

Agricultural and Food System Housing Market Study for San Juan County

Appendices:

Appendix I – Themes from Co-Design Phase (page 25)

Appendix II- Needs Assessment Tools (page 32)

Appendix III- Preliminary Data Shared with Local Housing Experts in June (page 59)

Appendix IV- Preliminary Solutions Sorting (page 75)

Appendix V- Annotated Bibliography, March 29, 2022 (page 77)

Appendix I – Themes from Co-Design Phase

San Juan Food System Housing Study: Compilation of Themes from Stakeholder Interviews

1/4/22-1/31/22

Problem

SYSTEMIC

- FEELS MORE URGENT Than 30 years ago, despite great progress.
- Fear if not make more progress, loose next generation and community is hollowed out...
- Hard to get affordable housing projects at the right scale to complete for state funding
- Complex issue
- Filthy, rotten system (one side, need affordable housing... could also say we need decent wages... come hand in hand)
- Climate nexus
- A lot of desperation around housing...
- Many non-profits working on issues; often people are not actively working together...
- Whidbey, Vashon closer to challenges of SJs
- Homeowners association rules limit development (such as adding a second septic system to allow additional housing)

EMPLOYER- RELATED

- If only housing is tied to employer, could create continuity issue
- Some farmers don't want to host worker housing b/c they want a break from staff
- Employer owned housing could hurt community if residents are not able to keep housing when moving from job to job
- Indentured servant risk
- Company town concept is no good
- If job is not working out, not want them to be forced to stay in job if not optimal...
- Housing tied to employment is tricky

COST

- Homes cost 700k+; no path for ownership out of affordable housing
- Justice issues (housing land trusts can be platform for housing justice)
- Some of Affordable housing money too restrictive to help 20-80% of mean income folks who are also struggling with housing access in SJC
- New employees cannot find housing (county..., public health, nurses)
- Folks that don't qualify for housing assistance are still prices out of market (Gap... too much to qualify for OPAL; not enough to succeed on open market)
- Houses for Islanders not active currently because land is too expensive for projects
- Farmland is selling for too much for farmers to afford
- ON SJ, Homes for Islanders requires sweat equity, but hard to make time while working to pay bills

SUPPLY

- Supply is the heart of the issue, primarily supply of affordable housing
- 2nd home (vacant homes) makes supply issues more complex
- There has been a lower level of new housing built since 2010, compared to the 2000-2009 period (and a very, very few affordable housing projects in that period)
- Low rural density (lack of density)
- Housing Inventory is an issue, but a high level of housing is Idle; VR only a small portion of issue (4%); about 40% of housing inventory is not occupied (2nd, 3rd+ homes)

Appendix I – Themes from Co-Design Phase

- Risk of pushback from Airbnb and others if tackling VR issues
- Affordable housing waitlists for low income folks is 2+ years
- Cannot just BUILD way out, bc if too much more housing, then more people then more pressure on infrastructure... (schools, medical...)
- Affordable housing is 8% of housing
- Large stock of unoccupied housing?? (14381 housing units; Households 8252) 57%??
 - KC- 970301housing units/882028households 91%
 - WA- 3195004/2848396 89%
- Not enough rental properties (land trusts historically focused on ownership?)
- Essential service folks don't have housing security (firefighters, dr/nurses; teachers)
- Lack of year round rentals; many have rentals in off season (Oct-Apr), then want to AirBnB in high season...
- Housing Lopez estimates that 70-140 units are needed (Lopez?, rental?)
- Folks living in rundown trailers in woods; camping out; living in sub-standard homes; not getting supportive services to stay in homes
- In high 40% are second homes...
- Storage units have better living than most people
- HOW do we increase, have more affordable rentals
- More multifamily homes...
- Community connections to housing....

SOME DO NOT WANT NEW HOUSING BUILT

- Preservation of viewsheds (BIG DRIVER)
- Some residents don't like looking at people (like their privacy and view sheds)
- Tension betw long term residents- not just attract a lot of new people...
- Pressures about VRs... "Of course it is not the VRs..."
- Super entrenched...
- Not high rises...

REGULATIONS

- Zoning is a barrier to increasing housing stock
- Zoning constraints are biggest limitation to adding housing (Lopez)
- In Ag Resource Land, state and county have different farm worker housing rules
- Not just a zoning solution because could just get more expensive housing
- Rural area, with urban housing pressures; state leg doesn't get it...
- Housing infrastructure is v expensive (septic; utilities)
- UGA must be build out to 85% before expanding, but many property owners holding UGA land w/o developing, so not triggering this...

OTHER

- Language barrier for some (some housing seekers are Spanish speakers); project may need more partners/ funding to reach housing seekers, esp those Spanish speakers
- Trailer parks in Friday harbor... v poor accommodations...
- Sub standard housing
- No water.... So many leaks w/in trailer park...
- Who is responsible?
- Homes that can be safe and comfortable
- Housing Needs Assessment (2017) – out of date
- Some folks that need housing don't want US to know them....

Appendix I – Themes from Co-Design Phase

- Translation needed to reach some parts of community
- Having redundancy... so not just one option....
- Don't have a good census of how many folks are living unhoused/ unsheltered/ in substandard housing

5 Year Vision-

LAND TRUSTS

- That all the land trusts have capacity, are engaged in housing, and can manage things long term

TINY HOUSES

- Tiny house communities, with farm business owners and other businesses renting the housing, then making it available for worker housing
- SJC Tiny House Community Ordinance moves forward on Ord Track (not comp plan track) and is approved
- Some farmers are creating their own housing and bring on staff (esp interns...)
- Develop tiny homes
- Programs in place for Tiny Houses to be available on each island for farmers to rent and have on their land...
- Zoning regs don't turn everything into a traditional house requirements

REGULATIONS

- Land Use barriers to affordable housing are addressed (former Director Erica had vision)
- Relax cluster housing regs
- Tiny House pathway would be CLEAR (land use)
- Clear, different conservation easement orgs beginning to utilize mandatory ag use is easements
- Keep doorway open for farms on farmland...
- Tax incentives (breaks/ hikes) to promote affordable housing development and discourage vacation housing
- Clear definition of farm worker housing

FUNDING

- ID some funding source that the community can utilize to meet needs in the community that are not currently in play
- Businesses building housing... COST of doing business
- For Profit Developers need to part of the solution; not just non-profits...

COMMUNITY BUY-IN

- Bring awareness to issue for access of housing that that had not previously recognized affordable...
- Community wide effort
- Support from community
- Open source/ collaborative endeavor...

RENTALS

- People able to find rentals that are healthy, in close proximity to where they work/ shop
- someone could have lease expire in county and not be stressed because there is another option... (right now, have to move out of county...) 3,4 options to consider....
- There are rentals available... (**many said this**)

Appendix I – Themes from Co-Design Phase

- Vision is that there are routinely rentals listed in the classifieds

LAND

- Talking about a property where we could build many homes (not all at once...)
- More access to land
- County surplus property for affordable housing (one on Lopez, gone)
- What else can could support affordable housing developers getting access to land

OTHER

- Longer term vision/ strategy for what the community needs in terms of housing
- Not help wanted signs in every business in town...
- Island needs housing matchmaking system to be set up...
 - People needing housing can post info...
 - Folks that have things available...
- Need to be different entry points for housing on the island
- Different possibilities for different seasons
- For beginning farmers (option for tiny house for a little while...)
- Housing is not a bottleneck for labor
- Food system- specific housing is build that gives preference to food system workers, but not just on one farm...

Current Food System Housing Assets

LAND TRUSTS

- Community Land Trust Model!- removes land from speculation; serves community need; land is key!
- Lopez CLT links farmland and housing (mostly home ownership thru coop model- individual owns bldg.; coop owns land); 5 houses, some rentals some coop ownership
- OPAL- housing focus with ownership and now rental inventory (not coop); Non-Profit (Trust) owner of land for ever; secures grants and donation to lower costs of land
- Trust owns and develops housing (leases building; owns land
- Also sells some housing with resale formula restrictions
- Requires owner occupancy...
- Housing Trusts able to be nimble and respond and adapt to local needs; understand community needs
- Moved and renovated houses
- Build out neighborhoods (w food garden spaces)
- Social Impact Investment Fund- Island Loan Fund
- Finding investors to overcome some credit challenges (undocumented), more
- Will sing OPAL's praises all day.... AMAZING... Cooperatives/ Community Housing
- OPAL has hired a contractor to conduct a housing needs survey
- Lopez FRC connection between food assistance (food bank) and housing support

RECOGNITION OF A PROBLEM/ SUPPORT FOR SOLUTIONS

- People are talking about density
- Solution is clear for OPAL model More Money = More Affordable housing
- Vacation Rental advocacy/ moritorium... (Orcas Island Vacation Rental Work Group)
- Lopez islanders rallied to support new rental housing project
- County Real Estate Excise Tax is HUGE

RURAL LOT SUB-DIVISION OPTION

Appendix I – Themes from Co-Design Phase

- Mechanism for rural lots to be subdivided (if at least 4 acres, can be up to 8 lots); only 2 done in SJs.... \$\$\$ (well, septic... often doesn't pencil out for a farm currently)
- Ability for farms to develop farm worker housing (none have); may be a Nike exec off fisherman bay road could be first???
- Possible part of solution is tiny house on wheels (SJI says ok for up to 6 months....); been in place, but doesn't help much (barriers incl septic hookup; farmers don't want to host)

REAL ESTATE TAX & FUND

- Real Estate Tax and housing fund- Currently funding all requests....
- Capital Account (Home Fund Real Estate Excise Tax)- construction; reservation; 3.3m; give out to 4 projects; bldg housing; converting/ keeping as affordable housing. 3rd yr?

COMMUNITY RESOURCE CENTERS

- Community Resource Centers engaged in current needs assessment studies/ data (?500 residents that need housing; sometimes numbers are soft, not active needs..... "I need housing", but want my own place
- Community Resource Centers have local connection to people in need on each island

WHATCOM OPPORTUNITY COUNCIL

- Able to bring state funding to San Juan and Island County from sources that San Juan County alone would not be competitive for.
- Funding goes to Resource Centers

HOMES FOR ISLANDERS

- People put in equity to build home and own it
- Can sell at fair market value
- Can see equity as homeowner....
- Is this one time option working...
- House in town...
- Is that a good value to put in funds for affordable

HOUSING LOPEZ

- New housing non-profit in last 4 years
- Made up of community members that saw problem, work together (lack of rental housing on Lopez)
- Finished 6 unit rental property on Lopez....
- Did work, saw the need
- 1st project on county surplus...

REGULATORY SUPPORT

- Tiny House Ord has momentum
- Comp Plan focused on housing elements
- Housing section (incl Tiny? Farm Worker.. other?)... no push back???
- Not v bold/ effective enough... bc screened for what would be politically doable

LOPEZ FOOD CENTER momentum

- Folks working together
- Food Share (food bank)
- Farmers..., processors (Taproot...)

