

2011 - 2016

Yakima County Farmworker Housing Action Plan



Washington Farmworker Housing Trust

Yakima County Farmworker Housing
Trust Advisory Council

June 2011

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The Washington Farmworker Housing Trust (The Trust) is a statewide nonprofit organization working to create a better and more sustainable agricultural community by securing and investing resources to address the full spectrum of housing and related needs of farmworkers. The Trust has an active board of directors made up of growers, farmworker advocates, community-based housing organizations, and other concerned citizens who have united to address the critical shortage of safe, affordable housing for farmworkers and their families in our state.

Yakima County Farmworker Housing Trust Advisory Council

Banner Bank

Catholic Charities Housing Services

Employment Security Department

ESD 105 Migrant Education

Heritage University

Northwest Communities Education Center

Northwest Harvest

Northwest Justice Project

OIC of Washington

Office of Rural and Farmworker Housing

Ready by Five

Sunnyside Housing Authority

Washington Growers League

Washington State Migrant Council

WSU Yakima County Extension

Yakima Health District

Yakima Housing Authority

Yakima School District

Yakima Valley Community College

Yakima Valley Farm Workers Clinic

Yakima Valley Growers-Shippers Association

YWCA of Yakima

Executive Summary

Yakima County Farmworker Housing Action Plan: 2011 –2016

It should be possible for working people to afford housing and still have enough money for the basics like groceries, gas and childcare. For many Yakima County farmworker families, this is simply not the case. An estimated 13,000 additional units of safe, affordable farmworker housing are needed, causing severe hardships for farmworkers and their families who must live in unaffordable, overcrowded and/or substandard housing. These existing housing conditions jeopardize the skilled, stable workforce that Yakima County's economy needs.

Together with Yakima County residents, the Washington Farmworker Housing Trust (The Trust) is building local partnerships to support the county's farmworkers, farms, affordable housing and related service providers, and inform public policy to ensure that everyone has the opportunity to live in a safe, and affordable home. The Yakima County Farmworker Housing Trust Advisory Council represents a broad base of community shareholders with the active participation of over a dozen organizations including Yakima Public Schools, Washington Growers League, Yakima Valley Farm Workers Clinic, Catholic Charities Housing Services, Banner Bank, Yakima Valley Grower-Shipper Association, Office of Rural and Farmworker Housing, WA State Employment Security Department, Yakima Housing Authority, local Trust board members, and other concerned citizens.



Building affordable homes for farmworker families stabilizes our labor force, creates jobs and strengthens our communities. Affordable quality housing provides a secure and safe environment for children to learn and grow, thereby preparing our future workforce, business owners and consumers. This action plan identifies the housing needed to enhance the overall well-being of Yakima County residents and sustain Yakima's agricultural economy. This plan lays out strategies to increase access to safe, quality affordable housing for farmworker families in Yakima County over the next 5 years.

This plan was developed by the Trust in partnership with the Yakima County Farmworker Housing Trust Advisory Council. Advisory Council members developed goals and strategies and provided extensive local knowledge of the emerging housing and labor trends. Many Yakima Valley community organizations and growers assisted the Trust with data collection.

This Action Plan includes the following components:

- Housing Needs
 - Current Housing Inventory
 - Labor Trends & the Impact on Housing Needs
 - Estimate of Housing Needed
- Goals to Support Housing Stability & Resources Required
- Strategies & Action Steps to Support Housing Stability
- Monitoring Progress & Updating Goals

Housing Needs

There is extreme hardship for too many farmworkers in Yakima County. The economic disadvantages of farmworkers are documented by the Trust's statewide, year-long survey of nearly 3,000 farmworkers, the largest survey of its kind ever conducted in the nation. In Yakima & Klickitat Counties, approximately 95% of the farmworkers surveyed have their primary residences here. The average annual income for a Yakima & Klickitat County farmworker family is about \$20,213, and too many pay a high percentage of their income for housing costs. This leaves little money for other basic necessities like groceries. These conditions make it more likely for farmworker children to experience malnutrition and underdevelopment.

The Trust's survey found that:

- ❖ 53% of farmworkers interviewed in Yakima & Klickitat Counties spent more than the federal standard of 30% of their income for housing costs (cost-burden);
- ❖ 27% lived in substandard housing;
- ❖ 35% lived in overcrowded conditions;
- ❖ and 56% had children in the home.

There are 676 year-round rental homes dedicated to farmworker families in Yakima County (approximately 3,575 maximum occupancy) and 904 grower-owned beds. Yakima County is one of five counties in the state with a homeownership program dedicated to farmworkers. Twenty-eight homeownership units for farmworker families have been built using the sweat equity model in Yakima County in just 6 years. Fair market rent for a two bedroom in Yakima County is \$750, which is more than the affordability level for the average Yakima farmworker household (\$505).¹² According to U.S. Census 2005-2009 American Community Survey data, of 5,422 total private market rental units in Yakima County that were vacant during those four years, only 955, or 18%, are affordable to farmworkers.

Farmworkers are vitally important in agricultural production and determine the quality and safety of food products, and ultimately the sustainability of an agricultural business. Agriculture is the single largest employment sector in Washington State, employing an estimated 187,000 farmworkers annually of which an estimated 52,476 are in Yakima County. In addition, farmworkers help contribute over \$1.2 billion annually in crop production to Yakima's economy. Grower interviews and available data indicate an increasing demand for labor that will result in an increased need for farmworker housing in Yakima County.

The Trust estimates that with the existing housing stock there is a gap of at least 13,095 farmworker housing units needed to meet the present day need in Yakima County (assuming the industry standard of an average of 5 persons/unit). Approximately 65,475 farmworkers and family members in Yakima County do not have a safe affordable home.

***Approximately over 65,000 farmworkers and family members
in Yakima County do not have a safe affordable home.***

¹ National Low Income Housing Coalition, *Out of Reach 2010*. <http://www.nlihc.org/oor/oor2010/data.cfm?getstate=on&getcounty=on&county=8177&state=WA>

² Washington Farmworker Housing Trust, *A Sustainable Bounty: Investing in Our Agricultural Future* (2008).

Challenges

Not In My Back Yard (NIMBY) sentiment, land availability and financing remain major challenges for affordable housing organizations and growers trying to provide safe housing for farmworker families in Yakima County.

- Opponents to proposed affordable housing developments often express concerns about reduced property values and increased crime. National housing research has found that “the evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.”³ There is some evidence that points to a *positive*, rather than a negative, community development impact of farmworker housing. For instance, on average a single farmworker housing development contributes \$470,000 annually in local revenues.⁴
- Local Growth Management Act (GMA) plans and county and city zoning do not consistently designate adequate available land for affordable housing needs including farmworker housing.
- Financing affordable housing in rural areas is challenging due to relatively limited local resources, and is becoming even more so with the recession. Until the legislature restores the Housing Trust Fund and the LIHTC market rebounds, or alternative resources become available, financing community-based housing will be difficult to accomplish in rural communities.
- Document recording fees that support affordable housing at the county and state level have also declined precipitously. This further limits the local resources available for construction, rehabilitation, rent support and other housing programs. Part of the State’s portion of these fees has been used for the Operating and Maintenance Program, which is an essential tool for helping community-based seasonal-occupancy housing cover fixed costs with seasonal rents.

³ The Center for Housing Policy, *Don’t Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline?* http://furmancenter.org/files/media/Dont_Put_It_Here.pdf, 4.

⁴ Teresa Guillen, *An examination of the Social and Economic Impacts of Farmworker Housing at the Local Level* (2006), 12.

Goals to Support Housing Stability

Our goal is to significantly increase the number of farmworkers and family members able to access appropriate, affordable homes. This plan documents our goal of assisting 1,800 farmworkers and family members by 2016 through a range of activities that will promote the creation or preservation of affordable housing for farmworker families.

Strategies & Action Steps to Support Housing Stability

In order to ensure that farmworkers have affordable, safe, quality housing to help sustain Yakima's agricultural community, the Yakima County Farmworker Housing Trust Advisory Council will focus on these strategies:

Public Awareness: The Yakima County Advisory Council will conduct public education to raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue. In the coming year, the work of the Advisory Council will include:

- Continuing research on the benefits of safe and affordable housing.
- Hosting a Housing Opportunity Tour for local legislators, County Commissioners and other local elected officials.
- Presenting information to civic organizations and at public events.

Land Availability: The Yakima County Advisory Council seeks to collaborate with local government officials to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands.

Partnerships & Coordination of Resources: The Yakima County Advisory Council will strengthen and build local partnerships for improving farmworker housing conditions. The Advisory Council will support affordable housing and service providers to increase coordination of services for farmworkers and their families. In coordinating with other affordable housing efforts, the Advisory Council can help comprehensively plan local solutions and develop new shared resources. The Advisory Council sends regular updates on our activities to other Yakima housing organizations and an Advisory Council member serves as a liaison to the Yakima County Affordable Housing Committee.

This plan documents our goal of assisting 1,800 farmworkers and family members by 2016.

Chapter 1: Housing Needs

This section summarizes the inventory of existing affordable farmworker housing resources, labor trends and the housing needs of farmworkers and their families in Yakima County.

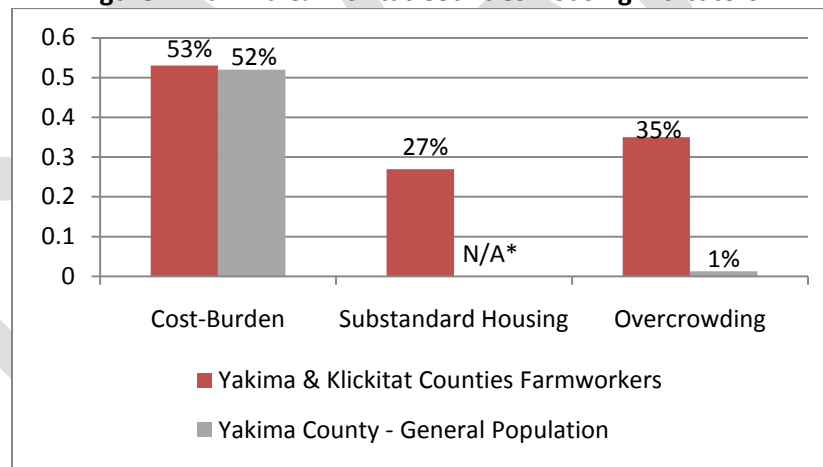
It all starts at home. Every child in Yakima County deserves a chance to succeed in school and in life, which all begins with their family being able to afford a quality place to live. When people have a stable home they can afford, they are healthier and children can reach their full educational potential. Positive investments in affordable housing give hardworking families the opportunity to build stronger communities.

Nonetheless, there is extreme hardship for too many farmworkers. The economic disadvantages of farmworkers are documented by the Trust's statewide, year-long survey of nearly 3,000 farmworkers, the largest survey of its kind ever conducted in the nation. In Yakima & Klickitat Counties, approximately 95% of the farmworkers surveyed have their primary residences here. Due to the seasonal nature of agricultural work, the average annual household income was \$20,213, just 41% of the Yakima County median income.

The Trust's survey found that:

- ❖ 53% of farmworkers interviewed in Yakima & Klickitat Counties spent more than the federal standard of 30% of their income for housing costs (cost-burden);
- ❖ 27% lived in substandard housing;
- ❖ 35% lived in overcrowded conditions;
- ❖ and 56% had children in the home.

Figure 1: Yakima & Klickitat Counties Housing Indicators⁵



The extent of the cost-burden in Yakima County leaves more than 1 in 2 farmworkers and their families with little money for other basic necessities such as food and medical care. Over 1 in 5 (21%) of Yakima's farmworkers are severely cost-burdened, paying more than 50% of their income for housing. These severely cost-burdened families are "23 percent more likely than those paying less for housing to encounter difficulties purchasing food."⁶ The children of low-income renter families who do not live in affordable housing are also more likely to experience malnutrition and underdevelopment than those of comparable families receiving housing assistance.⁷

⁵ The general population statistics came from the Yakima County Housing Needs Assessment (2011).

*Comparable data not available.

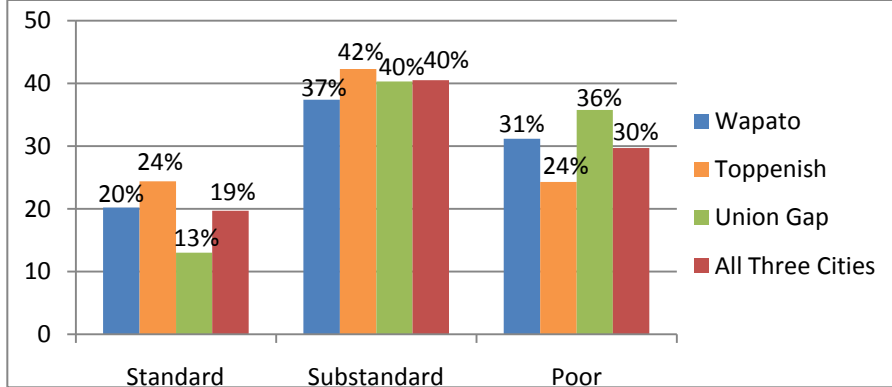
⁶Barbara J. Lipman, *Something's Gotta Give: Working Families and the Cost of Housing* (2005), 8.

⁷Alan Meyers, et al, *Subsidized Housing and Children's Nutritional Status* (2005), 1.

Windshield surveys of housing conditions conducted in 3 communities by the Yakima Valley Conference of Governments found that 70% of single-family residences were in either in substandard or poor condition.⁸ Children living in substandard housing are more likely to develop health problems and, as a result, to miss school. Over 40% of diagnosed asthma among children is believed to be linked with residential exposures.⁹ In 2004, the cost of preventable hospitalizations among adults and children for asthma was nearly \$2 billion nationwide, a 26% increase from 2000.¹⁰

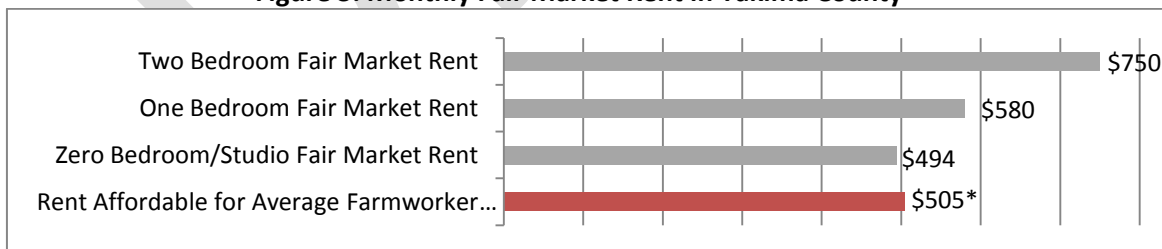


Figure 2: Survey of Housing Conditions of Single-family Residences 2005-2006¹¹



At the current fair market rents in Yakima County, only a studio apartment is affordable for a farmworker household that has a median household size of 4.34 persons. WSU’s Washington Center for Real Estate Research recently found that Yakima County had a vacancy rate of 2.7%.¹² A vacancy rate below or at 3% is usually considered a tight market for renters. The study also found that the vacancy rate is even lower for larger apartment units. The vacancy rate for a 2-bedroom apartment in Yakima County was 1.6%. These housing market conditions compel many farmworker families to overcrowd in small units. The documented overcrowded conditions make it difficult for families to handle stress and maintain healthy relationships. Such stressful home environments can lead to increased levels of psychological distress.¹³ Furthermore, the Center for Housing Policy research summary demonstrated that “crowding can negatively impact physical health through increased exposure to infectious diseases.”¹⁴ Clearly, these poor housing conditions threaten the stability and well-being of our workforce, our children and our communities.

Figure 3: Monthly Fair Market Rent in Yakima County¹⁵



⁸ Homeless Network of Yakima County – Affordable Housing Committee, *Yakima County Housing Needs Assessment 2011*.

⁹ Bruce Lanphear, et al. "Contribution of Residential Exposures to Asthma in U.S. Children and Adolescents." *Pediatrics* (200), 1.

¹⁰ Allison Russo, et al. *Trends in Potentially Preventable Hospitalizations among Adults and Children, 1997-2004*.

(Agency for Healthcare Research and Quality, 2007), 8.

¹¹ Homeless Network of Yakima County – Affordable Housing Committee, *Yakima County Housing Needs Assessment 2011*.

¹² Washington Center for Real Estate Research, *Washington Apartment Market Study* (Fall 2010).

¹³ The Center for Housing Policy and Enterprise Community Partners, *The Positive Impacts of Affordable Housing on Health* (2007), 5.

¹⁴ The Center for Housing Policy and Enterprise Community Partners, 5.

*Washington Farmworker Housing Trust, *A Sustainable Bounty: Investing in Our Agricultural Future* (2008).

¹⁵ National Low Income Housing Coalition, *Out of Reach 2010*. <http://www.nlihc.org/oor/oor2010/data.cfm?getstate=on&getcounty=on&county=8177&state=WA>

Current Housing Inventory

Yakima County affordable housing providers have made great strides in addressing the need for safe, quality, affordable homes for farmworkers and their families. The Yakima Housing Authority (YHA), Sunnyside Housing Authority and Catholic Charities Housing Services (CCHS) provide community-based housing specifically for farmworker families in Yakima County. Last year, they served over 2,200 farmworkers and family members, providing homes for the workforce of more than 90 agricultural employers in the Valley. In addition, several Yakima County ag employers provide housing for some of their employees. In 2009 the Washington Department of Health licensed 904 grower-owned beds for farm employees.¹⁶

In spite of these efforts, the lack of safe, affordable housing remains a key issue for working families. **YHA, SHA and CCHS maintain waiting lists for their farmworker housing developments that include over 1,400 households, with estimated waits as long as 1-3 years.** Also, the majority of growers with on-farm housing are only able financially to provide housing to some of their employees.

Figure 4: List of Yakima ag employers whose employees live in community-based housing developments.*

Adams Road Orchard	Olsen Brothers Ranches
Agri Aide, INC	Olympic Orchards
B&S Farms	Pride Packing
Bailey Nurseries	Radar Orchards LLC
Bek Orchards	Rocky Prairie Orchard
Blackhawk Orchard	Roy Farms
Blue Bird Orchards	Royal Crest Orchards
Blue Sky	Royal Mint
Brandt Management	Royal Ridge Fruit and Cold Storage
Caribou Ranches	Roza Hills Vineyard
Carpenter Ranches LLC	Russet King Potato
Carpenter Ranches LLC	S&C Ranching
Chelan Estate winery	Segale Properties
Chelan Fruit Co-Op	Serendipity Orchard
CJ KM Orchards	Skone & Connors
Columbia Basin Nursery	Snow & Sons Produce
Congdon Orchards	St. Hilaire Farms
Congdon Packing	Stadelman Fruit
Conrad & Adams Fruit Company	Stan Brulotte Farms
Counsell Farms	Stemilt AG Services LLC
Country Morning Farms, Inc	Sun Valley Orchard
Cowan Orchard	Sunray Farms LLC
Cowin & Sons LLC	Taylor Orchards
D & A Zuniga Orchards	Theamert Farms
Del Monte Foods Co	Upland Vineyards LLC
Dovex Fruit Co.	Valley Roz Orchard
Eddie Farms Inc	Van Well Nursery
Evans Fruit Company	Vin Du Lac Winery
Frenchman Ridge	Warrior Ranches
Friesland Dairy	Washington Fruit
Frosty Ridge Orchards	Washington Harvest
Gilbert Orchards	Weber Farms
Green Acres Farms	Western Sweet Cherry
Hogue Cellars	Wheeler Farms LLC
Homestake Farms	Whisky Ranch
Kershaw Sunnyside Ranches, Inc	Wilson Orchards & Vineyard Supply
Lawrence Orchard	Windy Point Fruit Ranch
Lighthouse Farms	Yakima Bait Company
Loombard Loop Orchard & Fruit	Yakima Fruit & Cold Storage
National Food Co	Yakima Valley Fruit
Northwest Horticulture	Zillah 270, LLC
	Zirkle Fruit Company

**This is a point-in-time list and not all inclusive.*

¹⁶ Department of Health.

The current housing inventory (Figure 5) demonstrates that more affordable housing is needed to support local businesses and working families. The inventory of existing affordable housing for farmworker families (Figure 4) includes dedicated housing units and private market units affordable to farmworkers (rent of \$505 or less per month including utilities for a household earning \$20,213 annually). There are 676 year-round rental homes dedicated to farmworker families in Yakima County (approximately 3,575 maximum occupancy) and 904 grower-owned beds. Most of the licensed seasonal-occupancy housing is owned by growers and provided free to their workers as an employee benefit. In Yakima County 28 homeownership units have been built for farmworker families using the sweat equity model.¹⁷



According to U.S. Census 2005-2009 American Community Survey data, of 5,422 total private market units in Yakima County that were vacant during those four years, only 955, or 18%, are affordable to farmworkers. The U.S. Census does not contain data for gross rent (rent that includes utilities) of vacant units, thus the number of vacant affordable units to farmworkers is much lower than the estimated 955 units.

Figure 5: Farmworker Housing Inventory in Yakima County (2009-2010)

	Number of Units	Occupancy/Number of Farmworkers & Family Members
Seasonal-occupancy units	904 DOH licensed beds	904 people
Year-round units	676 units	3,575 people
Homeownership units	28 units	140 people
Private Market units (2004-2009 Census)	955 units	4,775 people

¹⁷ The Sweat Equity Model enables low income families to invest hours of labor (sweat equity) in building their own home to help lower their housing costs.

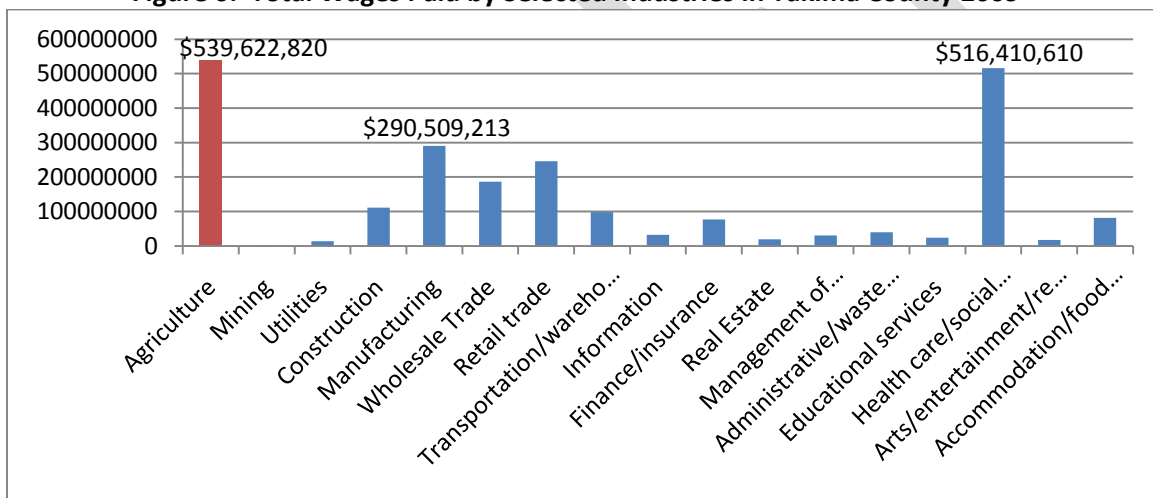
Labor Trends & the Impact on Housing Needs

Farmworkers are vitally important in agricultural production and determine the quality and safety of food products, and ultimately the sustainability of an agricultural business. Agriculture is the single largest employment sector in Washington State, employing an estimated 187,000 farmworkers annually of which an estimated 52,476 are in Yakima County. In addition, farmworkers help contribute over \$1.2 billion annually in crop and livestock production to Yakima’s economy, helping the agricultural sector continue to outperform the state’s overall economy.



The Trust’s farmworker survey found that 50% of the respondents either plan to leave agriculture within a year or are uncertain how much longer they will continue working in agriculture. **However, 91% of those surveyed in Yakima County stated that more and better housing would encourage them to continue working in agriculture.** An adequate supply of quality, affordable housing is key to sustaining our agricultural economy.

Figure 6: Total Wages Paid by Selected Industries in Yakima County 2009¹⁸



Strong consumer demand for organic and fresh produce is moving more growers into the organic and fresh-to-consumer markets, which requires hand harvesting by additional farmworkers. Growers are also going organic in order to meet international market standards. About one third of the tree fruit is exported to international markets which require lower amounts of pesticides residue on their fruits. Washington State leads the United States in the production of organic apples, sweet cherries, and pears.¹⁹ Yakima County has more than 6,000 certified organic acres and generates over 10% of all organic farmgate sales in the state (\$21 million).²⁰

Apple production per acre has increased, keeping Yakima County the number one producer of apples in the state and the nation. Taking into account that apples tend to be alternate bearing (trees have a heavy crop year followed by a light crop year) and the influence of weather, figure 6 shows an overall increasing trend in yield per acre. In 2010, Washington apples set a new all-time harvest and sales record at 108.7 million, 40-pound boxes.²¹

¹⁸ Washington State Employment Security Department.

¹⁹ Steve Brown, *Organic Demand, Supply Grow Together*. Capital Press, 22 April 2011, 8E.

²⁰ Washington State University, *Washington State Certified Organic Acreage, Sales and Dairy Cattle: 2005-2010 Tables*. <http://www.tfrec.wsu.edu/pdfs/P1774.pdf> (2011).

²¹ Dan Wheat, *Washington Apples Set Harvest, Sales Records*. Capital Press, 22 April 2011, 4.

Sweet cherry production also continues to increase. According to ag experts, there will be a growing demand for labor from cherry plantings that will come in production in the coming years. Blueberry acreage has increased by 71% since 2007 and blueberries industry officials believe there is continued room for growth.²² A large portion of this berry crop will be aimed to capture the higher revenues in the fresh market. All of this premium fresh produce needs a stable workforce that can hand harvest these crops.

Figure 7: Apple Production (pounds) in Washington State 2000-2009²³

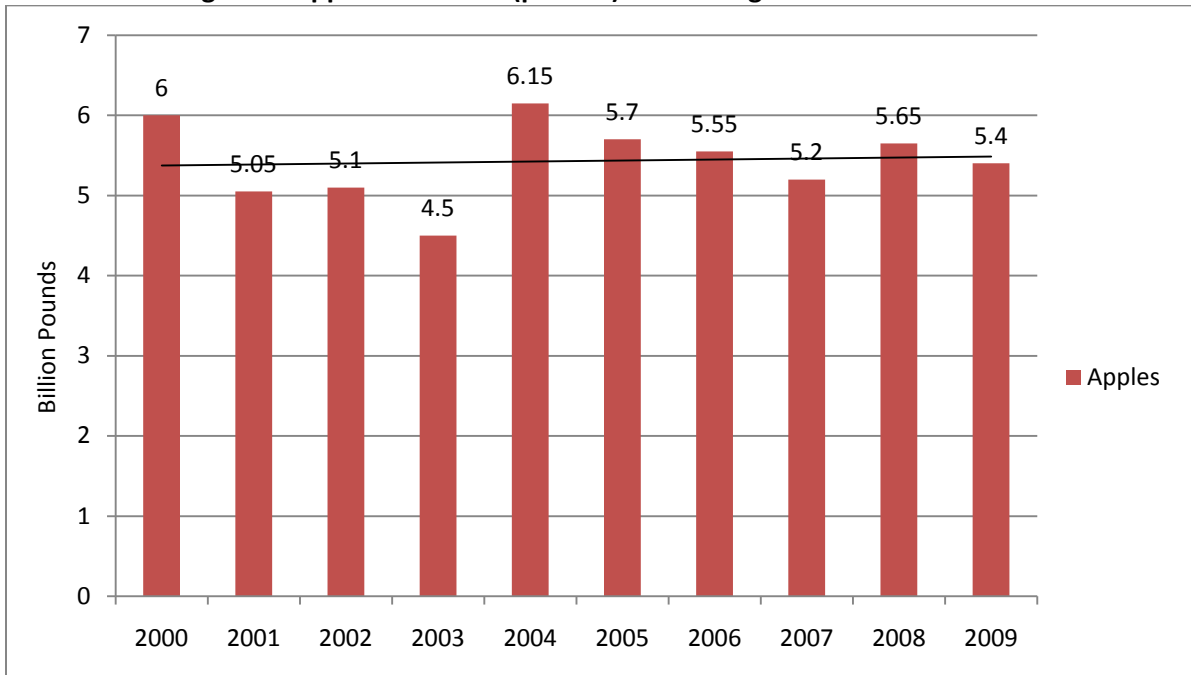
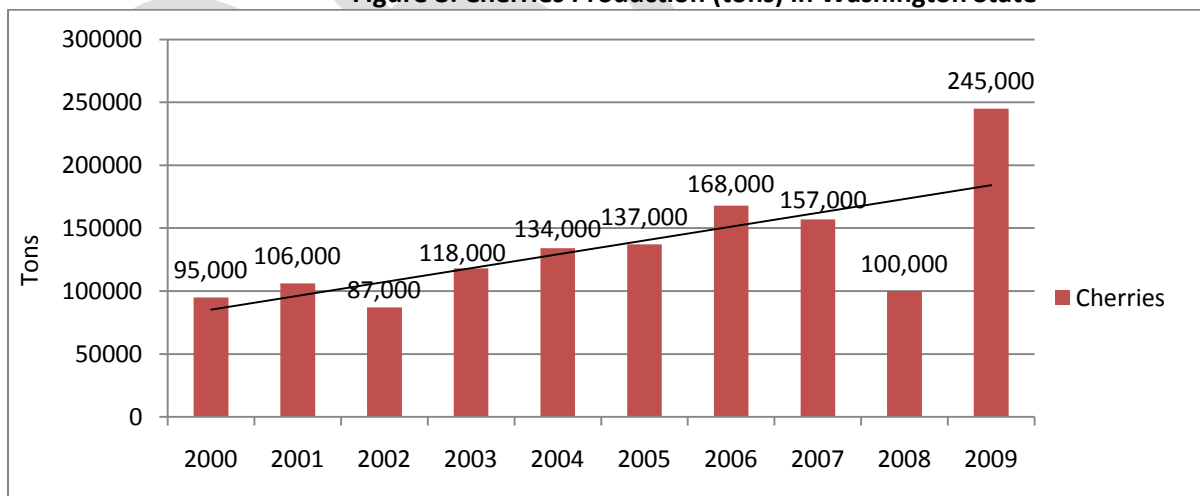


Figure 8: Cherries Production (tons) in Washington State²⁴



²² USDA, *Census of Agriculture: Yakima County*.

