreglar agua potable roto/faltante
- p. Arreglar electricidad rota/faltante
- q. Limitar el número extensiones necesaria / limit extension cords
- r. Arreglar el drenaje /sistema séptico
- s. Proporcionar servicio de basura regular / garbage service

Otros:

- t. Arreglar / reemplazar / proporcionar detectores de humo o monóxido de carbono
Smoke or carbon monoxide detectors
- u. Pintura / Painting
- v. Arreglar piso / Repair floors
- w. Arreglar o instalar pantallas de puertas o ventanas / window or doorscreens
- x. Reparar escalones / Fix Stairs
- y. Arreglar cerraduras o manijas / Doorlocks
- z. Proporcionar colchones limpios y adecuados/
Adequate mattresses

34. ¿Hay algo más que desee añadir acerca de sus necesidades de vivienda que no mencionamos en la encuesta?

35. **¿En cuál año nació usted?

Año de nacimiento: _____

36. ¿Me puede explicar en detalle los ingresos que usted y los otros adultos de su casa ganaron en el año 2014:

	Ingresos anuales de agricultura en 2014, antes de pagar los taxes	Ingresos anuales adicionales no de agricultura en 2014	Al promedio, ¿trabajó más que 20 horas cada semana en agricultura esta persona en el año 2014?	¿Ganó al menos la mitad de sus ingresos anuales trabajando en la agricultura esta persona en 2014?
Participante			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ
Otro Adulto 1			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ
Otro Adulto 2			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ
Otro Adulto 3			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ
Otro Adulto 4			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ
Otro Adulto 5			<input type="checkbox"/> NO <input type="checkbox"/> SÍ	<input type="checkbox"/> NO <input type="checkbox"/> SÍ

37. If not living in barracks/group quarters type housing, ¿Más o menos cuánto fue el total de ingresos para todo el hogar en 2014, incluyendo el trabajo de agricultura y no de agricultura? (Cross-check with sum of two columns above and adjust if possible.)

\$ _____

38. ¿Cuál es su status migratorio? (O, ¿Tiene usted papeles?)

- a. documentado b. indocumentado c. negó declarar

CONCLUYENTE

- Gracias por su participación y su tiempo
- Botella de agua – Agradecimiento
- If not living in barracks: Informe otros en su hogar que participó en esta encuesta
- Estaremos entrevistando en la comunidad hasta el otro año
- ¿Preguntas? ¿Sugerencias? ¿Comentarios?

APPENDIX G: AGRICULTURAL WORKFORCE SURVEY RESULTS

Question 1: Gender

Answers	Responses	Percent
Male	194	63.8%
Female	102	33.6%
Unknown/No Response	8	2.6%
Total, All Responses	304	100%

Question 2: Do you, your spouse, or other family member(s) work for a San Mateo County Agricultural business, such as a grower, rancher, packer, or processor?

Answers	Responses	Percent
I am an agricultural worker in San Mateo County	284	93.4%
I am a spouse of a San Mateo County agricultural worker	46	15.1%
I live with another family member who is a San Mateo County agricultural worker	11	3.6%
Total, All Responses	304	112%

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 3: How many agricultural jobs do you have in San Mateo County?

Jobs	Responses	Percent
One	295	97.0%
Two	9	3.0%
Three	0	0.0%
Total, All Responses	304	100.0%

Question 4: How many months did you work in agriculture in San Mateo County in 2014?

Number of Months	Responses	Percent
Less than one	6	2.1%
One	0	0.0%
Two	2	0.7%
Three	6	2.1%
Four	5	1.8%
Five	6	2.1%
Six	12	4.2%
Seven	12	4.2%
Eight	12	4.2%
Nine	7	2.5%
Ten	15	5.3%
Eleven	4	1.4%
Year-Round	197	69.4%
Total, All Responses	284	100%
Blanks	20	
Total, All Respondents	304	

Question 5: Where do you work in San Mateo County?

Work Location	Responses	Percent
North Of Half Moon Bay	30	9.9%
Half Moon Bay	82	27.0%
South Of Half Moon Bay	40	13.2%
San Gregorio	5	1.6%
La Honda	10	3.3%
Loma Mar	0	0.0%
Pescadero	146	48.0%
South San Mateo	0	0.0%
Other San Mateo County Location Not Listed	0	0.0%
Total, All Responses	304	103.0%

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 6: In a typical year, do you also work outside of San Mateo County?

<u>Answers</u>	<u>Responses</u>	<u>Percent</u>
Yes	14	4.8%
No	277	95.2%
Total, All Responses	291	100%
Blanks	13	
Total, All Respondents	304	

Question 6a: If Yes, Where do you work outside of San Mateo County?

<u>Other Work Location</u>	<u>Responses</u>	<u>Percent</u>
Santa Cruz	4	30.8%
San Francisco Farmers Market	1	7.7%
Castroville, ca	1	7.7%
Salinas	1	7.7%
Ukaia, Watsonville	1	7.7%
Napa, Madera, Fairfield	1	7.7%
Madera	1	7.7%
Los Angeles	2	15.4%
New Zealand & Washington State	1	7.7%
Total, All Responses	13	100%
Blanks	1	
Total, All Respondents	14	

Question 6b: How many months do you typically work outside of San Mateo County in a year?

<u>Months</u>	<u>Responses</u>	<u>Percent</u>
Less than one	0	0.0%
One	1	9.1%
Two	2	18.2%
Three	3	27.3%
Four	1	9.1%
Five	0	0.0%
Six	0	0.0%
Seven	2	18.2%
Eight	0	0.0%
Nine	1	9.1%
Ten	0	0.0%
Eleven	0	0.0%
Year-Round	1	9.1%
Total, All Responses	11	100%
Blanks	3	
Total, All Respondents	14	

Question 7: How many years have you worked in San Mateo County agriculture?

Number of Years	Responses	Percent
Less than 1 Year	18	5.9%
1 to 3 Years	51	16.8%
4 to 5 Years	14	4.6%
6 to 10 Years	58	19.1%
11 to 15 Years	43	14.1%
16 to 20 Years	39	12.8%
21 to 25 Years	26	8.6%
25 to 30 Years	29	9.5%
More than 30 Years	26	8.6%
Total, All Responses	304	100%

Question 8: What type of agricultural business do you work at?

<u>Type of Business</u>	<u>Responses</u>	<u>Percent</u>
Farm or field grower	196	65.1%
Indoor nursery or greenhouse	52	17.3%
Outdoor nursery	67	22.3%
Processor or packer	35	11.6%
Rancher or livestock operation	7	2.3%
Farm management company	0	0.0%
Farm labor contractor	0	0.0%
Other:	14	4.7%
Total, All Responses	301	123.3%
Blanks	3	
Total, All Respondents	304	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 9: What type of products do you work with during the year?

<u>Type of Product</u>	<u>Responses</u>	<u>Percent</u>
Floral and nursery	123	40.9%
Forest products	4	1.3%
Livestock	18	6.0%
Vegetables	161	53.5%
Wine grapes	10	3.3%
Berries	9	3.0%
Other fruit	16	5.3%
Herbs	25	8.3%
Mushrooms	4	1.3%
Aquaponics	0	0.0%
Aquaculture	0	0.0%
Other	27	9.0%
Total, All Responses	301	131.9%
Blanks	3	
Total, All Respondents	304	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 9a: Do you work with any of the following vegetable types?

