



## ON COMMON GROUND:

*MEETING THE NEED FOR FARMWORKER HOUSING IN WASHINGTON STATE*



Prepared for the Washington State Legislature  
by the Cedar River Group  
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# ON COMMON GROUND:

## *MEETING THE NEED FOR FARMWORKER HOUSING IN WASHINGTON STATE*

### EXECUTIVE SUMMARY

This report was developed at the request of Representative Phyllis Gutierrez Kenney to aid the Governor and the Legislature in addressing the challenge of providing decent and affordable housing for the farmworkers who labor in the fields and orchards of Washington state. The report provides a brief overview of the role farmworkers play in the state's economy; a summary of past efforts to develop farmworker housing; estimates of the current need; and strategic options for our elected leaders to consider to meet the challenge.

The issue is important because it affects the health and well-being of the 150,000 farmworkers in Washington and their families, who are essential to the success of Washington's third largest industry. Together with the state's growers, these workers helped to produce crops valued at more than \$9.4 billion in 2011. Housing is regarded as a key factor in Washington's ability to attract and retain a skilled workforce at a time when it is increasingly difficult to do so.

Farmworker housing represents a unique challenge because many farmworkers move from place to place to meet surges in demand; because they have family incomes that rank among the lowest

among common occupations; and because most are recent immigrants, who may face linguistic, cultural and legal challenges as well as economic barriers when seeking housing.

Beginning in 1997, the State of Washington began making significant investments to increase the supply of farmworker housing, allocating a total of \$103 million to that purpose. Those investments have created more than 1,300 units of permanent housing for farmworker families, and added or substantially improved more than 9,000 beds for seasonal workers. The housing created by the State and its local partners have improved living conditions for tens of thousands of workers and their families, strengthened communities, and bolstered Washington's agricultural industry.

As a result of the recent recession, that progress has been brought almost to a standstill, and the unmet needs are immense. The current gap in permanent housing for farmworker families who are permanent residents of Washington is estimated to be 15,000 units, while the shortage of beds for seasonal workers and those traveling with them (mostly children) is estimated to be 36,200 beds.

To meet the challenge, our elected officials should consider and take action on the following strategic options:

**1. Focus new resources on the most promising models**

- permanent housing for local farmworker families
- community-based seasonal housing projects for non-local farmworkers

**2. Reverse the decline in funding caused by the recession**

- restore and increase the farmworker set-aside in the Housing Trust Fund
- restore policy preferences for tax credits

**3. Identify a new, dedicated source of funding for farmworker housing. Consider:**

- expiring agricultural tax exemptions
- One-tenth of 1% increase in B&O tax on wholesale food

**4. Issue bonds to take advantage of low-interest rates, create projects quickly, and create jobs.**

**5. Create and sustain a forum for stakeholders to work in partnership to meet the challenge.**



## ON COMMON GROUND:

### *Meeting the Need for Farmworker Housing in Washington State*

In September 2012, members of the Washington State House of Representatives requested an assessment of the current need for farmworker housing in Washington state. This report was prepared by the Cedar River Group in response to that request. It is intended to meet four related objectives:

- Provide a brief assessment of the role farmworkers currently play in Washington’s economy;
- Develop current estimates of the need for housing for farmworkers and their families;
- Summarize the past achievements of the state and its local partners in creating farmworker housing; and
- Identify strategic options the legislature could pursue to meet the challenge of providing decent and affordable housing for our state’s farmworkers.

#### **THE ROLE OF FARMWORKERS IN WASHINGTON’S ECONOMY**

A recent press release from the United States Department of Agriculture described the importance of Washington’s farms and orchards as follows: *“Agriculture is one of the top three sectors of the state’s economy, providing stable employment and growing exports, even during the recent economic recession. Farmworkers*

*are essential to the health of the agricultural industry, which produced crops valued at a record \$9.4 billion in 2011.”<sup>1</sup>* The industry depends heavily on the availability of a large seasonal workforce, and is especially vulnerable to shortages of labor, since the value of crops can be affected by the timeliness and efficiency of the harvest. When an adequate supply of skilled farmworkers is not available at harvest time, a good crop can go to waste, growers can sustain heavy losses, and consumers can suffer shortages and price increases.

*“Farmworkers are essential to the health of the agricultural industry, which produced crops valued at a record \$9.4 billion in 2011.”*

-United States Department of Agriculture

For many years, Washington’s agricultural workforce has been comprised primarily of immigrants from Mexico and Central America who have come to the Northwest in the hope of securing the resources to provide for their families. Over time, many farmworkers who began as seasonal workers have “settled out,” establishing permanent residence in Washington state. Some have continued to earn their living as farmworkers, particularly in

<sup>1</sup> Press Release, National Agricultural Statistics Service, USDA, October 18, 2012

areas of the state where the diversity of the crops makes it possible to work in agriculture year round. A survey of farmworkers conducted by the Washington State Farmworker Housing Trust in the summer and fall of 2006 found that approximately 70% of Washington's farmworkers were permanent residents of the local areas in which they were working when interviewed. The remaining 30% were "non-local" workers who had come from distant areas within Washington, other states, or foreign countries to respond to the need for farmworkers at harvest time. In comparison, the ratio of local to non-local workers in 1997 was estimated to have been about 50-50.

The gradual shift in the composition of the workforce – from non-local to local – is part of the historic demographic shift that has made Hispanics the largest and fastest-growing ethnic community in the western United States. Some observers also see this shift as a sign of hope for the survival of Washington's small and medium size farms. For as older non-Hispanic farmers face retirement, and find their sons and daughters preferring other careers, Hispanic farmworkers are beginning to step forward to fill the void.

What we now see taking place in the fields and orchards of Washington exemplifies the classic pattern of American renewal, in which communities, and whole industries, are transformed by the fresh energy of new immigrants. The challenge before us is to respond creatively to the issues and opportunities that change presents.

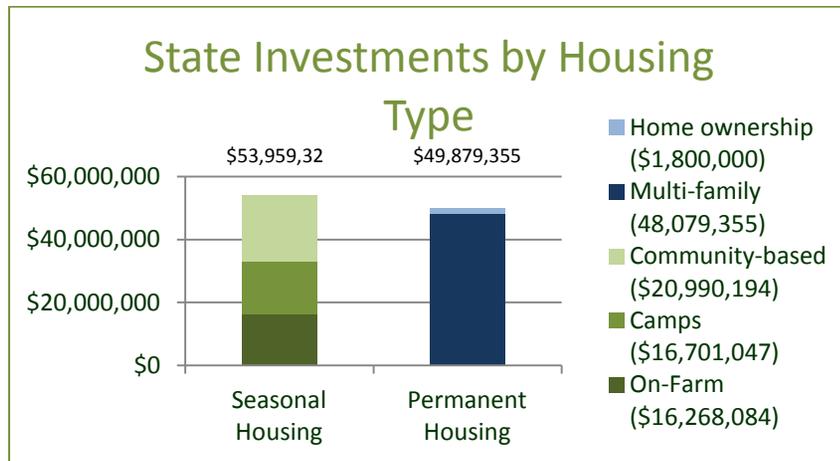
Some of the most important issues inherent in that change lie beyond our control, chiefly the issue of immigration reform. There can be no doubt that the stiffening of federal immigration enforcement in recent years has reduced the flow of immigrants to work in Washington state, but that issue must ultimately be solved in the other Washington. But there are other steps we can take to address the challenges and take advantage of the opportunities before us that *are* within our control. One of those actions is to meet the challenge of providing decent and affordable housing for farmworkers. That action would protect the health of our state's agricultural industry, strengthen rural communities, and advance the safety, well-being, and future prospects of nearly 150,000 farmworkers and their children. Although many other working families and individuals in our state struggle to find housing they can afford in today's market, the challenge for farmworkers is especially difficult.

- The incomes of farmworkers are among the lowest of any occupation. Local farmworkers average just \$19,369 for a family of four; and non-local seasonal workers earn just \$13,553 per household annually, placing both groups well below the federal poverty level.
- Many farmworkers must travel long distances to respond to surges in the need for labor as different crops become ready for harvest. This means they must obtain housing on a short-term basis, at times when many other workers are competing for housing in the same area.