OTHER

- Farmers to farmland... when trying to get lease... plenty of eligible...
- Food Coop as a leader in this work, both employer and community builder, coalition builder; exploring housing partnership ideas with OPAL...

Appendix I – Themes from Co-Design Phase

- There are some private landlords that are working with FRCs to maintain affordable housing options for community

Food System Housing Needs Assessment- GAPS/ Needs?

WHO

- For what populations
- Who to connect with to listen/ engage w working people...

WHAT

- Unpack what types of housing folks need/seek (#bedrooms; shared facilities?)
- ?? Needs/ interests in different housing types (Ag Workers); some part time...
- Would solutions like tiny houses meet needs
- Is Home ownership attainable?
- Do we have enough homes (inventory) for everyone?
- What is need of farmers and farm workers related to housing?
- What do people actually want? What are people looking for w regards to housing they want to live in?
- What is needed?
- Kind of housing?
- Thinking 1 person spaces or group situations?
- What do people prefer?

WHEN

- How much is there for part time ag work? Value added?
- What time of year?
- Some inside in winter, then outside in summer
- Steady work?
- Do farmers want winter off? How would this impact housing?

WHERE

- Can/ should we build housing on one farm?
- Where

PRICE/ COST

- how much money local ag producers/ landowner are willing to SPEND on housing...
- We should build housing, but do we actually have sense of costs
- What can people afford?

HOW MANY

- What fraction of whole housing picture is connected to food system?
- How many farms rely on providing housing to secure employees (same for restaurants)?
- What are housing needs for farm to successfully continue w farming as owners change...

OTHER

- What happens when farm transitions?
- Past market surveys have only been moderately useful (ASK OPAL FOR THESE)
- Best strategy is a whole bunch of conversations...
- People most in need don't respond (working multiple jobs; limited time; may want to stay under radar bc immigration status...
- Include info from Coop staff survey (Learner)
- NOTE: currently have general data dumps; most based on census data

Appendix I – Themes from Co-Design Phase

- Food Center Survey coming soon
- Open ended Q to draw on collective brilliance How would you solve this...?
- Space for open ended expression of brilliance
- Farmers to farmland... when trying to get lease... plenty of eligible...
- How many farms are looking at needs associated with succession?
- What would you need to successfully transition your farm to the next owner....
- Farmer rents a house; her name on lease; place for her employees to live...

Appendix II- Needs Assessment Tools

A. Food System Worker Housing Survey

1. What type(s) of food business do you run?

Select all that apply

- Farm
- Non-farm, food business (restaurant/ caterer; grocer/sales; processing/ value-added; other)
- Not Applicable
-

2. What barriers do farms and food businesses face when planning to provide affordable employee housing?

Please select all that apply

3. What solutions/ strategies might offer promise to farms and food businesses seeking to address affordable housing challenges for their employees?

4. What best describes your farm?

Select all that apply

Appendix II- Needs Assessment Tools

	Under \$10k	\$10k-\$49k	\$50-\$149k	Over \$150k
Market garden farm/ mixed vegetables	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livestock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fruit, berries, nuts, orchard				
Valued Added using my farm products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. What is your other farming activity?

6. Which best describes your non-farm, food business?

Please check all the boxes that best fit business.

	Under \$50k	Under \$250k	Under \$500k	Over \$500k
Food processor/ producer (minimal to no local ingredients)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food processor/ producer (primarily local ingredients)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafe'/ deli/ coffeehouse/ pop- up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant/ caterer- includes local ingredients	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant/ caterer- no local emphasis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food bank				
Food distributor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other				

Appendix II- Needs Assessment Tools

7. What is your other food business?

8. How many people does your business employ in a typical year?

Please share the number of each:

	Average	Spring	Summer	Fall	Winter
Part time, seasonal, under 20hr/wk	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Full time, seasonal, over 20hr/wk	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Part time, year round, under 20 hr/wk	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Full time, year round, over 20hr/wk	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Interns/Americorps/Volunteers	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

9. How many positions are you hiring for right now?

10. How would you describe affordable housing access for your employees:

choose any that apply

	Seasonal	Year round
Easily available	<input type="checkbox"/>	<input type="checkbox"/>
Hard to find	<input type="checkbox"/>	<input type="checkbox"/>
A barrier to employment	<input type="checkbox"/>	<input type="checkbox"/>
A barrier to our business stability/growth	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
No Impact		

Appendix II- Needs Assessment Tools

11. What Island do the majority of employees live on?

- San Juan
 - Orcas
 - Lopez
 - Shaw
 - Waldron
 - Stuart
 - Blakely
 - Decatur/ Other
-

12. Where on Orcas?

Check all that apply

- East Sound (98245)
 - Deer Harbor (98243)
 - Olga (98279)
 - Other area (98280)
-

Appendix II- Needs Assessment Tools

13. How have housing challenges impacted your business?

Check all that apply

- Caused reduction in hours of operation, production, and/or revenue
 - Limited ability to grow business
 - Closed my business
 - Caused us to invest in employee housing
 - Not affected
 - Other
-

14. In the last three years,...

Please estimate a number for each

	Seasonal	Year round
How many of your workers have left the island due to lack of housing?	<input type="text"/>	<input type="text"/>
How many potential employees did not come to island due to lack of available housing?	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

15. Is your business considering providing employee housing?

Check all that apply

- Already does
 - Considering
 - Not considering
 - Other
-

16. If housing needs were met, how would your business change in the next 3 years?

Check all that apply

- Increase hours of operation, production, and/or revenue
 - Invest in business growth
 - Hire more staff
 - No change in business
 - Other
-

Appendix II- Needs Assessment Tools

17. If housing did not limit employment, what additional percent of growth in sales would you plan?

Consider growth beyond that planned with current housing constraints

	% Additional Annual Growth
In next year	<input type="text"/>
Average annual over the next 3 years	<input type="text"/>

18. Estimate of new employees you might add in next 3 years if housing did not limit employment:

	Number
Part time, seasonal, under 20hr/wk	<input type="text"/>
Full time, seasonal, over 20hr/wk	<input type="text"/>
Part time, year round, under 20 hr/wk	<input type="text"/>
Full time, year round, over 20hr/wk	<input type="text"/>

Appendix II- Needs Assessment Tools

19. For your current farmworkers (incl interns), please estimate the number that reside in each of the following options:

Fill in all that apply

	On employer's farm	On a different farm	Not on a farm	Of these, how many were employer-provided?
Seasonal tent or temporary dwelling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Live with family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Shared room in rented house	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Their own room in rented house	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Renting 1 bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Renting 2 bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Renting 3 or more bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Own their own home	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tiny house on wheels or RV	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

Don't know

Made with  SurveySparrow

Appendix II- Needs Assessment Tools

20. In the next 3 years, if additional affordable housing became available for your farmworkers, what number of units would you estimate would meet their needs?

Fill in all that apply

	On employer's farm	On another farm	Not on a farm	Of these, number that employer might provide
Seasonal tent or temporary dwelling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Shared room in house	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Own room in house	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
1 bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2 bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3 or more bd unit	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

Tiny house on
wheels or RV

Appendix II- Needs Assessment Tools

21. What type of additional affordable housing might you be interested in acquiring and providing for your farmworkers?

Fill in Number for all that apply

	Seasonal (#)	Year round (#)
Shared room in house	<input type="text"/>	<input type="text"/>
Own room in house	<input type="text"/>	<input type="text"/>
1 bd unit	<input type="text"/>	<input type="text"/>
2 bd unit	<input type="text"/>	<input type="text"/>
3 or more bd unit	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>
Tiny house on wheels or RV	<input type="text"/>	<input type="text"/>
Tent or temporary structure	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

22. For current employees (non-farm), please estimate the number that reside in each of the following options:

Please fill in all that apply

	Total	Of these, how many were employer-provided?
Seasonal tent or temporary dwelling	<input type="text"/>	<input type="text"/>
Live with family	<input type="text"/>	<input type="text"/>
Shared room in rented house	<input type="text"/>	<input type="text"/>
Their own room in rented house	<input type="text"/>	<input type="text"/>
Renting 1 bd unit	<input type="text"/>	<input type="text"/>
Renting 2 bd unit	<input type="text"/>	<input type="text"/>
Renting 3 or more bd unit	<input type="text"/>	<input type="text"/>
Own their own home	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>
Tiny house on wheels or RV	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>
Don't know	<input type="text"/>	<input type="text"/>

23. In the next 3 years, if additional affordable housing became available for your employees (non-farm), what number of units would you estimate would meet their needs?

Please fill in all that apply

	Total	Of these, number that employer might provide
Seasonal tent or temporary dwelling	<input type="text"/>	<input type="text"/>
Shared room in house	<input type="text"/>	<input type="text"/>
Live with family	<input type="text"/>	<input type="text"/>
Own room in house	<input type="text"/>	<input type="text"/>
1 bd unit	<input type="text"/>	<input type="text"/>
2 bd unit	<input type="text"/>	<input type="text"/>
3 or more bd unit	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>
Tiny house on wheels or RV	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

24. What type of additional affordable housing might you be interested in acquiring and providing for your employees?

Fill in Number for all that apply

	Seasonal (#)	Year round (#)
Shared room in house	<input type="text"/>	<input type="text"/>
Own room in house	<input type="text"/>	<input type="text"/>
1 bd unit	<input type="text"/>	<input type="text"/>
2 bd unit	<input type="text"/>	<input type="text"/>
3 or more bd unit	<input type="text"/>	<input type="text"/>
Tiny house or mobile home on foundation	<input type="text"/>	<input type="text"/>
Tiny house on wheels or RV	<input type="text"/>	<input type="text"/>
Tent or temporary structure	<input type="text"/>	<input type="text"/>

Appendix II- Needs Assessment Tools

25. Would you be interested in worker housing construction financing support?

Yes

No

26. If you did make affordable housing available, what rental scenario/s would you use/ consider using?

Check all that apply

Housing for interns

Housing in lieu of a portion of pay

Monthly rental fee below market

Monthly rental fee at market rate

Other

Appendix II- Needs Assessment Tools

27. What barriers do you, as an employer, face when planning to provide affordable farmworker/ food employee housing?

Check all that apply

- Cost of land
 - Cost of construction
 - Zoning and land use restrictions
 - Not enough demand for product
 - Not enough available workers
 - Planning to sell or retire
 - Other
-

Appendix II- Needs Assessment Tools

28. If you are not planning to provide employee housing, which would be good options for your employees?

Choose all that apply. Note quantity under seasonal or Year Round

	Seasonal	Year Round	Priority ?
Workforce housing, land trust, non-profit	<input type="text"/>	<input type="text"/>	<input type="text"/>
Workforce housing, private	<input type="text"/>	<input type="text"/>	<input type="text"/>
Campground housing, private	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>

29. What other options would be good?

30. Do you own farmland that you are willing to lease to a farmer?

Yes

No

31. What housing might be available with your leased farmland?

	Number
Room in a house	<input type="text"/>
1 bd unit	<input type="text"/>
2 bd unit	<input type="text"/>
3 or more bd unit	<input type="text"/>
Tiny, moveable house w/ utilities	<input type="text"/>
Utilities for leasee-provided mobile housing	<input type="text"/>

32. Is there anything else you would like to share regarding your farm/ food business employee housing experiences?

33. The Housing Survey team will be conducting follow up phone or zoom interviews with up to 50 farms and businesses. If you are are interested in participating in a follow up conversation, please let us know which method works best for you?

