

# **NO REFUGE FROM THE FIELDS**



## **FINDINGS FROM A SURVEY OF FARMWORKER HOUSING CONDITIONS IN THE UNITED STATES**



**HAC**  
HOUSING ASSISTANCE COUNCIL

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Housing Assistance Council

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This report was prepared by Christopher Holden, Lance George and Adrienne Smith of the Housing Assistance Council (HAC). The work that provided the basis for this publication was supported by funding from the U.S. Department of Agriculture's Rural Housing Service (RHS), provided through Global Management Services, Inc. under subcontract GMSI-00-HAC-001. The U.S. Department of Housing and Urban Development, with contributions from RHS, was the primary funder of survey work in the Eastern migrant stream. Earlier findings from the Eastern migrant stream survey were published in *Abundant Fields, Meager Shelter: Findings from a Survey of Farmworker Housing in the Eastern Migrant Stream* released by HAC in October 2000. The substance and findings of this report are dedicated to the public. HAC is solely responsible for the accuracy of the statements and interpretations contained in this publication and such interpretations do not necessarily reflect the views of the United States Government.

HAC, founded in 1971, is a nonprofit corporation that supports the development of rural low-income housing nationwide. HAC provides technical housing services, seed money loans from revolving funds, housing program and policy assistance, research and demonstration projects, and training and information services.

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- Northwest Regional Primary Care Association (ID, OR, WA)
- Rural Missouri, Incorporated (MO)
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# EXECUTIVE SUMMARY

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Working in partnership with farmworker service organizations around the nation, the Housing Assistance Council (HAC) performed a survey of farmworker housing conditions in the Eastern, Midwestern and Western migrant streams from December 1997 through June 2000.<sup>1</sup> The purpose of this survey was to determine the typical structural, ownership, quality and cost characteristics of housing occupied by migrant, seasonal and year-round farmworkers in major agricultural areas throughout the country. Each organization that participated in the survey has an outreach component where staff work among local farmworkers to extend various social services, such as healthcare, education, pesticide safety training and employment training. Staff with these organizations completed housing surveys while performing their outreach duties. The survey results support journalistic accounts describing farmworkers as among the nation's poorest and worst-housed groups.

Migrant farmworkers typically reside during winter in "home base" communities in Florida, Texas, and California, or in Mexico or other Central American and Caribbean nations. As the growing season progresses in the spring and summer, they relocate to points north. These migration patterns north from home bases are referred to as migrant streams. The Eastern migrant stream runs from Florida to New England, the Midwestern stream from Texas to the Great Lakes and Northern Plains states, and the Western stream from southern California to the Pacific Northwest. The survey was conducted in the Eastern stream states of Connecticut, Florida, Kentucky, Massachusetts, Maryland, North Carolina, New Jersey,

New York, South Carolina and Virginia. Midwestern stream states surveyed included Illinois, Michigan, Minnesota, Missouri, Nebraska, Texas and Wisconsin. The Western stream states were California, Idaho, Oregon and Washington. Nationwide, there are between four and five million migrant and seasonal farmworkers.<sup>2</sup>

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## General Findings

The survey collected information on 4,625 housing units occupied by farmworkers. There were 1,592 cases in the Eastern migrant stream, 1,367 in the Midwestern migrant stream, and 1,666 in the Western migrant stream. These units housed 24,433 people, of which 16,301 were adults and 8,132 were children. Children were present in almost 69 percent of the units examined.<sup>3</sup>

Single-family homes and apartments were the most common structure types. Single-family homes comprised 42 percent of the units, and 21 percent of the units examined were apartments. Employers owned 25 percent of all units, and 57 percent of employer-owned units were provided free of charge.

farmworker service organizations participated in the survey.

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<sup>1</sup> The survey was conducted from December 1997 through October 1998 in the Eastern migrant stream. Midwestern and Western migrant stream survey work was conducted from May 1999 through June 2000. Sixteen

<sup>2</sup> This estimate of the number of farmworkers in the United States is based on national figures from U.S. Department of Health and Human Services, Public Health Service, Health Resources Administration, Migrant Health Program, *An Atlas of State Profiles, Which Estimates Numbers of Migrant and Seasonal Farmworkers and Members of Their Families*, March 1990.

<sup>3</sup> The basic measure in the survey was the individual housing unit or household, and each housing unit was surveyed only once. A household is defined as the people occupying a single unit, whether or not they are related. Since only occupied units were examined in HAC's survey, each unit is equivalent to one household. However, it is possible that individual farmworkers may have responded to the survey questions twice, since they may have been interviewed once in a home base state such as Florida, Texas or California, and again in a different location upstream. Survey results will therefore be reported in terms of housing units and households, since individuals may have been double-counted.

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## Crowding

Crowding was prevalent among the farmworker housing units. Crowded units are those with a mean of more than one person per room, excluding bathrooms.<sup>4</sup> Excluding dormitories and barracks (structures designed for high occupancy), almost 52 percent of all units were crowded. Among crowded units, 74 percent had children present. In comparison, the 1997 American Housing Survey (AHS) found 2 percent of all U.S. households and 3 percent of nonmetropolitan households living in crowded conditions.<sup>5</sup>

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## Appliances and Fixtures

Most units had a stove, refrigerator, bathtub and toilet. However, 22 percent had at least one of these appliances and fixtures missing or broken. More than 10 percent of units lacked a working stove, more than 8 percent lacked a working bath or shower, and more than 9 percent lacked a working toilet. According to the 1997 AHS, 1 percent of all households in the country lacked a cooking stove.

Almost 52 percent of the units lacked access to a working laundry machine, and almost 43 percent lacked a working telephone. Among all U.S. households the 1997 AHS found that 24 percent lacked a laundry machine.

Eastern and Western stream units were more likely to lack access to a working stove, refrigerator, tub/shower and/or toilet than Midwestern units. In the Eastern stream, 25 percent of units lacked at least one of these appliances and fixtures, while in the Western stream 26 percent of units lacked a working

version of one of these appliances. Thirteen percent of Midwestern units lacked working versions of these appliances and fixtures.

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## Housing Quality Items

Overall, 26 percent of the units were directly adjacent to fields where pesticides were applied. Sixty-five percent of Eastern migrant stream units were in these locations, the highest incidence among the migrant streams. This is likely due to the Eastern stream having the highest percentage of employer-owned housing surveyed compared with the Midwestern and Western streams. Among units next to treated fields, 53 percent lacked a working tub/shower, laundry machine, or both. Children lived in 60 percent of all units adjacent to fields where pesticides were applied.

Serious structural problems, which include sagging roofs, house frames or porches, were evident in 22 percent of the units, and 15 percent had holes or large sections of shingles missing from their roofs. Foundation damage was evident in 10 percent of all units. Windows with broken glass or screens were found in 36 percent of the units, and almost 41 percent had significant areas of peeling paint on their exteriors.

Interior problems were also prevalent in the survey units. Twenty-nine percent of the units had peeling paint or broken plaster, and 29 percent had evidence of water leakage. Holes were noted in the walls of 22 percent of the units, and unsanitary conditions, such as rodent or insect infestation, were evident in 19 percent of the units. Nine percent of the units had frayed wiring or other electrical problems evident, compared with the 1997 AHS finding that 1 percent of all U.S. households had this problem.

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<sup>4</sup> It should be noted that some Rural Housing Service-funded (RHS-funded) apartment-style housing is designed for occupancy levels higher than the Census and American Housing Survey (AHS) definition of crowding used in this report. These cases are most likely in RHS-funded projects designed to serve migrant farmworkers.

<sup>5</sup> Housing Assistance Council, *Why Housing Matters: HAC's 2000 Report on the State of the Nation's Rural Housing*, Washington, D.C.: December 2000, Appendix B, Table 5. All other references to American Housing Survey (AHS) data used in this report are taken from this publication.

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## Substandard Housing

HAC classified units with physical deficiencies as either “moderately substandard” or “severely substandard.”<sup>6</sup> Among all the units in HAC’s farmworker housing survey, 17 percent were severely substandard and 16 percent were moderately substandard. The Eastern migrant stream had the highest incidence of substandard housing, with 44 percent of Eastern units either severely or moderately substandard. Thirty-two percent of Western and 21 percent of Midwestern units were moderately or severely substandard. Mobile homes were the type of unit most likely to be severely or moderately substandard, and 44 percent of mobile homes were in this condition. The 1997 AHS found that among all U.S. households, 5 percent live in moderately inadequate housing and 2 percent live in severely inadequate housing.

Of all severely or moderately substandard units, excluding dormitories and barracks, 63 percent were also crowded, with crowded and substandard units comprising 20 percent of all units. Thirty-three percent of households in substandard units also had housing cost burden, paying more than 30 percent of their income for housing. Cost-burdened households in substandard housing were 11 percent of all units surveyed. Substandard units with households both crowded and cost-burdened comprised 19 percent of all substandard units and 6 percent of all units surveyed.

Households with children occupied 65 percent of severely substandard units, with the same percentage in moderately substandard units. Additionally, units with numerous serious problems were very likely to have children living in them. Children were living in 70 percent of the units that were moderately or severely substandard and crowded. Among the units that were moderately or severely substandard, crowded,

and whose households had housing cost burden, 94 percent had children present.

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## Income, Housing Cost, and Housing Cost Burden

The median monthly income for farmworker respondents was \$860. The median monthly housing cost was \$345. Excluding units where no rent was charged, the median housing cost was \$380.

A large percentage of the households occupying the surveyed units had poverty-level incomes. Fifty-nine percent of the units were occupied by households with incomes at 80 percent or less of Area Median Income (AMI). Thirty-eight percent of the farmworker households had incomes of 50 percent or less of AMI, and 17 percent had incomes 30 percent or less of AMI.<sup>7</sup> Forty-five percent of U.S. households had incomes at or below 80 percent of AMI and 28 percent had incomes at or below 50 percent of AMI according to the 1997 AHS.

Among all the households, 29 percent had housing cost burden, paying more than 30 percent of their monthly income for housing. Excluding units provided free of charge, 34 percent of households had housing cost burden. Among all cost-burdened households, over 85 percent had children present.

Forty-three percent of Western stream households were cost-burdened, the highest proportion among the migrant streams. In comparison, 16 percent of Eastern stream households were similarly burdened. Twenty-two percent of Midwestern households paid too much for their housing. Compared to the other migrant streams, the Western stream exhibited lower individual median incomes, higher median housing costs, and fewer wage earners per household.

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<sup>6</sup> See Appendix G for an explanation of HAC’s severely and moderately substandard housing classifications. HAC’s measures of substandard housing differ somewhat from those used by the AHS. AHS figures are presented in order to suggest the magnitude of the housing needs documented in HAC’s survey.

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<sup>7</sup> HAC asked respondents for their net income, since farmworkers often must pay their employers for transportation, use of tools, and other things. These figures are therefore not directly comparable to those used by the Census Bureau or AHS, which generally use gross income to calculate poverty rates and the burden of high housing costs.

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## Migration-Related Findings

The mean length of stay in all units was 7.6 months. Length of stay patterns for states are generally consistent with the growing seasons within each migrant stream, with a shorter season farther north, and a longer season in home base states. Findings from some upstream states, however, suggest that many migrant farmworkers may be settling out and making these upstream locations their homes. In Oregon and Washington, for example, the mean length of stay was more than 10 months, and more than 60 percent of respondents in each state indicated they lived in the units surveyed year-round.

The survey asked for the place where respondents last lived. In the Eastern migrant stream home base of Florida, 18 percent of respondents last lived outside of the United States, and most noted Mexico as their prior residence. Thirty-five percent of Florida respondents last lived somewhere else in Florida. Only 9 percent of Florida respondents last lived in a state outside the Eastern stream. Thirty-four percent of Eastern upstream respondents last lived in Mexico, and 5 percent last lived in other countries outside the United States. Florida was the most common prior residence of Eastern upstream respondents, with 30 percent noting that is where they lived prior to their current unit. Only 2 percent of upstream respondents had their prior residence in a state outside the Eastern migrant stream.

In Texas, home base for the Midwestern migrant stream, 16 percent of respondents noted their prior residence as Mexico. More than 30 percent of Texas respondents last lived elsewhere in the state. Ten percent of Texas respondents last lived outside the Midwestern migrant stream. Almost all the Midwestern upstream respondents whose prior residence was outside the United States had last lived in Mexico, comprising 21 percent of Midwestern upstream respondents. Forty-five percent of upstream Midwestern respondents reported Texas as their prior residence.

In California, considered the home base state in the Western stream, almost 79 percent of respondents had last lived elsewhere in the state. Seventeen percent reported their prior residence as Mexico. A large

percentage of upstream respondents last lived in the upstream region of the Northwest, with 17 percent noting that they last lived in Oregon and 20 percent last living in Washington. Only 10 percent of Western upstream respondents identified California as their last residence.

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## Regional Comparisons

Upstream areas of the Midwestern and Western migrant streams had greater percentages of farmworker households with below-median incomes than their home base states, whereas Florida had a larger percentage of such households than Eastern upstream states. In the Eastern and Midwestern migrant streams housing cost burden rates were higher in the home base states than in upstream regions. In the Western stream, though, the upstream Northwest had more prevalent cost burden than California. The incidence of substandard housing followed a pattern somewhat similar to that of housing cost burden. Upstream regions of the Eastern and Midwestern migrant streams had smaller or similar proportions of substandard housing, while substandard housing was more pronounced in the upstream Northwest than in the Western stream's home base state of California.

The two areas with the greatest confluence of serious housing problems were Florida and the Northwest region. Compared with California, the Northwest region had a greater percentage of households with incomes below area medians, cost-burdened households, substandard units and a slightly higher percentage of crowded units. Compared with upstream areas in the Eastern migrant stream, Florida also had higher percentages for each of these categories. Although both regions had substantial problems with housing cost and quality, the weight of these problems varies somewhat. While the Northwest had the highest percentages of households below median income and cost-burdened households of any of the regions, Florida lead all of the other regions in its percentage of substandard units and crowded units.

## Background

To a greater degree than most residents of rural America, migrant and seasonal farmworkers experience crowded conditions, physically substandard housing and lack of basic amenities. Only limited information has been collected on farmworker demographics and working conditions, and even less on the housing in which they live. Housing developers who serve the farmworker population have little information on farmworker housing needs, complicating efforts to access state and federal funds for farmworker housing. Other service providers, such as healthcare and education specialists, are concerned about the impact of poor housing on their clients' well-being.<sup>8</sup> More detailed information concerning farmworker housing conditions is necessary in order to effectively target housing resources to the areas of greatest need. This report summarizes survey findings on the housing conditions of farmworkers around the country.<sup>9</sup>

Farmworkers are among the hardest working people in the United States. They are exposed to extreme weather conditions and chemicals in their work. Yet, they have the highest percentage of people who are among the working poor, with over 72 percent of farmworkers living at 150 percent of the poverty level or less. According to the Department of Labor, the average farmworker earns between \$2,500 and \$5,000 annually, with 75 percent earning less than \$10,000 per year.<sup>10</sup> Their limited incomes

not only hamper their ability to access quality housing, but restrict access to basic needs such as education and health care.

Fifty-six percent of farmworkers live with unrelated members. Many unaccompanied farmworkers are trying to earn enough money to send back to their families in home base states such as Florida, or in other countries. They are often willing to accept poor quality and crowded housing in order to save money.<sup>11</sup> Not only are farmworkers forced to live in situations which are compromising for themselves, but 44 percent bring their families as they follow the harvest. Over 50 percent of all farmworkers are parents of children under the age of 18, with 58 percent of these parents living with their children.<sup>12</sup> Children are especially vulnerable considering the low caliber of education and health care that are accessible to them.

Researchers have documented farmworkers paying handsomely for run-down apartments, mobile homes, cottages and even garages or sheds in some localities.<sup>13</sup> The rents for these units may often seem low, but they constitute a large portion of a typical farmworker's low pay. According to findings from the 1997-1998 National Agricultural Workers Survey (NAWS), half of all individual farmworkers earn less than \$7,500 annually, and half of all farmworker families earn less than \$10,000 per year.<sup>14</sup> Poor housing quality and crowding contribute to significant health problems. Lack of adequate sanitary facilities exacerbates the health risks associated with contamination from pesticide exposure, and the spread of tuberculosis and other diseases is promoted in crowded conditions. Many of the health hazards posed by

<sup>8</sup> National Advisory Council on Migrant Health, U.S. Department of Health and Human Services, Health Resources and Services Administration, Bureau of Primary Health Care, Migrant Health Branch, *Losing Ground: The Condition of Farmworkers in America, Recommendations of the National Advisory Council on Migrant Health*, 1995, 41-46. This report describes many farmworker health, workplace safety, education and other issues. Poor housing figures prominently in the report's discussion of farmworker health problems, and is illustrated with testimony from farmworkers themselves.

<sup>9</sup> Migrant farmworkers typically reside in "home base" communities in Florida, Texas, southern California, or in Mexico or other Central American or Caribbean nations. As the growing season progresses, they relocate to points north. These migration patterns north from home bases are referred to as migrant streams. The Eastern migrant stream runs from Florida to New England, the Midwestern stream from Texas to the Northern Plains states, and the Western stream from southern California to the Pacific Northwest.

<sup>10</sup> Gabbard, Susan, Richard Mines, and Anne Steinman, *A Profile of U.S. Farmworkers*, United States Department of Labor, Office of Assistant Secretary for Policy, 1997, Chapter 3. Available from World Wide Web: <<http://www.dol.gov/asp/public/programs/agworker/report/main.html>>.

<sup>11</sup> Peck, Susan, "Many Harvests of Shame: Housing for Farmworkers," in Joseph N. Belden and Robert J. Wiener, eds., *Housing in Rural America*, Sage Publications, 1999. See also California Institute for Rural Studies, *Finding Invisible Farm Workers: The Parlier Survey*, April 1997.

<sup>12</sup> Gabbard, et al., *Profile of U.S. Farmworkers*, Chapter 1.

<sup>13</sup> California Institute for Rural Studies, *Parlier Survey*, 4.

<sup>14</sup> U.S. Department of Labor, Office of the Assistant Secretary for Policy, Office of Program Economics, *Findings from the National Agricultural Workers Survey (NAWS): A Demographic and Employment Profile of United States Farmworkers*, Research Report #8, March 2000, 39.

substandard or crowded housing, such as anorexia, measles, emotional distress or upper respiratory infections, can be particularly damaging to children.<sup>15</sup> The high cost of securing shelter also impacts farmworkers and their families, leaving less income for other necessities such as food, medical care or clothing. These concerns underscore the need for detailed farmworker housing data.

Only a few national studies have addressed the needs of the farmworker community, and most have not collected information pertaining to housing conditions. The only major study focused exclusively on farm labor housing conditions, *Final Report: National Farmworker Housing Survey*, was prepared in 1980 and funded by the U.S. Department of Agriculture (USDA).<sup>16</sup> The study was never published, and its information is now out of date. The NAWS is performed annually by the U.S. Department of Labor, and focuses on documenting farmworker working conditions. However, the NAWS poses only a limited number of questions related to housing. Other studies, such as the Current Population Survey, the Hired Farmworker Reports by the Economic Research Service and the Farm Labor Reports by the National Agricultural Statistics Service, do not include questions pertaining to housing conditions, and have limited samples or other data limitations.<sup>17</sup> Studies have been performed in Oregon, California, Michigan, and a few other states. Among these, Oregon's study, performed by CASA of Oregon, is the most focused on farmworker housing conditions. The emphasis in other studies has generally been on farmworker demographics or working conditions, with less information available pertaining to farmworker housing.<sup>18</sup> While the living conditions of farmworkers and their families have been presented in journalistic formats or region-specific studies, there is very little reliable data available to document the particular housing needs of farmworkers nationally and in the different migrant streams.