- Since the overwhelming majority of farmworkers in Washington state are recent immigrants, they often face linguistic and cultural as well as economic barriers when seeking housing.

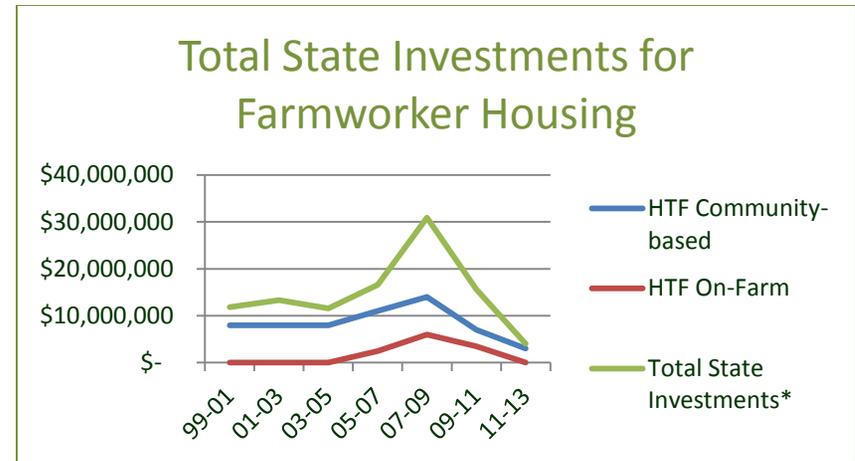
### WASHINGTON'S RESPONSE TO THE CHALLENGE

Washington state is regarded as a national leader for its efforts to meet this challenge. Since 1999, the state has invested more than \$103 million in farmworker housing of various types. Those investments have created 1,334 units of permanent housing for farmworker families; 7,022 beds in on-farm seasonal housing; 1,095 beds in seasonal camps; and 1,127 beds in a new type of community-based seasonal housing projects. The chart below shows the distribution of the state's investments.



Through its investments, the State has dramatically improved the living conditions of tens of thousands of farmworkers and family members. The State's investments have also helped our State's growers attract and retain a skilled workforce at a time when uncertainty about immigration policies and enforcement practices has made it increasingly difficult to secure an adequate number of workers with the necessary skill and stamina to harvest Washington's crops.

Since 2008, however, the State's progress has nearly come to a standstill. As the impact of the economic recession resulted in severe budget cuts throughout state government, the amount of state resources that could be invested in farmworker housing was sharply diminished. This trend is illustrated in the chart below.



Now that the state’s economy is beginning to recover, and the pressure on government budgets is starting to ease, there is an opportunity to renew the State’s progress.

### ESTIMATING THE CURRENT NEED FOR FARMWORKER HOUSING

To help the Governor and legislature determine how best to move forward, our team has developed an up-to-date assessment of the need for farmworker housing. The estimates are based upon the following principal data sources:

- U.S. Census Bureau. 2011. *2009 – 2011 American Community Survey Three-year Estimates*. <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
- U.S. Census Bureau. 2010. *2010 Census, Summary File 1*. <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
- Washington State Department of Commerce. 2012. “Investments in Farmworker Housing, 1999 – 2011.”
- Washington State Department of Health. May 2012. TWH Licensing Sites. (spreadsheet)
- Washington State Employment Security Department. 2011. *2010 Agricultural Workforce*. Olympia, WA. <https://fortress.wa.gov/esd/employmentdata/docs/industry-reports/agricultural-workforce-report-2010.pdf>

- Washington State Farmworker Housing Trust. 2006. *Washington State Farmworker Survey*.

It must be noted that there are many challenges that make it difficult to develop accurate estimates of the need for farmworker housing. The data sets used to develop this report are far from perfectly aligned in terms of their methodology and time frames, and these discrepancies have required our team to exercise our own judgement far more often than we would have preferred. For this reason, we have rounded our estimates to the nearest hundred to avoid implying that there is a greater level of precision than is actually possible. We urge readers to regard these estimates not as precise measures, but as an honest effort to gauge the magnitude of the challenge. A complete explanation of the methodology and sources used to create these estimates can be found in Appendix A.

### KEY FINDINGS

- 148,700 farmworkers were at work in the farms and orchards of Washington at the peak of the season in 2010, the most recent year for which full data is available.<sup>2</sup>
- Farmworkers are concentrated in eight major areas of the State:

Yakima County	33,300
Chelan/Douglas	23,700
Benton/Franklin	17,700

<sup>2</sup> Washington State Employment Security Department

Grant County	12,800
Okanogan	11,800
Whatcom	6,000
Walla Walla	5,900
Skagit	4,500

- 70% of Washington’s farmworkers are “local” workers who are able to return to their permanent residences at the end of the work day.
- 30% of the peak workforce is comprised of “non-local” workers from other states or other nations, or areas of the state too distant to return to at day’s end.
- Local farmworkers comprise 42,200 households.
- Non-local farmworkers comprise 18,100 households.
- 62% of local households and 46% of non-local households include children.
- The average income for a local farmworker family of four is \$19,400, approximately 35% of the state median household income.
- The average income for a non-local family of four is \$13,600, less than 25% of the state median.

This data confirms that the State’s farmworker housing initiatives must continue to address two different needs: the need for permanent housing for local farmworker families, and the need for seasonal housing for non-local workers and family members travelling with them.

## THE NEED FOR PERMANENT HOUSING FOR LOCAL WORKERS

Summary of the estimate:

- There are 42,200 local farmworker households.
- In a 2006 survey, 14.3% of local farmworkers reported owning their own home (compared to 64% of Washington households overall). This brings the number of farmworker households needing housing to 36,200.
- These households represent 8% of the total households in Washington with incomes of less than \$25,000 per year.
- If farmworker households currently occupy their proportionate share of the units that are affordable at this income level, the remaining gap would be reduced to 21,400 units.
- If farmworkers have access to their proportionate share of vacant units that are affordable to them, the remaining gap would be 15,000 units.

The gap of 15,000 units means that 36% of the local farmworker families in our state are in need of decent and affordable homes. If that is the case, it would be reasonable to ask how these households are currently coping with the shortage of housing. The 2006 Farmworker Survey conducted by the Washington State Farmworker Housing Trust provides some answers: it found that 2.4% of local farmworkers reported living in their car, a shed, or other unstructured housing; 32% reported living in overcrowded conditions; and 33% reported living in housing with serious

problems, such as leaking roofs and inoperable plumbing. This data indicates that thousands of farmworker families are coping with the shortage of affordable housing by living in overcrowded conditions, substandard housing, or both.

As large as this estimate is, there is reason to believe it may be conservative because it is based on the assumption that local farmworkers have equal access to the existing supply of private rental housing units, making no adjustment for the cultural, linguistic and documentation barriers many farmworkers must overcome to secure housing.

*The gap of 15,000 units means that 36% of the local farmworker families in our state are in need of decent and affordable homes.*

### THE NEED FOR SEASONAL HOUSING FOR NON-LOCAL FARMWORKERS

The challenge of meeting the housing needs of non-local farmworkers is even more difficult. Since non-local workers follow the harvest from one area to another, they are only present in a community for a limited period and must seek housing on a short-term basis, which many landlords resist. They also have significantly lower incomes than local workers. The combination of these factors makes it extremely difficult to secure rental housing in the conventional market. The key findings regarding the current need for housing for non-local workers are as follows:

- The 44,600 non-local farmworkers at work in Washington state are accompanied by 14,400 dependents (mostly young children) who are not farmworkers, but also require housing. This brings the total need to 59,000 beds.
- 13,800 beds are currently licensed by the State Department of Health as temporary housing for farmworkers, leaving a need for 45,200 beds.
- The supply of rental units available in the key agricultural areas at rates affordable to non-local farmworker families would meet a portion of this need, estimated at 9,000 beds.
- This leaves a current gap of 36,200 beds for non-local workers during peak season.

