



UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources

Alameda County Agriculture Worker Housing Need Assessment

January 28, 2025

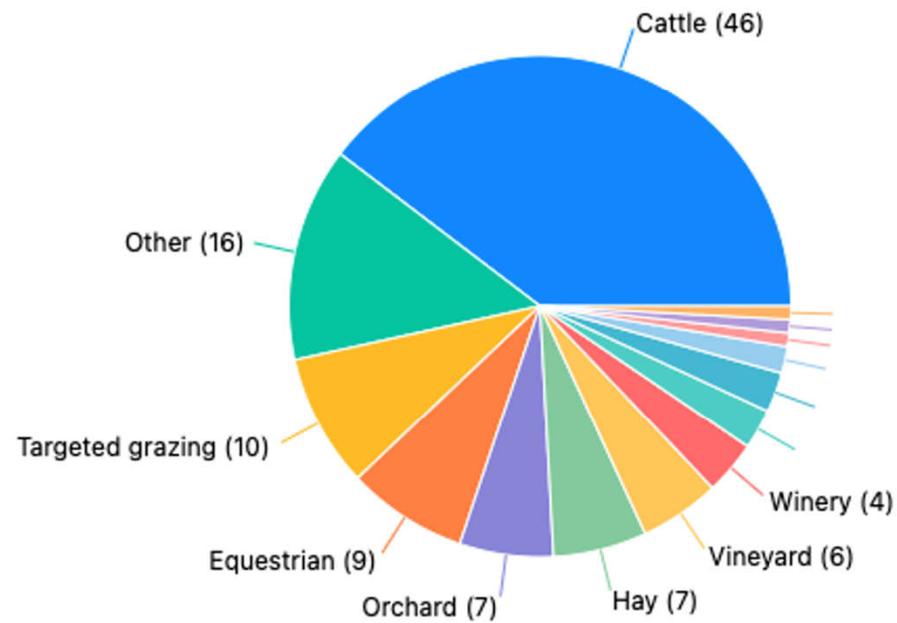
UC Cooperative Extension Ag Advisory Committee Presentation

Sheila Barry and Cristina Murillo Barrick



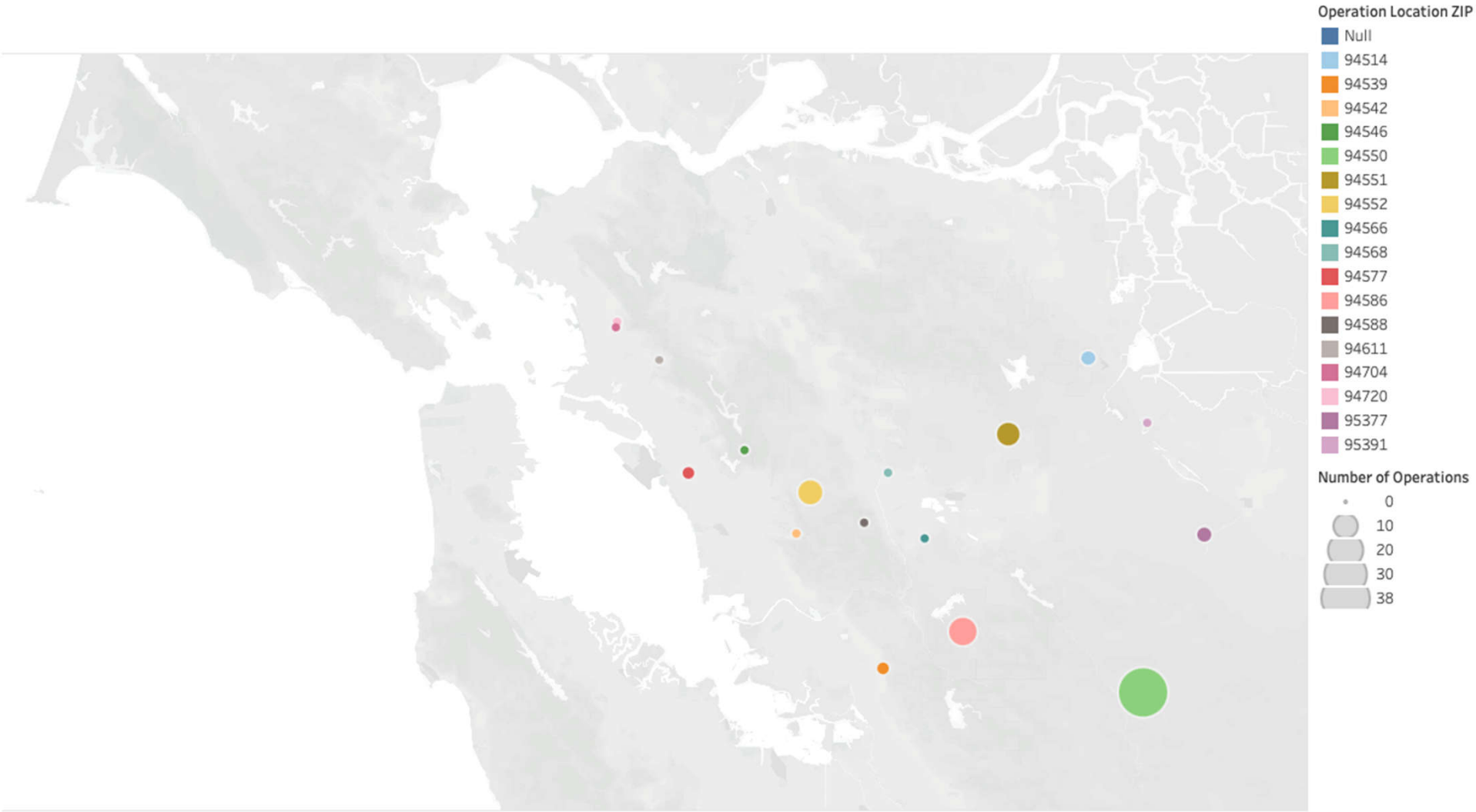
Results

Number of Responses by Operation Category



Categories that represent less than 3 % include: BeeKeeping (1); Goat (1); Multi-use Ag (1); Nursery (2); Vegetable (3); Sheep (3)