²³ NASS, *Washington Apple Data*.

²⁴ USDA, *2010 Washington Annual Agriculture Bulletin*, 78.

Figure 9: Crop Trends (acreage) in Yakima County 1997-2010²⁵

	<u>1997</u>	<u>2002</u>	<u>2007</u>	<u>2010²⁶</u>	<u>% Change 2007-2010</u>	<u>Labor Intensity Worker/Acre²⁷</u>
Apples	75,264	54,036	54,676	50,516	-8%	0.2788
Asparagus	7,034	6,546	2,540	2,397	-6%	0.6991
Blueberries	N/A	N/A	59	101	+71%	0.1625
Hops	27,449	16,813	18,587	26,181	+41%	0.0809
Mint	12,815	9,334	12,561	10,126	-19%	N/A
Peaches/Nectarines	2,043	2,172	1,635	1,999	+22%	N/A
Pears	10,190	10,097	8,393	7,775	-7%	0.1713
Potatoes	1,979	1,737	N/A	664	N/A	0.0191
Sweet Cherries	5,922	9,203	10,858	N/A	N/A	0.9871
Grapes	15,529	23,152	18,871	20,114	+7	0.0646

Yakima County is the number one producer of hops in the nation. In Washington State, hops are only grown commercially in the Yakima Valley and approximately two-thirds of the hops produced in the Yakima Valley are exported to international markets.²⁸ The strong increase in hop production starting in 2008 has started to slow down but acreage and seasonal employment are still significantly higher than 2007. Hop production has increase by 41% since 2007 and requires over 500 workers per year.²⁹ Asparagus has stabilized to 2,397 acres following a large decline in acreage. Asparagus is mainly sold in the fresh-produce market and is a very labor intensive crop. About 180 seasonal workers are needed for a 200 acre asparagus farm and a four-line sorting and packing warehouse.³⁰



Photo courtesy of Patrick Kehoe.

Like fresh produce, wine grapes also require labor. Approximately 90% of Washington wine grapes are mechanically harvested, but workers are still needed for pruning and thinning to help produce high quality wine grapes and facilitate vineyard management.³¹ Washington State is now second only to California in the production of wine grapes. According to the Yakima Wine Association, the Yakima Valley has more than 60 wineries and over one third of the state's vineyards. Industry experts predict that there is room for growth in the Washington wine industry.³² A significant labor force will be required to sustain the expected continued growth of wine grapes.

In addition to the \$1.2 billion generated in crop production, food processing contributes \$1.5 billion to Yakima County's economy.³³ Fruit juice, potato chips, wine and dairy products are some of the value added products that comprise Yakima's successful food processing operations. Yakima County leads the state in dairy production and is the 11th largest dairy producing county in the nation.³⁴ Yakima food processors firms need over 3,000 workers per year to operate in the region.³⁵

²⁵ USDA, 2007 Census of Agriculture: Yakima County.

²⁶ Washington State Department of Agriculture, *GIS Crop Data*. <http://agr.wa.gov/pestfert/natresources/GIScropdata.aspx> (2010).

²⁷ Employment Security Department, *2009 Agricultural Workforce in Washington State* and Washington State Department of Agriculture, *GIS Data*.

²⁸ Hop Growers of America, *Hop Growing in Washington* http://www.usahops.org/index.cfm?fuseaction=hop_farming&pageID=13 (2008).

²⁹ Washington State Department of Agriculture, *GIS Crop Data*. and Washington Employment Security Department.

³⁰ Ross Courtney, *Asparagus Harvest Running Late, Cutting into Family Budgets*. Yakima Herald Republic April 23 2011

³¹ WSU, *Crop Profiles for Wine Grapes in Washington* <http://users.tricity.wsu.edu/~cdaniels/profiles/WineGrapes.pdf> (2003), 5-6.

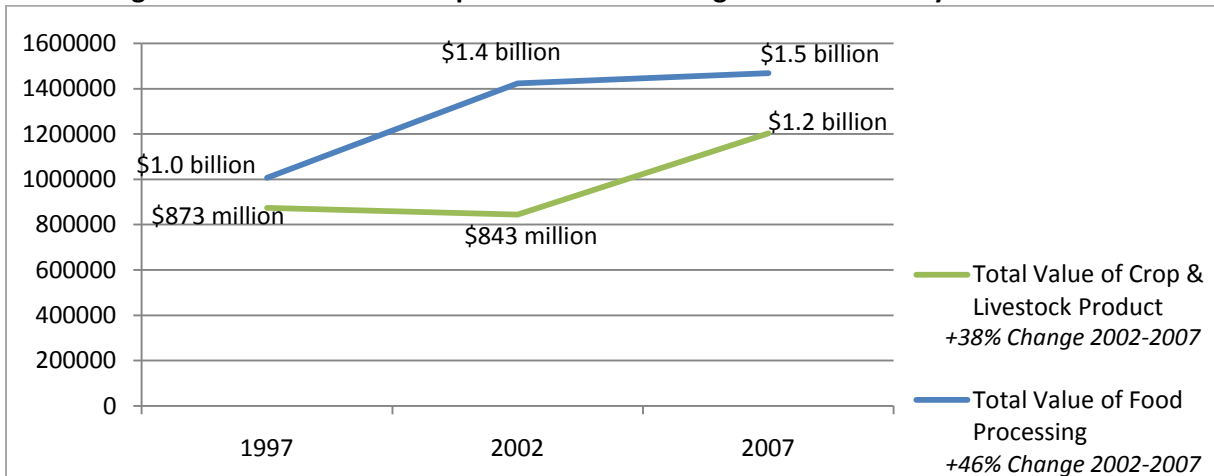
³² Good Fruit Grower, *Washington Wine Industry Moving Forward*. (2011) <http://www.goodfruit.com/Good-Fruit-Grower/Web-2011/Washington-wine-industry-moving-forward/>

³³ Washington State Department of Agriculture, *Crop Maps* http://agr.wa.gov/AgInWa/Crop_Maps.aspx (2010).

³⁴ USDA, 2007 Census of Agriculture: Yakima County.

³⁵ Yakima County Development Association, <http://www.ycda.com/wp-content/uploads/file/food-processing-2010.pdf> (2010).

Figure 10: Total Value of Crop and Food Processing in Yakima County 1997 - 2007³⁶



There are limitations on measuring the exact impact these labor trends will have on the housing needs of farmworkers. The significant lack of current data on agricultural crops is a major limitation. **However, based on grower interviews and available data, we project that the overall increased demand for labor will ultimately result in an increased need for farmworker housing in Yakima County.**

Although Yakima County has experienced decreases in asparagus and hops, agriculture is one of the strongest employment sectors in the county and our state. Washington’s agricultural employment and earnings are relatively stable, supporting a broad range of suppliers, processors, shipping and other related industries. We need to protect our agricultural economy, which must compete in a global economy, by ensuring adequate affordable housing for a stable, skilled labor force.

³⁶ Washington State Department of Revenue and 2007 U.S. Census of Agriculture.

Estimate of Housing Needed

The Trust estimates (Figure 10) that even with the existing housing stock, there is a gap of at least 13,095 farmworker housing units needed to meet the present day need in Yakima County (assuming the industry standard of an average of 5 persons/unit).

Figure 11: Additional Affordable Farmworker Housing Needed in Yakima County

	Number of Units Needed	Number of Farmworkers and Family Members Needing Affordable Housing
Seasonal-occupancy units	4,237 units needed	21,185 people
Year-round units	8,858 units needed	44,290 people
Total	13,095 units	65,475 people

Not In My Back Yard (NIMBY) sentiment, land availability and financing remain major challenges for affordable housing organizations and growers trying to provide safe housing for farmworker families in Yakima County. Too often fears and misinformation about farmworker housing impedes people from considering the needs and the benefits to the entire community. Opponents to proposed multi-family development and affordable housing developments often express concerns about reduced property values and increased crime. National housing research has found that “the evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.”³⁷ According to a University of Washington Evans School research report with case studies of Burlington and Mattawa, farmworker housing developments have not decreased surrounding property values and no evidence exists of increased crime since their development. A law enforcement analysis showed that nearby private, market-rate apartment complexes generated 2-4 times more 911 calls/unit than community-based farmworker housing developments.³⁸ In fact, there is evidence that points to a *positive*, rather than a negative, community development impact of farmworker housing. For instance, on average a single farmworker housing development contributes \$470,000 annually in local revenues.³⁹

Secondly, local Growth Management Act (GMA) plans and county and city zoning do not consistently designate adequate available land for affordable housing needs including farmworker housing. Among the fourteen labor-intensive agricultural counties, Yakima County’s Comprehensive Plan appears to best offer affordable housing opportunities for farmworker families. The County’s Comprehensive Plan supports the development of multifamily housing however the densities designated may not be enough for farmworker developments to be economically feasible.⁴⁰ The City of Yakima’s Comprehensive Plan acknowledges the importance of affordable housing and the need to designate vacant land for multi-family housing. Currently, city zoning designates less than 3% (653 acres) of total land in the urban growth area (within the city limits & unincorporated area) for multi-family residential. **There currently do not appear to be adequate provisions in either county or city zoning to support affordable housing as required by GMA.** The disconnect between GMA goals and local zoning codes has made it extremely difficult to secure sites for new homes and create opportunities for farmworker families and other lower-income persons to live in a safe, affordable home.