This data indicates that 61% of non-local farmworkers and family members working in our state are still in need of seasonal housing. To cope with this shortage, the Farmworker Survey conducted in 2006 found that 14.8% of non-local workers reported living in a car or shed; 32% in overcrowded conditions; and 42% in substandard housing (pests, no heat, leaks, etc.).

*The current gap of beds for seasonal workers is estimated to be 36,200.*

### STRATEGIC OPTIONS TO ADDRESS THESE NEEDS

In light of these findings, we recommend the Governor and the legislature consider the following options:

**1. Focus new state resources on the most promising models of farmworker housing: permanent housing for local farmworker families and community-based seasonal housing for non-local workers.**

*Rationale:*

PERMANENT HOUSING FOR FARMWORKER FAMILIES

Since 1997, the State of Washington and its community partners have created 1,334 units of permanent housing for farmworker families. These units have been built with an average Trust Fund investment of just \$37,000 thanks to the leveraging skills of non-profit organizations and public housing agencies who have matched each state dollar with from \$3.00 to \$6.00 of funding through low-income housing tax credits, federal grants, philanthropy and other sources.

The permanent farmworker housing projects created through the State's investments have consistently met high standards for design, construction and sustainability, and several have won national awards. Although proposed farmworker projects still face resistance from those who do not welcome such developments in their "backyards," the quality of Washington's farmworker housing projects has created a growing number of community leaders and local elected officials who are willing to testify about the benefits such projects have brought to their communities. It is clear that the State and its local partners have developed an effective model of permanent housing for

farmworkers. The challenge now is to find the resources to accelerate the rate of production.

COMMUNITY-BASED SEASONAL HOUSING FOR NON-LOCAL WORKERS

Meeting the need for seasonal housing has proven to be more difficult. Historically, growers and farmworker advocates were deeply divided over the question of whether State dollars should be used to support growers in building seasonal housing on their farms. In 2006, the Washington State Farmworker Housing Trust forged an accord on the issue by defining a set of construction and operational standards that must be met if state aid is provided for seasonal projects. That accord helped build support for several state-funded programs, including the "rent-a-tent" program, State sponsored camps during cherry harvest, and a matching fund to provide financial support to growers who invest their own resources to build new seasonal housing (or improve existing housing) on their farms. As a result of these state programs, 7,022 on-farm beds have been created or improved, and 1,095 beds have been created in seasonal camps.

The seasonal housing accord reached by the Farmworker Housing Trust also sparked a new innovation known as "community-based seasonal housing." Community-based seasonal housing units are owned and operated by non-profit organizations or public housing agencies rather than individual growers. The beds in these projects are available to local growers who can lease beds for their workers, and to workers who want to lease beds themselves. The projects are sited strategically so they can serve large

numbers of farms, and have common cooking and dining facilities and on-site professional management. To date, the State has invested in seven community-based seasonal projects, with a total of 1,127 beds. With the exception of the first of these projects, all have been built to all-weather standards, providing the flexibility to adapt them to different use if conditions in the industry should change.

The emergence of this new model is seen by stakeholders as a major step forward. However, this type of seasonal housing requires both capital dollars for construction of the facilities and a modest operating subsidy. The subsidy is needed because the nightly rates that farmworkers can afford, or that growers are able to pay on behalf of their workers, do not cover the full costs of operating the units. Nevertheless, community-based seasonal housing is seen as the most promising strategy that has been developed to meet the need to house seasonal workers.

It is clear that the State and its local partners have succeeded in creating effective models to meet the need for both permanent and seasonal housing. The challenge now is to find the resources to build far greater numbers of permanent units and seasonal beds based upon these successful models.

## **2. Reverse the steep decline in funding for farmworker housing caused by the economic recession.**

### *Rationale:*

During the 2007-2009 biennium, the State allocated a record level of funding to farmworker housing, with State expenditures

totaling \$30.1 million. In the current biennium, the spending level for farmworker housing is expected to total just \$4 million. Proposed changes in the formula used by the State Housing Finance Commission would cut the points awarded to farmworker projects, potentially reducing the amount of low-income housing tax credits that will be available as well.

The State's housing programs are under pressure to respond to a host of other housing issues. There is a growing need for senior housing, and an ongoing battle to end homelessness. All of these needs are very important. However, farmworker housing is unique in the multiple benefits it provides: It meets the needs of low-income working families and individuals while also bolstering one of the State's most important industries by helping our state's growers attract and retain a skilled workforce. Farmworker housing also provides an economic stimulus and badly-needed construction jobs in rural communities. And, most importantly, farmworker housing provides farmworker families with stability and improves the future prospects of their children.

The most immediate way to re-invigorate the State's farmworker housing initiative would be to re-establish the "farmworker housing set-aside" within the State Housing Trust Fund, and allocate a higher level of funding to that set-aside. A second step would be to restore the bonus points in the State Housing Finance Commission's formula for awarding low-income tax credits. We believe the magnitude of the needs identified in this report justify those measures.

**3. Consider establishing a dedicated revenue stream for farmworker housing.**

*Rationale:*

Another option that the Governor and legislature should consider is to identify a discreet source of funding outside of the Housing Trust Fund that could be dedicated solely to financing farmworker housing. A dedicated funding source could have the advantage of removing farmworker housing from the competition for Housing Trust Fund dollars, thereby increasing the amounts available for other needs.

**4. Consider issuing bonds backed by the new revenue stream to accelerate production.**

By issuing farmworker housing bonds, the State could take advantage of historically low interest rates and generate sufficient capital to launch a building program that would bring needed housing on-line far more rapidly than the past rate of production. The farmworker housing construction made possible through this approach would also create a significant number of jobs in rural Washington at a time when many rural communities are still struggling to recover from the recession. Current unemployment rates in five of the counties with the greatest need for farmworker housing are above the state average, as shown below:

<b>County</b>	<b>Oct. 2012 Unemployment rate</b>
Skagit	8.1%
Benton	7.8%
Yakima	7.6%
Grant	7.4%
Franklin	7.3%
<b>State average</b>	<b>7.2%</b>

*Potential Revenue Sources*

While no tax is popular, some opinion surveys have found public support to be higher when there is a clear connection between a revenue source and the need it is intended to address. If that is the case, there may be an advantage in selecting a revenue source that has a direct connection to the agricultural industry or the products the industry provides. One approach that meets that criterion would be to focus on the tax exemptions currently available to the agricultural industry, some of which may be scheduled to “sunset” in the near future. The industry could be asked to accept (or better yet, support) the expiration of some exemptions in return for the dedication of the revenue to farmworker housing.

A second approach was contained in a 1997 report to the Governor entitled “Finding Common Ground on Farmworker Housing,” which proposed a “Marshall Plan to build farmworker housing” funded by a one-tenth of one percent increase in the business and occupations tax on wholesale foods. The chart

below shows the amount of revenue that could be generated through this approach:

**Grocery Business Activity by NAICS Code – Wholesaling Only  
(Calendar Year 2011)**

NAICS	NAICS Code Description	Gross Revenues	Taxable Revenues	Tax Due (under current 0.48% rate)	Estimated tax due at proposed 0.58% rate
424410	General Line Grocery	\$6,257,076,129	\$4,936,684,418	\$23,893,561	\$28,632,770
424420	Packaged Frozen Food	76,145,8893	375,192,755	1,815,939	2,176,118
424430	Dairy Product	2,868,494,232	1,217,465,802	5,892,541	7,061,302
424440	Poultry & Poultry Prod	104,149,442	68,465,442	331,374	397,100
424450	Confectionery	1,235,741,001	1,077,493,772	5,215,075	6,249,464
424460	Fish & Seafood	5,441,310,307	819,154,209	3,964,714	4,751,094
424470	Meat and Meat Product	178,521,409	162,251,968	785,300	941,061
424480	Fresh Fruit & Vegetables	2,135,253,715	866,341,102	4,193,091	5,024,778
424490	Other Grocery	4,546,426,021	3,282,701,485	15,885,414	19,039,669
			<b>Total</b>	<b>\$61,977,009</b>	<b>\$74,273,356</b>
			<b>Increased tax revenue</b>		<b>\$12,296,347</b>

Bonds that could be issued based on \$12.3 M increase in tax revenue:

Annual Bond Interest Rate	5%	5%
Bond Term (in years)	20	30
<b>Bond Amount</b>	<b>\$155.3 M</b>	<b>\$190.9 M</b>

The impact of this increase, if it were passed through to the consumer, would be to raise the cost of a one-hundred dollar supply of groceries by a dime. The measure would apply to all

food products at the wholesale level, including those from other states or nations as well as those produced in Washington, and would not place local growers at a disadvantage in the marketplace. If the revenue stream were used to issue bonds, as much as \$190.9 million could be generated to fund a major farmworker housing initiative.