Distribution of Responses to Ag/ Land Steward Worker Survey



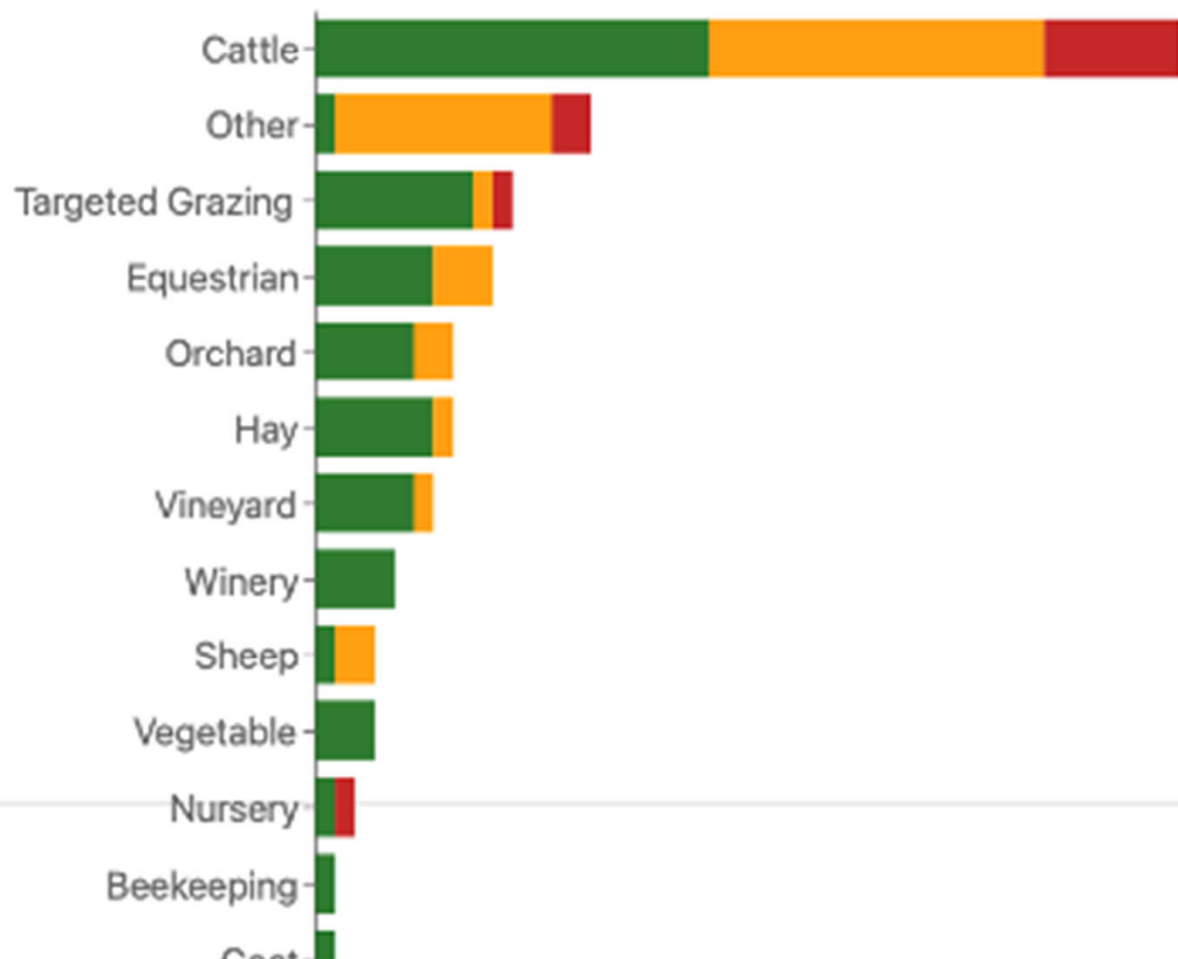
Number of Agriculture and Land Steward workers in Alameda County by Operation Category from Responses

Operation Category	Permanent Workers			Seasonal Workers		
	Farm/Field	Processing	Other	Farm/Field	Processing	Other
Cattle	23	0	3	3	2	0
Cattle and other Livestock	17	0	0	7	0	0
Vineyard, Winery	23	0	0	16	0	0
Orchard	18	0	0	15	0	0
Nursery	42	0	0	0	0	0
Open Space	0	0	0	0	0	0
Mulit-use	41	0	15	0	18	0
Targeted grazing	0	0	0	0	0	0
Cattle and Hay	48	2	0	11	20	6
Equestrian	9	0	0	0	0	0
Cattle, Hay, and other	16	0	0	15	0	0
Land Management	2	0	0	0	0	0
Vineyard	10	0	0	10	0	0
Goat	0	0	0	0	0	0
Beekeeping	0	0	0	0	0	0
Sheep	0	0	0	0	0	0
Total	249	2	18	77	40	6
Total	269			123		

Is more housing needed to support agricultural workers and land stewards in Alameda County?

Other includes open space, non-ag lands.