Prefer by Zoom

Prefer by phone

Prefer not to participate

Appendix II- Needs Assessment Tools

34. Please share your contact info so we can contact you about a possible follow up conversation.

Name

Business Name

Business Owner, if different

E-mail

Phone

Zip Code

35. If you are willing to share your contact info, please fill out the below contact info:

Name

Business Name

Appendix II- Needs Assessment Tools

Business Owner, if different

E-mail

Phone

Zip Code



Appendix II- Needs Assessment Tools

B. Food System Worker Housing Interview Tool

San Juan Food System Housing Study- Employer Interview Questions, V4-15-22

Introduction

My name is Joshua Monaghan. I am an independent consultant hired to coordinate this Agricultural and Food System Housing Market Study for San Juan County to clarify food system housing needs, define barriers and prioritize support strategies.

The goal of this project is to fill data gaps and build off of, and meaningfully complement, existing workforce housing efforts and bring local food system housing stakeholders into solutions-focused participation in addressing system-wide affordable housing needs.

Project Overview:

Our project started in early January. We are currently working on needs assessment (survey and interviews) and compiling case studies.

Our Interview Team are the only people who will see the identifying information associated with your answers. Data from these interviews (and from the surveys will be reported as roll-up data, with selected anonymous quotes.

Once interviews are completed (50), we seek input on draft learnings in late May. If you are interested in participating in the data review stage, please let me know.

QUESTIONS:

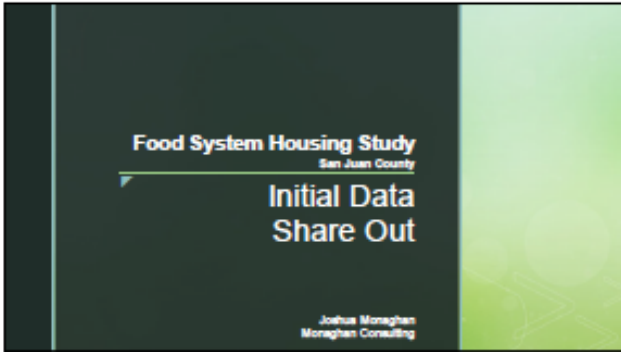
0. BACKGROUND- Kind of Farm/ Food Business, size, how long in business; stage of business; succession plans?
1. EXPERIENCES- What has your experience been with securing housing for employees and/or helping your employees secure housing? (successes, failures)
2. PLANS- Are you actively working on securing additional housing for employees? If yes, how far along are you in your effort?
What kind of housing... Renovation of existing housing/ building... Imagining/ visioning..., exploring return on investment, initial planning, securing funding, hiring a contractor...
3. BARRIERS- *Reflect on what you are seeing now and what you want the future to look like 3 years from now....*
What is our ideal future?... What do you see as the current and anticipated barriers to safe and affordable housing for your employees? (Zoning, costs, availability, etc?)... RANK- Rank the top 3 barriers (that we could influence) experienced by your employees in seeking housing?
4. (If Applicable) INVESTMENT- What level of investment are you planning? *Do you see housing as part of your business plan? Are you planning to invest financial resources (partially or fully) in the development/ construction/ acquisition of worker housing? Would you be interested in collaborating with other businesses/ employers to develop worker housing? Do you have an interest in additional business planning to support your business growth?*
5. SOLUTIONS- What solution(s) do you see as needed to address the employee housing issues you are seeing?

Appendix II- Needs Assessment Tools

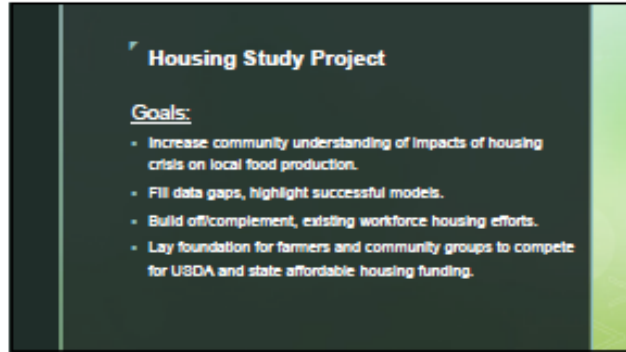
6. OTHER- Other reflections?
7. Tiny House Update- Are you familiar? Would you like to know more about this and how you can support this work?
8. Do you know other folks that we should consider talking with?

Appendix III- Preliminary Data Shared with Local Housing Experts in June

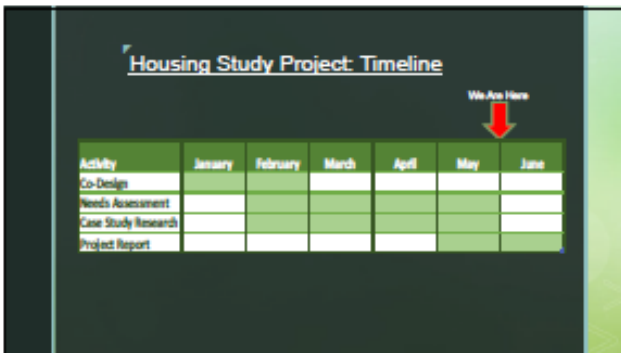
A. Power Point with Survey Charts



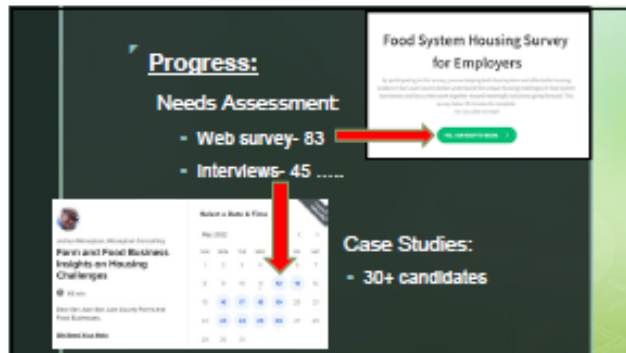
1



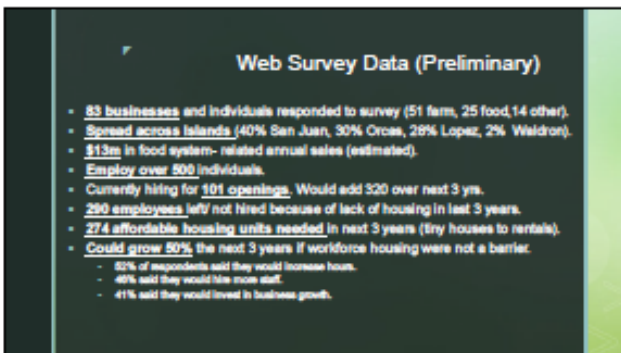
2



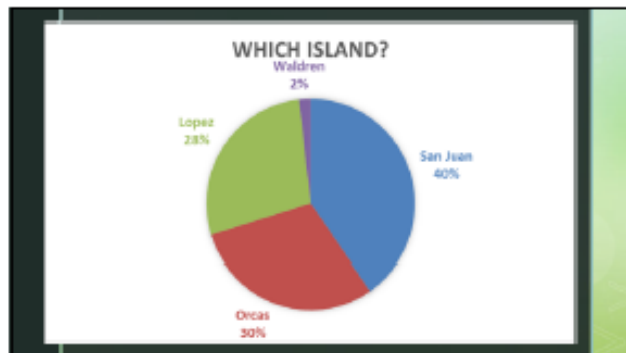
3



4

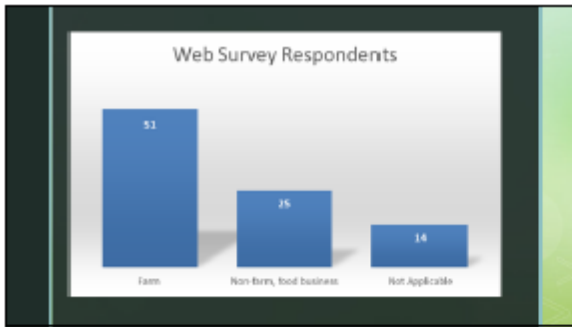


5



6

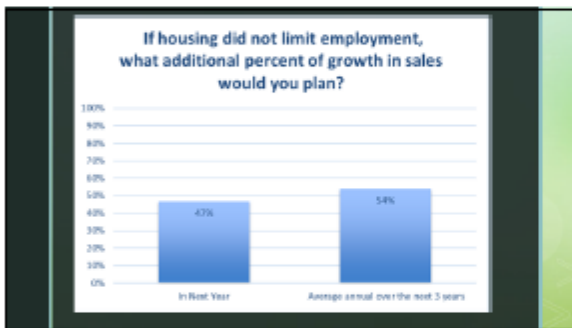
Appendix III- Preliminary Data Shared with Local Housing Experts in June



