



Agenda Date: 11/15/2005
Agenda Placement: 6HH

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Britt Ferguson for Nancy Watt - County Executive Officer
Affordable Housing
REPORT BY: Howard Siegel, Community Partnership Manager, 253-4621
SUBJECT: Agreement to Prepare Farm Worker Housing Study

RECOMMENDATION

County Executive Officer requests approval of and authorization for the Chair to sign an agreement with California Institute of Rural Studies (CIRS) for a maximum of \$75,884 for the term November 15, 2005 through June 30, 2007 to conduct a study of farm worker housing needs in Napa County.

EXECUTIVE SUMMARY

The proposed action is to approve a contract with CIRS in order to conduct a survey and prepare a written report to identify the nature and extent of the housing needs of farmworkers in Napa County, both single male migrant workers as well as those with families who work here on a year-round basis.

This firm was chosen as the result of a procurement process that began with a Request for Proposals and resulted in three firms being interviewed by a selection panel, which unanimously selected CIRS as the best qualified for the project. The undertaking of this study was a provision of the June 2004 Settlement Agreement between the County and DeHaro, et. al., the latter being plaintiffs in litigation regarding housing availability and affordability in Napa County.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Affordable Housing
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No

Future fiscal impact: None anticipated.
Consequences if not approved: In violation of DeHaro (Housing Litigation) Settlement Agreement.
Additional Information: None

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

In July 2003, the County was involved in litigation brought by a consortium of affordable housing advocates representing local farmworkers, claiming that the County was not doing an adequate job of providing housing for both the farmworker population as well as other lower-income families.

In June 2004, a Settlement Agreement was reached with these plaintiffs that included a number of provisions and commitments on the part of the County. Among these were a commitment to conduct a comprehensive farm worker housing study to more accurately identify the nature and extent of the special needs of this particular segment of the Napa County workforce and population.

In 2001, a study was conducted by Dr. Phil Martin of UC Davis under the auspices of the Napa Valley Housing Authority (NVHA) in order to approximate these needs. In our Settlement Agreement, the County has committed to have that study be updated as well as to be more comprehensive than the prior study.

The County prepared and issued a Request for Proposals (RFP) with input from a steering committee comprised of Farmworker Housing Oversight Committee (FWHOC) Chair John Heyman, two representatives of the plaintiff's attorneys (Nancy Palandatti and Ilene Jacobs) and Peter Dreier, NVHA Executive Director.

Three proposals were received in response, with all of them being interviewed by the selection panel. The selection panel's unanimous conclusion was that CIRS was the best qualified firm for this particular project.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey