



Midpeninsula Regional
Open Space District

R-17-75
Meeting 17-15
June 28, 2017

AGENDA ITEM 14

AGENDA ITEM

Construction of Agricultural Workforce Housing in the Former Driscoll Ranch Area of La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Approve construction of agricultural workforce housing at either 900 Sears Ranch Road or 1150 Sears Ranch Road in La Honda Creek Open Space Preserve to serve the conservation grazing program.
2. Adopt a resolution (see Attachment 1) authorizing the General Manager to enter into a partnership agreement with San Mateo County for a forgivable fifteen-year, no-interest Farmworker Housing Pilot Program Phase III loan for \$150,000 and permanently designate the residence as agricultural workforce housing.
3. Authorize the General Manager to amend the lease with AGCO Hay LLC, the onsite conservation-grazing tenant, to formalize the requirements of the Farmworker Housing Pilot Program Phase III between the District and the grazing tenant.

SUMMARY

The San Mateo County Agricultural Needs Assessment report (2016) determined that viable agricultural workforce housing for families is a priority need on the southern San Mateo Coast. As the former Driscoll Ranch is the District's largest year round conservation grazing operation (3,681 acres), housing a ranch worker onsite is essential for managing the grazing operation, which supports the District's coastal mission to support agriculture and resource protection through grassland management. The District began to partner with San Mateo County (County) in 2015 to provide habitability improvements for an existing District-owned agricultural workforce-housing unit at 900 Sears Ranch Road (Sears house). However, County and District staff determined improvements to the existing unit were infeasible due to the poor condition of the structure, and the County red-tagged the house. Since then, District staff and the County have been evaluating replacement of the agricultural workforce housing at this location. After assessing housing locations and developing cost estimates for a three (3) bedroom, two (2) bath, 1,200 square foot modular home, staff has identified two alternative rebuilding sites pending a water availability assessment.

The County has continued to refine its Farmworker Housing Rehabilitation Program to offer a forgivable, no-interest loan up to \$150,000 to partners for new construction with the requirement that the new house remain occupied as agricultural workforce housing for its lifetime.

Rebuilding agricultural workforce housing and entering into a loan agreement with the County to offset costs provides a partnership opportunity to construct needed housing for management of the largest District conservation-grazing lease.

DISCUSSION

In May 2014, San Mateo County Supervisor Don Horsley's office contacted the District to discuss a new Farmworker Housing Rehabilitation Pilot Program they were developing with funding from San Mateo County Department of Housing and San Mateo County Measure A. The intent of this Pilot Program was to build partnerships and provide the resources to enable farmers and agricultural landowners to improve family housing for the County's low-income agriculture workforce. District staff and Supervisor Don Horsley and his staff toured four District residences, including the Sears house, which housed the ranch worker (and family) for AGCO Hay LLC, the District's grazing tenant at Driscoll Ranch. This residence is included in the Driscoll Ranch grazing lease (grazing lease) and required a set of upgrades to improve the living conditions for the ranch worker and his family. In June 2015, the District approved a partnership with the County of San Mateo (County) to provide habitability improvements to the Sears house (R-15-88).

When demolition of the exterior siding began, the District discovered a lack of foundation under the southwestern section of the house and a very thin cement slab under the remainder. In addition, the framing and shear wall was not adequate to allow the house to sustain construction of a new foundation. Supervisor Don Horsley's staff and District staff concurred that the project could not proceed under the rehabilitation agreement and that the house was not habitable by the ranch worker and his family. The residence was red-tagged by the County. The County worked with the District to discuss the next steps for demolition and explain the requirements for rebuilding this residence. Supervisor Horsley's office has ensured funding over the past two years for the District to rebuild this residence.

When the residence was red-tagged, the ranch worker and his family relocated to an onsite trailer for housing until the flagpole house located across from the Event Center became available in January 2016. They are temporarily residing at the flagpole house and staff have been working since then to identify a preferred location to rebuild the Sears house. The Sears house location is preferable because it is located adjacent to the barn used to store ranch equipment and it will allow the ranch worker to observe the Sears Ranch Staging area as well as the public-livestock interaction.

For a timeline of events regarding Agricultural Workforce Housing, please see Attachment 2.

Housing Assessment

Before proceeding with rebuilding agricultural workforce housing at the Sears house site, the Board requested a housing assessment as part of the FY2016-17 Action Plan. Staff developed the Lower La Honda Creek OSP Housing Assessment in late 2016 addressing all residences and their possible viability (See Attachments 3 & 5), with an update in 2017 following the demolitions of the Sears house and the Wool house (R-16-112). This assessment recommends rebuilding an agricultural workforce residence at either the Sears house site or 1150 Sears Ranch Road (known as the kennel house). A separate Board report (R-17-74) proposes the kennel house for demolition. Both of these houses are not historically significant.

Site Selection

To adequately compare the alternative sites for the proposed rebuild of agricultural workforce housing, District staff and AECOM (consultant) developed a set of cost estimates for construction of a 3BR, 2BA 1,200 square foot modular home or traditional home. AGCO Hay LLC, the Driscoll Ranch grazing tenant, runs a year round cattle-grazing operation requiring a full-time agricultural worker onsite. The housing should be adequate to accommodate the agricultural worker and his family (4 people). The rent for this house is included as part of the grazing lease. Detailed estimates, including prevailing wage and contingences, are shown in Attachment 4. A modular home at the Sears house site is the most cost effective alternative.

Site	Traditional Home	Modular Home
Sears house	\$555,983	\$472,391
Kennel house	\$603,369	\$517,368

These cost estimates do not include the cost of developing a well, which will be required as neither site has a water source that meets the state standard of 2.5 gallons per minute. Evaluation of the presence of underground water at either site will determine where to drill a well, develop water storage, and rebuild agricultural workforce housing. Staff roughly estimates that this effort will cost an additional \$75,000.

