

Farmworker + Housing Solutions

A presentation for
Alameda County
Agricultural Advisory Committee
September 23, 2025

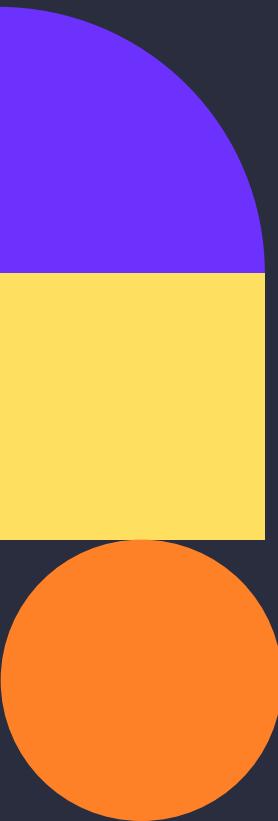
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Overview

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



UCCE Research Findings

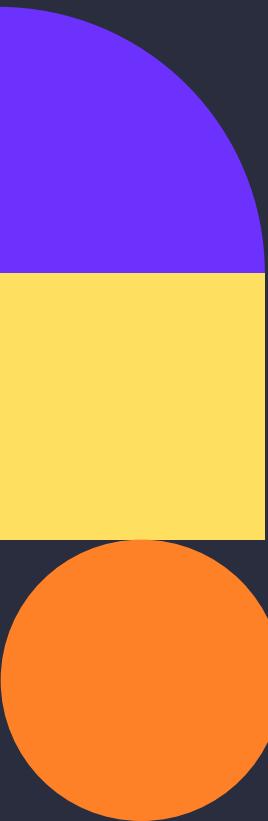


Yes, there is a strong housing is needed!

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

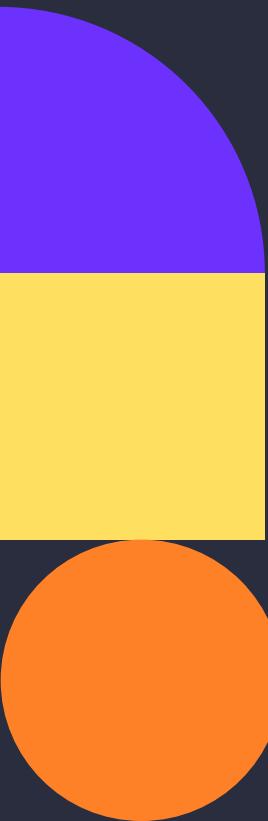
Critical: wineries & vineyards

Moderate: mixed operations

Well addressed: equestrian

UCCE Research Findings

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

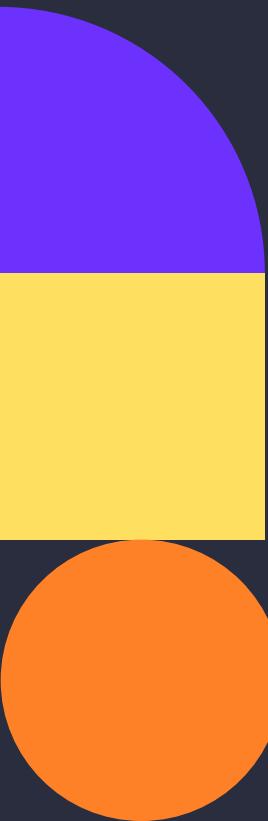


*Operators state there is a strong interest in **temporary housing** with expected benefits:*

- 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



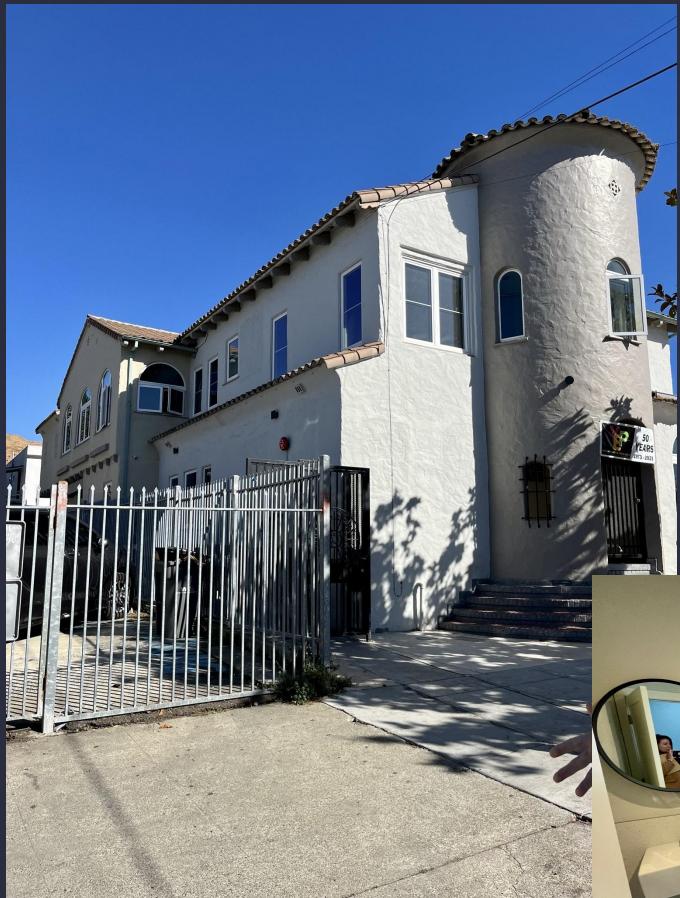
“The 12 single-unit tiny home community, with open-air kitchen, laundry, and elegant bathrooms and showers, offers interim stability for those transitioning to longer-term housing. And our 30-unit, three-story dormitory [...] will go even further to provide critical housing support for homeless and housing 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

Hijas del Campo
(Contra Costa County)

Goodness Village
(Livermore)

Type & Quantity

4 tiny homes on unincorporated ag land; landowner partnership

Village of tiny homes & remodeled homes on ag land

Communities served

Farmworkers & families, ag workers, wrap around services

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



Photos by Cristina Murillo Barrick



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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