<sup>15</sup> National Advisory Council on Migrant Health, *Losing Ground*, 43.

<sup>16</sup> Cavenaugh, David, Project Director, *Final Report: National Farmworker Housing Survey*, InterAmerica Research Associates, for the Farmers Home Administration, U.S. Department of Agriculture, December 1980.

<sup>17</sup> Housing Assistance Council, *Fitting the Pieces Together: An Examination of Data Sources Related to Farmworker Housing*, February 1996, 13-23.

<sup>18</sup> Housing Assistance Council, *Fitting the Pieces Together*, 24-30.

## Survey Methodology<sup>19</sup>

The Housing Assistance Council (HAC) developed partnerships with service organizations engaged in outreach to farmworkers around the country. These organizations represent a wide range of service provision, including housing assistance, employment training, healthcare, pesticide safety training and education services. From December 1997 through October 1998 farmworker housing was surveyed in the Eastern migrant stream. The survey was expanded and conducted in the Midwestern and Western migrant streams from May 1999 through June 2000.<sup>20</sup> The purpose of this survey was to determine the typical structural, quality and cost characteristics of housing occupied by migrant, seasonal and year-round farmworkers in many of the nation's major agricultural areas. Sixteen organizations collected data (Table 1).

Migrant farmworkers typically reside during winter in "home base" communities in Florida, Texas, and California, or in Mexico or other Central American and Caribbean nations. As the growing season progresses in the spring and summer, they relocate to points north. These migration patterns north from home bases are referred to as migrant streams (Map 1). The Eastern migrant stream runs from Florida to New England, the Midwestern stream from Texas to the Northern Plains and Great Lakes states, and the Western stream from California to the Pacific

<sup>19</sup> For a more detailed explanation of the survey's methodology and the adjustments made to the data through statistical weighting, see Appendix F. HAC data collection resulted in a nonprobability sample. Unlike a statistically random sample, there are limitations to the generalizations and estimates that can be made from nonprobability samples. HAC used data from the NAWS to adjust the farmworker housing sample and improve the degree to which the findings reflect the range of actual farmworker housing conditions. Despite the limited information specific to housing, the NAWS is the most reliable source of data on farmworker demographics, and HAC's survey shares some variables in common with the NAWS. Even with statistical weighting, there are limitations to generalizing from a nonprobability sample, even if the results appear very representative of actual conditions. For example, the data gathered with this methodology would not provide an appropriate basis for determining program allocations between different states. HAC's use of statistical weighting allows proportional estimations such as estimates of the percentage of all farmworker housing that is likely crowded. It also allows comparison of data between migrant streams, and some limited comparison with other surveys. However, HAC's data do not lend themselves to enumeration efforts such as estimating the total number of new units needed to adequately house the farmworker population.

<sup>20</sup> The U.S. Department of Housing and Urban Development (HUD) was the primary funder of survey work in the Eastern migrant stream, with contributions from the U.S. Department of Agriculture's Rural Housing Service (RHS). RHS was the primary funder of Midwestern and Western migrant stream survey work.

Northwest. Eastern stream states in which surveys were conducted include Connecticut, Florida, Kentucky, Massachusetts, Maryland, North Carolina, New Jersey, New York, South Carolina and Virginia. Midwestern stream states covered in the survey are Illinois, Michigan, Minnesota, Missouri, Nebraska, Wisconsin and Texas. The Western stream states surveyed are California, Idaho, Oregon and Washington. Nationwide, there are between four and five million migrant and seasonal farmworkers.<sup>21</sup>

TABLE 1  
**Organizations Participating in HAC Farmworker Housing Survey**

<i>Organization</i>	<i>States Surveyed</i>
<b>Eastern Migrant Stream</b>	
Farmworker Health Services, Inc. (FHSI)	CT, FL, KY, MA, MD NC, NJ, NY, SC, VA
<b>Midwestern Migrant Stream</b>	
Illinois Migrant Council (IMC)	IL
Migrant Health Promotion (MHP)	TX
NAF-Multicultural Human Development Corporation (NAF-MHDC)	NE
Rural Missouri, Incorporated (RMI)	MO
Telamon Corporation	MI
United Migrant Opportunity Services (UMOS)	MN, WI
<b>Western Migrant Stream</b>	
California Human Development Corporation (CHDC)	CA
Coachella Valley Housing Coalition (CVHC)	CA
Community Health Center La Clinica (CHC La Clinica)	WA
Northwest Regional Primary Care Association (NWRPCA)	ID, OR, WA
Columbia Basin Health Association	WA
Valley Family Health Care	ID, WA
Yakima Valley Farmworkers Clinic	OR, WA
Self-Help Enterprises (SHE)	CA
Tulare County Office of Education (TCOE)	CA

<sup>21</sup> This estimate of the number of farmworkers in the United States is based on figures from U.S. Department of Health and Human Services, Public Health Service, Health Resources Administration, Migrant Health Program, *An Atlas of State Profiles, Which Estimates Numbers of Migrant and Seasonal Farmworkers and Members of Their Families*, March 1990. The U.S. Department of Agriculture's National Agricultural Statistical Service (NASS) provides a more conservative estimate of 2.7 million farm jobs and 1.8 million farmworkers in its 1997 Census of Agriculture.

Outreach staff of the partner organizations that conducted the survey under HAC's direction work closely with farmworkers<sup>22</sup> living at grower-owned housing sites and in private market housing.<sup>23</sup> The outreach staff members are bilingual. An important rationale for utilizing existing farmworker outreach networks is their familiarity with and acceptance in the farmworker communities in their service regions.

Outreach workers surveyed both employer-owned housing and private market units occupied by farmworkers. The housing survey was done as a supplement to the outreach work that takes these organizations' staff into farmworker homes and migrant camps.<sup>24</sup> Since surveys were completed as staff performed their outreach duties, the data may be characterized as a nonprobability convenience sample. This means that the sample units were not selected randomly. This lack of randomness places limits on generalizing from the data to describe housing conditions regionally and nationwide. However, the nature of the participating organizations' outreach does control for some of the bias normally associated with non-probability samples. For example, healthcare outreach staff not only visit farmworkers who are ill, who may be more likely to be living in substandard housing, but they also do preventive healthcare education sessions with farmworkers. Education service organizations must canvass most of the houses in their service areas in order to reach families with children, and in so doing visit housing occupied by single farmworkers or couples without children. For each organization, staff also generally focus their outreach within their jurisdictions on areas with the

<sup>22</sup> HAC's survey was intended to collect information on the housing conditions of farmworkers regardless of whether they were migrants in an area for a short time, seasonal workers in an area for a longer period, or year-round residents working full-time or seasonally in agriculture. Each of the organizations contributing to the survey has a mission focused on service to farmworkers, and their services are generally only available to individuals who have worked substantially in agriculture over the past one or two years. All units surveyed by outreach staff were therefore assumed to be occupied by farmworkers.

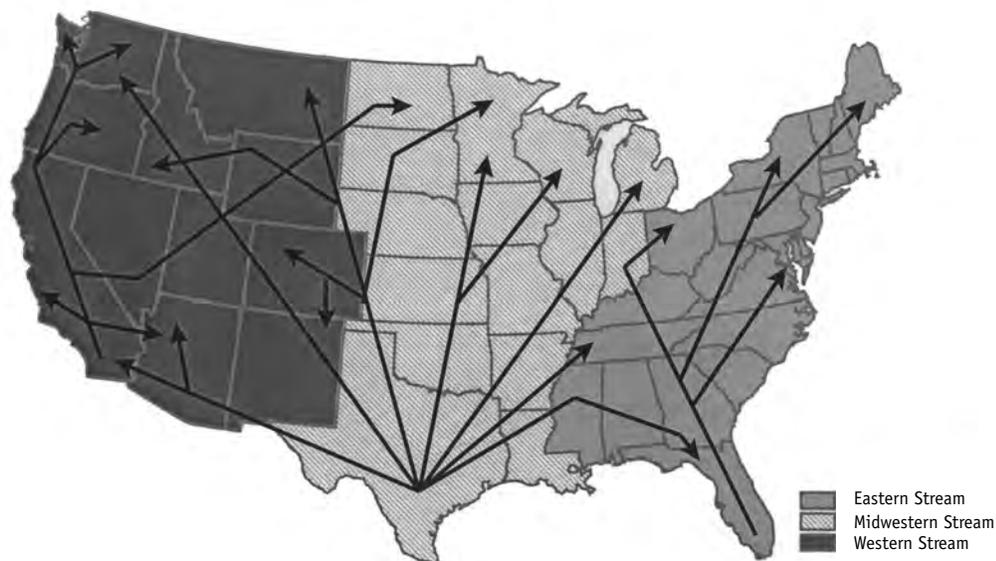
<sup>23</sup> This report will characterize housing as either employer-owned or private market units. Employer-owned housing is owned by growers or farm labor contractors and is only available to farmworkers employed by those growers or contractors. Private market units are those which farmworkers must secure on their own in the local housing market, and which are generally available to any prospective tenant or buyer regardless of employer or occupation. Both employer-owned and private market housing may be publicly assisted, meaning that federal, state, or local subsidies could have been used to develop the properties or provide subsidies to tenants.

<sup>24</sup> See definition of farm labor camp on page 13.

## MAP 1

### States in Migrant Streams

Lines denote major migration patterns.



Source: Migrant Head Start Program.

greatest concentration of farmworkers, so they typically visit the types of housing units predominantly occupied by farmworkers in a given county. In many cases, these organizations also have their outreach workers provide transportation to farmworkers living in remote locales in order to access services, such as bringing someone to a clinic in town. The duties of the participating organizations' outreach staff, then, presumably promoted county-wide samples that reflect the range of farmworker housing conditions in the counties where they worked.

The survey instrument required an observational evaluation of housing quality.<sup>25</sup> Structure type, location, and exterior quality assessments are data items included in the survey instrument. Interior quality assessments, numbers of rooms and appliances present and working are also components of the survey instrument. In most cases these data items were gathered by direct observation. A limited number of survey response questions are included in order to obtain data concerning housing cost and number of residents in units. Additionally, if outreach staff did not have access to the interior of a unit during the regular course of their outreach work, they asked respondents about interior quality indicators for their housing units that otherwise would have been obtained by direct observation.

The survey was designed to address the following research questions:

- What are the typical housing structure types occupied by farmworkers and their families?
- What are the characteristics of farmworker housing that is grower-owned as opposed to private market units?
- What are the most prevalent health, safety and structural problems found in farmworker-occupied housing? What portion of farmworker housing units lack full appliances and sanitary facilities, and how many units typically share such appliances and facilities?
- What is the frequency of crowding in farmworker housing?
- What portion of farmworker households have housing cost burden, and how great is this burden?

In addition to addressing these questions, the data also allow some examination of where migrant farmworkers have lived prior to the unit in which they were surveyed, how they rated the quality of their current and former housing units, and whether the units were located adjacent to fields receiving pesticide applications. Other observations are possible by cross-tabulating variables.

<sup>25</sup> The survey instrument is included in Appendix H.

For example, it is possible to examine which types of structures were more likely to have significant housing quality problems. Data are generally presented in this report at the national, migrant stream and upstream/home base regional levels in order to maximize the number of cases per level of analysis and protect the anonymity and privacy of respondents.

Respondents were informed that answering survey questions was voluntary. They were also told that all responses would be confidential. No questions sought information that could identify any individual respondent. The basic measure in the survey was the individual housing unit, and each housing unit was surveyed only once. However, it is possible that individual farmworkers may have responded to the survey questions twice, since they may have been interviewed in Florida, Texas, or California during the winter season and again in a different location upstream during the summer. Survey results are therefore reported in terms of housing units and households, since individuals may have been double-counted.

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### Observational Data Items

Approximately two-thirds of the survey instrument is observational, with only 11 questions posed to respondents. The information for these items was gathered either by direct observation, or through knowledge of a site required to do outreach work. Housing units are the basic unit of measurement used in tabulating most data items, and each survey collected detailed data on a single housing unit. In the case of dormitories and barracks, a distinct room or sleeping area affording privacy for its occupants constituted one unit. A dormitory with five rooms holding four beds each would have five units, for example, whereas a barracks with 20 bunk beds in a large living area would be only one housing unit. This definition of housing units allowed more detailed housing information to be captured for structures with large numbers of farmworker occupants. Additionally, outreach staff were provided with guidelines during their training governing the numbers and distribution of different types of units that were to be surveyed at a site with many housing units.<sup>26</sup>

- Each survey response form included the street address, the town, the county and the state of the site where the survey unit was located. Street addresses were only used as a check on double-counting survey units. A

site was defined as a concentration of housing units at a given street address.

- Each survey included an estimate of the number of housing units at the site and the total number of individuals living in housing units on a given site. Survey staff often have this information, either through experience as they pursue healthcare outreach at a site, or through inquiries with a property manager. The purpose of this information is to allow differentiation between sites with large numbers of farmworkers and farmworker housing units, and sites with smaller concentrations of farmworker housing.
- Each survey worker also noted whether a given site was a farm labor camp. Due to the great variety of housing situations experienced by farmworkers, general guidelines were provided to survey workers. A farm labor camp was defined as a housing site reserved for occupancy by farmworkers and their dependents.<sup>27</sup> Generally, farm labor camps have multiple buildings and shared facilities such as kitchens and dining halls, group bathrooms and showers, and a common laundry room. Farm labor camps are typically owned by a grower or growers' association, although state agencies or nonprofit organizations may also own and operate farm labor camps. Also, in many cases, private landlords market their units exclusively to farmworkers during busy harvest seasons. In these cases, local residents and farmworkers themselves will often refer to a site like a mobile home park as a camp. Only if local residents regularly referred to such a site as a camp was it noted as a farm labor camp. Section 514/516 farm labor housing funded by the Rural Housing Service (RHS) was not classified as a farm labor camp. Survey staff were instructed not to record a site as a camp if there was any uncertainty concerning this point.
- Housing units were classified by structure type. Mobile homes, single-family homes, duplex/triplex units, apartment buildings, campsites/tents, dormitories/barracks, and being without shelter were the classifications used to label units. Sleeping in a car was considered as having no shelter.

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<sup>27</sup> This definition is based on that used in the 1980 survey of farmworker housing. Noting that units are at camps was done in the HAC survey to compare conditions at sites reserved exclusively for occupancy by farmworkers, whether employer-owned or not, and private market units not reserved specifically for farmworkers. In addition, this item provides a common referent between HAC's survey results and the 1980 survey for use in future comparisons of national farmworker housing data.

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<sup>26</sup> See Appendix F for a more detailed description of the survey methodology.

- Survey workers also noted whether or not the survey unit was located at a site adjacent to fields where pesticides were applied or toxic waste sites were located.
- The survey instrument also includes a checklist of 12 exterior quality problems, which are listed and briefly described in Table 2. Since most outreach staff involved in this project are not trained housing inspectors, they were told only to note problems that were very obvious. For example, when checking whether windows had broken glass and missing or damaged screens, staff were told not to indicate this problem as present unless screens were entirely missing or badly damaged, as opposed to only having small tears in the screens.
- The survey instrument also notes the number of different types of rooms, and whether they were detached from the main living area of the housing unit. The number of bedrooms, bathrooms, kitchens, living rooms and dining rooms were all recorded. Presence of a bathroom required a bathtub or shower, a sink, and some form of sanitary facility, such as a toilet, port-a-john or outhouse. A detached room was one that was housed in a different structure but available to residents of the survey unit, such as a shower house. A room was also classified as detached if it was separated from the main place of living, even if it was in the same larger structure as the survey unit. For example, a room in a dormitory would be the primary living space, and a dining hall on the other end of the

TABLE 2  
Exterior Quality Problems

<i>Problem</i>	<i>Description</i>
<b>Structural Problems</b>	Includes sagging roof, house frame or porch
<b>Holes in Roof</b>	Includes large sections missing tiles or shingles, clearly visible from the ground
<b>Damaged Chimney</b>	Includes bent or broken stovepipes and/or crumbling brick
<b>Windows Broken/Screens Missing</b>	Broken glass, large tears in screens
<b>Gutters/Downspouts Damaged</b>	Gutters sagging or bent, downspouts broken. Does not include gutters just clogged by leaves.
<b>Peeling Paint</b>	Must be immediately noticeable when viewing unit—large areas of chipped and peeling paint, significant paint chips around base of unit
<b>Damaged Siding</b>	Siding falling off, or with holes rusted through it
<b>Damage to Foundation/Raised Blocks/Pylons</b>	Large cracks in foundation or pylons, shifting foundation, chunks of concrete missing or on surrounding ground
<b>Damaged Steps</b>	Steps are either missing or loose/weak enough to pose a hazard when climbing
<b>Trash in Yard</b>	Significant amounts of garbage, old cars and/or other debris about the property
<b>Open Wells/Cesspools</b>	Stagnant/polluted standing water and/or a falling hazard (wells)
<b>Pesticide Containers/Drums</b>	Containers with pesticide, oil and/or other potentially hazardous materials

building would be classified as a detached dining room. A designated area for cooking that included at least a stove or a refrigerator, distinct from another living area, was considered a kitchen.

- Survey workers noted what appliances and fixtures were present in a housing unit, whether they were broken,<sup>28</sup> and whether their use was shared with residents of another housing unit. Appliances considered were stoves, refrigerators, flush toilets, bathtubs or showers, laundry machines, and telephones. If a unit had port-a-johns or outhouses, then flush toilets were not marked as present. This meant that a unit could have a full bathroom present, but still lack a flush toilet.
- Survey workers also did assessments of interior quality indicators. As was the case with exterior problems, survey workers were told to note only those problems that were immediately obvious. The eight interior quality problems covered by the survey are listed and described in Table 3.

## Occupant Questions

Eleven questions were posed to an occupant of each housing unit. Responses to these questions provided the information necessary to calculate crowding, housing cost burden, place of last residence and other variables.

- Respondents were asked whether or not their employer owned the housing unit. This item does not necessarily correlate with classification of the unit as part of a farm labor camp, since some sites may be classified as camps without being owned by a single employer, and some employers own rental units scattered in different areas of a town or county.
- Respondents were asked to provide the total cost of the housing unit, which includes rent or loan payments and utilities. If the unit was employer-owned, respondents were asked if the cost of the housing was deducted from their paychecks.
- Respondents were asked to provide the number of adults 18 years or older, children under the age of 18, and wage earners living in the unit.

<sup>28</sup> Appliances were considered broken if they did not work at all or a major component did not function. For example, if a stove with a range and oven was present in a unit, and the oven worked but the range top did not, then the appliance was noted as broken. In addition, if the unit lacked hot water, or the water supply was reported or observed as contaminated, the bathtub/shower was noted as broken.