Staff recommends the Sears house site for rebuilding agricultural workforce housing (pending the water assessment) because it is the most cost effective, creates the least conflict with visitors, and provides the best location for the ranch worker to manage ranching operation. The slight increase in cost for construction of a modular home at the kennel house location is due to the site preparation to further setback the residence from the proposed Harrington Creek Trail.

Policy Review

In February 2017, the Board revised the Factors to Consider for Structures Disposition Board Policy (4.09) to include a provision for new construction (see Attachment 6). The reconstruction of agricultural workforce housing in lower La Honda Creek OSP will be the first project evaluated for construction.

San Mateo County Farmworker Housing Pilot Program Phase III

Since entering into a partnership with the County to rehabilitate the Sears house in 2015, the County Farmworker Housing Pilot Program has gone through two additional phases in which the eligibility criteria, loan parameters, performance requirements, and project parameters have been refined (see Attachment 7).

To rebuild agricultural workforce housing at lower La Honda Creek OSP, the District qualifies for a new construction, no-interest, forgivable 15-year loan of \$150,000 as part of the County's Farmworker Housing Pilot Program Phase III, with the following key requirements:

1. The residence must remain as agricultural workforce housing for the life of the unit.
2. The County will forgive the no-interest loan after fifteen (15) years.
3. The County will require repayment of the loan principal if the residence is used for any use other than agricultural workforce housing or if the property is sold during the life of the loan period, unless the San Mateo County Department of Housing approves a specific exception prior to sale.
4. Provide a deed of trust securing the property.

To obtain this proposed loan, the District would sign a partnership loan agreement with the County and agree to the key requirements listed above. Additionally, a new amendment to the grazing lease with AGCO Hay LLC would ensure compliance with the rent requirements by the grazing tenant.

FISCAL IMPACT

The proposed project budget includes \$739,600 for this Agricultural Workforce Housing Project. This was a conservative (high) estimate of the budget prior to obtaining refined cost estimates. A total of \$150,000 in loan funding from the County partially offsets the cost. There are sufficient funds in the FY2017-18 Budget and three year Capital Improvement Plan to cover the recommended action and expenditures.

	FY2017-18 & FY 2018-19	
	<i>Preferred option Sears House Site</i>	<i>Alternative Kennel House Site</i>
<i>Agricultural Workforce Housing (listed as Farm Labor Housing – La Honda Budget)</i>	<i>\$739,600</i>	<i>\$739,600</i>
<i>Spent-to-Date (as of 06/28/17):</i>	<i>\$0</i>	<i>\$0</i>
<i>Encumbrances:</i>	<i>\$0</i>	<i>\$0</i>
<i>[Rebuild Ag Workforce Housing – Costs (includes well cost)]:</i>	<i>\$547,391</i>	<i>\$592,368</i>
<i>Less Grant Amount</i>	<i>(\$150,000)</i>	<i>(\$150,000)</i>
<i>Budget Remaining (Proposed):</i>	<i>\$342,209</i>	<i>\$297,232</i>

This project is not eligible for Measure AA reimbursement.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. San Mateo County Supervisor Don Horsley's office and the San Mateo County Farm Bureau have been consulted on this project per the requirements of the District's Coastal Service Plan.

CEQA COMPLIANCE

Rebuilding of agricultural workforce housing at either location, 900 Sears Ranch Road or 1150 Sears Ranch Road, is categorically exempt from the California Environmental Quality Act. As the District is rebuilding in-place on an already disturbed area, CEQA Guidelines Section 15303 Class 3 exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

NEXT STEPS

Upon Board approval, Staff will conduct a water assessment near the Sears house and kennel house locations to determine the preferred location for rebuilding of agricultural workforce housing, and notify the Board of the final location for reconstruction.

The General Manager will enter into a partnership agreement for a fifteen-year, forgivable, no-interest loan with the County of San Mateo as part of their Farmworker Housing Pilot Phase III Program. Additionally, the General Manager will amend the grazing lease with AGCO Hay LLC to ensure compliance with rental requirements for the duration of their term.

Attachments

1. Resolution
2. Agricultural Workforce Housing History
3. Lower La Honda Creek Open Space Preserve Housing Assessment
4. La Honda Creek Open Space Preserve Agricultural Workforce Housing – Cost Estimates
5. Lower La Honda Creek Open Space Preserve Housing Map
6. Rebuilding Agricultural Workforce Housing – Factors to Consider
7. Farmworker Housing Rehabilitation Pilot Program Phase III description.

Responsible Department Head:

Brian Malone, Manager Land and Facilities Services

Prepared by:

Elaina Cuzick, Senior Property Management Specialist, Land and Facilities Services Department

Graphics prepared by:

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RESOLUTION NO. 15- ____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING AND SUPPORTING A PARTNERSHIP WITH THE COUNTY OF SAN MATEO (COUNTY) UNDER THE COUNTY’S FARMWORKER HOUSING PILOT PROGRAM PHASE III TO REBUILD AGRICULTURAL WORKFORCE HOUSING AT LOWER LA HONDA CREEK, EXECUTE A LOAN AGREEMENT FOR A NO INTEREST FORGIVABLE 15-YEAR LOAN FOR THE AMOUNT OF \$150,0000 TO OFFSET CONSTRUCTION COSTS AND DESIGNATE THE RESIDENCE AS AGRICULTURAL WORKFORCE HOUSING FOR ITS LIFETIME (COUNTY OF SAN MATEO – LA HONDA CREEK OPEN SPACE PRESERVE)

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Midpeninsula Regional Open Space District, as follows:

Section One: The Board of Directors of the Midpeninsula Regional Open Space District does hereby authorize and support a partnership with the County of San Mateo (County) through the County’s Farmworker Housing Pilot Program Phase III to rebuild and provide an agricultural workforce housing residence on District Land and to designate that residence as agricultural workforce housing for its lifetime.