*The impact of this increase, if it were passed through to the consumer, would be to raise the cost of a one-hundred dollar supply of groceries by a dime.*

**5. Create and sustain a forum for growers, farmworkers and their advocates, rural housing developers and other community stakeholders to continue to work in partnership to meet the challenge.**

*Rationale:*

The significant progress our state has managed to achieve in recent years did not come easily. It was achieved because stakeholders with sharply different points of view were able to come together to find areas of agreement. Many, if not most, of those agreements were forged through the Washington State Farmworker Housing Trust, which was convened by U.S. Senator Patty Murray in 2003 with the goal of making Washington the first state in the union to meet the challenge of providing decent housing for farmworkers. Unfortunately, the Trust was a victim of the recession, and suspended its operations in 2011. Although the working relationships established through the Trust continue

to bear fruit on an informal basis, we believe there is much to be gained by re-establishing that type of forum to help Washington chart its course going forward.

## APPENDIX A:

### *Farmworker Housing Needs Assessment Update: Methodology (December 2012)*

This assessment of the need for farmworker housing in Washington state is an update to a report on the housing need that the Washington State Farmworker Housing Trust prepared in 2004.

#### **DATA SOURCES**

The housing needs assessment update is based on the following sources:

- U.S. Census Bureau. 2011. *2009 – 2011 American Community Survey Three-year Estimates*.  
<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
- U.S. Census Bureau. 2010. *2010 Census, Summary File 1*.  
<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
- Washington State Department of Commerce. 2012. "Investments in Farmworker Housing, 1999 – 2011."
- Washington State Department of Health. May 2012. TWH Licensing Sites. (spreadsheet)
- Washington State Employment Security Department. 2011. *2010 Agricultural Workforce*. Olympia, WA.  
<https://fortress.wa.gov/esd/employmentdata/docs/industry-reports/agricultural-workforce-report-2010.pdf>
- Washington State Employment Security Department. Telephone conversations with John H. Wines, Economist.

- Washington State Farmworker Housing Trust. 2006. *Washington State Farmworker Survey*.

#### **KEY SOURCES AND LIMITATIONS**

The Farmworker Housing Needs Assessment update is an informed estimate, not a statistically accurate accounting. It relies of the best available information, uses them to make calculations, and draws conclusions based on the results.

**Farmworker population numbers.** The base numbers for the farmworker population in the state and in each county come from the Employment Security Department's 2010 *Agricultural Workforce* report. We have used the numbers for the peak production month of July. This report is based on the department's surveys of agricultural employers and represents the number of farmworker *jobs* each month. Because the number is jobs, not workers, it may be somewhat of an overstatement of the number of workers, since one worker could hold more than one agricultural job in a month. The department makes some adjustment in the numbers to account for rounding and multiple jobholders. One effect of these adjustments is that the number for farmworker jobs in Washington is slightly higher than the total of all of the counties.

**Calculation factors.** The calculations in the needs assessment related to numbers of farmworkers, their family members and housing situation are based on findings of the Housing Trust's 2006

*Washington State Farmworker Survey.* For example, the survey found that 70 percent of farmworkers were local (could return home at night from agricultural jobs) and 30 percent were nonlocal (lived too far away to go home at night). The survey authors warned that, while their survey was extensive, they were not able to conduct a true random survey representative of all Washington farmworkers.

The sources for housing data are the Department of Commerce and Department of Health reports, and the U.S. Census. Regrettably, the 2010 Census does not provide detailed income or housing data. The Census Bureau’s American Community Survey does provide this information, but does not cover all of Washington’s 39 counties. As a result of this unevenness in the data available and of our methodology of using findings reported in percentages to make calculations to subsets of farmworkers, the needs assessment includes gaps and rounding error such that the sum of the counties do not equal the numbers reported for the state.

### **COLUMNS IN THE NEEDS ASSESSMENT**

The columns in the needs assessment chart provide information by geographic area. The areas are those used in the Employment Security Department’s *2010 Agricultural Workforce* chart of Total Agricultural Employment (Appendix Figure 2-1). The first column has the totals for Washington state. The next nine columns are for the more densely populated areas in the state, which the U.S. Census Bureau defines as Metropolitan Statistical Areas (MSA) and Metropolitan Divisions (MD). The needs assessment indicates in parenthesis the counties included: Bellingham MSA (Whatcom County), Bremerton MSA (Kitsap County), Olympia MSA (Thurston County), Kennewick-Pasco-Richland MSA (Benton and Franklin

counties), Seattle-Bellevue-Everett MD (King and Snohomish counties), Spokane MSA (Spokane County), Tacoma MD (Pierce County), Wenatchee MSA (Chelan and Douglas counties), and Yakima MSA (Yakima County). The remaining columns in the chart are by county for the state’s other counties.

### **SECTION 1: FARMWORKERS AND THEIR HOUSEHOLDS**

**Line 1. Total farmworkers peak month.** The data on the number of farmworkers come from the Employment Security Department’s report, *2010 Agricultural Workforce*, Appendix Figure 2-1, “Total Agricultural Employment (Number of Jobs) in Washington State, Statewide by Metropolitan Statistical Area (MSA), Metropolitan Division (MD) and County.” This table provides the number of farmworker *jobs* in the state and by county for each month. The month with the largest number of jobs in 2010 was July. Therefore, the needs assessment uses the data for July.

The data in Employment Security’s report come from several sources: unemployment insurance wage records, a monthly scientific survey the department conducts of agricultural producers, and data from growers’ associations.

- ❖ *Data challenge:* The Employment Security table reports jobs, not people. It is possible that some farmworkers could hold multiple jobs in the same month.

**Lines 1a. and 1b. Local and Nonlocal workers.** This needs assessment uses the terminology of the Washington State Farmworker Housing Trust’s *Washington State Farmworker Survey* to describe farmworkers. “Local” farmworkers are those who live near enough to the site at which they are working that they can go home at night. “Nonlocal” farmworkers do not live close enough to

the worksite to go home at night. They might live in Washington state, however. This needs assessment uses the Farmworker Survey’s findings (p. 17) that 70 percent of farmworkers are local and 30 percent are nonlocal. Therefore, line 1a. # who are Local workers is 70 percent of the total farmworkers shown on line 1. Line 1b. # who are Nonlocal workers is 30 percent of the total farmworkers shown on line 1.

**Lines 1c. – 1f. Accompanied and Unaccompanied workers.** The *Washington State Farmworker Survey* identified that some farmworkers have family living with them (whom the survey calls “accompanied”) and some do not (whom the survey calls “unaccompanied”) (pp. 11-12). The needs assessment uses the numbers of Local and Nonlocal farmworkers in lines 1a. and 1b. to calculate the number who are accompanied and unaccompanied, using the following percentages from the Farmworker Survey:

Accompanied and Unaccompanied Workers (2007 Washington State Farmworker Survey)		
	<b>Accompanied</b>	<b>Unaccompanied</b>
Local workers	84.7%	15.3%
Nonlocal workers	58.6%	41.4%

**Lines 1g. – 1k. Local Farmworker households needing housing units; Nonlocal Farmworkers and accompanying family members needing seasonal beds.** For housing needs, it is most accurate to consider local farmworkers in terms of households needing housing units, and nonlocal farmworkers and any accompanying family members as people needing beds.