<u>Vegetable Type</u>	<u>Responses</u>	<u>Percent</u>
Brussels	54	33.5%
Leeks	12	7.5%
Fava beans	41	25.5%
Pumpkins	13	8.1%
Peas	47	29.2%
Snap beans	16	9.9%
Artichokes	13	8.1%
Total, All Vegetable Type	161	122%

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 9b: Do you work with any of the following berry types?

<u>Berry Type</u>	<u>Responses</u>	<u>Percent</u>
Strawberries	3	50.0%
Other Berries	3	50.0%
Total, All Berry Types	6	100%

Question 10: What is your job position?

Job Position	Responses	Percent
Laborer	261	86.1%
Foreman or supervisor	15	5.0%
Equipment operator or driver	30	9.9%
Farm manager	7	2.3%
Owner of farm, ranch, nursery, or aquaponics/aquacultu	1	0.3%
Other:	9	3.0%
Total, All Responses	303	106.6%
Blanks	1	
Total, All Respondents	304	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Pre-Question 11: Do you live in San Mateo County?

Response	Responses	Percent
Yes	290	95.4%
No	14	4.6%
Total, All Responses	304	100%

Question 11: If yes, where do you currently live in San Mateo County?

Current Living Location	Responses	Percent
North of Half Moon Bay	20	6.9%
Half Moon Bay	55	19.0%
South of Half Moon Bay	80	27.6%
San Gregorio	0	0.0%
La Honda	9	3.1%
Loma Mar	1	0.3%
Pescadero	121	41.7%
South San Mateo	0	0.0%
Other San Mateo County location not listed	4	1.4%
Total, All Living in County	290	100%

Question 12: Is this housing located on the property where you work?

Response	Responses	Percent
Yes	121	42.2%
No	166	57.8%
Total, All Responses	287	100%
Blanks	17	
Total, All Respondents	304	

Question 13: How long have you lived in San Mateo County?

Number of Years	Responses	Percent
Less than 1 Year	14	4.9%
1 to 3 Years	30	10.4%
4 to 5 Years	15	5.2%
6 to 10 Years	44	15.3%
11 to 15 Years	45	15.6%
16 to 20 Years	47	16.3%
21 to 25 Years	33	11.5%
25 to 30 Years	29	10.1%
More than 30 Years	31	10.8%
Total, All Responses	288	100%
Blanks	2	
Total, All Living in County	290	

Question 14: How many months during a year do you live in this home?

Months	Responses	Percent
Less than one	0	0.0%
One	2	0.7%
Two	0	0.0%
Three	2	0.7%
Four	2	0.7%
Five	0	0.0%
Six	5	1.8%
Seven	8	2.8%
Eight	5	1.8%
Nine	4	1.4%
Ten	4	1.4%
Eleven	1	0.4%
Year-Round	251	88.4%
Total, All Responses	284	100.0%
Blanks	6	
Total, All Living in County	290	

Question 15: Do you have a different home that you live in for part of the year?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	21	7.7%
No	251	92.3%
Total, All Responses	272	100%
Blanks	18	
Total, All Living in County	290	

Question 15a: If you live in a different home for part of the year, where is it located?

<u>Location</u>	<u>Responses</u>	<u>Percent</u>
Elsewhere in Northern California	2	9.5%
Elsewhere in California	1	4.8%
Other:	18	85.7%
<i>Mexico</i>	15	71.4%
<i>Mexico, Los Angeles</i>	1	4.8%
<i>Salinas</i>	1	4.8%
<i>Washington State / New Zealand</i>	1	4.8%
Total, All Other Locations	21	100%

Question 15b: Do you consider yourself a migrant worker, with no permanent home?

Response	Responses	Percent
Yes	10	35.7%
No	18	64.3%
Total, All Responses	28	100%

Question 16: How long do you spend commuting between home and work (round trip) in a typical work day?

Commute Time	Responses	Percent
Less than 5 minutes	30	11.3%
5 to 10 minutes	78	29.4%
11 to 20 minutes	63	23.8%
21 to 30 minutes	49	18.5%
31 to 45 minutes	17	6.4%
46 to 60 minutes	19	7.2%
More than 60 minutes	9	3.4%
Total, All Responses	265	100%
Blanks	39	
Total, All Respondents	304	

Question 17: What kinds of transportation do you use to get to work in a typical work day?

Travel Mode	Responses	Percent
Walk	59	22.8%
Bicycle	22	8.5%
Personal Vehicle	181	69.9%
Public bus	3	1.2%
Bus or van provided by employer	8	3.1%
Other	0	0.0%
Total, All Responses	259	105%
Blanks	45	
Total, All Respondents	304	

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 18a: Do you live with any family members in San Mateo County?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	201	66.1%
No	103	33.9%
Total, All Responses	304	100%

If yes, how many family members do you live with? (Data summarized from table in Question 18a)

<u>Number of Family Members</u>	<u>Responses</u>	<u>Percent</u>
1	30	14.9%
2	29	14.4%
3	56	27.9%
4	41	20.4%
5	25	12.4%
6	9	4.5%
7	6	3.0%
8	3	1.5%
9	1	0.5%
10	1	0.5%
Total, All Respondents	201	100%

No Family Members 103

Total, All Respondents 304

If yes, what type of family members do you live with? (Data summarized from table in Question 18a)

<u>Household Type</u>	<u>Responses</u>	<u>Percent</u>
Living without Relatives	103	33.9%
Spouse Only	8	2.6%
Children Only	21	6.9%
Spouse & Children Only	106	34.9%
Spouse & Other Family	3	1.0%
Children & Other Family	8	2.6%
Spouse, Children, & Other Family	30	9.9%
Other Family Only	25	8.2%
Total, All Household Types	304	100%

Question 18b: Do you live with anyone who is not a family member in San Mateo County?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	129	42.7%
No	173	57.3%
Total, All Responses	302	100%
Blanks	2	
Total, All Respondents	304	

If yes, How many unrelated people (including unrelated children) do you live with?

<u>Number of Unrelated</u>	<u>Responses</u>	<u>Percent</u>
1	11	8.7%
2	20	15.9%
3	16	12.7%
4	15	11.9%
5	8	6.3%
6	5	4.0%
7	5	4.0%
8	7	5.6%
9	4	3.2%
10	9	7.1%
11	9	7.1%
12	3	2.4%
13	2	1.6%
14	5	4.0%
15	3	2.4%
16	0	0.0%
17	1	0.8%
18	1	0.8%
19	2	1.6%
20 or More	0	0.0%
Total, All Respondents	126	100.0%

Question 18c: Total number of people that live in your household, including yourself:

<u>Household Size</u>	<u>Responses</u>	<u>Percent</u>
1	9	3.0%
2	15	5.0%
3	36	12.0%
4	63	21.0%
5	57	19.0%
6	38	12.7%
7	17	5.7%
8	12	4.0%
9	7	2.3%
10	9	3.0%
11	8	2.7%
12	9	3.0%
13	3	1.0%
14	4	1.3%
15	6	2.0%
16	3	1.0%
17	0	0.0%
18	2	0.7%
19	0	0.0%
20 or More	2	0.7%
Total, All Respondents	300	100%
Blanks	4	
Total, All Respondents	304	

Question 19: What kind of housing STRUCTURE do you currently live in?