Section Two: The General Manager, President of the Board of Directors, or other appropriate officer is authorized to execute a loan agreement with the County for a no interest, forgivable 15-year loan for \$150,000.

Section Three: The General Manager or General Manager’s designee is further authorized to execute any and all other documents necessary or appropriate to complete the project identified under the County’s Farmworker Housing Pilot Program Phase III.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2017, at a Regular Meeting thereof, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: APPROVED:

Secretary
Board of Directors
APPROVED AS TO FORM:

President
Board of Directors

General Counsel


I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly approved by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day:


District Clerk


Agricultural Workforce Housing – History to date
Lower La Honda Creek OSP


Date	Description
May 2014	San Mateo County Supervisor Don Horsley's office contacted the District to discuss a new Farmworker Housing Rehabilitation Pilot Program they were developing with San Mateo County Department of Housing and Measure A funding.
March 2015	Informational Presentation on San Mateo County's Agricultural Workforce Housing Initiative (R-15-48)
June 2015	Approved Partnership with the County of San Mateo to provide habitability improvements to 900 Sears Ranch Road (Sears house), in the Town of La Honda, as part of the County's Pilot Farm Labor Housing Program at La Honda Creek OSP (R-15-88)
August 2015	The rehabilitation project at the Sears house was not able to proceed, as during removal of exterior siding it was determined there was no foundation and the framing and shear wall construction would not support lifting the house to install a foundation. The house was "red tagged" by the County, and the ranch worker and family relocated to the onsite trailer. The County also required demolition of the structure given its condition.
January 2016	Ranch worker and family moved into the "flagpole" house across from the Event Center as temporary housing.
June 2016	Met with San Mateo County Planning, Building, Environmental Health, and Fire to discuss requirements for reconstruction.
June 2016	Revised the project scope of the Agricultural Workforce Housing Project to include an assessment of the housing options for the Sears Ranch Farm Labor Housing Residence (R-16-71)
September 2016	Board approval of the removal of debris piles and the demolition of 12 structures in the former Driscoll Ranch area of La Honda Creek Open Space Preserve to prepare the area for public use. (R-16-112)
September 2016	Housing Assessment for Lower La Honda Creek OSP completed. Update in June 2016 to include demolished structures (Wool and Sears houses).
October 2016	Award of Contract to complete the Driscoll Ranch Remediation and Demolition Project at La Honda Creek OSP (R-16-136)
November 2017	Legislative, Funding, and Public Affairs Committee met to discuss the proposed new District Housing Policy
February 2017	Board approval of the new Board Housing Policy as recommended by the Legislative, Funding and Public Affairs Committee, which supersedes the Board's 1982 Employee Residence Policies (R-17-11). It included an agricultural tenant classification.
February 2017	Board approval of revisions to Board Policy 4.02, Improvements on District Lands and Board Policy 4.09, Factors to Consider for Structures Disposition as recommended by the Legislative, Funding, and Public Affairs Committee (LFPAC) (R-17-10). Language added to evaluate constructing new structures as well as new language defining how agricultural value affects the disposition of a structure.
May 2016	Prepared preliminary cost estimates to rebuild at either the Sears house location or 1150 Sears Ranch Road (Kennel house) (pending demolition)
June 2017	Board consideration of the proposed demolition of the unoccupied residence at the Kennel house in La Honda Creek Open Space Preserve (OSP). (R-17-xx)


La Honda Open Space Preserve - Lower La Honda Area Housing Assessment – Attachment 3


House Name/Address	Housing Information	
 <p data-bbox="325 995 611 1024">1150 Sears Ranch Road</p>	Rental Type	Enterprise Rental: 2BR, 1BA
	Structure Condition and Historic Significance	<p>Very Poor</p> <p>No foundation, new walls needed, new floors, heating, electrical, plumbing, windows, and doors.</p> <p>Ancillary structures deemed unsafe and proposed for demolition in 2016 (with the exception of one storage building)</p> <p>Historic structures investigation completed in 2016 indicated the house is not of historic significance.</p>
	Services & Utilities	<p>Adjudicated water source: Point of Diversion (POD) 36</p> <p>Septic, PG&E (electrical service. only). Propane</p>
	County Land Use designation	<p>Land Zoning: RM (Resource Management)</p> <p>Wildland Urban Interface: Outside of designated area</p>
	Vehicular Access	From Sears Ranch Road via unpaved ranch road (rocked and repaired by District in 2015)
	Uses identified in 2012 Master Plan	Continue as part of Grazing lease w/Driscoll Ranches LLC
	Current status	<p>Proposed for demolition – see Board Report R-17-74</p> <p>Priority 2 Agricultural Workforce Housing proposed rebuild site (pending well assessment).</p>
<p>Additional Information:</p> <ul style="list-style-type: none"> Originally acquired as part of Driscoll Ranch in 2006. House was occupied at the time and the 2006 Lease Agreement between District and Driscoll Ranches LLC allowed continued use of house by non-ranch worker tenant. POST bought out remaining interest in the lease with Driscoll Ranches LLC in Dec 2012 and District became direct property manager in November 2013. 		