The *Washington State Farmworker Survey* found farmworker households tend to include more than one person doing farm work. The survey report the average number of *farmworkers* per

household, differentiating between local and nonlocal households, as follows:

Average Farmworkers per Household (2007 Washington State Farmworker Survey)		
	<b>Accompanied</b>	<b>All households*</b> (average of accompanied and unaccompanied)
Local workers	2.5	2.27
Nonlocal workers	2.83	2.07

\*Note: The Farmworker Survey does not provide averages for Unaccompanied farmworkers.

To estimate the number of local farmworker households, the needs assessment uses the numbers of local accompanied and unaccompanied farmworkers calculated in lines 1c. and 1e. and divides by the Survey’s findings for the average farmworkers per household. This yields the number of local households to be housed.

To estimate the number of nonlocal farmworkers and family members requires first estimating how many accompanied farmworkers there are (line 1e.) and dividing by the number of farmworkers per household (2.8 per the survey) to get the number of nonlocal accompanied households. Then, to determine how many people that represents, the needs assessment uses the Farmworker Survey’s finding that the median persons per household is 4.34. So the number of accompanied households is multiplied by 4.34 to get the number of people (including farmworkers) in those households (line 1j.). This number is added to the number of unaccompanied nonlocal farmworkers (line 1f.) to

get the total of nonlocal farmworkers and their family members needing beds (line 1k.).

**SECTION 2. FARMWORKER HOUSING CREATED**

**Lines 2a. Units created (permanent housing) and 2b. Beds created (seasonal housing).** The numbers of units created are from a chart by the state Department of Commerce, “Investments in Farmworker Housing, 1999 – 2011.”

The number of beds is from the state Department of Health’s May 2012 TWH Licensing Sites spreadsheet. We have used all the sites classified as “Active,” “Active in Renewal” and “Pending.”

**SECTION 3. RENTAL HOUSING IN THE LOCAL MARKET**

**Line 3a. United rented at below \$600/mo.** Some farmworkers are able to find rental housing, whether in permanent units created for farmworkers or in general housing. To identify the number of rented units that are affordable to farmworkers, the needs assessment uses the Census Bureau’s American Community Survey data on rentals (Table B25056 Contract Rent), totaling the number of units rented for under \$600 per month.

Affordability for rented units in line 3a. and vacant units in lines 3b. and 3c. is judged using a federal housing guideline of 30 percent of annual income. The needs assessment uses findings from the Farmworker Survey on farmworkers’ incomes, as follows:

Average Farmworker Annual Income  
(2007 Washington State Farmworker Survey)

	<b>Average Household Income</b>	<b>30 Percent of Income: Affordable Monthly Rent</b>
Local workers	\$19,369	\$484
Nonlocal workers	\$13,553	\$339

For local farmworkers, we use a higher maximum rent of \$600 per month in order to align with the Census table on incomes for calculations in the next section (General Population Comparison).

- ❖ *Data challenge:* Because the needs assessment uses a higher monthly rent than 30 percent of average income for local farmworkers, the estimate of farmworkers in rental housing may be overstated.

**Lines 3b. and 3c. Vacant rental units.** The numbers in line 3b. Vacant rental units between \$300 and \$550, and 3c. Vacant units with rent asked below \$300 come from U.S. Census 2010, Table H5 Vacancy Status, the line labeled “For rent” (number of units for rent) and the 2009-11 American Community Survey Tables C25061 Rent Asked (dollar amounts of rent) and B25056 Contract Rent (used to estimate rent asked in counties not reported in Table C25061).

The needs assessment uses the census chart’s breakpoints of rents of \$500/month or below as affordable for local workers ,and \$300/month or below as affordable for nonlocal workers. These

breakpoints in rental rates are the closest to the \$484 and \$339 affordability levels from the Farmworker Survey.

Because the units for rent between \$0 and \$300/month are affordable to both the local and nonlocal workers, we limit the calculation of units available to local workers to those that are between \$300 and \$500 per month. That leaves the units available at \$300 or less as available for the nonlocal workers.

- ❖ *Data challenge:* Unfortunately, American Community Survey Table C25061 includes only the state and 11 counties (Benton, Clallam, Grant, Island, King, Lewis, Okanogan, Pierce, Snohomish, Spokane and Whitman). So to estimate rental affordability in other counties, the needs assessment uses an American Community Survey table of rents for *occupied* units (Table B25056 Contract Rent) at the <\$500 and <\$300 levels, calculates the percentage of total occupied units these represent, and then applies these percentages to the total number of units for rent in line 3b.

#### **SECTION 4. GENERAL POPULATION COMPARISON**

This section adds data on the general population with incomes similar to those of farmworkers and their housing. These numbers provide a way of estimating the number of farmworkers in rental housing.

**Line 4a. General population with household incomes under \$25,000.** The data come from the American Community Survey, Table DP03 Selected Economic Characteristics, the lines “Income and Benefits” and totaling all income categories up to \$24,999. This amount was the closest in the chart to the average income of local farmworkers of \$19,369.

**Line 4b. Percent of households with income under \$25,000 who have rental housing.** This percentage is calculated using line 3a. units rented at below \$600/mo divided by 4a. households with income under \$25,000. This tells us how well the available affordable housing is filling the housing need.

#### **SECTION 5. LOCAL FARMWORKERS HOUSED IN LOCAL MARKET**

**Line 5a. Local farmworker households as a percent of the general population with incomes under \$25,000.** This percentage is calculated using the total local farmworker households (line 1i.) divided by the total population with incomes under \$25,000 (line 4a.). This is for background information to show how much of the state/county low income population local farmworker households are.

**Line 5b. Local farmworkers who own their own homes, and Line 5c. Remaining local farmworker households to be housed.** The Farmworker Survey found that 14.3 percent of local farmworkers live in a home that they own. The total local farmworker households (line 1i.) is multiplied by 14.3 percent (result in line 5b), and the result subtracted from the farmworker households (line 1i., result in 5c.)

**Line 5d. Share of remaining local farmworker households how have affordable rental units.** This is an estimate of the number of local farmworker households who have rental housing. It is calculated using the percentage of the local population with incomes under \$25,000 (line 4b.) and applying that to the farmworker households who don’t own their own homes (line 5c.). This assumes that permanent farmworker housing that has been created is included in the total of rental housing.

**Line 5e. Remaining local farmworker households needing affordable housing.** This is calculated using the number of farmworker households who don't own their homes (line 5c.) minus the share who have affordable rental units (line 5d). Any remaining households still need housing units.

- ❖ *Data challenge:* The method of calculating how many farmworker households have rental housing is based on the assumption that they are in rentals in the same proportion as the overall group of people in their income bracket. However, that does not account for any differences by the household size or any difficulties farmworkers may have in securing general rentals because of language difficulties, etc.

#### **SECTION 6. HOUSING GAP**

**Line 6a. Gap for local farmworker households.** The numbers in this line are calculated as follows:

Local farmworker households remaining after subtracting those who own and those who rent in the local market (Line 5e.)

- Units for rent with rent asked between \$300 and \$500/mo (Line 3b.)

**= Housing gap for local farmworker households (number of housing units needed)**

- ❖ *Data challenge:* For some counties, the calculation yields a negative number, which indicates that there should be enough housing available. However, not all the housing is in good condition.

**Line 6b. Gap for Nonlocal farmworker households.** The numbers in this line are calculated as follows:

Total Nonlocal farmworkers and accompanying family members (i.e., beds needed) (Line 1k.)

- Vacant units with rent asked <\$300/mo (Line 3e.) X 4.34 persons per unit to get the number of persons who could be housed in the vacant units
- Farmworker housing beds (seasonal housing) created (Line 3b.)

**= Housing gap for nonlocal farmworkers and family members (number of beds needed)**

- ❖ *Data challenge:* Some available rental units might not be in good condition, see below.

#### **ADDITIONAL DATA: HOUSING CONDITION**

An additional worksheet includes other data for reference, including data on the condition of the housing stock.