TABLE 3  
Interior Quality Problems

<i>Problem</i>	<i>Description</i>
<b>Holes in the Walls or Ceilings</b>	Wider than the diameter of a dime
<b>Peeling Paint or Broken Plaster</b>	Bigger than a fist
<b>Exposed Electrical Wiring</b>	Frayed or exposed wires
<b>Evidence of Water Leakage</b>	Heavy stains, puddles, mildew and/or similar evidence
<b>Exposed Plumbing</b>	Rusted and/or leaking pipes exposed and/or damaged insulation on pipes
<b>Dirt Floor or Holes in Floor</b>	Large enough for a child to trip in
<b>Loose or Broken Stairs or Railings</b>	Obviously broken or a hazard to balance
<b>Unsanitary Conditions</b>	Infestations of insects, rodents or other pests, and/or trash/garbage were evident

- The net income of each wage earner in the unit during the previous month, and an estimate for income to be earned in the current month, was obtained from respondents. Income information was gathered to determine housing cost burden rates.<sup>29</sup> Income was requested for months rather than entire years because farmworker income, particularly for migrants, can fluctuate dramatically from one month to another.
- Survey workers asked if anyone in the unit had a mobility impairment, and noted whether the unit had been made accessible for persons with mobility impairments. A unit was considered impairment-accessible if it had wide doorways, ramps, and/or handrails in hallways and bathrooms.
- Respondents were asked about their last place of residence. Survey workers were instructed to emphasize that the survey did not ask for country of origin, but rather the last place the respondent had lived. Town, county, state and country were sought. Respondents also described the type of housing unit where

<sup>29</sup> The federal government calculates housing cost burden by examining monthly housing cost as a percentage of gross income. Because farmworkers regularly have deductions from their paychecks for use of tools, transportation, meals, housing or other items, HAC's survey requested information on net income, or "take home pay." HAC's findings on housing cost burden therefore reflect housing cost as a percentage of net monthly income rather than gross income.

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they last lived, such as a mobile home, single-family home, apartment or dormitory. The categories are the same as those used to describe the farmworker housing that was being assessed.

- Respondents were also given the opportunity to rate the quality of their current and former housing units. Quality was ranked on a scale of Very Poor, Poor, Fair, Good and Excellent.
- A section for survey workers to note additional comments was provided in the survey instrument. Survey workers were told to note some items specifically, and to otherwise use the section to describe unusually good or bad features of the unit. Survey workers noted specifically any time a unit lacked toilets or used

port-a-johns, and cases where a respondent owned the unit instead of renting it. Typical comments noted very nice landscaping or the presence of new appliances. Other typical comments observed the isolation, crowding, or substandard conditions of a site.<sup>30</sup>

- Finally, survey workers were provided a Spanish translation of the Survey of Occupants questions, and for the items pertaining to unit interiors in the event they did not have access to the inside of a unit. In addition, all outreach staff working on the survey were bilingual in at least English and Spanish, with some also fluent in other languages common among subgroups of farmworkers in their service areas, such as Haitian Creole in the Eastern migrant stream.

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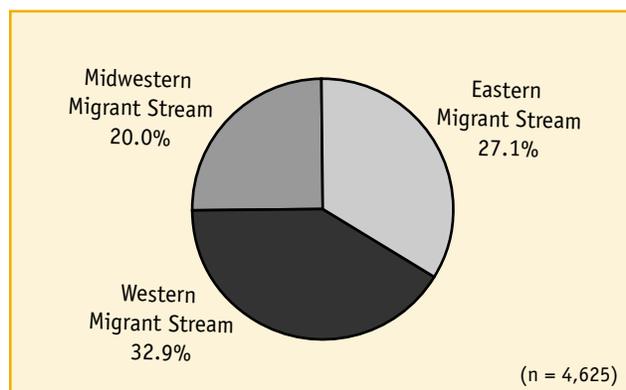
<sup>30</sup> See Appendix E for comments by survey workers related to housing problems.

# GENERAL FINDINGS

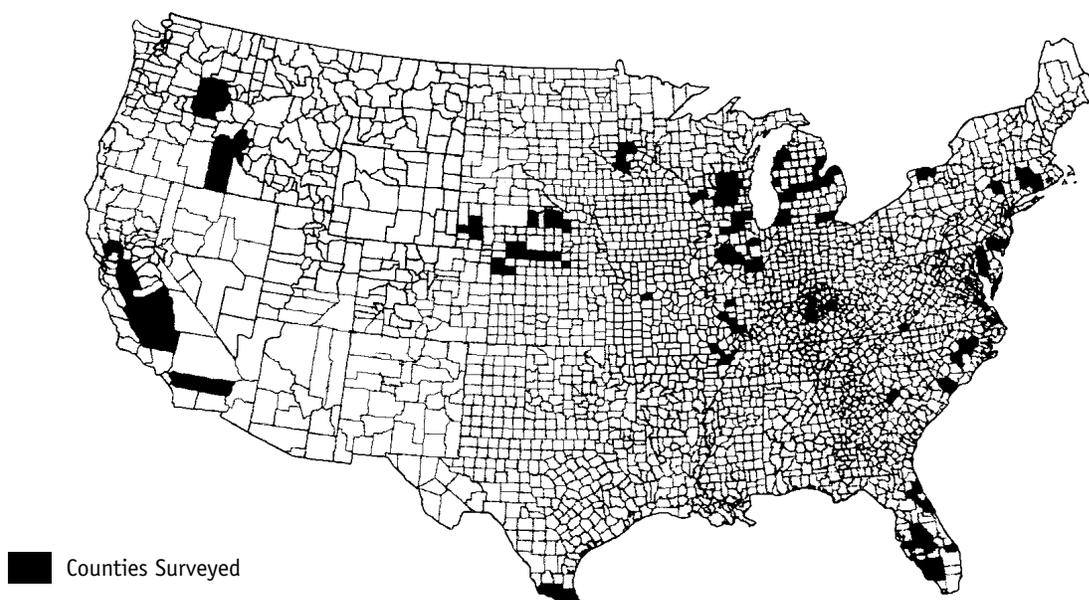
The survey sample size was 4,625 units, examined in 150 counties in 21 states (Map 2). There were 1,592 cases in the Eastern migrant stream, 1,367 cases in the Midwestern migrant stream, and 1,666 cases in the Western migrant stream (Figure 1).<sup>31</sup>

The sample housed 24,433 people, of which 16,301 were adults and 8,132 were children.<sup>32</sup> The median household size for all units was five people, with a median of two wage earners per unit. The Eastern migrant stream had the highest median number of wage earners at four per household, with Midwestern stream households having a median of two earners and the Western stream having a median of one earner. Two children was the most common number in units where they were living. Among all

FIGURE 1  
Distribution of Survey Units by Migrant Stream



MAP 2  
Counties Surveyed



<sup>31</sup> See Table A-1 in Appendix A for the state distribution of survey units.

<sup>32</sup> The basic measure in the survey was the individual housing unit, and each housing unit was surveyed only once. A household is defined as the people occupying a single unit, whether or not they are related. Since only occupied units were examined in HAC's survey, each unit is equivalent to one household. However, it is possible that individual farmworkers may have responded to the survey questions twice, since they may have been interviewed once in the home base states of California, Florida or Texas and again in a different location upstream. Survey results will therefore be reported in terms of housing units and households, since individuals may have been double-counted.

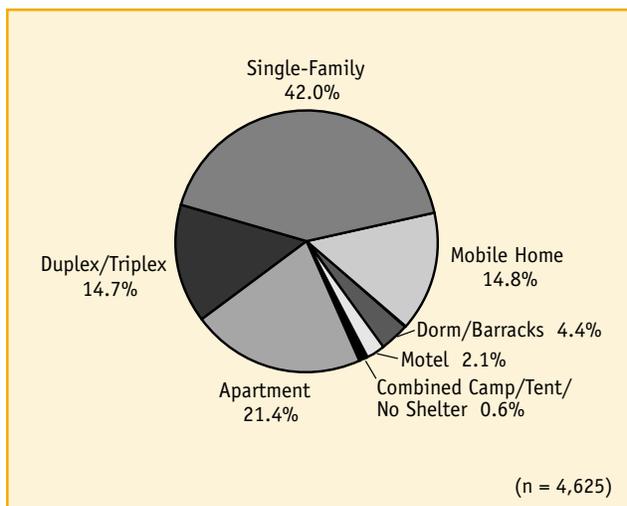
households, almost 69 percent had children. While the large percentage of units with children in California, Texas and Florida was not surprising, given that many farmworkers have their primary residences in these states, the high percentage of units with children in many upstream states suggests that a significant proportion of migrant farmworkers were traveling with families, or that farmworker families are settling out in these upstream locations.<sup>33</sup>

Single-family homes and apartments were the most common structure types. Single-family homes comprised 42 percent of the national sample, and 21 percent of units were apartments. Other common structures included mobile homes, and duplex/triplex structures, 15 percent each (Figure 2).

Less than 1 percent of cases were at campsites, and only 0.1 percent were without shelter. While most of the outreach organizations working on the survey try to provide services to homeless farmworkers, it is voluntary for them to make special efforts to find clients without shelter. Therefore, these results cannot be taken as an indication that homelessness is not a problem among farmworkers, only that outreach staff did not generally encounter homeless farmworkers as they performed the survey.

The Eastern migrant stream had the highest percentage of mobile homes and dormitory/barracks at 22 percent and 11 percent respectively. Single-family homes made up just under half of Midwestern and Western units.

FIGURE 2  
Distribution of Survey Units by Structure Type



<sup>33</sup> See Table A-2 in Appendix A for state data on households with children.

The Western migrant stream also had the highest percentage of apartment units, which comprised 25 percent of Western stream units (Table 4).

Employer-owned units were 25 percent of the sample. Fifty-seven percent of employer-owned units were provided free of charge.

The Eastern migrant stream had the highest percentage of employer-owned housing, and the proportion of employer-owned housing was smaller in the Midwestern stream and smaller still in the Western migrant stream. Almost 43 percent of units in the Eastern stream were owned by employers. In the Midwestern stream employers owned 28 percent of the units and in the Western stream employers owned 8 percent of the units.

TABLE 4  
Distribution of Units by Structure Type and Migrant Stream

Structure Type	Eastern Stream	Midwestern Stream	Western Stream	Totals
Mobile Home	21.8	16.0	8.3	14.8
Single-Family	31.9	48.9	45.6	42.0
Duplex/Triplex	16.9	10.6	15.5	14.7
Apartment	16.8	21.5	25.2	21.4
Dorm/Barracks	11.0	1.4	1.0	4.4
Campsite/Tent	0.1	0.1	1.1	0.5
Motel	1.5	1.6	3.0	2.1
No Shelter	0.0	0.0	0.4	0.1
<b>Totals</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

(n = 4,625)

Dormitories or barracks accounted for 15 percent of employer-owned units, while mobile homes accounted for almost 19 percent. Almost 39 percent of employer-owned units were single-family homes, the most common employer-owned structure type. Single-family homes and apartments were the most common types of private market units, at 43 percent and 24 percent respectively (Figure 3).<sup>34</sup>

<sup>34</sup> See Table A-3 in Appendix A for state data on the distribution of private market and employer-owned housing and the percent of employer-owned units provided free of charge.

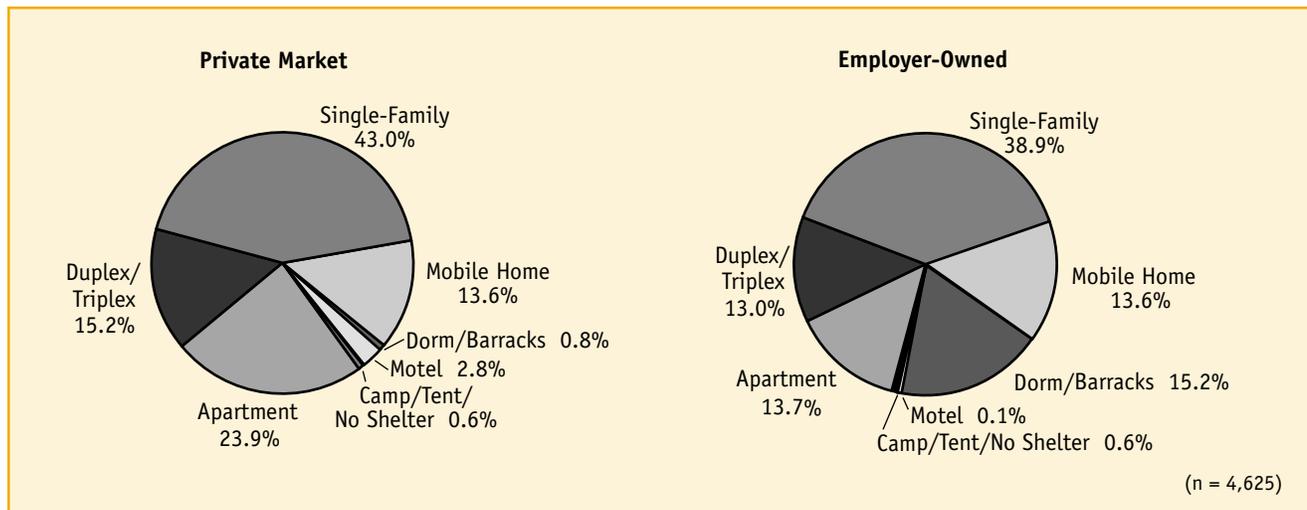
Among private market units, almost 77 percent had children living in them. Almost 46 percent of employer-owned units also had children present.

Only 2 percent of units had an occupant with a mobility impairment. Of these households with a mobility impaired member, almost 36 percent lived in units lacking accessibility features such as ramps or handrails.

Few homeowners were noted as occupants of the units examined. Only 3 percent of all survey units were owner-occupied. This figure likely under-represents the proportion of homeowners among farmworkers. For ex-

ample, the NAWS found that 18 percent of farmworkers owned a home in the United States.<sup>35</sup> In some areas of home base states or upstream localities with a large number of farmworkers settling out, homeownership rates are probably higher than HAC's findings would suggest. The Midwestern migrant stream had the highest percentage of owner-occupied farmworker units in HAC's survey sample, 8 percent, while 0.3 percent of Eastern stream units and 1 percent of Western stream units were owner-occupied.

**FIGURE 3**  
**Private Market and Employer-Owner Structure Types**



<sup>35</sup> U.S. Department of Labor, *NAWS Research Report #8*, 37.



Healdsburg, California.  
Photo courtesy of California Human Development Corporation.

# ROOMS AND CROWDING

The units had a mean of 2.2 bedrooms, 1.1 bathrooms, a little less than one kitchen and one living room, and few had dining rooms. Almost 9 percent of units had detached bathrooms, and about 5 percent had detached kitchens. Dormitories and barracks were the most likely to have bathrooms shared by more than one unit, with 70 percent having detached bathrooms. Almost 2 percent of the units lacked bathrooms altogether,<sup>36</sup> and almost 3 percent lacked kitchens. Almost 65 percent of units lacked dining rooms, and almost 17 percent lacked living rooms.

One-, two-, and three-bedroom units comprised the majority of units surveyed, with larger units having four or more bedrooms a very small portion of the sample (Table 5).

Crowded units, those with a mean of more than one person per room excluding bathrooms, were prevalent among the survey units. Since dormitories and barracks are designed to house larger numbers of workers more efficiently, occupancy figures for these units are covered separately from crowding data on other types of units.<sup>37</sup> Because the classifications of “campsite/tent” and “without shelter” lack rooms, these cases are also excluded from crowding calculations.

Excluding dormitory and barracks units, almost 52 percent of the units were crowded, and 74 percent of crowded units were occupied by households with children (Table 6). This is a tremendous rate of crowding, given that this problem has been diminishing nationally for some time. The 1997 American Housing Survey (AHS) found that 3 percent of all U.S. households and 2 percent of nonmetropolitan households lived in crowded conditions. Among the poorest rural residents, 4 percent of nonmetropolitan very low-income households live in

crowded housing.<sup>38</sup> Although there are limitations to generalizing from HAC’s survey sample or making comparisons to a survey with a random sample like the AHS, HAC’s data suggest that farmworkers are living far more frequently in crowded conditions than is the case for the rural population as a whole.

TABLE 5  
Distribution of Units by Number of Bedrooms

Number of Bedrooms	Percent East	Percent Midwest	Percent West	Percent All Units
0	0.0	0.0	0.5	0.2
1	29.4	22.4	21.8	24.5
2	39.5	41.2	46.3	42.7
3	19.9	26.6	24.3	23.5
4	7.1	7.3	6.5	6.9
5	3.1	1.0	0.5	1.5
6	0.9	1.4	0.1	0.7
7	0.0	0.2	0.0	0.1

(n = 4,625)

TABLE 6  
Crowding by Structure Type, Including Crowded Units with Children

Excluding Dormitory/Barracks, Campsite/Tent and No Shelter Classifications

Structure Type	Percent Crowded	Percent of Crowded Units that have Children Present
Mobile Home	57.8	61.8
Single-Family	47.1	79.8
Duplex/Triplex	53.1	82.3
Apartment	53.1	69.4
Motel	68.4	61.5
<b>Total</b>	<b>51.8</b>	<b>74.2</b>

(n = 4,034)

<sup>36</sup> If a unit had port-a-johns or outhouses, then flush toilets were not noted as present. This meant that a unit could have a full bathroom present, but still lack a flush toilet.

<sup>37</sup> It should be noted that some RHS-funded apartment-style housing is designed for occupancy levels higher than the Census and AHS definition of crowding used in this report. These cases are most likely in RHS-funded projects designed to serve migrant farmworkers.

<sup>38</sup> Housing Assistance Council, *Why Housing Matters: HAC’s 2000 Report on the State of the Nation’s Rural Housing*, December 2000, p. 36, Table 5.

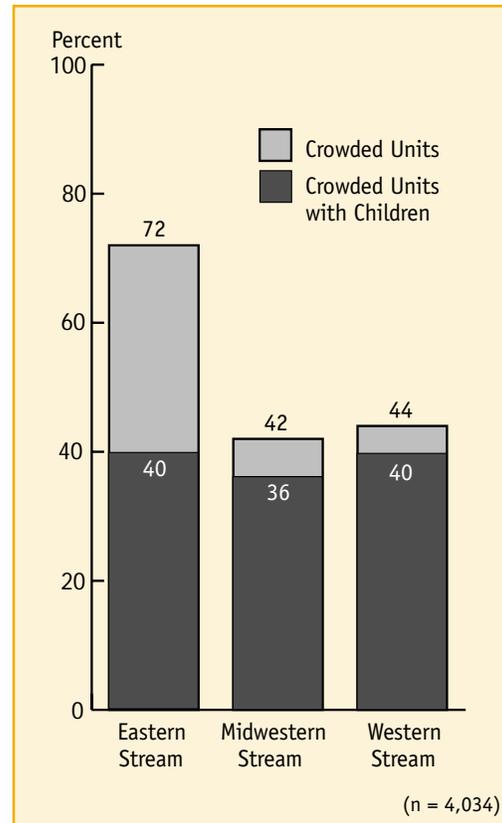
Crowding was common in all structure types, but farmworkers living in motels and mobile homes experienced the greatest degree of crowding. More than 68 percent of motel units were crowded, as were 58 percent of mobile homes. Duplex/triplex and single-family units had the highest proportion of households with children living in crowded conditions (Table 6).

Crowding was prevalent in all states, with no state having less than 21 percent of units crowded and only five states having less than 40 percent of units crowded. Children lived in more than half the crowded units in all states except Connecticut, Maryland, Massachusetts and North Carolina.<sup>39</sup>

Crowding was substantial in all migrant streams, but most pronounced in the Eastern migrant stream. In the Eastern migrant stream 72 percent of units were crowded (Figure 4). More than 40 percent of Midwestern and Western stream units were crowded. Although the Eastern stream had the highest percentage of crowded units, the Western stream had the highest percentage of crowded units that were occupied by households with children. The Midwest also had a substantially higher percentage of crowded units with children than was found in the Eastern stream.