Structure Type	Responses	Percent
Dormitory, Barracks, Bunkhouse on a permanent foundation	33	10.9%
Dormitory, Barracks, Bunkhouse not on a permanent foundation	6	2.0%
Conventional single-family house	79	26.0%
Mobile/manufactured home on permanent foundation	45	14.8%
Mobile/manufactured home/RV NOT on permanent foundation	28	9.2%
Apartment	103	33.9%
Decline to State	3	1.0%
Other:	7	2.3%
Total, All Respondents	304	100%

Question 19a: Apartment Respondents Only: Do you live in one of the following housing complexes?

Complex	Responses	Percent
Moonridge	83	89.2%
Main Street Park	4	4.3%
Other	6	6.5%
Total, All Responses	93	100%
Blanks	10	
Total, All Living in Apartment	103	

Question 20: How many rooms does your home have?

The following responses account for all Non-Dormitory/Barracks/Bunkhouse Respondents, as reported in Question 19, thus accounting for respondents living in Mobile/manufactures homes, Apartments, Conventional single-family homes, and other type housing. For additional detail regarding Dormitory, Barracks, and Bunkhouse respondents, please see Question 22.

Number of Rooms	Bedrooms		Bathrooms	
	Responses	Percent	Responses	Percent
0	3	1.2%	12	4.7%
1	30	11.6%	133	51.6%
2	83	32.0%	108	41.9%
3	96	37.1%	2	0.8%
4	30	11.6%	3	1.2%
5	7	2.7%	0	0.0%
6	4	1.5%	0	0.0%
7	5	1.9%	0	0.0%
8	0	0.0%	0	0.0%
9	0	0.0%	0	0.0%
10	1	0.4%	0	0.0%
11	0	0.0%	0	0.0%
12	0	0.0%	0	0.0%
Total, All Respondents	259	100%	258	100%

Number of Rooms	Other Rooms (Non-Kitchen)		Total (Plus Kitchen)	
	Responses	Percent	Response	Percent
0	23	9.3%	0	0.0%
1	224	90.7%	5	1.9%
2	0	0.0%	15	5.7%
3	0	0.0%	27	10.3%
4	0	0.0%	73	28.0%
5	0	0.0%	101	38.7%
6	0	0.0%	24	9.2%
7	0	0.0%	7	2.7%
8	0	0.0%	4	1.5%
9	0	0.0%	4	1.5%
10	0	0.0%	0	0.0%
11	0	0.0%	0	0.0%
12	0	0.0%	1	0.4%
Total, All Respondents	247	100.0%	261	100%

Question 21: Are laundry facilities available onsite where you live?

The following responses account for all Non-Dormitory/Barracks/Bunkhouse Respondents, as reported in Question 19, thus accounting for respondents living in Mobile/manufactures homes, Apartments, Conventional single-family homes, and other type housing. For additional detail regarding Dormitory, Barracks, and Bunkhouse respondents, please see Question 22.

Response	Responses	Percent
Yes	178	67.7%
No	85	32.3%
Total, All Responses	263	100%

Calculation: Persons Per Room

The following responses account for all Non-Dormitory/Barracks/Bunkhouse Respondents, as reported in Question 19, thus accounting for respondents living in Mobile/manufactures homes, Apartments, Conventional single-family homes, and other type housing. For additional detail regarding Dormitory, Barracks, and Bunkhouse respondents, please see Question 22.

Persons per Room	Responses	Percent
Less than 0.5 Persons per Room	3	1.2%
0.5 to 1.0 Persons per Room	148	56.9%
1.01 to 1.50 Persons Per Room	68	26.2%
1.51 to 2.0 Persons per Room	24	9.2%
2.01 or More Persons per Room	17	6.5%
Total, All Responses	260	100%

Question 22: Dormitory, Barracks, and Bunkhouse Respondents Only

The following responses account for all Dormitory, Barracks, and Bunkhouse Respondents, as reported in Question 19.

Question 22a: About how many people sleep in the room where you sleep?

<u>Number of People</u>	<u>Responses</u>	<u>Percent</u>
No One	2	5.6%
1 to 5 people	27	75.0%
6 to 10 people	6	16.7%
11 to 15 people	1	2.8%
More than 15 people	0	0.0%
Total, All Responses	36	100%

Question 22b: Is there a kitchen in the same structure where you sleep?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	35	97.2%
No	1	2.8%
Total, All Responses	36	100%

Question 22c: About how many people share the kitchen where you prepare food?

<u>Number of People</u>	<u>Responses</u>	<u>Percent</u>
No One	0	0.0%
1 to 5 people	4	11.1%
6 to 10 people	9	25.0%
11 to 15 people	19	52.8%
More than 15 people	4	11.1%
Total, All Responses	36	100%

Question 22d: Is there a toilet and a shower in the same structure where you sleep?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	34	94.4%
No	3	8.3%
Total, All Responses	37	103%

Question 22e: About how many people share the toilet and shower you use?

<u>Number of People</u>	<u>Responses</u>	<u>Percent</u>
No One	0	0.0%
1 to 5 people	4	11.1%
6 to 10 people	9	25.0%
11 to 15 people	19	52.8%
More than 15 people	4	11.1%
Total, All Responses	36	100%

Question 22f: Are laundry facilities available onsite where you live?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	7	19.4%
No	29	80.6%
Total, All Responses	36	100%

Question 23: Do you have a spouse and/or child(ren) under the age of 18 who DO NOT live with you while you work in San Mateo County?

Response	Responses	Percent
Spouse Only	12	23.5%
Child(ren) under 18 Only	11	21.6%
Spouse and Child(ren)	28	54.9%
Total, All Responses	51	100.0%

Question 24: If you answered "Spouse" and/or "Child(ren) under 18" to the question above, why do they live away from you?

Response	Responses	Percent
No suitable housing for family at or near work site	2	3.9%
Spouse is employed elsewhere	0	0.0%
Permanent family residence is elsewhere	3	5.9%
No affordable housing for family at or near work site	3	5.9%
Available housing is too far from schools/health care/shopping/services	0	0.0%
Family members cannot come here due to immigration issues	23	45.1%
I came here for economic reasons but the rest of the family prefers to stay	11	21.6%
Other:	14	27.5%
Total, All Responses	51	110%

Note: Total sums to greater than 100% because respondents could select multiple responses.

Question 25: Are you satisfied with your current housing while you are working in San Mateo County?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	228	75.7%
No	73	24.3%
Total, All Responses	301	100%
Blanks	3	
Total, All Respondents	304	

Pre-Question 26: Would your ideal housing be located in San Mateo County?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	292	96.7%
No	10	3.3%
Total, All Responses	302	100%
Blanks	2	
Total, All Respondents	304	

Question 26: Where in San Mateo County would your ideal housing be located?

<u>Housing Location</u>	<u>Responses</u>	<u>Percent</u>
North of Half Moon Bay	22	7.4%
Half Moon Bay	68	22.8%
South of Half Moon Bay	70	23.5%
San Gregorio	1	0.3%
La Honda	9	3.0%
Loma Mar	0	0.0%
Pescadero	117	39.3%
South San Mateo	0	0.0%
Other San Mateo County location not listed	11	3.7%
Total, All Locations	298	100%

Question 27: What kind of housing structure would you prefer to live in while working in San Mateo County?

Structure Type	Responses	Percent
Dormitory, Barracks, Bunkhouse on a permanent foundation	15	5.0%
Conventional single-family house	165	55.4%
Mobile/manufactured home on permanent foundation	22	7.4%
Mobile/manufactured home/RV NOT on permanent foundation	13	4.4%
Apartment	80	26.8%
Other:	3	1.0%
Total, All Respondents	298	100%
Blanks	6	
Total, All Respondents	304	

Question 28: Would you prefer temporary or permanent housing?

