

# MIGRANT HOUSING PLANNING STUDY

WASHINGTON COUNTY, OREGON

WASHINGTON COUNTY COMMUNITY ACTION ORGANIZATION

MIGRANT HOUSING  
PLANNING STUDY  
WASHINGTON COUNTY, OREGON  
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## TABLE OF CONTENTS

	PAGE
Introduction	1
Acknowledgements	4
Glossary of Important Terms	6
Section One: THE NEED FOR MIGRANT FARMWORKER HOUSING IN WASHINGTON COUNTY	
I. Migrant Farm Labor Demand	7
II. Permanent Farmworker Labor Demand	16
III. Migrant Labor Housing Conditions	17
IV. Conclusion & Analysis	22
Section Two: RESOURCES AND PROGRAMS FOR ADDRESSING FARMWORKER HOUSING NEEDS IN WASHINGTON COUNTY	26
I. Federal Programs	25
II. State Programs	30
III. Local Farmworker Housing Programs	33
Section Three: FARMWORKER HOUSING ACTION PLAN	38
I. Program Priorities	38
II. Sponsorship Alternatives	39
III. Matching Resources & Needs	41
IV. Development Problems & Strategies	44
Summary	45

## APPENDIXES

	PAGE
A. Grower Data Sheet	52
B. Nursery Operator Questionnaire	53
C. Existing Migrant Housing Facilities	54
D. Migrant Dependent Acreage	57
E. Farmworker Information Questionnaire	59
F. Florida Farmworker Housing Legislation	60
G. Project Development Tasks	68
H. Site Analysis	70
I. Housing Development Corporation By-Laws	75

## INTRODUCTION

Every year for at least the past twenty years, very similar events have been experienced by the thousands of migrant farmworkers who come to Washington County to work in fields.

The migrants come each year and contribute greatly to the agricultural sector of Washington County's economy. The migrants are the critical part of the County's agricultural labor force every harvest season. Approximately 3,285 acres of strawberries, cane berries, cucumbers, potatoes and horticultural crops, nearly 30 % of the County's \$79.5 million agricultural economy, depend upon the annual migration of farmworkers<sup>1</sup>.

Unfortunately, the migration of farmworkers into the County in recent years has become less dependable. Growers have found it increasingly harder to recruit and keep an adequate number of migrant farmworkers. A major reason cited for the declining migration, which is causing some growers to shift to growing other crops, is the poor housing conditions migrants are subjected to.

Concern about the declining farm labor migration and poor migrant farmworker housing conditions has been raised by citizens, organizations, and media on numerous occasions. Several efforts

<sup>1</sup> 1979 Annual Report, Washington County Extension Service

to resolve the problem have been made by groups, agencies and growers themselves. None of these expressions of concern or past efforts of improving the migrant housing conditions have been successful. In fact, over the past fifteen years or so, almost no new migrant housing has been built while the existing housing has deteriorated.

The most recent and the most comprehensive effort to improve farmworker housing was started late in 1979 by the Washington County Community Action Agency (WCCAO). The effort centered around the idea of a task force with representation from all sections of the community concerned with migrant farmworker housing conditions including: farmworkers, growers, agency representatives and the Chairman of the County Board of Commissioners. Early in 1980, the Migrant Farmworker Housing Task Force and WCCAO were able to secure \$19,992 from the Washington County Block Grant to fund a Migrant Housing Planning Study. For the past year, the Farmworker Housing Task Force has guided a very comprehensive effort to improve migrant farmworker housing. They have participated in a study of the farmworker housing needs in the County, the preparation of a pre-application for \$4.6 million to Farmers Home Administration for construction of seasonal migrant housing, the preparation of an application to the County's Block Grant Proposal for funds to develop a final application to Farmers Home Administration, and the preparation of this Migrant Farmworker Housing Report.

The Migrant Housing Planning Study is based on the work of the Task Force which established as its top priority the resolution of the housing needs of seasonal, migrant farmworkers.

This report is divided into three sections. The first section explores the need for farmworker housing in Washington County. This section examines farm labor demand and housing conditions. The second section, "Resources and Programs for addressing Farmworker Housing Needs", describes the federal, state, and local funding sources and agencies which could help to address farmworker housing needs. The final section titled "A Farmworker Housing Action Plan for Washington County", outlines program priorities, sponsorship alternatives, matching resources with housing needs and development problems and strategies.

Even before the publication of this action plan, portions of it were already being implemented. Indications are that the pre-application to Farmers Home Administration submitted in August, 1980 will be funded in an amount close to the \$4.6 million that was requested. The Washington County Block Grant Program has allocated funds to develop the final application to the Farmers Home Administration for the release of construction funds. In addition, the articles of incorporation for a Housing Development Corporation, which will sponsor the final application and construct/manage the housing project, have been drafted.

Progress already made on implementing the plan suggests that the Task Force's efforts to improve farmworker housing in Washington County will be successful.



## ACKNOWLEDGEMENTS

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Special thanks go to the members of the Farmworker Housing Task Force who took time from their busy schedules to attend numerous meetings. Without their cooperation and dedication, this report would not have been possible. The efforts of Mike Sandburg, Director of the County's Health Department and Chairman of the Task Force, and Miller Duris, former Chairman of the County Board of Commissioners, were particularly important to this report.

Finally, we would like to thank farmworkers who took time out from their hard work to answer our questions and the thousands of migrant farmworkers who have endured deplorable housing conditions while contributing to 30% of the County's agricultural production.

Staff associated with the project included Hal Hewitt, WCCAO Planner, who coordinated the work of the Task Force, gathered information, and drafted this report; David "Rocky" Johnson, Planner Director, who wrote the project grant proposal, supervised the project, designed the surveys, and edited this report;

Gordon J. Molitor, WCCAO Executive Director, who conceived and supported the project and put the final touches to the text; Sharon Woods and Pilar Kleier, who spent hours typing the report and politely correcting numerous spelling and sentence structure errors; and Laurie Baumgardner, who answered our phone calls and made us laugh.

May this report be the first in a long series of steps to insure that migrant farmworkers in Washington County will have adequate shelter in the future.

## GLOSSARY OF IMPORTANT TERMS

### Seasonal, Migrant Farmworker:

Farmworkers who come to Washington County to harvest the berry and cucumber crops. Length of stay is three to six months.

### Semi-Settled out, Migrant Farmworkers:

Farmworkers who are employed by the County's nurseries, who work almost year-around, but are not permanent residents of the County.

### Permanent Farmworkers:

Farmworkers who are permanent residents of Washington County.

THE NEED FOR MIGRANT FARMWORKER HOUSING  
IN WASHINGTON COUNTY

I. MIGRANT FARM LABOR DEMAND

A. Historical Demand

Toward the end of the 1960's, crops that traditionally required large numbers of seasonal labor for their harvesting, i.e. strawberries, raspberries, blackberries, black raspberries, and cucumbers, became increasingly dependent on migrant farm labor. Prior to the late sixties, metro-area youngsters were the the primary source of labor for these crops. However, the passing of federal labor laws prohibiting many youth from working in the fields resulted in a greater dependency on migrant labor. In addition, farmers began to realize that migrant laborers from Mexico and the Southwest were available and highly productive. Consequently, between the late sixties and the mid-seventies, an average of 3,000<sup>1</sup> migrant workers, per year, came to Washington County to harvest seasonal crops.

<sup>1</sup> Since 1975, secondary data sources have reported that between 2,756 and 4,725 seasonal farmworkers migrate to Washington County on an annual basis (Sources: Oregon Employment Division, OSPIRG, Oregon Community Services Program). Consequently, it is reasonable to assume a minimum of 3,000 annually migrated when demand was higher, i.e. late sixties to mid-seventies. This assumption has been verified by persons running the migrant daycare program. i.e. Tuality DayCare Program.

Between 1975 and 1976 seasonal, migrant labor intensive crop acreage dropped off sharply. For example, in 1975 Washington County had 2,300 acres of strawberries, in 1976 it had 1,350 acres. Growers on the Farmworker Housing Task Force indicated that this decline in acreage was caused by several factors. In 1975 many strawberry growers had difficulty getting enough migrant labor to harvest their crops on time. Between 1975 and 1976 diseases (strawberry yellow, mosaic and crinkle) attacked the strawberry plants resulting in the destruction of several acres. In 1975 Mexico decided to embark on a plan to significantly increase their strawberry production.

Since 1976, migrant labor intensive crop acreage has gradually increased. The following table illustrates this trend.

TABLE 1:  
WASHINGTON COUNTY  
MIGRANT LABOR INTENSIVE TREND \*  
CROP ACREAGE

CROP	1976	1977	1978	1979	1980
Strawberry	1,350	1,550	1,600	1,650	1,800
Raspberry	42	45	40	80	150
Black Raspberry	140	150	360	500	740
Blackberry	210	180	305	200	350
Cucumbers	435	495	550	550	680

\* Washington County Extension Service,  
Annual Report, 1980.

During the mid-seventies, nursery operators in Washington County became aware that large numbers of hard working migrants from Mexico and the Southwest were available. Consequently, as the number of seasonal migrant workers was declining somewhat, the number of migrant workers working in nurseries on a year-around basis increased dramatically. One nursery operator went from six employees in 1975 to a current payroll of over 50.<sup>1</sup> A number of migrant workers coming to Washington County to harvest seasonal berry crops ultimately ended up working for nurseries on a year-around basis. Working conditions and pay in the nurseries were/are generally more attractive than in seasonal berry crops. Consequently, nursery owners had/have little difficulty obtaining an adequate migrant labor supply.

#### B. Current Migrant Labor Demand

A survey of growers who employ migrant farm labor was conducted in April and May of 1980. Two meetings were held with farmers who employ seasonal labor and a list of growers using seasonal labor was developed (see Appendix D, Seasonal Migrant Dependent Acreage). Every grower on the list was contacted in person or by telephone.

<sup>1</sup> All nursery operators in Washington County employing migrant workers were interviewed. See Appendix B, Nursery Operator Questionnaire.

The survey contained questions on crops, acreage, labor requirements, and available housing units. Additional comments were solicited about the development of new migrant housing projects sponsored by a public agency or non-profit organization (see Appendix A for complete questionnaire).

The results of the survey indicate that the harvesting of at least 3,610<sup>1</sup> acres is currently dependent upon migrant labor. The survey also revealed that 2,434 migrant workers are needed for the 1980 strawberry season (see Appendix D for complete results). Since strawberries are the largest seasonal migrant dependent crop, the number of migrant workers needed to harvest strawberries reflects the largest number of seasonal, migrant farmworkers needed at any time during the year.

In addition to the grower survey, a survey of seasonal, migrant farmworkers was conducted in June, 1980. Using a random sample method, a representative sample was obtained of the county's "general" seasonal, migrant labor population during peak harvest time. The sample was constructed in a manner that would represent families, singles, other seasonal migrant workers residing in different parts of the county, seasonal migrants working for growers with housing facilities, and seasonal migrants working for growers with no housing facilities.

<sup>1</sup> This includes 800 acres of potatoes.

Seasonal, migrant farmworkers working for six different growers were surveyed (see Summary on following page). Growers were selected based upon the representation factors listed above. A total of 68 seasonal farm workers were interviewed constituting eight percent of the seasonal migrants working for selected growers.

Interviews were conducted between June 17 and June 27, 1980. Bilingual interviewers administered the questionnaire to the workers as they were coming out of the strawberry field, between 2:00 P.M. and 5:00 P.M. (See Appendix D, Migrant Farmworker Questionnaire).

The results of the seasonal migrants survey indicate that 62% (1,510) of the seasonal farmworkers coming to Washington County stay for four to six months. 16% (390) of these migrants are here for the strawberry harvest only. The survey results indicate the 8% (195) of the seasonal farmworkers remain to seek other work and become permanent residents. 14% (340) were not certain how long they would stay.

Of the migrant workers coming to Washington County for the 1980 harvest, 62% (1,510) are here for the first time and approximately 38% (925) have worked here before.



SUMMARY OF MIGRANT FARMWORKER  
SURVEY SAMPLE

<u>GROWER</u>	<u>GEOGRAPHIC AREA OF CAMP</u>	<u>MAXIMUM MIGRANT LABOR DEMAND</u>	<u>RANDOM SAMPLE SIZE NUMBER PERCENT</u>
K. Fields	North Plains	100	11 (11%)
R. Williams	Gales Creek	125	10 (8%)
R. Tankersley	North Plains	200	16 (8%)
M. Vasquez	Schools	150	12 (8%)
L. Duyck	Cornelius	500	10 (2%)
Matt Unger	No Camp	40	9 (22%)
TOTALS		840	68 (8%)

The survey results indicate that most of the seasonal workers, 70% (1,705) are here without their families, while 30% (730) are part of a family group working the harvest.

The average annual income for all the seasonal, migrant workers interviewed is approximately \$3,700. For families, average of six members, the average annual income is approximately \$4,800. For single seasonal workers, the average annual income is approximately \$2,700.<sup>1</sup>

<sup>1</sup> A large majority of the seasonal workers (74%) either would not answer this question, said they did not know, or gave an unrealistic figure, e.g. less than \$2,000.

In order to determine the number of migrant workers employed by the county's nurseries, all the nursery operators in the county were interviewed (see Appendix B for Questionnaire).

The results of this survey indicates there are a total of 883 migrant farmworkers working in nurseries in Washington County. These workers migrate from Mexico and the southwestern states to Washington County. They typically stay for nine to ten months before returning to their places of employment after spending one to two months back home.

IN SUMMARY, BASED ON OUR SURVEYS, THERE IS CURRENTLY A DEMAND FOR 3,633 MIGRANT FARMWORKERS IN WASHINGTON COUNTY.

#### C. Future Migrant Labor Demand

Machine harvesting has been successfully applied to the cane berry crops, i.e. raspberries, black raspberries, and blackberries. This has lessened the need for migrant labor somewhat. However, machine harvesting has not been successfully adopted for the harvesting of strawberries and cucumbers. Being ground crops with multiple pickings, strawberries and cucumbers do not easily lend themselves to mechanical harvesting. In addition, strawberries are very fragile compared to other berries. A slight bruise on a strawberry quickly ruins the fruit. De-stemming also presents a problem for machine adaptation. Consequently, there is a large gap between machine technology and the plant characteristics of strawberries. All of the growers interviewed

(see Appendix D for list), indicated that machine harvesting of cucumbers and strawberries was not likely in the foreseeable future.

Based on figures regarding the number of seasonal workers coming to Washington County and the finding that farmers employing them are not planning to further mechanize their harvest, it is our opinion that the seasonal farmworker population will remain stable at approximately 2,000 during the next five years. It should be noted that fewer seasonal farmworker families are migrating to the county. The growers and farmworkers indicated that this was due to a deterioration in seasonal farmworker housing conditions. Consequently, the provision of adequate housing facilities would work to stabilize the seasonal farmworker population and restore a higher proportion of families.

Interviews conducted with the county's nursery operators revealed that forty percent of them want to increase their acreage during the next few years. Consequently, a moderate increase in the number of migrants working for nurseries can be expected. The amount of increase will depend upon the extent to which those operators looking to expand can find suitable farm land.

In summary, the demand for migrant labor to harvest berry and cucumber crops will remain at its current level for the foreseeable future, while the demand for migrant labor to work in nurseries will slightly increase during the next few years. THE CURRENT DEMAND FOR 2,435 MIGRANT WORKERS AT PEAK HARVEST TIME (JUNE) WILL REMAIN STABLE FOR THE NEXT FEW YEARS. THE CURRENT DEMAND FOR 883 MIGRANT LABORERS TO WORK IN THE COUNTY'S NURSERIES WILL PROBABLY INCREASE SLIGHTLY, 100-150 MORE WORKERS NEEDED DURING THE NEXT FEW YEARS.

## II. PERMANENT FARMWORKER LABOR DEMAND

The number of permanent farmworkers in Washington County is smaller than the number of migrant farmworkers. The survey of nursery operators revealed that they employ approximately 100 permanent farmworkers. The survey of seasonal, migrant employers indicated that they employ 180 permanent farmworkers. To find out how many other permanent farmworkers there are, a random sample of the general farmer population in the county was drawn. The sample was compiled by taking every tenth name off a list of 700 farmers obtained from the Agricultural Stabilization

and Conservation Service. Forty-five of the seventy farmers constituting the random sample were contacted by phone.

The survey of the general farmer population indicates there are five permanent farmworkers for every 45 farmers. According to the 1978 Agricultural Census, there are 900 full-time farmers in Washington County. Subtracting the ten nurseries and twenty-two berry and cucumber growers from this number leaves 868 full-time farmers. Using the formula of five permanent farmworkers for every 45 farmers, an appropriate figure of 95 additional permanent farmworkers is arrived at.

Interviews with farmers suggest that the housing needs of permanent farmworkers are less severe than those of migrant farmworkers. Although they have difficulty finding housing, the housing units permanent farmworkers occupy are of better quality and less crowded.

The number of permanent farmworkers employed by the county's nurseries should increase as some of the nurseries are able to expand in the next few years.

### III. MIGRANT LABOR HOUSING CONDITIONS

#### A. Seasonal Housing or "Migrant Camps"

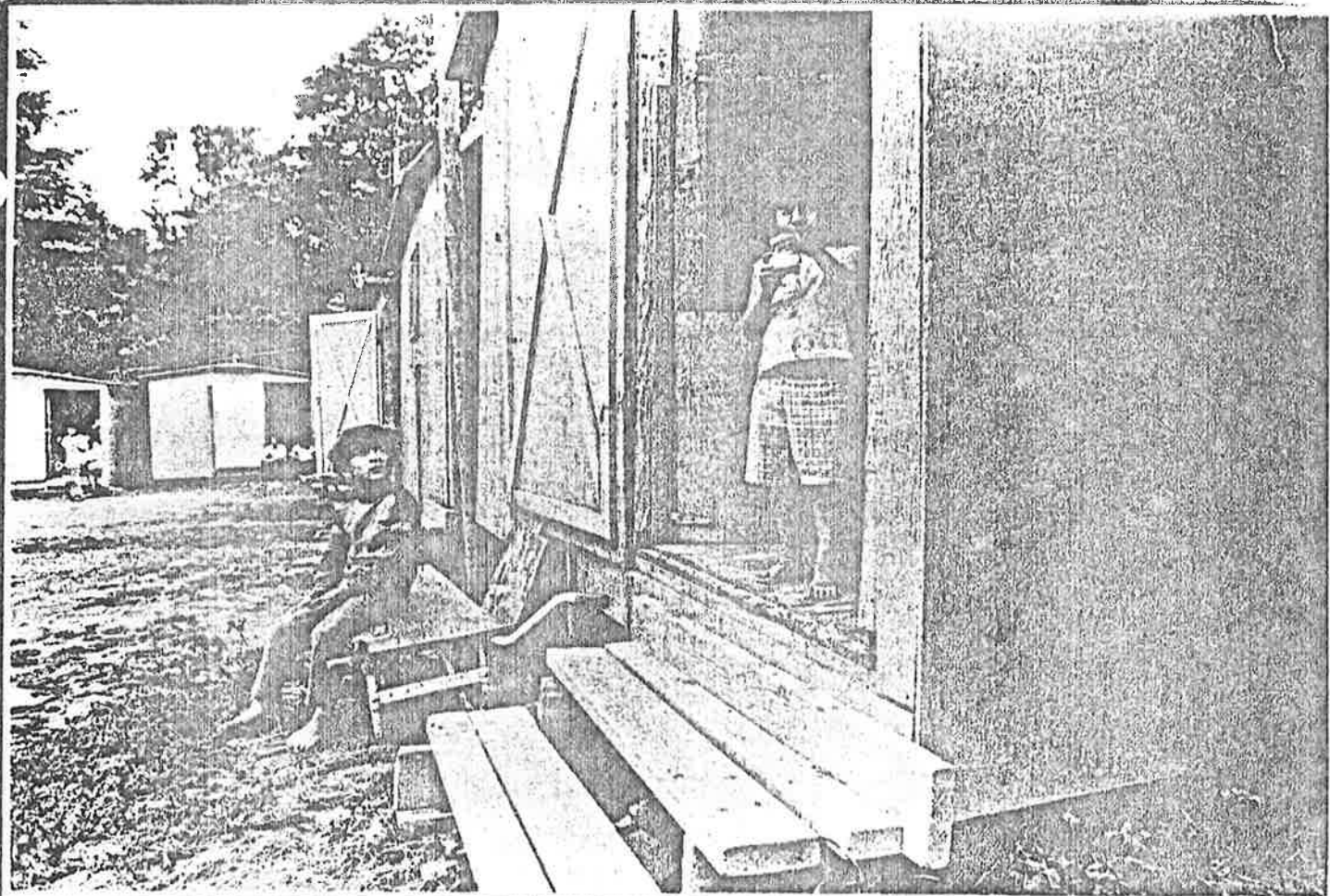
At present, most migrant workers coming into the county to harvest berries and cucumbers are dependent on grower operated housing facilities of one kind or another. Virtually all of

these structures are aging and ill-equipped or substandard by local health and housing codes. Attached Appendix C, Existing Migrant Housing Facilities, identifies all existing housing facilities, commonly referred to as "camps" by the growers.

A survey of the migrant labor camps was conducted in May, 1980. Fifteen camps were identified by contacting the State Office of Workman's Compensation and the Farmworker's Legal Aid Office. Each camp was inspected and the total units counted. A total of 380 housing units or "cabins" were counted. Growers interviewed indicated that these units could house approximately 1,503 migrant workers. The camps are located in the western part of the County: North Plains, Gales Creek, Cornelius, Banks, and Scholls (see Appendix C for list of camps).

The survey revealed that migrant housing units in Washington County vary from the typical single units size of 12 foot by 16 foot to larger four-plexes in which living space for large families can be accomodated. The housing units are typically constructed on concrete piers or wood beams with a single sheet of plywood and tarpaper for the walls. (See pictures on next page). Most units have a small sink and hotplate for preparing meals. Some units have no individual cooking facilities.

Growers gave approximate numbers in response to capacity question.





A window opening, approximately 2 foot by 2 foot with a screen, is located in one or two walls. Bathroom and laundry facilities are centralized in separate buildings where lighting is often inadequate for night use. Typical migrant housing deficiencies include: lack of adequate space (average occupancy of 5-6 persons in a 12 foot by 15 foot unit); lack of adequate lighting, and; lack of adequate ventilation.

Most of these "camps" are over 20 years in age. The survey found that although several growers conduct responsible on-going maintenance programs, a number of the existing units are in a serious stage of deterioration and will be closed voluntarily or involuntarily by the state enforcement agency, Worker's Compensation Department. In the meantime, these units meet only the most marginal needs for farmworkers. Existing migrant housing facilities are filled each year and it is not uncommon to find those who cannot be housed in existing "camps" housed in barns or substandard housing not otherwise rentable in the market place. (See results of Migrant Farmworker Questionnaire, Appendix E).

During the past few years, many of these camps have been cited for health violations of one kind or another. In 1978, the Oregon Student Public Interest Research Group, OSPIRG, published a report entitled "Migrant Living Conditions". This

report concluded that migrant housing conditions in Washington County were deplorable. At five migrant housing camps surveyed in Washington County, OSPIRG found 66 apparent violations of health and safety codes. According to the OSPIRG report, the poor housing conditions were caused by inadequate inspection procedures, the lack of strong sanctions for health and safety violations, and weak housing/health standards. Overcrowding was cited as a major problem.

The Oregon State Worker's Compensation Department, Accident Prevention Division, periodically inspects migrant farmworkers housing camps in Washington County. A recent inspection (1979) revealed that in the eight camps visited in Washington County, 128 health & safety violations were found: e.g. untested water, no toilet seats, inadequate waste disposal, no hot water, no fire protection, and inadequate lighting.

The survey of migrant farmworkers conducted in June, 1980 revealed that 85% of them live in these camps or in barns. Sixty-six percent of the workers indicated that their living conditions in Washington County were worse than where they came from, e.g. Mexico. When asked how their current housing could be improved, migrant workers cited a number of things: clean bathrooms, stop leaks in roof, add kitchen sink, provide inside toilets, install glass windows, provide laundry facilities, provide ice box, provide table, mattresses, and stove. (See Appendix E for summary of questionnaire results).

## B. Year-Around Housing

A comprehensive survey of year-around farm labor housing was not completed because the residences are dispersed throughout the western part of the County, in both rural and urban areas. The nursery operators, the main employers of year-around farm labor, indicated the workers primarily reside in the Hillsboro, Forest Grove, North Plains, and Cornelius areas.

According to the survey of nursery growers, the year-around farm labor earns an average of \$8,000 per year. Figuring 25% of one's income being spent on shelter, the typical year-around farmworker could afford to pay \$167 per month in rent.

Some units housing migrant nursery workers were identified and inspected. These units appeared as though they had not received regular maintenance and repair. By most standards, they would be considered to be substandard. Every unit identified was overcrowded. For example, eleven single persons were found living in the upstairs of a rural house. The upstairs contained only two bedrooms. A hot-plate and sink served as the kitchen facility. In another example, the Hillsboro Fire Marshall revealed that between 20 and 30 nursery farmworkers had been found living in an unimproved basement of a house. The basement lacked fire exits, windows and adequate ventilation.

#### IV. CONCLUSION & ANALYSIS

##### A. The Need for More Farmworker Housing

As indicated earlier, the county currently has migrant housing facilities capable of housing 1,503 migrant farmworkers. Two thousand four hundred thirty five workers are needed at peak harvest time. Consequently, 932 migrant farmworkers must live out of their cars, camp-out, or find alternative substandard housing such as barns or abandoned houses. A CRITICAL NEED EXISTS TO IMMEDIATELY PROVIDE HOUSING FOR 932 MIGRANT WORKERS WHO COME TO WASHINGTON COUNTY TO HARVEST BERRIES AND CUCUMBERS.

##### B. The Need to Improve or Replace Existing Housing

The existing 383 housing units or "cabins" for migrant farmworkers are aging, (most are over 20 years), ill-equipped (lights and plumbing), and are substandard (inadequate walls, roofs, windows, doors, wiring, etc.). CONSEQUENTLY, THERE IS A NEED TO REPLACE ALL OF THESE UNITS OVER THE NEXT SEVERAL YEARS.