The dormitory and barracks units had a mean of 4.8 persons per bedroom and 4.4 wage earners per bedroom. It was not possible to determine the maximum occupancy of dormitory and barracks units, and therefore crowding estimates were not calculated for this type of housing.

**FIGURE 4**  
**Crowded Units and Crowded Units with Children, by Migrant Stream**



<sup>39</sup> See Table A-4 in Appendix A for state data on crowded units and crowded units with children present.

# APPLIANCES AND FIXTURES

The survey results indicate that most residents of farmworker housing units had access to stoves, refrigerators, bathtubs or showers, and toilets, meaning that the units either had their own appliances or shared use of an appliance in another unit. For example, a shower house at a farm labor camp may be set apart from living units, but residents of the units have access to shared showers and toilets. Still, more than 9 percent of the units lacked access to working toilets (Table 7).<sup>40</sup>

Stoves or toilets were the appliances most likely to be lacking or broken. Working stoves were lacking in 11 percent of units, and over 9 percent had no working toilets (Table 7). Working bathtubs and showers were lacking in over 8 percent of the units. Among all units, 22 percent did not have access to a working tub/shower, toilet, stove and/or refrigerator. According to the 1997 AHS, 1 percent of all U.S. households lacked a cooking stove.<sup>41</sup> The prevalence of missing or broken appliances make it difficult for the farmworker occupants of these units to prepare meals and have adequate sanitation.

TABLE 7  
Units with Missing or Broken Appliances

Appliance	Percent Lacking
Working Appliance	
Stove	10.6
Refrigerator	5.7
Bath/Shower	8.3
Toilet	9.4
Laundry Machine	51.6
Telephone	42.8
Lacking Stove, Fridge, Tub and/or Toilet	21.7

(n = 4,625)

Almost 52 percent of the units lacked access to a working laundry machine, more than twice the 24 percent of U.S. households found by the 1997 AHS to be lacking laundry machines.<sup>42</sup> In addition, 43 percent of all units lacked a working telephone. The lack of laundry machines in farmworker-occupied housing is serious insofar as the potential for pesticide exposure is very high in farm labor. To the extent that farmworker housing may be located in agricultural areas removed from population centers, lack of access to telephones may also be a serious problem, especially in cases of medical or family emergencies.



Belle Glade, Florida.  
Photo courtesy of Farmworker Justice Fund.

<sup>40</sup> See Table A-5 in Appendix A for an appliance summary by state.

<sup>41</sup> Housing Assistance Council, *Why Housing Matters*, Table 5, 36.

<sup>42</sup> Housing Assistance Council, *Why Housing Matters*, Table 5, 36.

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Thirteen percent of Midwestern stream units lacked at least one major working appliance (stove, refrigerator, tub/shower and toilet), the lowest percentage among the migrant streams. In the Eastern stream, 25 percent of units lacked access to at least one major working appliance, and in the Western stream 26 percent of units had at least one major appliance missing or broken.

Farmworkers living at campsites were most likely to lack access to one of these vital appliances. Over half (54.6 percent) of the campsite/tent units did not have access to a working stove, toilet, bathtub/shower or refrigerator. Single-family homes had the lowest prevalence of missing appliances, with 18 percent of these units lacking a working appliance.

Close to 15 percent of households with access to a working appliance shared facilities. This is to be expected in dormitory or barracks units. However, 15 percent of apartments and 10 percent of single-family homes shared facilities. This suggests that the overall percentage of units sharing appliances is not due only to the presence of dormitory units.



Belle Glade, Florida.  
Photo courtesy of Farmworker Justice Fund.

## Housing and Pesticide Exposure

One of the housing quality issues peculiar to farm-worker housing is the proximity of many residences to fields where pesticides are applied. Even if growers ensure that their workers are not in the fields at the time of pesticide application, housing sites directly adjacent to fields can receive fallout or run-off from pesticide applications. Children playing in yards therefore run the risk of exposure to hazardous agricultural chemicals if their housing is close to treated fields. The general lack of laundry equipment or adequate sanitation in farm-worker housing units also increases the potential for pesticide exposure in these units.

More than 26 percent of the surveyed units were located directly adjacent to fields where pesticides were applied. Children were living in almost 60 percent of the units adjacent to fields. Virginia had the highest incidence of such units, with 89 percent located adjacent to treated fields.<sup>43</sup> The percentage of units next to treated fields was similar in each migrant stream. In the Eastern stream 29

percent were adjacent to treated fields, in the Midwestern stream 26 percent were in such locations, and in the Western stream 24 percent of units were adjacent to treated fields.

Among units adjacent to pesticide-treated fields, 53 percent lacked a working bathtub/shower, a laundry machine, or both. Children were living in 52 percent of these units. More than 65 percent of Eastern stream units, 45 percent of Midwestern units, and 33 percent of Western units next to fields where pesticides were applied lacked one or both of these fixtures.

Employer-owned housing was much more likely to be located next to fields where pesticides were applied, but many units found next to these fields were not employer-owned. Among the units adjacent to such fields, 51 percent were employer-owned and 49 percent were private market. Among all employer-owned units, almost 55 percent were adjacent to fields where pesticides were applied. Seventeen percent of all private market units were in these locations.

Goshen, Tulare County, California.

Photo courtesy of Self-Help Enterprises, Inc.



<sup>43</sup> See Table A-6 in Appendix A for state data on units adjacent to fields where pesticides were applied. HAC's survey did not include a separate indicator for individual sites in order to maintain respondent anonymity. However, rough estimates of the number of sites visited can be done using the town and street name information that was recorded by survey workers. The figures suggest that units adjacent to fields were distributed among a large number of sites, rather than being concentrated at just a few sites with large numbers of units. See Appendix D for the estimation of sites and the mean number of units examined per site.

## Exterior Quality

The survey findings reinforce anecdotal accounts of the prevalence of substandard farmworker housing. The most serious exterior quality problems involved structural damage, foundation damage, and holes in the roof, which also included cases where a substantial section of the roof was missing shingles. Over 22 percent of the farmworker housing had sagging structural features, and almost 15 percent had problems with the roof (Figure 5). Children lived in 64 percent of the units that had sagging structural features. Foundation damage was found in 11 percent of all units.

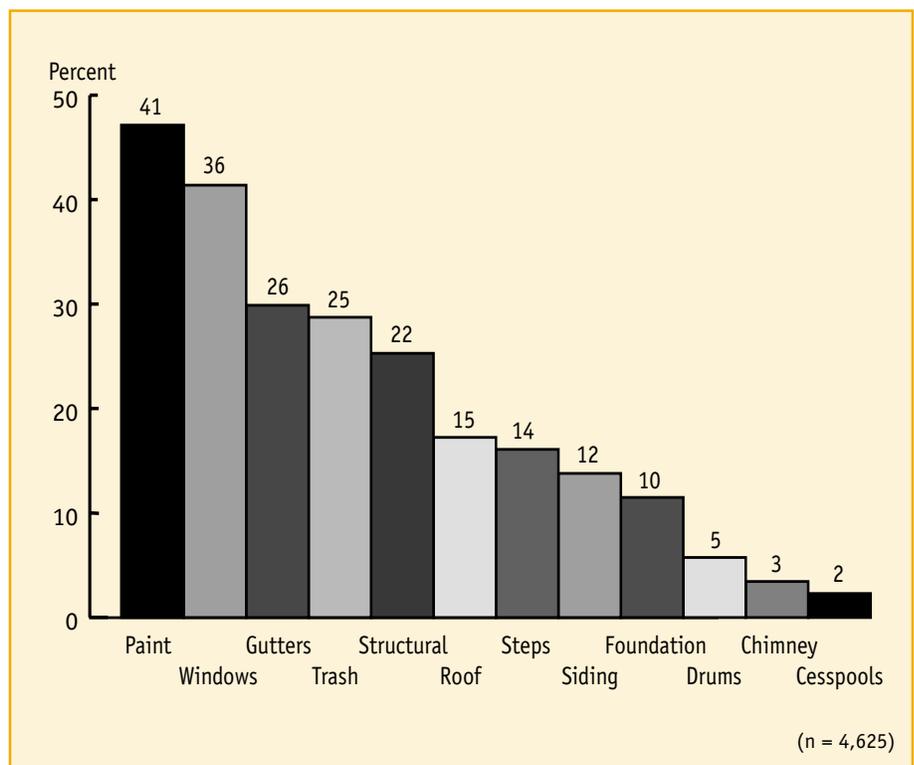
The most common problems were peeling paint, windows with broken glass or damaged screens, trash in the yard, and sagging gutters or damaged downspouts (Figure 5). Almost 41 percent of units had peeling paint, 36 percent had damaged windows, over 25 percent had trash in the yard, and almost 26 percent had problems with gutters and downspouts. While these problems appear not as serious as structural or roof problems, they can lead to unit deterioration and contribute to potential health problems. Damaged windows facilitate insect infestation, and if left closed to keep out insects, stifle air circulation. Peeling paint contributes to the deterioration of siding, but more importantly, paint chips, which can potentially contain harmful lead, can be consumed by children. Damaged or missing gutters and downspouts can promote water leakage into housing units. Trash in the yard can attract rodents, insects and other harmful pests. In addition, almost 5 percent of the units had drums or pesticide containers on the premises. More than half the units at sites with this problem housed children. Especially in cases where children are part of the households, these drums can present a significant hazard.

## Interior Quality

In addition to exterior quality problems, many farmworker housing units had interior quality problems. The most common problem involved peeling paint and broken plaster inside units, followed closely by evidence of water leakage into the unit, holes in the walls or ceilings and the presence of unsanitary conditions such as rodent or insect infestation (Figure 6). Twenty-nine percent of units had peeling paint or broken plaster, and evidence of water leakage was also found in 29 percent of all units. Holes in the walls were noted in 22 percent of the units, and unsanitary conditions were evident in 19 percent. Nine percent of the units had frayed wiring or other electrical problems evident, compared with the 1997 AHS finding that 1 percent of all U.S. households had this problem.<sup>44</sup>

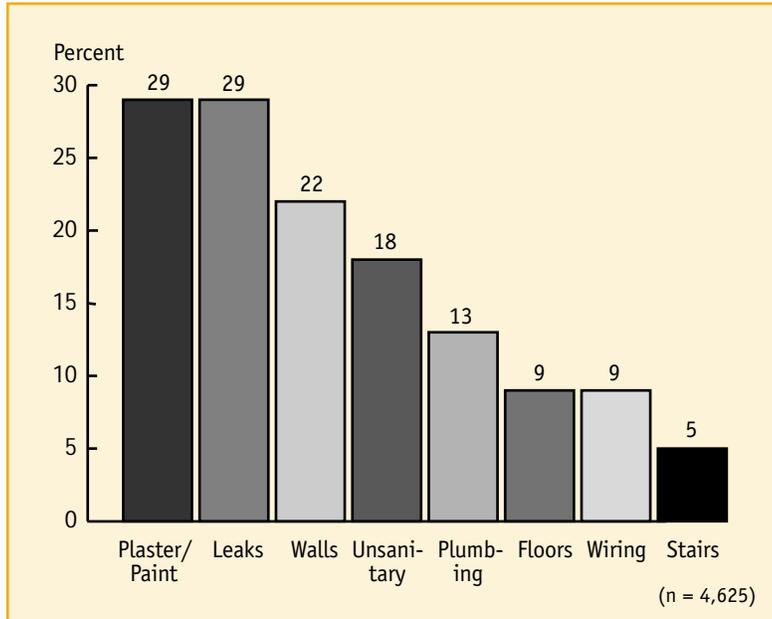
Children living in the farmworker units were regularly exposed to peeling paint. Among the units with peeling exterior or interior paint, 66 percent housed children. Almost 47 percent of the units with children living in them had peeling exterior or interior paint.

FIGURE 5  
Prevalence of Exterior Problems



<sup>44</sup> Housing Assistance Council, *Why Housing Matters*, Table 5, 36.

FIGURE 6  
Prevalence of Interior Problems



housing. The 1997 AHS found that among all U.S. households, 5 percent live in moderately inadequate housing and 2 percent live in severely inadequate housing.<sup>46</sup>

The prevalence of substandard housing varied greatly by migrant stream (Figure 8). The Eastern migrant stream had the highest combined percentage of moderately and severely substandard housing, with 20 percent of Eastern units severely substandard and 23 percent moderately substandard. The Midwestern stream had the lowest incidence of substandard housing, with 10 percent of Midwestern units in severely substandard condition and 11 percent in moderately substandard condition. In the Western migrant stream, 19 percent of units were severely substandard and 13 percent were moderately substandard.

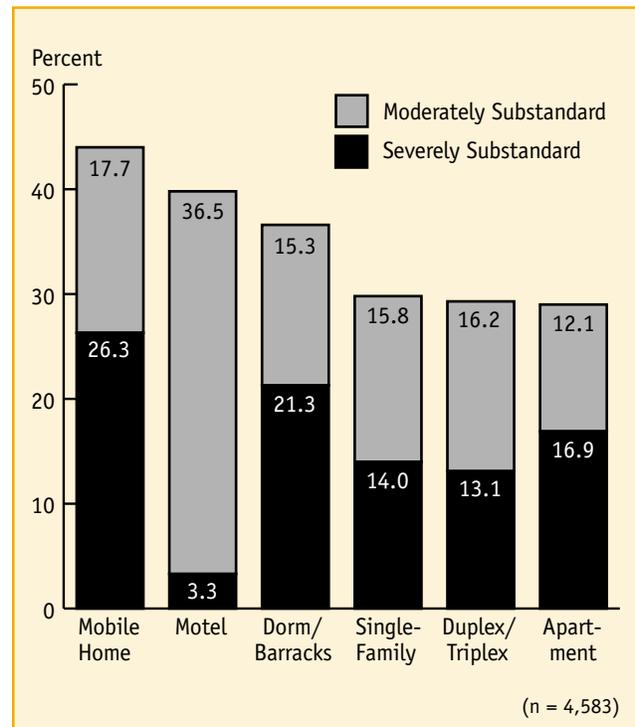
### Substandard Housing

HAC developed a measure of substandard housing that classifies units as “severely substandard” if they lack complete indoor plumbing and/or have a substantial number of interior and exterior problems. “Moderately substandard” units are those that have complete plumbing, but quite a few interior and exterior physical deficiencies.<sup>45</sup>

Among all the units in HAC’s farmworker housing survey, 17 percent were severely substandard and 16 percent were moderately substandard. As for the different types of structures, mobile homes were most likely to be severely substandard (Figure 7). Twenty-six percent of mobile homes were in this condition. Also, 21 percent of dormitory and barracks units were in severely substandard condition. Motels had the highest incidence of moderately substandard units, followed by mobile homes. Overall, mobile homes had the greatest combined percentage of moderately and severely substandard units.

Although HAC’s measures of moderately and severely substandard housing are not directly equivalent to those used by the AHS, a comparison with AHS findings on physically inadequate housing at least suggests the magnitude of physical problems in farmworker-occupied

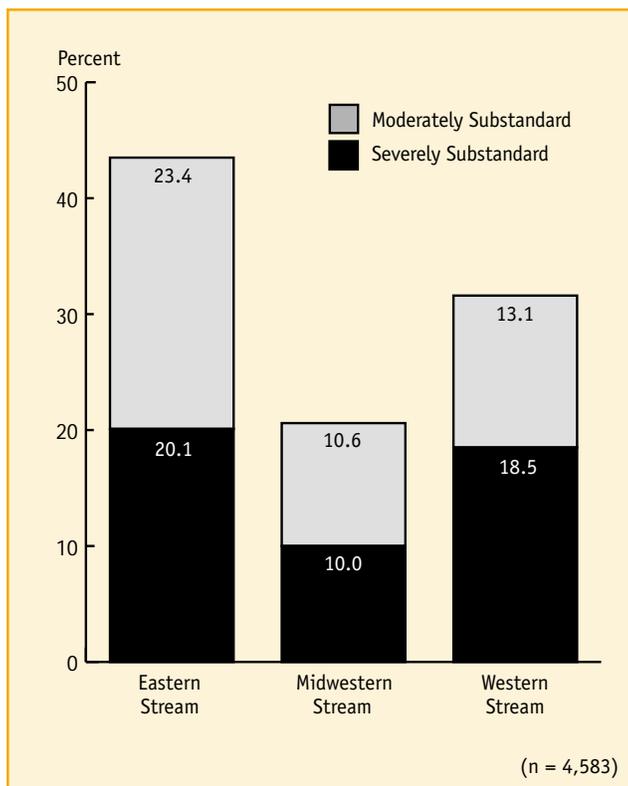
FIGURE 7  
Substandard Units by Structure Type



<sup>45</sup> See Appendix G for HAC’s classification of units as moderately or severely substandard.

<sup>46</sup> See Appendix G, which describes HAC’s measures for moderately and severely substandard housing and presents the measures used by the AHS to classify housing units as moderately and severely inadequate

**FIGURE 8**  
**Substandard Units by Migrant Stream**



In Florida, Kentucky, Michigan, Oregon and Washington more than 20 percent of the units were severely substandard. Florida, Kentucky, Minnesota and New Jersey had more than 20 percent of their units in moderately substandard condition. Nationally, 65 percent of severely substandard units housed children, and 65 percent of moderately substandard units had children present. There were nine states where children were present in more than 60 percent of moderately and severely substandard units combined, and six states where children were living in more than 70 percent of severely substandard units.<sup>47</sup>

Much of the substandard housing in the survey was also crowded, having a mean of more than one person per room excluding bathrooms. Twenty percent of the units were both substandard and crowded (Table 8).<sup>48</sup> Among substandard units, more than 63 percent were crowded.

<sup>47</sup> See Table A-7 in Appendix A for state data on substandard units and substandard units with children present.

<sup>48</sup> When discussing combined housing problems, moderately and severely substandard units are summed for the “substandard” designation. The figures crosstabulating crowding, cost burden and substandard quality do not include dormitory/barracks, campsite/tent and no shelter classifications. Dormitory and barracks units are often designed to have a capacity greater than a mean of

**TABLE 8\***  
**Substandard, Crowded and Cost-Burdened Units**

<i>Combined Problems</i>	<i>Percent of All Units</i>	<i>Percent of Substandard Units</i>
<b>Substandard &amp; Crowded</b>	20.2	63.1
<b>Substandard &amp; Cost-Burdened</b>	10.6	33.1
<b>Substandard, Crowded, &amp; Cost-Burdened</b>	5.9	18.6

\*Moderately and severely substandard units are combined for the “substandard” designation in this table. (n = 3,897)

**TABLE 9**  
**Substandard, Crowded and Cost-Burdened Units with Children**

<i>Combined Problems</i>	<i>Percent of All Units</i>	<i>Percent with Children</i>
<b>Substandard &amp; Crowded</b>	20.2	63.1
<b>Substandard &amp; Cost-Burdened</b>	10.6	87.6
<b>Substandard, Crowded, &amp; Cost-Burdened</b>	5.9	93.8

(n = 3,897)

Housing cost burden was noted among households in substandard units. Eleven percent of all units were both substandard and had cost-burdened households (Table 8). Over 33 percent of households in substandard housing were also cost-burdened. Many households also were crowded, cost-burdened and living in substandard units. Six percent of all units had households experiencing cost-burden and crowding while living in substandard units. Among households in substandard housing, 19 percent also experienced crowding and housing cost burden.