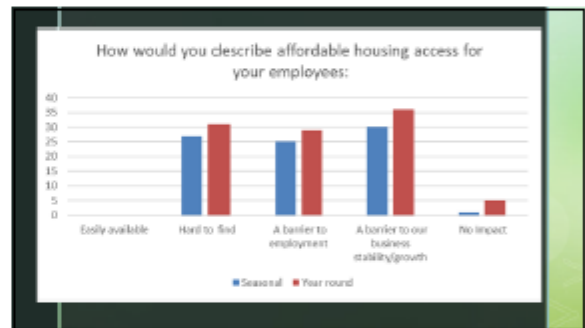
7



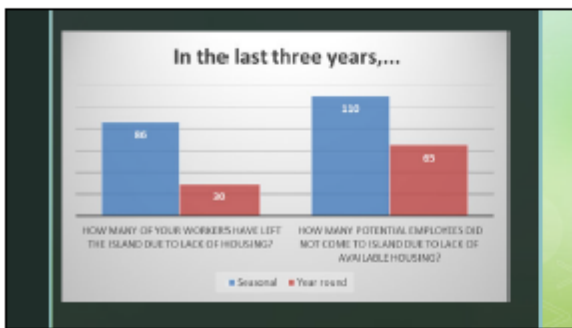
8



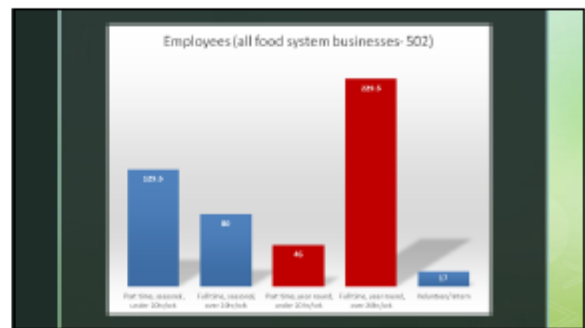
9



10

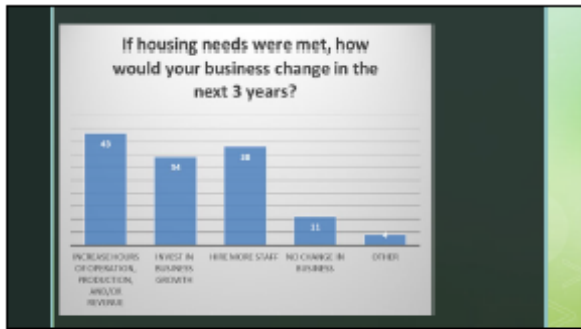


11

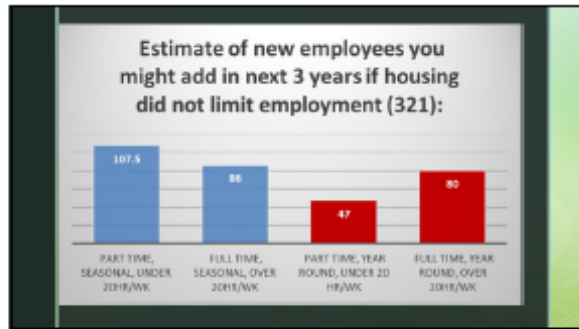


12

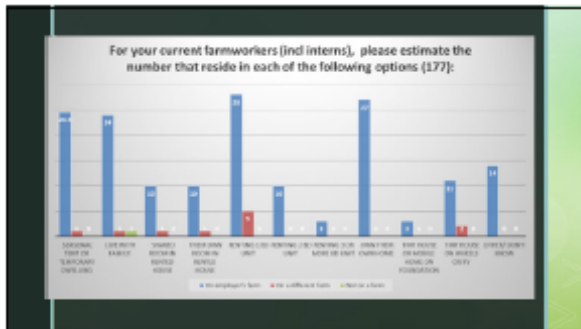
Appendix III- Preliminary Data Shared with Local Housing Experts in June



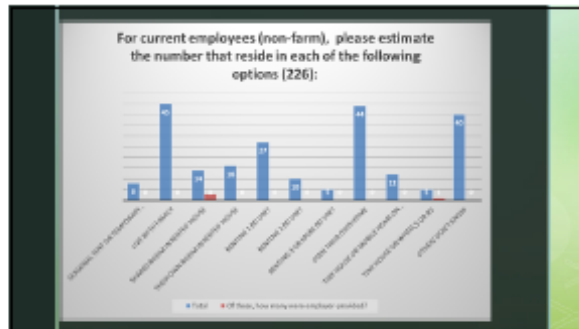
13



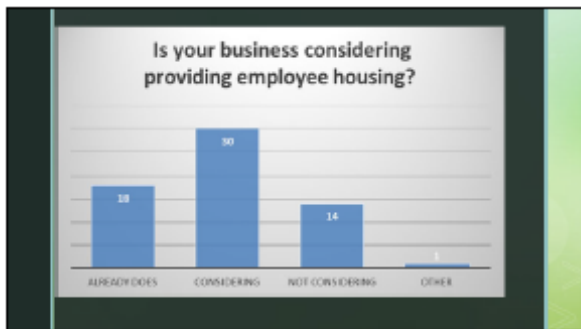
14



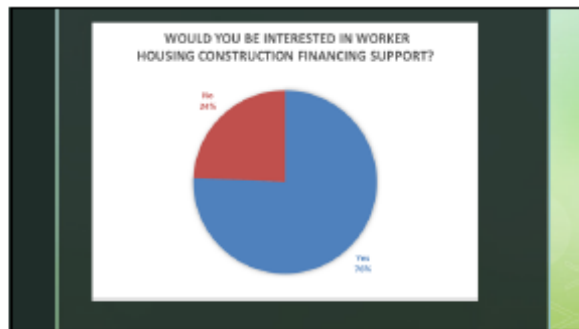
15



16

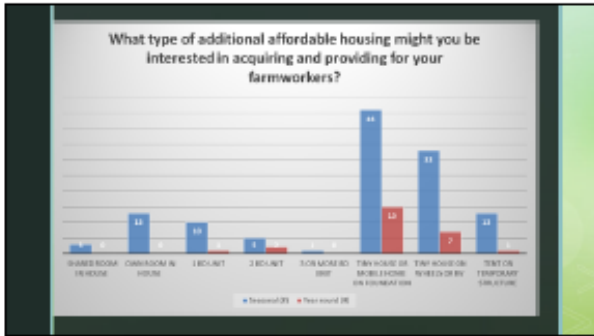


17

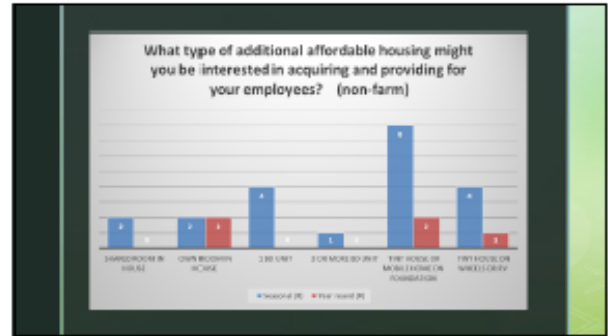


18

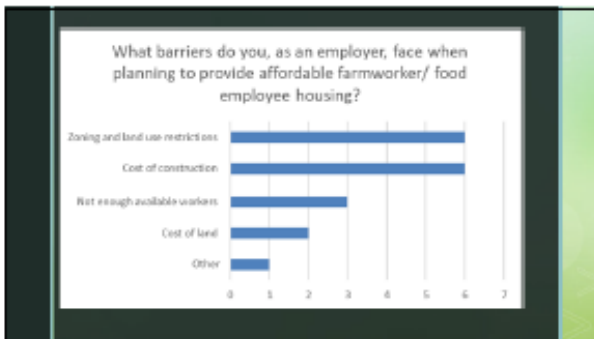
Appendix III- Preliminary Data Shared with Local Housing Experts in June



19



20



21



22

Interview Data (Preliminary)

- **47 businesses and individuals** interviewed (18 farm, 14 food (non-farm), 12 other).
- **Spread across Islands** (37% Orcas, 34% Lopez, 29% San Juan).
- Provided **rich reflections** about barriers and possible solutions.

23

Joshua Monaghan
Monaghan Consulting
jmonaghan@gmail.com
206-702-6724

Next Up:

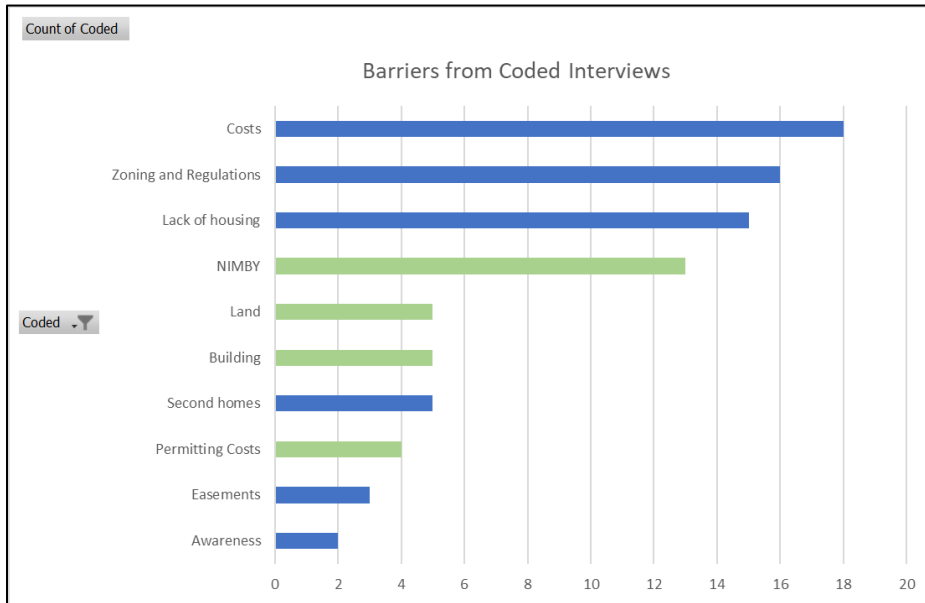
- ??????????
- Case Studies/ Report (late June)

Activity	January	February	March	April	May	June
On-Design						
Needs Assessment						
Case Study Research						
Project Report						

24

Appendix III- Preliminary Data Shared with Local Housing Experts in June

B. Interview Themes



Appendix III- Preliminary Data Shared with Local Housing Experts in June

COMBINED BARRIERS FROM BOTH SURVEY COMMENTS AND INTERVIEW NOTES

Awareness

General knowledge of the issue... some barely aware of the crisis and what is being done about it (Don't know about OPAL)

There's a lack of advertising/communication about available rental housing for people moving to the San Juan Islands

Too much talk

Building

Building (Construction).. Cannot find a contractor...?Affordable contractors?

Building (contractors)... competing with Oprah's of the world

Construction is so expensive (labor booked years out)

Contractors are SO busy (2-3 yrs out)

Rising cost of construction

Costs

Affordability

Building material costs

Building costs (ft) are shocking

Cost of building

Cost of housing

Cost of Land

Cost of putting RV on site is very expensive

Cost of real estate

Cost of real estate and cost/availability of rental properties

Cost to build

EXPENSE

financial, space, affordable land

Funding

Funds (Cost)

High bar for owning homes

housing so expensive bc people with money could come in and afford it

If we didn't have year round employees with established roots on the island, we would be much worse off. 2br condos renting for \$1,800 is obscene.

It is expensive to provide housing for employees. Often, zoning prohibits new housing on site, or regulations regarding agricultural housing are complicated and without precedent. Businesses may not feel that it is their responsibility to provide housing. If the employee does not work out, it can be difficult to move that employee to provide housing for someone who works there.

It's seasonal work so housing is only needed for a shorter time. Farm and food businesses are typically already not making a lot of money so they can't provide housing for workers.

More funding needed for affordable housing projects

Price of housing

Pricing has gone bananas...

Property values

The cost of property taxes and insurance are so high on my new farm that I rent out the house to Zoomers to support the farm. I'd love to house workers in the future, but it is not financial feasible.

Appendix III- Preliminary Data Shared with Local Housing Experts in June

Easements

County makes ag extremely difficult on island they want the aesthetic but not the actual REAL farming Easement restrictions

Farm easements are barrier to housing needs for farms

Land Conservation Ords (like Land Bank) need to be more engaged in solutions

there is too much farm land that could be farmed and provide housing that is owned and not farmed or providing housing that is just "the rich view" that does not pay taxes-it is a HUGE barrier to making this survey WORK-WISDOM is what works-as simple statement, and a big job to have/apply all the knowing....