Housing Type	Responses	Percent
Temporary Housing	31	10.3%
Permanent Housing	269	89.7%
Total, All Respondents	300	100%

Question 29: Would you like housing for just you, or for you and family members?

Housing Type	Responses	Percent
Myself Only	68	22.7%
With Family	232	77.3%
Total, All Respondents	300	100%

Question 30: What would be the most ideal type of housing location?

Housing Location	Responses	Percent
Housing on or near work site	251	82.8%
Housing near other family members' work site	16	5.3%
Housing in a town/city	26	8.6%
Other:	10	3.3%
Total, All Respondents	303	100%

Question 31: How do you pay for your housing?

Responses	Responses	Percent
Employer provides housing without charge	14	4.6%
Employer provides housing for a fee (e.g., rent)	114	37.5%
Pay rent to a landlord other than employer	159	52.3%
Own a mobile home/trailer/RV and rent land where it is p	5	1.6%
Own a housing unit	10	3.3%
Decline to State	2	0.7%
Total, All Responses	304	100%

Question 31a: Renter Information

Question 31a-i: If you pay rent, how often do you pay?

<u>Payment Period</u>	<u>Responses</u>	<u>Percent</u>
Every night	5	1.9%
Every two weeks	1	0.4%
Two times per month	35	13.3%
Once a Month	222	84.4%
Total, All Responses	263	100%

Question 31a-i: Monthly Rental Rates (normalized rental rates to monthly rate):

<u>Rental Rate</u>	<u>Responses</u>	<u>Percent</u>
Less than \$100	34	13.2%
\$100 to \$249	55	21.4%
\$250 to \$499	23	8.9%
\$500 to \$749	31	12.1%
\$750 to \$999	37	14.4%
\$1,000 to \$1,499	68	26.5%
\$1,500 to \$1,999	6	2.3%
\$2,000 to \$2,499	2	0.8%
\$2,500 or More	1	0.4%
Total, All Respondents	257	100%
Median Rental Rate	\$600	
Average Rental Rate	\$639	

Question 31a-ii: Are utilities (e.g., water, electric, propane/gas, etc.) included in your rent payment?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	167	63.3%
No	97	36.7%
Total, All Responses	264	100%

Question 31a-iii: Are any meals included in your rent payment?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	2	0.8%
No	262	99.2%
Total, All Responses	264	100%

Question 31a-iv: Were you offered a lease agreement for the place you live in?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	122	46.9%
No	138	53.1%
Total, All Responses	260	100%

Question 31a-v: If yes to the previous question, do you have a signed lease agreement?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	111	96.5%
No	4	3.5%
Total, All Responses	115	100%

Question 31b: Owner Information

Do you have a mortgage?

<u>Response</u>	<u>Responses</u>	<u>Percent</u>
Yes	9	90.0%
No	1	10.0%
Total, All Responses	10	100%

How much is your monthly mortgage payment, plus taxes and insurance?

<u>Mortgage Payment</u>	<u>Responses</u>	<u>Percent</u>
Less than \$500	0	0.0%
\$500 to \$749	1	11.1%
\$750 to \$999	0	0.0%
\$1,000 to \$1,499	1	11.1%
\$1,500 to \$1,999	3	33.3%
\$2,000 to \$2,499	3	33.3%
\$2,500 or More	1	11.1%
Total, All Respondents	9	100%

Median Mortgage **\$1,700**
Average Mortgage **\$1,783**

Question 32: How would you rate the physical condition of your current housing?

Response	Responses	Percent
Excellent	49	16.3%
Good	139	46.3%
Needs some minor maintenance or repair	85	28.3%
Needs some major maintenance or repair	27	9.0%
Total, All Responses	300	100%

Question 33: Total Number of Housing Condition Problems Reported

<u>Number of Problems</u>	<u>Responses</u>	<u>Percent</u>
No Problems Reported	180	59.2%
1 to 2	63	20.7%
3 to 4	43	14.1%
5 to 6	10	3.3%
7 to 8	5	1.6%
9 to 10	1	0.3%
11 to 15	1	0.3%
16 or more	1	0.3%
Total, All Responses	304	100%

Specific Housing Problems**Pests/Mold/Smells?**

<u>Housing Problem</u>	<u>Responses</u>
Pest control	4
Fix mold or mildew problems	3
Eradicate unpleasant smells	0

Heating/Insulation/Weather Proofing?

<u>Housing Problem</u>	<u>Responses</u>
Fix or improve heating	19
Repair holes in exterior walls	4
Repair roof leaks	9
Fix/replace broken or missing windows	18
Improve insulation/weather stripping	5
Fix/replace broken or missing exterior doors	6

Kitchen/Bath Problems?

<u>Housing Problem</u>	<u>Responses</u>
Fix broken or lack of working toilet	41
Fix broken or lack of drinkable water	26
Fix broken or lack of working refrigerator	20
Fix broken or lack of working stove	31

Water/Utility Problems?

<u>Housing Problem</u>	<u>Responses</u>
Fix broken or lack of indoor running water	16
Fix broken or lack of drinkable water	12
Fix broken or lack of electricity	9
Limit number of extension cords needed	1
Fix broken sewer/septic system	4
Provide regular garbage service	2

Other?

<u>Housing Problem</u>	<u>Responses</u>
Fix/replace/provide smoke or carbon monoxide detectors	4
Painting	60
Repair flooring	48
Fix or install window or door screens	13
Fix/replace broken or missing stairs	8
Fix/replace broken or missing door locks or handles	1
Provide clean and adequate mattresses	3

Question 35: What year were you born?

Year	Responses	Percent
Before 1940	3	1.0%
1940 to 1949	6	2.0%
1950 to 1959	44	14.8%
1960 to 1969	67	22.6%
1970 to 1979	82	27.6%
1980 to 1989	58	19.5%
1990 or later	37	12.5%
Total, All responses	297	100%

Median Age	43.0
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Question 36: Number of Workers in Household who averaged more than 20 hours of agriculture work per week and earned at least half of their individual income in agricultural work.

Number of Ag Workers	Responses	Percent
None	10	3.8%
One	251	95.1%
Two	3	1.1%
More than Two	0	0.0%
Total, All Responses	264	100%
Blanks	40	
Total, All Respondents	304	

Question 37: If not living in barracks/group quarters type housing, about how much was the total income for your whole household in 2014, including agricultural and non-agricultural work?

<u>Household Income</u>	<u>Responses</u>	<u>Percent</u>
Less than \$10,000	4	2.0%
\$10,000 to \$19,999	42	21.0%
\$20,000 to \$29,999	67	33.5%
\$30,000 to \$39,999	27	13.5%
\$40,000 to \$49,999	27	13.5%
\$50,000 to \$59,999	19	9.5%
\$60,000 to \$69,999	5	2.5%
\$70,000 to \$79,999	1	0.5%
\$80,000 to \$89,999	3	1.5%
\$90,000 to \$99,999	1	0.5%
\$100,000 to \$124,999	2	1.0%
\$125,000 to \$149,999	2	1.0%
\$150,000 or More	0	0.0%
Total, All Responses	200	100%

Median Household Income \$26,000

Calculation: Housing Cost Burden

Housing Cost (% of Income)	Responses	Percent
Less than 15%	73	42.2%
15% to 30%	49	28.3%
31% to 50%	40	23.1%
51% or more	11	6.4%
Total, All Responses	173	100%

Question 38: What is your immigration status?