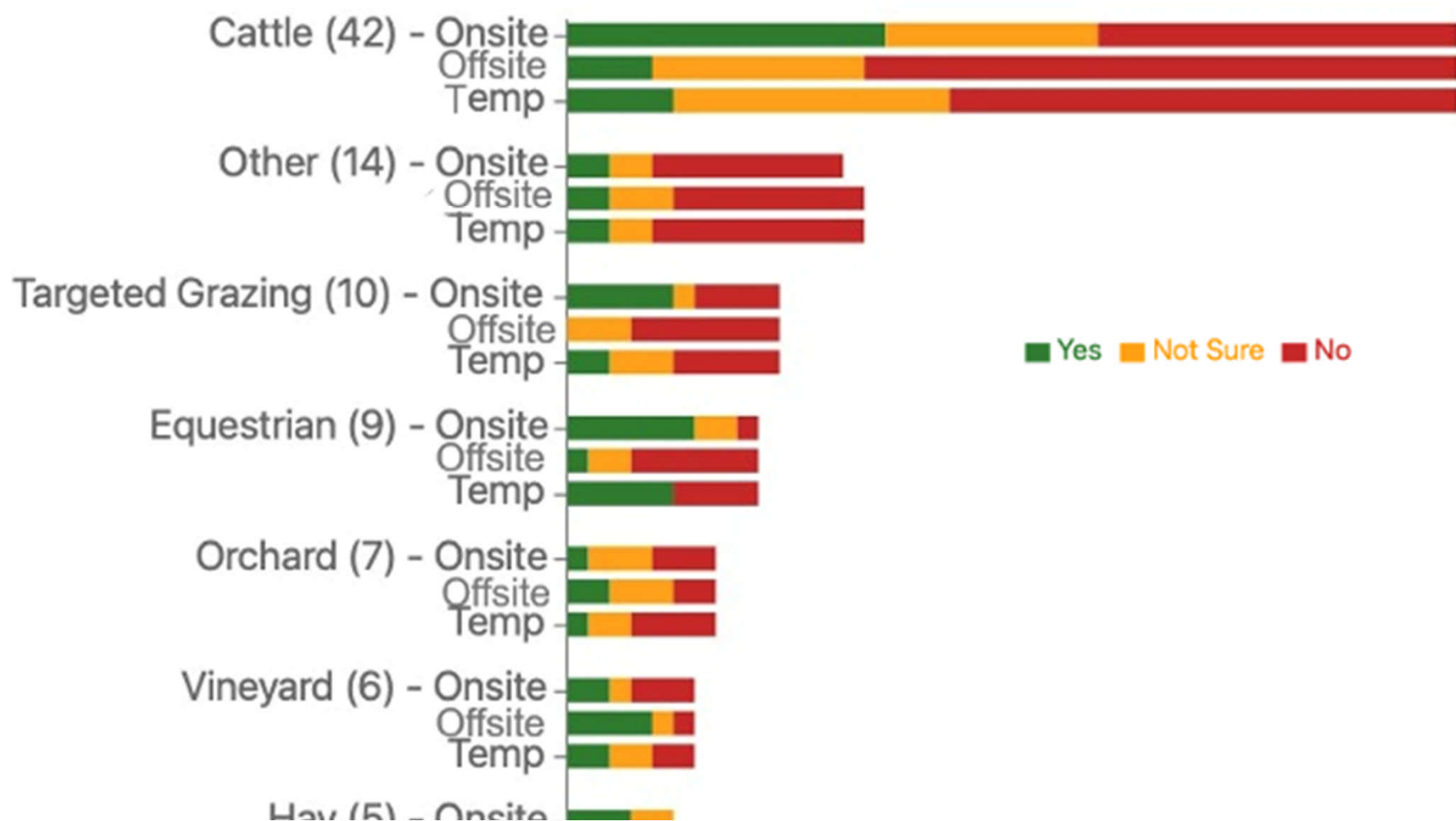
Need for Agricultural Worker Housing by Operation Category