The study also suggests that most of the housing units occupied by the 883 migrants working for nursery operators are in need of rehabilitation or replacement. Many of these shelters are substandard housing units in Hillsboro, Cornelius, Forest Grove and North Plains. USING AN AVERAGE OF SIX<sup>1</sup> MIGRANT WORKERS PER HOUSING UNIT, A NEED EXISTS TO REHABILITATE OR REPLACE APPROXIMATELY 147 HOUSING UNITS FOR YEAR-AROUND MIGRANT FARM WORKERS.

<sup>1</sup> The survey of seasonal, migrant farmworkers indicated an average household size of between six and seven persons. Consequently, it is reasonable to assume a factor of six persons per unit in calculating the number of units in need of rehabilitation.

## C. The Causes of Poor Farm Labor Housing Conditions

### 1. Inability of Farmers to Finance Adequate Housing Stock.

Most of the migrant housing "camps" were constructed in the early sixties. Towards the end of the sixties, farmers began to rely more heavily on migrant labor due to a drop-off in the local labor supply and a realization that workers from Mexico and the Southwest were available and highly productive. As the number of migrant farmworkers increased, the housing stock failed to increase proportionally. One reason for this was the inability of farmers to acquire the necessary financing to build large scale housing projects.

The rapid increase in housing costs during the past decade has exacerbated the problem of being able to finance farm labor housing. The uncertainty of future farm income along with high interest rates makes it extremely difficult to obtain financing.

### 2. Inability of Farmworkers to Address their Housing Needs.

Historically, low-income families and individuals have had difficulty accessing the housing market. Of all low-income groups migrant farmworkers have had the most difficulty obtaining adequate housing. Given their temporary residential status, migrant farmworkers are often disqualified from participation in any mortgage loan program.

3. General Community Tolerance of Inadequate Farmworker Housing Conditions.

The growers, farmworkers, and the community at large exhibit a tolerance of existing housing conditions. The farmers exhibit an attitude that little can be done to significantly improve housing conditions. Migrant farmworkers either must accept the housing conditions or leave the County. In spite of several public displays of concern, such as feature newspaper articles, and in 1970, the joint effort of several church groups and the Washington County Community Action Organization to form a County Housing Authority, the general community seems willing to forget about the housing problems of migrant farmworkers.

4. Community Resistance to Efforts at Providing Adequate Farm Labor Housing.

Considerable resistance toward proposed migrant farmworker housing projects has occurred in the past. One local grower detailed a series of protests against him and his family which were designed to discourage the construction of additional farm labor housing units. In one instance, his farm was visited by 20 to 25 protesters. In another case, he was called into a city council meeting and confronted by a number of angry citizens.

In another community, a farmer who had carefully responded to all the building requirements in order to qualify twelve farmworker housing duplex units for construction found the city had changed its building ordinance to disqualify his project. The city had abruptly amended its building code to require car ports and recreational

open space for all new duplexes. The additional cost requirements produced by the new ordinance precluded the farmer from obtaining the necessary financing. The city had dropped the garage requirement for single family dwellings the year before.

RESOURCES AND PROGRAMS  
FOR ADDRESSING FARMWORKER HOUSING NEEDS  
IN WASHINGTON COUNTY

I. FEDERAL PROGRAMS AND RESOURCES

A. Farmers Home Administration (FmHA)

1. Section 514/516: Farm Labor Housing Loans and Grants.

Grants and loans under this program can be used to purchase housing sites and construct various types of housing for farmworkers. Individual farmers, farmer associations or broad based public or private non-profit organizations, farmworker organizations or state or local government agencies may qualify for low interest loans and grants under this program. Grants may not exceed 90% of the total development cost. Loans may be amortized over a 33 year period at 1% interest. For the current fiscal year (1981), Farmer's Home has set aside 54 million dollars for this program, ten million dollars in grants are earmarked for seasonal (six months residency) housing facilities.

2. Section 515: Rental Housing Loan Program

This program provides reduced interest loans to individuals, profit corporations, non-profit corporations, consumer cooperatives, associations, trusts, partnerships, limited partnerships, and state or local public agencies for the purpose of constructing housing for low and moderate income residents in rural communities. Debt service



may be reduced to as low as 1% depending on the adjusted family income of the project occupants. Amortization may extend over 50 years. Priorities are given to private non-profit and state or local agencies if insufficient funds are available for all pending applications during any fiscal year.

### 3. Section 502: Home Ownership Loan Program

This program is FmHA's basic home ownership program. Reduced interest for mortgage loans may be obtained from FmHA by low and moderate income families to buy, construct, relocate, rehabilitate, improve, or weatherize a dwelling and related facilities. The size of the loan is limited to the amount necessary to provide adequate housing, modest in size, design and cost. Generally, homes must contain less than 1,300 square feet.

### B. Community Services Administration (CSA)

The Community Services Administration has a Housing Division that funds various housing projects. CSA's housing programs are currently funded under legislation contained in Titles II and VII of the Economic Opportunity Act of 1964 as amended. During fiscal year 1980, CSA has allocated an annual fund of 20 million dollars for housing activities. The following policies determine the kind of housing activities that will be funded: 1) CSA shall support programs that provide technical assistance and training to assist officials in small towns with large percentages of poor people to implement community development programs that improve housing conditions of the poor in their communities; 2) CSA shall develop and support programs that

provide its grantees with expertise to acquire and manage existing housing stock; 3) CSA shall support technical assistance programs designed to provide low-income groups with the expertise to take full advantage of available housing programs; 4) CSA shall support programs on a demonstration basis to rehabilitate existing homes; 5) CSA will support a geographical distribution of housing agencies that provide a wide range of services to low-income organizations and individuals. All of these activities could potentially address farmworker housing needs.

C. Department of Housing and Urban Development (HUD)

The Department of Housing and Urban Development has a Cooperative Housing Program that could address the housing needs of permanent farmworkers in Washington County. Under this program HUD will insure a mortgage loan to a non-profit corporation for the development or purchase of a multi-family structure containing five or more units. The non-profit corporation then sells the individual units to persons seeking to become members of the cooperative.

D. Housing Assistance Council (HAC)

The Housing Assistance Council is a national non-profit corporation federally funded to increase the availability of decent housing for rural low-income people. Originally established in 1971 to carry out a grant from the Office of Economic Opportunity, jurisdiction over its work was transferred to the Federal Department of Urban Development.

The Housing Assistance Council currently has a revolving loan fund of one million dollars for housing organizations to provide funds for land or land options, engineering, legal and architectural fees, and other services or development costs which are recoverable under the financing of the program to be used. In other words, the program provides seed-money or front-end money to housing development projects. The development must provide housing for low-income families and be located in a small town or rural area. HAC loans, therefore, could provide pre-development funds for farmworker housing projects.

E. Rural Community Assistance Corporation (RCAC)

Since its inception in September of 1978, the Rural Community Assistance Corporation has been active in western states, providing training and technical assistance to rural housing providers. The training and technical assistance which is given focuses on the needs of rural agencies administering housing programs. If there is an on-going program or if there is just the desire to start a program, RCAC works with the agency to write up a development plan, and then trains the agency staff in the financing, development, operations, and management of a housing program. In short, RCAC could provide technical assistance to any group that is interested in developing a farmworker housing project. RCAC is based in Sacramento, California.

## F. Rural America

Rural America is a non-profit corporation, based in Washington, D.C., that provides technical assistance and funding for local rural housing groups, called delegate agencies. Rural America works with its delegate agencies to package housing construction grant/loan proposals to the Farmers Home Administration and Department of Housing and Urban Development. An organization in Washington County concerned about addressing farmworker housing needs could apply to Rural America for delegate agency status.

## II. STATE PROGRAMS AND RESOURCES

### A. State of Oregon Resources

The Oregon State Housing Division currently operates two programs and has one inactive program oriented toward low and moderate income persons that could benefit migrant farmworkers:

#### 1. Single family mortgage purchase program

This program provides low-interest loans to low income persons enabling them to purchase homes<sup>1</sup>. This program could assist permanent farmworkers.

<sup>1</sup> Current low-income figures for the State are:

1 person household:	\$7,300
2 person household:	\$8,350
3 person household:	\$7,400
4 person household:	\$10,450, etc.

## 2. Multi-Family Housing Program

This program provides low-interest financing to developers for multi-family housing projects. Funds are allocated based on a comparative ranking of geographic areas within the State. Areas are ranked according to their concentration of low income residents<sup>1</sup>. This program could potentially assist migrant farmworkers.

## 3. Pre-Development Fund

In addition to the two on-going resources mentioned above, the State of Oregon has authorized a pre-development loan fund, which is presently inactive. The loan fund assists organizations and agencies attempting to obtain full financing for housing projects that will benefit low-income residents. Money is loaned out with no interest and is repayable upon receipt of construction funds. For example, the Farmer's Home Administration requires the development of a final application that includes site options, and complete architectural designs before they will release any construction monies. The State's pre-development loan fund can be used to cover the cost involved in site selection and building design.

<sup>1</sup> In order to qualify, 30% of the residents in the geographic area to be served have to be low-income.

## B. Farmworker Housing Programs in Other States

A survey of states was conducted, with assistance from the State's Community Service Program, to determine how many had Farmworker Housing Programs. Of the twenty-one states that responded to the inquiry, three indicated they had a migrant farmworker housing program i.e., California, Washington, and Florida.

### 1. California

The Office of Migrant Services (a department of the Department of Housing and Community Development) is the oldest state operated migrant farmworker housing program in the West. Since its establishment over twenty years ago, this agency has sponsored the development of over 2,000 migrant farmworker housing units. The Office of Migrant Services provides matching grants of up to 50% to local entities for developing new or rehabilitated housing for low-income agricultural employees. Those eligible to receive grants are local public agencies, non-profit corporations, and cooperative housing corporations. Grant funds may be used to repay seed-money, loans and/or to meet land acquisition costs, architectural, legal, engineering, permit, and loan fees, site preparation costs, and construction expenses.

### 2. Washington

The State's Office of Farmworker Housing provides technical assistance to organizations seeking to develop farmworker housing development proposals. During the past two years, the Office has assisted several local housing authorities package farmworker

housing pre-application and final applications for submission to the Farmers Home Administration.

### 3. Florida

In 1979, Florida passed a Farmworkers Housing Assistance Act. Under this Act, public agencies with one-third migrant representation on their board of directors are eligible to apply for "up front" monies to be utilized in providing housing for migrants. The Act also provides for the establishment of a management component as well as for initial operating expenses. The "up front" monies may not be used for site acquisition or construction. Fundable activities include binder fees, land surveys, and professional costs associated with pre-development planning. A copy of Florida's legislation is included as an example of the kind of legislation Oregon should consider (see Appendix F).

## III. LOCAL FARMWORKER HOUSING PROGRAMS

### A. Local Programs in Oregon

A grower association and two housing authorities have developed farmworker housing projects in Oregon. Orchard Homes, Inc., a grower association in Milton-Freewater, Umatilla County, has constructed 142 units of year-around farmworker housing using Farmers Home 515 loan funds. The Marion County Housing Authority has constructed 52 units of year-around farmworker housing using FmHA 514/516 loan/grant funds. The Malheure County Housing Authority has recently built 24 units of year-around farmworker housing with Farmers Home 514/516 grant/loan funds.

## B. Local Program Options in Washington County

### 1. Washington County Housing Authority

The Washington County Housing Authority was established partly as a response to the perceived need for improving migrant farmworker housing conditions. In 1970, a collective of several Church groups in Forest Grove, a community surrounded by farming activity, worked together to form the Washington County Housing Authority.

Since its inception, the Housing Authority has focused primarily on providing Section 8 rent supplements. During the past couple of years, the Housing Authority has started a number of new programs i.e., Section 23 leased public housing, multi-family moderate rehabilitation, and housing acquisition. None of these programs benefit seasonal migrant farmworkers. All of the programs are available to semi-settled out migrant and permanent farmworkers. However, given the lengthy client waiting list which the Housing Authority maintains and the relative transiency of migrant farmworkers, the programs have not addressed migrant housing needs.

During 1980, the Farmworker Housing Task Force and the Washington County Community Action Organization appeared before the Housing Authority's Board of Directors on two occasions requesting that they sponsor a pre-application (Section 514/516) to the Farmer's Home Administration for funds to construct 108 units of seasonal, migrant farmworker housing. With the exception of one member, the Housing Authority Board was opposed to sponsoring the pre-application.



The Housing Authority cited shortage of staff time for not sponsoring the pre-application. The Board also argued that its increased activity in the areas of leased and acquired public housing and multi-family moderate rehabilitation prohibited their involvement in a new program. In addition, the Housing Authority's legal counsel provided an opinion that indicated the Housing Authority could not administer a program serving seasonal migrant farmworkers because they are not residents of the county. The Housing Authority maintained that the migrant housing programs in Milton-Freewater and Marion County were for year-around occupancy and therefore, served residents of the state.

Although the Washington County Housing Authority has the potential to address the needs of farmworkers as has the Marion County Housing Authority, it has chosen not to sponsor such programs at the present time.