Immigration Status	Responses	Percent
Documented	144	47.7%
Undocumented	155	51.3%
Declined to State	3	1.0%
Total, All Responses	302	100%
Blanks	2	
Total, All Respondents	304	

APPENDIX H: FOCUS GROUP SUMMARIES

Session 1: North Area Agricultural Workers

1. Our survey results indicate that most of the people who work for agricultural operations work only one job, and they work and live most of the year within San Mateo County. Based on your experiences and what you know about the others who work in this part of the County, is this correct?

Job situations vary, but most people who work in the area live in the area live here more or less year round. There are contract workers at Rocket who may only work in the area for a couple days at a time, varying during the year. There are others who commute in from homes outside the area – places ranging from East Palo Alto to Watsonville. Most of the people who live in Moonridge do not work outside the County, even if they work for a farm labor contractor.

2. Our survey results indicate that a large portion of the people who work in San Mateo County agriculture have spouses or children who do not live with them in San Mateo County. Based on your own experience and what you know about the other agricultural workers in this area, is this correct?

Majority of the ag workers they know are living with their families (all participants are Moonridge residents).

- a. If this is correct, please tell us about the reasons that many farmworkers' spouses or children do not live with them in San Mateo County?

NA

3. The majority of the workers who responded to the survey indicated that they would like housing for themselves and their families to live together. What would be necessary to make it possible for agricultural worker families to live together in San Mateo County?

The affordability of Moonridge rents is key for families to be able to live together. If they did not have access to Moonridge housing, these families would most likely have to crowd into housing shared with others – might only be able to afford one room for the whole family. Or, they might have to commute for 1 hour or more to find more affordable housing.

4. What do you think is the most severe housing problem that San Mateo County agricultural workers face?

Affordability and availability are biggest challenges. Even in Moonridge, some households rent a room out to somebody outside the family, in order to help pay the bills.

a. Affordability? Availability? Suitability of Available Units for Household Needs?
Physical problems? Other?

b. If workers have to pay housing costs that are unaffordable, does this create other problems for them?

Even in Moonridge, where rent is on a sliding scale with income, ag workers struggle to have enough money to pay all the bills. At \$10 to \$12 per hour, workers have just barely enough to get by with the basics. Even with new health insurance law, policies provided by employers have high deductibles and copays and the out of pocket costs for care can be prohibitive to workers.

5. If new housing for agricultural workers were to be built, tell us what features it should have, such as location, type of housing, and other characteristics?

Affordability is key. Type of unit is not as important. Purchasing a home seems too difficult due to the cost, and some people were able to buy a home before the recession had bad experiences with adjustable rate mortgages they couldn't afford, etc. Moonridge is a good location to live- work is close enough, and other services in town are accessible. One challenge is transportation for children – the school bus that serves Moonridge is a great help for parents who work and can't give their kids a ride to/from school. Laundry facilities are really important – need enough machines to serve the population. Headstart center has limited capacity and can't accommodate all the kids who might want to participate. Onsite daycare is important for working parents. After school care for school aged kids with assistance with homework would be good. Can be difficult for parents who don't have strong English skills to help their kids with homework.

More housing in HMB would be good, because it would be close to large employers like Rocket Farms and Bay Cities. Many people don't have their own cars, so having access to public transportation is important.

6. For workers who are here without spouses or children, what is the preferred living arrangement –

NA – most of their experience is with other people who are here with their families.

7. How would a worker who is new to the area go about finding housing?

A worker new to the area would have to have friends or family who are already here, to help them secure housing.

8. Would that person have difficulty in finding housing?

If the person doesn't have friends or family who can provide a place for them to live, it will be very difficult for them to find housing.

- a. If so, what kinds of difficulty would the person encounter?

To get into Moonridge, there is a long wait for an available unit. There was some turnover during the housing downturn, when some people were able to buy houses, but since then, there has been very little turnover. One current resident rented one room in a house, with other families while waiting for an opening in Moonridge.

9. Do you know of many agricultural workers who have had to leave the area because of a lack of suitable housing?

Feel that even if somebody doesn't have housing, they can't leave their job, so they have to make do until something comes up, or they have to commute from further away so they can keep their job.

- a. If so, what were the main problems that they faced in trying to secure housing?

Availability and affordability

10. Of the agricultural workers who have taken our survey so far, most live in housing provided by their employer or housing that they rent from somebody else. Based on your own experience and what you know about other agricultural workers, do you feel that some agricultural workers would be interested in the opportunity to own their own home, if it was affordable?

Owning housing seems unattainable given the high prices. Subsidized prices would be necessary to make it possible.

11. How beneficial would the following types of housing assistance be to agricultural workers?

- a. Financial assistance?
- b. Assistance in getting repairs done to existing housing?
- c. Assistance in locating available housing?
- d. Assistance in dealing with tenant/landlord issues?

Most beneficial would be assistance to find available housing. Subsidized housing would also be helpful – even with the assistance, face difficult decisions about how to spend available money on basics. One resident had to make a choice between paying rent and giving her daughter money to purchase books for college.

Rent formula doesn't always seem fair when a neighbor pays a lower rent for the same size of unit.

Many workers do not get salary increases over time, even after 3 or 4 years in the same job, so staying at Moonridge is the most viable option and residents will stay as long as they can.

Would like more programs for kids of all ages. Childcare is especially important for women, so that they can work. Men have more flexibility to travel further for better jobs, but women are usually responsible for taking care of children.

12. Now, we would like to ask if anybody has any comments relating to housing issues that we have not already discussed?

Having more Sheriff presence at Moonridge would be good – especially if kids are home after school with their parents at work. Cell service is not good in the area, especially further east in the complex. Homework club for kids after school would be helpful. Also for adults, there are limited opportunities for continuing education. One resident completed available ESL classes in HMB, but would have to travel to San Mateo College in order to continue to progress, but this is not feasible with responsibilities to take care of kids after work, etc.

Session 2: South Area Agricultural Workers

1. Our survey results indicate that most of the people who work for agricultural operations in this part of the County have one job, and they work and live most of the year within San Mateo County. Based on your experiences and what you know about the other agricultural workers in the area, is this correct?

Yes, this is generally correct. Most people work really hard and have little extra time to take on another job. The employers keep them busy because they don't want them to go somewhere else. When it is slow season, they will find things for them to do, to earn some money, so they don't have look for other work.

- a. Follow-up questions....

2. Our survey results indicate that a large portion of the people who work in San Mateo

County agriculture have spouses or children who do not live with them in San Mateo County. Based on your own experience and what you know about the other agricultural workers in this area, is this correct?

Yes, generally correct. Many people are here alone, but there are also workers who are here with their families. It depends on the situation.

- a. If this is correct, please tell us about the reasons that many farmworkers' spouses or children do not live with them in San Mateo County?

Much of it has to do with costs and cost of living here vs. Mexico. If they send money home, it goes further than if they brought their family here.

3. The majority of the workers who responded to the survey indicated that they would like housing for themselves and their families to live together. What would be necessary to make it possible for agricultural worker families to live together in San Mateo County?

The availability of housing suitable for a family that is affordable is a key factor. One worker's wife comes for 3-4 months and then goes back to Mexico. He said he would ask her if she wanted to give it a try, if there was affordable housing available for them. Usually, those who live on ranches live without their families, but live with friends and roommates.

Know of some relatives in other areas where they have been able to live in affordable housing with their family and pay an affordable rent for good housing. Creating something similar in this area would be good.

- a. Follow up questions ...