House Name/Address	Housing Information	
 <p data-bbox="331 906 600 933">900 Sears Ranch Road</p>	Rental Type	Demolished
	Structure Condition and Historic Significance	Demolished
	Services & Utilities	Water source: Adjudicated spring Septic, PG&E (electrical service. only). Propane
	County Land Use designation	Land Zoning: RM (Resource Management) Wildland Urban Interface: Outside of designated area
	Vehicular Access	From Sears Ranch Road via unpaved ranch road (May need assessment and eventual repair)
	Uses identified in 2012 Master Plan	Continue as part of grazing lease with Driscoll Ranches LLC for use as agricultural workforce housing for grazing lessee
	Current Status	Demolished as part of 2016 La Honda OSP demolitions Priority 1 Agricultural Workforce Housing proposed rebuild site (pending well assessment).
Additional Information: <ul style="list-style-type: none"> Acquired as part of Driscoll Ranch purchase in 2006. The 2006 Lease Agreement between District and Driscoll Ranches LLC allowed continued use of house as ranch worker housing. POST bought out remaining interest in the lease with Driscoll Ranches LLC in Dec 2012 and District became direct property manager in November 2013. Grazing Lease with Driscoll Ranches LLC terminated in December 2013 and house was included as ranch worker housing in new District grazing lease with AGCO Hay LLC. County required demolition when SM County Farmworker Housing Rehabilitation Pilot Program indicated that the residence foundation was not capable of an upgrade in 2015. Identified as possible candidate for receipt of no interest forgivable loan from County of San Mateo's Farmworker Housing Rehabilitation Pilot Program Phase III for \$150,000. 		

House Name/Address	Housing Information	
 <p data-bbox="342 889 590 951">Folger Ranch House 5701 La Honda Road</p>	Rental Type	Enterprise Rental: 3BR, 2BA
	Structure Condition and Historic Significance	Good – complete renovation in 2012 Historic structures investigation completed in 2016 indicated the house is not of historic significance.
	Services & Utilities	Well, Rebuilt Septic (2012), PG&E (electricity only) Propane, and back- up generator
	County Land Use designation	Land Zoning: RM (Resource Management) Wildland Urban Interface: Outside of designated area
	Vehicular Access	From La Honda Road via unpaved ranch road (rocked and repaired by District in 2012)
	Uses identified in 2012 Master Plan	MP: Identified as strategic location in Preserve for District employee housing.
<p data-bbox="128 1068 390 1089">Additional Information:</p> <ul data-bbox="128 1101 1898 1222" style="list-style-type: none"> • Acquired as part of Driscoll Ranch in 2006. The 2006 Lease Agreement between District and Driscoll Ranches LLC allowed continued use of house as ranch worker housing. • Discontinued as ranch worker housing prior to termination of the lease with Driscoll Ranches LLC. POST bought out remaining interest in the lease with Driscoll Ranches LLC in Dec 2012. 		
Current Status		Completely renovated by District in 2012 Rented to California Fish & Wildlife Game Warden in 2012 when offering as staff residence received no interest. Occupied Game Warden’s presence of high value to District and local community.

House Name/Address	Housing Information	
 <p data-bbox="342 911 590 938">5711 La Honda Road</p>	Rental Type	Employee Housing: 3BR, 1BA
	Structure Condition and Historic Significance	Fair to Good Historic structures investigation completed in 2016 indicated the house is not of historic significance.
	Services & Utilities	Well, Septic, PG&E (electricity only), no Propane
	County Land Use designation	Land Zoning: RM (Resource Management) Wildland Urban Interface: Outside of designated area
	Vehicular Access	From La Honda Road by unimproved dirt road.
	Uses identified in 2012 Master Plan	Property not part of La Honda Creek OSP when Master Plan was adopted.
	Current Status	Designated as Employee Housing in 2015 Preliminary Use and Management Plan (PUMP) prepared for Apple Orchard and Event Center properties at time of purchase Residence renovated in January 2016 Occupied as temporary agricultural workforce housing to house AGCO Hay LLC ranch worker.
Additional Information: <ul style="list-style-type: none"> Acquired as part of the Apple Orchard - Event Center purchase in 2015, with residential leaseback agreement by Driscoll Ranches LLC until November 2015. Driscoll Ranches LLC tenant vacated residence in December of 2015. Continues to be considered viable as potential employee housing overlooking the Event Center property. Proximity to Event Center has high value to District for monitoring and maintenance of Event Center's current and future uses. 		

House Name/Address	Housing Information	
 <p data-bbox="327 927 609 954">4150 Sears Ranch Road</p>	Rental Type	Employee Housing: 2BR, 2BA (a 1BR, 1BA is located at west end of house – possible separate rental unit in the future)
	Structure Condition and Historic Significance	Good House built in 1972 by landowner at time. Unlikely to have historic value.
	Services & Utilities	Well, Septic, PG&E electricity and heating, Propane back-up generator
	County Land Use designation	Land Zoning: RM (Resource Management) Wildland Urban Interface: Outside of designated area
	Vehicular Access	From Sears Ranch Road. Improvements to driveway proposed later.
	Uses identified in 2012 Master Plan	Property not part of La Honda Creek OSP when Master Plan was adopted.
	Current Status	Designated as Employee Housing in 2016 PUMP for underlying land purchase Occupied - portion of house rented to an employee in August 2016 Proximity to Preserve entrance, staging areas, and trails of high value to District as Preserve is open to public access in 2017.
Additional Information: <ul style="list-style-type: none"> Acquired as part of Cunha Trust property purchase in March 2016. Portion of house made available for employee rental August 2016. West wing of house may be converted into separate 1BR, 1BA rental unit in the future. 		