The housing farmworkers live in often is not in very good condition. Poor housing conditions add to the need for decent, affordable housing. Since there does not seem to be a good way to factor housing quality to the calculations of housing available, we present these data for background information. The needs assessment uses two sources to suggest the condition of housing in which farmworkers are living: the American Community Survey and the Farmworker Survey.

**Lines 7a. – 7c. Condition of renter-occupied units.** To identify poor conditions, the needs assessment used three data points: percent of

units built before 1950; percent of units lacking complete plumbing; and percent of units with >1.0 occupants/room. Older housing may have more structural problems and be in poorer condition.

Overcrowding is often a problem for farmworker housing. A rule of thumb in the housing field is that there should be no more than one person per room. The data are from the American Community Survey, Table DP04 Selected Housing Characteristics.

**Lines 7d. – 7h. Farmworkers’ housing conditions.** The 2006 Farmworker Survey identified a variety of problems with farmworkers’ housing, and calculated percentages of workers affected (pp. 25-29). These lines use the following data points from the survey:

<b>Farmworkers’ Housing Conditions</b> (2007 Washington State Farmworker Survey)			
<b>Substandard Housing</b>	<b>Local</b>	<b>Nonlocal</b>	<b>All</b>
Live in unstructured housing: car, shed, etc.	2.4%	14.8%	6.0%
Housing problems	33%	42%	36%
<b>Crowding</b>			<b>All</b>
Crowded housing units (>1.01 persons/room)	--	--	32%

Note that the Farmworker Survey found much poorer condition of housing than is reported for general housing by the Census Bureau. We have included both sets of data to show a likely range for the quality of housing.

Statewide and top eight MSA/counties with largest concentration of farmworkers

#s for 2010 peak month (July)	WA	Bellingham MSA (Whatcom)	Kennewick -Pasco-Richland MSA (Benton, Franklin)	Wenatchee MSA (Chelan, Douglas)	Yakima MSA (Yakima)	Grant	Okanogan	Skagit	Walla Walla
<b>FARMWORKERS</b>									
1. Total FWs peak month	<b>148,680</b>	6,010	17,720	23,740	38,310	12,760	11,840	4,480	5,940
<i>Local/Nonlocal Workers:</i>									
1a. # who are Local workers (70%)	<b>104,076</b>	4,207	12,404	16,618	26,817	8,932	8,288	3,136	4,158
1b. # who are Nonlocal workers (30%)	<b>44,604</b>	1,803	5,316	7,122	11,493	3,828	3,552	1,344	1,782
<i>Accompanied/Unaccompanied:</i>									
1c. # Local who are Accompanied (84.7%)	<b>88,152</b>	3,563	10,506	14,075	22,714	7,565	7,020	2,656	3,522
1d. # Local who are Unaccompanied (15.3%)	<b>15,924</b>	644	1,898	2,543	4,103	1,367	1,268	480	636
1e. # Nonlocal who are Accompanied (58.6%)	<b>26,138</b>	1,057	3,115	4,173	6,735	2,243	2,081	788	1,044
1f. # Nonlocal who are Unaccompanied (41.4%)	<b>18,466</b>	746	2,201	2,949	4,758	1,585	1,471	556	738
<i>Number of Local FW Households needing housing units:</i>									
1g. Local Accompanied HH (2.5 FW/HH)	<b>35,261</b>	1,425	4,202	5,630	9,086	3,026	2,808	1,062	1,409
1h. Local Unaccompanied HH (2.3 FW/HH)	<b>6,923</b>	280	825	1,105	1,784	594	551	209	277
1i. Total Local HH	<b>42,184</b>	1,705	5,028	6,736	10,870	3,620	3,359	1,271	1,685

Statewide and top eight MSA/counties with largest concentration of farmworkers

#s for 2010 peak month (July)	WA	Bellingham MSA (Whatcom)	Kennewick -Pasco-Richland MSA (Benton, Franklin)	Wenatchee MSA (Chelan, Douglas)	Yakima MSA (Yakima)	Grant	Okanogan	Skagit	Walla Walla
<b>Number of Nonlocal FW &amp; Accompanying Family Members (i.e., # people) needing seasonal beds:</b>									
1j. # Nonlocal Accompanied FW and accompanying family members (1e. Nonlocal Accompanied divided by 2.8 FW/HH X 4.34 persons/HH)	40,514	1,638	4,829	6,469	10,439	3,477	3,226	1,221	1,619
1k. Total Nonlocal FW and accompanying family members (1f # Nonlocal Unaccompanied workers + 1j. # Nonlocal Accompanied FW & accompanying family members)	58,980	2,384	7,029	9,417	15,197	5,062	4,697	1,777	2,356
<b>FARMWORKER HOUSING CREATED</b>									
2a. Units created (permanent housing, Dept Commerce data, 1999-2011)	1,344	50	110	76	225	309	27	174	60
2b. Beds created (seasonal housing; Dept Health licensing data, 5/12)	13,723	790	1504	3854	694	1777	3059	461	118
<b>RENTAL HOUSING IN LOCAL MARKET</b>									
3a. # units rented at below \$600/mo (\$625 is 30% \$25K HH income, i.e., max. affordable rent)	214,197	7,154	9,733	5,170	15,487	4,847	2,060	3,220	4,449

Statewide and top eight MSA/counties with largest concentration of farmworkers

#s for 2010 peak month (July)	WA	Bellingham MSA (Whatcom)	Kennewick -Pasco-Richland MSA (Benton, Franklin)	Wenatchee MSA (Chelan, Douglas)	Yakima MSA (Yakima)	Grant	Okanogan	Skagit	Walla Walla
3b. Vacant units with rent asked between \$300 and \$500/mo (affordable for avg Local FW HH to \$484/mo)	6,346	161	248	184	317	233	95	59	159
3c. Vacant units with rent asked <\$300/mo (affordable for avg Nonlocal FW HH to \$339/mo)	4,182	88	96	67	100	99	74	57	38
<b>GEN'L POPULATION COMPARISON</b>									
4a. General population HH w/ incomes <\$25,000	524,767	19,422	17,109	8,392	23,001	7,997	5,098	9,200	5,651
4b. % of HH (income <\$25,000) who have rental housing (3a. affordable units rented/4a. HH)	40.8%	36.8%	56.9%	61.6%	67.3%	60.6%	40.4%	35.0%	78.7%
<b>LOCAL FW HH HOUSED IN LOCAL MARKET</b>									
5a. Local FW HH (line 1i.) as % of gen'l pop. w/ incomes under \$25,000 (1i./4a.)	8.0%	8.8%	29.4%	80.3%	47.3%	45.3%	65.9%	13.8%	29.8%
5b. Local FW HH who own their home (14.3% of 1i. Local HH)	6,032	244	719	963	1,554	518	480	182	241
5c. Remaining Local FW HH to be housed (1i. - 5b.)	36,152	1,461	4,309	5,772	9,315	3,103	2,879	1,089	1,444
5d. Share of remaining Local FW HH who have affordable rental units (5c. X % result of 4b.)	14,756	538	2,451	3,556	6,272	1,881	1,163	381	1,137

Statewide and top eight MSA/counties with largest concentration of farmworkers

#s for 2010 peak month (July)	WA	Bellingham MSA (Whatcom)	Kennewick -Pasco-Richland MSA (Benton, Franklin)	Wenatchee MSA (Chelan, Douglas)	Yakima MSA (Yakima)	Grant	Okanogan	Skagit	Walla Walla
5e. Remaining Local FW HH needing affordable housing (5c. - 5d.)	21,396	923	1,858	2,216	3,043	1,222	1,716	708	307
<b>HOUSING GAP - LOCAL FARMWORKERS</b>									
6a. Gap for Local FW HH (units) (5e. Remaining need - 3b. Vacant units \$300-\$500 [assumes permanent FW housing counted w/ other rental units])	15,050	762	1,609	2,033	2,726	989	1,621	649	149
<b>HOUSING GAP - NONLOCAL FARMWORKERS</b>									
6b. Gap for Nonlocal FW and accompanying family members (beds) (1k. Nonlocal FW & family members - 3c. Vacant units <\$300*4.34 - 2b Seasonal housing beds created)	36,207	1,213	5,108	5,274	14,070	2,857	1,316	1,070	2,074