They are familiar with Moonridge and feel that something like that in Pescadero would be good. It would benefit everybody – workers, farmers, etc.

4. What do you think is the most severe housing problem that San Mateo County agricultural workers face?

- a. Affordability? Availability? Suitability of Available Units for Household Needs?
Physical problems? Other?

Big problems are that is too hard for owners to get permits to fix housing or add new housing, and that there is just so little housing available. One farm had to remove a good trailer due to permit problems. Some feel that bosses' intentions are good but it is too difficult for them to get permits.

They fear that if they try to fix one thing, then the County will make them fix everything. The bosses know that if they have housing, it will help them get employees. Families need help to find suitable housing in the area. If there was more housing available, there is definitely demand for it and people would come to live in it and work in the area. Now, housing is such a problem that if a worker is provided with housing they will tolerate a job that is not very desirable, just because they need the housing and it would be too expensive to take a different job and have to rent housing off-site. If housing doesn't come with the job, they are working just to pay the rent and have nothing left over. Need to live away from the family to make the money stretch. Many families are crowded in their existing housing.

Much of the on-farm housing is very old and not in good shape. County could do more inspections and give owners "a push" to make some improvements.

- b. If workers have to pay housing costs that are unaffordable, does this create other problems for them?

Yes, there is nothing left after paying for the basic needs. There really is not housing available, even if somebody wanted to pay a higher price. People adjust to their job, because they don't have other options for housing. Employers know that workers will stay if they provide housing – sometimes it feels like being a slave.

A place like Moonridge would help to ensure that workers would be available in the area.

- 5. If new housing for agricultural workers were to be built, tell us what features it should have, such as location, type of housing, and other characteristics?

There is a need for different types of housing to address different worker's situations. Housing for people who are here alone – housing for people who are rooted here with their families, etc. Families need to have a good community to be a part of.

- a. Follow up questions, to determine whether it should be
 - i. Housing for workers who are here without spouse or children vs. housing for families
Both
 - ii. Apartments vs. single-family homes

Both. If there were apartments available, more people would come to the area. It's a great dream, but it would benefit everybody.

- iii. Studio or one-bedroom units versus larger units to share with family or others

Depending on what the worker's situation is

- iv. rental, for-sale

Some workers who are not rooted here will prefer to rent, but people who are rooted here with their families and know they won't leave because this is home for their kids – they might want to own their homes.

- v. Would agricultural workers prefer to live in a small town like Pescadero, a larger town like Half Moon Bay, or in a more rural location, such as on a farm?

The workers like it in Pescadero. The advantage of living on a farm is that you don't have to worry about transportation to work, but sometimes it is hard to go do shopping, etc. If they can stay close to work, that is good. Pescadero has most of what they need, but a bigger store and laundry facilities would be helpful.

- vi. How important is easy access to shopping, schools, church, doctors or other services, etc.?

These are important. Can get the basics if you are in Pescadero but you have to travel for some things. People have to go to HMB or Santa Cruz to do laundry.

- 6. For workers who are here without spouses or children, what is the preferred living arrangement –

The workers are not picky – as long as there is something available, they will make use of it.

- a. Bunkhouse/Dorm/Barracks for group living?
- b. Apartment, trailer, or house to live in alone?
- c. Apartment, trailer, or house to share with others?

- 7. How would a worker who is new to the area go about finding housing?

You can't come to the area unless you know somebody and they help you find a place to live and get established.

8. Would that person have difficulty in finding housing?

Yes, they won't come to the area if they don't know somebody. Housing availability is by word of mouth.

- a. If so, what kinds of difficulty would the person encounter?

If they don't have housing, they will not be able to stay in the area and work.

9. Do you know of many agricultural workers who have had to leave the area because of a lack of suitable housing?

Yes, everybody knows of people who have left. people are leaving. One relative went to West Sacramento because he could work on a farm, pay less rent, and have a bigger house. Now some workers have their own rooms, because there are fewer workers in the area. If there were more workers, they would put more people in with them.

- a. If so, what were the main problems that they faced in trying to secure housing?

Costs, and housing not comfortable for a family. Field work pays the least, but rents are high.

10. Of the agricultural workers who have taken our survey so far, most live in housing provided by their employer or housing that they rent from somebody else. Based on your own experience and what you know about other agricultural workers, do you feel that some agricultural workers would be interested in the opportunity to own their own home, if it was affordable?

Yes – some, but not all.

- a. Follow up under what circumstances would a worker want to own their own housing?

If they have a family and want to stay in the area. "Travelers" will prefer to rent. It is better to have the spouse stay in Mexico because the money goes further. Having housing that is good is healthy for families. Moonridge has a good variety of amenities for the families who live there.

11. How beneficial would the following types of housing assistance be to agricultural workers?

- a. Financial assistance?

Subsidized housing would be important to field workers because their pay is low.

- b. Assistance in getting repairs done to existing housing?

This is probably the biggest thing – this is a problem for the owners – getting permits, etc.

- c. Assistance in locating available housing?

This is a significant challenge, but there needs to be housing available.

- d. Assistance in dealing with tenant/landlord issues?

This did not seem to be a big issue. One said that if there are problems, people tend to “look the other way”. Seemed to be a matter of not wanting to make waves and avoid conflicts. Landlords will want to raise the rent if they make improvements. One felt that the price they pay for housing onsite is so reasonable, that it is hard to complain.

12. Now, we would like to ask if anybody has any comments relating to housing issues that we have not already discussed?

There is a problem with laundry facilities – people have to go to HMB or Santa Cruz to wash their clothes.

There is a problem with childcare – people need licenses to operate childcare, so there is a lack of options for working people.

Housing improvements are not just for the people who are here now, but for those will come after as well. Help the owners to improve their housing and help families to find suitable housing.

Session 3: Owners of Farm Labor Housing

1. As a provider of agricultural workforce housing, what are the main challenges that you face in operating and maintaining your facilities?

Rules and regulations are the key challenge – they are a significant challenge to getting more housing permitted and they are an ongoing challenge to operating and maintaining ag worker housing. There is some sense that the County regulations are manageable, but that State and

Federal regulations are really the most burdensome. There was a wave of federal crackdowns a number of years ago and growers thought the approach was heavy handed. Now there is a feeling that due to a change of staff, there is more reasonable approach to enforcement. Perhaps was also helped by intervention by elected officials who got involved on behalf of the agricultural community.

2. Do you think that these or any other factors would cause you to stop providing workforce housing in the future?

Owners generally want to continue to provide housing, because they need it for their employees. Owners would like to be able to put in more housing for employees.

3. What do you think are the most important housing issues facing the San Mateo County agricultural industry?

- a. Availability/Ability to Expand the Supply? Affordability? Suitability of Available Units for Household Needs? Physical problems? Other?

Lack of affordable housing for workers, combined with challenges that owners face in putting up more housing. Higher standards for new housing means that it is more difficult and costly for growers to put in more housing.

State fire regulations are a barrier – requirements for sprinklers¹⁷, requirements for vehicle access. Are there ways that the County can be creative in identifying how owners can comply with the codes?

Affordability is a primary problem in the area.

- b. Are these problems applicable to all categories of agricultural employees, or only to some categories of employees (e.g., fieldworkers, supervisors/managers, office/administrative staff, etc.)

The housing shortage is affecting everybody. Agricultural workers of all types face competition for housing with people who are in other industries, and often better paid.

4. How strong is the demand for your available farm labor housing, and how much more housing would need to be built in order to meet the current demand?