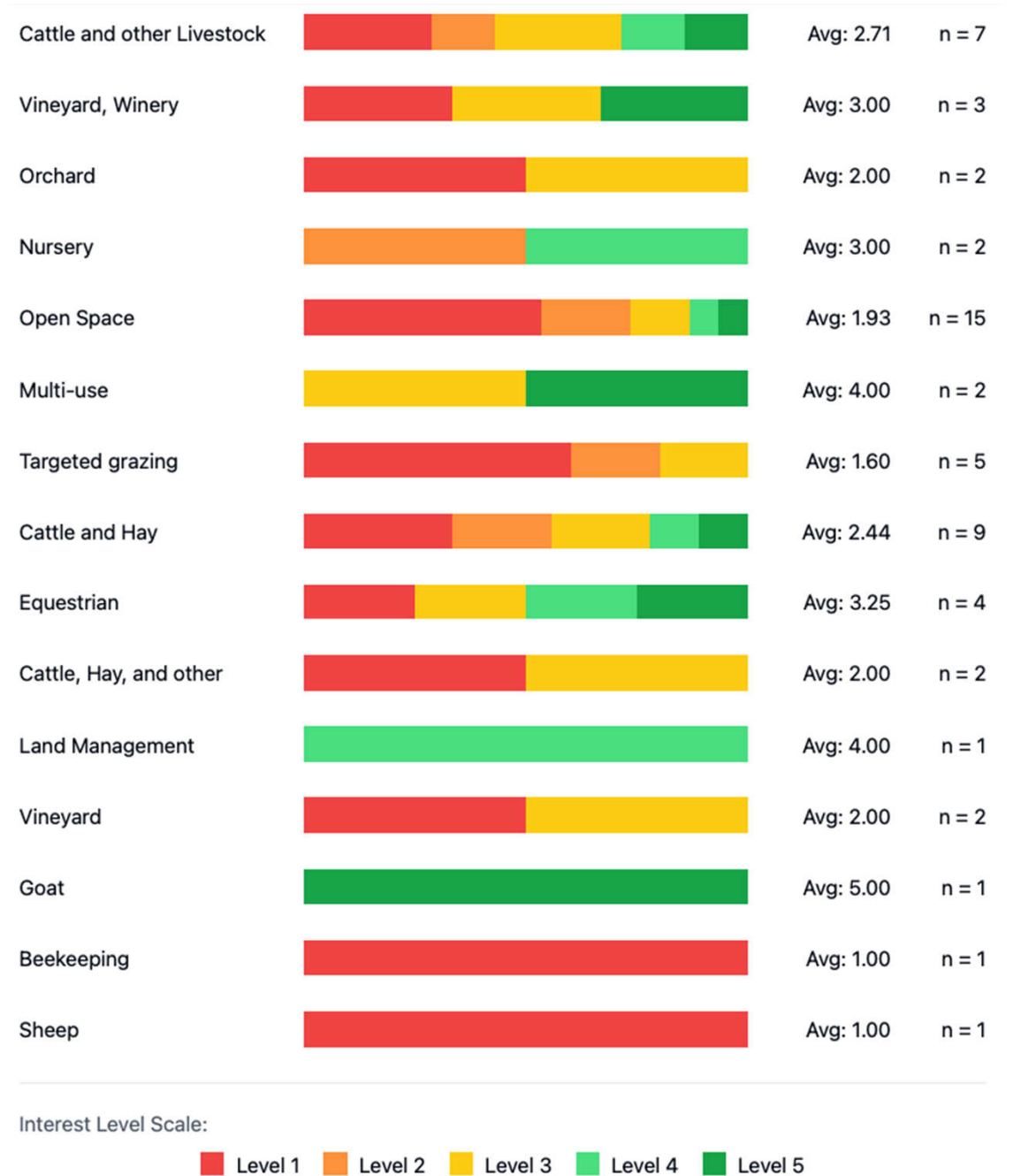
+ Housing Provision and Opportunities by Operation Category from Responses