Children were disproportionately represented in the units with the worst living conditions, those with multiple problems of quality, cost and crowding (Table 9). Children were living in 94 percent of the substandard units with crowded and cost-burdened households. Children were living in 70 percent of the units that were both substandard and crowded, and almost 88 percent of substandard units whose households were cost-burdened had children.

one person per room, and the maximum occupancy limits were not known to outreach workers doing survey work. It is therefore not possible to calculate crowding figures for these units. Also excluded from these calculations are households that did not report housing cost, number of wage earners or income information, all necessary in order to calculate housing cost burden.

## Employer-Owned Units and Housing Quality

Generally, private market units and employer-owned units were equally likely to be substandard (Table 10). Seventeen percent of private market units were severely substandard, and 16 percent were moderately substandard. Sixteen percent of employer-owned units were classified as severely substandard, with almost 16 percent moderately substandard. However, the percentage of private market and employer-owned units in substandard condition varies by migrant stream. While severely substandard employer-owned units were more prevalent in the Midwestern stream than severely substandard private market units, severely substandard private market units were more prevalent than employer-owned units in similar condition in the Eastern and Western migrant streams. The Eastern migrant stream had the highest incidence of private market moderately and severely substandard units, and the total percentage of employer-owned moderately and severely substandard housing was also highest in the Eastern stream.

Despite the fact that employer-owned units were about as likely to be severely and moderately

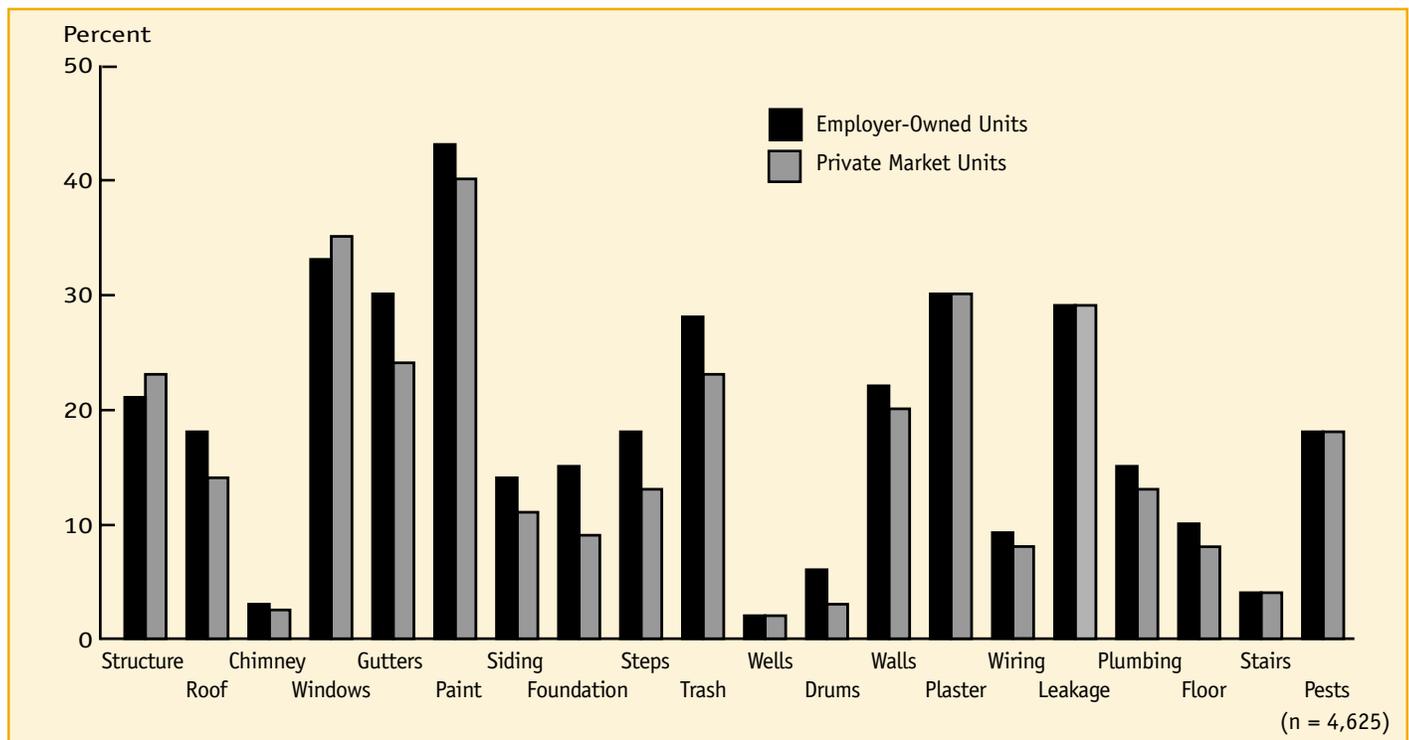
substandard as private market units, many deficiencies were more prevalent among employer-owned housing (Figure 9). For example, a greater percentage of employer-owned than private market units had damaged roofs, gutters and downspouts, peeling exterior paint, damaged siding, foundation damage, trash in the yard, exposed plumbing and/or holes in the inside walls and floors.

TABLE 10  
Private Market vs. Employer-Owned Substandard Units, by Migrant Stream

Substandard Housing Categories	Eastern Stream	Midwestern Stream	Western Stream	Totals
Percent of Private Market Units, Severely Substandard	21.7	9.3	18.7	17.0
Percent of Private Market Units, Moderately Substandard	26.1	10.2	13.2	15.7
Percent of Employer-Owned Units, Severely Substandard	17.9	11.6	15.9	15.7
Percent of Employer-Owned, Units, Moderately Substandard	19.9	11.7	11.5	16.3
Severely Substandard Totals	20.1	10.0	18.5	16.7
Moderately Substandard Totals	23.4	10.6	13.1	15.8

(n = 4,625)

FIGURE 9  
Employer vs. Private Market Units: Exterior and Interior Problems





Redwood Valley, Mendocino California.  
Photo courtesy of California Human Development Corporation.

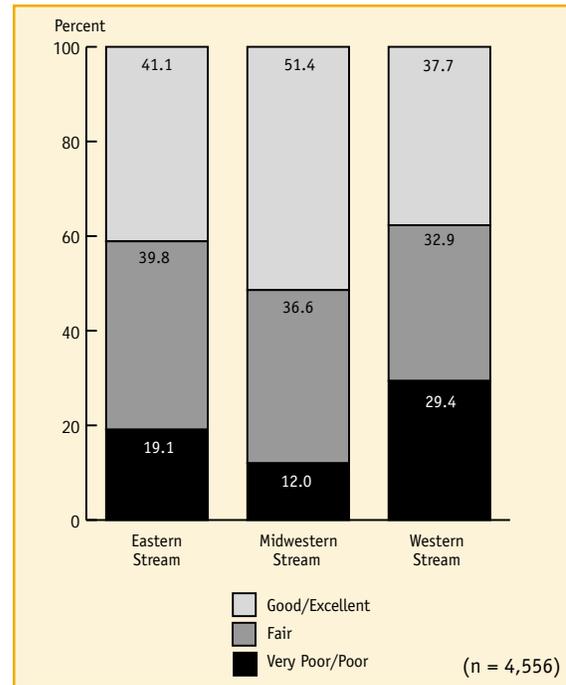
## Occupant Ratings

Respondents were asked to provide subjective ratings of the quality of their current housing units. They could rate the units as “very poor,” “poor,” “fair,” “good,” or “excellent.” The most common rating given units by their occupants was a rating of “fair,” which was the rating for over 39 percent of the units (Table 11). Only 19 percent of the units were rated as either “poor” or “very poor,” while about 42 percent were rated either “good” or “excellent.”

Mobile homes and motels received a larger share of negative ratings by their occupants than other types of units, with the obvious exception of respondents living at campsites or without any shelter (Table 11). More than 28 percent of mobile home occupants rated their units as “poor” or “very poor.” More than 29 percent of respondents in motels also gave their units ratings of “poor” or “very poor.” With all other types of units, relatively few respondents provided negative ratings.

Occupants of housing in the Western migrant stream were the most likely to rate their housing as “very poor” or “poor,” and Midwestern stream respondents were more

FIGURE 10  
Current Unit Occupant Ratings by Migrant Stream



likely to rate their housing as “good” or “excellent” than respondents in other regions (Figure 10).

A subjective indicator of the quality farmworkers expect of their housing is the rankings given substandard units, as defined by HAC, by their occupants. Over 7 percent of units rated “good” by respondents were severely substandard, as were almost 6 percent of units rated “excellent” (Table 12).

Over 21 percent of severely and moderately substandard units combined were given ratings between “good” and “excellent,” and 54 percent of all substandard units were given ratings between “fair” and “excellent” by their occupants.

TABLE 11  
Occupant Rating of Current Unit Quality, by Structure Type

Type	Very Poor	Poor	Fair	Good	Excellent
Mobile Home	11.5	16.7	35.9	30.8	5.0
Single-Family	6.4	14.0	36.1	35.6	7.9
Duplex/Triplex	4.3	16.2	40.1	31.3	8.1
Apartment	4.5	12.1	34.2	40.4	8.7
Dorm/Barracks	2.0	16.6	36.1	42.4	2.9
Campsite/Tent	56.5	26.1	13.0	4.3	0.0
Motel	2.0	27.3	39.4	27.3	4.0
No Shelter	50.0	50.0	0.0	0.0	0.0
Totals	6.4	14.9	36.2	35.2	7.3

(n = 4,556)

TABLE 12  
Percentage of Substandard Units by Occupant Rating

Rating	Percent Severely Substandard	Percent Moderately Substandard	Percent All Substandard
Very Poor	62.3	21.7	84.0
Poor	32.3	33.2	65.5
Fair	13.7	19.2	32.9
Good	7.3	7.2	14.5
Excellent	5.6	1.1	6.7

(n = 4,556)

# INCOME AND HOUSING COST

The median cost for all units was \$345, comparable to the 1997 AHS nonmetropolitan median of \$362 (Table 13). Among just the units for which rent was charged the median rent was \$380. The median housing cost was lowest in the Midwestern migrant stream and highest in the Western stream (Figure 11).

Apartments were the most costly types of units, having a median cost of \$390 (Table 13). Dormitory units were the least costly, in part due to the fact that a large proportion of growers still provide free or low-cost dormitory housing for their workers, particularly in upstream states.

Farmworker wage earners had a median individual monthly net income of \$860. Income levels varied between the migrant streams, with individual wage earners having the highest median income in the Western migrant stream (Figure 12).

A large percentage of the households occupying the surveyed units had poverty-level incomes. Households with incomes at or less than 80 percent of Area Median Income (AMI) are considered low-income, those with incomes at or less than 50 percent of AMI are very low-

FIGURE 11  
Median Unit Cost by Migrant Stream

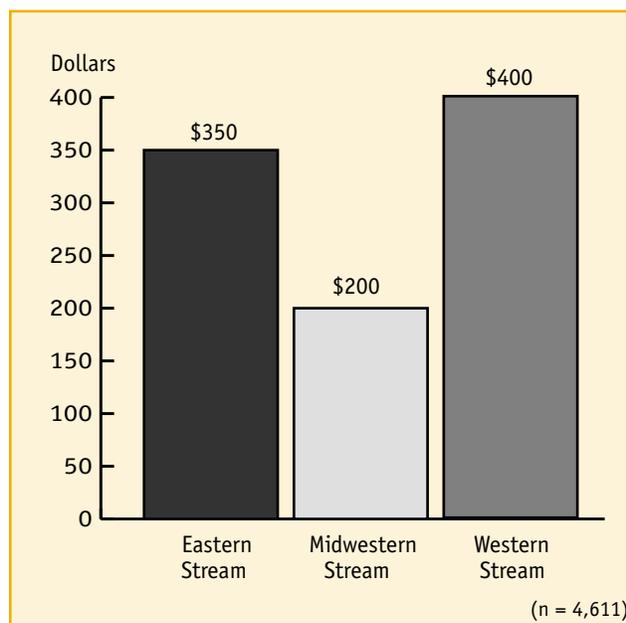


FIGURE 12  
Individual Median Monthly Income by Migrant Stream

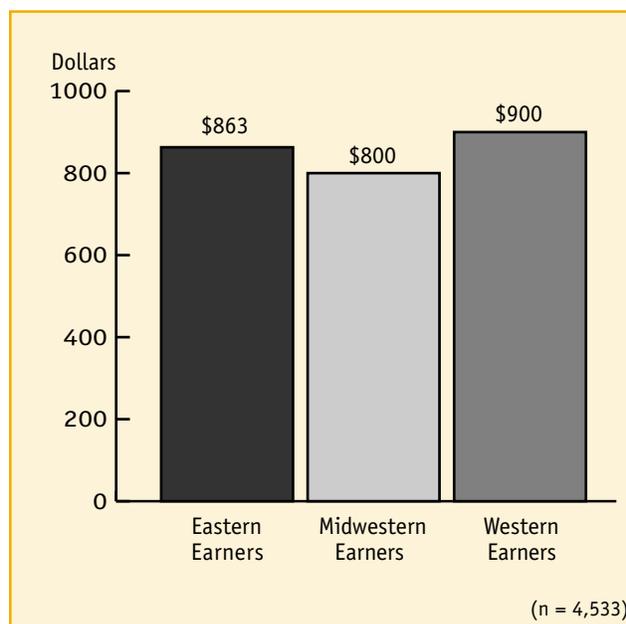


TABLE 13  
Median Cost and Free Units by Structure Type

Unit Type	Median Cost, All Units	Percent Units Provided Free	Median Cost, Excluding Free Units
Mobile Home	\$300	20.0	\$372
Single-Family	\$319	14.0	\$364
Duplex	\$374	10.1	\$400
Apartment	\$390	13.8	\$400
Dorm/Barracks	\$0	62.5	\$180
Campsite/Tent	\$0	68.2	\$318
Motel	\$350	8.9	\$350
<b>Total</b>	<b>\$345</b>	<b>16.5</b>	<b>\$380</b>

(n = 4,611)

income, and those with incomes at or less than 30 percent of AMI are extremely low-income. A total of 59 percent of the units were occupied by households with incomes at 80 percent or less of AMI (Table 14). Thirty-eight percent of the farmworker households had incomes of 50 percent or less of AMI, and 17 percent had incomes at 30 percent or less of AMI.<sup>49</sup> Forty-five percent of U.S. households had incomes at or below 80 percent of AMI, and 28 percent at or below 50 percent of AMI, according to the 1997 AHS. Over 72 percent of low-income farmworker households in the survey had children living with them.

Cost-burdened households, those paying more than 30 percent of their monthly income for housing, were living in 29 percent of all units.<sup>50</sup> The number of cost burdened households is greater when units where occupants did not pay for housing are excluded; 34 percent had housing cost burden. These figures are roughly comparable to 1997 AHS findings that 28 percent of all U.S. households have housing cost burden. The Western migrant stream

had the largest proportion of cost-burdened units, with more than 43 percent of the units occupied by cost burdened households. Comparatively, the Eastern migrant stream had the lowest prevalence of housing cost burden, with only 16 percent of its units comprised of households paying more than 30 percent of their income for housing.

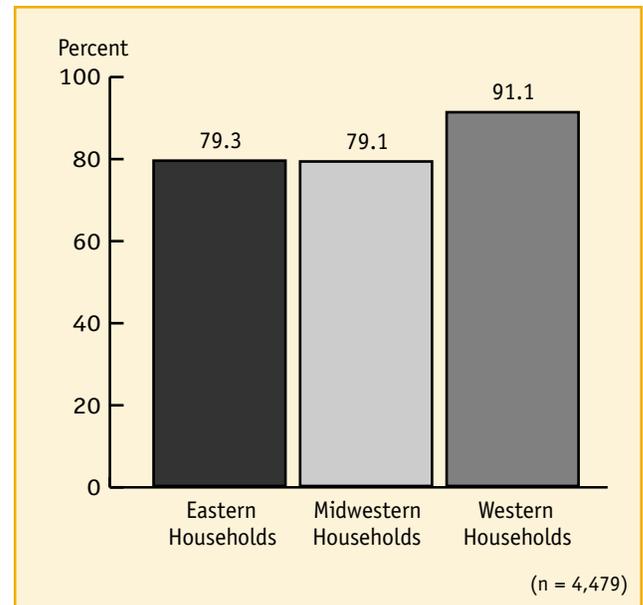
The most striking statistic is that among all units occupied by cost burdened households, 86 percent had children present. The Western migrant stream had the highest percentage of cost-burdened households with children (Figure 13).

**TABLE 14**  
**Percent of Households Below Area Median Income**

<i>Income Level</i>	<i>Percent Below Income Level</i>	<i>Percent Households with Children</i>
<b>80 Percent or Less AMI</b>	58.6	72.4
<b>50 Percent or Less AMI</b>	37.0	72.0
<b>30 Percent or Less AMI</b>	16.6	69.2

(n = 4,533)

**FIGURE 13**  
**Cost-Burdened Households with Children**



<sup>49</sup> Area median income figures are from the 1997 Census Bureau Small Area Income and Poverty Estimates. HAC asked respondents for their net income, since farmworkers often must pay their employers for transportation, use of tools, and other things. These figures are therefore not directly comparable to those used by the Census Bureau or AHS, which generally use gross income to calculate poverty rates and the burden of high housing costs.

<sup>50</sup> See Table A-8 in Appendix A for state data on housing cost burden. When calculating housing cost burden, the monthly net income for each wage earner was determined by taking the average of the previous month's income and the current month's income, so that the occupant's income available to pay for housing could most closely be determined. When discussing farmworker housing cost burden in the report, total net income available to occupants of a unit is termed "household" income. The federal government calculates housing cost burden by examining monthly housing cost as a percentage of gross income. Because farmworkers regularly have deductions from their paychecks for use of tools, transportation, meals, housing or other items, HAC's survey requested information on net income, or "take home pay." HAC's findings on housing cost burden therefore reflect housing cost as a percentage of net monthly income rather than gross income.

# MIGRATION-RELATED FINDINGS

The survey results provide information related to farmworker migration. The data allow some inferences concerning the mean length of stay in different states, the type of unit in which respondents last lived, and the places where farmworker respondents last lived before occupying their current unit.

The mean length of stay for all units was 7.6 months (Table 15). Length of stay patterns for states are generally consistent with the growing seasons within each migrant

stream, with a shorter season farther north, and a longer season in home base states. Findings from some upstream states, however, suggest that many migrant farmworkers may be settling out and making these upstream locations their homes. In Oregon and Washington, for example, the mean length of stay was more than 10 months, and more than 60 percent of respondents in each state indicated they lived in the surveyed units year-round.