You need to define "farms" that are legitimate businesses on the islands. 95+percent of what are referred to as farms are actually subsidized hobby activities for those in an income bracket that can afford to play. You don't have to peel back many layers of the onion to see how these operations are funded. Hint: it ain't from selling farm goods. The inability of wealthy farm hobbyist to get staff to play out their hobby is not a real problem. That leaves very few actual visible farm businesses to be concerned about.

Lack of Housing

Affordable housing and or land needs to be available for the working class... we are getting priced out and workers can not find housing or land affordable or not!

Affordable housing construction has not kept up in last 10 years

AirBnB take over past rentals

All businesses (not just farms and food businesses) suffer from lack of housing in general, which has been, at least in part, aggravated by the conversion of homes to short-term vacation rentals.

As small business owners who do not have the ability to provide employee housing staffing is a huge issue for us. It limits our pool of potential employees, which is already next to nothing. Because we have two small children this issue is even more compounded for us by lack of staff in early childcare facilities. We had to close our restaurant several times over the last couple of years because a teacher was sick and we didn't have enough employees to cover one of us staying home with our child. We are currently not open on weekends when restaurants are typically at their busiest and make the most in profits because we do not have enough staff and the ability to care for our children simultaneously. Luckily, we have a huge outpouring of locals who support us and come in frequently. Currently, we are looking for a way out of being restaurants owners because of staffing. If a better opportunity came up for us, we would take it and close our business.

businesses can't survive if there is nowhere for people to affordably live on the islands.

decrease in rentals- 13 yrs ago, could find listings at Windemere; none now, expt crazy expensive

Don't have the inventory.... (production has not kept pace)

Easier to have short term rentals than long term rentals

housing construction not keeping up with demand

I have worked on connecting farmers to farmland and lack of housing is one of the main limiting factors to success. This is essential.

I think it's important to consider that the housing shortage isn't only a barrier to potential employees, it's a barrier to employers as well. I own my own business and have no employees or plans to hire people, but the housing crisis has heavily affected my living situation and other business owners on the island as well. It's hard to see the people emphasis laid mostly on hiring and housing seasonal employees, when people who already live here and contribute to the community are in danger of leaving the island. Employee housing is not the answer. Housing should never be tied to employment, that's a huge conflict of interest and takes away all autonomy from employees.

Appendix III- Preliminary Data Shared with Local Housing Experts in June

insufficient housing availability, especially affordable housing

Lack of housing and affordability of housing

Lack of housing stock

Lack of permanent housing

Lack of rentals or hostels

Need more housing

no multifamily construction in last 10 years

no option to move into larger housing as family grows

Not affordable rentals

Not enough affordable housing

not enough focus on rental housing

Only that the housing situation effects all businesses, service providers, and even SJC government employees. It is not unique to farms & food businesses; it is a situation that needs to be addresses for all economic sectors.

The future of farming depends on young people -- both farmers and farm workers. My employees have been a mix of Millennials and Gen-Z. They are the most economically disadvantaged generations in U.S. history. I've seen how tough and scrappy they can be. Most of them understand that it is not feasible to achieve many of the classic milestones of the past generation. They are generally willing to embrace unorthodox living situations in order to remain on the island (near their home, family, friends, and the broader community). In other words, I think it's a good time to consider solutions that may have previously seemed "too unconventional." Of course, it would be great to survey farmworkers directly.

We have a small farm and two locations in town that are struggling. Housing is the primary challenge in finding, hiring, retaining qualified staff and it is deteriorating the local economy.

Land

access to land that is zoned as potential

Cost of Land

Finding land....

Land

value of realestate

Local Resistance

Biggest obstacle is idea is I've gotten here, but want to keep it pretty

Community attitudes

Cultural pushback on progress (really tough to get community on board with need for some density; with new building, period)

Culture around housing needs to shift (is shifting)

fear drives decisions

Green washing bc we want people view shed

Local resistance concerns- need more community conversations

Local resistance- Important to have one on one conversations with "anti" folks

Org that fight any density tooth and nail

People are afraid of change

Retirees and people that have been here for a few generations see progress as a challenge to their way of life

Strong local resistance

Appendix III- Preliminary Data Shared with Local Housing Experts in June

tension between development and maintaining character of community

Permitting Costs

Cost of planning

Hoops to jump through

Permitting process a huge barrier

Site planning costs (huge)

Second Homes

Lots of empty houses

No rental market (now VR)

Second Homes are making less housing available for residents

So much empty housing

Vacation rentals are decimating the island culture and have impacted the ability of locals to find and afford housing. Enact limits on them and regulate them the way resorts are regulated. We have had to shrink our business model way back and make efforts to close to the general public because staffing challenges do not allow us to run at our former volume.

wealth demand

Zoning and Regulations

20 years, county discouraged ADUs... mother in law builds

Ability to legally build housing

Building regulations

County barriers... ADU restrictions

County bureaucracy

Don't want zoning to change that allows mobile homes everywhere; done want housing highrises in rural areas

Energy codes

Energy code

Land-use regs take years to change. Re-zoning, for example, to allow rural cluster housing, would likely be years down the road. This is not good. This delay inhibits providing a solution to farm worker housing, and it suppresses ag-related economic activity.

Meeting code requirements

Permitting for lower cost construction options

Permitting....

Restrictions on Ag Resource Lands

SJC code limits development of housing on farmland. High cost of building.

SJC zoning and preservation restrictions limit options

The county codes are restrictive enough that its impossible to put up a properly permitted low cost structure or structures to house employees who do not need a whole house.

Uncertainty around if structures are to county code (what is allowed?)

View shed protection HUGE

We are also looking at succession planning. We are interested in farmworker housing for a manager that could transition into increased responsibility on the farm. That is why we want to upgrade our housing.

Zoning Code

Zoning laws that prohibit development.

Zoning requirements

Appendix III- Preliminary Data Shared with Local Housing Experts in June

(blank)

building year round housing on the land

Distribution (ferries)

Employees threat of losing their housing b/c short term rentals

Enormous amount of work

Missed opportunity... Seattle people coming (explosion...) cannot be open as much b/c lack of workers... FEELS LIKE A LOSS

More residents require more services (Lopez from 2800, then +1000)

Need a middle option

Push density in Lopez village

Seasonal variety of much of jobs

Twisted combination of the Matrix and the Hunger Games... with fancy people at the top...

Appendix III- Preliminary Data Shared with Local Housing Experts in June

COMBINED SOLUTIONS FROM BOTH SURVEY COMMENTS AND INTERVIEW NOTES

Add Late Night Inter-Island Ferry Service

Add late night inter-island ferry to permit work on different islands and other inter-island collaboration

Build more affordable housing

Build more low cost housing

Build rental housing

Can we build some housing, yesterday...?

creating more affordable housing for larger populations...

Develop tiny homes

More April's Grove

More inventory

More like April's Grove (OPAL)

Pipeline for housing production (need to think like a developer)

Build more housing

More overall housing

Cap population

If I were a tyrant... I would put a cap on the population of island communities

Cap Tourists

Reduce the numbers of tourists coming here. Reduce the promotional budget to the SJI Visitor's Bureau. *****

Cap VRs

Reduce the number of short-term vacation rentals by capping the total number in the County. Offer incentives to property owners to rent their homes or guest houses on a long-term (rather than short-term) basis.

VR rental Cap... definitely.... (50% of VR run by folks not in the county)

Combo Farmworker housing/ VR

Combo Farmworker housing/ VR

Elder care housing arrangement

Elder care housing arrangement

Older residents could offer room in house for elder care

Expand eligibility for affordable housing

Affordable housing on a sliding scale

Raise income requirements for affordable housing

Funding

affordable housing, grants, loans to help build housing

Community Home Trust

Conservation land trust mechanisms to reduce farm costs

County tax program (GOOD)

Financial help with housing an easier county process to approve same

Financial support, cost share, to improve our employee housing. Right now the kitchen rudimentary, the plumbing is not legal, there is no heat.

Funding to upgrade existing low quality housing

Funding!!!

Appendix III- Preliminary Data Shared with Local Housing Experts in June

Get word out about OPAL; increase funding

Give more money

Give resources to viable businesses.

Grants for farm worker housing and expedited free permits for working farms.

Grants; society understanding the value and importance of farming and food businesses and supporting them; something like opal housing where there is low cost apartments available for this demographic.

Greater support to CLTs

Housing grants

more affordable housing funding....

More funding for housing fund

More Money- ID some funding source that the community can utilize to meet needs in the community that are not currently in play

More taxes for affordable housing....

Partner w Office of Rural and Farmer worker Housing on feasibility/ build out

stipend to landlords, access to affordable living structures, incentives for those that rent longterm

Housesitting

House sitting empty homes

Housing Options

Broad range of options

Housing pathway

Many possibilities. One is temporary, especially summer, housing with unique, but adequate structures such as land boats, camper vans, yurts, even tents.

PATHWAY IMPORTANT to DIFFERENT TYPES OF HOUSING

town houses; apt complexes on Lopez... mixed use, studio, 1,2,3 bedrooms...

Incentives

Could expedite and/or reduce permit fees on needed housing, esp prefab. Maybe a coordinator could be hired to help w that.

Incentive for people to build longterm rental buildings (tax incentive, such as delayed property tax increase...)

Offer a tax incentive for homeowners to rent their houses long term verses Airbnb!!

Land available

County surplus property for affordable housing

Help Housing Lopez find site for 50 unit development!

Land available for projects

Matchmaker for housing needs

A housing network where people that have affordable housing options can work with island businesses for their employees.

Matchmaker system for housing needs

More affordable housing

Anything that isn't a tent or a shared RV. This county couldn't care less about anyone who isn't a (wealthy) property owner- to expect workers to live in tents (or to be ferried in- remember that plan?) is obscene. And to expect business owners to buy and provide housing in this market just so they can run their businesses is ridiculous. A lot of us can't even afford to buy ourselves a permanent place to live.

Appendix III- Preliminary Data Shared with Local Housing Experts in June

My family and I will be leaving the islands as soon as we can afford it, and we're taking our small business with us. This place is a lost cause.

I recommend seasonal housing as part of the food center, but not for cash, only in exchange for labor. People don't get to live there unless working on farms or restaurants, or AG related industries.

more affordable housing options, less vacation rentals, land trust-style farm-land leases and infrastructure support for small farms

More low income housing units like April's Grove

small house or cabin on farm for year-round worker

year around tiny home housing

More Builders

Cooperative of carpenters (with housing...)... brought into community to build affordable housing (incl building their workforce housing)

More Collaboration

More cross fertilization between groups; island efforts

Multi-unit housing

AFFORDABLE Hostels for Summer Employees; Special zoning to allow temp. housing units (RV's or tents?) just for seasonal employees and NOT tourists.