House Name/Address	Housing Information	
 <p data-bbox="340 899 592 964">Apple Orchard Cabin (no street address)</p>	Rental Type	Unused due to poor condition and poor access: 2BR, 1BA, loft
	Structure Condition and Historic Significance	Poor Historic Structures Report completed in 2015 indicated that the structure is not of historic significance
	Services & Utilities	Spring, Septic, PG&E (electricity only), Wood stove
	County Land Use designation	Land Zoning: RM (Resource Management) Wildland Urban Interface: Outside of designated area
	Vehicular Access	Seasonal access via ford over San Gregorio Creek or overland via Apple Orchard from Sears Ranch Road through wetland area
	Uses identified in 2012 Master Plan	Property not part of La Honda Creek OSP when Master Plan was adopted.
	Current Status	Designated for demolition in 2015 Purchase PUMP Vacant
Additional Information: <ul style="list-style-type: none"> Acquired as part of the Apple Orchard - Event Center purchase in 2015 Structural Assessment prepared in 2012 identified structural concerns, water damage, mold, plumbing and electrical deficiencies, and safety concerns Proposed for demolition but not yet scheduled due to poor access 		

La Honda Creek Open Space Preserve Farm Labor Housing

for

Midpeninsula Regional Open Space District

May 8, 2017

Cost Estimate for Farm Labor Housing La Honda Creek Open Space Preserve

Overall Summary

		SF	\$/SF	TOTAL
B1	Ray's Ranch Site - Traditional	1,200	463.32	555,983
B2	Ray's Ranch Site - Modular	1,200	393.66	472,391
B3	Dog Kennel House - Traditional	1,200	502.81	603,369
B4	Dog Kennel House - Modular	1,200	431.14	517,368
Z30	Escalation To Midpoint Included Above	0.00%		-

Alternates

		SF	\$/SF	TOTAL
C1	Alternate 1: Mains Water Connection - Trench to Existing Well	1200	14.15	16,981
C2	Alternate 2: Provide Standpipe for Fire Truck Connection	1200	1.27	1,524

Cost Estimate for Farm Labor Housing La Honda Creek Open Space Preserve

Ray's Ranch Site - Traditional Summary

		%	\$/SF	TOTAL	
		Gross Area:	1,200 SF		
A10	Foundations	4%	19.11	22,938	
A20	Basement Construction	1%	5.22	6,258	
A	Substructure	5%	24.33	29,196	
B10	Superstructure	1%	6.64	7,970	
B20	Exterior Enclosure	7%	31.91	38,298	
B30	Roofing	2%	8.65	10,379	
B	Shell	10%	47.21	56,647	
C10	Interior Construction	4%	17.74	21,292	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	5%	22.72	27,267	
C	Interiors	9%	40.47	48,559	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	5%	25.10	30,121	
D30	Heating, Ventilation & Air Conditioning	3%	12.72	15,268	
D40	Fire Protection	0%	0.08	100	
D50	Electrical Lighting, Power & Communications	7%	31.17	37,400	
D	Services	15%	69.07	82,889	
E10	Equipment	0%	0.00	0	
E20	Furnishings	3%	14.09	16,905	
E	Equipment & Furnishings	3%	14.09	16,905	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		0%	195.16	234,196	
G10	Site Preparation	0%	0.42	500	
G20	Site Improvements	14%	66.59	79,914	
G30	Site Mechanical Utilities	12%	56.60	67,922	
G40	Site Electrical Utilities	2%	8.08	9,700	
G	Building Site work	28%	131.70	158,036	
TOTAL ELEMENTAL COST BEFORE CONTINGENCIES		71%	326.86	392,232	
Z10	Contingency	15.00%	11%	49.03	58,835
Z11	General Conditions	12.00%	10%	45.11	54,128
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		91%	421.00	505,195	
Z21	Office Overhead & Profit	5.00%	5%	21.05	25,260
Z22	Insurance & Bond	1.50%	1%	6.63	7,957
Z23	Permits	2.00%	2%	8.97	10,768
BUILDING CONSTRUCTION COST BEFORE ESCALATION		99%	457.65	549,180	
Z30	Escalation to Midpoint (Sep 2017)	1.24%	1%	5.67	6,803
RECOMMENDED BUDGET		100%	463.32	555,983	

Cost Estimate for Farm Labor Housing La Honda Creek Open Space Preserve

Ray's Ranch Site - Modular Summary

		%	\$/SF	TOTAL	
		Gross Area:	1,200 SF		
A10	Foundations	2%	6.88	8,254	
A20	Basement Construction	1%	5.22	6,258	
A	Substructure	3%	12.09	14,512	
B10	Superstructure	33%	130.00	156,000	
B20	Exterior Enclosure	0%	0.00	0	
B30	Roofing	0%	0.00	0	
B	Shell	33%	130.00	156,000	
C10	Interior Construction	0%	0.00	0	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	0%	0.00	0	
C	Interiors	0%	0.00	0	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	1%	5.13	6,150	
D30	Heating, Ventilation & Air Conditioning	1%	2.46	2,950	
D40	Fire Protection	0%	0.08	100	
D50	Electrical Lighting, Power & Communications	1%	3.27	3,920	
D	Services	3%	10.93	13,120	
E10	Equipment	0%	0.00	0	
E20	Furnishings	2%	7.87	9,449	
E	Equipment & Furnishings	2%	7.87	9,449	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		41%	160.90	193,082	
G10	Site Preparation	0%	0.42	500	
G20	Site Improvements	17%	66.59	79,914	
G30	Site Mechanical Utilities	14%	56.60	67,922	
G40	Site Electrical Utilities	2%	8.08	9,700	
G	Building Site work	33%	131.70	158,036	
TOTAL ELEMENTAL COST BEFORE CONTINGENCIES		74%	292.60	351,118	
Z10	Contingency	15.00%	11%	43.89	52,668
Z11	General Conditions	7.00%	6%	23.55	28,265
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		91%	360.04	432,051	
Z21	Office Overhead & Profit	5.00%	5%	18.00	21,603
Z22	Insurance & Bond	1.50%	1%	5.67	6,805
Z23	Permits	2.00%	2%	7.67	9,209
BUILDING CONSTRUCTION COST BEFORE ESCALATION		99%	391.39	469,667	
Z30	Escalation to Midpoint (Sep 2017)	0.58%	1%	2.27	2,724
RECOMMENDED BUDGET		100%	393.66	472,391	