Remaining MSA/Counties (Bremerton MSA/Kitsap County to Clark County)

#s for 2010 peak month (July)	Bremerton MSA (Kitsap)	Olympia MSA (Thurston)	Seattle-Bellevue-Everett MD (King, Snohomish)	Spokane MSA (Spokane)	Tacoma MD (Pierce)	Adams	Asotin	Clallam	Clark
<b>FARMWORKERS</b>									
1. Total FWs peak month	480	1,760	4,410	1,860	1,490	2,900	180	450	2,050
<b>Local/Nonlocal Workers:</b>									
1a. # who are Local workers (70%)	336	1,232	3,087	1,302	1,043	2,030	126	315	1,435
1b. # who are Nonlocal workers (30%)	144	528	1,323	558	447	870	54	135	615
<b>Accompanied/Unaccompanied:</b>									
1c. # Local who are Accompanied (84.7%)	285	1,044	2,615	1,103	883	1,719	107	267	1,215
1d. # Local who are Unaccompanied (15.3%)	51	188	472	199	160	311	19	48	220
1e. # Nonlocal who are Accompanied (58.6%)	84	309	775	327	262	510	32	79	360
1f. # Nonlocal who are Unaccompanied (41.4%)	60	219	548	231	185	360	22	56	255
<b>Number of Local FW Households needing housing units:</b>									
1g. Local Accompanied HH (2.5 FW/HH)	114	417	1,046	441	353	688	43	107	486
1h. Local Unaccompanied HH (2.3 FW/HH)	22	82	205	87	69	135	8	21	95
1i. Total Local HH	136	499	1,251	528	423	823	51	128	582

Remaining MSA/Counties (Bremerton MSA/Kitsap County to Clark County)

#s for 2010 peak month (July)	Bremerton MSA (Kitsap)	Olympia MSA (Thurston)	Seattle-Bellevue-Everett MD (King, Snohomish)	Spokane MSA (Spokane)	Tacoma MD (Pierce)	Adams	Asotin	Clallam	Clark
<b>Number of Nonlocal FW &amp; Accompanying Family Members (i.e., # people) needing seasonal beds:</b>									
1j. # Nonlocal Accompanied FW and accompanying family members (1e. Nonlocal Accompanied divided by 2.8 FW/HH X 4.34 persons/HH)	131	480	1,202	507	406	790	49	123	559
1k. Total Nonlocal FW and accompanying family members (1f # Nonlocal Unaccompanied workers + 1j. # Nonlocal Accompanied FW & accompanying family members)	190	698	1,749	738	591	1,150	71	179	813
<b>FARMWORKER HOUSING CREATED</b>									
2a. Units created (permanent housing, Dept Commerce data, 1999-2011)			0			25			0
2b. Beds created (seasonal housing; Dept Health licensing data, 5/12)			118			624			140
<b>RENTAL HOUSING IN LOCAL MARKET</b>									
3a. # units rented at below \$600/mo (\$625 is 30% \$25K HH income, i.e., max. affordable rent)	5,597	5,381	28,066	24,951	15,374		1,519	2,555	10,236

Remaining MSA/Counties (Bremerton MSA/Kitsap County to Clark County)

#s for 2010 peak month (July)	Bremerton MSA (Kitsap)	Olympia MSA (Thurston)	Seattle-Bellevue-Everett MD (King, Snohomish)	Spokane MSA (Spokane)	Tacoma MD (Pierce)	Adams	Asotin	Clallam	Clark
3b. Vacant units with rent asked between \$300 and \$500/mo (affordable for avg Local FW HH to \$484/mo)	162	122	1093	1282	501		37	126	141
3c. Vacant units with rent asked <\$300/mo (affordable for avg Nonlocal FW HH to \$339/mo)	159	119	1660	345	359		24	73	166
<b>GEN'L POPULATION COMPARISON</b>									
4a. General population HH w/ incomes <\$25,000	16,336	18,694	175,195	48,387	55,441		2,339	8,214	28,938
4b. % of HH (income <\$25,000) who have rental housing (3a. affordable units rented/4a. HH)	34.3%	28.8%	16.0%	51.6%	27.7%		64.9%	31.1%	35.4%
<b>LOCAL FW HH HOUSED IN LOCAL MARKET</b>									
5a. Local FW HH (line 1i.) as % of gen'l pop. w/ incomes under \$25,000 (1i./4a.)	0.8%	2.7%	0.7%	1.1%	0.8%		2.2%	1.6%	2.0%
5b. Local FW HH who own their home (14.3% of 1i. Local HH)	19	71	179	75	60	118	7	18	83
5c. Remaining Local FW HH to be housed (1i. - 5b.)	117	428	1,072	452	362	705	44	109	498
5d. Share of remaining Local FW HH who have affordable rental units (5c. X % result of 4b.)	40	123	172	233	100		28	34	176

Remaining MSA/Counties (Bremerton MSA/Kitsap County to Clark County)

#s for 2010 peak month (July)	Bremerton MSA (Kitsap)	Olympia MSA (Thurston)	Seattle-Bellevue-Everett MD (King, Snohomish)	Spokane MSA (Spokane)	Tacoma MD (Pierce)	Adams	Asotin	Clallam	Clark
5e. Remaining Local FW HH needing affordable housing (5c. - 5d.) <b>HOUSING GAP - LOCAL FARMWORKERS</b>	77	305	901	219	262	705	15	75	322
6a. Gap for Local FW HH (units) (5e. Remaining need - 3b. Vacant units \$300-\$500 [assumes permanent FW housing counted w/ other rental units]) <b>HOUSING GAP - NONLOCAL FARMWORKERS</b>	0	183	0	0	0	705	0	0	181
6b. Gap for Nonlocal FW and accompanying family members (beds) (1k. Nonlocal FW & family members - 3c. Vacant units <\$300*4.34 - 2b Seasonal housing beds created)	0	181	0	0	0	526	0	0	0

Remaining Counties (Columbia to Klickitat Counties)

#s for 2010 peak month (July)	Columbia	Cowlitz	Ferry	Garfield	Grays Harbor	Island	Jefferson	Kittitas	Klickitat
<b>FARMWORKERS</b>									
1. Total FWs peak month	310	820	140	200	580	380	200	1,370	2,460
<b>Local/Nonlocal Workers:</b>									
1a. # who are Local workers (70%)	217	574	98	140	406	266	140	959	1,722
1b. # who are Nonlocal workers (30%)	93	246	42	60	174	114	60	411	738
<b>Accompanied/Unaccompanied:</b>									
1c. # Local who are Accompanied (84.7%)	184	486	83	119	344	225	119	812	1,459
1d. # Local who are Unaccompanied (15.3%)	33	88	15	21	62	41	21	147	263
1e. # Nonlocal who are Accompanied (58.6%)	54	144	25	35	102	67	35	241	432
1f. # Nonlocal who are Unaccompanied (41.4%)	39	102	17	25	72	47	25	170	306
<b>Number of Local FW Households needing housing units:</b>									
1g. Local Accompanied HH (2.5 FW/HH)	74	194	33	47	138	90	47	325	583
1h. Local Unaccompanied HH (2.3 FW/HH)	14	38	7	9	27	18	9	64	115
1i. Total Local HH	88	233	40	57	165	108	57	389	698

Remaining Counties (Columbia to Klickitat Counties)

#s for 2010 peak month (July)	Columbia	Cowlitz	Ferry	Garfield	Grays Harbor	Island	Jefferson	Kittitas	Klickitat
<b>Number of Nonlocal FW &amp; Accompanying Family Members (i.e., # people) needing seasonal beds:</b>									
1j. # Nonlocal Accompanied FW and accompanying family members (1e. Nonlocal Accompanied divided by 2.8 FW/HH X 4.34 persons/HH)	84	223	38	54	158	104	54	373	670
1k. Total Nonlocal FW and accompanying family members (1f # Nonlocal Unaccompanied workers + 1j. # Nonlocal Accompanied FW & accompanying family members)	123	325	56	79	230	151	79	543	976
<b>FARMWORKER HOUSING CREATED</b>									
2a. Units created (permanent housing, Dept Commerce data, 1999-2011)		100							19
2b. Beds created (seasonal housing; Dept Health licensing data, 5/12)		200						64	266
<b>RENTAL HOUSING IN LOCAL MARKET</b>									
3a. # units rented at below \$600/mo (\$625 is 30% \$25K HH income, i.e., max. affordable rent)		6,890			4,323	1,138	1,351	2,458	998