Affordable rental units for working class

Although many younger people I have spoken with would gladly take an apartment in Lopez village if one were available, thus alleviating the need to move around, often several times a year, I don't think that this is most people's preferred housing--it is better than the desperation they feel now. Most people coming to live in the islands or having grown up here and wanting to continue to live here would like long term to find a spot of their own with some space to garden, etc. outside of Lopez village. The idea of workforce housing would be effective only in the short term unless better long term stable options also become available.

Apartment village

Boarding houses

Businesses partner with CLTs for community housing

Cluster housing on farms, bunk houses, tiny homes, workforce housing on Port of Orcas land, or landbank land

Communal seasonal housing seems like the best option for our island. Most business needs temp. workers. Year round is not economically feasible for the majority of us. One reason I do not hire is that potential employees need a place to live. So I have downsized the business to accommodate what we as owners can do ourselves. Given the mismatch in cost of living, wages, and available labor-- I think the community should invest in OPAL style work-force housing.

Community living situations; shared kitchen/util/ expenses

Coop housing

Coop Model

Cooperative ownership/investment by Local business in truly affordable housing units for employees

Development at Lopez Island Center

duplexes/ triplexes...

Group housing

Hostels

little village of tiny homes in central location, close to town

More April's Grove

Appendix III- Preliminary Data Shared with Local Housing Experts in June

Nearly all of my employees, past and present, have expressed a strong interest in "communal living" situations -- small, private buildings for sleeping, but shared infrastructure (bathroom, shower, washer/dryer, kitchen, etc.) in a central building.

Pods as living situations

Rural Cluster Developments (OPAL leads?)

Rural housing clusters

Share seasonal workers across farms and housed at farms that have enough space.

Shared community rentals

smaller clusters spread around Island

Temporary housing, such as Hostels

Tiny house communities

tiny house community

well designed cohousing for v young people interested in ag

Workforce housing

Off Island construction

Manufacture housing off island and bring in (Housing Lopez) to overcome construction barriers

Nichol Bros

Open Space Changes

Address impact of open space tax break that actually reduces buildable land

Reframing that preserved farmland needs to be worked (need farmers)

Require housing with any preserved farmland

SJ Land Trust should investigate role in addressing housing needs; Same for Preservation Trust

Permitting

Making the farm worker housing permit process expedited. We had to apply for a variance then the building permit and we are still waiting 6 months later.

Streamlining permitting and more land to develop for housing

Prioritize

Bring awareness to issue of access to housing to folks that that had not previously recognized urgency

Need to plan housing for anticipated growth

Willingness for County to make a priority (all stakeholders)

Program in place for tiny houses for each island for farmers to rent and have on their

Program in place for tiny houses for each island for farmers to rent and have on their

Tax second homes

Create fairly hefty charge for people building second homes

Private equity Tax

Tax second homes

Tax vacation housing (may not kick in until 3rd property owned?)

Zoning and Regulations

Again. Make the county code regarding housing favorable to agricultural producers. We need more options and are willing to build if we just could!

Allow Accessory dwellings for farmworkers

Allow zoning for housing on farm property.

Allowing more density of buildings on farm places to live on a farm (more than just one family)

Can we get an exception or waiver from County to build tiny homes for workers?

Appendix III- Preliminary Data Shared with Local Housing Experts in June

Can we get an exception or waiver to County rules for constructing tiny homes on our farm?

Change the codes to allow small-scale buildings and alternative construction techniques/designs, like yurts.

Change the county regulations so that farm housing is easier to build & use!

Changes in Eastsound to allow and encourage more studio/1 bedroom units above businesses for employee housing, and less allowances for those to be used for vacation rentals.

Clarify farmworker housing for farmers

Consider using state farmworker housing permitting pathway

County regs on farmworker housing; clear; enable farms to have bunk house for season workers

County zone changes....

Developing policies in the County to support tiny homes and access to property with utilities for tiny home access and use.

Easing of density restrictions, timely attention to applications for development.

Encouraging tiny houses for employees. Mixed residential and commercial zoning. County support of low/middle income housing through property purchases.

Hard to build additional units on property

Housing options for succession planning; retired farmer to stay on land

I can provide information on how to legally build a composting outhouse for temporary housing. I have one, permitted by San Juan County, that I used for years.

i could see providing housing (tent/yurt, rv, tiny home small cabin) for young people /potential service workers if i was allowed to build it on my ag property and could get some financial help doing it...even if they didn't work here. people need to be able to build low impact housing for service workers. Air bnbs vacation rentals should be able to rent one short term if they provide another long term

Inclusionary Zoning Programs

increase density and reduce the "hoops" required to build affordable, scalable housing

Land Use Code

Land Use Code Changes needed

let farmers who farm full time and own land have adequate housing for the number of employees/trainees/interns to run+grow the agricultural operation TO GROW the much-needed sustainable system of food we need here on the islands/s to be self-sufficient

Promote changes to county code which would allow us to maintain trailer/RV housing on our farm. Change county code to allow ADU structures on Farm and rural farm parcels under 5 acres. Current code only allows farm accessory accommodations on parcels over 5 acres. Not all farming activities are limited to 5+ acre lots.

RECOMMENDATIONS

- Add definitions of "tiny house," "tiny house with wheels," and "tiny house community" to the San Juan County Code.
- Amend the existing Code definition of "rural residential cluster" to include tiny house communities.
- Amend the Code's existing rural residential cluster development provisions to allow siting of tiny house communities.
- Amend the existing binding site plan Code provisions to include tiny houses and tiny houses with wheels.
- Incorporate into the San Juan County Building Code the new State Building Code standards for tiny houses.

Revised lands code to allow housing. Support through funding from county or state. etc

Solution to Septic (costs)

Appendix III- Preliminary Data Shared with Local Housing Experts in June

Streamlining the process to be approved for tiny house units through the county

The housing needs to be legal and livable year-round.

The main factor I think is making our current living situations legal.

Tiny House pathway needs to be clear

Tiny Housing Ord

Zoning allowing seasonal farm worker housing in yurts

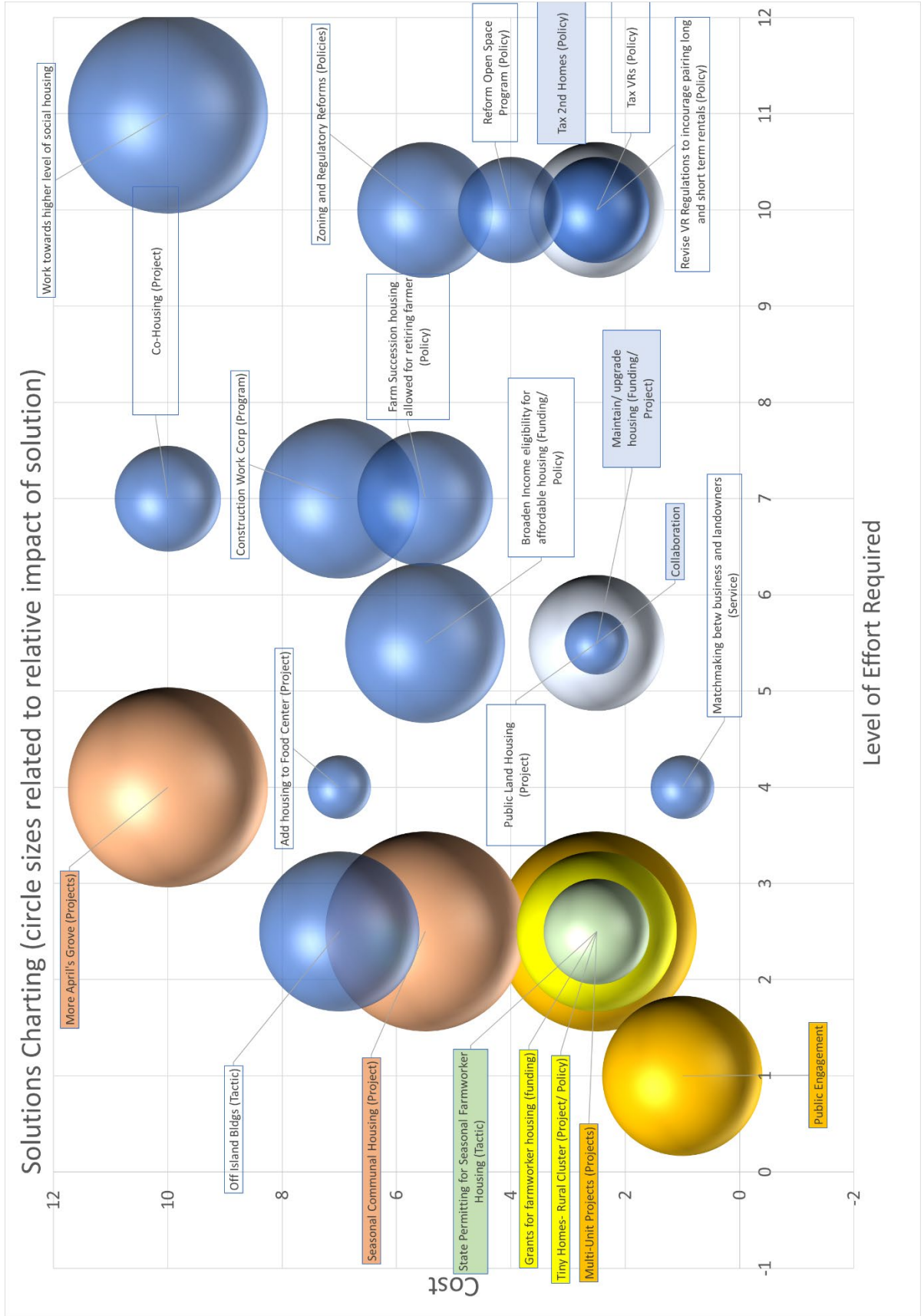
Zoning challenges

(blank)