Operation Category	Provides Housing n (%)	Housing Types Provided	Desired Housing Opportunities
Cattle (including mixed) (n=46)	7 (15.2%)	<ul style="list-style-type: none"> Single-family housing (5) Caretaker units (2) Room (1) Apartment (1) 	<ul style="list-style-type: none"> Caretaker units (18) Single-family -onsite (12) ADU (9) Apartments (1) Duplex (3) Trailers (2) Trailers- offsite (1) Tiny Home -onsite (6) Tiny Home- offsite (1)
Vineyard and Wineries (n=6)	1 (16.7%)	<ul style="list-style-type: none"> Single-family home (1) 	<ul style="list-style-type: none"> Caretaker unit (2) ADU (2) Single family (2) Duplex (onsite)(1) Tiny home (1)
Orchard (including mixed) (n=7)	1 (14.3%)	<ul style="list-style-type: none"> Caretakers Unit (1) 	<ul style="list-style-type: none"> Caretaker unit (2) Single family (2) Single family on and off (1) ADU (2) Trailers (3) Tiny home (1)
Equestrian (including mixed) (n=9)	6 (66.7%)	<ul style="list-style-type: none"> Apartment (2) Caretakers Unit (2) Trailer (1) Room (1) 	<ul style="list-style-type: none"> Caretaker unit (7) ADU (5) Trailers (5) Trailers -onsite (1) Tiny home (4) Single-family (2) Duplex (1)
Hay farming (including mixed) (n=7)	1 (14.3%)	<ul style="list-style-type: none"> Single-family home (1) Apartment (1) 	<ul style="list-style-type: none"> Caretaker unit (4) ADU (4) Single-family (3) Apartments (1) Duplex (1) Tiny home- on site (1) Tiny home- off site (1) Trailers – off site (1)
Other- Open Space (n=16)	0 (0%)	<ul style="list-style-type: none"> Cabin 	<ul style="list-style-type: none"> Caretaker unit (2) Single-family (2) Duplex (1)
Targeted Grazing (including mixed) (n=10)	1 (10%)	<ul style="list-style-type: none"> Caretaker unit (1) 	<ul style="list-style-type: none"> Caretaker unit (4) Single-family housing (2) ADU (1) Tiny home- onsite (1) Trailers- onsite (2)
Nursery (n=2)	0 (0%)		<ul style="list-style-type: none"> Caretaker unit (1) ADU (1) Single-family housing (1) Apartments (1) Tiny home- on and offsite (1)

Benefit of Housing (Onsite, Offsite, Temporary) by Operation Type from Responses



Interest in developing affordable housing on property



Agricultural worker housing needs assessment by operation category



Operation Type	Operation Profile	Key Considerations	Housing Needs Assessment
Cattle only n=28	<ul style="list-style-type: none"> Avg workers: 1.1, 21% w/workers Permanent workers: 5 operations Seasonal workers: 2 operations Size: 11-200 acres (43%), 201-500 acres (21%), 501-1000 acres (21%) Currently providing housing: 3 operations 	<ul style="list-style-type: none"> Zoning laws/restrictions (12) Permitting issues (9) Septic concerns (8) Building costs (8) Limited building envelope (5) Potable water (3) 	Low to moderate need with current housing provision at 11%. Low average worker numbers. Preference towards caretaker units or single-family housing onsite.
Mixed Operations with Cattle (e.g. hay, sheep, targeted grazing, vineyard, equestrian) n=18	<ul style="list-style-type: none"> Avg workers: 7.8, 61% w/workers Permanent workers: 9 operations Seasonal workers: 9 operations Size: 11-200 acres (44%) and 201-500 acres (39%) Currently provides housing: 4 operations 	<ul style="list-style-type: none"> Zoning laws/restrictions (9) Septic issues (8) Permitting (8) Building costs (3) Limited building envelope (2) 	Moderate need with larger average workforce and mix of permanent/seasonal workers. Current housing provision (22%). Preference towards caretaker, ADU, single-family or tiny homes onsite.
Vineyard/Winery and Orchard Operations n=7	<ul style="list-style-type: none"> Avg workers: 10.3, 71% w/workers Permanent workers: 4 operations Seasonal workers: 4 operations Size: Mix of 11-200 acres (60%) and 0-10 acres (40%) Currently provides housing: 0 operations 	<ul style="list-style-type: none"> Limited building envelope (2) Zoning restrictions (2) Building costs (2 responses) Permitting (2) 	Critical need with high average workforce and no current housing provision. Equal split between permanent and seasonal needs. Mixed of interest in <u>offsite</u> , onsite, and temp housing. Interest in caretaker, ADU and <u>trailers</u> (1)
Equestrian Operations n=4	<ul style="list-style-type: none"> Avg workers: 2.25, 75% w/workers Permanent workers: 3 operations Size: Primarily 201-500 acres (50%) Currently provides housing: 3 operations 	<ul style="list-style-type: none"> Zoning laws/restrictions (2) Permitting (3) Floor area ratio limitations (2) 	Well-addressed current needs (75% provide housing). Interest in temporary and onsite housing
Nursery Operations n=2	<ul style="list-style-type: none"> Avg workers: 21 Permanent workers: 2 operations Size: Split between 0-10 and 11-200 acres Currently provides housing: 0 operations 	<ul style="list-style-type: none"> Multiple infrastructure needs, water availability, zoning, building cost (1) 	Most critical unmet need with highest worker density (21 workers avg) and no current housing provision. Nursery respondents are split about the need for housing
Targeted grazing, goat, beekeeping, sheep n=8	<ul style="list-style-type: none"> Avg workers: 0 Currently provides housing: 0 operations 	<ul style="list-style-type: none"> Zoning laws/restrictions (4) Permitting issues (3) Septic concerns (2) Building costs (4) Potable water (3) 	Limited need and limited interest.
Other, Open Space and Land Management n=16	<ul style="list-style-type: none"> Avg workers 0.13, 6% w/workers Currently provides housing: 1 operation 	<ul style="list-style-type: none"> Zoning laws/restrictions (5) Permitting issues (3) Septic concerns (4) Building costs (2) Limited building envelope (1) Potable water (2) 	Limited need and limited interest.

