

2010 - 2015

Skagit County Farmworker Housing Action Plan



Washington Farmworker Housing Trust

Skagit Valley Farmworker Housing Trust
Advisory Council

March 2011

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The Washington Farmworker Housing Trust (The Trust) is a statewide nonprofit organization working to create a better and more sustainable agricultural community by securing and investing resources to address the full spectrum of housing and related needs of farmworkers. The Trust has an active board of directors made up of growers, farmworker advocates, community-based housing organizations, and other concerned citizens who have united to address the critical shortage of safe, affordable housing for farmworkers and their families in our state.

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Executive Summary

Skagit County Farmworker Housing Action Plan: 2010 –2015

It should be possible for working people to afford housing and still have enough money for the basics like groceries, gas and childcare. For many Skagit County farmworker families, this is simply not the case. An estimated 800 additional units of safe, affordable farmworker housing are needed, causing severe hardships for farmworkers and their families who must live in unaffordable, overcrowded and/or substandard housing. These existing housing conditions jeopardize the skilled, stable workforce that Skagit County's economy needs.

Together with Skagit Valley residents, the Washington State Farmworker Housing Trust (The Trust) is building local partnerships to support the county's farmworkers, farms, affordable housing and related service providers, and inform public policy to ensure that everyone has the opportunity to live in a safe, and affordable home. The Skagit Valley Farmworker Housing Trust Advisory Council represents a broad base of community shareholders with the active participation of over a dozen organizations including WSU Skagit County Extension, Mike and Jean's Berry Farm, SeaMar Community Health Centers, HKP Architects, Sakuma Brothers, the Skagit County Health Department, WA State Employment Security Department, Housing Authority of Skagit County, local Trust board members, and other concerned citizens.



Photo courtesy of CHSWW.

Building affordable homes for our farmworker families stabilizes our labor force, creates jobs and strengthens our communities. Affordable quality housing provides a secure and safe environment for children to learn and grow, thereby preparing our future workforce, business owners and consumers. This action plan identifies the housing needed to enhance the overall well-being of the Skagit Valley residents and sustain Skagit's agricultural economy. This plan lays out strategies to increase access to safe, quality affordable housing for farmworker families in Skagit County over the next 5 years.

This plan was developed by the Trust in partnership with the Skagit Valley Farmworker Housing Trust Advisory Council. Advisory Council members developed goals and strategies and provided extensive local knowledge of the emerging housing and labor trends. Many Skagit Valley community organizations and growers assisted the Trust with data collection.

This Action Plan includes the following components:

- Housing Needs
 - Current Housing Inventory
 - Labor Trends & the Impact on Housing Needs
 - Estimate of Housing Needed
- Goals to Support Housing Stability & Resources Required
- Strategies & Action Steps to Support Housing Stability
- Monitoring Progress & Updating Goals

Housing Needs

There is extreme hardship for too many farmworkers in Skagit County. The economic disadvantages of farmworkers are documented by the Trust's statewide, year-long survey of nearly 3,000 farmworkers, the largest survey of its kind ever conducted in the nation. In Skagit County, approximately 61% of farmworkers are year-round residents. The average annual income for a Skagit County farmworker family is about \$15,229, and too many pay a high percentage of their income for housing costs. This leaves little money for other basic necessities like groceries. These conditions make it more likely for farmworker children to experience malnutrition and underdevelopment.

The Trust's survey found that:

- ❖ 77% of farmworkers interviewed in Skagit County spent more than the federal standard of 30% of their income for housing costs (cost-burden);
- ❖ 46% lived in substandard housing;
- ❖ 43% lived in overcrowded conditions;
- ❖ and 61% had children in the home.

There are 244 year-round rental homes dedicated to farmworker families in Skagit County (approximately 1,220 maximum occupancy) and 722 grower-owned beds. There are no homeownership programs dedicated to farmworkers in Skagit County. Fair market rent for a two bedroom in Skagit County is \$879, which are both unaffordable to the average wage earner (\$598) and average farmworker household (\$381). According to U.S. 2000 Census data, of 3,829 total private market vacant units in Skagit County, only 176, or 4.5%, are affordable to farmworkers.

Farmworkers are vitally important in agricultural production and determine the quality and safety of food products, and ultimately the sustainability of an agricultural business. Agriculture is the single largest employment sector in Washington State, employing an estimated 187,000 farmworkers annually of which an estimated 4,175 are in Skagit County. In addition, farmworkers help contribute over \$250 million annually in crop production to Skagit's economy. Based on grower interviews and available data, we project that the overall increased demand for labor will ultimately result in an increased need for farmworker housing in Skagit County.

The Trust estimates that even with the existing housing stock, there is a gap of at least 844 farmworker housing units needed to meet the present day need in Skagit County (assuming the industry standard of an average of 5 persons/unit). Approximately 4,220 farmworkers and family members in Skagit County do not have a safe affordable home.

Approximately 4,220 farmworkers and family members in Skagit County do not have a safe affordable home.

Challenges

Not In My Back Yard (NIMBY) sentiment, land availability and financing remain major challenges for affordable housing organizations and growers trying to provide safe housing for farmworker families in Skagit County.

- Opponents to proposed affordable housing developments often express concerns about reduced property values and increased crime. National housing research has found that “the evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.”¹ There is some evidence that points to a *positive*, rather than a negative, community development impact of farmworker housing. For instance, on average a single farmworker housing development contributes \$470,000 annually in local revenues.²
- Local Growth Management Act (GMA) plans and county and city zoning restrict the land available for affordable housing including farmworker housing. There currently are not adequate provisions in either county or city zoning to support affordable housing as required by GMA.
- Financing affordable housing in rural areas is challenging and is becoming even more so with the recession. Until the legislature restores the Housing Trust Fund and the LIHTC market rebounds, financing community-based housing will be difficult to accomplish in rural communities.
- Document recording fees that support affordable housing at the county and state level have also declined precipitously. This further limits the local resources available for construction, rehabilitation, rent support and other housing programs. Part of the State’s portion of these fees has been used for the Operating and Maintenance Program, which is an essential tool for helping community-based seasonal-occupancy housing cover fixed costs with seasonal rents.

In Skagit County, there currently are not adequate provisions in either county or city zoning to support affordable housing as required by Growth Management Act.

¹ The Center for Housing Policy, *Don’t Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline?* http://furmancenter.org/files/media/Dont_Put_It_Here.pdf, 4.

² Teresa Guillen, 11.

Goals to Support Housing Stability

Our goal is to significantly increase the number of farmworkers and family members able to access appropriate, affordable homes. This plan documents our goal of assisting 1,100 farmworkers and family members by 2015 through a range of activities that will promote the creation or preservation of affordable housing for farmworker families.

Strategies & Action Steps to Support Housing Stability

In order to ensure that farmworkers have affordable, safe and quality housing to help sustain Skagit's agricultural community, the Skagit Valley Farmworker Housing Trust Advisory Council will focus on these strategies:

Public Awareness: The Skagit Valley Advisory Council will conduct public education to raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue. In the coming year, the work of the Advisory Council will include:

- Continuing research on the benefits of safe and affordable housing.
- Partnering with Hedlin Farms to present at the Festival of Family Farms.
- Collaborating with KSVR to produce a radio show on farmworkers

Land Availability: The Skagit Valley Advisory Council seeks to collaborate with local government officials and farm preservation groups to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands. The Advisory Council has initiated discussions with farmland and open space preservation groups. The Advisory Council will also research vacant land zoned or designated in GMA plans for residential development.

Partnerships & Coordination of Resources: The Skagit Valley Advisory Council will strengthen and build local partnerships for improving farmworker housing conditions. The Advisory Council will support affordable housing and service providers to increase coordination of services for farmworkers and their families. In coordinating with other affordable housing efforts, the Advisory Council can comprehensively plan local solutions and better develop new shared resources. The Advisory Council sends regular updates on our activities to other Skagit housing organizations and an Advisory Council member serves as a liaison to the Skagit County Affordable Housing Advisory Committee.

This plan documents our goal of assisting 1,100 farmworkers and family members by 2015.

Chapter 1: Housing Needs

This section summarizes the inventory of existing affordable farmworker housing resources, labor trends and the housing needs of farmworkers and their families in Skagit County.