Appendix IV- Preliminary Solutions Sorting

Solution Category	Simple Title	Solution topic	Cost	Zoning/ Regs	Lack of Community Support	Examples/ resources/ Potential Case Study	Possible Lead	Next Step(s)
Collaboration	Public Engagement	Public awareness/ engagement campaign					Coalition of Community Centers; CLTs; FST...	Convene session with interested parties to brainstorm possible approach/ owner/ funding
Policy	Tax VRs (Policy)	Higher taxes on VRs to fund affordable housing				Regulating Short Term Rentals Guide- Santa Cruz; Vancouver BC 2nd Home Tax	???	Find possible owner with skills to tackle this (Sightline...)
Policy	Incentive for using 2nd Homes for Workforce housing							
Policy	Reform Open Space Program (Policy)	Reform Open Space Programs to conserve development rights				Farm Housing Easement; Equity land Trust	ARC	Put on agenda for ARC prioritization/ work
Policy	Revise VR Regulations to encourage pairing long and short term rentals (Policy)	Reform VR regulations to allow greater flexibility when tied to longterm rentals				Regulating Short Term Rentals Guide- Santa Cruz; Vancouver BC 2nd Home Tax	???	Find possible owner with skills to tackle this (Sightline...)
Policy	Work towards higher level of social housing	Work towards higher level of social housing				Vienna	???	
Policy	Zoning and Regulatory Reforms (Policies)	Zoning and regulation				MRCS- resources- Types of Affordable Housing; MRCS- Techniques- Incentives for Encouraging Affordable Housing; MRSC- Missing Middle; Farm Housing Easement; Inclusionary Zoning Programs; Regulating Short Term Rentals	HRC; ARC	This is their ongoing work; possibly convene joint session to plan needs/ approaches
Tactic	State Permitting for Seasonal Farmworker Housing (Tactic)	Use state seasonal farmworker housing permitting to avoid county permit barriers				Chelan Farmworker Housing; Inaba Farm, Yakima; Office of Farmworker and Affordable Housing	???	If there were an off farm project, this could be a tactical element to consider, in consultation w ORFH
Tactic	Clear process for farmworker housing							
Policy	Farm Succession housing allowed for retiring farmer (Policy)	Address farm succession housing needs (retiring farmers wants to have a home on land)				Farm Housing Easement; Equity Land Trust	ARC; HRC	Could be element of Zoning and Reg work
Funding	Grants for farmworker housing (funding)	Grants for farmworker housing development				USDA Grants	ID possible project team and possible lead	Marcy, Marty M (ORFH); local lead (possibly CLT?), other
Funding/ Project	Maintain/ upgrade housing (Funding/ Project)	Maintenance/ upgrades to make current sub-standard housing better				Vermont- Housing and Conservation Board	Ryan Page?	Could this be an element of his housing program?
Policy	Tax 2nd Homes (Policy)	Tax second (or 3rd plus) homes/ home construction				Regulating Short Term Rentals Guide- Santa Cruz; Vancouver BC 2nd Home Tax	???	Find possible owner with skills to tackle this (Sightline...)
Program	Construction Work Corp (Program)	Establish affordable housing work corp					???	Work with developers to scope further to see if this has legs
Project	Seasonal Communal Housing (Project)	Communal seasonal housing, such as affordable hostels for summer seasonal employees (special zoning to allow seasonal housing)				Skagit Farmworker Housing Project	Need Project lead	Further feasibility exploration, with possible partnership with ORFH
Project	Public Land Housing (Project)	Develop affordable housing on public land sites					???	Project based, are Ports a candidate? Further exploration needed
Project	Multi-Unit Projects (Projects)	Prioritize funding and support to get Multi-unit housing, cluster housing projects constructed				Community based farm housing; Coop housing Models (Vashon Co-Housing, others); Chelan Farmworker Housing; Inaba Farm, Yakima; Skagit Farmworker Housing Project; Kailash EcoVillage (PDX); Cascadia Commons (PDX);	Ryan and affordable housing folks	Do a full system barrier/ incentive evaluation and tip towards these
Project/ Policy	Tiny Homes- Rural Cluster (Project/ Policy)	Expand tiny homes as a tool on rural clusters and support associated rural development project.				MRCS- Techniques- Incentives for Encouraging Affordable Housing	similar to Multi-unit	similar to Multi-unit
Policy	Broaden Income eligibility for affordable housing (Funding/ Policy)	Expand portion of affordable housing pool with funding that would allow moderate income community members to be eligible Support cooperative development				Social Housing- Vienna	???	
Collaboration	Collaboration	Support cooperative development betw public, NGO, and businesses in truly affordable units for employees (may be at Lopez Island)				MRCS- resources- Types of Affordable Housing; MRCS- Techniques- Incentives for Encouraging Affordable Housing; MRSC- Missing Middle	Coalition of Community Centers; CLTs; FST...	Convene session with interested parties to brainstorm possible approach/ owner/ funding
Project	Co-Housing (Project)	Co-Housing Encourage developments				Coop housing Models (Vashon Co-Housing, others)	???	
Project	Add housing to Food Center (Project)	Incorporate housing with food center project					Food Center Project Team	share this (likely already on their radar...)
Project	More April's Grove (Projects)	More April's Groves				Community Land Trust Model (OPAL & LICLT)	Yeah, OPAL	Is this model something that could work on other Islands?
Service	Matchmaking betw business and landowners (Service)	Establish a matchmaking network between businesses needing housing and people who have affordable housing options					???	
Tactic	Off Island Bldgs (Tactic)	Manufacture housing off island and float in				MRCS- resources- Types of Affordable Housing	All developers	This is a tool to use, where appropriate
Collaboration	Housing Action Plan	Renew and refocus for next 5 years				SJC 2018 version	Housing folks	???
Tactic	Pre-Approved low cost design	Amanda						

Appendix IV- Preliminary Solutions Sorting



Appendix V- Annotated Bibliography, March 29, 2022

Bernheim, S and Van De Putte, F. **“Comments on Preliminary Draft Housing Element.”** San Juan Agricultural Resource Committee. (January 28, 2020).

ARC recommendations around Comp Plan focus on labor and succession farmer housing needs.

Brouwer, Brook. **“San Juan County Agricultural Organization Retreat.”** Presentation. (May 23, 2019).

Overview of County Agricultural statistics (land, farming types, farmer demographics, more).

Byers, T. **“On Common Ground: Meeting the Need for Farm Worker Housing in Washington.”** Cedar River Group prepared for WA State Legislature. (December 2012).

Recommendations include- focus on permanent housing for local farmworker families and community-based seasonal housing for non-local farmworkers

Restore and increase farmworker set-aside in housing Trust Fund; Tax credits

Cassam, S. **“2036 Comprehensive Plan (Plan) Update, Loose Ends: Housing.”** SJC Dept of Comm Devlpmt. To Planning Commission. October 8, 2021.

Comp Plan Element

Capacity for housing needs under current zoning

Other county and federal assistance is crucial for affordable housing needs.

2018 voters approved San Juan County Home Fund!!!! Big Deal!!!! Can this be used to leverage larger funding?

Cassam, S., Kuller, L. **“SJC Comp Plan Update; Preliminary Draft Housing Element & 4th Draft Housing Needs Assessment.”** Memo and attachments (v comprehensive...) from Dept of Comm Devlpmt to County Council Planning Commission. (January 2020).

Includes the DRAFT Housing Needs Assessment!

Cassam, S and Zack, A. **“2036 Comp Plan Update- Section B, Element 2, Land Use and Rural; Section B, Element 5, housing; Farm Worker Accommodations.”** Memo to Planning Commission from SJC Dept of Community Development staff. (August 21, 2020).

This document reflects SJC staff reflections and recommendations related to ARC COMP plan recommendations submitted on 1/28/20.

Limbach, L. **“Orcas Food Housing Staff Survey 2021.”** (private file). (2021)

This is an Excel document summarizing 23 staff responses to a 19 question survey related to housing. Questions include age; number of adults and children in household; gross monthly household income; own or rent; if rent, length of lease; monthly housing costs; other monthly debts; how secure; yrs on Orcas; number of times moved; current situation long term?; condition of housing; legal housing; good value; suit your needs; if better options, would you move; what type of housing suits your needs (list); where prefer to live; other? “You will never convince people that own property to take any action that will reduce the monetary value of their property, and solving the housing problem on Orcas will almost certainly require or result in that. Also, solving the problem is, by nature of our community, entirely in the hands of people that own property. So nobody should hold their breath.”

Meisner, M., Van De Putte, F. **“ARC Farmworker Housing Recommendations.”** Memo from ARC to SJC Council. (3/19/2021).

Appendix V- Annotated Bibliography, March 29, 2022

Maps out a housing table based on farm acreage. This includes additional recommendations, including 5yr convenance for farming related to farm worker housing; extent temp to 240 days; supports tiny houses to year round; agrees that ed material is needed.

Stevens, M. **“Housing Needs assessment Survey for Coos Bay/ North Bend- Final Report.”** Affordable Housing Opportunity Partnership- Coos Bay, North Bend, and Surrounding Urbanized Areas. Coos Bay, OR. (January 2000).

Study gathered housing needs demographics, including: Household demographics(age, employment, ed, gen, size); Crowding; Length of residency; Age and condition of housing; rental value of current housing; household income and cost burden; barriers to home ownership. The report has the survey instrument. Used DMV for draw for 15550 addresses (1000 mailings... 2 mailings 19% first; 9.8% second- 26% response total).

Wilkerson, J. **“Farmworker Housing in Washington State: Safe, Decent and Affordable.”** WS Dept of Community Trade and Economic Development. (March 2005).

Significant focus on migrant and seasonal worker housing.

“Ag Viability Report 2021.” WSU and SJICD. (2021).

Survey of farmers; great data.

[no author] [“Affordable Housing,”](#) MRSC. (January 5, 2022).

MRSC compiles resources for member public agencies across Washington. They have extensive resources on affordable housing topics, including: [“Techniques and Incentives for Encouraging Affordable Housing,”](#) [“Types of Affordable Housing,”](#) and [“Affordable Housing Funding Sources.”](#) [“Homelessness & housing toolkit for cities”](#)

[no author]. **“An Assessment of Farmworker Housing in the Snoqualmie Valley.”** KC Dept of NRP; WLRD; Ag Program. (May 11, 2021).

County staff conducted survey of ag district to determine current housing opp; determined not warranting a KC housing project. KC will provide TA and improve info sharing going forward.

[no author]. **“An Assessment of Farmworker Housing Requirements in KC- Review Draft.”** Includes supporting calculations and notes. Lists current options available to farmers.

[no author]. **“Census of Agriculture County Profile- SJC, Wa (2017).”** USDA National Agricultural Statistics Service Census of Agriculture. (2017).

General farm statistics for county including 316 total farms; 18,402 acres in farms; 58 average acres per farm. \$4.1m in products sold; \$55k in govt payments; per farm average of \$13k of products sold; farm related income \$7k; 24% of farms hire labor.

[no author]. **“Conducting a Housing Needs Assessments for your Community: A Manual Provided by the Minnesota Housing Partnership.”** (early 1990s?).

Guide for smaller communities- an outline for developing assessment and strategies... Note a Housing Needs Assessment exists for San Juan County and is not the scope of our project. Community housing profile - define market; demographics; eco factors impacting demand; supply side; political-legal environ. Info and Data resources- Census Data; Local and State resources.

Sample Table of Contents

Appendix V- Annotated Bibliography, March 29, 2022

General Housing Needs and 5 yr projections

Housing Adequacy

Housing affordability b v low, low, and moderate income

Housing cost burdens

Housing assistance recipient by own/ rent, race, family type

Method of tenure

Demographics data (race/ family size)

Families requiring supportive housing; homelessness Needs

Housing Resource Analysis (institutional structure; public and private resources; public policies)

Regulatory Rating Sheet...