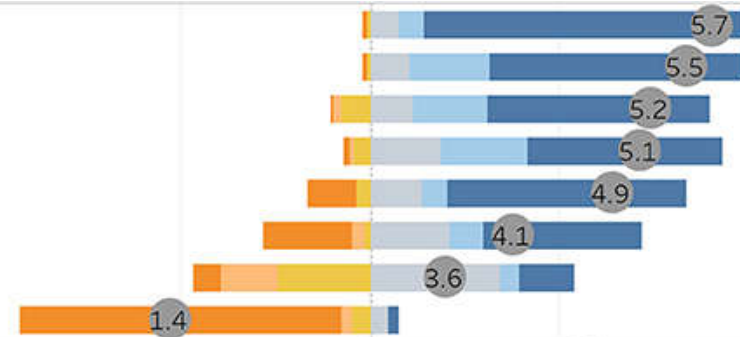
	Completely Agree	Mostly Agree	Somewhat Agree	Somewhat Disagree	Mostly Disagree	Completely Disagree
Onsite Housing Values for Ag Workers						
1. Providing onsite housing is essential for my operation's sustainability.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Providing onsite housing will help my operation attract and retain skilled workers.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Onsite housing without a commute will improve worker satisfaction and productivity in my operation.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Onsite housing with affordable living costs would make my operation more competitive in attracting labor.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Without onsite housing my operation may not be sustainable over the next five to ten years.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. My operation is more likely to thrive in its location if onsite housing is provided.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Onsite housing would help my operation maintain consistent productivity throughout the year.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. My operation is more likely to expand with onsite housing that supports long-term worker retention.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Workers living onsite have more opportunities to respond quickly to urgent operation needs like weather impacts or equipment malfunctions.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Having workers live onsite improves site security and reduces the risk of theft or vandalism.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



[illegible]

Why do
you graze
cattle?

Controls fire danger
Provides inexpensive food for cattle
Controls weeds
Improves wildlife habitat
Compliance for property tax benefit
Part of family heritage/history
It's profitable
I get paid to graze



- Completely Disagree (1)
- Mostly Disagree (2)
- Somewhat Disagree (3)
- Somewhat Agree (4)
- Mostly Agree (5)
- Completely Agree (6)