## 2. Grower Association

Growers employing migrant farmworkers can organize an association that could develop housing projects. As mentioned earlier, Growers in Milton Freewater have formed an association that has sponsored the construction of 142 housing units for year-around migrant farmworkers.

Unfortunately, little potential exists for forming a grower's association in Washington County. Two meetings were held with growers to determine if they were interested in forming a grower's association to sponsor farmworker housing projects. The response was negative. Most of the farmers preferred their independent status.

This independent spirit of the growers is exemplified by the fact that they have never collectively bargained with food processors in order to enhance the annual sale of their crops.

### 3. Washington County Office of Community Development

The County's Office of Community Development has recently implemented a housing rehabilitation program for low and moderate income residents. This program provides no-interest loans to low-income households in need of rehabilitation. The loans are paid back upon sale of the home. Permanent farmworkers could apply for this housing assistance.

The previous Chairman of the County Board of Commissioners and the Director of the County's Office of Community Development have indicated the County is not interested in sponsoring seasonal, migrant farmworker housing projects.

### 4. Washington County Community Action Organization (WCCAO)

The Washington County Community Action Organization could sponsor and manage farmworker housing projects. In order to do so, it would have to include farmers and farmworker representatives on its Board. In addition, it would have to amend its mission statement to include a greater emphasis on direct service and less emphasis on advocacy.

### 5. Housing Development Corporation (HDC)

Another local program option for Washington County is that of establishing a Housing Development Corporation that would sponsor housing programs for farmworkers. Three HDC's have been

established in California and one has just recently been set-up in Coos County, Oregon. As private, non-profit organizations, HDC's are eligible for grants from both the Farmer's Home Administration and the Department of Housing and Urban Development. A membership of twenty-five growers, farmworker representatives, public officials, and citizens at large is required in order to qualify for FmHA grants.

## FARMWORKER HOUSING ACTION PLAN

### I. PROGRAM PRIORITIES

The first priority of this plan is to respond to the housing needs of seasonal, migrant farmworkers. In response to this priority, actions should be undertaken which will provide additional rental housing to supplement existing grower operated units, and provide additional rental units during the 1980's to replace existing grower operated units which are substandard.

The second priority of this plan is to respond to the housing needs of the semi-settled out, migrant workers associated with horticultural production in the county.

These priorities have been developed in response to the needs assessment, Section I, which indicates that seasonal migrants are subjected to worse housing conditions than permanent farmworkers, and to the position of the Farmworker Housing Task Force that seasonal, migrant housing needs should be the top priority. In establishing this policy the Task Force emphasized the role of migrant workers in food production versus the non-food relationships which are present with the semi-settled out workers in the specialty horticultural industry. In addition, the Task Force placed considerable weight upon the longevity of the housing problems experienced by seasonal, migrant workers in the county.

While primary efforts should be directed toward addressing seasonal, migrant farmworkers' housing needs, a concurrent effort should also be made to take advantage of housing programs which would also assist semi-settled out, migrant farmworkers. Toward this end, technical assistance should be made available to growers or developers who may be interested in utilizing Farmers Home 514 or 515 program funds. These programs and their related procedural requirements are not commonly understood. Without technical assistance, interested persons tend to be easily discouraged from submitting proposals.

## II. SPONSORSHIP ALTERNATIVES

The first step in any successful farmworker housing program is identifying or organizing a local sponsor that has a clear understanding of farmworker housing needs and will aggressively seek appropriate remedies.

The Farmworker Housing Task Force realized the importance of the sponsorship factor early in its deliberations. The following criteria were established to aid the search for the most appropriate and potentially effective sponsor: 1) the sponsor should have a deep concern about the need for farmworker housing assistance; 2) the sponsor should be a broad based organization; 3) the sponsor should have a good understanding of farmworker housing problems in Washington County; 4) the sponsor should be able to work well with the County's Planning Department; 5) the sponsor should have

farmers and farmworkers represented on its governing board; 6) the sponsor should be able to conduct periodic evaluations of projects and needs; 7) the sponsor should have experience in constructing and managing public housing projects.

When the Farmworker Housing Task Force applied the above criteria to the five potential sponsors, a Housing Development Corporation turned out to be the most qualified. As mentioned earlier, the Housing Authority did not feel it could sponsor farmworker housing projects. All of the potential sponsors did not address the criteria of having farmers and farmworkers represented on their governing boards.

The WCCAO Board of Directors agreed to have WCCAO as an interim farmworker housing sponsor while a Housing Development Corporation is being established. The Board felt it should not be the ultimate sponsor of farmworker housing projects because its mission is not direct service oriented and it would have to change the composition of its Board. WCCAO was the sponsor of the pre-application of a 514/516 loan/grant proposal to Farmers Home last summer (August, 1980).

The formation of a Housing Development Corporation has proceeded. The Farmworker Housing Task Force has served as the nucleus of the Corporation. Officers of the "Housing Development Corporation of Washington County" were elected March 11, 1981. The articles of incorporation have been submitted to the state for approval. See copy, Appendix I.

### III. MATCHING RESOURCES & NEEDS

The national concern for agricultural production and the well being of the American farmer is reflected in a number of federally funded programs including housing programs that are responsive to farmworker housing needs. These programs, principally funded through the Farmers Home Administration and the Department of Housing & Urban Development, were described in Section Two of this report. The table below provides a cross reference of program types and intended clientele.

PUBLIC HOUSING FINANCE PROGRAMS AVAILABLE TO FARMWORKERS IN OREGON:

FED. AGENCIES	PROGRAM TYPE						INTENDED CLIENTELE							
	Direct Ln's. or Grants	Rent Supplement	Direct Development	Mortgage Purchase	Mortgage Insurance	Interest Supplement	Non-Profits	Cooperatives	Developers/Growers	Home Owners	Regular Renters	Seasonal Renters	Low Income	Mod. Income
FmHA Sec. 502	X					X				X			X	X
Sec. 514	X					X	X	X		X	X	X	X	X
Sec. 515	X					X	X	X		X	X	X	X	X
Sec. 516	X	X					X			X	X	X	X	X
Sec. 523 & 524	X					X	X		X				X	X
HUD Sec. 8		X								X			X	X
Sec. 207				X			X	X		X			X	X
Sec. 213				X				X	X	X			X	X
Public Hsng.	X									X			X	
Co-op Hsg.	X						X	X		X			X	X
STATE HSG. DIV.														
Single Family				X					X				X	X
Multi-Family	X	X		X					X	X			X	X
LOCAL AGENCIES														
Public Hsg. Auth.	X	X	X							X			X	X
Housing Devel't Corporation	X	X	X			41		X		X	X		X	X
Cash. Co.Off. of Comm. Dev.	X								X				X	X

The following summary highlights housing assistance programs relevant to migrant farmworker housing needs.

1. Seasonal, Migrant Farmworkers

The housing program with the greatest promise for seasonal, migrant workers is the FmHA 514/516 loan/grant Program. Successful, seasonal housing projects usually require a high portion of grant money, e.g. 90% grant, 10% loan and should be coupled with FmHA's Section 516 rental assistance program. Congress has traditionally appropriated large sums of money for this program; \$55 million in 1980, and \$53 million in 1981. At the present time, a Housing Development Corporation would be the best sponsor of a 514/516 loan/grant application.

2. Semi-Settled Out Migrant, Farmworkers

The housing programs which can provide assistance to workers in this category are: 1) FmHA's 514/516 Labor Housing Program, 2) FmHA's 515 Multi-Family Program, 3) HUD Co-op Program, 4) Housing Authority Subsidized Rentals; and 5) State Multi-family Program. A Housing Development Corporation can be a qualified sponsor for any of these programs, except for Housing Authority subsidies. A Housing Development Corporation would be the most effective sponsor of migrant farmworker housing applications Program, and the state Multi-Family Programs.



### 3. Permanent Farmworkers

The HUD Cooperative Housing Program has received wide attention and use in the East and offers a more economically ownership approach to housing than most other programs. It should be seriously considered for use by permanent farmworkers in Washington County. However, the key to its success will be a local sponsor who can function as a facilitator in organizing a group of farmworkers interested in forming a cooperative housing project. Without such a catalyst, it is doubtful that a cooperative project will materialize. A Housing Development Corporation could be the catalyst.

## V. DEVELOPMENT PROBLEMS & STRATEGIES

Most housing development projects are complex and somewhat difficult. Each development has its own set of site and construction problems. The fundamental development process, hopefully, is the same for all housing projects. It typically involves those steps listed in Appendix G. While the purpose of the report is not to discuss each of the development steps in detail, this section will address the problems and methods of site acquisition and obtaining development permits.

### A. Site Acquisition & Location

Obtaining control of a desirable site is perhaps the most critical factor in the success of a housing project. Prior to making a final determination on a specific site, a thorough evaluation should be undertaken. The "Land Analysis" form contained in Appendix H can be used for this purpose. This form is also useful in compiling a comprehensive cost list, and in developing a general profile of development problems which must be addressed.

Identification and acquisition of seasonal, migrant housing sites presents a special set of considerations. First, the housing will be vacant approximately half of the year, during which time it will be a target for vandalism. Second, seasonal migrant workers identify more with rural than urban areas. Third, urban residents and public officials do not look with favor upon centralized housing for migrant laborers. Consequently, seasonal, migrant

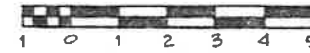
housing sites should be located in rural areas, near places of employment. Suggested general locations include Scholls, south of Cornelius and the North Plains area. (See map on next page).

At the present time, FmHA requires all farmworker housing it funds to have access to public water and sewer systems. A waiver from this requirement would be required for most rural sites. Should a waiver be granted, an approved water source and septic system would have to be assured in lieu of the public facilities. The Farmworker Housing Task Force has been assured by the Director of the County's Health Department that this would be possible.

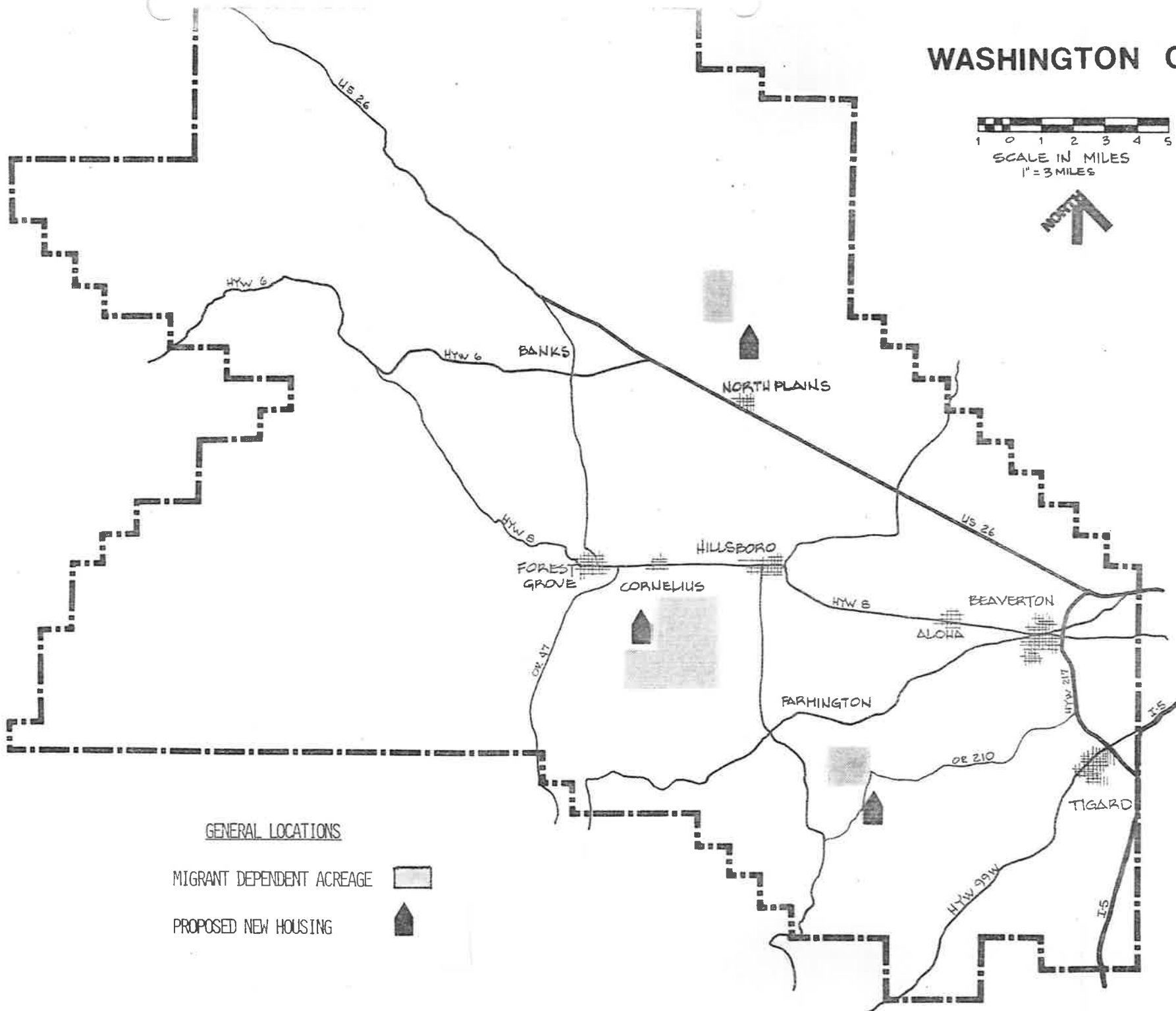
#### B. Obtaining Development Permits

During the last six years, the State has mandated comprehensive land use planning by local government. Most of these local governments have adopted certain pre-development review procedures. Consequently, new developments must respond to requirements in the following areas: 1) Planning policies & goals; 2) Zoning requirements; 3) Site & design review criteria; and 4) Building & construction codes. Housing development sponsors must be aware of local zoning and design review requirements & procedures. Sites with appropriate zoning should be sought.