YES NO

- ___ ___ 1. Is all the land that will be required for residential development over the next five years presently zoned and available for development?
- ___ ___ 2. Does at least one-third of the land zoned for residential purposes permit housing other than single-family detached houses?
- ___ ___ 3. Do any of the residential districts in the zoning ordinance permit townhouses and multifamily housing by right without going through a special exception or other approval process?
- ___ ___ 4. Do any districts that permit single-family detached housing also permit attached housing (e.g., townhouses, patio or cluster houses) and manufactured housing?
- ___ ___ 5. Does at least one residential district provide for a minimum lot size of less than 6,000 square feet for a single-family detached house?
- ___ ___ 6. Do all residential zoning districts allow lot sizes of less than one acre?
- ___ ___ 7. Did less than one-half of the residential subdivisions approved last year require rezoning first?
- ___ ___ 8. Were more housing units approved for development than disapproved?
- ___ ___ 9. Of the number of housing units originally proposed in rezoning or subdivision applications, were more than two-thirds approved for development?
- ___ ___ 10. Does it take less than six months for most subdivisions to be approved after the initial application (without considering rezoning)?
- ___ ___ 11. To obtain approval for development of single-family attached and multifamily homes, does the normal procedure require more than one public hearing?
- ___ ___ 12. Are less than 10% of the residential development application decisions of the planning commission appealed by neighborhood or citizen's groups?
- ___ ___ 13. Are less than 10 separate permits or approvals required to complete a subdivision from initial application to occupancy?
- ___ ___ 14. Do subdivision regulations or other standards allow normal residential streets to be less than 30 feet (curb to curb)?
- ___ ___ 15. Do zoning and subdivision provisions allow individual houses to be clustered on reduced-size lots and/or with reduced requirements for front, side, and rear yards?
- ___ ___ 16. Can sidewalks on one or both sides of streets be eliminated if other provisions are made for pedestrian paths?
- ___ ___ 17. Can swales, ponds, and other natural features be substituted for (underground) drainage pipe systems?

Appendix V- Annotated Bibliography, March 29, 2022

- ___ ___ 18. Are developers required to provide only those roads, sewer and water systems, parks, school sites, and other facilities that directly serve the specific development being approved?
- ___ ___ 19. Are fees for processing applications and for providing public facilities based on real services and costs of facilities provided?

Note: No single policy or its enforcement will have a major effect on housing costs in the community. Several smaller impacts, however, can combine to reduce costs by as much as 15% of the total.

Source: Adapted from Porter, 1982.

[no author] **“Farmworker housing Needs Assessment.”** Vermont Housing & Conservation Board, Montpelier, VT. (April 2021).

Data and perspectives on issues, challenges, opportunities; scale of needs and costs; and suggest approaches and recommendations for more focused effort to improve stock of housing that supports Ag in VT. In VT, 2000 hired farmworkers live in housing provided on or adjacent to the farm; majority is connected to dairies. 6500 hired farmworkers live independently from their employer. Well over ½ of hired farmworkers who live on-farm are migrant workers.

A majority of hired farmworkers, and many w greatest housing challenges, are not fully authorized to work in the US. This forecloses option of accessing federal housing support, in impacts ability to report inadequate housing or t settle long enough on farm to influence even marginal investments.

Ag is unique as still being expected to provide housing to employees. Directly related to the low wages many farmworkers earn and the exemption from minimum wage and overtime work laws that most farms continue to have.

Most farms are on conserved or current use restrictions. Developing housing can be major challenge....

Study looked at the quality of existing housing stock and estimates the physical problems that need to be addressed. Majority of needs were in repairs to replacement. 15% were ID as needs for additional dwellings.

Page 8 has a table of Potential Programmatic Resources.

[no author]. **“Housing Needs Assessment- City of Redmond- Draft Report.”** City of Redmond, WA. (July 28, 2020).

Part of Housing Action Plan to id needs now and into the future to 2040. ID-ed need for minimum of 9000 housing units by 2040, with adding strategies to more equitably meet diverse housing needs such as the need for more low-to-middle-income priced housing and single family attached housing. They have made significant gains in producing income-qualified, affordable housing (most in east KC). 1/3 built w tax credits and 700 built as result of Inclusionary Zoning policies. That said, not enough low-income housing to meet housing needs and achieve affordable housing targets (currently only 12% of total units, where the target is 24% for housing growth). Recommendations include:

Appendix V- Annotated Bibliography, March 29, 2022

1. Update **targets for affordable housing and housing production**. This update will be done in concert with the regional target updates expected to be drafted towards the end of 2020.
2. Explore **additional incentives to subsidize low-income units, senior housing**, and transit- oriented development (TOD). For example, the analysis should evaluate affordable housing options that facilitate aging in place and subsidies for needed senior housing such as small sized senior housing.
3. Evaluate required parking ratios for opportunities to promote TOD including reduced parking requirements at sites proximate to TOD areas and new light rail stations. This is important since parking can be one of the most expensive parts of project development.
4. **Identify and lower barriers for building and preserving low-to-middle-income housing**. For example, the code will be scanned for **barriers to adaptive reuse** of existing structures for the purpose of affordable housing.
5. **Expand areas available** for building more housing and a greater diversity of housing. For example, **possible zoning updates could be explored that facilitate increased density in return for affordable housing**. Also, regulations could be evaluated to find ways to facilitate **infill housing** and missing middle housing (such as duplexes, fourplexes, and townhomes). The goal could be to promote greater housing diversity to achieve a variety of housing types at a range of affordability levels.
6. **Explore funding sources** and partnerships, tax exemptions (such as property tax exemptions), and financial relief programs for certain households.
7. **Identify tweaks in policies, fee requirements, and the permitting process** that should be addressed to support housing needs. For example, the MFTE program will be examined to see if it needs to be calibrated and fine-tuned. Also, **opportunities to increase the predictability and reduce unnecessary barriers (cost and time) in the permitting process for projects with affordable housing could be explored**.

Comprehensive Plan Housing Element and Strategic Plans Themes:

- Expand the overall housing supply and promote equitable housing outcomes
- Encourage the development of a variety of housing types (including ADUs), sizes and densities and the rehabilitation of affordable housing
- Coordinate a regional funding approach, support affordable housing incentives and funding programs and facilitate partnership opportunities particularly to preserve affordable multifamily housing or build it at a discounted price
- Track the performance and effectiveness of housing policies
- Maintain and increase affordable housing throughout the city
- Attend to special housing needs such as seniors and those experiencing homelessness or at risk of falling into homelessness
- Promote innovative development review and predictability in residential permitting and efficient review for affordable housing
- Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond
- Promote walkable, sustainable neighborhoods, reducing the need for vehicle trips

Resources:

- ARCH

Appendix V- Annotated Bibliography, March 29, 2022

- Community Development Block Grants (Commerce)
- Surplus Land Donation
- Housing Development Partnerships (developers, ARCH, other funders -> Capella at Esterra Park)
- Section 8 Housing Vouchers
- Catholic Church of W WA Services
- HB 1406 Sales and Use Tax for Affordable and Supportive Housing

Reg and Incentives:

- Multifamily Housing Property Tax Exemption (MFTE)
- Affordable housing Density Bonus and TDR
- Innovative Housing Ord
- Inclusionary Zoning
- Flexible Land Use Req.
- ADUs
- Multiplex Units type of ADU...
- Backyard Homes
- Cottage Housing
- Residential Suites
- Single Family Homes
- Condominium Conversions (previous rental units)
- Impact Fee Exemptions

Development Financial Tools

- Federal Low-Income Housing Tax Credits
- State of Was housing Trust Fund
- Corporate Lending and Partnership
- ARCH Down Payment Assistance Loan Program

Other:.....

[no author]. **“Housing Needs Assessment- San Juan County, 2008-2025.”** San Juan Community Development and Planning.

This was a mandatory part of the Comp Plan Housing Element. The report projects that without significant additional housing units being build, projected population will not contain enough working age people to fill expected jobs. (2639 affordable housing units identified as needed between 2008-2025). Gap between median income and housing costs ID as significant.

[no author]. **“Multi-Family Housing- Guaranteed Rural Rental Housing Program (GRRHP) Applicants Information.”**

From website. If you have questions, please contact Jonathan Bell, Director, Processing and Report Review Branches - Production and Preservation Division at jonathan.bell@usda.gov or Abby Boggs, Branch Chief, Program Support Branch - Production and Preservation Division at abby.boggs@usda.gov

[no author]. **“Recommendations Concerning Tiny House Communities.”** SJC Housing Advisory Committee to SJC Council. (November 15, 2021).

Appendix V- Annotated Bibliography, March 29, 2022

Add Tiny houses into code.

[no author]. **“A Review and Analysis of Coffelt Farm.”** San Juan County Land Bank by Conservation Ag Resource Team (CART). (April 2012).

Study of ag and education potential of site.

[no author]. **“San Juan County Housing Needs Assessment Presentation.”** SJC Comprehensive Plan Update. (October 2017).

Overview of needs assessment, including current inventory and needed additional housing to meet projected growth through 2036. Project seems to be still underway. [Website](#) shows progress towards approval due last year... This plan is the 2018 update.

[no author]. **“Skagit County Farmworker Housing Action Plan- 2010-2015.”** Washington Farmworker housing Trust; Skagit Valley Farmworker Housing Trust AC. (March 2011).

800 units of housing are needed (safe, affordable). Building local partnerships to support farms, farmworkers, affordable housing and related service providers.... Includes Housing Needs-current inventory; labor trends & the impact on housing needs; estimated housing needed; Goals to support housing stability and Action steps to support housing stability; monitoring progress and updated goals.

244 year round rentals dedicated to farmworker families (1220 max occ) 722 grower-owned beds.. fair market for 2 bedroom in SK 879; unaffordable to average wage earner 598 and av farm worker household 381; only 4.5 of total private market vacant units (176) are affordable

Issues- local resistance and more....

Public Awareness

Land Availability

Partnerships and coordination resources

[no author]. **“Strategic Action Plan.”** SJC Affordable housing Workgroup. (March 10, 2017).

Older work setting table for Comp Plan Element changes still being moved forward.

[no author] **“US Census of Agricultural-2017, Table 7. Hired Farm Labor- Workers and Payroll: 2017, Washington County Report.”** US Census of Agriculture. (2017).

SJC counted 77 farms with hired labor and 183 workers. 23 farms w only 1; 24 w 2; 14 w 3-4; 5 w 5-9; 2 w 10+. 43 farms had workers 150+days; 53 less than 150... (some had both). No migrant workers counted. 193 farms had unpaid workers (424 individuals).

[no author] **“Washington State Housing Needs Assessment- San Juan County Profile (2015).”**

Commerce Dept- Affordable Housing Advisory Board. (2015). [Housing Needs Assessment - Washington State Department of Commerce](#).

Part of a statewide study to analyze federal, state, and housing authority data on affordable housing.

[no author] **“What if Everyone on Lopez Island Had an Affordable Place to Call Home.”** Lopez Island Family Resource Center. (2017).

This was working documentation of housing needs on Lopez that was developed by LIFRC to be included in 2017 Strategic Housing Plan and Comprehensive Plan update.