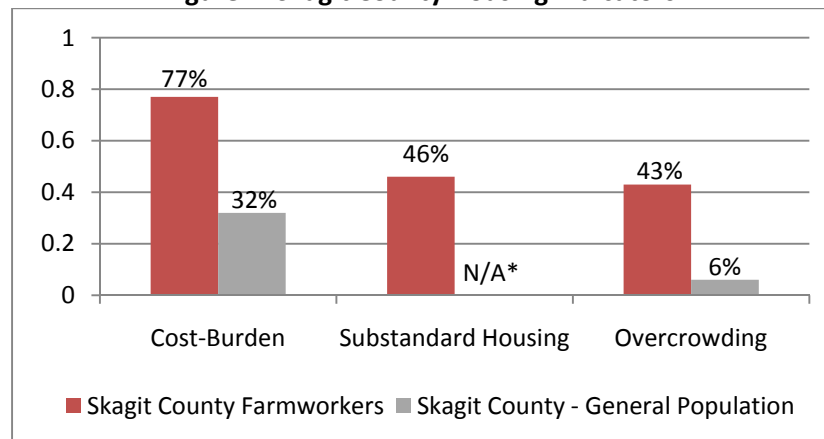
It all starts at home. Every child in Skagit County deserves a chance to succeed in school and in life, which all begins with their family being able to afford a quality place to live. When people have a stable home they can afford, they are healthier and children can reach their full educational potential. Positive investments in affordable housing give hardworking families the opportunity to build stronger communities.

Nonetheless, there is extreme hardship for too many farmworkers. The economic disadvantages of farmworkers are documented by the Trust's statewide, year-long survey of nearly 3,000 farmworkers, the largest survey of its kind ever conducted in the nation. In Skagit County, approximately 61% of farmworkers are year-round residents. Due to the seasonal nature of agricultural work, the average annual household income was \$15,229, just 27% of the Skagit County median income.

The Trust's survey found that:

- ❖ 77% of farmworkers interviewed in Skagit County spent more than the federal standard of 30% of their income for housing costs (cost-burden);
- ❖ 46% lived in substandard housing;
- ❖ 43% lived in overcrowded conditions;
- ❖ and 61% had children in the home.

Figure 1: Skagit County Housing Indicators³



The extent of the cost-burden in Skagit County leaves nearly 8 in 10 farmworkers and their families with little money for other basic necessities such as food and medical care. Currently, 32% of Skagit's farmworkers are severely cost-burdened, paying more than 50% of their income for housing. These severely cost-burdened families are "23 percent more likely than those paying less for housing to encounter difficulties purchasing food."⁴ The children of low-income renter families who do not live in affordable housing are also more likely to experience malnutrition and underdevelopment than those of comparable families receiving housing assistance.⁵

³ The general population statistics came from the Housing Assistance Council-Rural Housing Data Portal.

*Comparable data not available.

⁴Barbara J. Lipman, *Something's Gotta Give: Working Families and the Cost of Housing* (2005), 8.

⁵Alan Meyers, et al, *Subsidized Housing and Children's Nutritional Status* (2005), 1.

Children living in substandard housing are more likely to develop health problems and, as a result, to miss school. Over 40% of diagnosed asthma among children is believed to be linked with residential exposures.⁶ In 2004, the cost of preventable hospitalizations among adults and children for asthma was nearly \$2 billion nationwide, a 26% increase from 2000.⁷

The documented overcrowded conditions make it difficult for families to handle stress and maintain healthy relationships. Such stressful home environment can lead to increased levels of psychological distress.⁸ Furthermore, the Center for Housing Policy research summary demonstrated that “crowding can negatively impact physical health through increased exposure to infectious diseases.”⁹ Clearly, these poor housing conditions threaten the stability and well-being of our workforce, our children and our communities.



Nearly half of Skagit County farmworkers interviewed lived in substandard housing conditions.

⁶ Bruce Lanphear, et al. "Contribution of Residential Exposures to Asthma in U.S. Children and Adolescents." *Pediatrics* (200), 1.

⁷ Allison Russo, et al. *Trends in Potentially Preventable Hospitalizations among Adults and Children, 1997-2004*. (Agency for Healthcare Research and Quality, 2007), 8.

⁸ The Center for Housing Policy and Enterprise Community Partners, *The Positive Impacts of Affordable Housing on Health* (2007), 5.

⁹ The Center for Housing Policy and Enterprise Community Partners, 5.

Current Housing Inventory

Skagit County affordable housing providers have made great strides in addressing the need for safe, quality, affordable homes for farmworkers and their families. The Housing Authority of Skagit County (HASC) and Catholic Housing Services of Western Washington (CHSWW) provide community-based housing specifically for farmworker families. Last year, they served over 800 farmworkers and family members, providing homes for the workforce of more than 40 agricultural employers in the Valley. In addition, several Skagit Valley ag employers provide housing for some of their employees. In 2009 the Washington Department of Health licensed 772 grower-owned beds for farm employees.¹⁰

In spite of these efforts, the lack of safe, affordable housing remains a key issue for working families. *The Skagit County Low-Income Needs Assessment* found that both social service providers and clients rate affordable housing as a high priority need with low availability (among 15 other issue areas.) **HASC maintains a waiting list for their farmworker housing developments that includes over 300 households, with estimated waits as long as 5 years.** Although, CHSWW stopped using waiting lists, many families inquire daily about housing at their Skagit offices. Also, the majority of growers with on-farm housing are only able financially to provide housing to some of their employees.



Photo courtesy of Mike & Jean's Berry Farm.

A family of five (parents, teenager, youth and toddler) arrives at your office with all their worldly possessions in and on their car. Their request is "Do you have a job? Do you have housing? We have been on the road for three days and need money for food." You say "I have a job but my housing is full." They leave and if you see them again, it's at work the next day, having slept in the car. After work they are paid and the cycle starts over the next day.

-Mike Youngquist, Owner, Mike & Jean's Berry Farm

Figure 2: List of Skagit ag employers whose employees live in community-based housing developments.*
Alf Christianson Seed Co.
AMF Farms
Blau Oyster
Boo-Shoot Gardens, LLC
Cascade AG Services, Inc.
Cascadian Farm
C.J. Potatoes
Commercial Cold Storage, Inc.
Daizen Farms
Dan's Dairy Farm
Draper Valley Farms
Dynes Farms, Inc.
D. Youngquist Farms
Erickson Farms, Inc.
Evergreen Concepts Inc.
Hayton Farms, Inc.
Hughes Farms
Hulbert Farms
Knutzen Brothers Farm
Kruse Farms Inc.
Lone Tree Point Seafood Co.
Maple Wood Sales, Inc.
McMoran Farms
Norm Nelson, Inc.
North Star Cold Storage
Northwest Horticulture
Northwest Plant Co.
Olde England Orchards
Pleasant Valley Farms
Ralph's Greenhouse
Sakuma Brothers Farms
Skagit Gardens
Skagit Valley Bulb Farms
Smith and Morrison Farms
Swan Valley Farms
Thulen Farms
Thompson's Greenhouse
TNT Potatoes
Washington Alder LLC.
Washington Bulb Co.
Western Valley Farms
<i>*This is a point-in-time list and not all inclusive.</i>

¹⁰ Department of Health.