# WASHINGTON COUNTY



SCALE IN MILES  
1" = 3 MILES



GENERAL LOCATIONS

MIGRANT DEPENDENT ACREAGE

PROPOSED NEW HOUSING



In some cases the desired site may not have appropriate zoning and a zone change or conditional use permit must be requested. This process can create a series of problems and/or obstacles for the sponsor. In addition, this process involves an advertised public hearing that can easily become a forum for public resistance to migrant farmworker housing. Zone changes and conditional use permits should, therefore, be avoided if possible.

The present county planning policies encourage group or multi-family type housing in urban areas. These policies also are responsive to allowing seasonal worker housing in rural or natural resource designated areas of the county. The county's present zoning ordinance regulates migrant housing through the use of an administrative review process conducted by County staff. However, the county is in the late stages of complying with state wide planning goals and is reviewing its zoning ordinance procedures. The initial effect of the current revision has been to designate migrant housing as subject to conditional use procedures, thus requiring at least one public hearing before the County Planning Commission.

A migrant farmworker housing development strategy should emphasize retaining the administrative zoning review process as opposed to the conditional use requirement. As of this writing the WCCAO staff has advocated for the retention of the administrative review process, without public hearings, for seasonal, migrant farmworker housing developments in rural areas.

Design review requirements can vary between jurisdictions, but in general, they are based upon an adopted series of criteria intended to create or maintain functional and visual compatibility among land uses. It is important that the sponsor understand this process and not leave it entirely to the project architect to address. The sponsor should work with the architect on the site plan, addressing such items as points of access, storm drainage, location of parking, etc. Successful housing projects are the result of a clear perception and understanding by the developer or sponsor of what is wanted.

The Design Review process normally involves a public presentation before a composite board of laymen and design "experts". An effort should be made during this proceeding to address the site plan, the building design, building materials, landscaping, outdoor activity areas, parking and lighting.

Finally, it is the obligation of the project architect to assure that the project plans meet all building and construction codes. Plans should also be reviewed to assure that they are properly detailed with full specifications. This will prevent difficulties arising between the sponsor and the contractor during construction.

## SUMMARY

### 1. NUMBER OF MIGRANT FARMWORKERS IN WASHINGTON COUNTY

Currently, there are 3,318 migrant farmworkers coming into the county on an annual basis. Of this total, 2,435 are seasonal, migrant farmworkers staying for four to six months to harvest berry and cucumber crops. 883 of these migrants work on a year-around basis for the county's nurseries. The number of year-around migrant farmworkers will slightly increase over the next few years due to a growth in horticultural production in the county.

### 2. MIGRANT LABOR HOUSING CONDITIONS

A critical need exists to immediately provide housing for 932 seasonal, migrant farmworkers. In addition, a need exists to replace the existing 380 units of seasonal, migrant housing or "migrant camps".

A need also exists to rehabilitate or replace 147 housing units for semi-settled out migrant farmworkers employed by the county's nurseries.

3. RESOURCES AND PROGRAMS FOR ADDRESSING FARMWORKER HOUSING NEEDS IN WASHINGTON COUNTY

A multitude of federal programs and funding sources are available to address migrant farmworker housing needs: Farmers Home Administration, Community Services Administration, Department of Housing and Urban Development, Housing Assistance Council, Rural Community Assistance Corporation, and Rural America. To address the critical need to provide housing for seasonal, migrant farmworkers in Washington County, the Farmers Home Administration's 514/516 loan/grant program is the most appropriate and accessible program resource.

4. FARMWORKER HOUSING ACTION PLAN

The top priority of the Action Plan should be that of addressing seasonal, migrant housing needs. The second priority should be to address the housing needs of semi-settled out migrant farmworkers employed by the county's nurseries.

A Housing Development Corporation should be established to address farmworker housing needs in Washington County. This Corporation should initially pursue obtaining 514/516 loan/grant funds from the Farmers Home Administration to construct seasonal, migrant housing units. The HDC should then focus on addressing the housing needs of semi-settled out migrant farmworkers. This could be done through obtaining a 514/516 loan/grant for year-around housing or financing a cooperative housing project with HUD loan funds.



An effort should be made to locate seasonal, migrant housing projects in the rural areas surrounding Cornelius, Scholls, and North Plains. Housing for semi-settled out migrant farmworkers who work in the county on a year-around basis should be located in urban areas within the county.

APPENDIX A  
SEASONAL MIGRANT EMPLOYER  
SURVEY

GROWER: 22 Growers interviewed DATE: May '80

MIGRANT DEPENDENT ACREAGE

	<u>1979</u>	<u>1980</u>	<u>1981</u>
Strawberries	808	814	910
Caneberries	890	1,474	1,685
Cukes	550	570	485
Potatoes	970	800	800

LOCATIONS: Western Washington County  
(See map)  
\_\_\_\_\_  
\_\_\_\_\_

LABOR REQUIREMENTS:

	<u>1979</u>	<u>1980</u>	<u>1981</u>
Max. Migrant	*	2,509	2,509
Max Permanent	180	180	Same 180
* _____	% families;	*	% singles

Season begins: April Ends: September

HOUSING PROVIDED

Yes: (14) 64% No: (8) 36% Approx. Age: 20-30 yrs.  
No. Units 383 Worker Capacity 1,503  
Occupancy Period April-September  
Would Use Additional Units: Yes: (19) No: (3)  
Approx. No. 123

\*Information not provided by employees.

APPENDIX B

NURSERY GROWER QUESTIONNAIRE

GROWER: Ten Nursery Operators DATE: Aug. - Sept. 1980

CROP TYPE: \_\_\_\_\_ TOTAL AC. \_\_\_\_\_

LOCATIONS: Cornelius Pass (1); Hillsboro (1); South of Cornelius (3);  
Scholls (2); South Hillsboro (3); Forest Grove (1); Cedar Mill  
(1)

1. No. of Regular Employees? 983
2. % which are migratory? 89% (883)
3. Do most employees own or rent? Most rent
4. In what general locations? Hillsboro, Forest Grove, Cornelius,  
and North Plains
5. Is there a critical need to improve housing opportunities for farmworkers in Washington County? Yes: 60% (6) No: 40% (4)
6. What would you estimate the average annual income for one of your farmworkers to be? \$4 per hour
7. Would you support a program which provided publically assisted housing for farmworkers? Yes: 50% (5) No: 50% (5)
8. Do you anticipate any acreage changes in the future? Yes: 40% (4)  
 If so what kind? No: 60% (6) All yes respondants indicated an increase in acreage.
9. Do you anticipate any major adjustments to your labor requirements in the future? No: 50% (5) Yes: 50% (5)  
 If so what kind? All yes respondants indicated an increased need for labor.

## APPENDIX C

EXISTING MIGRANT HOUSING FACILITIES  
(Grower Operated)

	<u>OPERATOR</u>	<u>UNITS</u> *	<u>CAPACITY</u> **	<u>LOCATION</u>
1.	F. Barby Rt. 4 Bx. 176 Hillsboro, OR 97123	40	200	W. Scholls
2.	C. Betoncourt Rt. 4 Bx. 260 Cornelius, OR 97113	8	32	S. Cornelius
3.	H. Breen Star Rt. Bx. 628 Banks, OR 97106	13	65	W. Banks
4.	M. Decker Rt. 4 Bx. 346 Sherwood, OR 97140	28	112	Scholls
5.	L. Duyck Rt. 4 Bx. 338 Cornelius, OR 97113	37	225	S. Cornelius
6.	K. Fields Rt. 1 Bx. 315 Cornelius, OR 97113	15	60	P. Ridge
7.	A. Luttrell Rt. 4 Bx. 192 Hillsboro, OR 97123	10	45	Farmington
8.	Bob Tankersley Rt. 1 Bx. 303-T Cornelius, OR 97113	12	48	P. Ridge
9.	Frank Tankersley Rt. 1 Bx. 301 Cornelius, OR 97113	37	170	P. Ridge
10.	Jerry Tankersley Rt. 1 Bx. 2563 Cornelius, OR 97113	19	86	P. Ridge
11.	Ron Tankersley (upper) P.O. Bx. 662 North Plains, OR 97133	50	100	P. Ridge

\* A unit constitutes a 12 ft. by 16 ft. one room shelter.

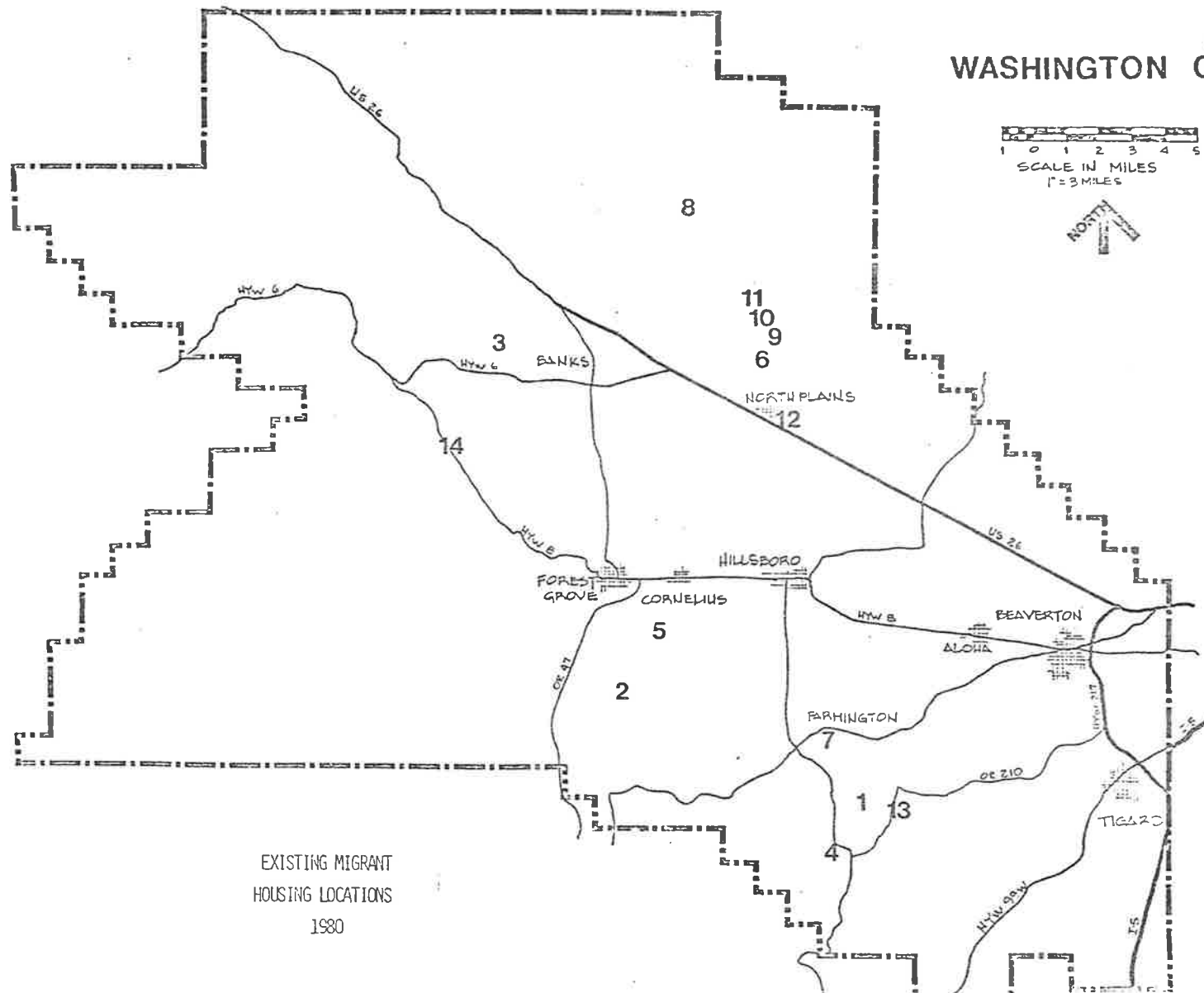
\*\* Capacities were given by the growers. In each case the grower indicated that these were approximate figures.