Cost Estimate for Farm Labor Housing La Honda Creek Open Space Preserve

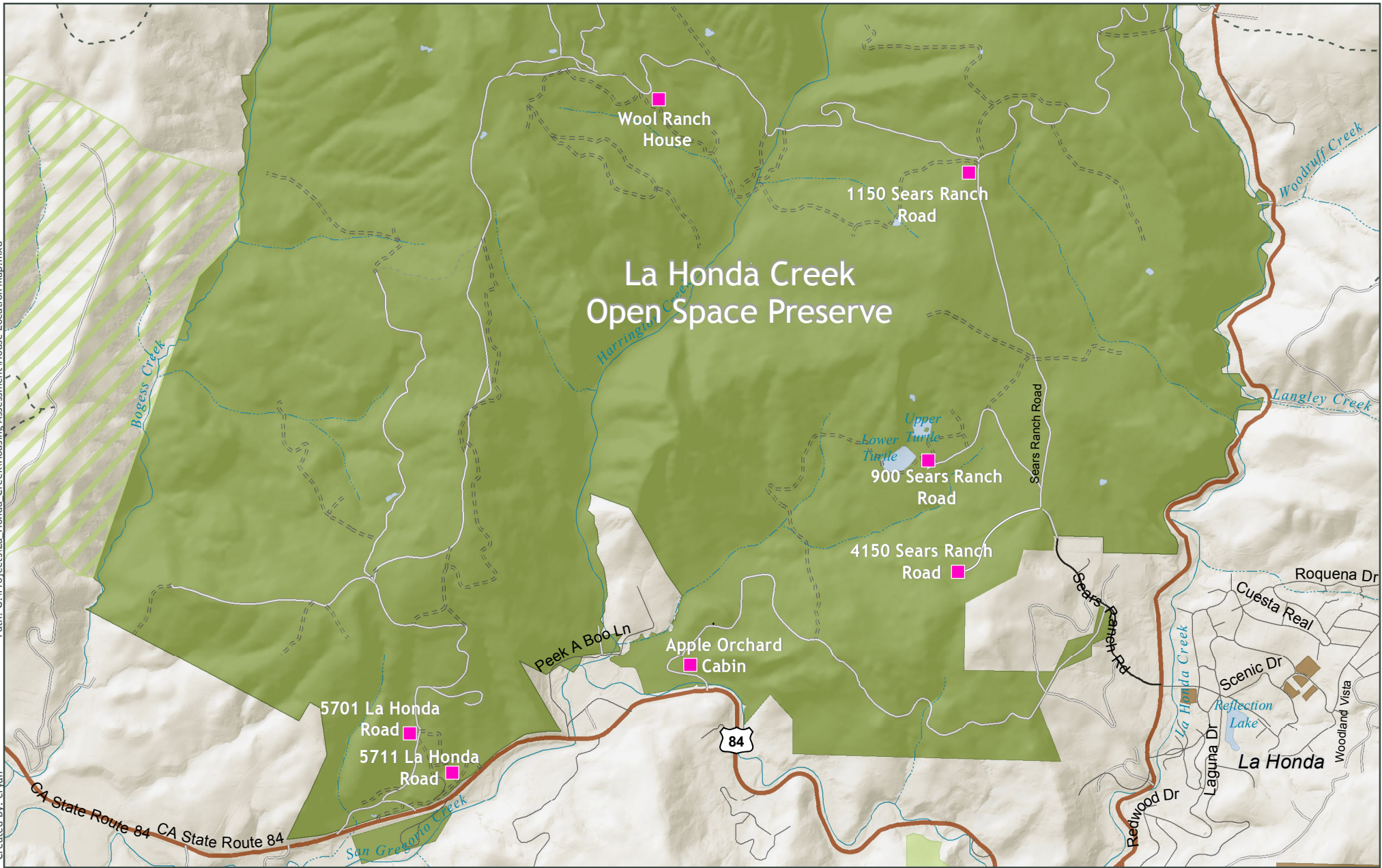
Dog Kennel House - Traditional Summary

		%	\$/SF	TOTAL	
		Gross Area:	1,200 SF		
A10	Foundations	4%	19.11	22,938	
A20	Basement Construction	1%	5.22	6,258	
A	Substructure	5%	24,329.91	29,196	
B10	Superstructure	1%	6.64	7,970	
B20	Exterior Enclosure	6%	31.91	38,298	
B30	Roofing	2%	8.65	10,379	
B	Shell	9%	47,205.45	56,647	
C10	Interior Construction	4%	17.74	21,292	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	5%	22.72	27,267	
C	Interiors	8%	40,465.80	48,559	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	5%	25.10	30,121	
D30	Heating, Ventilation & Air Conditioning	3%	12.72	15,268	
D40	Fire Protection	0%	0.08	100	
D50	Electrical Lighting, Power & Communications	6%	31.17	37,400	
D	Services	14%	69,074.25	82,889	
E10	Equipment	0%	0.00	0	
E20	Furnishings	3%	14.09	16,905	
E	Equipment & Furnishings	3%	14,087.78	16,905	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		0%	195.16	234,196	
G10	Site Preparation	0%	0.42	500	
G20	Site Improvements	0%	94.45	113,344	
G30	Site Mechanical Utilities	0%	56.60	67,922	
G40	Site Electrical Utilities	0%	8.08	9,700	
G	Building Site work	0%	159.56	191,467	
TOTAL ELEMENTAL COST BEFORE CONTINGENCIES		71%	354.72	425,663	
Z10	Contingency	15.00%	11%	53.21	63,849
Z11	General Conditions	12.00%	10%	48.95	58,741
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		91%	456,877.75	548,253	
Z21	Office Overhead & Profit	5.00%	5%	22.84	27,413
Z22	Insurance & Bond	1.50%	1%	7.20	8,635
Z23	Permits	2.00%	2%	9.74	11,686
BUILDING CONSTRUCTION COST BEFORE ESCALATION		99%	496,655.82	595,987	
Z30	Escalation to Midpoint (Sep 2017)	1.24%	1%	6.15	7,383
RECOMMENDED BUDGET		100%	502,807.50	603,369	