³⁷ The Center for Housing Policy, *Don’t Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline?* http://furmancenter.org/files/media/Dont_Put_It_Here.pdf, 4.

³⁸ Teresa Guillen, *An examination of the Social and Economic Impacts of Farmworker Housing at the Local Level* (2006), 12.

³⁹ Teresa Guillen, 11.

⁴⁰ Natalie Quist, *You Can’t Build Here: How Land Use Regulations Impact the Development of Farmworker Housing in Washington State* (2009).

Finally, financing affordable housing in rural areas is challenging and is becoming even more so with the recession. Seasonal-occupancy housing is particularly difficult to finance. Because seasonal-occupancy housing, by definition, is occupied by farmworkers for only part of the year – typically 6 to 8 months – it does not provide enough income to cover fixed costs on an annual basis without some type of operating subsidy. Historically, operating subsidies have been secured through USDA Rural Development or the State for community-based seasonal-occupancy housing, or grower operations for on-farm housing. Appropriations for the USDA Section 521 Rental Assistance Program have been declining. The State’s Operating & Maintenance Program, which is funded by document recording fees, has been suspended due to declining revenues from those fees. Not all growers, especially smaller growers, can afford to operate on-farm housing and must rely on community-based housing. In order to encourage more private investment from growers in affordable housing, the Trust successfully helped restart the State’s On-farm Housing Loan Program to provide direct infrastructure and construction loans for seasonal-occupancy housing. Since 2006, this program has created or preserved seasonal-occupancy housing for nearly 4,000 farmworkers across the state.

Two of the three primary financing sources for year-round community-based housing, the state’s Housing Trust Fund and federal Low Income Housing Tax Credits (LIHTC), have dramatically diminished with the current economic downturn. In the 2010 legislative session, the State Legislature did not appropriate *any* funds for the state’s Housing Trust Fund for very low-income working persons. Furthermore, the number of financial institutions and corporate investors willing to support affordable housing through the federal LIHTC has diminished, particularly in rural communities, creating financing gaps and stalling the development of farmworker housing. Until the legislature restores the Housing Trust Fund and the LIHTC market rebounds, or alternative financing becomes available, financing community-based housing will be difficult to accomplish.

Rent levels that are affordable to extremely low-income persons, those earning 30% or less of Area Median Income, generally are insufficient to cover reasonable operating costs of rental housing. The State’s Operating & Maintenance Program and the federal Section 8 Voucher program are essential support for extremely low-income workers. The Section 8 program has been underfunded for many years and, as noted above, the Operating & Maintenance Program has been suspended due to insufficient resources.

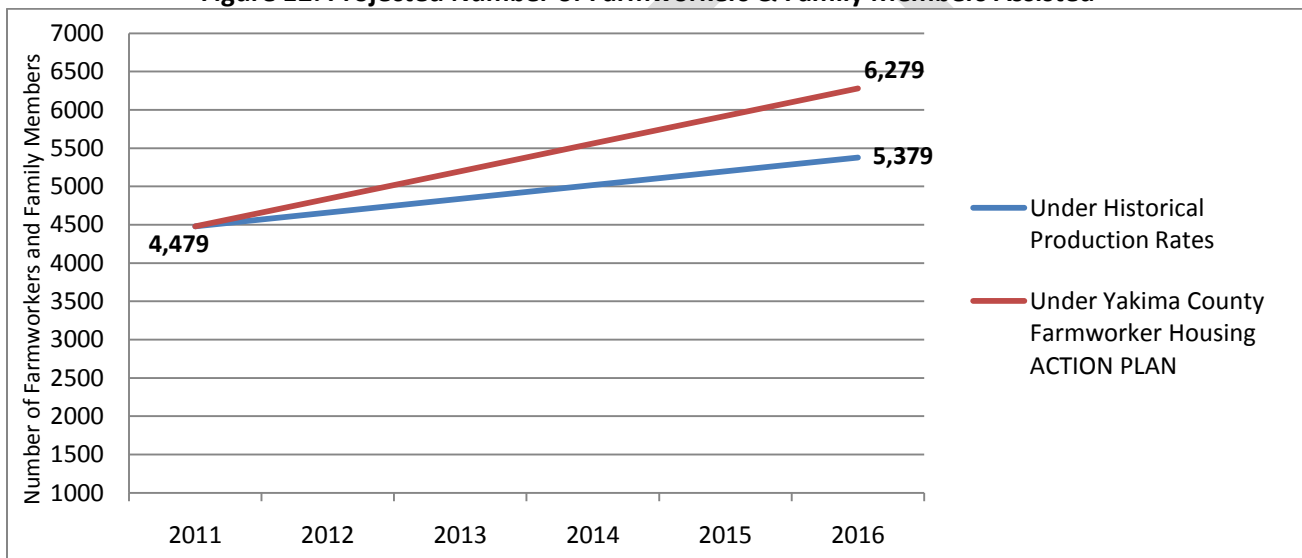
The evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.

Chapter 2: Goals to Support Housing Stability & Resources Required

This section summarizes goals to significantly increase the number of farmworkers and family members with access to quality, affordable homes appropriate to their needs, including homeownership, rental and seasonal-occupancy housing.

The existing housing stock (both community-based and grower-provided) provides homes for about 4,479 farmworkers and family members in Yakima County. This leaves 65,475 farmworkers and family members that are in need of adequate housing and related services. Our goal is to significantly increase the number of farmworkers and family members able to access appropriate, affordable homes. This plan documents our goal of assisting 1,800 farmworkers and family members by 2016 through a range of activities that will promote the creation or preservation of affordable housing for farmworker families. This plan aims to double the rate of production of quality, affordable homes for farmworkers and their family members.

Figure 12: Projected Number of Farmworkers & Family Members Assisted⁴¹



“My husband is less stressed out than before and me too. [Here at New Life Homes], we have privacy and safety...we are able to send our kids to their room and know that they will be safe.”

-Susie Corona, Homeowner at New Life Homes

⁴¹ Estimates include both community-based and grower-provided housing stock and do not include private market units. Since there is no way to assure that affordable private market units will actually be rented out to farmworker families, the private market units were not included in estimates. Data assumes 5 persons per unit.

Resources Required

In order to achieve the Action Plan goals, a combination of private and public resources will be required to ensure farmworker families have a place to call home.

Figure 13: Action Plan Goals

	Number of Units	Number of Farmworkers and Family Members Living in Affordable Housing
Seasonal-occupancy units	116 units	580 people
Year-round units	204 units	1,220 people
Homeownership units	40 units	200 people
Total	360 units	1,800 people

1. Resources Required to Increase Seasonal-Occupancy Housing Units by 116 units for 580 farmworkers.
 - Capital Financing (local, state, federal, and private resources): Approximately \$6.25 million in state resources will be required to meet the above goal.
 - Land Availability: A minimum of 8.3 acres at an average of 14 units per acre will be required to meet the 116 seasonal-occupancy housing unit goal. Currently, the density of 14 units per acre is not allowed in all multifamily zones in Yakima County.
 - Access to water and waste water treatment will be required to meet the above goal.
 - Operating Subsidies such as USDA 521 Rental Assistance, State’s Operating & Maintenance Funds or Grower Lease Model, will be required to achieve the above goal.

2. Resources Required to Increase Year-Round Housing by 204 homes for 1,020 persons.
 - Capital Financing (local, state, and private resources): Approximately \$8.8 million in state resources will be required to meet the year-round housing goal.
 - Land Availability: A minimum of 14.6 acres at an average of 14 units per acre will be required. Currently, this is not allowed in all multifamily zones in Yakima County.
 - Access to public water supply and sanitary sewer will be required.
 - Rental Assistance for families earning less than 30% of Area Median Income (USDA 521 Rental Assistance, State’s Operating & Maintenance Funds, HUD Section 8 Vouchers) will be required.

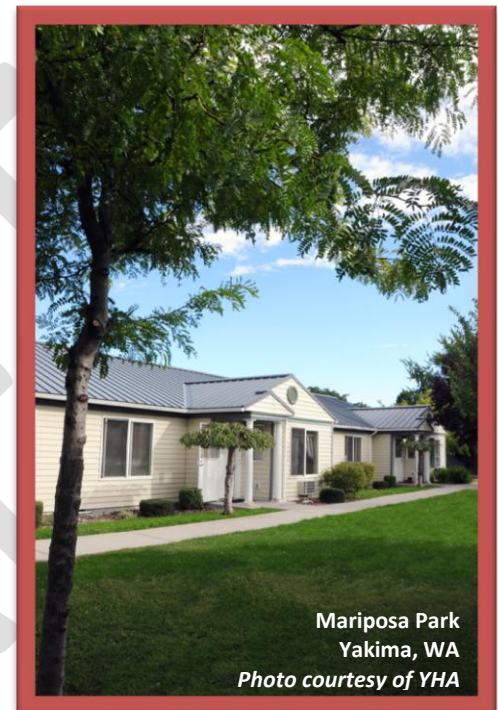
3. Resources Required to Increase Homeownership for 40 new homeowners.
 - Homebuyer Education, particularly for non-native English speakers will be required.
 - Down Payment Assistance (State Housing Trust Fund, federal and philanthropic sources) will be required.
 - Self-Help Program (USDA 523 Technical Assistance) will be required.
 - Below Market Rate mortgages (Washington State Housing Finance Commission, USDA Direct 502 Mortgages) will be required.

Chapter 3: Strategies & Action Steps to Support Housing Stability

This section describes the strategies and action steps required to meet the goals of providing an adequate supply of safe, quality affordable homes for our agricultural workforce with appropriate support services.

In order to ensure that farmworkers have affordable, safe and quality housing to help sustain Yakima’s agricultural community, the Yakima County Farmworker Housing Trust Advisory Council will focus on these strategies:

- ❖ **Public Awareness:** The Yakima County Advisory Council will conduct public education to raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue.
- ❖ **Land Availability:** The Yakima County Advisory Council seeks to collaborate with local government officials to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands.
- ❖ **Partnerships & Coordination of Resources:** The Yakima County Advisory Council will strengthen and build local partnerships for improving farmworker housing conditions. The Advisory Council will support affordable housing and service providers to increase coordination of services for farmworkers and their families. In coordinating with other affordable housing efforts, the Advisory Council can help comprehensively plan local solutions and better develop new shared resources.