The current housing inventory (Figure 4) demonstrates that more affordable housing is needed to support local businesses and working families. The inventory of existing affordable housing for farmworker families (Figure 4) includes dedicated housing units and private market units affordable to farmworkers (rent of \$381 or less per month including utilities for a household earning \$15,229 annually). There are 244 year-round rental homes dedicated to farmworker families in Skagit County (approximately 1,220 maximum occupancy) and 722 grower-owned beds. All of the licensed seasonal-occupancy housing is owned by growers and provided free to their workers as an employee benefit. **There are no homeownership programs dedicated to farmworkers in Skagit County.** By comparison, in Yakima County 28 homeownership units have been built for farmworker families using the sweat equity model.¹¹ **According to U.S. 2000 Census data, of 3,829 total private market vacant units in Skagit County, only 176, or 4.5%, are affordable to farmworkers.**



Figure 3: Monthly Fair Market Rent in Skagit County¹²

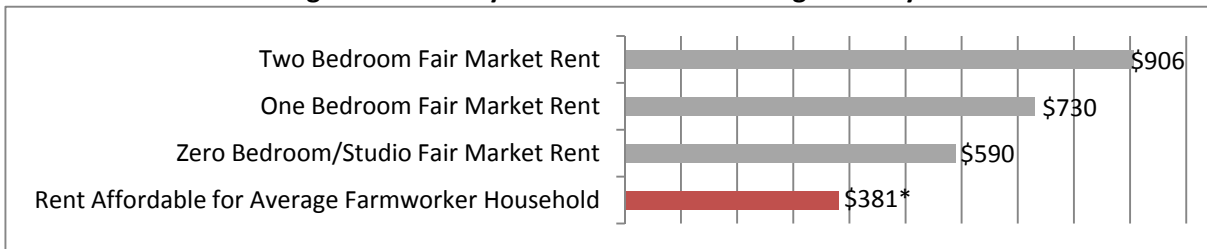


Figure 4: Farmworker Housing Inventory in Skagit County (2009-2010)

	Number of Units	Occupancy/Number of Farmworkers & Family Members
Seasonal-occupancy units	722 DOH licensed beds	722 people
Year-round units	244 units	1220 people
Homeownership units	0 units	0
Private Market units (2000 Census)	176 units	880 people

¹¹ The Sweat Equity Model enables low income families to invest hours of labor (sweat equity) in building their own home to help lower their housing costs.

¹² National Low Income Housing Coalition, *Out of Reach 2010*.

<http://www.nlihc.org/oor/oor2010/data.cfm?getstate=on&getcounty=on&county=8170&state=WA>

*Washington Farmworker Housing Trust, *A Sustainable Bounty: Investing in Our Agricultural Future* (2008).

Labor Trends & the Impact on Housing Needs

Farmworkers are vitally important in agricultural production and determine the quality and safety of food products, and ultimately the sustainability of an agricultural business. Agriculture is the single largest employment sector in Washington State, employing an estimated 187,000 farmworkers annually of which an estimated 4,175 are in Skagit County. In addition, farmworkers help contribute over \$250 million annually in crop production to Skagit’s economy.



Photo courtesy of USDA Rural Development.

The Trust’s farmworker survey found that 50% of the respondents either plan to leave agriculture within a year or are uncertain how much longer they will continue working in agriculture. **However, 94% of those surveyed in Skagit County stated that more and better housing would encourage them to continue working in agriculture.** An adequate supply of quality, affordable housing is key to sustaining our agricultural economy.

Increased consumer demand for organic and fresh produce is moving more growers into the organic and fresh-to-consumer markets, which requires hand harvesting by additional farmworkers. Skagit Valley berry growers, many of whom harvested their crops by machine in previous years to sell to processors, are now trying to capture the higher revenues in the fresh market. Blueberry acreage has increased by 259% since 2002.¹³ Strawberry production is not as strong as in 2002 but the remaining acreage still entails handpicking whether for the fresh market or processors. In addition, there are now over 19,000 acres of vegetables grown for the fresh market in Skagit County. All of this premium fresh produce needs a stable workforce that can hand harvest these crops.

Like fresh produce, wine grapes also require labor. Approximately 90% of Washington wine grapes are mechanically harvested, but workers are still needed for pruning and thinning to help produce high quality wine grapes and facilitate vineyard management.¹⁴ Washington State is now second to California in the production of wine grapes. According to WSU Skagit County, Skagit’s wine grape industry is expected to grow exponentially in the future. A significant labor force will be required to sustain the expected growth of wine grapes.

Although bulb production has slightly decreased in recent years, more tulip, daffodil and iris bulbs are produced in Skagit County than in any other county in the United States.¹⁵ The agri-tourism annual revenue from the Tulip Festival is nearly \$65 million.¹⁶ Approximately 300 to 400 workers per year are required to harvest these crops.

Figure 5: Crop Trends (acreage) in Skagit County 1997-2009¹⁷

	1997	2002	2007	2009 ¹⁸	% Change 2007-2009
Apples	352	271	197	100	-49%
Berries...					
Blueberries	334	775	1,091	1,200	+10%
Raspberries	1,131	1,039	602	1,300	+116%
Strawberries	286	659	481	475	-1%
Wine Grapes	N/A	89	55	110	+100%
Bulb Crops	N/A	1,500	1,300	1,100	-15%
Vegetables	N/A	11,342	19,317	N/A	N/A

¹³ USDA, *Census of Agriculture: Skagit County*.

¹⁴ WSU, *Crop Profiles for Wine Grapes in Washington* <http://users.tricity.wsu.edu/~cdaniels/profiles/WineGrapes.pdf> (2003), 5-6.

¹⁵ WSU Skagit County Extension, *2009 Skagit County Agriculture Statistics*.

¹⁶ WSU Skagit County Extension, *2009 Skagit County Agriculture Statistics*.

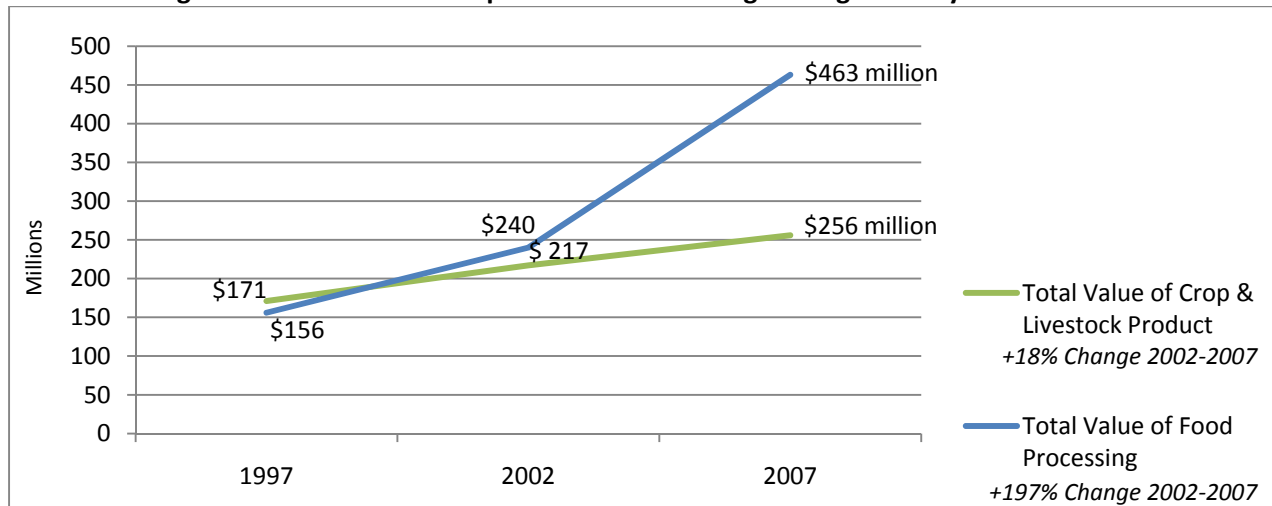
¹⁷ USDA, *2007 Census of Agriculture: Skagit County*.

¹⁸ WSU Skagit County Extension, *2009 Skagit County Agriculture Statistics*.

The number of dairy farms has decreased over the years in the Valley. Also, aquaculture in Skagit County has experienced a decline in their sales.¹⁹

In addition to the \$256 million generated in crop production, food processing contributes \$463 million to Skagit County’s economy.²⁰ The sole Washington-owned chicken processor in the state is located in Skagit County. This company alone needs 500 workers per year to operate and generates about \$80 million in sales.²¹

Figure 6: Total Value of Crop and Food Processing in Skagit County 1997 - 2007²²



There are limitations on measuring the exact impact these labor trends will have on the housing needs of farmworkers. The significant lack of current data on agricultural crops is a major limitation. **However, based on grower interviews and available data, we project that the overall increased demand for labor will ultimately result in an increased need for farmworker housing in Skagit County.**

Although Skagit County has experienced decreases in bulb and dairy production, agriculture is one of the strongest employment sectors in the county and our state. Washington’s agricultural employment and earnings are relatively stable, supporting a broad range of suppliers, processors, shipping and other related industries. We need to protect our agricultural economy, which must compete in a global economy, by ensuring adequate affordable housing for a stable, skilled labor force.