Demand is strong and there probably isn't a way to build sufficient housing for everybody. One grower would like to put six additional trailers on his property, if he could obtain permission, but a

¹⁷ Note that the County has identified a State Department of Housing and Community Development preemption against fire codes requiring sprinklers in mobile homes and is currently upholding it.

constraint is the capacity of the water line that serves the property – it would need to be upgraded over a long distance.

5. How interested are you in expanding your farm labor housing facilities or making improvements to them?

There is interest in new units and making improvements, but owners are concerned about opening a Pandora's box if they apply for permits to do one thing, and then are told that they have to do many more things.

6. What are the challenges that you would anticipate if you were interested in expanding or improving your workforce housing facilities?

For a state-approved regulated, you need state approval.

7. From the standpoint of costs and what you collect in rent, do you consider provision of farm labor housing at least a breakeven proposition, or is provision of FLH more of a “cost of doing business”.

Owners don't recoup their costs to provide housing. They consider it a cost of doing business and a necessity to recruit and retain workers.

- a. If the latter, how critical is provision of FLH as a tool to recruit and retain employees?

Very important. Some farmers are already constrained by labor availability – have changed to less labor intensive crops or have scaled back production. Expanding affordable housing supply would help to attract more workers to the area.

8. What forms of assistance or incentives would make it more appealing for you to provide additional farm labor housing?

Need to make it easier to get permits. Regulators should look holistically at the situation and have a common sense approach to regulating.

How about a policy that would give a farmer permits for market rate housing if they also provide below market rate housing for ag workers, to enable cross-subsidy.

Would be helpful if farmers could put in daycare onsite – this would allow both parents to work, if one did not have to take care of younger children.

Relieve state regulations and farmers would put in more trailers.

When there are inspections, offer aid to farmers to help them make improvements.

Add some subsidies to help with providing housing, with rules to protect housing for agricultural workers.

9. If new housing for agricultural workers were to be built, tell us what features it should have, such as location, type of housing, and other characteristics?
 - a. Follow up questions, to determine whether it should be
 - i. Bunkhouses/Barracks/Dorms
 - ii. Apartments vs. single-family homes
 - iii. Studio or one-bedroom units versus larger units to share with family or others
 - iv. rental, for-sale
 - v. located on/near farms or located “in town”...

There seems to be a trend towards increasing need for housing for ag worker families, but the need for unaccompanied males continues as well. Some are concerned that if a large complex of housing, such as Moonridge, was placed in Pescadero, there would be community problems that the community is not equipped to deal with. (e.g., Sheriff patrols are very limited). Some feel that individual homes and trailers on farm property are the way to go, so farm owners are responsible to keep tabs on what goes on their property.

10. Does anybody have any further comments to share?

Mobilehome parks in the area are closing. This could create an opportunity to establish a mobilehome park for ag workers. In Santa Rosa area – using shipping containers for housing. Tiny houses might be an affordable option, but they still have permit costs, etc.

Relax regulations and people will put in homes.

Instead of requiring plumbing for sprinklers inside trailers, what about just requiring having a fire hose accessible to every unit?

There is a perception that open space organizations (i.e., POST and MROSD) don't want housing on their properties.

Create incentives for people who live in Moonridge and work full-time in agriculture – i.e., greater subsidies for people who work full time in ag vs. people who only work part time in ag.

The County's pilot program is good. Continue and expand that.

Create incentives for farmers who provide low-cost housing for workers.

Session 4: Producers with Larger Numbers of Employees

1. What, do your employees tell you about their housing concerns?

Some people do not want to go to Pescadero to live and work due to lack of community amenities. Cost of living for lower income households is a particular problem – they might have to share a house between two or more families. Seems to be most difficult for workers needing family housing. One operator has had to help four families who have lost housing elsewhere.

2. As an employer, what do you think are the most important housing issues facing the San Mateo County agricultural industry?

- a. Availability/Ability to Expand the Supply? Affordability? Suitability of Available Units for Household Needs? Physical problems? Other?

Employees for one large operator come from all over the region, including East Bay locations like Oakland and Hayward. Housing does not seem to be as much of a problem as labor availability, but the two are linked. Most of the onfarm housing is old structures – it is difficult to keep up with the upkeep of the units. Family housing is a real challenge.

- b. Are these problems applicable to all categories of agricultural employees, or only to some categories of employees (e.g., fieldworkers, supervisors/managers, office/administrative staff, etc.)

Housing availability and affordability is a problem at all levels. Employers have to start by providing housing for their supervisors – these are the people who have been working for them the longest, so they have priority. Anybody who lives in the Coastside has housing challenges. Housing for lower income households is a challenge no matter if the workers are in ag or other sectors.

- c. Follow-up questions...

Will have limited vacancies during slow seasons, when people leave the area. No vacancies during peak seasons. Priority is to keep core workers busy year round so that they can keep earning income and afford to stay in the area – if the workers leave, they might not come back.

3. Do you perceive availability of housing for agricultural workers to be a significant challenge in hiring or retaining workers for your operations?

Yes.

- a. If so, what kinds of challenges does this create for you as an operator?

Can't find employees if there is no housing.

4. Have you lost employees in the past because of a lack of suitable housing?

Know of a number of families that have been displaced.

- a. If so, what might have helped those workers to remain in the area?

Housing would help retain workers in the area. If a farmer has housing available, workers will be very interested in living in it. Farmers view this as an investment.

5. If new housing for agricultural workers were to be built, tell us what features it should have, such as location, type of housing, and other characteristics?

- a. Follow up questions, to determine whether it should be
 - i. Apartments vs. single-family homes
 - ii. Studio or one-bedroom units versus larger units to share with family or others
 - iii. rental, for-sale
 - iv. located on/near farms or located "in town"...

Preferred living situation for ag workers depends on whether they are singles or families. One challenge is when there are 4-5 people in the family, but only one works on the farm. This means a producer would have to house 4-5 people but only get one worker.

Modular housing could be a good option for the area. Some producers felt that a large housing complex like Moonridge would not work in Pescadero, because of the lack of public safety services in that area. They felt that farmworker housing should be placed on-farm, so that the owners can monitor the housing for any problems.

Focus on family housing as the highest priority.

6. What are the challenges that employers face if they are interested in providing housing for their employees?

One operator would like to put 3-4 additional trailers on their property, but there isn't sufficient water pressure in the line serving the property. Would require improvements to a substantial length of water supply pipe.

One operator feels that they are not profitable enough at the present time to be able to shoulder the cost of building onsite housing for workers.

Operators charge a low rent that may not cover their costs – it is a cost of doing business.

7. What are your thoughts about the steps that the agricultural community as well as San Mateo County need to take in order to ensure sufficient availability and affordability of housing for the agricultural workforce?

Housing for lower income households. 1 or 2-bedroom units and apartments for families are needed. Single unaccompanied workers have more flexibility in finding housing situations that they can make work.

Expedite permits

Get an upgraded water line in south HMB

Expand local affordable housing

Priority should be on family housing

Farmworkers need assistance to be able to get into Moonridge

Review annual permit costs charged to FLH owners – there are charges per employee and per facility that add up.

8. Are there any housing issues that we have not covered already that anybody would like to bring up at this time?

There is a perception that Moonridge is not serving farmworkers. One participant felt that only about 25% of Moonridge units were occupied by farmworkers. Others noted that some who qualify as farmworkers only work for part of the year in agriculture, and noted that a lot of other affordable housing in HMB is restricted for seniors, so there are limited units available for full-time ag workers.