Action Steps

Each action step presented below in the work plan will be implemented by the Advisory Council members in coordination with a broad range of Yakima County partners. In addition, accomplishing the goals of this plan will require the collaboration and leadership of our Yakima County Commissioners; Granger, Grandview, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Yakima and Zillah City Council Members; and other elected and appointed officials.

The action steps in the work plan below will be furthered developed in the winter of 2011.

STRATEGY 1: Public Awareness - Raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue.

OBJECTIVE A: Disseminate information about the positive impacts of farmworkers housing & their connection to the rest of the community.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Distribute Trust Video and collateral at community events (e.g. Yakima Farmers' Market)	1. Participate in 2 events.	1. 2011	Advisory Council Members
2. Research per capita funding for schools from the State and federal funding for migrant students and Title I funds for low-income students.	2. Present findings to officials of 3 school districts.	2. 2011-2013	Advisory Council Public Education Workgroup
3. Meet with the Yakima Herald Republic editorial board and seek opportunities for media coverage and opinion articles.	3. Be featured in 3 news articles and/or opinion articles.	3. 2011-2013	Advisory Council Members
4. Partner with more farms to obtain photographs and stories of farmworkers.	4. Feature photos & stories of farmworkers in public awareness materials.	4. 2011-2013	Advisory Council Members

OBJECTIVE B: Deliver information presentations annually to 10 elected officials and/or community leaders.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Invite elected officials to Advisory Council Meetings to discuss expanding access to programs and increased funding that: <ul style="list-style-type: none"> o Encourages the development of the full spectrum of affordable housing (from seasonal-occupancy housing, community-based rentals to homeownership opportunities) for farmworker families. o Results in more coordinated and efficient use of existing resources. o Realizes public and private cost savings through the prevention of negative health, safety, education and other costs of substandard, unaffordable housing. 	1. 5 invited elected officials attend meetings.	1. 2011	Advisory Council Members
2. Engage the business community such as the Chamber of Commerce and YCDA.	2. Present to 2 business groups.	2. 2012	Advisory Council Members
3. Present at city council/planning & county commission meetings.	3. Present at 4 meetings.	3. 2011 - 2013	Advisory Council Members
4. Make presentations to community groups such as Kiwanis, ministerial associations, congregational social justice committees, etc.	3. Present at 6 meetings.	3. 2011 - 2013	Advisory Council Members

STRATEGY 2: Land Availability - Collaborate with local government officials and other organizations to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands.

OBJECTIVE A: Convene local government on GMA Comprehensive Plan Updates.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Research & analyze local statutory and regulatory changes necessary to increase the supply of affordable housing.	1. Develop at least 1 policy proposal.	1. 2011-2013	Advisory Council GMA Workgroup
2. Research vacant land zoned or designated in GMA plans for residential development.	2. Present research to Advisory Council & farmland preservation groups.	2. 2011 - 2013	Advisory Council GMA Workgroup
3. Participate in committees helping update GMA comprehensive plans.	3. Ensure farmworker representation in the updates.	3. 2011-2013	Advisory Council GMA Workgroup
4. Work with Yakima County, cities and the Yakima Valley Conference of Governments to assess GMA comprehensive plans, zoning, and tools such as Incentive Zoning or Transfer of Development Rights.	4. Convene at least 2 meetings.	4. 2011-2013	Advisory Council GMA Workgroup
5. Research possible amendments to GMA at the state legislative level.	5. Present draft amendments to Washington Low Income Housing Alliance and environmental organizations.	5. 2011-2013	Advisory Council GMA Workgroup
6. Assess the availability of infrastructure (public water and sewer) to residential lands.	6. Ensure adequate infrastructure access to encourage affordable housing.	6. 2011-2013	Advisory Council GMA Workgroup, Catholic Charities Housing Services, Yakima Housing Authority, Sunnyside Housing Authority & the Office of Rural and Farmworker Housing.

STRATEGY 3: Partnerships & Coordination of Resources - Strengthen and build local partnerships for improving farmworker housing conditions.

OBJECTIVE A: Coordinate advocacy for housing, support services, and effective public policies to increase the supply of affordable farmworker housing.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Continue sending regular updates on our activities to other Yakima partner organizations.	1. Send monthly updates.	1. 2011	Trust Staff
2. Have an Advisory Council member serve as a liaison to the Homeless Network of Yakima – Affordable Housing Committee.	2. Assign Advisory Council Member.	2. 2011	Erin Black & Lee Murdock
3. Engage civic, faith and community groups to endorse and help implement the Plan.	3. Endorsements from 10 community organizations.	3. 2012	Advisory Council Members
4. Identify additional gaps in services such as homebuyer education and foreclosure prevention resources.	4. Facilitate new partnerships to fill these gaps.	4. 2012	Advisory Council Members
5. Partner with ESD 105 – Gang Awareness Task Force and Citizens for Safe Communities.	5. Present housing research to both groups.	5. 2011 - 2013	Advisory Council Members
6. Research sources that could provide additional/alternative capital financing in face of the decline in Housing Trust Fund and LIHTC.	6. Identify 1 new potential financing source.	6. 2011-2013	Trust Staff
6. Participate in updating and refining the allocation process for Local Document Recording Fees for housing (“2060/2163 Funds”) to ensure they include farmworker housing.	6. Farmworkers formally recognized as a special needs population for allocation local recording fees.	7. 2011-2013	Advisory Council Members

Five-Year Accomplishments

By 2016 the Advisory Council and our partners will have:

- Achieved broad agreement on the benefits of an adequate supply of affordable housing for farmworkers and their families, and public support for increasing the housing supply. This will be measured by the number of organizations and local governmental entities that document their support through resolutions and planning documents.
- Updated County and city Growth Management Act plans to designate the equivalent of 17.4 acres for multi-family housing at 14 units per acre with access to public infrastructure, in addition to other multifamily housing needs in their jurisdiction.
- Encouraged the development of *at least* 204 new units of rental housing for 1,020 farmworker and their families throughout the county.
- Secured new resources and tools for affordable farmworker housing.
- Together with local partners, assisted at least 40 farmworker families in purchasing their own homes.
- Ensured no net loss of on-farm housing beds for 904 farmworkers.
- Established an effective network of housing and service providers.

Chapter 4: Monitoring Progress and Updating Goals

This section summarizes the steps the Yakima County Farmworker Housing Trust Advisory Council will undertake to monitor progress of the goals and action steps mentioned above.

The Yakima County Farmworker Housing Trust Advisory Council has already developed and presented a baseline on demographic and housing data earlier in this document that will be used as reference points for the future and help measure our progress. The Advisory Council will establish quantifiable milestones for each of the strategies and action steps identified in this Plan, and where possible, identify the partners who are essential to achieving the milestones. The Trust will provide the Advisory Council with data on the number of housing units developed or rehabilitated. Additionally, the Advisory Council will provide annual progress reports and Plan updates to our partners.

Perhaps most importantly, accomplishing the goals of this plan will require the collaboration and leadership of our Yakima County Commissioners, Granger, Grandview, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Yakima and Zillah City Council Members and other elected and appointed officials.

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Appendices

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Appendix A

A Sustainable Bounty: Investing In Our Agricultural Future **Regional Survey Findings** **Yakima/Klickitat Counties**

NOTE: This regional analysis of the statewide survey is focused on housing conditions and needs. For this purpose, respondents are categorized as either *Local* or *Non-Local* based on the location of their primary residence, regardless of whether or not they travel over-night for work. *Local* workers need a home year-round in the region. *Non-Local* workers need seasonal-occupancy housing while they work in the region and maintain their primary residence elsewhere.

This definition of *Local/Non-Local* workers is different from that used in the statewide analysis. The statewide report distinguishes between workers in Washington who, at some time during the season, travel away from their primary residence overnight for work and those who do not travel over-night.

Survey respondents: 955

Local respondents: 903 = 94.6% Non-Local: 52 = 5.4%

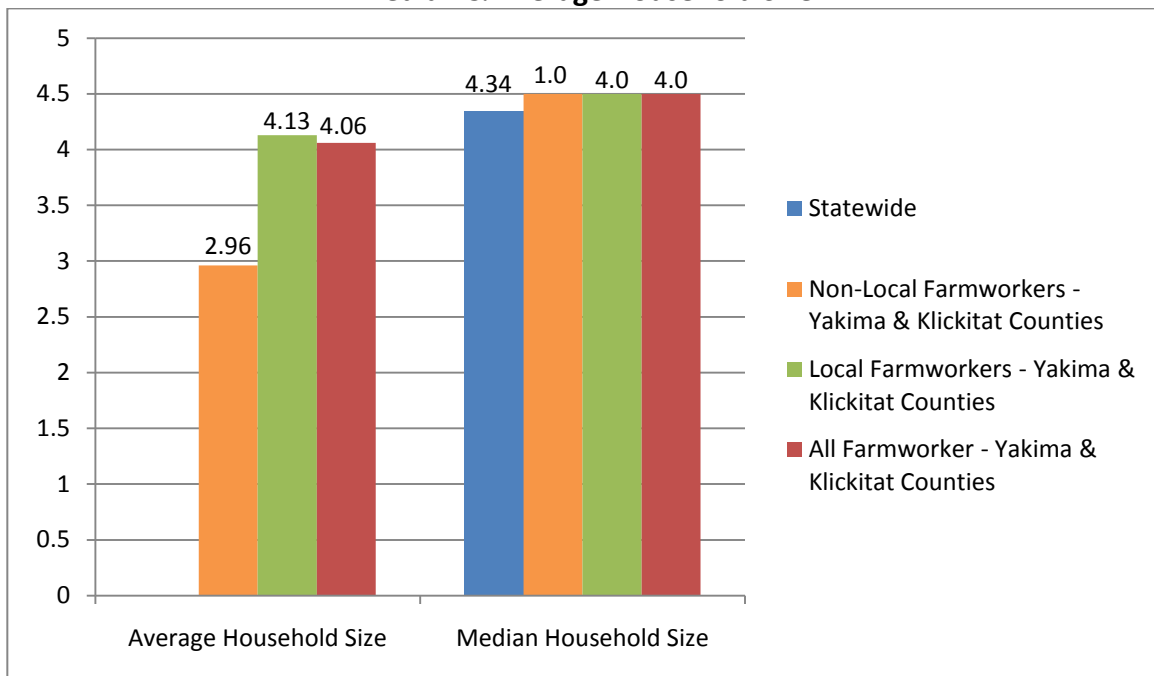
Accompanied & Unaccompanied Households

Statewide	Non-Local		Local		All	
	Frequency	Percent	Frequency	Percent	Frequency	Percent
Accompanied Households	492	22.4%	1,682	77.4%	2,174	77.0%
Unaccompanied Households	347	53.4%	303	46.6%	650	23.0%
Yakima/Klickitat	Non-Local		Local		All	
	Frequency	Percent	Frequency	Percent	Frequency	Percent
Accompanied Households	29	55.8%	821	90.9%	850	89.0%
Unaccompanied Households	23	44.2%	82	9.1%	105	11.0%