Cost Estimate for Farm Labor Housing La Honda Creek Open Space Preserve

Dog Kennel House - Modular Summary

		%	\$/SF	TOTAL	
		Gross Area:	1,200 SF		
A10	Foundations	2%	6,878.70	8,254	
A20	Basement Construction	1%	5,215.00	6,258	
A	Substructure	3%	12,093.70	14,512	
B10	Superstructure	30%	130,000.00	156,000	
B20	Exterior Enclosure	0%	0.00	0	
B30	Roofing	0%	0.00	0	
B	Shell	30%	130,000.00	156,000	
C10	Interior Construction	0%	0.00	0	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	0%	0.00	0	
C	Interiors	0%	0.00	0	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	1%	5,125.00	6,150	
D30	Heating, Ventilation & Air Conditioning	1%	2,458.33	2,950	
D40	Fire Protection	0%	83.33	100	
D50	Electrical Lighting, Power & Communications	1%	3,266.67	3,920	
D	Services	3%	10,933.33	13,120	
E10	Equipment	0%	0.00	0	
E20	Furnishings	2%	7,874.31	9,449	
E	Equipment & Furnishings	2%	7,874.31	9,449	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		37%	160.90	193,082	
G10	Site Preparation	0%	0.42	500	
G20	Site Improvements	0%	94.45	113,344	
G30	Site Mechanical Utilities	0%	56.60	67,922	
G40	Site Electrical Utilities	0%	8.08	9,700	
G	Building Site work	0%	159.56	191,467	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		74%	320.46	384,548	
Z10	Contingency	15.00%	11%	48.07	57,682
Z11	General Conditions	7.00%	6%	25.80	30,956
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		91%	394,322.23	473,187	
Z21	Office Overhead & Profit	5.00%	5%	19.72	23,659
Z22	Insurance & Bond	1.50%	1%	6.21	7,453
Z23	Permits	2.00%	2%	8.40	10,086
BUILDING CONSTRUCTION COST BEFORE ESCALATION		99%	428.65	514,385	
Z30	Escalation to Midpoint (Sep 2017)	0.58%	1%	2.49	2,983
RECOMMENDED BUDGET		100%	431,140.00	517,368	



Lower La Honda Creek Open Space Preserve Housing Locations

- MROSD Preserves
- Other Protected Open Space or Park Lands
- Private Property
- House Location

Midpeninsula Regional
Open Space District
(MROSD)

ATTACHMENT 5



Miles 0 0.225 0.45

May, 2016



Factors to Consider - Rebuilding Agricultural Workforce Housing
Sears house or Kennel house locations

Board-Adopted District Policies	The rebuilding of either residence is consistent with Board Policies, including the recently revised <i>Factors to Consider for Structures Disposition (4.09)</i>
Compatibility with Open Space Character of the Site	Both proposed rebuilding sites for agricultural workforce housing are already disturbed and have been part of past and current ranching operations in the La Honda area. The Kennel house site alternative is closer to the new Harrington Creek Trail, which may impact the public's experience of open space.
Historic and Educational Value	Not applicable.
Partnership Opportunities/Cooperation	San Mateo County (County) has collaborated with the District starting in 2015 to improve agricultural workforce housing at the lower La Honda Creek OSP. The County continues to work with the District by providing information and ensuring continued funding to rebuild the Sears house. To offset the cost of rebuilding this residence, the County is offering a no interest forgivable 15-year loan for \$150,000. This loan is available through the County's Farmworker Housing Pilot Program Phase III.
Potential Financial Cost, Including Liability and Management	Please reference the financial impact section of the Board report.
Proposed and Potential Uses	Agricultural workforce Housing – single-family residence. This residence would house the AGCO Hay LLC ranch worker, and his family as agreed in the Driscoll Ranch grazing lease.
Agricultural Value	See Regional Importance or Value. Additionally, the availability of agricultural workforce housing for families on the southern San Mateo Coast is essential to maintain the agricultural viability of the area. Please see the County's report of on Agricultural Workforce Needs Assessment (2016).
Regional Importance or Value	The District's mission for the Coastal Protection Area includes preserving agricultural lands, preserving the rural character, and encouraging viable agricultural use of land resources. For agricultural tenants, housing agricultural workers onsite assists them with the management of their operation. Rebuilding agricultural workforce housing at lower La Honda Creek OSP preserves the rural character of the area and allows AGCO Hay LLC to manage the District's largest conservation grazing operation.
Strategic Fit	Resource management is one of three main strategic objectives of the District. The Driscoll Ranch grazing lease is the largest conservation grazing operation (3,681 acres) providing grassland and wildlife preservation as well as reducing fuel loads within the La Honda community.
Tradeoffs and Impacts on District Resources	The Farm Labor Housing – La Honda project is part of the FY2017-18 proposed Action Plan scheduled for design and construction over the next two fiscal years. The value of onsite presence at the Sears house site is increased due to construction of the Sears Ranch staging area and the introduction of the public onto the District's largest conservation grazing property.
Visitor Experience	Rebuilding agricultural workforce housing at the Sears house site will not significantly impact the visitor experience as it is sufficiently off the Harrington Creek Trail. Should the Kennel house site be selected, staff proposes to rebuild the residence slightly setback from the original Kennel house footprint allowing some privacy for the tenant and less impact for the visitor.
Condition of the Structure	Not applicable.