Existing Migrant Housing Facilities  
Page two

<u>GROWER</u>	<u>UNITS</u>	<u>CAPACITY</u>	<u>LOCATION</u>
12. Ron Tankersley (Lower) P.O. Bx. 662 North Plains, OR 97133	42	100	N. Plains
13. M. Vasquez Rt. 2 Bx. 209 Hillsboro, OR 97123	64	200	Scholls
14. R. Williamson Rt. 2 Bx. 720A Beaverton, OR 97007	8	60	Gales Crk.
TOTAL	383	Approx. 1,503	

Average number of four workers per housing unit

# WASHINGTON COUNTY



EXISTING MIGRANT  
HOUSING LOCATIONS  
1980

APPENDIX D  
SEASONAL MIGRANT  
DEPENDENT ACREAGE

<u>GROWER</u>	<u>CROP</u>	<u>ACREAGE</u>	<u>MAX LABOR REQ'</u>
T. Amstead	Potatoes	400	18
F. Barby	Strawberry	60	160
D. Bishoff	Black Raspberry	140	200
	Potatoes	400	
C. Betencourt	Strawberry	40	150
H. Breen	Strawberry	25	65
A. Coussens	Strawberry	42	35
	Cukes	25	
L. Duyck	Strawberry	113	500
	Black Raspberry	49	
	Black Berry	62	
	Boysen Berry	20	
	Blue Berry	28	
M. Decker	Black Raspberry	100	100
K. Fields	Strawberry	45	100
K. Krahmer	Strawberry	30	200
A. Lutrell	Strawberry	60	125
	Black Raspberry	100	
	Raspberry	15	
	Boysen Berry	30	
R. Malinsky	Black Raspberry	149	24
H. Sahnaw	Strawberry	20	60
	Boysen Berry	17	
K. Shanks	Strawberry	60	100
	Black Berry	160	
	Boysen Berry	12	
F. Tankersley	Strawberry	60	250
	Cukes	100	
	Black Raspberry	80	

MIGRANT DEPENDENT ACREAGE

<u>GROWER</u>	<u>CROP</u>	<u>ACREAGE</u>	<u>MAX LABOR REQ'</u>
J. Tankersley	Strawberry	100	175
	Raspberry	20	
	Black Raspberry	125	
	Cukes	100	
R. Tankersley	Strawberry	80	200
	Raspberry	150	
	Cukes	100	
M. Unger	Cukes	35	70
	Blueberry	6	
M. Unger	Strawberry	30	40
	Cukes	60	
M. Vasquez	Strawberry	40	150
	Raspberry	20	
	Black Berry	50	
	Cukes	150	
R. Williamson	Strawberry	34	125
	Raspberry	5	
	Black Raspberry	34	
	Boysen Berry	29	
<u>GRAND TOTAL ACRES</u>		3,610	
<u>MAXIMUM MIGRANT LABOR REQUIREMENT</u>			2,847 *

\* The peak demand for migrant farmworkers comes during the strawberry harvest. Demand for workers lessens with the subsequent harvesting of other berries and cukes. Consequently, this total represents a double counting of some of the migrants coming into the County. The true maximum migrant labor demand is the total number migrants needed for the strawberry harvest. Strawberries are the most labor intensive crop. Excluding the labor requirements of non-strawberry growers, the number of migrant workers needed becomes 2,435.



APPENDIX E

MIGRANT FARMWORKER INFORMATION QUESTIONNAIRE

(For Housing Program Only)

1. Which grower(s) are you working for? See Page 12 in Text
2. How long do you expect to work for the grower(s), (end of  
No answer: 14% (9)  
Over 6 months: 8% (5) Strawberries only 16% (11) Four to six months: 62% (43)  
strawberry's, late July, etc.) \_\_\_\_\_
3. Have you worked here before? Yes: 38% (25) No: 62% (43)  
No. of Seasons? Average 4.8 Same Grower? Yes: 72% (18) No: 28% (7)
4. What attracted you to work here? Mostly friends and money. Three said  
"adventure", two said they were just wandering, and one said "to find a good wife".
5. Where do you live? (Type of housing: Grower Camp, trailer,  
barn, etc.) Grower Camp: 75% (51); Barn 10% (7); House 15% (10)
6. How would you compare your present housing to your regular  
home Worse: 66% (45) Similar: 22% (15) Better: 11% (7) No answer: 1% (1)
7. Could it be improved? How? Clean bathrooms, stop leaks in roof, add kitchen  
sink, clean bathrooms, hot water, heat, electricity, better lighting, inside toilet,  
glass windows, laundry facilities, provide ice box, need table, need mattresses,  
need stove.
8. How many people should use the same dwelling? Average 4.3
- \* 9. How much would you pay each day here to live in a new uncrowded  
housing unit? Yes - would pay: 51% (35) No: wouldn't pay 49% (33)
10. Are you working here alone? Yes: 70% (48)
11. Your family here, too? Yes 30% (20) No. in family? Average 6.3
12. Approximately how much money did you earn during all of last year?  
Families average \$3,700 Single average \$2,700

Esta informacion nos asistira en construir casa nuevas para  
trabajadores en este lugar. Muchas Gracias!

\* The amount respondents were willing to pay was unclear. Many migrants were  
confused about the relative value of Mexican and American currency. Consequently,  
responses were broken down by those who would or wouldn't pay.

APPENDIX F

RULES  
OF  
THE EXECUTIVE OFFICE OF THE GOVERNOR  
OFFICE OF THE INSPECTOR GENERAL  
MIGRANT LABOR PROGRAM  
CHAPTER 420, PART IV, FS.  
FLORIDA FARMWORKER HOUSING ASSISTANCE ACT OF 1979

27B-1.01	Purpose
27B-1.02	Definitions
27B-1.03	Expenses and Activities Eligible for Funding
27B-1.04	Grant Application Requirements
27B-1.05	Evaluation of Applications
27B-1.06	Reversion of Grants, Grant Cancellation and Disposition of Recaptured Grant Funds
27B-1.07	Grant Disbursements
27B-1.08	Forms

27B-1.01 Purpose. Through the Florida Farmworker Housing Assistance Act, the Legislature recognized the existence of a serious shortage of safe, decent, and sanitary housing for farmworkers in Florida and provided for Farmworker Housing Assistance Grants. The grants are to be used to provide financial assistance to public bodies and non-profit corporations that will sponsor farmworker housing, financed by federal, state, local or private funds, in areas of the state where the need for such housing clearly exists. These rules set forth the governing terms and procedures for disbursement of grants from the Farmworker Housing Assistance Trust Fund. The purposes of the Farmworker Housing Assistance Act are set forth in Section 420.402, FS. (1979). Specific Authority 420.407(1), FS. (1979), Law Implemented 420.401, et seq., FS. (1979) History - New.

27B-1.02 Definitions.

(1) "ACT" - means the Farmworker Housing Assistance Act of 1979, Chapter 79-220, Laws of Florida, codified at Section 420.40, et seq., FS. (1979).

(2) "INSPECTOR GENERAL" - means the assistant to the Governor, so designated by the Governor, who exercises such powers, duties, and functions as the Governor may delegate or designate or as may be provided by law.

(3) "PROGRAM" - means Migrant Labor Program of the Office of the Inspector General, Executive Office of the Governor.

(4) "FARMWORKER HOUSING CENTER" - means the aggregate of housing dwellings, improvements and all related facilities acquired, improved or constructed with or subsidized by funds from a grantor or lender of funds sufficient to complete the work program set forth in an application approved by the Inspector General.

(5) "RELATED FACILITIES" - means rooms or buildings and other facilities reasonably necessary for the use of housing as dwellings, such as central air conditioning, heating, sewerage, lighting system, bathing system, and a safe domestic water supply.

(6) "LENDING/GRANTING AGENCY" - means an entity that lends or grants adequate funding to the sponsor for the financing and development of a farmworker housing center, and includes but is not limited to, the Farmers Home Administration, the Department of Housing and Urban Development, the Community Services Administration, the Florida Department of Community Affairs, counties, municipalities, foundations and other philanthropic organizations.

(7) "APPLICATION" - means a completed Application for Grant Assistance, (Form MLP-1.01), together with the required documents and exhibits thereto.

(8) "COUNSELING COMPONENT" - means a program for consulting and advising residents or potential residents of a farmworker housing center on:

- (a) Upkeep and maintenance of the physical facilities
- (b) Eligibility for home ownership
- (c) Making timely payments
- (d) The provision of bilingual services, whenever necessary, for the occupancy of the Farmworker Housing Center.

(9) "MANAGEMENT COMPONENT" - means a program for

assuring maintenance of occupancy, collection of payments, compliance with the Florida Landlord and Tenant Act and applicable building codes, the rights of residents to receive visitors of their choice, and the financial self-sufficiency of the farmworker housing center.

(10) "EARNEST MONEY" - means monies required of the sponsor by a property owner for the expressed purpose of obligating the purchase of such property.

(11) "TECHNICAL ASSISTANCE" - means assistance rendered by the Program to sponsors or potential sponsors regarding the process for securing grant assistance under the Act.

(12) The following terms shall mean the same as the respective definitions set forth in Section 420.403, FS. (1979):

(a) "Farmworker Housing Assistance Grant"

(b) "Local Public Body"

(c) "Non-Profit Organization"

(d) "Fund"

(e) "Sponsor"

(f) "Farmworker Housing"

(g) "Farmworker".

Specific Authority 420.407(1), F.S. Law Implemented 420.403, FS. History - New.

#### 27B-1.03 Expenses and Activities Eligible for Funding.

(1) The Inspector General may grant funds for initial activities and expenses eligible for funding to initiate a Farmworker Housing Center or to rehabilitate an existing Farmworker Housing Center which include but are not limited to:

(a) Loan and grant packaging required to initiate a farmworker housing center or to rehabilitate an existing farmworker housing center, including, but not limited to, administrative, architectural, accounting, engineering, and legal requirements of the Program and the lending/granting agency.

This activity shall be completed within a year following grant award.

(b) Provision of earnest money for site acquisition.

The sponsor shall use such funds within the time specified in the contract agreement between the sponsor and the Inspector General.

(c) Necessary studies, property surveys and plans.

This activity shall be completed within a year following grant award.

(d) Audits required by the Program.

(2) The following activities and expenses are also eligible for funding contingent upon completion of the initial eligible activities as specified in section 27B-1.03(1)(a)(b)(c), whether or not these initial eligible activities were funded from the Farmworker Housing Assistance Trust Fund.

(a) Design and initiation of a management component to make the farmworker housing center self-sustaining. This activity shall not exceed 12 months following completion of the Farmworker Housing Center.

(b) Design and initiation of a counseling component for residents or potential residents of the Farmworker Housing Center. This activity shall not exceed 12 months following completion of the Farmworker Housing Center.

(c) Necessary initial operating expenses required of the sponsor by the lending/granting agency, the amounts which the lending/granting agency does not provide pursuant to established rules setting forth eligibility criteria for assistance. These expenses shall include an amount sufficient for initial operating expenses within the first year immediately following grant award. Initial operating expenses shall include but not be limited to: property and liability insurance premiums, fidelity bond premiums, utility hookup charges, and maintenance equipment.

Specific Authority 420.407(1), FS. Law Implemented 420.405(2), 420.407(1), FS. History New.

27B-104 Grant Application Requirements.

An application shall be submitted in writing and shall

provide the following information:

(1) A resolution authorizing the sponsor to apply for a grant from the Farmworker Housing Assistance Trust Fund, with original signatures of the authorized officials of the sponsor.

(2) A verification from the lending/granting agency, that funds requested from the Program are not readily available from the lending/granting agency.

(3) A verification from the lending/granting agency that the sponsor is the type of organization or entity which the lending/granting agency is authorized to make loans/grants to for site acquisition, construction or renovation of a Farmworker Housing Center, and that funds are available or likely to be available for such purposes.

(4) Existing or proposed legal composition of the grantee, including:

(a) Its articles of incorporation or enabling resolution of operating authority

(b) Its by-laws

(c) A list of its officers, directors, or commissioners, and, if the sponsor is a non-profit corporation, their occupations.

(5) A description of the specific activities eligible for funding under the Farmworker Housing Assistance Trust Fund, and a statement of the expenditures as included in the budget information and justification section of the Grant Application, for the grant amount requested from the Trust Fund.

(6) A narrative statement which provides information supporting the need for farmworker housing in the area, with an estimate of the number of farmworkers, and the number of existing safe, sanitary and decent farmworker housing units in the area.

(7) A statement prepared by the chief fiscal officer, or duly authorized official of the sponsor, certifying that the sponsor's accounting system has financial controls that are sufficiently adequate to safeguard grant funds.

(8) Other information which may be required by the .

Inspector General, contingent upon the specific activities requested for funding in the grant application, including but not limited to:

- (a) A written statement from the lending/granting agency approving the site for construction or rehabilitation of the Farmworker Housing Center
- (b) The location of the site proposed for construction or rehabilitation
- (c) The improvements proposed for the rehabilitation of existing housing
- (d) The number of housing units to be constructed or rehabilitated and capacity
- (e) Available utilities.

General Authority 420.407(1), FS. Law Implemented 420.407(1), 420.406(1), 420.405(1)(a)(b)(d), FS. History New.

27B-1.05 Evaluation of Applications.

(1) In determining whether to approve or disapprove an application for a Grant from the Fund, the Inspector General will determine whether the application, considered as a whole, shows that the sponsor is able to meet unmet demand for farmworker housing in the relevant area that the sponsor proposes to develop farmworker housing. The Inspector General will determine the ability of the sponsor based on the following factors:

- (a) Completeness and responsiveness to the requests for information set forth in the Application for Grant Assistance (Form MLP-1.01), and Exhibits A and B
- (b) Sponsor's ability to proceed promptly with the specific activities requested for funding in the grant application.

(2) In determining whether to approve or disapprove a grant application, the Inspector General also will consider whether the Application, considered as a whole, shows that the farmworker housing center proposed to be developed by the sponsor is a feasible proposal that will satisfy unmet demand for

farmworker housing in the relevant area where the sponsor proposes to develop a farmworker housing center. The Inspector General will determine the feasibility of the proposal based on the following factors:

- (a) The estimated number of farmworkers and the number of existing safe, sanitary and decent farmworker housing units in the area, supporting the need for farmworker housing in the area.
- (b) Soundness, reasonableness, justifiability and accuracy of information presented with regards to expenses and activities eligible for funding, as specified in the budget information and justification section of the Grant Application.

Specific Authority 420.407(1), FS. Law Implemented 420.405(1)  
(a)(b), 420.406(2), FS. History - New.

#### 27B-1.06 Reversion of Grants, Grant Cancellation and Disposition of Recaptured Grant Funds.

Conditions for receipt of grants, reversion of grants, grant cancellation, and disposition of recaptured grant funds are as follows:

(1) Grants may be cancelled after 30 days notice if the activities for which funds were granted, are not completed within the time specified in Section 27B-1.03(1)(a)(b)(c) and Section 27B-1.03(2)(a)(b)(c)

(2) Grants may be cancelled after 30 days notice if the administration of the grant by the sponsor is not in accord with the conditions of the Grant Contract.

(3) Whenever a lending/granting agency compensates a sponsor for allowed activities, including but not limited to the provision of earnest money, which have previously been funded by the Farmworker Housing Assistance Trust Fund, the sponsor shall pay into the Fund within 30 days following such compensation, monies equal to the amount reimbursed by the lending/granting agency.

(4) If funds are granted to the sponsor for use as earnest money for site acquisition, the sponsor shall use such



funds within the time specified in the contract agreement between the sponsor and the Inspector General, or such funds shall revert to the Farmworker Housing Assistance Trust Fund. Specific Authority 420.407(1), FS. Law Implemented 420.406(2), FS. History - New.

27B-1.07 Grant Disbursements.

Grant funds will be disbursed following grant approval and execution of the contract agreement by duly authorized officials.

Specific Authority 420.407(1), FS. Law Implemented 420.405(1), FS. History - New

27B-1.08 Forms

Form MLP-1.01 APPLICATION FOR GRANT ASSISTANCE

Form MLP-1.01 EXHIBIT A Verification of Sponsor's Qualifications to Apply for Funds and Determination of Availablilty of Funds for Site Acquisition, Construction, or Renovation of a Farmworker Housing Center.

Form MLP01.01 EXHIBIT B Verification of the Unavailability of Funds from Resources other than the Farmworker Housing Assistance Trust Fund.

Specific Authority 420.407(1)FS. Law Implemented 420.406, 420.407(1), 120.53(1)(b), FS. History - New.

## APPENDIX G

### PROJECT DEVELOPMENT TASKS

1. Identify prospective sites.
2. Perform site development cost analysis.
3. Prioritize sites, write and sign options.
4. Initiate and negotiate planning and zoning approvals.
5. Select Architect and Commission preliminary site planning and building design work.
6. Select Sanitary Engineer; determine costs for design and construction of water and septic systems.
7. Review building design alternatives; establish actual building construction costs.
8. Perform site development.
9. Establish complete construction cost schedule; adjust project and dwelling unit count to available funds.
10. Complete final grant and loan docket; Attorney review.
11. Close options on land.
12. Authorize preparation of final site and grading plans.
13. Authorize preparation of building construction plans and specs.
14. Review and approve final plans and specs; check details, materials list, etc.
15. Prepare project construction and coordination schedule.

16. Advertise and award site preparation contract.
17. Authorize preparation of water and septic system plans; review and approve.
18. Advertise and award building construction contract.
19. Advertise and award water and septic system contract.
20. Authorize extension of local utilities to site.
21. Maintain periodic construction progress checks.
22. Review and approve change orders as required.
23. Verify work completions for FmHA draws.
24. Review final operations and maintenance programs.
25. Establish operations and maintenance program.

SITE ANALYSIS

Legal Description of the Land: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location of Parcel (Indicate dimensions on all streets):

(MAP)

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

How is Title Held? \_\_\_\_\_

How Large is Parcel? \_\_\_\_\_

Asking Price? \$ \_\_\_\_\_

ZONING

Does the parcel need to be split from an adjoining parcel? ( ) Yes ( ) No

Can the Parcel be Split? ( ) Yes ( ) No Who Decides? \_\_\_\_\_

What Fees will be Required? \_\_\_\_\_ County: \$ \_\_\_\_\_

Engineering or Surveying: \$ \_\_\_\_\_ How Long will it Take? \_\_\_\_\_

How is the Property Zoned? \_\_\_\_\_

What is the maximum density allowed on the parcel? \_\_\_\_\_

If the current zoning is not appropriate, can it be rezoned? ( ) Yes ( ) No

What fees will be required to rezone? \_\_\_\_\_

Who will pay the fees? \_\_\_\_\_

Will the current owner apply for rezoning? ( ) Yes ( ) No

SERVICES

How far, in linear feet, it it to:

Sewer Lines \_\_\_\_\_  
Water Lines \_\_\_\_\_  
Natural Gas \_\_\_\_\_  
Electricity \_\_\_\_\_  
Schools \_\_\_\_\_  
    Elementary \_\_\_\_\_  
    Secondary \_\_\_\_\_  
Parks and Recreation \_\_\_\_\_  
Shopping \_\_\_\_\_  
Churches \_\_\_\_\_  
Other \_\_\_\_\_

If services need to be brought to the property line, indicate which services: \_\_\_\_\_

What size transmission line? \_\_\_\_\_

Approximate cost per linear foot: \$ \_\_\_\_\_

Number of total linear feet? \_\_\_\_\_

Total cost from service to line: \$ \_\_\_\_\_

Check with the following to determine if they will approve the development and if they have a fee for service:

	Yes	No		
Schools	( )	( )		
Fire Districts	( )	( )	\$ _____	
Parks	( )	( )	\$ _____	
Police	( )	( )	\$ _____	
Sewer	( )	( )	Tap Fee \$ _____	Monthly \$ _____
Water	( )	( )	Tap Fee \$ _____	Monthly \$ _____
Lighting	( )	( )	\$ _____	Maintainance \$ _____ per _____
Other**	( )	( )		

The fees may include irrigation districts, misquito abatement districts, etc. These fees may have to be paid even though the project will not use the services of the district.

PROPERTY TAXES

Annual Tax Rate \$ \_\_\_\_\_ per \_\_\_\_\_.

Assessed Value of Parcel \$ \_\_\_\_\_

Current Taxes \$ \_\_\_\_\_ Are the Taxes Current? ( ) Yes ( ) No

Back Taxes \$ \_\_\_\_\_ \$ \_\_\_\_\_ Tax Liens other than Property

OTHER SERVICES

Will the County (City) require that you provide any off-site improvements?

( ) Yes ( ) No

Will you have to widen any streets? ( ) Yes ( ) No

If yes, which streets? \_\_\_\_\_

Number of square feet \_\_\_\_\_ at \$ \_\_\_\_\_ per square foot.

Will you have to install curb? ( ) Yes ( ) No Gutter? ( ) Yes ( ) No

Sidewalk? ( ) Yes ( ) No on the periphery of the development?

Curb \_\_\_\_\_ linear feet at \_\_\_\_\_ per foot

Gutter \_\_\_\_\_ linear feet at \_\_\_\_\_ per foot

Sidewalk \_\_\_\_\_ linear feet at \_\_\_\_\_ per foot

Total cost of off-site improvements \$ \_\_\_\_\_

Will you be required to fence the development? ( ) Yes ( ) No

What kind of fence? \_\_\_\_\_ at \$ \_\_\_\_\_ per linear foot.

Cost of fencing required around the project \$ \_\_\_\_\_

DRAINAGE

Does the property exist within a flood plain? ( ) Yes ( ) No

Does the property have adequate drainage? ( ) Yes ( ) No

What drainage requirements will be imposed?

( ) Fill to raise the elevation

( ) Pipeline to put water into storm sewer

( ) Drainage pump(s)

SUMMARY

Purchase Price	\$ _____
Escrow Fees	_____
Sewer Tap Fees	_____
Water Tap Fees	_____
Fees for Special Districts	_____
Fees for Change in Zoning	_____
Cost to get Services to Parcel	_____
Cost for Adequate Drainage	_____
Any Delinquent Taxes for Service Fees	_____
Street Improvements (Off-Site)	_____
Curb, Gutter, Sidewalk (Peripheral)	_____
Other Costs	_____
Total Cost for Land (Excluding Interior Development)	_____

APPENDIX I

HOUSING DEVELOPMENT CORPORATION  
OF  
WASHINGTON COUNTY

BOARD OF DIRECTORS  
1981

CHAIRMAN	Madelon Taylor Rt. 2 Box 305 Cornelius, OR 97113
VICE CHAIRMAN	Dick Ginsberg 392 S. 9th Cornelius, OR 97113
TREASURER	Ron Bean c/o Tualatin Valley Bank 626 S.E. Baseline Hillsboro, OR 97123
	Lloyd Duyck Rt. 4 Box 338 Cornelius, OR 97113
	Gumeroindo ("Jr.") Gonzales Rt. 6 Box 227 Hillsboro, OR 97123
	Rosalinda Harp 217 S. E. 39th Hillsboro, OR 97123
	Roy Malensky Rt. 6 Box 232 Hillsboro, OR 97123



HOUSING DEVELOPMENT CORPORATION  
OF WASHINGTON COUNTY  
-Membership List-

GROWER REPRESENTATIVES

Lloyd Duyck  
Rt. 4 Box 338  
Cornelius, OR 97113

Roy Malensky  
Rt. 6 Box 232  
Hillsboro, OR 97123

Mr. Ron Tankersley  
Box 662  
North Plains, OR 97133

Mr. Matt Unger  
Rt. 4 Box 126  
Cornelius, OR 97113

Mr. Ron Williamson  
Rt. 2 Box 720A  
Beaverton, OR 97005

Ms. Teresa Brown  
229 S. 1st  
Hillsboro, OR 97123

Mrs. Rosalinda Harp  
217 S.E. 39th  
Hillsboro, OR 97123

Mr. Chris Mejia  
1097 S. Ivy  
Cornelius, OR 97113

Mr. Gumeroindo Gonzales  
Rt. 6 Box 227  
Hillsboro, OR 97123  
(628-1509)

Mr. Lorenzo Rubio  
Box 262  
Cornelius, OR 97113

CITIZENS AT LARGE

Ms. Norma Artiz  
287 W. Main  
Hillsboro, OR 97123

Mr. Robert Crites  
620 N.E. Birchwood Pl.  
Hillsboro, OR 97123

Mr. Miller Duris  
275B S.E. 24th  
Hillsboro, OR 97123

Mrs. Leslie Clark  
7635 S.W. Miner Way  
Portland, OR 97225

Mr. Dick Ginsberg  
392 S. 9th  
Cornelius, OR 97113

Judge William McLennan  
5252 S.W. Northwood  
Portland, OR 97201

Dr. Mario Pedroza  
100 A W. Baseline  
Hillsboro, OR 97123

Mrs. Madelon Taylor  
Rt. 2 Box 305  
Cornelius, OR 97113

Mr. Al Young  
917 N.W. 17th  
Hillsboro, OR 97123

HDC MEMBERSHIP - (con't)

BUSINESS AND GOVERNMENT REPRESENTATIVES

Mr. Ron Bean  
626 S.E. Baseline  
Hillsboro, OR 97123

Mrs. Brenda McLeod, Mayor  
c/o City of N. Plains  
Box 654  
North Plains, OR 97133

Mr. Mike Sandberg  
c/o Health Dept.  
Wash. County Courthouse  
Hillsboro, OR 97123

Mr. Bob Schlagel  
2329 Yew St.  
Forest Grove, OR 97116

Mr. Forest Soth, Councilman  
c/o City of Beaverton  
4890 S.W. Menlo  
Beaverton, OR 97005

Mr. Brad Young  
c/o West. Farmers Assn.  
214 W. Main  
Hillsboro, OR 97123

BY-LAWS  
OF THE  
HOUSING DEVELOPMENT CORPORATION  
OF  
WASHINGTON COUNTY

---

A NON-PROFIT CORPORATION

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ARTICLE I

NAME AND LOCATION OF CORPORATION

Section 1.01 Name: The name of the corporation shall be the Housing Development Corporation of Washington County.

Section 1.02 Principal Office: The principal place of business shall be in Hillsboro, Washington County, Oregon.

ARTICLE II

PURPOSE

Section 2.01 Purpose: The purpose of the corporation shall be to act as a broad based sponsor for the provision and operation of housing and related services for farmworkers and their families.

ARTICLE III

MEMBERSHIP

Section 3.01 Membership Number and Categories: Memberships shall include not less than 25 nor more than 30 persons from the following categories with minimum representation as indicated. Growers (5), Workers (5), Business and Government (6), Citizens at Large (9).

Section 3.02 Eligibility: Any legally competent person who has resided continuously within the Portland Metropolitan area twelve months and who agrees with the purposes of the Corporation shall be eligible for membership. The majority of the membership shall reside within Washington County.

Section 3.03 Approval of Applications for Membership: All applications for memberships shall be approved at (1) any regular meeting of the Board of Directors or (2) by majority vote of the existing membership present at any annual or special meeting held in accord with Article IV herein.

Section 3.04 Voting Rights: Each member shall be entitled to one vote on each matter submitted to the membership for determination.

Section 3.05 Termination of Membership: A member may be suspended or expelled, for cause by the vote of not less than three-fourths of the members present at a meeting of the members, provided notice of such proposed action shall have been duly given in the notice of the meeting and provided the member has been informed in writing of the charges preferred against the member at least 10 days before such meeting. The members of the Board, by a majority vote of those present at any regularly constituted meeting, may terminate the membership of any member who becomes ineligible for membership.

Section 3.06 Resignation: Any member may resign by filing a written resignation with the secretary.

Section 3.07 Reinstatement: Upon written request signed by a former member and filed with the secretary, the Board may reinstate such former member to membership upon such terms as the Board may deem appropriate.

Section 3.08 Transfer of Membership: Membership in this corporation is not transferable or assignable.

Section 3.09 Liability: Members shall not be liable for any debts or obligations of the Corporation and shall not be subject to any assessment; but the members at any annual meeting or at any special meeting called for the purpose, may fix reasonable annual dues to become effective after not less than thirty (30) days notice to all members of such action.

#### ARTICLE IV

#### MEMBERSHIP MEETINGS

Section 4.01 Annual Meeting: The Corporation shall hold an annual meeting of the membership each year during the fourth week of February, beginning with the year 1982, for the purpose of electing directors and for the transaction of such other business that may come before the Corporation.

Section 4.02 Special Meetings: Special meetings of the membership may be called by the Chairman of the Board, or not less than 20% of the regular membership.

Section 4.03 Place of Meeting: The Board of Directors shall designate any location within Washington County as appropriate for any membership or board meeting.

Section 4.04 Notice of Meetings: Meeting notices shall include the time, date and location of any Corporation membership meeting and shall be delivered either personally or by mail, to each member entitled to vote at such meeting, not less than 7 nor more than 30 days before such meeting. In case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of the meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member as it appears on the records of the Corporation.

4.05 Quorum: A Quorum at membership meetings shall consist of twice the number of directors. If a Quorum is not present at any meeting of members, the majority of the members present may adjourn the meeting to a later time and place without further notice.

## ARTICLE V

### BOARD OF DIRECTORS

Section 5.01 General Powers: The affairs of the Corporation shall be managed by a Board of Directors.

Section 5.02 Number, Tenure, and Qualifications: The Board of Directors shall be constituted by 7 members of the Corporation elected by written ballot, at the annual meeting. The Board shall include representation from membership categories as follows: Growers (2), Workers (2), Business and Government (1), and Citizens at Large (2). The Directors elected at the first organizational meeting shall be named in the Articles of incorporation and shall be elected for staggered terms of three, two and one year. As the terms of such Board of Director's expire, their successor shall be elected for terms of three years and until their successor's are elected.

Section 5.03 Regular Meetings: Regular meetings of the Board of Directors shall be held quarterly during the months of March, June, September and December.

Section 5.04 Special Meetings: Special meetings may be called by the Chairman of the Board and shall be called by the Secretary at the request of any two Directors.

Section 5.05 Notice: Notice of any special meeting of the board shall be given at least two days prior to said meeting by written notice delivered personally, or four days notice sent by mail or telegram, to each director at the director's address shown by the records of the Corporation. If mailed, such notice shall be deemed delivered when deposited in the United States mail in a sealed envelope so addressed. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the expressed purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at the meeting need not be specified in the notice nor waiver of notice of such meeting, unless specifically required by law or these by-laws.

Section 5.06 Quorum: A majority of the board shall constitute a Quorum for the purposes of transacting business at any meeting of the board. Directors present at such meetings which constitute less than a majority, may adjourn the meeting to a later time and place.

Section 5.07 Manner of Acting: The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board, unless the act of a greater number is required by law or by these by-laws. The board may also act by written consent of all the directors of the Corporation setting forth the action taken.

Section 5.08 Vacancies: Any vacancy occurring on the board shall be filled by the board until the next meeting of the membership and until a successor has been elected by the members to fill such vacancy. Persons shall be elected to fill such vacancies for the unexpired term of office of the predecessor.

Section 5.09 Compensation: Directors shall not receive any compensation for their services as directors.

Section 5.10 Directors'-Absence from Meetings: Any director who is absent from three consecutive meetings without satisfactory excuse to the board shall be deemed to have surrendered the office as director.

Section 5.11 Directors-Residual Powers: The Board shall have the powers and duties necessary or appropriate for the administration of the affairs of the Corporation. All powers of the Corporation except those specifically granted or reserved to the members by law, the Articles of Incorporation, or these By-laws shall be vested in the Board.

Section 5.12 Directors-Removal From Office: A director may be removed from office, for cause, by the vote of not less than 3/4 of the members present at a meeting of the members, provided notice of such proposed action shall have been duly given in the notice of the meeting and provided the director had been informed in writing of the charges preferred against the director at least ten days before such meeting. The director involved shall be given an opportunity to be heard at such meeting. Any vacancy created by the removal of the director shall be filled by a majority vote, which may be taken at the same meeting at which the removal takes place.

## ARTICLE VI

### OFFICERS

Section 6.01 Officers: The officers of the Corporation shall be a chairman, a vice chairman, a secretary and the treasurer. The board may elect or appoint such other officers as it shall deem desirable, such officers to have the authority and perform the duties as prescribed, from time to time, by the board. The offices of secretary and treasurer may be combined and be held by one person.

Section 6.02 Election and Term of Office: The officers of the Corporation as specified in Section 6.01 shall be elected from the membership of the board at its annual meeting. New offices may be created and filled at any meeting of the board. Each officer shall hold office until the next annual election of directors and until a successor shall have been duly elected.

The term of office shall be for one year. Election of officers shall take place at the annual board meeting and shall be by ballot cast by qualified directors. A plurality of votes cast shall elect. The board shall have the option of appointing the Executive Director to the position of Corporation Secretary.

6.03 Removal: Any officer elected or appointed by the board may be removed by the board by majority vote of the remaining directors whenever in its judgment the best interest of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

6.04 Vacancies: A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by the board by a majority vote for the unexpired portion of the term.

6.05 Chairman: The chairman shall be the principal officer of the Corporation and shall in general supervise and control the business and affairs of the Corporation. The chairman shall preside at all meetings of the members and of the board. The chairman may sign, with attestation of the secretary or any other officer of the Corporation authorized by the board, any deeds, mortgages, loans, contracts or other instruments which the board authorizes to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the board or these By-laws or statute to some other officer or agent of the Corporation, and in general shall perform duties incident to the office chairman and such other duties that may be prescribed from time to time by the board.

6.06 Vice Chairman: In the absence of the chairman or in the event of the inability to act, the vice chairman shall perform the duties of the chairman and, when so acting, shall have all the power of and be subject to all restrictions upon the chairman. Any vice chairman shall perform such other duties as from time to time may be assigned by the chairman of the board.

6.07 Treasurer: A bond shall be provided for the treasurer for the faithful discharge of duties in such sum and with such surety or sureties as the board shall determine. The treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation; receive and give receipts for monies due and payable to the Corporation, from any source whatsoever, deposit all such monies in the name of the Corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article VIII of these By-Laws; and in general perform all duties incident to the office of treasurer of and such other duties as from time to time may be assigned by the chairman or the board.

6.08 Secretary: The secretary shall keep the minutes of the meeting of the members and the board in one or more books provided for that purpose, see that all notices are duly given in accordance with the provisions of these By-laws or as required by law; be custodian of and see that the seal of the Corporation is affixed to all documents. The execution of which on behalf of the Corporation



under its seal is duly authorized in accord with the provisions of these By-laws; keep a register of the post office address of each member, which shall be furnished to the secretary by such members; and in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned by the chairman or the board.

## ARTICLE VII

### ORDER OF BUSINESS

Section 7.01 Order of Business: The order of business at any regular or special meeting of the members or the board shall be:

- (a) Reading and approval of any unapproved minutes.
- (b) Reports of officers and committees.
- (c) Unfinished business
- (d) New business
- (e) Adjournment

Section 7.02 Parliamentary Procedure: The rules contained in the current edition of "Roberts Rules of Order" shall govern the procedures not otherwise covered in these By-laws.

## ARTICLE VIII

### COMITTEES

8.01 Committees of Directors: The board of directors, may by resolution adopted by a majority of the directors in office, designate one or more committees each of which shall consist of one or more directors, which committees, to the extent provided in said resolution shall have and exercise the authority of the board in the management of the Corporation; but the designation of such committes and the delegation thereto of authority shall not operate to relieve the board, or any individual director, of any responsibility imposed upon the board or any individual director by law.

8.02 Term of Office: Each member of a committee shall continue as such until the next annual meeting of the members of the Corporation and until a successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

8.03 Chairman: One member of each committee shall be appointed chairman by the persons authorized to appoint the members thereof.

8.04 Vacancies: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

8.05 Quorum: Unless otherwise provided in the resolution of the board of directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of the majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

## ARTICLE IX

### EMPLOYEES

9.01 Employees: The board of directors may appoint an executive director to serve at the pleasure of the board. Such executive director may be an officer of the Corporation and may be a full time employee of the Corporation. Subject to the direction and policies established by the board of directors, the executive director shall direct and supervise the business and affairs of the Corporation. The salary of the executive director shall be established by the board of directors and reviewed annually.

9.02 Other Employees: Board of directors may establish such other positions of employment, as it deems desirable from time to time and shall fix the salaries for such position. The executive director shall hire and discharge employees of the corporation.

ARTICLE X

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 10.01 Contracts: The board may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these By-laws, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Corporation; and such authority may be general or confined to specific incidents.

Section 10.02 Deposits: All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the board may select.

Section 10.03 Gifts: The board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purpose or for any special purpose of the Corporation.

ARTICLE XI

CERTIFICATE OF MEMBERSHIP

Section 11.01 Certificates of Membership: The board may provide for the issuance, and determine the form of certificates evidencing membership in the Corporation. Such certificates shall be signed by the president and the secretary, sealed with the seal of the corporation, and consecutively numbered. The name and address of each member and the date of issuance of the certificate shall be entered on the records of the corporation. If any certificate becomes lost, mutilated, or destroyed, a new certificate may be issued upon such terms and conditions as the board may determine.

Section 11.02 Issuance of Certificates: When a member has been elected to membership and has paid any dues that may then be required, a certificate of membership shall be issued in his or her name and delivered to the member by the secretary.

ARTICLE XII

BOOKS AND RECORDS

Section 12.01 Books and Records: The Corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, the board, and committees having any of the authority of the board of directors, and shall keep at the registered or principal office a record giving the names and addresses of the members. All books and records of the Corporation may be inspected by any member, or members agent or attorney, for any proper purposes at any reasonable time. The board shall cause an audit of the records of the corporation to be made each year by a competent auditor.

XIII

FISCAL YEAR

Section 13.01 Fiscal Year: The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year.

XIV

SEAL

Section 14.01 Seal: The board shall provide a corporate seal, which shall be in the form of a circle and shall have inscribed thereon the name of the corporation and the words, "corporate seal".

XV

WAIVER OF NOTICE

Section 15.01 Waiver of Notice: Whenever any notice is required to be given under the provisions of the statutes of said State or the articles of incorporation or the by-laws of the Corporation, a waiver thereof in writing signed by the person or person entitled thereto, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

XVI

REPEAL OR AMENDMENT OF BY-LAWS

Section 16.01 Repeal or Amendment of By-Laws: These By-Laws may be repealed or amended by a majority vote of the members present at any annual meeting of the members, or at any special meeting of the members called for such purpose, at which a quorum is present; provided, however, no such action shall change the purposes of the Corporation so as to impair its rights and powers under the laws of said State, or to waive any requirements of bond or any provision for the safety and security of the property and funds of the Corporation or its members or to deprive any member without an express assent of rights, privileges, or immunities then existing. Notice of any amendment to be offered at any meeting shall be given not less than 7 nor more than 30 days before such meeting and shall set forth such amendment.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned secretary of the corporation identified in the foregoing By-Laws does hereby certify that the foregoing By-Laws were duly adopted by the members of said Corporation, as By-Laws of said Corporation, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at a duly called and constituted meeting of the members, and that they do now constitute the By-Laws of said Corporation.

\_\_\_\_\_  
Secretary

(Corporate Seal)