Farmworkers Per Household

Statewide	Non-Local	Local	All
Average all households	2.07	2.27	2.21
Average accompanied households	2.83	2.50	2.57
Yakima/Klickitat	Non-Local	Local	All
Average all households	1.90	2.4	2.37
Average accompanied households	2.62	2.54	2.54

Median & Average Household Size



Respondents with children living with them

Statewide	Non-Local	Local	All
Respondents with children living with them	46.3%	61.7%	58.2%
Yakima/Klickitat	Non-Local	Local	All
Respondents with children living with them	34.62%	56.7%	55.5%

Household Income As a Percentage of 2006 Area Median Income

Income		Frequency	Percent
Extremely Low Income (\leq 30% AMI)	Statewide	647	40.9%
	Yakima/Klickitat	145	26.9%
Very Low Income (0% to 50% AMI)	Statewide	1,229	77.7%
	Yakima/Klickitat	387	71.8%
Low Income (0% to 80% AMI)	Statewide	1,537	97.2%
	Yakima/Klickitat	519	96.9%
		Statewide N = 1,582 Yakima/Klickitat = 540	

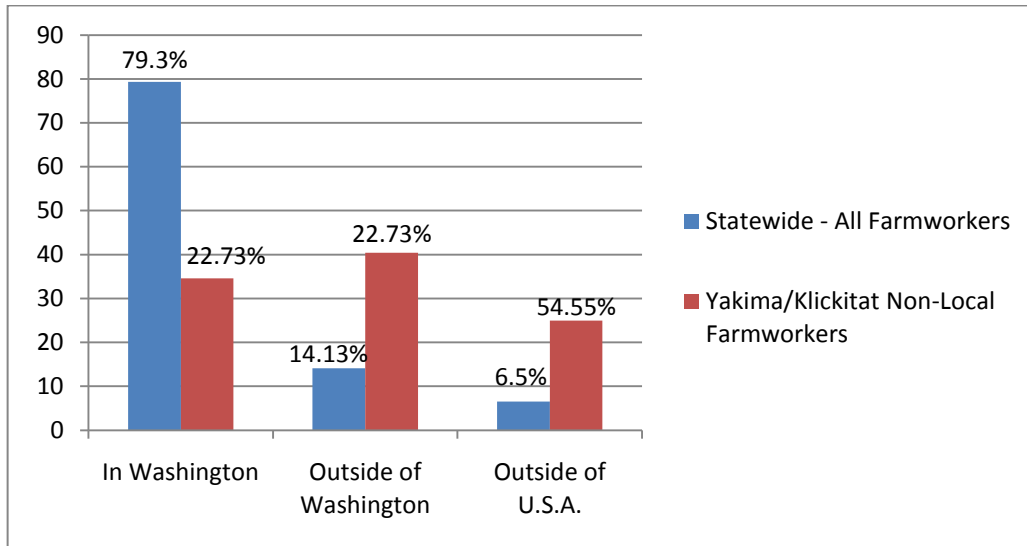
Average Personal & Household Income

Statewide	Non-Local	Local	All
Average Personal Income	\$10,891	\$12,961	\$12,328
Average Household Income	\$13,553	\$19,369	\$17,596
Yakima/Klickitat	Non-Local	Local	All
Average Personal Income	\$11,738	\$13,246	\$13,157
Average Household Income	\$13,341	\$20,633	\$20,213

How Long Have You Been Living Within 75 Miles of This Area?

Statewide: Years	Frequency	Percent
Less than one year	361	16.0%
One year to less than 5 years	764	33.9%
5 years to less than 10 years	530	23.5%
10 years or more	596	26.5%
Total	2,251	100.0%
Yakima/Klickitat Local Residents: Years	Frequency	Percent
Less than one year	86	9.5%
One year to less than 5 years	270	30%
5 years to less than 10 years	236	26.2%
10 years or more	309	34.3%
Total	901	100.0%

Where is Your Permanent Residence?



Which of the Following Responses Most Accurately Describes Your Living Situation?

Statewide N=2803	Non-Local	Local	All
Renting a house, apartment, mobile home	30.4%	57.8%	49.8%
Live in labor camp	36.5%	12.1%	19.3%
Own a house	3.0%	14.3%	10.9%
RV, camper, trailer	7.8%	7.3%	7.5%
Unstructured housing (car, shed, etc.)	14.8%	2.4%	6.0%
Rent a cot/bed/bunk per day	6.3%	5.9%	6.0%
Rent room in motel	1.2%	0.2%	0.5%
Total	100.0%	100.0%	100.0%

Yakima/Klickitat N=955	Non-Local	Local	All
Renting a house, apartment, mobile home	36.54%	69.51%	67.71%
Live in labor camp or grower-provided housing	25%	1.22%	2.52%
Own a house	5.77%	18.07%	17.40%
RV, camper, trailer	1.92%	3.66%	3.56%
Unstructured housing (car, shed, etc.)	21.15%	1.11%	2.20%
Rent a cot/bed/bunk per day	9.62%	6.21%	6.39%
Rent room in motel	0%	0.22%	0.21%
Total	100%	100%	100%

Housing Need Indicators

(1) Substandard Housing	Non-Local	Local	All
Homeless (unstructured housing, e.g. car, shed) -State	15%	2%	6%
Yakima/Klickitat	21.15%	1.11%	2.2%
Housing Problems - State	42%	33%	36%
Yakima/Klickitat	17.31%	27.24%	26.7%
(2) Cost-Burden	Non-Local	Local	All
Severe cost-burden (>50% of Income) - State	19%	27%	20%
Yakima/Klickitat	7.14%	21.58%	20.78%
Cost-Burden (>30% of Income) - State	42%	63%	44%
Yakima/Klickitat	35.71%	54.15%	53.14%
(3) Crowding	Non-Local	Local	All
Crowded housing units (more than 1.01 persons/room)			
State			32%
Yakima/Klickitat	41.9%	34.4%	34.7%

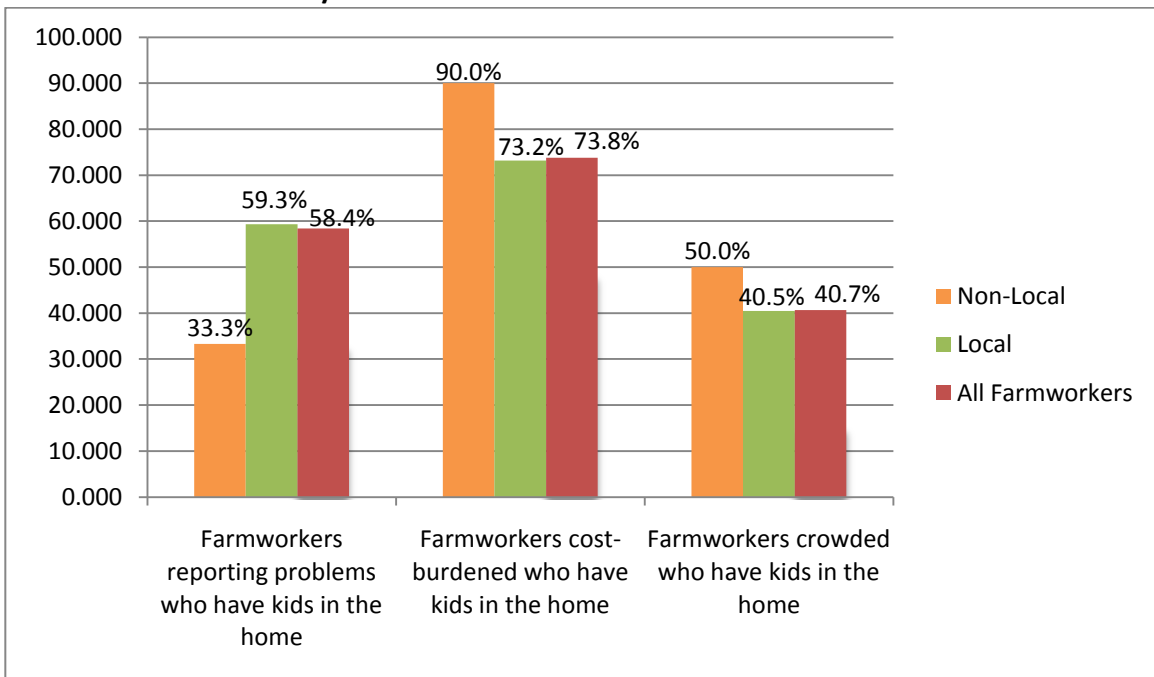
Percent and Average with Housing Problems

Statewide	Non-Local	Local	All
Have housing problem(s) N=2,845	42%	33%	36%
Average number of problems (only respondents with problems) N=1,012	2.01	2.44	2.30
Yakima/Klickitat	Non-Local	Local	All
Have housing problem(s) N=944	17.31%	27.24%	26.7%
Average number of problems (only respondents with problems) N=255	1.33	2.78	2.73

Do You Currently Have Any of the Following Problems Where You Are Living?