94% of farmworkers surveyed in Skagit County stated that more and better housing would encourage them to continue working in agriculture.

¹⁹ Bill Dewey (Taylor Shellfish Farms) in discussion with Rosalinda Mendoza, December 2010.

²⁰ Washington State Department of Agriculture, *Crop Maps* http://agr.wa.gov/AgInWa/Crop_Maps.aspx (2010).

²¹ WSU Skagit County Extension, *2009 Skagit County Agriculture Statistics*.

²² Washington State Department of Revenue and 2007 U.S. Census of Agriculture.

Estimate of Housing Needed

The Trust estimates (Figure 6) that even with the existing housing stock, there is a gap of at least 844 farmworker housing units needed to meet the present day need in Skagit County (assuming the industry standard of an average of 5 persons/unit).

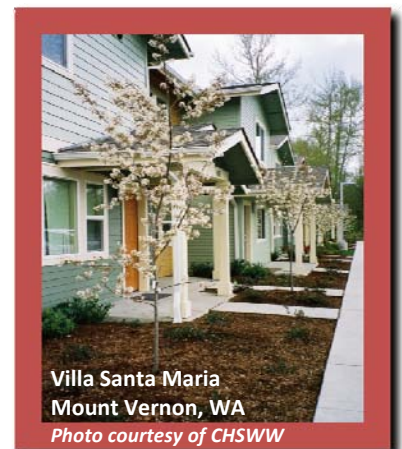
Figure 7: Affordable Farmworker Housing Needed in Skagit County

	Number of Units Needed	Number of Farmworkers and Family Members Needing Affordable Housing
Seasonal-occupancy units	248 units needed	1,240 people
Year-round units	566 units needed	2,830 people
Homeownership units	30	150 people
Total	844 units	4,220 people

Not In My Back Yard (NIMBY) sentiment, land availability and financing remain major challenges for affordable housing organizations and growers trying to provide safe housing for farmworker families in Skagit County. Too often fears and misinformation about farmworker housing impedes people from considering the needs and the benefits to the entire community. Opponents to proposed affordable housing developments often express concerns about reduced property values and increased crime. National housing research has found that “the evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.”²³ According to a University of Washington Evans School research report, HASC farmworker housing complexes have not decreased surrounding property values and no evidence exists of increased crime since their development. A law enforcement analysis showed that nearby private, market-rate apartment complexes generated 2-4 times more 911 calls/unit than HASC farmworker housing developments.²⁴ In fact, there is some evidence that points to a *positive*, rather than a negative, community development impact of farmworker housing. For instance, on average a single farmworker housing development contributes \$470,000 annually in local revenues.²⁵

Secondly, local Growth Management Act (GMA) plans and county and city zoning restrict the land available for affordable housing including farmworker housing. **There currently are not adequate provisions in either county or city zoning to support affordable housing as required by GMA.** The disconnect between GMA goals and local zoning codes has made it extremely difficult to secure sites for new homes and create opportunities for farmworker families and other lower-income persons to live in a safe, quality, affordable home.

Finally, financing affordable housing in rural areas is challenging and is becoming even more so with the recession. Seasonal-occupancy housing is particularly difficult to finance. Because seasonal-occupancy housing, by definition, is occupied by farmworkers for only part of the year – typically 4 to 6 months – it does not provide enough income to cover fixed costs on an annual basis without some type of operating subsidy. Historically, operating subsidies have been secured through USDA Rural Development or the State for community-based seasonal-occupancy housing, or grower operations for on-farm housing. Appropriations for the USDA Section 521 Rental Assistance Program have been declining. The State’s Operating & Maintenance Program, which is funded by document recording fees, has been suspended due to



²³ The Center for Housing Policy, *Don’t Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline?* http://furmancenter.org/files/media/Dont_Put_It_Here.pdf, 4.

²⁴ Teresa Guillen, *An examination of the Social and Economic Impacts of Farmworker Housing at the Local Level* (2006), 12.

²⁵ Teresa Guillen, 11.

declining revenues from those fees. Not all growers, especially smaller growers, can afford to operate on-farm housing and must rely on community-based housing. In order to encourage more private investment from growers in affordable housing, the Trust successfully helped restart the State's On-farm Housing Loan Program to provide direct infrastructure and construction loans for seasonal-occupancy housing. Since 2006, this program has created or preserved seasonal-occupancy housing for nearly 4,000 farmworkers across the state.

Two of the three primary financing sources for year-round community-based housing, the state's Housing Trust Fund and federal Low Income Housing Tax Credits (LIHTC), have dramatically diminished with the current economic downturn. In the 2010 legislative session, the State Legislature did not appropriate *any* funds for the state's Housing Trust Fund for very low-income working persons. Furthermore, the number of financial institutions and corporate investors willing to support affordable housing through the federal LIHTC has diminished, particularly in rural communities, creating financing gaps and stalling the development of farmworker housing. Until the legislature restores the Housing Trust Fund and the LIHTC market rebounds, financing community-based housing will be difficult to accomplish.

Rent levels that are affordable to extremely low-income persons, those earning 30% or less of Area Median Income, generally are insufficient to cover reasonable operating costs of rental housing. The State's Operating & Maintenance Program and the federal Section 8 Voucher program are essential support for extremely low-income workers. The Section 8 program has been underfunded for many years and, as noted above, the Operating & Maintenance Program has been suspended due to insufficient resources.

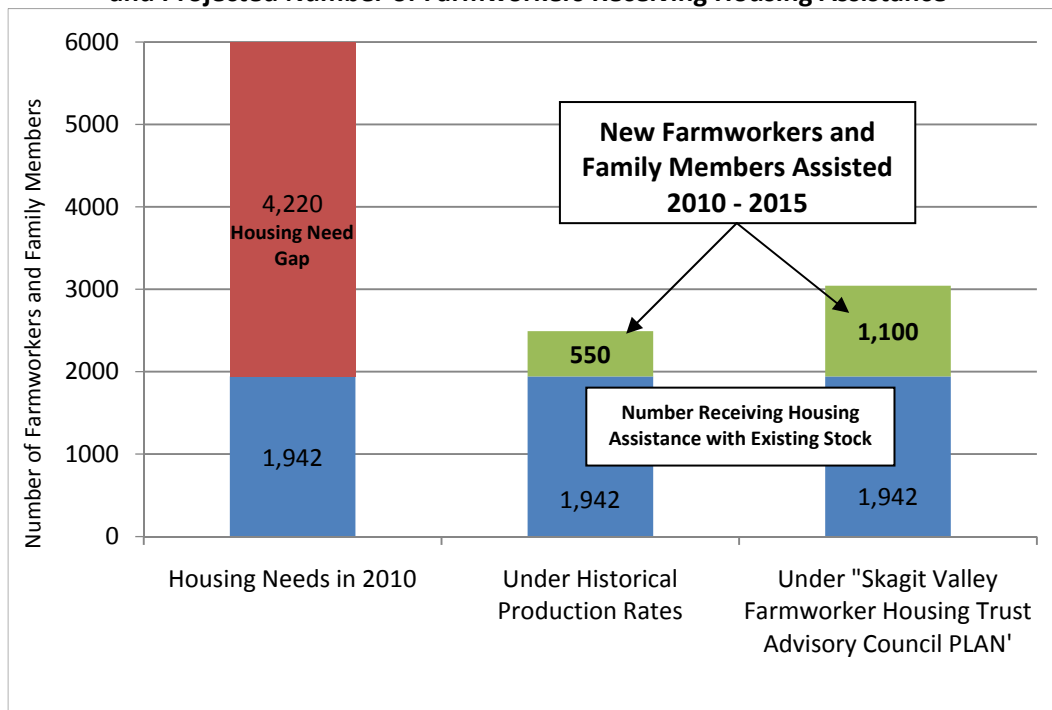
The evidence clearly fails to support the notion that subsidized rental housing, as a general matter, will depress neighborhood property values or otherwise undermine communities.

Chapter 2: Goals to Support Housing Stability & Resources Required

This section summarizes goals to significantly increase the number of farmworkers and family members with access to quality, affordable homes appropriate to their needs, including homeownership, rental and seasonal-occupancy housing.

