



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY EXECUTIVE

**File #:** 23-296

Board Meeting Date: 5/9/2023

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**Special Notice / Hearing:** None

**Vote Required:** 4/5ths

**To:** Honorable Board of Supervisors

**From:** Michael P. Callagy, County Executive Officer  
Iliana Rodriguez, Deputy County Executive

**Subject:** **Measure K** Appropriations Transfer Request for Half Moon Bay Farmworker Housing Project

### **RECOMMENDATION:**

**Measure K:** Approve an Appropriation Transfer Request (ATR) recognizing unanticipated revenue in the amount of \$1,000,000 from the County's **Measure K** Reserves to the County Executive Office Budget in FY 2022-23 for the Half Moon Bay Farmworker Housing Project.

### **BACKGROUND:**

On January 3, 2023, a tragic shooting in Half Moon Bay claimed the lives of seven farmworkers across two farms. Subsequent inspections of farmworker housing at those sites revealed unsafe living conditions and 19 households were displaced after their units were red-tagged. Since then, the County has partnered with the City of Half Moon Bay ("Half Moon Bay") to temporarily re-house all 19 displaced households.

On January 6, 2023, the State of California Department of Housing and Community Development ("HCD") released approximately \$35,000,000 in funding to address the housing needs of farmworkers under the Joe Serna, Jr. Farmworker Housing Grant Homeownership Program ("Serna Program"). One eligible activity under the Serna Program is the acquisition of manufactured homes to address and remedy impacts from the displacement of farmworker families from labor camps, mobile home parks, or other housing.

On February 28, 2023, the Board authorized the County's Department of Housing to execute and submit an application for a grant award of up to \$5,000,000 under the Serna Program to purchase manufactured homes for low-income farmworkers and their families. If funded, these manufactured homes would provide homeownership opportunities for low-income farmworker families in our community, including the 19 households displaced after the January 3, 2023 mass shooting event. The County is currently working with Half Moon Bay to identify and develop a potential site that could house 45 to 50 manufactured housing units for low-income farmworker households (the "Half Moon

Bay Farmworker Housing Project”).

On August 11, 2021, the County’s Project Development Unit (“PDU”) received formal proposals from eight construction management firms which were reviewed by a group of selection committee members who recommended on-call agreements with four firms, including Capital Program Management, Inc. (“CPM”). On January 4, 2022, PDU entered into an agreement with CPM in the amount of \$400,000 to provide design services, bidding assistance, and construction management services to various County Capital projects.

**DISCUSSION:**

On March 14, 2023, this Board approved the **Measure K** budget for the upcoming Fiscal Year 2023-24 Recommended Budget which includes an allocation of \$1,000,000 for farm labor housing support.

On April 3, 2023, the County Executive Office approved a task order for CPM to begin work on the Half Moon Bay Farmworker Housing Project.

Approval of this appropriation transfer request will allow the project team to proceed with the project which includes pre-construction and project management, procurement/bid and award, and construction management services.

County Attorney has reviewed the resolution to accept these funds as to form.

**PERFORMANCE IMPACT:**

The Half Moon Bay Farmworker Housing Project has the potential to add 45 to 50 affordable farmworker housing units.

**EQUITY IMPACT:**

Farmworkers, who contribute immensely to our agricultural industry, often face significant barriers to accessing quality housing, including low wages and lack of affordable housing options on the Coast.

To promote equity and justice in the housing sector, the County is committed to providing affordable farmworker housing that is safe, healthy, and inclusive, and designed with the needs of farmworkers in mind, including proximity to job sites, schools, and access to transportation.

**FISCAL IMPACT:**

Approval of the Appropriation Transfer Request will recognize unanticipated revenue in the amount of \$1,000,000 from **Measure K** Reserves to the County Executive Office Budget in FY 2022-23 for the Half Moon Bay Farmworker Housing Project. There are sufficient funds in the **Measure K** trust to cover this transfer. There is no impact to the General Fund.