Session 5: Producers with Relatively Few or No Employees

1. Tell me about the kinds of challenges that you and other producers who operate at a smaller scale face in regard to housing for yourselves.

Newly arrived producers tend not to have access to housing to offer employees and often it is challenging for these producers to secure housing for themselves. Without being able to offer housing, it is difficult to recruit employees. Many smaller/newer producers are leasing land. If a long-time farmer owns the land, they may continue to live in onsite housing, and the lessee may have to find housing elsewhere. Former lessee of one focus group participant's land had a challenge getting labor and that was one reason they gave up the lease.

Supply of housing is particularly tight in the Pescadero area. In HMB, the reported wait list for Main Street affordable housing is two years – this affects all sectors; not only agriculture.

2. If you have employees, what challenges have you faced with regard to housing availability for your workers?

There is a significant lack of quality housing for managers, even if they could afford to pay market prices for it. Field crews have to rely on other farmers' housing or commute in.

3. If you have employees, or have had employees in the past, what have they told you about their concerns regarding employee housing?

Availability and affordability of housing is a key concern. Workers feel vulnerable because of their housing situations. Workers feel tied to their jobs if the owner provides housing, so they feel they don't have option to leave if the working conditions are poor or they are not treated well. Many workers prioritize being able to save some money versus having better housing, so they will share housing and face overcrowding in order to reduce the portion of their income that they must spend on housing.

If an operator has an old trailer or housing structure on the property, workers will be interested in occupying it, even though conditions are bad. Operators are not comfortable placing employees in these structures because of the poor conditions and the concern that it would be very disruptive to families in particular, if they were required to shut the housing down. Some farmers might be willing to take more risks with younger single people. On potential work-around was the idea of selling a trailer to somebody who wants to use it, and then allowing the trailer to be parked on the property.

4. What do you think are the most important housing issues facing the San Mateo County agricultural industry?
 - a. Availability/Ability to Expand the Supply? Affordability? Suitability of Available Units for Household Needs? Physical problems? Other?

Current availability of housing is a major challenge and the barriers to expanding the supply of housing are two major housing issues facing the ag community. More farmers are leasing their land and this further complicates the issue because if the farmer doesn't have a long-term lease, it is not practical to make major investments in housing. Landowners may not want to invest in housing. Or, they may want to maximize their income by renting the housing to non-ag workers.

There are concerns about owners who have older housing on their property who decide to tear it down rather than to renovate and improve it. Don't want the existing housing supply to decline.

For the operators, the challenges to expanding housing availability are less financial, and more a matter of the process, the time, and the administrative requirements that owners of FLH have to follow; although for farms that are in start-up mode, the financial challenges would be significant.

Also, lessees are not in position to apply for permits, etc. without the owners' cooperation. Further, lessees are not able to make investments unless they have an agreement with the owner that would allow the lessee to be able to recoup their investment if they give up the lease.

One potential tool that could be useful is if the County would provide a model lease that contains terms to allow lessees to receive compensation if they make investments in the property and then have to leave. Another potentially useful tool would be a set of case studies that presents a particular situation that farmers face and then shows how the challenges were overcome, in a way that would be replicable for other farmers in a similar situation.

- b. Are these problems applicable to all categories of agricultural employees, or only to some categories of employees (e.g., owners, fieldworkers, etc.)

Yes, all categories of agricultural workers, from owners, to managers/supervisors, to field workers face housing challenges.

- 5. If you are interested in expanding your operations, would this require you to add employees, and if so, do you perceive availability of housing for agricultural workers to be a significant challenge in hiring or retaining workers?

Yes, housing availability and worker availability are tied together. Have observed that many larger established operations are changing operations so that they can reduce the amount of labor needed; however, many of the newer operations are the ones that are trying to grow but lack of housing constrains ability to recruit more workers.

- a. If so, what kinds of challenges does this or would this create for you as an operator?

The challenge of hiring sufficient workers is definitely a barrier to expansion.

- 6. Have you lost employees in the past because of a lack of suitable housing?

Prior lessee of one operator's leased land had challenges in retaining sufficient workers due to lack of housing onsite.

- a. If so, what might have helped those workers to remain in the area?

More affordable housing options for agricultural workers.

- 7. If new housing for agricultural workers were to be built, tell us what features it should have, such as location, type of housing, and other characteristics?

Need more year round housing – permanent housing for ag workers. Need housing to address a variety of housing situations – single unaccompanied workers, families, young people starting out in farming, etc. There is a diversity of people involved with agriculture, and housing needs are diverse.

- a. Follow up questions, to determine whether it should be:
 - i. Dorms/barracks/bunkhouses
 - ii. Apartments vs. single-family homes
 - iii. Studio or one-bedroom units versus larger units to share with family or others
 - iv. rental, for-sale
 - v. located on/near farms or located “in town”...

8. What are the challenges that operators face if they are interested in providing onsite housing for themselves or their employees?

Obtaining permits to put in housing and complying with the requirements associated with putting in housing is a major challenge. If the number of housing units/water connections increases past a certain threshold, then the operation is subject to more stringent monitoring and reporting requirements – i.e., public utility drinking water standards for testing and management of the system. These types of ongoing requirements distract from the day to day needs of running the farming operations, which is especially a problem for small operations.

9. What are your thoughts about the steps that the agricultural community as well as San Mateo County need to take in order to ensure sufficient availability and affordability of housing for people who work in agriculture?

One issue that needs to be dealt with is the dynamics of the economics of recreational use of housing versus economics of workforce housing. Housing is turning over and non-ag workers are moving into the homes. Agricultural workers cannot compete with higher-income people who want to have a weekend retreat on the coast. There is a need for policies to keep housing available to working families.

One of the consequences of property being turned over and occupied by non-farmers is that smaller operators lose the ability to share equipment with neighbors. Can't afford to have all their own equipment and this has required changes in operations. When farm land is leased or sold, and new owners are not interested in farming the land, this can lead to proliferation of invasive species, which then carries over to adjacent property. Some long-time owners are leasing their land to other established operators who already have their own equipment. Also, new owners who want the land

primarily for its scenic beauty can have NIMBY attitudes about having trailers placed on neighboring property.

Need to try to preserve, maintain, and improve the housing that exists in the agricultural areas.

10. Are there any housing issues that we have not covered already that anybody would like to bring up at this time?

The community should be open to alternative housing options. County could work at the State level of address state code requirements that create barriers to alternative housing. Conventional manufactured housing may be one of the most cost effective methods to provide functional housing.

Process of permitting and developing farmworker housing is prohibitive for an individual farmer, but a community approach could be more feasible and would also recognize that the housing shortage is a regional issue.

In the past, an idea had been floated for somebody at Puente to function as a liaison for housing compliance issues, to assist smaller operators who do not have the resources to manage housing on their own.

In Marin County there is an example of housing for farmworkers that is jointly operated – so individual farmers do not have to carry that burden on their own.

The old high school in Pescadero has been converted into housing for Westland employees.

Mobile homes seem to be less complicated to get permitted than permanent housing units, but not sure if this is still the case.

What about the idea of creating a trailer park in Pescadero to serve ag workers? There would likely be NIMBY concerns. San Mateo County had generated a list of possible sites for a new Pescadero fire station. Could review that site list and see if there is a potential site for a mobilehome park.

A Habitat for Humanity style of project (sweat equity and with assistance from volunteer labor) could be a good method for constructing new ag worker housing.