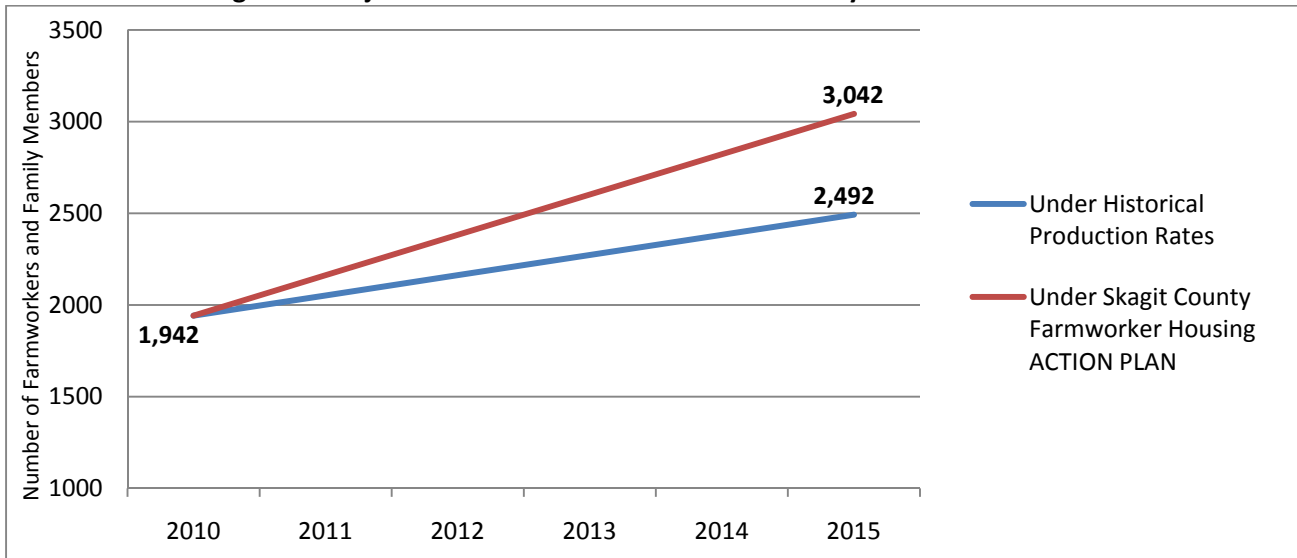
The existing housing stock (both community-based and grower-provided) provides homes for about 1,900 farmworkers and family members in Skagit County. This leaves 4,220 farmworkers and family members that are in need of housing and related services. Our goal is to significantly increase the number of farmworkers and family members able to access appropriate, affordable homes. This plan documents our goal of assisting 1,100 farmworkers and family members by 2015 through a range of activities that will promote the creation or preservation of affordable housing for farmworker families. This plan aims to double the rate of production of quality, affordable homes for farmworkers and their family members.

Figure 8: Farmworkers and Family Members with Housing Needs and Projected Number of Farmworkers Receiving Housing Assistance²⁶



²⁶ Estimates include both community-based and grower-provided housing stock and do not include private market units. Since there is no way to assure that affordable private market units will actually be rented out to farmworker families, the private market units were not included in estimates.

Figure 9: Projected Number of Farmworkers & Family Members Assisted



Here, [Raspberry Ridge I] is the first time that I could call it home. Better housing conditions and my children are much more comfortable. They have the opportunity to continue with their schooling. We are very privileged to have a place to call home that's safe and we can afford.

-Patricia Zacarias, Raspberry Ridge I Resident

Resources Required

In order to achieve the Action Plan goals, a combination of private and public resources will be required to ensure farmworker families have a place to call home.

Figure 10: Action Plan Goals

	Number of Units	Number of Farmworkers and Family Members Living in Affordable Housing
Seasonal-occupancy units	65 units	325 people
Year-round units	148 units	740 people
Homeownership units	7 units	35 people
Total	220 units	1,100 people

1. Resources Required to Increase Seasonal-Occupancy Housing Units by 65 units for 325 farmworkers.
 - Capital Financing (local, state, federal, and private resources): Approximately \$3.5 million in state resources will be required to meet the above goal.
 - Land Availability: A minimum of 4.6 acres at an average of 14 units per acre will be required to meet the 65 seasonal-occupancy housing unit goal. Currently, the density of 14 units per acre is not allowed in all multifamily zones in Skagit County.
 - Access to water and waste water treatment will be required to meet the above goal.
 - Operating Subsidies such as USDA 521 Rental Assistance, State’s Operating & Maintenance Funds or Grower Lease Model, will be required to achieve the above goal.

2. Resources Required to Increase Year-Round Housing by 148 homes for 740 persons.
 - Capital Financing (local, state, and private resources): Approximately \$6.4 million in state resources will be required to meet the year-round housing goal.
 - Land Availability: A minimum of 10.6 acres at an average of 14 units per acre will be required. Currently, this is not allowed in all multifamily zones in Skagit County.
 - Access to public water supply and sanitary sewer will be required.
 - Rental Assistance for families earning less than 30% of Area Median Income (USDA 521 Rental Assistance, State’s Operating & Maintenance Funds, HUD Section 8 Vouchers) will be required.

3. Resources Required to Increase Homeownership for 7 new homeowners.
 - Homebuyer Education, particularly for non-native English speakers will be required.
 - Down Payment Assistance (State Housing Trust Fund, federal and philanthropic sources) will be required.
 - Self-Help Program (USDA 523 Technical Assistance) will be required.
 - Below Market Rate mortgages (Washington State Housing Finance Commission, USDA Direct 502 Mortgages) will be required.

Chapter 3: Strategies & Action Steps to Support Housing Stability

This section describes the strategies and action steps required to meet the goals of providing an adequate supply of safe, quality affordable homes for our agricultural workforce with appropriate support services.

In order to ensure that farmworkers have affordable, safe and quality housing to help sustain Skagit's agricultural community, the Skagit Valley Farmworker Housing Trust Advisory Council will focus on these strategies:

- ❖ **Public Awareness:** The Skagit Valley Advisory Council will conduct public education to raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue.
- ❖ **Land Availability:** The Skagit Valley Advisory Council seeks to collaborate with local government officials and farm preservation groups to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands.
- ❖ **Partnerships & Coordination of Resources:** The Skagit Valley Advisory Council will strengthen and build local partnerships for improving farmworker housing conditions. The Advisory Council will support affordable housing and service providers to increase coordination of services for farmworkers and their families. In coordinating with other affordable housing efforts, the Advisory Council can comprehensively plan local solutions and better develop new shared resources.

Action Steps

Each action step presented below in the work plan will be implemented by the Advisory Council members in coordination with a broad range of Skagit County partners. In addition, accomplishing the goals of this plan will require the collaboration and leadership of our Skagit County Commissioners, Burlington, Mount Vernon, Sedro-Woolley City Council Members and other elected and appointed officials.

2010 Accomplishments

As the Advisory Council developed this plan, we also began implementing key activities. This past year, the work of the Advisory Council included:

- Partnering with Hedlin Family Farms to present at the Festival of Family Farms.
- Collaborating with KSVR to produce a radio show on farmworkers.
- Teaming up with Skagit County Coalition to End Homelessness and OneAmerica to organize a Community Candidate Forum.
- Presenting at the LaConner Rotary Meeting.
- Initiating discussions with farmland and open space preservation groups.
- Sending monthly updates on our activities to other Skagit housing organizations.

The action steps in the work plan below will be furthered developed in the fall of 2011.

STRATEGY 1: Public Awareness - Raise awareness of the community benefits of farmworker housing among the general public and change public perceptions regarding causes of and solutions to the issue.