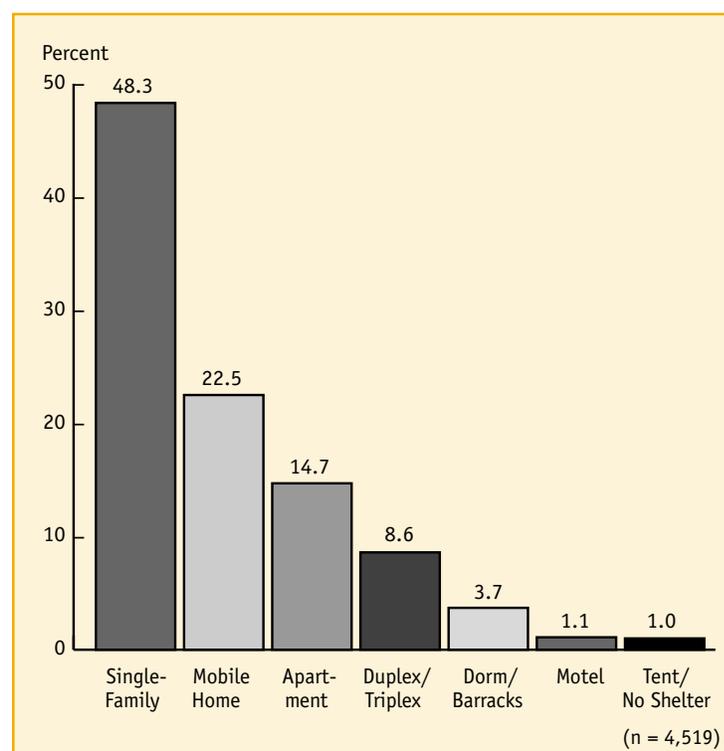
Respondents also provided information on the types of housing units in which they last lived. Single-family homes were the most common type of unit, with 48 percent of respondents last living in this type of housing (Figure 14). Mobile homes accounted for almost 23 percent of prior units, and apartments for almost 15 percent.

TABLE 15  
Mean Length of Stay and Year-Round Occupants, by State

State	Mean Length of Stay (Months)	Percent Year-Round
California	10.2	53.8
Connecticut	3.9	0.0
Florida	7.6	34.4
Idaho	7.1	22.2
Illinois	6.3	27.8
Kentucky	7.0	27.0
Massachusetts	7.1	20.0
Maryland	4.7	1.5
Michigan	3.2	1.4
Missouri	3.2	6.5
Minnesota	N/A	N/A
North Carolina	5.7	3.5
Nebraska	7.9	39.6
New Jersey	6.0	3.5
New York	3.9	3.1
Oregon	10.1	71.4
South Carolina	8.7	50.0
Texas	6.2	29.4
Virginia	3.5	3.4
Washington	10.7	54.5
Wisconsin	4.9	5.9
<b>Totals</b>	<b>7.6</b>	<b>33.7</b>

(n = 3,371)

FIGURE 14  
Prior Residence Structure Types



As was the case with their current units, farmworker respondents were asked to provide a subjective rating of their prior units' quality. There was a fairly even distribution of all occupant ratings. Almost 35 percent rated their previous units as "good" or "excellent," while 30 percent rated their previous units as either "very poor" or "poor" (Table 16). Mobile homes received the highest percentage of "very poor" and "poor" ratings among the different structure types respondents last occupied, with the exception of understandably low ratings for combined campsite/tent, and being without shelter responses.

TABLE 16  
Occupant Rating of Place of Last Residence,  
by Structure Type

Structure Type	Very Poor	Poor	Fair	Good	Excellent
Mobile Home	11.3	27.8	36.3	19.4	5.1
Single-Family	8.9	15.5	32.6	36.1	6.9
Duplex/Triplex	5.8	25.7	41.4	23.3	3.9
Apartment	7.5	22.3	37.8	28.1	4.3
Dorm/Barracks	8.3	27.4	43.5	19.6	1.2
Campsite/Tent	53.1	28.1	18.8	0.0	0.0
Motel	5.8	19.2	42.3	30.8	1.9
No Shelter	60.0	20.0	10.0	10.0	0.0
<b>Totals</b>	9.3	20.7	35.3	29.1	5.5

(n = 4,449)

In order to maximize response rates, farmworkers were not asked to provide their place or country of origin. Given the sensitive nature of immigration status issues among farmworkers, the survey instead sought information on the last place respondents lived prior to their current unit location. Most farmworkers could readily identify the states and countries where they last lived, but many did not volunteer the counties or towns where they last lived. Place of last residence, then, is only reported in terms of the states and countries in which the respondents last lived.

When examining place of last residence, it is useful to distinguish between respondents in home base states and those in upstream states and to treat each migrant

stream separately. In the Eastern stream home base of Florida, 18 percent of respondents last resided outside the United States.<sup>51</sup> Of these farmworkers, almost all last lived in Mexico. Thirty-five percent of Florida respondents last lived elsewhere in the state, and 16 percent last lived in North Carolina. Among Florida respondents, 9 percent last lived in a U.S. state outside the Eastern migrant stream, such as California, Oregon, Colorado or Michigan. In Eastern upstream states, almost 39 percent of respondents had a place of last residence outside the United States. Those who last lived in Mexico before residing in upstream states were 34 percent of all upstream respondents. Florida was the most common prior residence in the United States for Eastern upstream respondents, with 30 percent reporting that they last lived there. Only 2 percent of upstream respondents last lived in a U.S. state outside the Eastern migrant stream.

In the Midwestern stream home base of Texas, 16 percent of respondents last lived in Mexico, the only location noted as a prior residence outside of the United States.<sup>52</sup> More than 30 percent of Texas respondents last lived elsewhere in Texas, and 22 percent last lived in Michigan. Ten percent of Texas respondents last lived in a state outside the Midwestern migrant stream. Almost all Midwestern upstream respondents that last lived outside the United States last lived in Mexico, and they comprised 21 percent of upstream respondents. Forty-five percent of upstream farmworker respondents last lived in Texas, which was the most common prior residence for upstream respondents.

In the Western migrant stream, almost 79 percent of California respondents said that they had last lived somewhere in this Western home base state.<sup>53</sup> Seventeen percent reported they had last lived in Mexico. More than 44 percent of Western upstream respondents last lived in Mexico. A large percentage of upstream respondents last lived in the upstream region of the Northwest, with 17 percent reporting they last lived in Oregon and 20 percent noting Washington as their last place of residence. Ten percent of Western upstream respondents last lived in California, the most common prior residence among those who last lived in a U.S. state outside the Northwest region.

<sup>51</sup> See Table B-1 in Appendix B for Eastern stream data on location of prior residence.

<sup>52</sup> See Table B-2 in Appendix B for Midwestern stream data on location of prior residence.

<sup>53</sup> See Table B-3 in Appendix B for Western stream data on location of prior residence.

# REGIONAL COMPARISONS

It is not only useful to compare findings between migrant streams, but also to compare findings between the upstream and home base regions within each migrant stream. Comparison of different migrant stream regions suggests some interesting differences in housing problems and needs between different regions of the country.

In the Midwestern and Western migrant streams, the percentage of households with incomes below the county median was somewhat greater in upstream areas than in home base states (Table 17). The Western upstream region also had one of the highest proportions of respondents who indicated that their last place of residence was Mexico. It is likely that many of these respondents were recent immigrants, and it is also likely that their incomes were lower than long-time area farmworkers because they had not yet established themselves and become more familiar with employment opportunities. In contrast to the Midwest and West, upstream areas in the Eastern stream had much lower proportions of farmworker households with below-median incomes when compared with Florida.

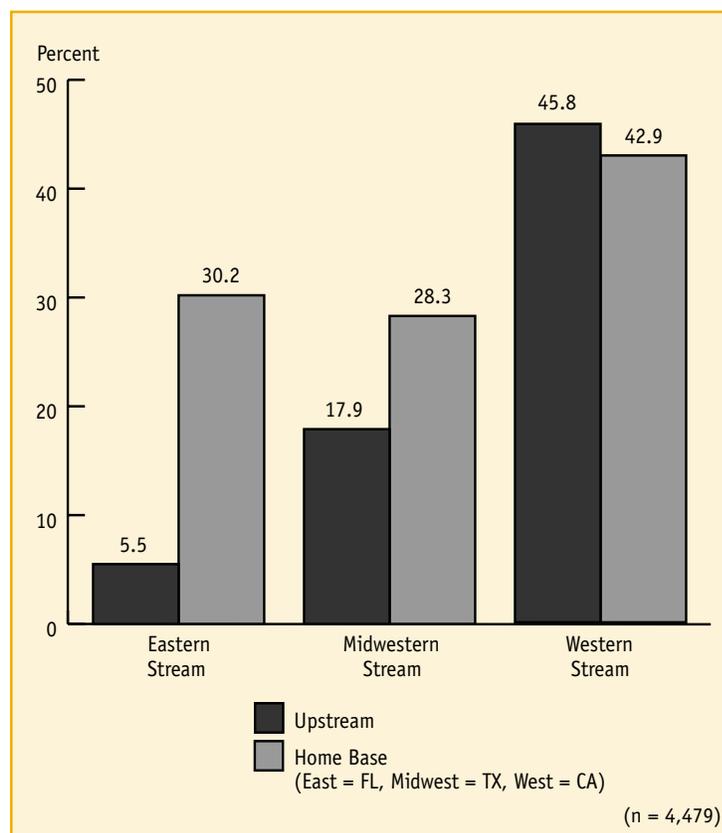
Cost burden is another housing problem that varied by region (Figure 15). In the Eastern and Midwestern migrant streams, housing cost burden rates were higher in the home base states than in the upstream regions, with the Eastern migrant stream having a particularly large difference between upstream and Florida cost burden rates. However, the upstream portion of the Western migrant stream had a higher percentage of cost-burdened households than California. California's cost burden rate among farmworker households was among the highest of the states included in the survey, suggesting that farmworkers in the Northwest were substantially cost-burdened. As already noted, the Western stream's upstream region also had a higher percentage of farmworker households with below-median incomes than California.

TABLE 17  
Upstream and Home Base Households with Incomes Below Area Median

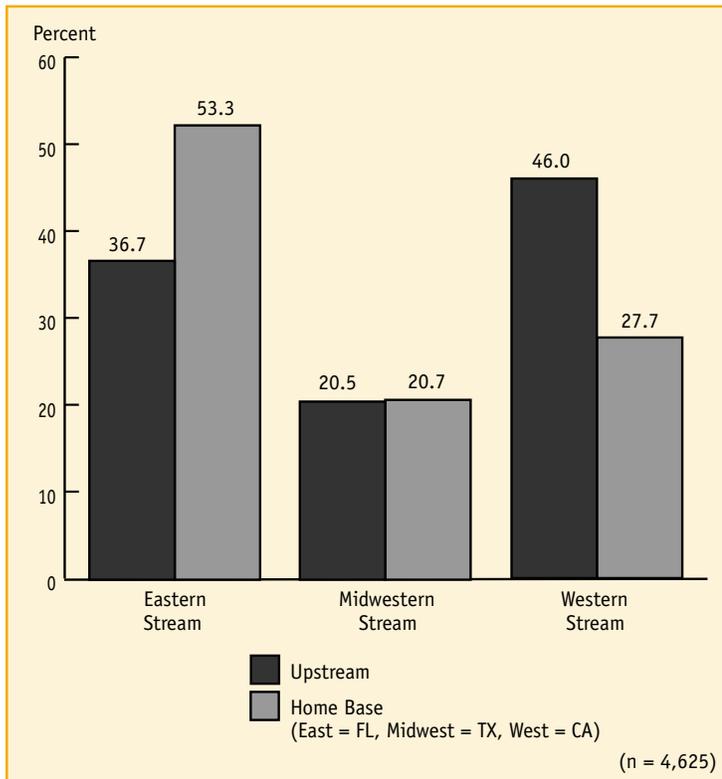
Region	80 Percent or Less of County Median Income	50 Percent or Less of County Median Income	30 Percent or Less of County Median Income
<b>Florida</b>	52.2	31.9	15.0
<b>Eastern Upstream</b>	31.0	18.7	7.9
<b>Texas</b>	64.4	41.6	18.2
<b>Midwestern Upstream</b>	66.5	41.5	21.1
<b>California</b>	68.9	44.0	17.8
<b>Western Upstream</b>	74.4	50.6	22.8
Totals	59.1	37.5	16.6

(n = 4,535)

FIGURE 15  
Upstream and Home Base Cost-Burdened Households



**FIGURE 16**  
**Upstream and Home Base Substandard Units**

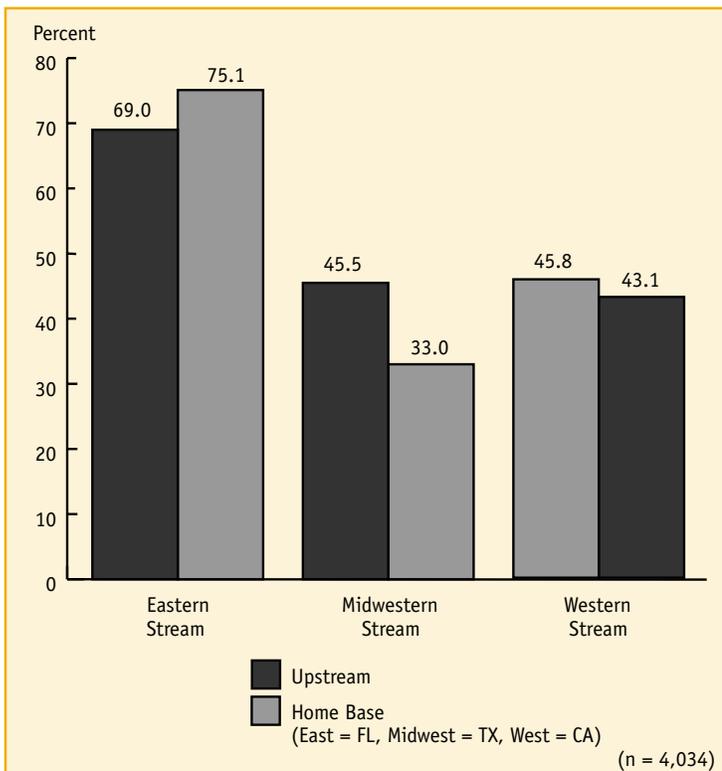


The incidence of substandard housing followed a pattern among the migrant streams similar to that of housing cost burden (Figure 16). The upstream region of the Eastern stream had a much smaller percentage of substandard units than did Florida, while by contrast the upstream portion of the Western migrant stream had a much higher percentage of its housing in substandard condition than did California. Substandard units were similarly prevalent in Texas and in Midwestern upstream states.

The rates of crowding also varied somewhat between upstream and home base regions (Figure 17). Crowding was lower in the Eastern upstream region than in Florida, although these two areas had the highest rates of crowding among any regions. Crowding was much higher in Midwestern upstream areas than in Texas, and crowding rates were similar between California and the Western upstream region of the Northwest.

Generally, the survey's findings suggest that farmworkers living in the Northwest are the most likely to experience overlapping serious housing problems. The Northwest had a greater percentage of households below median income, cost-burdened households and households living in substandard housing compared with California than was the case when upstream regions in the other migrant streams were compared with their home base states. Crowding was also slightly more prevalent in the Northwest than in California.

**FIGURE 17**  
**Upstream and Home Base Crowded Units**



As for the confluence of serious housing problems, Florida also is noteworthy. Florida had the highest crowding rate of any upstream region or home base state, and this was true as well for the prevalence of substandard housing. The prevalence of housing cost burden was substantially greater in Florida than upstream areas of the Eastern migrant stream, and Florida had a higher percentage of households with incomes below the area medians.

# POLICY IMPLICATIONS AND RECOMMENDATIONS

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The results from HAC's survey of farmworker housing conditions suggest a number of policy implications and proposals for improving the environments in which farmworkers live. The most glaring problems documented were the prevalence of crowding and substandard housing. Although the public image of migrant farmworkers is one of single men following the harvest, a large number of migrant farmworkers bring their families with them as they move in search of work. Large percentages of the farmworker housing surveyed had children present, especially the units that were crowded, substandard, and costly. At the least, the survey's findings suggest that efforts to improve farmworker housing will likely have a notable impact on the quality of life for many farmworker children. Different regions also appear to have somewhat different housing problems and needs.

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## Regional Housing Needs

Three major housing problems noted most frequently by researchers – cost burden, poor quality and crowding – were prevalent among the farmworker housing units in each of the migrant streams. However, there was some variation in the relative weight or prominence of each problem from one region to another.

Crowding was extremely prevalent in all locations, but more so in the Eastern migrant stream than in the Midwest and West. The primary means for addressing this problem is construction of new units with some form of deep subsidy or rental assistance available to make units affordable to farmworkers with low and very low incomes. In upstream localities, particularly in the East, funding for new migrant housing may mitigate farmworker crowding in communities that have limited rental housing stocks.

A substantially greater proportion of units in the Eastern migrant stream was adjacent to fields where pesticides are applied than was the case in the other migrant streams, although a large percentage of Midwestern units were sited in these potentially hazardous locations. It is logical that employer-owned, on-farm housing is most

likely to be adjacent to such fields. Development of in-town, community-based housing can provide farmworkers with more housing opportunities without the proximity to pesticide applications. In urbanized areas targeting Section 8 rental assistance vouchers or state-funded equivalents to farmworkers can also help farmworker households move further away from areas where they and their families risk exposure to harmful chemicals.

While the prevalence of substandard housing was highest in the Eastern and Western migrant streams, housing cost burden was most prevalent in the Western migrant stream. Although these housing problems were often associated with one another, with many of the substandard survey units occupied by cost-burdened households, different approaches are likely needed to address each type of problem. Tenant-based rental assistance and development of new, subsidized rental housing for farmworkers are the approaches most likely to have an impact on reducing cost burden. On the other hand, targeting housing rehabilitation resources, in concert with new construction, probably represents the most effective approach to improving the physical quality of farmworker housing in locales where substandard housing is prevalent.

Florida farmworker housing exhibited a confluence of serious housing problems, with greater prevalence of substandard housing, housing cost burden and crowding than the upstream region of the Eastern migrant stream. This state, like the Northwest region, could probably benefit from a holistic strategy targeting rehabilitation, new construction, and rental assistance funds to improve farmworker housing conditions and cost. Housing quality issues, though, appear especially pronounced in this home base state for the Eastern migrant stream, with Florida having not only the highest overall substandard housing rate of any region, but also one of the highest percentages of severely substandard housing of any state.

The upstream region in the Western stream, the Northwest, is also characterized by a confluence of both cost and physical quality problems. In addition, while the Northwest had the largest percentage of farmworkers

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claiming Mexico as their last place of residence, suggesting an influx of migrant workers in some areas of the Northwest, this region also had one of the longest mean length of stay figures and the highest percentage of respondents in any upstream area noting that they were year-round residents. In certain localities with short-season harvests or specialized crops, such as cherry growing areas in Washington or Oregon where the harvest can be as short as two weeks, agricultural employers rely on an influx of migrant labor in order to get their crops in on short notice. These localities need decent, affordable, and furnished temporary housing for migrant workers. But the percentage of year-round farmworkers and those staying for most of the year argues for a more balanced approach to farmworker housing improvement and more need for developing permanent, community-based housing. Efforts to link temporary housing for migrant workers, affordable rental housing for farmworkers settling out, and subsidized homeownership programs for farmworkers that have lived in an area long enough to become established probably hold the most promise for meeting the wide range of farmworker housing needs evident in the Northwest. It should also be noted that other localities in the different migrant streams may also face a range of divergent housing needs between migrant and year-round farmworkers. In any place where this is the case, establishing priorities for addressing the full continuum of farmworker housing needs can be an effective way to address what may otherwise seem to be intractable problems. This is the approach that the U.S. Department of Housing and Urban Development (HUD) took to combating homelessness, referred to as the “continuum of care,” and it is likely it may prove effective for planning improvements in farmworker housing conditions as well.

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***[E]stablishing priorities for addressing the full continuum of farmworker housing needs can be an effective way to address what may otherwise seem to be intractable problems.***

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## **Program Funding and Targeting**

In light of the prevalence of substandard housing and crowded conditions found in HAC’s survey, increased investment in federal housing programs serving farmworkers is critical.

