



San Mateo County

**Farm Labor Housing Loan Program
Overview
&
Loan Repayment Options**

5/6/2025

Program Overview

The program provides a loan to agricultural operators and landowners to provide housing for very low-income farmworkers in the County.



Phase I: Housing Preservation – Enhancing Quality of Existing Housing Stock	Phase II: Housing Preservation and Creation
<ul style="list-style-type: none">• Rehabilitation or renovation• Replace dilapidated mobile home units• Legalize or improve units to achieve code compliance	<ul style="list-style-type: none">• Construction of new housing units, pending unallocated funding from Phase I
Maximum Loan: \$100K Per Unit	Maximum Loan: \$250K Per Unit for first two units; \$200K Per Unit for each subsequent unit



Eligibility Criteria

Units must be:

- Located in San Mateo County (SMC)
- Rented to “Eligible Farm Laborers” and their families for the life of the unit:
 - Very low-income ($\leq 50\%$ AMI)
 - Employed >20 hours per week and earn $\geq 50\%$ of income from agriculturally related work in SMC
- Rented at HUD’s extremely low rent levels with rent and utility allowances not exceeding 30% of the Farm Laborer’s gross income
- Up to Planning & Building and Environmental Health requirements and codes

Guisti Farms (2023)

Loan Parameters

- 0% interest, 30-year loan, secured by a deed of trust
- Applicant must contribute $\geq 10\%$ of total development costs
- Units must be rented to farm laborers for the life of the unit or repayment of the loan principal will be required



Blue House Farm (2018)

Compliance

Annual monitoring to confirm compliance with the terms of the loan and regulatory agreements.

Desk monitoring: reviewing tenant profile, income and rent data

On-site monitoring (conducted by DOH or Environmental Health): inspect the units and site



Moonridge, MidPen Housing



Loan Repayment Options

30-year Loan Term - 3 Proposed Repayment Models

Model A*	Model B*	Model C
Regular Equal-payments	Balloon Payment at Loan Maturity	Forgivable Loan

*Models A and B include a Rental Subsidy Component



Highway 92 Succulents (2023)



Model A: Regular equal-payments



Guisti Farms (2023)

Repayment Structure:

Consists of equal-payments over the 30-year loan term.

Rental Subsidy:

The difference between the Max Allowable Rent and the rent charged. This rental subsidy would be credited towards the required repayment amount.

Model B: Balloon Payment at end of Loan Term



POST Red House (2017)

Repayment Structure:

A balloon payment of the total loan principal at loan maturity. Optional interim payments allowable.

Rental Subsidy:

The difference between the Max Allowable Rent and the rent charged. This rental subsidy would be credited towards the required outstanding principal amount.

Model C: Forgivable Loan



R & R Herbs (2020)

Repayment Structure:

Consists of forgiving the loan in equal increments of 20% over the final 5 years of the 30-year term.

Discussion: Loan Repayment Options

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Blue House Farm (2018)