OBJECTIVE A: Disseminate information about the positive impacts of farmworkers housing & their connection to the rest of the community.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Distribute Trust Video and collateral at community events (Bivalve Bash, Festival of Family Farms).	1. Participate in 2 events.	1. 2011	Advisory Council Members
2. Research per capita funding for schools from the State and federal funding for migrant students and Title I funds for low-income students.	2. Present findings to 3 school officials.	2. 2011-2013	Advisory Council Public Education Workgroup
3. Partner with Skagit Valley College to do a project on the history of farmworkers in the Skagit County.	3. Host education event at Skagit Valley College.	3. 2011-2013	Advisory Council Public Education Workgroup
4. Meet with the Skagit Valley Herald editorial board and seek opportunities for media coverage and opinion articles.	4. Be featured in 3 news articles and/or opinion articles.	4. 2011-2013	Advisory Council Members
5. Partner with more farms to obtain photographs and stories of farmworkers.	5. Feature photos & stories of farmworkers in public awareness materials.	5. 2011-2013	Advisory Council Members

OBJECTIVE B: Deliver information presentations annually to 10 elected officials and/or community leaders.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Invite elected officials to Advisory Council Meetings to discuss expanding access to programs and increased funding that: <ul style="list-style-type: none"> o Encourages the development of the full spectrum of affordable housing (from seasonal-occupancy housing, community-based rentals to homeownership opportunities) for farmworker families. o Results in more coordinated and efficient use of existing resources. o Realizes public and private cost savings through the prevention of negative health, safety, education and other costs of substandard, unaffordable housing. 	1. 5 invited elected officials attend meetings.	1. 2011	Advisory Council Members
2. Engage the business community such as the Chamber of Commerce and EDASC.	2. Present to 2 business groups.	2. 2011	Advisory Council Members
3. Present at city council/planning & county commission meetings.	3. Present at 4 meeting.	3. 2011 - 2013	Advisory Council Members
4. Make presentations to community groups such as Kiwanis, ministerial associations, congregational social justice committees, etc.	3. Present at 6 meeting.	3. 2011 - 2013	Advisory Council Members

STRATEGY 2: Land Availability - Collaborate with local government officials and farm preservation groups to ensure adequate developable land for farmworker housing while protecting valuable agricultural lands.

OBJECTIVE A: Convene local government and farmland and open space preservation groups on GMA Comprehensive Plan Updates.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Research & analyze local and state statutory and regulatory changes necessary to increase the supply of affordable housing.	1. Develop at least 1 policy proposal.	1. 2011-2013	Advisory Council GMA Workgroup
2. Research on vacant land zoned or designated in GMA plans for residential development.	2. Present research to Advisory Council & farmland preservation groups.	2. 2011-2013	Advisory Council GMA Workgroup
3. Participate in committees helping update GMA comprehensive plans.	3. Ensure farmworker representation in the updates.	3. 2011-2013	Advisory Council GMA Workgroup
4. Work with Skagit County, cities and the Skagit Council of Governments to assess GMA comprehensive plans, zoning, and tools such as Incentive Zoning or Transfer of Development Rights.	4. Convene at least 2 meetings.	4. 2011-2013	Advisory Council GMA Workgroup
5. Research possible amendments to GMA at the state legislative level.	5. Present draft amendments to Washington Low Income Housing Alliance and environmental organizations.	5. 2011-2013	Advisory Council GMA Workgroup
6. Assess the availability of infrastructure (public water and sewer) to residential lands.	6. Ensure adequate infrastructure access to encourage affordable housing.	6. 2011-2013	Advisory Council GMA Workgroup, Catholic Housing Services of Western Washington, Housing Authority of Skagit County, & the Office of Rural and Farmworker Housing.

STRATEGY 3: Partnerships & Coordination of Resources - Strengthen and build local partnerships for improving farmworker housing conditions.

OBJECTIVE A: Coordinate advocacy for housing, support services, and effective public policies to increase the supply of affordable farmworker housing.

ACTIVITIES	MEASURE	TIMELINE	MEMBERS RESPONSIBLE
1. Continue sending regular updates on our activities to other Skagit partner organizations.	1. Send monthly updates.	1. 2011	Trust Staff
2. Have an Advisory Council member serve as a liaison to the Skagit County Affordable Housing Advisory Committee.	2. Assign Advisory Council Member.	2. 2011	Mike Youngquist & Gustavo Ramos
3. Engage civic, faith and community groups to endorse and help implement the Plan.	3. Endorsements from 10 community organizations.	3. 2011	Advisory Council Members
4. Identify additional gaps in services such as homebuyer education and foreclosure prevention resources.	4. Facilitate new partnerships to fill these gaps.	4. 2011	Advisory Council Members
5. Partner with the local USDA Rural Development office, realtors (e.g. Danya Wolfe and Jessie Cavazos), financial institutions and community organizations to provide homebuyer education targeted to farmworker families.	5. Sponsor bilingual homeownership workshop.	5. 2011-2013	Advisory Council and USDA Rural Development Local Office
6. Research sources that could provide additional/alternative capital financing in face of the decline in Housing Trust Fund and LIHTC.	6. Identify 1 new potential financing source.	6. 2011-2013	Trust Staff
7. Participate in updating and refining the allocation process for Local Document Recording Fees for housing ("2060/2163 Funds") to ensure they include farmworker housing.	7. Farmworkers formally recognized as a special needs population for allocation local recording fees.	7. 2011-2013	Advisory Council Members

Five-Year Accomplishments

By 2015 the Advisory Council and our partners will have:

- Achieved broad agreement on the benefits of an adequate supply of affordable housing for farmworkers and their families, and public support for increasing the housing supply. This will be measured by the number of organizations and local governmental entities that document their support through resolutions and planning documents.
- Updated Growth Management Act plans for Burlington, Mount Vernon and Sedro-Woolley to designate the equivalent of 11 acres for multi-family housing at 14 units per acre with access to public infrastructure, in addition to other multifamily housing needs in their jurisdiction.
- Encouraged the development of *at least* 213 new units of rental housing for 1,065 farmworker and their families throughout the county.
- Secured new resources and tools for affordable farmworker housing.
- Together with local partners, assisted at least 7 farmworker families in purchasing their own homes.
- Ensured no net loss of on-farm housing beds for 722 farmworkers.
- Established an effective network of housing and service providers.

Chapter 4: Monitoring Progress and Updating Goals

This section summarizes the steps the Skagit Valley Farmworker Housing Trust Advisory Council will undertake to monitor progress of the goals and action steps mentioned above.

The Skagit Valley Farmworker Housing Trust Advisory Council has already developed and presented a baseline on demographic and housing data earlier in this document that will be used as reference points for the future and help measure our progress. The Advisory Council will establish quantifiable milestones for each of the strategies and action steps identified in this Plan, and where possible, identify the partners who are essential to achieving the milestones. The Trust will provide the Advisory Council with data on the number of housing units developed or rehabilitated. Additionally, the Advisory Council will provide annual progress reports and Plan updates to our partners.

Perhaps most importantly, accomplishing the goals of this plan will require the collaboration and leadership of our Skagit County Commissioners, Burlington, Mount Vernon, Sedro-Woolley City Council Members and other elected and appointed officials.

Appendices

Appendix A

A Sustainable Bounty: Investing In Our Agricultural Future **Regional Survey Findings** **Skagit/Whatcom Counties**

NOTE: This regional analysis of the statewide survey is focused on housing conditions and needs. For this purpose, respondents are categorized as either *Local* or *Non-Local* based on the location of their primary residence, regardless of whether or not they travel over-night for work. *Local* workers need a home year-round in the region. *Non-Local* workers need seasonal-occupancy housing while they work in the region and maintain their primary residence elsewhere.

This definition of *Local/Non-Local* workers is different from that used in the statewide analysis. The statewide report distinguishes between workers in Washington who, at some time during the season, travel away from their primary residence overnight for work and those who do not travel over-night.