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264 Harbor Blvd., Building A Belmont, CA 94002-017

Housing Community Development
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Housing Authority of the County of San Mateo
Tel: (650) 802-3300

Board of Supervisors:

Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director: Kenneth Cole

FARMWORKER HOUSING PILOT PROGRAM PHASE III

The County of San Mateo is pleased to announce Phase III of the Farmworker Housing Pilot Program. The Program will facilitate the creation of new farmworker housing, the rehabilitation or repair of existing farmworker housing, and the replacement of existing dilapidated mobilehome units.

The intent of the Program is to build partnerships and provide resources to enable farmers and agricultural landowners to improve housing and expand housing opportunities for the County's very low-income farmworkers that are engaged in full-time agricultural work in San Mateo County during the agricultural season. The beneficiaries of the Program will be the very low-income farmworkers that reside in the new and rehabilitated units.

The Farmworker Housing Pilot Program has two components:

Rebuilding Together Home Repair Services. Rebuilding Together Peninsula's (RTP) Safe at Home Program provides free home repair services to low-income, qualified residents in San Mateo County. The County has provided funding to RTP to pay for up to ten (10) Safe at Home projects each year. Applications should be made directly to RTP Associate Director Cari Pang Chen at 650-366-6597 or cari@RTpeninsula.org.

Department of Housing Farmworker Housing Pilot Program Loans. The Department of Housing ("Department") is also providing loans to qualified applicants for construction of new farmworker housing units or rehabilitation and replacement of existing farmworker housing units ("project units"). The Department is offering two loan programs for qualifying projects: (1) a standard loan at a 3% interest rate, and (2) a no-interest forgivable loan. The eligibility criteria, loan parameters, performance requirements, and project parameters are detailed below.

Eligibility Criteria:

- The project units must be located in San Mateo County.
- The project units must be rented to farmworkers, or farmworkers and their families, that meet the following criteria ("Eligible Farmworkers"):
 - Very low-income (under 50% of Area Median Income or AMI).
 - In 2017, 50% AMI for a household of one is \$43,050 and for a household of four is \$61,500. The AMI income thresholds may be adjusted over time.
 - Employed in full-time agricultural work in San Mateo County during the agricultural season.
- Rent and any other housing-related expenses for the project units must remain stable for one year after occupancy and must not exceed 30% of the farmworker's gross income for the duration of the loan.
- All project units must be used as rental housing for farmworkers for the life of the unit.

Loan Parameters:

- A forgivable no-interest loan is available for project units that will be rented to Eligible Farmworkers at very low rent (e.g. \$2.00-\$4.00 per day worked).
- A standard loan with a 3% interest rate is available for project units that will be rented to Eligible Farmworkers at higher levels of rent (e.g., more than \$4.00 per day worked, but less than 30% of the farmworker's gross income).
- The applicant is required to contribute 20% of the value of the County loan to the project.
- For rehabilitation or replacement units, the maximum loan amount is \$100,000 for each unit.

- For construction of new units, the maximum loan amount is \$150,000 for each unit.
- Each applicant can apply for a maximum of two units.
- All project units must be rented to farmworkers for the life of the unit.
- Assuming satisfaction of all Program and contractual conditions, the County will forgive the no-interest over 10 years (\$100,000 loan) or 15 years (\$150,000 loan).
- Assuming satisfaction of all Program and contractual conditions, the applicant will be required to pay back the standard loan with a 3% interest rate over 10 years (\$100,000 loan) or 15 years (\$150,000 loan). Early payment is prohibited for these loans.
- The County will require repayment of the loan principal if the project unit is used for any use other than Eligible Farmworkers housing or if the property is sold during the life of the loan period, unless a specific exception is approved by the Department of Housing.
- A deed of trust secured by the property will be required.

Performance Requirements:

- Rent and any other housing-related expenses for renovation or replacement of currently occupied units may not increase from the date of the program application to one year after occupancy of the project unit.
- Rent and other housing-related expenses for new units must be agreed to with the County prior to execution of the loan agreement for new units and remain stable from execution of the agreement to one year following the occupancy date of the new units.
- Following the first year of occupancy, rent may be increased by a *maximum* of 1% per year for the duration of the loan.
- For the duration of the loan, the rent and other housing-related expenses must remain less than 30% of the farmworker's gross income.
- The Department will monitor compliance with these conditions annually. Participating owners are required to provide information reasonably requested by the Department to verify compliance.

Project Parameters:

- Participation in the Program is subject to availability of funding and execution of a loan agreement with the County.
- All new units constructed and all units rehabilitated or replaced with funding from this Program must be used for housing Eligible Farmworkers for the duration of the loan, and for farmworker housing for the lifetime of the unit.
- All mobilehome replacements will be with new mobilehome units or new construction.
- All projects must comply with any applicable permit requirements.
- An interested property owner can initiate consultation with the Department by submitting a letter of interest or a completed application.
- The Department will schedule a pre-application meeting and site visit with the applicant, the Planning and Building Department, Environmental Health, and Cal Fire upon receipt of a letter of interest or application.
- The Department will determine eligibility after receipt of a complete application and completion of the pre-application meeting and site visit.
- The Department will disburse loan funds on a reimbursement basis, up to the maximum amount of the loan, upon receipt of a satisfactory request for reimbursement. Requests for reimbursement shall include copies of invoices paid, canceled checks, or other proof that the invoices have been paid. Reimbursement will be for 80% of the invoiced request, to reflect the 20% match requirement. Reimbursement requests will be processed within ten (10) days from the date of receipt of a satisfactory request.

Terms and conditions may change, please check the Department of Housing website housing.smcgov.org before applying.

For more information about this program, please contact Ellie Dallman, Office of Supervisor Don Horsley at 650.599.1016 or edallman@smcgov.org or Heather Peters at hpeters@smchousing.org (preferred) or 650.802.5039.