Only two federal programs specifically target the housing needs of farmworker households, the Section 514 and Section 516 farm labor housing programs administered by the U.S. Department of Agriculture’s (USDA’s) Rural Housing Service (RHS). Section 514 provides subsidized loans and Section 516 provides grants for the development of multifamily housing reserved for occupancy by farmworkers. Units in Section 514/516 farm labor housing projects can also qualify for Section 521 rental assistance, with tenants in those units paying only 30 percent of their monthly incomes for rent. Because of the substantial subsidy and rental assistance, projects built with these programs provide quality housing for farmworkers with the lowest incomes.

Farmworker housing needs have long outpaced the federal funding available to improve their conditions. The 1980 survey of farmworker housing conducted for USDA estimated a tremendous need for additional farmworker housing units, and there are no more recent such estimates. Out of an estimated 1.2 million migrant farmworkers and their families, the 1980 study estimated that adequate shelter was available for about 425,000.<sup>54</sup> This left a shortfall of decent, affordable housing for about 800,000 farmworker households. On the other hand, Approximately 32,000 units of farm labor housing have been built since the Section 514/516 programs’ inception in 1962.

In FY 1997, the Section 514/516 programs had combined funding of \$25 million. HAC performed a survey of nonprofit housing developers serving migrant and seasonal farmworkers and estimated that there were over \$134.5 million in applications being prepared for funding in FY 1998.<sup>55</sup> The FY 2000 appropriations for the programs totaled almost \$39 million.<sup>56</sup> The programs received appropriations for FY 2001 of \$47 million, and were

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<sup>54</sup> David Cavenaugh, Project Director, *Final Report: National Farmworker Housing Survey*, InterAmerica Research Associates, for the Farmers Home Administration, U.S. Department of Agriculture, December 1980, 47-62.

<sup>55</sup> Housing Assistance Council, *Survey of Demand for the RHS Farm Labor Housing Program*, October 1997, 8.

<sup>56</sup> This figure does not include supplemental appropriations of \$4.975 million (514) and \$3 million (516) for farmworker housing in disaster areas.



Goshen, Tulane County, California.  
Photo courtesy of California Human Development Corporation.

combined by Congress into a single, flexible program with the Agriculture Department having discretion over the proportion of loans and grants made from the fund. Although the funding has increased since 1997, these are still small programs, not large enough to meet the need for thousands of new farm labor housing units. Given high program demand and the poor conditions documented in HAC's survey, the current funding levels for the Section 514/516 programs are not nearly adequate to address the tremendous need for decent, affordable farmworker housing despite incremental increases in the programs' appropriations over the last few years.

Farmworkers can also benefit from homeownership programs. Even though few owner-occupied units were examined in HAC's survey, farmworkers living year-round in home base states or upstream localities where they have settled out may benefit from programs that will help them achieve homeownership. RHS has programs that assist low- and very low-income families in becoming homeowners. The RHS mutual self-help housing program has been used by nonprofit organizations in agricultural areas to provide homeownership opportunities to farmworkers. Indeed, one of the first self-help organizations, Self-Help Enterprises in California's San Joaquin Valley, was originally founded to improve farm-

worker housing conditions, and the majority of its clients have been current or former farmworkers.<sup>57</sup> One of the larger self-help housing organizations in the Eastern migrant stream, Homes in Partnership in Apopka, Florida, was also originally founded to serve farmworkers in the area north of Orlando. Most of this group's clients continue to be farmworkers.<sup>58</sup>

The mutual self-help method requires groups of families to work together on each others' homes, with no family moving in until all the homes are completed. The "sweat equity" from their labor reduces the cost of the houses, and in many cases the mortgages are made even more affordable with RHS Section 502 direct loans. Depending on borrowers' incomes, these loans may have interest rates as low as 1 percent. Between the subsidized interest of Section 502 loans and the sweat equity of the participants, homeownership can become a reality even for families with very low incomes. Especially in home base states like Florida, Texas and California self-help housing programs can provide another resource for improving housing opportunities for individual farmworker families, with new self-help subdivisions also improving neighborhoods where farmworkers are concentrated.<sup>59</sup> Mutual self-help may also be an effective affordable housing tool in upstream communities where farmworkers are settling out in large numbers. In FY 2000 Section 502 direct loans received an appropriation of \$1.1 billion, of which \$125.3 million funded mutual self-help loans. Increases in the Section 502 Direct Loan program could facilitate more homeownership among farmworkers, especially if targeted to areas of high farmworker concentration or organizations with a large number of farmworker clients. Increases in Section 523 Self-help technical assistance grants for self-help groups serving farmworkers would also increase the capacity to promote homeownership among farmworkers. The Section 523 program utilized \$25 million in grants and \$4.6 million in regional contracts in FY 2000.

<sup>57</sup> Housing Assistance Council, *HOME, CDBG and Farmworker Housing Development*, July 1997, 49-60. See also Housing Assistance Council, *A Brief and Selective Historical Outline of Rural Mutual Self-Help Housing in the United States*, 4<sup>th</sup> ed., December 1999.

<sup>58</sup> Housing Assistance Council, *The Self-Help Housing Development Process in Rural Areas*, October 1997, 9.

<sup>59</sup> Housing Assistance Council, *Self-Help Development Process*, 9.

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Many farmworkers who already own homes do not have the means to maintain or repair them. RHS should target more Section 533 Housing Preservation Grant funds to nonprofit housing organizations predominantly serving farmworkers. RHS Section 533 Housing Preservation Grants (HPG) are made to local organizations so that they can assist low-income homeowners with necessary repairs to make their homes safe and sanitary. RHS should prioritize the allocation of HPG funding so that areas with large farmworker populations can access a greater share of these funds to improve the quality of owner-occupied farmworker housing.

The U.S. Department of Housing and Urban Development (HUD) can also contribute to improving farmworker housing conditions. Some HUD programs, such as HOME and CDBG, have been used to develop farmworker housing, often in conjunction with Section 514/516 funding.<sup>60</sup> Some farmworkers also receive tenant-based rental assistance through Section 8 vouchers. In addition, it is likely that some retired farmworkers reside in Section 202 housing for elderly tenants. If more directly targeted, though, HUD programs could have a substantial impact on improving farmworker housing conditions.

HOME is a block grant program administered by states and local participating jurisdictions. Grantees must develop a Consolidated Plan which provides guidelines for targeting HOME assistance to the regions, types of housing and special populations with the greatest needs. Some states with large farmworker populations include farmworkers in their consolidated plans as a group with special housing needs, and provide some type of priority when considering farm labor housing proposals seeking HOME funds. However, many states with large farmworker populations or a significant seasonal influx of migrant workers do not list farmworker housing development as a priority. A small national setaside of HOME funds would assist nonprofit housing organizations that serve farmworker populations. These groups often have difficulty competing with projects from more urbanized areas, and farmworker housing proposals often generate substantial local opposition. Especially for groups working in states that have not prioritized farmworker housing in their funding allocations, a national setaside of HOME would allow them access to critical development funding they may have difficulty accessing at the state or local levels.

HOME received an appropriation of \$1.8 billion for FY 2001, and a 1 percent setaside would provide approximately \$18 million for farmworker housing. This is almost half the appropriation for USDA's farm labor housing programs. Creating such a setaside in HOME would require statutory changes to the program and/or a Congressional setaside during appropriations.

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### **Program Administration and Regulatory/Statutory Changes**

RHS has already begun program improvements that will enhance the use of Section 514/516 to improve farmworker housing conditions. Statutory changes allowing the use of Low Income Housing Tax Credits in farm labor housing projects with Section 514 loans have been implemented by the agency. In addition, RHS has issued a proposed rule implementing another statutory change that will allow the programs to better support development and operation of projects for migrant farmworkers. The proposed rule outlines how project owners can convert migrant projects from standard Section 521 rental assistance to year-round operating subsidies. One of the difficulties faced by nonprofit housing organizations trying to serve migrants is that units lie vacant in the off-season. This has a negative impact on project cash flows not only because there are no tenants paying rent, but also because project owners cannot collect RHS rental assistance while the units are vacant. By providing a subsidy mechanism that will maintain payments throughout the year, RHS has given farmworker housing organizations an important tool that will make housing projects serving migrant farmworkers more viable, even in areas

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***RHS [funding is] an important tool that will make housing projects serving migrant farmworkers more viable, even in areas with very short growing seasons and long periods of vacancy.***

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<sup>60</sup> Housing Assistance Council, *HOME, CDBG and Farmworker Housing Development*.

with very short growing seasons and long periods of vacancy. Further program changes should be evaluated on how well they improve targeting to farmworkers with the lowest incomes and increase ease of use for nonprofit developers.

The 1998 Quality Housing and Work Responsibility Act (QHWRA) enacted many reforms to public and assisted housing programs. One change is that QHWRA repealed the federal preferences housing authorities had to use in administering their public housing and Section 8 waiting lists. Local and state housing authorities may now either continue using the federal preferences, or enact their own local preferences for administering their waiting lists. HUD should encourage housing authorities in major agricultural areas to establish a preference for farmworkers. Migrant farmworkers may benefit especially from a preference in Section 8 waiting lists, since Section 8 vouchers are portable and the rental assistance could be used either to reduce housing costs for migrant workers in upstream states or to support farmworker families in home base areas, as long as there is a housing authority administering the program in a given area. Rural housing authorities may encounter some challenges addressing Section 8 portability, including lack of staff capacity to serve an influx of voucher holders into the service area.<sup>61</sup> Migrant farmworker clients wishing to take vouchers with them to upstream locations may also be hampered by the time limits imposed for finding suitable units, since rural housing markets often have a limited rental housing stock that meets HUD Housing Quality Standards.<sup>62</sup> Language barriers may also strain rural housing authorities' capacity to serve farmworker clients. HUD may also have to work with housing authorities to revise provisions requiring a one-year lease, since migrant farmworkers by definition do not reside in one locality year-round. Housing authorities in home base states like Florida should not only reduce the required length of the lease for farmworker clients, but should also work with housing authorities in upstream states to coordinate service to migrant farmworkers with Section 8 vouchers.

<sup>61</sup> Housing Assistance Council, *Tenant-Based Section 8 in Rural Areas: Case Studies of Factors Affecting Successful Utilization*, unpublished draft October 2000, under review at the U.S. Department of Housing and Urban Development.

<sup>62</sup> See Housing Assistance Council, *A Study of the Section 8 Certificate and Voucher Program: Impact of Fair Market Rent Changes in Nonmetropolitan Areas*, 1997, for information about the challenges faced by Section 8 clients trying to find units within the search time limit that meet HUD Housing Quality Standards.

The 2000 Homeownership Act, PL 106-596, allowed Section 8 vouchers to be used for homeownership assistance. Housing authorities that serve agricultural areas could work with nonprofit organizations sponsoring mutual self-help programs to implement this new use of Section 8 funds. Section 8 assistance for homeownership, in conjunction with direct Section 502 loans and self-help “sweat equity” from clients could substantially lower the income level required for farmworker households to achieve homeownership.



Twin Falls, Idaho.

Many rural communities have limited housing codes, and generally few resources to adequately enforce the codes they do have. More funding to increase the number of housing inspectors for county and local governments in areas with sizeable farmworker populations would help improve the quality of housing available to farmworker tenants. HUD should also encourage local governments to seek CDBG funding from their states for implementing inspection programs and rehabilitation loans or grants to landlords who need to upgrade their properties.

The prevalence of peeling exterior and interior paint raises the possibility of lead poisoning, particularly when children are present. HUD should take steps to target more lead paint abatement assistance to agricultural communities where many farmworkers are living in older housing with possible lead paint hazards. This could be done by adjusting the scoring criteria for applications to provide additional points for groups serving farmworker populations, or through a small setaside.

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The U.S. Department of Labor, in conjunction with the Immigration and Naturalization Service, administers the H-2A Temporary Foreign Agricultural Worker program (H-2A). This program allows growers who can document a local labor shortage to recruit foreign workers and give them temporary work visas. Growers using H-2A workers are currently required to provide food, housing and other necessities. Growers and their representatives have lobbied Congress over the last few years not only to increase the number of workers allowed into the United States under the program, but also to remove their obligation to provide housing, or to reduce this obligation by allowing growers to provide H-2A workers with housing vouchers for use in local rental markets. However, HAC's findings argue against removing or reducing the housing obligation in the H-2A program. Private market housing was slightly more likely to be substandard than employer-owned housing examined in HAC's survey, rural areas generally have limited rental housing markets that make finding adequate housing difficult, and foreign workers may have difficulty securing adequate and affordable housing in unfamiliar communities.

Outreach workers performing surveys in some places, such as certain communities in Florida and southern California, noted that a large proportion of farmworkers were residing at large mobile home parks, and that these parks contained many old and dilapidated units. HAC researchers have visited the areas around Immokalee, Florida (Collier County) and Indio, California (Riverside County) and confirmed that these agricultural areas reflect such a pattern of farmworker housing. One option for improving the quality of sites like these would be for the state to grant HOME funds (or funding from state programs) to nonprofit organizations to buy the mobile home parks, upgrade their infrastructure, rehabilitate or replace older, dilapidated units, and maintain affordability for tenants. Vermont has such a program, and it has been used successfully to improve run down mobile home parks without the expense and the disruption to small communities of substantial new rental housing construction.<sup>63</sup> In Vermont, the residents of a mobile home park first designate a nonprofit housing organization as the new owner. The nonprofit then purchases the park and upgrades the infrastructure. HOME funds are then used by the nonprofit group to rehabilitate and upgrade individual mobile home units. From 1992 through 1997, 10 mobile home parks in Vermont were rehabilitated in this fashion.

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<sup>63</sup> Housing Assistance Council, *The Use of HOME in Rural Areas*, July 1998, 24.

In conjunction with the development of affordable rental housing for farmworkers, this approach could improve the range of quality housing options for farmworkers in many regions where mobile homes are the most prevalent affordable units.

Children are especially vulnerable to poor housing conditions. Large percentages of the crowded, substandard and costly units surveyed had children present. These findings argue for greater collaboration between nonprofit farmworker housing organizations, healthcare professionals, educators and child welfare advocates.

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## Farmworker Service Network Collaborations

The housing problems documented in HAC's survey also have implications for the various service networks that provide assistance to farmworkers and their families. Housing is only one need of farmworkers, but poor housing exacerbates many others. For example, crowding and lack of sanitary facilities contributes to the contraction and spread of many diseases, such as hepatitis and tuberculosis. Crowded and substandard housing is a concern to educators working with farmworker children.<sup>64</sup> More funding for outreach workers who visit farmworker homes would bring to light the environmental conditions impacting farmworker health and education.

At the federal level, there is an Interagency Committee on Migrants that meets quarterly. At these meetings, representatives from the different federal agencies that administer farmworker service programs, and staff from national nonprofit organizations serving farmworkers, meet to share information and explore different avenues of collaboration. However, there is less collaboration at the state, regional, and local levels. In many cases, for example, healthcare outreach workers who encounter poor housing conditions are unaware of housing resources available in their service areas. Federal, state, or local support to facilitate collaborative ventures between different farmworker service organizations could improve dissemination of information about resources available to farmworkers and improve the extent and quality of service delivery.

One of the survey's most serious findings was the convergence of crowding and housing cost burden in substandard units. Households in these units are likely to

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<sup>64</sup> National Advisory Council on Migrant Health, *Losing Ground*, 41-46.

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*[C]rowding and lack of sanitary facilities contributes to the contraction and spread of many diseases, such as hepatitis and tuberculosis.*

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be among the poorest and most vulnerable groups in rural areas. The units in HAC's survey evidenced multiple housing problems in much greater proportion than rental housing nationally. Greater outreach to extend housing assistance to these households is required. In addition, crowded households paying a high percentage of their incomes for substandard housing probably require other services in addition to housing assistance. Healthcare outreach should be prioritized to farmworkers living in dilapidated units because of the contribution of lack of sanitation, leaks, pest infestations and other problems to the contraction of disease. Crowded conditions encourage the spread of disease. A large percentage of these units in HAC's survey also had children present, which should also engage the interests and resources of educators working with farmworker children. The high proportion of units in HAC's survey with multiple housing problems therefore argues not only for greater housing assistance targeted to farmworkers, but also greater coordination between farmworker service networks to mitigate the varied impacts of poor and costly housing.

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### **Research Needs**

One research need has been met by this report: a systematic study of farmworker housing conditions throughout the country that includes most of the nation's major agricultural regions. However, although it is national in scope HAC's survey does not provide the kinds of findings that could be used to apportion or allocate funds between different states, or between localities within states because of its methodology. A national survey with a randomized sample would provide federal agencies with the type of information necessary on which to base funding allocation decisions. The primary limitation to this suggestion is its expense.

More detailed local surveys are required in states with large farmworker populations to determine the communities with the greatest housing needs and what particular types of needs these communities have. Additional study is required to more carefully tailor housing assistance to local circumstances and the unique housing needs of distinct farmworker subgroups, such as housing for migrant as opposed to seasonal workers who live in an area year-round, or housing for single migrants as opposed to housing for families. This kind of local survey work would provide a more detailed description of local housing market conditions experienced by farmworkers, more so than was possible with HAC's sampling methodology. More detailed state and local studies would also greatly improve the provision and coordination of services from different farmworker service networks.

If nothing else, HAC's study highlights the need for better information so that those who toil so hard to produce our food may have better housing, more access to healthcare, and greater educational opportunities for their children. As additional surveys are developed by different farmworker service networks and federal agencies administering farmworker service programs, greater coordination is required so that results from different surveys may be compared more readily with one another. For example, HAC's findings may complement information being gathered by healthcare professionals if they include key common variables or referents from HAC's survey. By so doing, subsequent survey efforts may compare findings to earlier survey work, providing a richer overall data set and making possible longitudinal comparison of findings. Efforts to coordinate data collection would also make it more possible to determine more precisely the relationship between housing problems and other farmworker needs and concerns, such as the causal relationships between poor housing conditions and health problems.