Survey respondents: 114

Local respondents: 70 = 61.4% Non-Local: 44 = 38.6%

Accompanied & Unaccompanied Households

Statewide	Non-Local		Local		All	
	Frequency	Percent	Frequency	Percent	Frequency	Percent
Accompanied Households	492	22.4%	1,682	77.4%	2,174	77.0%
Unaccompanied Households	347	53.4%	303	46.6%	650	23.0%
Skagit/Whatcom	Non-Local		Local		All	
	Frequency	Percent	Frequency	Percent	Frequency	Percent
Accompanied Households	43	97.7%	66	94.3%	109	95.6%
Unaccompanied Households	1	2.3%	4	5.7%	5	4.4%

Farmworkers Per Household

Statewide	Non-Local	Local	All
Average all households	2.07	2.27	2.21
Average accompanied households	2.83	2.50	2.57
Skagit/Whatcom	Non-Local	Local	All
Average all households	3.0	2.40	2.64
Average accompanied households	3.1	2.48	2.72

Median Household Size

Statewide Median (All)	Skagit/Whatcom Non-Local	Skagit/Whatcom Local	Skagit/Whatcom All
4.5	4.5	4.5	4.5

Respondents with children living with them

Statewide	Non-Local	Local	All
Respondents with children living with them	46.3%	61.7%	58.2%
Skagit/Whatcom	Non-Local	Local	All
Respondents with children living with them	45.45%	71.43%	61.40%

Household Income As a Percentage of 2006 Area Median Income

Income		Frequency	Percent
Extremely Low Income (\leq 30% AMI)	Statewide	647	40.9%
	Skagit/Whatcom	23	53.5%
Very Low Income (0% to 50% AMI)	Statewide	1,229	77.7%
	Skagit/Whatcom	39	90.7%
Low Income (0% to 80% AMI)	Statewide	1,537	97.2%
	Skagit/Whatcom	43	100.0%
		Statewide N = 1,582	
		Skagit/Whatcom = 43	

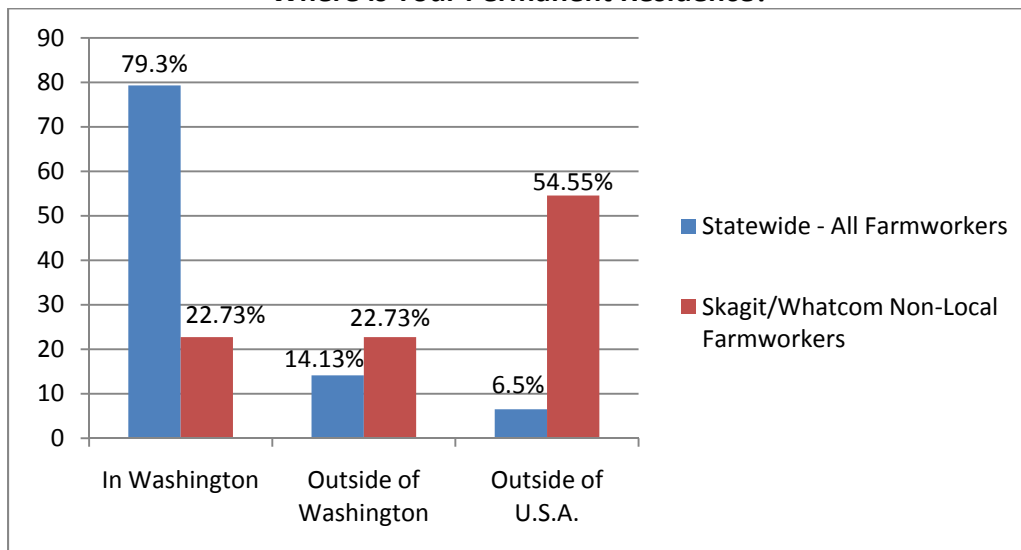
Average Personal & Household Income

Statewide	Non-Local	Local	All
Average Personal Income	\$10,891	\$12,961	\$12,328
Average Household Income	\$13,553	\$19,369	\$17,596
Skagit/Whatcom	Non-Local	Local	All
Average Personal Income	\$8,674	\$10,442	\$9,900
Average Household Income	\$11,083	\$17,491	\$15,229

How Long Have You Been Living Within 75 Miles of This Area?

Statewide: Years	Frequency	Percent
Less than one year	361	16.0%
One year to less than 5 years	764	33.9%
5 years to less than 10 years	530	23.5%
10 years or more	596	26.5%
Total	2,251	100.0%
Skagit/Whatcom Local Residents: Years	Frequency	Percent
Less than one year	9	12.9%
One year to less than 5 years	30	42.9%
5 years to less than 10 years	15	21.4%
10 years or more	16	22.9%
Total	70	100.0%

Where is Your Permanent Residence?



Which of the Following Responses Most Accurately Describes Your Living Situation?

Statewide N=2803	Non-Local	Local	All
Renting a house, apartment, mobile home	30.4%	57.8%	49.8%
Live in labor camp	36.5%	12.1%	19.3%
Own a house	3.0%	14.3%	10.9%
RV, camper, trailer	7.8%	7.3%	7.5%
Unstructured housing (car, shed, etc.)	14.8%	2.4%	6.0%
Rent a cot/bed/bunk per day	6.3%	5.9%	6.0%
Rent room in motel	1.2%	0.2%	0.5%
Total	100.0%	100.0%	100.0%

Skagit/Whatcom N=114	Non-Local	Local	All
Renting a house, apartment, mobile home	16.28%	65.71%	46.90%
Live in labor camp or grower-provided housing	67.44%	22.86%	39.82%
Own a house	4.56%	5.71%	5.31%
RV, camper, trailer	2.33%	4.29%	3.54%
Unstructured housing (car, shed, etc.)	6.98%	0.0%	2.65%
Rent a cot/bed/bunk per day	2.33%	1.43%	1.77%
Rent room in motel	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%

Housing Need Indicators

(1) Substandard Housing	Non-Local	Local	All
Homeless (unstructured housing, e.g. car, shed) - State	15%	2%	6%
Skagit/Whatcom	6.98%	0.00%	2.65%
Housing Problems - State	42%	33%	36%
Skagit/Whatcom	56.82%	38.57%	45.61%
(2) Cost-Burden	Non-Local	Local	All
Severe cost-burden (>50% of Income) - State	19%	27%	20%
Skagit/Whatcom	42.86%	29.17%	32.26%
Cost-Burden (>30% of Income) - State	42%	63%	44%
Skagit/Whatcom	85.71%	75.00%	77.42%
(3) Crowding	Non-Local	Local	All
Crowded housing units (more than 1.01 persons/room)			
State			32%
Skagit/Whatcom	32.26%	49.18%	43.48%

Percent and Average with Housing Problems

Statewide	Non-Local	Local	All
Have housing problem(s) N=2,845	42%	33%	36%
Average number of problems (only respondents with problems) N=1,012	2.01	2.44	2.30
Skagit/Whatcom	Non-Local	Local	All
Have housing problem(s) N=114	56.82%	38.57%	45.61%
Average number of problems (only respondents with problems) N=52	3.12	2.63	2.87

Do You Currently Have Any of the Following Problems Where You Are Living?

Skagit/Whatcom N=52 (includes only those reporting problems)	Non-Local	Local	All	Statewide All
Cracking, peeling or chipping paint (lead-based?)	56.00%	40.74%	48.08%	27.2%
Mice	16%	3.7%	9.62%	22.8%
Roaches	40%	25.93%	32.69%	18.7%
Appliances don't work/no appliances	16%	18.5%	17.31%	17.6%
Heating problems/no heating	36%	25.93%	30.77%	16.9%
Leaking faucets/plumbing	16%	11.11%	13.46%	16.8%
Electrical problems	20%	22.22%	21.15%	15.8%
Holes in the wall or floor	24%	33.33%	28.85%	15.4%
Draft through windows/holes	32%	29.63%	30.77%	12.6%
Poor water quality (can't drink the water)	8%	18.52%	S/W= 13.46%	12.5%
Leaking ceiling	20%	22.22%	21.15%	11.5%
Toilet doesn't flush/plumbing doesn't drain	0%	0.00%	0.00%	4.5%
Insufficient water supply	4%	3.7%	3.85%	3.9%
No plumbing/toilet	24%	7.41%	15.38%	3.6%
Waste water/sewage on top of ground	0%	0.00%	0.00%	0.8%

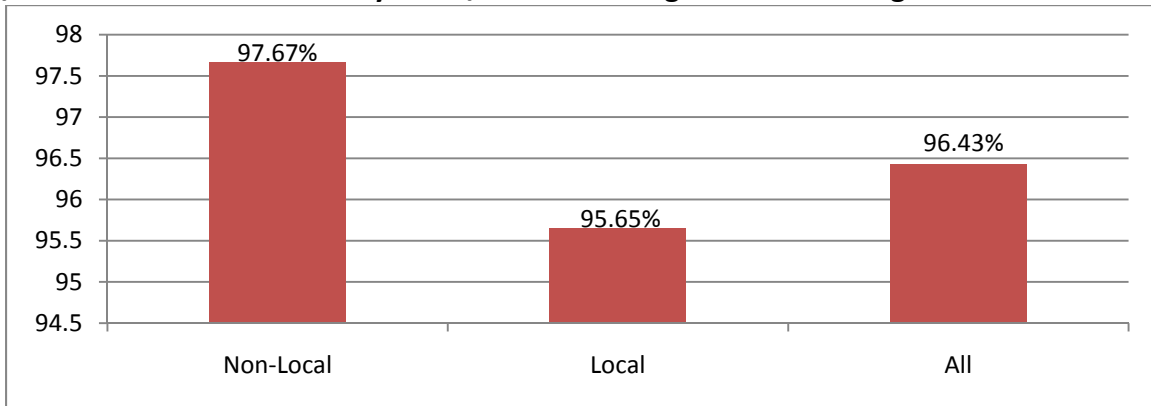
Percent who have kids in the home

Skagit/Whatcom	Non-Local	Local	All
Percent of those reporting problems who have kids in the home.	52.0%	74.1%	63.5%
Percent of those cost-burdened who have kids in the home.	66.67%	77.78%	72.00%

If the Costs to You of On-Farm and Off-Farm/In-Town Housing Were the Same, Which Would You Prefer to Live In?

