



Farmworker + Housing Solutions

A presentation for

Alameda County

Agricultural Advisory Committee

September 23, 2025

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Overview

- UCCE Research Findings
- Recommendations
- Housing Solutions
- Next Steps



UCCE Research Findings

Yes, there is a strong housing is needed!

64% responded yes, 27% not sure (survey #2)

Operations with more numerous workers and / or with a diversity of agricultural activities, anticipated having the most positive effects from developing affordable housing access.

UCCE Research Findings

Developing affordable housing opportunities is associated with positive impacts

A majority of respondents expect:

- *Positive effects on worker health & well-being*
- *Reduced commute burdens (seasonal & permanent workers)*
- *Positive effects on operations*

UCCE Research Findings

Housing needs vary across agricultural operation type

Most critical: nurseries

Critical: wineries & vineyards

Moderate: mixed operations

Well addressed: equestrian

UCCE Research Findings

Interest in both on-site & off-site housing solutions

*Operators state there is a strong interest in **temporary housing** with expected benefits:*

- Meet seasonal labor needs
- Adapt to weather & market conditions
- Meet critical harvest deadlines
- Comply with labor regulations

UCCE Research Findings

Temporary & off-site solutions

Geographic priority areas:

- Livermore
- Sunol

Peak housing by month:

- September
- June and July

UCCE Research Findings

On-site solutions

Most landowners agreed these would benefit their operations, citing:

- Essential to sustainability
- Attract & retain skilled workforce
- Improve worker satisfaction & productivity
- Make operation more competitive
- Support long-term retention

UCCE Research Findings

On-site solutions

25% of landowners were interested in exploring on-site housing

Specific housing types of interest:

- Accessory Dwelling Units (ADUs)
- Trailers / mobile housing (tiny home*)
- Temporary Housing



UCCE Research Findings

Barriers to on-site solutions

- **Zoning laws and restrictions**
- Building costs, permits, access issues

"Measure D limits our ability to build on our land"

"Challenge: cost of site, locations, financing, cost of construction. Solution: study affordable housing solution with modular construction [...]"

Recommendations

1. Zoning reform / streamline processes

Address regulatory barriers that prevent ag housing development

2. Develop Collaborative Housing Models

Explore shared housing solutions (especially in **Livermore and Sunol**)

3. Explore Seasonal Housing Programs

Develop options for peak season (especially: **September, June and July**)

4. Support ADU / Tiny Home Development

Support on-site solutions landowners want and off-site solutions that work



Housing Solutions

Team responsible

Peninsula Open Space Trust
(San Mateo County)

Youth Employment Program
(Oakland)

Type & Quantity

4 new mobile home units; County sponsored forgivable loan program; land trust support

12 tiny homes, 30 dorms in large building, urban area

Communities served

Ag workers, farmworkers land stewards & families, rural area

Young adults, land stewards, job trainees, education (credentials), wrap around services



When POST protected this 74-acre farm in 2015, we inherited a property in need of a lot of love. The infrastructure needed to run a functional farm (including housing and equipment storage), had been completely neglected.

Photo: Teddy Miller

Images and text from POST website:
<https://openspacetrust.org>

- Remodel housing in current building envelope
- Provide financial assistance and organizational support



Peninsula Open Space Trust

San Mateo County

Developing Housing

“In partnership with San Mateo County’s Department of Housing forgivable loan program to promote farmworker housing, we installed four new three-bedroom / two-bath mobile home units, along with a domestic well, a new septic system, extended electricity, fire hydrants and improved fire access.”

-POST website, Blog, Blue House Farm

Text from POST website:
<https://openspacetrust.org>

***To check out more on the POST
housing work visit :***
openspacetrust.org/blog

Youth Employment Program Oakland

Housing young adults



“The 12 single-unit tiny home community, with open-air kitchen, laundry, and elegant bathrooms and showers, offers interim stability for those transitioning to longer-term housing. And our 30-unit, three-story dormitory [...] will go even further to provide critical housing support for homeless and housing insecure young adults, alongside comprehensive case management, job training, educational services and paid work experience”

-YEP Website, Our Building



Photos & text from YEP website
www.yep.org





Photos by Cristina Murillo Barrick

Youth Employment Program Oakland



Photos by Cristina Murillo Barrick



More on YEP's work visit :
yep.org

Housing Solutions

**Team
responsible**

**Type &
Quantity**

**Communities
served**

Hijas del Campo
(Contra Costa
County)

4 tiny homes on
unincorporated ag
land; landowner
partnership

Farmworkers &
families, ag workers,
wrap around services

**Goodness
Village**
(Livermore)

Village of tiny homes
& remodeled homes
on ag land

Elders, unhoused,
individuals, wrap around
services, 24 hour care

Hijas del Campo Unincorporated Contra Costa County

- As a trusted organizational partner, HDC manages housing and serves farmworkers in ways that are culturally and linguistically appropriate
- Provide wrap around services to support the whole person
- Partner with Contra Costa based land owner, to support operation, use hook ups
- Transitional housing build to foster healthy families and communities



Images, courtesy of Hijas del Campo team, correspondence



Hijas del Campo

Estimated cost \$75,000
- \$90,000 with
solar panels



About four
months from
design to delivery
(locally built, by
Pacifica Tiny
Homes)



Images, courtesy of Hijas del Campo
team, correspondence

Hijas del Campo

- Tenants / farmworkers are given 2 year (minimum) leases
- A portion of rent paid goes into a savings account
- Tiny homes on wheels (vehicle) allows for a streamlined process (permitting)
- Landowner allowed homes to connect to existing hookups on site
- Homes are small but include essential features (laundry, kitchen, showers)



Images, courtesy of Hijas del Campo team, correspondence



Hijas del Campo

Project has had high success with hopes to expand & build community garden!



***To check out more on the
Casitas Project visit :
hijasdelcampo.org***

Goodness Village

Livermore

"Goodness Village consists of 28 single-occupancy permanent Tiny Homes available on site at the CrossWinds Church grounds on the historic Freisman Dairy in Livermore, CA. The Tiny Homes are 8 x 20 and 13 ½ feet high for a total of 160 square feet. Each home includes a restroom, shower, kitchenette, HVAC, and a porch."

-Tiny Home Living, Goodness Village Website



Photo by Cristina Murillo Barrick

Goodness Village Livermore

- ADA Compliance
- Screening process, priority applicants
- Trauma informed care



Goodness Village Livermore

- Wrap around services
- Lessons learned: build to last, seek funding for more permanent solutions
- Anchored Tiny Homes



Photos from website: gvlivermore.org



*To check out more on Goodness
Village work visit :
gvlivermore.org*

Next steps

**Livermore Food Hub Project
Housing & Workforce
SALC Funding (Feb– Jun 2026)
Co– Biz Funding R II (Nov 2025)**



Image by presenter

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