Yakima/Klickitat N=52 (includes only those reporting problems)	Non-Local	Local	All	Statewide All
Cracking, peeling or chipping paint (lead-based?)	11.11%	34.55%	33.73%	27.2%
Mice	11.11%	21.54%	21.18%	22.8%
Roaches	11.11%	26.02%	25.49%	18.7%
Appliances don't work/no appliances	0%	23.17%	22.35%	17.6%
Heating problems/no heating	11.11%	25.61%	25.10%	16.9%
Leaking faucets/plumbing	11.11%	23.17%	22.75%	16.8%
Electrical problems	11.11%	28.46%	27.84%	15.8%
Holes in the wall or floor	0%	21.95%	21.18%	15.4%
Draft through windows/holes	0%	17.07%	16.47%	12.6%
Poor water quality (can't drink the water)	0%	20.33%	19.61%	12.5%
Leaking ceiling	11.11%	17.89%	17.65%	11.5%
Toilet doesn't flush/plumbing doesn't drain	0%	10.16%	9.80%	4.5%
Insufficient water supply	55.56%	5.28%	7.06%	3.9%
No plumbing/toilet	0%	2.85%	2.75%	3.6%
Waste water/sewage on top of ground	0%	0.41%	0.39%	0.8%

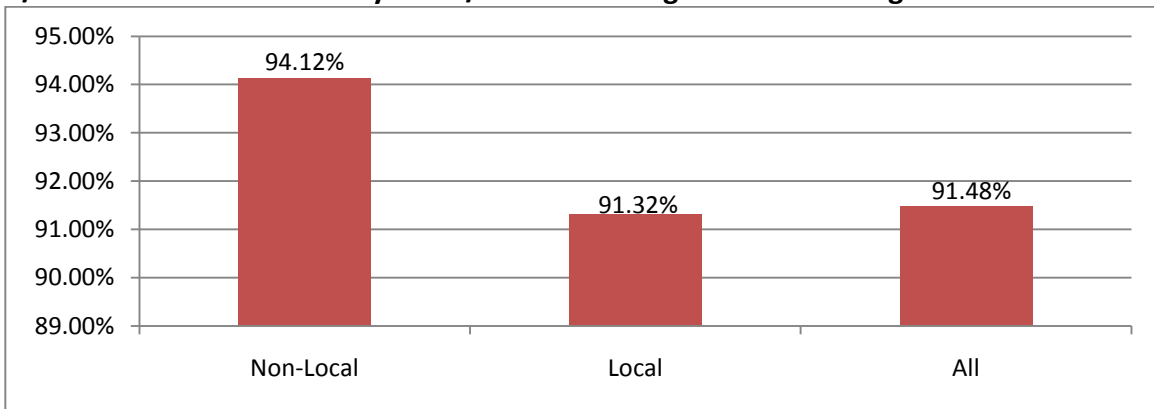
Yakima/Klickitat: Percent Who Have Kids in the Home



**If the Costs to You of On-Farm and Off-Farm/In-Town Housing Were the Same,
Which Would You Prefer to Live In?**

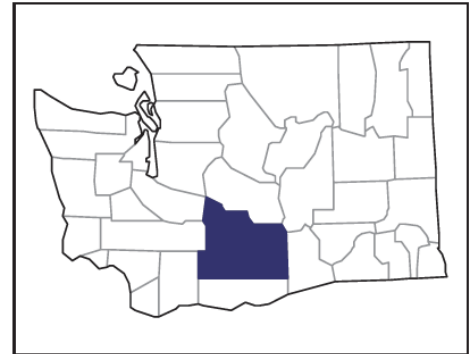
Statewide		Non-Local		Local		All	
Response	Frequency	Percent	Frequency	Percent	Frequency	Percent	
On-farm housing	327	43.8%	656	36.6%	983	38.7%	
Off-farm/in-town housing	369	49.5%	979	54.6%	1,348	53.1%	
No preference expressed	50	6.7%	158	8.9%	208	8.2%	
Total	746	100.0%	1,793	100.0%	2,539	100.0%	
Yakima/Klickitat		Non-Local		Local		All	
Response	Frequency	Percent	Frequency	Percent	Frequency	Percent	
On-farm housing	18	34.6%	356	40.0%	374	40.1%	
Off-farm/in-town housing	32	61.5%	481	54.7%	513	55%	
No preference expressed	2	3.9%	43	4.9%	45	4.9%	
Total	52	100%	880	100%	932	100%	

Yakima/Klickitat: Percent Who Say More/Better Housing Would Encourage Them to Continue in Ag



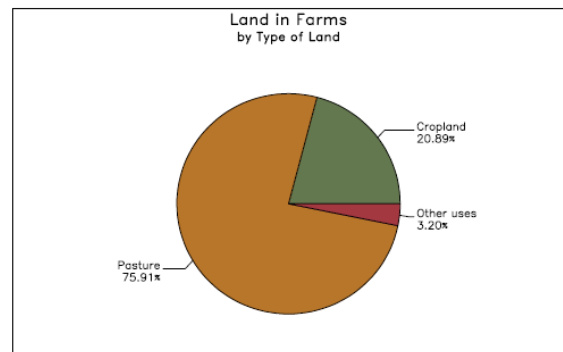
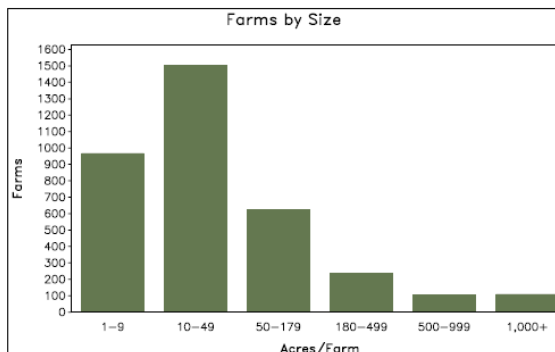
Appendix B

2007 CENSUS OF AGRICULTURE
 County Profile



**Yakima County
 Washington**

	2007	2002	% change
Number of Farms	3,540	3,730	- 5
Land in Farms	1,649,281 acres	1,678,984 acres	- 2
Average Size of Farm	466 acres	450 acres	+ 4
<hr/>			
Market Value of Products Sold	\$1,203,806,000	\$843,871,000	+ 43
Crop Sales \$787,459,000 (65 percent)			
Livestock Sales \$416,347,000 (35 percent)			
Average Per Farm	\$340,058	\$226,239	+ 50
<hr/>			
Government Payments	\$4,705,000	\$10,501,000	- 55
Average Per Farm Receiving Payments	\$14,477	\$14,287	+ 1



2007 CENSUS OF AGRICULTURE

County Profile

Yakima County – Washington

Ranked items among the 39 state counties and 3,079 U.S. counties, 2007

Item	Quantity	State Rank	Universe ¹	U.S. Rank	Universe ¹
MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)					
Total value of agricultural products sold	1,203,806	1	39	12	3,076
Value of crops including nursery and greenhouse	787,459	2	39	13	3,072
Value of livestock, poultry, and their products	416,347	1	39	41	3,069
VALUE OF SALES BY COMMODITY GROUP (\$1,000)					
Grains, oilseeds, dry beans, and dry peas	38,571	10	36	708	2,933
Tobacco	-	-	-	-	437
Cotton and cottonseed	-	-	-	-	626
Vegetables, melons, potatoes, and sweet potatoes	(D)	7	37	80	2,796
Fruits, tree nuts, and berries	577,526	1	39	6	2,659
Nursery, greenhouse, floriculture, and sod	(D)	11	38	(D)	2,703
Cut Christmas trees and short rotation woody crops	(D)	(D)	33	(D)	1,710
Other crops and hay	129,987	2	39	4	3,054
Poultry and eggs	(D)	12	39	(D)	3,020
Cattle and calves	81,962	2	39	129	3,054
Milk and other dairy products from cows	324,685	1	34	11	2,493
Hogs and pigs	545	3	37	1,026	2,922
Sheep, goats, and their products	1,508	1	39	73	2,998
Horses, ponies, mules, burros, and donkeys	1,334	6	39	148	3,024
Aquaculture	39	31	34	818	1,498
Other animals and other animal products	(D)	6	39	(D)	2,875
TOP CROP ITEMS (acres)					
Apples	54,676	1	38	1	2,144
Forage - land used for all hay and haylage, grass silage, and greenchop	52,295	4	39	256	3,060
Corn for silage	25,047	1	25	28	2,263
Wheat for grain, all	20,427	14	30	499	2,481
Grapes	18,871	2	35	13	2,040
TOP LIVESTOCK INVENTORY ITEMS (number)					
Layers	(D)	8	39	(D)	3,024
Cattle and calves	212,762	1	39	37	3,060
Colonies of bees	19,674	1	38	18	2,640
Sheep and lambs	9,971	1	39	111	2,891
Horses and ponies	6,893	2	39	27	3,066

Other County Highlights

Economic Characteristics	Quantity	Operator Characteristics	Quantity
Farms by value of sales:			
Less than \$1,000	670	Principal operators by primary occupation:	
\$1,000 to \$2,499	319	Farming	1,827
\$2,500 to \$4,999	336	Other	1,713
\$5,000 to \$9,999	352	Principal operators by sex:	
\$10,000 to \$19,999	314	Male	3,047
\$20,000 to \$24,999	141	Female	493
\$25,000 to \$39,999	217	Average age of principal operator (years)	
\$40,000 to \$49,999	113		56.4
\$50,000 to \$99,999	307	All operators by race ² :	
\$100,000 to \$249,999	268	American Indian or Alaska Native	129
\$250,000 to \$499,999	159	Asian	70
\$500,000 or more	344	Black or African American	11
Total farm production expenses (\$1,000)	857,111	Native Hawaiian or Other Pacific Islander	17
Average per farm (\$)	242,122	White	5,077
Net cash farm income of operation (\$1,000)	372,055	More than one race	64
Average per farm (\$)	105,100	All operators of Spanish, Hispanic, or Latino Origin ²	840

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

(D) Cannot be disclosed. (Z) Less than half of the unit shown.

¹ Universe is number of counties in state or U.S. with item. ² Data were collected for a maximum of three operators per farm.

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