Remaining Counties (Columbia to Klickitat Counties)

#s for 2010 peak month (July)	Columbia	Cowlitz	Ferry	Garfield	Grays Harbor	Island	Jefferson	Kittitas	Klickitat
3b. Vacant units with rent asked between \$300 and \$500/mo (affordable for avg Local FW HH to \$484/mo)		236			249	55	58	88	25
3c. Vacant units with rent asked <\$300/mo (affordable for avg Nonlocal FW HH to \$339/mo)		63			111	53	38	38	15
<b>GEN'L POPULATION COMPARISON</b>									
4a. General population HH w/ incomes <\$25,000		11,356			7,684	5,864	3,791	5,299	2,445
4b. % of HH (income <\$25,000) who have rental housing (3a. affordable units rented/4a. HH)		60.7%			56.3%	19.4%	35.6%	46.4%	40.8%
<b>LOCAL FW HH HOUSED IN LOCAL MARKET</b>									
5a. Local FW HH (line 1i.) as % of gen'l pop. w/ incomes under \$25,000 (1i./4a.)		2.0%			2.1%	1.8%	1.5%	7.3%	28.5%
5b. Local FW HH who own their home (14.3% of 1i. Local HH)	13	33	6	8	24	15	8	56	100
5c. Remaining Local FW HH to be housed (1i. - 5b.)	75	199	34	49	141	92	49	333	598
5d. Share of remaining Local FW HH who have affordable rental units (5c. X % result of 4b.)		121			79	18	17	155	244

Remaining Counties (Columbia to Klickitat Counties)

#s for 2010 peak month (July)	Columbia	Cowlitz	Ferry	Garfield	Grays Harbor	Island	Jefferson	Kittitas	Klickitat
5e. Remaining Local FW HH needing affordable housing (5c. - 5d.) <b>HOUSING GAP - LOCAL FARMWORKERS</b>	75	78	34	49	62	74	31	179	354
6a. Gap for Local FW HH (units) (5e. Remaining need - 3b. Vacant units \$300-\$500 [assumes permanent FW housing counted w/ other rental units]) <b>HOUSING GAP - NONLOCAL FARMWORKERS</b>	75	0	34	49	0	19	0	91	329
6b. Gap for Nonlocal FW and accompanying family members (beds) (1k. Nonlocal FW & family members - 3c. Vacant units <\$300*4.34 - 2b Seasonal housing beds created)	123	0	56	79	0	0	0	317	643

Remaining Counties (Lewis to Whitman Counties)

#s for 2010 peak month (July)	Lewis	Lincoln	Mason	Pacific	Pend Oreille	San Juan	Skamania	Stevens	Wahkiakum	Whitman
<b>FARMWORKERS</b>										
1. Total FWs peak month	1,430	770	620	420	180	210	90	810	70	1,230
<b>Local/Nonlocal Workers:</b>										
1a. # who are Local workers (70%)	1,001	539	434	294	126	147	63	567	49	861
1b. # who are Nonlocal workers (30%)	429	231	186	126	54	63	27	243	21	369
<b>Accompanied/Unaccompanied:</b>										
1c. # Local who are Accompanied (84.7%)	848	457	368	249	107	125	53	480	42	729
1d. # Local who are Unaccompanied (15.3%)	153	82	66	45	19	22	10	87	7	132
1e. # Nonlocal who are Accompanied (58.6%)	251	135	109	74	32	37	16	142	12	216
1f. # Nonlocal who are Unaccompanied (41.4%)	178	96	77	52	22	26	11	101	9	153
<b>Number of Local FW Households needing housing units:</b>										
1g. Local Accompanied HH (2.5 FW/HH)	339	183	147	100	43	50	21	192	17	292
1h. Local Unaccompanied HH (2.3 FW/HH)	67	36	29	20	8	10	4	38	3	57
1i. Total Local HH	406	218	176	119	51	60	26	230	20	349

Remaining Counties (Lewis to Whitman Counties)

#s for 2010 peak month (July)	Lewis	Lincoln	Mason	Pacific	Pend Oreille	San Juan	Skamania	Stevens	Wahkiakum	Whitman
<b>Number of Nonlocal FW &amp; Accompanying Family Members (i.e., # people) needing seasonal beds:</b>										
1j. # Nonlocal Accompanied FW and accompanying family members (1e. Nonlocal Accompanied divided by 2.8 FW/HH X 4.34 persons/HH)	390	210	169	114	49	57	25	221	19	335
1k. Total Nonlocal FW and accompanying family members (1f # Nonlocal Unaccompanied workers + 1j. # Nonlocal Accompanied FW & accompanying family members)	567	305	246	167	71	83	36	321	28	488
<b>FARMWORKER HOUSING CREATED</b>										
2a. Units created (permanent housing, Dept Commerce data, 1999-2011)	169									
2b. Beds created (seasonal housing; Dept Health licensing data, 5/12)	54									
<b>RENTAL HOUSING IN LOCAL MARKET</b>										
3a. # units rented at below \$600/mo (\$625 is 30% \$25K HH income, i.e., max. affordable rent)	3,298		1,604	1,315				2,241		3,869

Remaining Counties (Lewis to Whitman Counties)

#s for 2010 peak month (July)	Lewis	Lincoln	Mason	Pacific	Pend Oreille	San Juan	Skamania	Stevens	Wahkiakum	Whitman
3b. Vacant units with rent asked between \$300 and \$500/mo (affordable for avg Local FW HH to \$484/mo)	166		43	72				84		195
3c. Vacant units with rent asked <\$300/mo (affordable for avg Nonlocal FW HH to \$339/mo)	46		34	41				59		43
<b>GEN'L POPULATION COMPARISON</b>										
4a. General population HH w/ incomes <\$25,000	8,282		6,376	2,993				4,975		6,456
4b. % of HH (income <\$25,000) who have rental housing (3a. affordable units rented/4a. HH)	39.8%		25.2%	43.9%				45.0%		59.9%
<b>LOCAL FW HH HOUSED IN LOCAL MARKET</b>										
5a. Local FW HH (line 1i.) as % of gen'l pop. w/ incomes under \$25,000 (1i./4a.)	4.9%		2.8%	4.0%				4.6%		5.4%
5b. Local FW HH who own their home (14.3% of 1i. Local HH)	58	31	25	17	7	9	4	33	3	50
5c. Remaining Local FW HH to be housed (1i. - 5b.)	348	187	151	102	44	51	22	197	17	299
5d. Share of remaining Local FW HH who have affordable rental units (5c. X % result of 4b.)	138		38	45				89		179

Remaining Counties (Lewis to Whitman Counties)

#s for 2010 peak month (July)	Lewis	Lincoln	Mason	Pacific	Pend Oreille	San Juan	Skamania	Stevens	Wahkiakum	Whitman
5e. Remaining Local FW HH needing affordable housing (5c. - 5d.) <b>HOUSING GAP - LOCAL FARMWORKERS</b>	209	187	113	57	44	51	22	108	17	120
6a. Gap for Local FW HH (units) (5e. Remaining need - 3b. Vacant units \$300-\$500 [assumes permanent FW housing counted w/ other rental units]) <b>HOUSING GAP - NONLOCAL FARMWORKERS</b>	43	187	70	0	44	51	22	24	17	0
6b. Gap for Nonlocal FW and accompanying family members (beds) (1k. Nonlocal FW & family members - 3c. Vacant units <\$300*4.34 - 2b Seasonal housing beds created)	312	305	97	0	71	83	36	66	28	302