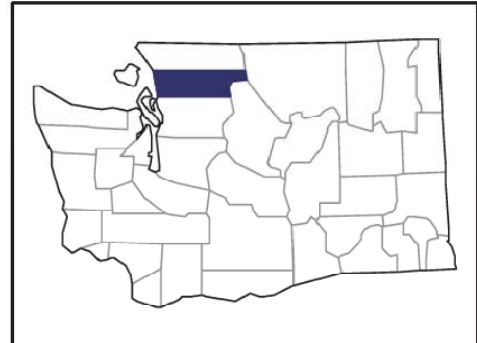
Statewide	Non-Local		Local		All	
Response	Frequency	Percent	Frequency	Percent	Frequency	Percent
On-farm housing	327	43.8%	656	36.6%	983	38.7%
Off-farm/in-town housing	369	49.5%	979	54.6%	1,348	53.1%
No preference expressed	50	6.7%	158	8.9%	208	8.2%
Total	746	100.0%	1,793	100.0%	2,539	100.0%
Skagit/Whatcom	Non-Local		Local		All	
Response	Frequency	Percent	Frequency	Percent	Frequency	Percent
On-farm housing	22	50.00%	24	34.29%	46	40.35%
Off-farm/in-town housing	19	43.18%	42	60.00%	61	53.51%
No preference expressed	3	6.82%	4	5.71%	7	6.14%
Total	44	100.0%	70	100.0%	114	100.0%

Skagit/Whatcom: Percent Who Say More/Better Housing Would Encourage Them to Continue in Ag



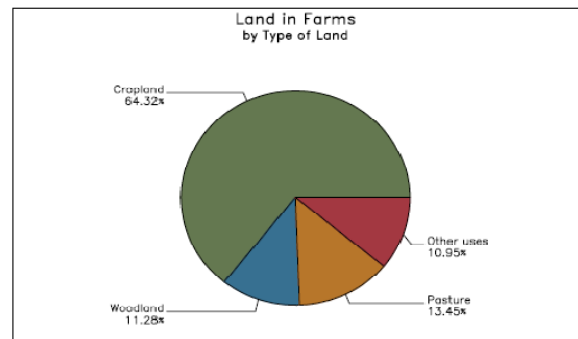
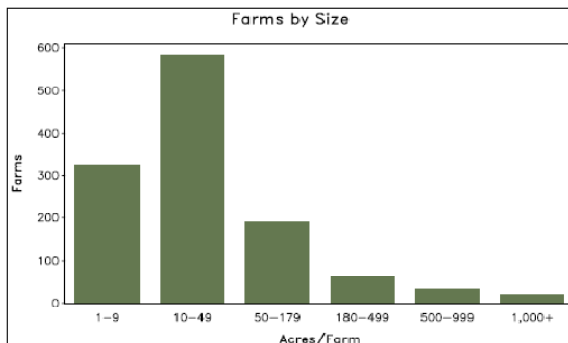
Appendix B

2007 CENSUS OF AGRICULTURE
 County Profile



**Skagit County
 Washington**

	2007	2002	% change
Number of Farms	1,215	872	+ 39
Land in Farms	108,541 acres	113,821 acres	- 5
Average Size of Farm	89 acres	131 acres	- 32
Market Value of Products Sold	\$256,248,000	\$217,384,000	+ 18
Crop Sales \$174,169,000 (68 percent)			
Livestock Sales \$82,079,000 (32 percent)			
Average Per Farm	\$210,904	\$249,294	- 15
Government Payments	\$630,000	\$1,835,000	- 66
Average Per Farm Receiving Payments	\$5,835	\$14,333	- 59



2007 CENSUS OF AGRICULTURE

County Profile

Skagit County – Washington

Ranked items among the 39 state counties and 3,079 U.S. counties, 2007

Item	Quantity	State Rank	Universe ¹	U.S. Rank	Universe ¹
MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)					
Total value of agricultural products sold	256,248	8	39	210	3,075
Value of crops including nursery and greenhouse	174,169	11	39	110	3,072
Value of livestock, poultry, and their products	82,079	7	39	492	3,069
VALUE OF SALES BY COMMODITY GROUP (\$1,000)					
Grains, oilseeds, dry beans, and dry peas	4,204	15	36	1,547	2,933
Tobacco	-	-	-	-	437
Cotton and cottonseed	-	-	-	-	625
Vegetables, melons, potatoes, and sweet potatoes	75,494	6	37	34	2,796
Fruits, tree nuts, and berries	17,222	12	39	106	2,659
Nursery, greenhouse, floriculture, and sod	14,286	1	38	44	2,703
Cut Christmas trees and short rotation woody crops	199	13	33	240	1,710
Other crops and hay	2,763	14	39	618	3,054
Poultry and eggs	12,172	6	39	522	3,020
Cattle and calves	10,969	10	39	1,117	3,054
Milk and other dairy products from cows	47,173	4	34	157	2,493
Hogs and pigs	69	18	37	1,492	2,922
Sheep, goats, and their products	160	18	39	767	2,998
Horses, ponies, mules, burros, and donkeys	603	16	39	396	3,024
Aquaculture	10,522	6	31	31	1,498
Other animals and other animal products	410	12	39	436	2,875
TOP CROP ITEMS (acres)					
Vegetables harvested for sale	19,456	6	37	49	2,794
Forage - land used for all hay and haylage, grass silage, and greenchop	18,594	14	39	1,109	3,060
Potatoes	10,353	5	37	27	2,124
Corn for silage	7,385	1	25	199	2,263
Peas, green (excluding southern)	5,203	2	36	7	882
TOP LIVESTOCK INVENTORY ITEMS (number)					
Layers	324,755	7	39	213	3,024
Pullets for laying flock replacement	45,836	6	37	341	2,627
Cattle and calves	36,544	10	39	867	3,060
Colonies of bees	5,079	4	38	138	2,640
Broilers and other meat-type chickens	2,300	8	36	753	2,475

Other County Highlights

Economic Characteristics	Quantity	Operator Characteristics	Quantity
Farms by value of sales:		Principal operators by primary occupation:	
Less than \$1,000	418	Farming	479
\$1,000 to \$2,499	199	Other	736
\$2,500 to \$4,999	143	Principal operators by sex:	
\$5,000 to \$9,999	133	Male	940
\$10,000 to \$19,999	83	Female	275
\$20,000 to \$24,999	22	Average age of principal operator (years)	
\$25,000 to \$39,999	19	56.4	
\$40,000 to \$49,999	19	All operators by race ²:	
\$50,000 to \$99,999	48	American Indian or Alaska Native	20
\$100,000 to \$249,999	33	Asian	29
\$250,000 to \$499,999	27	Black or African American	-
\$500,000 or more	71	Native Hawaiian or Other Pacific Islander	6
Total farm production expenses (\$1,000)	215,218	White	1,853
Average per farm (\$)	177,134	More than one race	5
Net cash farm income of operation (\$1,000)	46,977	All operators of Spanish, Hispanic, or Latino Origin ²	
Average per farm (\$)	38,664	35	

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

(D) Cannot be disclosed. (Z) Less than half of the unit shown.

¹ Universe is number of counties in state or U.S. with item. ² Data were collected for a maximum of three operators per farm.

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