# APPENDICES



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**Abbreviations for States:**

<b>AL</b>	Alabama
<b>CA</b>	California
<b>CT</b>	Connecticut
<b>FL</b>	Florida
<b>ID</b>	Idaho
<b>IL</b>	Illinois
<b>KY</b>	Kentucky
<b>MA</b>	Massachusetts
<b>MD</b>	Maryland
<b>MI</b>	Michigan
<b>MN</b>	Minnesota
<b>MO</b>	Missouri
<b>NC</b>	North Carolina
<b>NE</b>	Nebraska
<b>NJ</b>	New Jersey
<b>NY</b>	New York
<b>OR</b>	Oregon
<b>PR</b>	Puerto Rico
<b>SC</b>	South Carolina
<b>TX</b>	Texas
<b>VA</b>	Virginia
<b>WA</b>	Washington
<b>WI</b>	Wisconsin

## APPENDIX A: STATE DATA TABLES

TABLE A-1  
Distribution of Survey Units by State

<i>State</i> (n=4,625)	<i>Percent</i> <i>of Total</i>	<i>Percent of</i> <i>Migrant Stream</i>
<b>Eastern Migrant Stream</b>		
CT	0.5	1.6
FL	14.4	43.9
KY	5.7	17.5
MA	0.1	0.4
MD	1.4	4.3
NC	2.0	6.0
NJ	3.1	9.6
NY	1.9	5.6
SC	0.5	1.5
VA	3.1	9.6
<b>Subset</b>	<b>32.9</b>	<b>100.0</b>
<b>Midwestern Migrant Stream</b>		
IL	4.7	17.5
MI	2.7	10.1
MN	0.2	0.9
MO	3.5	12.8
NE	4.1	15.2
TX	9.1	33.4
WI	2.7	10.1
<b>Subset</b>	<b>27.1</b>	<b>100.0</b>
<b>Western Migrant Stream</b>		
CA	31.4	78.4
ID	0.2	0.6
OR	5.5	13.9
WA	2.9	7.1
<b>Subset</b>	<b>40.0</b>	<b>100.0</b>

TABLE A-2  
Households with Children, by State

<i>State</i> (n=4,625)	<i>Percent of Units</i> <i>with Children</i>
CA	84.7
CT	12.0
FL	56.0
ID	90.9
IL	49.6
KY	47.8
MA	0.0
MD	33.8
MI	80.8
MN	100.0
MO	62.8
NC	8.6
NE	76.9
NJ	41.9
NY	39.8
OR	85.2
SC	62.5
TX	85.0
VA	46.6
WA	93.3
WI	49.4
<b>Total</b>	<b>68.8</b>

TABLE A-3

**Distribution of Private Market, Employer-Owned Units, and Free Employer Units, by State**

<i>State (n=4,625)</i>	<i>Percent of Units Private Market</i>	<i>Percent of Units Employer-Owned</i>	<i>Percent of Employer- Owned Units Free of Charge</i>
CA	91.5	8.5	14.2
CT	12.0	88.0	39.1
FL	81.4	18.6	0.8
ID	100.0	0.0	N/A
IL	70.1	29.9	71.6
KY	69.9	30.1	59.8
MA	20.0	80.0	80.0
MD	7.4	92.6	85.5
MI	28.5	71.5	76.3
MN	91.7	8.3	100.0
MO	62.6	37.4	98.4
NC	8.6	91.4	89.5
NE	92.3	7.7	57.1
NJ	47.7	52.3	82.1
NY	31.0	69.0	85.0
OR	99.2	0.8	0.0
SC	16.7	83.3	100.0
TX	90.0	10.0	0.0
VA	16.9	83.1	56.9
WA	88.1	11.9	75.0
WI	38.8	61.2	68.4
<b>Total</b>	<b>75.3</b>	<b>24.7</b>	<b>57.3</b>

TABLE A-4

**Crowding by State, Including Crowded Units with Children**

(Excluding Dormitory/Barracks, Campsite/Tent and No Shelter Classifications)

<i>State (n=4,034)</i>	<i>Percent Crowded</i>	<i>Percent Crowded with Children</i>
CA	43.1	89.5
CT	21.4	33.3
FL	75.1	60.3
ID	27.3	100.0
IL	33.5	69.9
KY	71.7	52.3
MA	100.0	0.0
MD	66.2	39.5
MI	61.5	96.0
MN	66.7	100.0
MO	50.3	76.8
NC	81.3	5.1
NE	37.0	91.4
NJ	66.7	62.5
NY	41.2	64.3
OR	40.5	85.4
SC	56.5	53.8
TX	33.0	99.3
VA	84.9	56.4
WA	57.9	98.7
WI	56.2	70.6
<b>Total</b>	<b>51.8</b>	<b>74.2</b>

TABLE A-5

**Units Lacking Working Appliances,  
by State\***

<i>State</i> (n=4,625)	<i>Percent Lacking at Least One Working Appliance</i>
CA	21.4
CT	42.3
FL	31.7
ID	0.0
IL	3.6
KY	26.8
MA	16.7
MD	19.1
MI	27.1
MN	16.7
MO	5.5
NC	17.4
NE	17.9
NJ	2.0
NY	21.4
OR	38.0
SC	8.3
TX	13.3
VA	15.4
WI	10.9
<b>All Units</b>	<b>21.6</b>

\* Lacking a working toilet, tub/shower,  
stove and/or refrigerator.

TABLE A-6

**Units Adjacent to Pesticide-Treated Fields, by State**

<i>State</i> (n=4,625)	<i>Percent Adjacent</i>	<i>Percent Adjacent Lacking Tub and/or Laundry</i>	<i>Percent Adjacent with Children</i>	<i>Percent Adjacent Lacking Tub and/or Laundry, with Children</i>
CA	28.5	31.0	78.1	72.5
CT	76.0	35.5	0.0	0.0
FL	9.9	76.8	69.1	65.9
ID	18.2	50.0	100.0	100.0
IL	18.8	67.3	35.7	34.1
KY	9.6	77.2	30.8	29.6
MA	20.0	0.0	0.0	0.0
MD	61.8	4.2	28.6	0.0
MI	50.8	79.4	87.9	87.2
MN	8.3	0.0	100.0	0.0
MO	59.5	90.5	63.3	60.8
NC	37.6	88.9	8.6	9.3
NE	5.1	11.6	80.0	100.0
NJ	48.0	87.8	9.9	7.9
NY	58.0	75.7	35.3	39.7
OR	12.9	56.1	76.5	58.3
SC	39.1	61.7	55.6	42.1
TX	18.9	32.3	80.2	84.5
VA	89.2	59.5	46.6	40.5
WA	1.5	33.3	50.0	100.0
WI	24.0	40.9	38.7	32.5
<b>Totals</b>	<b>26.3</b>	<b>53.0</b>	<b>59.6</b>	<b>52.0</b>

TABLE A-7

**Prevalence of Substandard Units and Substandard Units with Children, by State**

State (n=4,625)	Percent Substandard Units		Percent Substandard Units with Children	
	Severe	Moderate	Severe	Moderate
CA	19.1	10.6	81.8	84.4
CT	0.0	2.8	0.0	0.0
FL	30.6	25.5	42.6	56.9
ID	4.0	0.0	100.0	0.0
IL	6.7	6.9	51.1	68.8
KY	28.1	23.5	44.4	37.5
MA	12.6	12.6	0.0	0.0
MD	19.3	2.8	45.9	100.0
MI	30.4	15.2	82.1	92.7
MN	9.3	40.5	100.0	100.0
MO	4.8	14.0	57.0	70.2
NC	18.7	18.7	7.6	11.7
NE	13.3	11.2	71.4	62.4
NJ	3.3	39.9	77.9	41.9
NY	14.7	15.4	56.7	32.0
OR	34.5	17.3	86.6	91.1
SC	6.7	2.6	77.2	100.0
TX	14.5	9.5	84.6	88.2
VA	21.4	9.6	24.9	45.8
WA	30.5	9.6	94.9	96.5
WI	7.5	4.4	66.6	51.0
<b>Totals</b>	<b>19.9</b>	<b>14.7</b>	<b>66.0</b>	<b>65.2</b>

TABLE A-8

**Units with Cost-Burdened Households, by State**

State (n=4,479)	Percent Units with Cost-Burdened Households
CA	31.4
CT	0.0
FL	30.2
ID	2.0
IL	14.9
KY	1.8
MA	0.0
MD	2.9
MI	7.3
MN	37.5
MO	19.2
NC	0.0
NE	37.3
NJ	22.4
NY	8.0
OR	5.5
SC	0.0
TX	28.3
VA	0.0
WA	2.9
WI	7.2
<b>Totals</b>	<b>28.7</b>

## APPENDIX B: PLACE OF PRIOR RESIDENCE TABLES

TABLE B-1

**Place of Last Residence: Eastern Migrant Stream**

<i>Prior Country (n=1,576)</i>	<i>Prior State or Territory</i>	<i>Percent Florida Respondents</i>	<i>Percent Upstream Respondents</i>
US	AL	0.1	0.1
US	AR	—	0.3
US	AZ	0.2	—
US	CA	0.8	1.4
US	CO	0.2	—
US	CT	0.8	0.4
US	DE	0.5	0.4
US	FL	34.5	29.7
US	GA	6.6	3.0
US	KY	0.7	2.4
US	LA	0.1	0.2
US	MD	0.2	0.3
US	ME	0.3	—
US	MI	3.4	0.4
US	MS	—	0.1
US	NC	15.7	2.7
US	NJ	3.0	3.1
US	NY	1.4	1.8
US	OH	1.2	0.2
US	OR	0.4	—
US	PA	0.1	0.5
US	PR	—	3.5
US	SC	3.4	0.4
US	TN	2.3	1.6
US	TX	3.6	7.8
US	VA	2.8	0.9
US	WI	0.1	0.1
<b>Cambodia</b>		—	0.1
<b>El Salvador</b>		—	0.2
<b>Guatemala</b>		0.5	1.5
<b>Haiti</b>		—	0.2
<b>Honduras</b>		—	1.0
<b>Jamaica</b>		—	1.4
<b>Mexico</b>		17.0	34.3
<b>Total</b>		100.0	100.0

TABLE B-2

**Place of Last Residence: Midwestern Migrant Stream**

<i>Prior Country (n=1,348)</i>	<i>Prior State or Territory</i>	<i>Percent Texas Respondents</i>	<i>Percent Upstream Respondents</i>
US	AR	0.3	0.1
US	AZ	0.1	1.0
US	CA	0.6	3.8
US	CO	—	0.8
US	FL	1.8	6.8
US	GA	1.5	0.4
US	IA	0.9	0.1
US	ID	0.6	0.1
US	IL	0.3	5.0
US	IN	5.0	0.1
US	KS	—	0.4
US	KY	—	0.2
US	ME	0.6	—
US	MI	22.0	0.7
US	MN	1.4	—
US	MO	0.3	1.0
US	MS	0.3	—
US	NC	0.3	0.4
US	ND	0.3	—
US	NE	—	7.6
US	NJ	—	0.8
US	NM	0.3	1.1
US	NY	—	0.3
US	OH	8.0	0.2
US	OR	0.3	—
US	PA	—	0.1
US	SC	—	0.5
US	SD	—	0.1
US	TN	0.3	—
US	TX	30.4	45.0
US	UT	—	0.1
US	WA	2.1	0.5
US	WI	4.9	1.2
US	WY	—	0.1
<b>Guatemala</b>		—	0.1
<b>Mexico</b>		16.0	21.0
<b>Total</b>		100.0	100.0

TABLE B-3

**Place of Last Residence: Western Migrant Stream**

<i>Prior Country (n=1,632)</i>	<i>Prior State or Territory</i>	<i>Percent California Respondents</i>	<i>Percent Upstream Respondents</i>
US	AZ	0.3	0.6
US	CA	78.9	9.8
US	FL	0.2	----
US	IA	0.1	----
US	ID	----	4.2
US	IL	0.1	----
US	NC	0.1	----
US	NM	0.1	----
US	NV	0.2	----
US	OK	0.2	----
US	OR	0.5	16.6
US	PR	0.1	----
US	TX	1.0	2.2
US	UT	0.2	----
US	WA	1.0	19.5
<b>El Salvador</b>		0.1	0.9
<b>Guatemala</b>		----	1.0
<b>Mexico</b>		17.0	44.4
<b>Nicaragua</b>		----	0.6
<b>Total</b>		100.0	100.0

## APPENDIX C: COUNTIES INCLUDED IN THE SURVEY

<i>State</i>	<i>County</i>	<i>State</i>	<i>County</i>	<i>State</i>	<i>County</i>	<i>State</i>	<i>County</i>
CA	Fresno	IL	Marshall	MO	Butler	SC	Horry
CA	Kern	IL	McHenry	MO	Dunklin	SC	Marion
CA	Kings	IL	McLean	MO	Lafayette	SC	Saluda
CA	Merced	IL	Peoria	MO	Pemiscot	TX	Cameron
CA	Napa	IL	Randolph	NC	Camden	TX	Hidalgo
CA	Riverside	IL	Tazewell	NC	Greene	TX	Starr
CA	San Joaquin	IL	Union	NC	Lenoir	TX	Willacy
CA	Stanislaus	IL	Vermilion	NC	Pasquotank	VA	Accomack
CA	Tulare	IL	Woodford	NC	Pitt	VA	Carroll
CA	Yolo	KY	Bourbon	NC	Sampson	VA	Northampton
CT	Hartford	KY	Clark	NC	Wayne	WA	Benton
CT	New London	KY	Fayette	NC	Wilson	WA	Franklin
CT	Tolland	KY	Henry	NE	Antelope	WA	Walla Walla
CT	Windham	KY	Marion	NE	Box Butte	WI	Columbia
FL	Collier	KY	Nelson	NE	Brown	WI	Crawford
FL	Hardee	KY	Shelby	NE	Buffalo	WI	Dane
FL	Hendry	KY	Spencer	NE	Chase	WI	Dodge
FL	Highlands	KY	Trimble	NE	Clay	WI	Fond Du Lac
FL	Lee	KY	Washington	NE	Dawson	WI	Green Lake
FL	Manatee	KY	Woodford	NE	Dundy	WI	Jefferson
FL	Martin	MA	Hampden	NE	Hall	WI	Marquette
FL	Polk	MA	Hampshire	NE	Hitchcock	WI	Richland
FL	Putnam	MD	Caroline	NE	Holt	WI	Waushara
FL	St. Johns	MD	Dorchester	NE	Lincoln		
FL	Volusia	MD	Kent	NE	Morrill		
ID	Canyon	MD	Queen Anne's	NE	Scotts Bluff		
ID	Payette	MD	Talbot	NJ	Atlantic		
ID	Washington	MI	Arenac	NJ	Cumberland		
IL	Boone	MI	Monroe	NJ	Gloucester		
IL	Champaign	MI	Montcalm	NJ	Salem		
IL	Clinton	MI	Oceana	NY	Genesee		
IL	DeKalb	MI	Ottawa	NY	Monroe		
IL	Jackson	MI	Saginaw	NY	Orleans		
IL	Johnson	MI	Tuscola	NY	Ulster		
IL	Kane	MI	Van Buren	OR	Malheur		
IL	Kankakee	MN	Kandiyohi	OR	Morrow		
IL	Lake	MN	Renville	OR	Umatilla		
IL	Lee	MN	Stearns	SC	Edgefield		

## APPENDIX D: ESTIMATION OF NUMBER OF SITES AND MEAN UNITS PER SITE, BY STATE

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<i>State</i>	<i>Sites</i>	<i>Units</i>	<i>Mean Units per Site</i>
<b>CA</b>	790	1,317	1.7
<b>CT</b>	13	52	4.0
<b>FL</b>	250	609	2.4
<b>ID</b>	10	11	1.1
<b>IL</b>	137	234	1.7
<b>KY</b>	112	205	1.8
<b>MA</b>	5	9	1.8
<b>MD</b>	28	63	2.3
<b>MI</b>	90	189	2.1
<b>MN</b>	7	13	1.9
<b>MO</b>	89	194	2.2
<b>NC</b>	28	172	6.1
<b>NE</b>	156	209	1.3
<b>NJ</b>	54	176	3.3
<b>NY</b>	62	115	1.9
<b>OR</b>	160	209	1.3
<b>SC</b>	17	27	1.6
<b>TX</b>	323	393	1.2
<b>VA</b>	75	164	2.2
<b>WA</b>	95	129	1.4
<b>WI</b>	61	135	2.2
<b>Total</b>	2,562	4,625	1.8

## APPENDIX E: SELECTED HOUSING PROBLEMS: SURVEY WORKER COMMENTS

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
CA	Mobile Home	No	Yes	Mobile home in need of repair. Renters try to keep it clean.
CA	Mobile Home	No	Yes	Income from disability.
CA	Mobile Home	No	Yes	Only one bedroom has air conditioning.
CA	Mobile Home	No	No	People sleep in living room.
CA	Mobile Home	No	No	They sleep in the living room. There is no hot water.
CA	Mobile Home	No	Yes	There is no hot water.
CA	Mobile Home	No	Yes	Stove is not working. One of the two showers is broken.
CA	Mobile Home	No	Yes	Termites. The foundation has railroad ties holding trailer up. Mom is using drop cords for electric with a baby in a walker. Most plugs are nonworking.
CA	Mobile Home	No	Yes	The porch frame is very unstable and so are the steps–bannister is very weak.
CA	Mobile Home	No	No	Water heater over 15 years old–needs to be replaced (leaks). Homeowner.
CA	Mobile Home	Yes	No	Foundation cracked–pet dog lives under there. Dog waste has piled up, attracts rodents. Containers stored about 20 yards from living unit. Many of the pipes are leaking under the unit. Steps are rotten plywood.
CA	Mobile Home	No	Yes	Porch frame is very unstable, steps/bannisters very weak.
CA	Mobile Home	No	Yes	Stove is not working. No air conditioning.
CA	Mobile Home	No	Yes	Mobile home is in good condition–just very dirty.
CA	Mobile Home	No	No	Refrigerator too small, toilet is too old. Share tub/shower with daughter.
CA	Mobile Home	No	Yes	Mobile home not too bad but very dirty.
CA	Mobile Home	No	Yes	Very dirty house. Needs a lot of repair.
CA	Mobile Home	No	Yes	Have high utility bills.
CA	Mobile Home	No	Yes	Water no good for drinking.
CA	Mobile Home	No	Yes	Bad quality of water.
CA	Mobile Home	No	Yes	Bad quality of water.
CA	Mobile Home	No	Yes	Bad quality of water–high salinity.
CA	Mobile Home	No	Yes	There are two mobile homes but only one is livable.
CA	Mobile Home	No	Yes	This place has very bad pipes and wiring.
CA	Mobile Home	No	Yes	30 year old trailer but owner has been repairing it. Built on porch. Stray dogs spread trash around.
CA	Mobile Home	No	Yes	Carpeted, no dryer, earthquake caused slight sagging in interior, slight uneven floor.
CA	Mobile Home	No	Yes	No sink in bathroom; oven too close to counter top and burns it.
CA	Mobile Home	No	No	Sink in 1 bathroom not working, do not have dryer, cellular phone only, cooler causes water damage in ceiling, they own the trailer.
CA	Mobile Home	No	No	Only have 1 cracked window, rodents are outside home. Man owns all trailers in camp, receive social security and rents from tenants. Floor very dirty, porch floor warped.
CA	Mobile Home	Yes	No	Roof leaks swamp cooler on roof, both coolers leak toilet loosely connected to floor. Full septic tank overflowed.
CA	Mobile Home	Yes	No	Boiler broken, gas leaks, pipe to toilet disconnected, and sewage flows onto ground, septic tank leakage, natural gas leakage into unit, roaches and narrow doorways/halls.
CA	Mobile Home	No	Yes	Unit has decaying walls, washer does not drain. Property interior extremely small. Refrigerator located outside.
CA	Mobile Home	No	Yes	Swamp porch built onto home. Inside vent not working, is sealed off–no dryer.
CA	Mobile Home	No	Yes	No dryer; home larger than most; mother only works 6 months out of the year; rats are a problem.
CA	Mobile Home	Yes	Yes	Portable heaters.
CA	Mobile Home	No	Yes	The roof on the bathroom is in bad condition (sagged).
CA	Mobile Home	No	No	No heater.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
CA	Mobile Home	No	No	Living room is used as a bedroom.
CA	Mobile Home	No	Yes	They use the living room as a bedroom.
CA	Mobile Home	No	Yes	They use part of the living room as a bedroom. Oven does not work.
CA	Mobile Home	No	Yes	Inside steps need some repair.
CA	Mobile Home	No	Yes	Windows need to be replaced. Bathroom needs to be rebuilt.
CA	Mobile Home	No	No	Kitchen needs a lot of repairs. Husband is in the hospital.
CA	Mobile Home	No	Yes	Stove burners are not working. The refrigerator needs to be replaced. Mobile home too small for the family.
CA	Mobile Home	No	Yes	Dining set does not belong to them. