

NAPA COUNTY
RESPONSE TO THE GRAND JURY FINAL REPORT ON
FARMWORKER HOUSING

August 14, 2018

Finding 1: Napa County does not have a current farmworker housing needs assessment.

Response, Board of Supervisors: The Board of Supervisors (BOS) disagrees in part with this finding. Napa County has a report from 2012 that is still relevant and utilized by the County and community when discussing farmworker housing needs, however, an update to the report would be useful and will be completed.

Finding 2: There is a lack of affordable housing in Napa County.

Response, Board of Supervisors: The Board of Supervisors (BOS) agrees with this finding. There is a shortage of affordable housing in Napa County, including, but not limited specifically to farmworkers. County staff continues to monitor emerging funding programs offered by the State of California to fund affordable housing, including funds specifically for farmworkers.

Finding 3: A shortage of farmworkers can be attributed to changing immigration policies, competition from other agricultural demands, competition from other sectors such as construction and food service, and the lack of affordable housing.

Response, Board of Supervisors: The Board of Supervisors (BOS) neither agrees nor disagrees with this finding. The BOS does not have data to confirm or dispute this statement.

Finding 4: With an increasing number of long-term farmworkers, the simultaneous closure of two units of Farmworker Housing results in a housing demand which exceeds capacity.

Response, Board of Supervisors: The Board of Supervisors (BOS) agrees with this finding. Each farmworker center is closed for at least 30 days annually due to local regulation and to perform routine and necessary maintenance. This can lead to a shortage in available housing depending on the demand. Staff is currently looking at options to reduce the time when two centers are closed simultaneously and will report back to the Board of Supervisors by December 31, 2018.

Finding 5: There is virtually no publicly subsidized housing for female farmworkers in Napa County.

Response, Board of Supervisors: The Board of Supervisors (BOS) agrees with this finding. The three farmworker centers operated by the Napa County Housing Authority are for single male

workers. Farmworker employment has evolved to include more female workers. An updated needs assessment would assist in identifying the housing needs of female farmworkers.

Finding 6: The River Ranch Farmworker Center appears to be well maintained.

Response, Board of Supervisors: The Board of Supervisors (BOS) agrees with this finding. The BOS, sitting as the Napa County Housing Authority, provides safe and affordable accommodations for farmworkers residing at the center and has prioritized available funds in recent years to maintain the River Ranch Center and other centers. Further, staff from the California Human Development Corporation take pride in running a well maintained facility.

Recommendations

Recommendation 1: The Napa County Board of Supervisors commission an update to the 2012 Final Report: Napa County Farmworker Housing Needs Assessment not later than September 30, 2018. An updated assessment of farmworker housing needs should include:

- **An identification of actual and projected farmworker numbers**
- **The number of women in the workforce**
- **The number of male and female workers accompanied by families**
- **The number of farmworkers choosing to reside in Napa County**
- **Housing needs for southwest-County workers (e.g., Carneros)**
- **Farmworker income**

Response, Board of Supervisors: This recommendation will be implemented. The BOS agrees that an update to the Napa County Farmworker Housing Needs Assessment will be useful in understanding the changing and emerging housing needs of farmworkers in the community. Staff will begin the process of preparing a Request for Proposal to identify a consultant to perform this study. The Request for Proposal should be finalized and released by December 31, 2018.

Recommendation 2: The Napa County Board of Supervisors, together with the appropriate stakeholders, prepare and publish a detailed action plan to meet County farmworker housing needs not later than June 30, 2019. These recommendations should specifically address south-County housing requirements.

Response, Board of Supervisors: This recommendation will be implemented in part. The County will engage relevant stakeholders to identify farmworker housing needs and update the 2012 Farmworker Housing Needs Assessment. The identified timeline will need to be further explored through a Request for Proposal process to identify a consultant qualified to complete the study.

Recommendation 3: The Napa County Board of Supervisors amend the farmworker housing regulations to permit year-round operation of the Farmworker Housing Centers not later than June 30, 2019

Response, Board of Supervisors: This recommendation will require further analysis. Staff will need to evaluate the necessary actions that need to be considered in order to permit year-round operation of the Farmworker Centers. Further, staff will need to develop a plan to perform needed maintenance if the Centers are open year-round. Staff will report back to the Board of Supervisors by December 31, 2018.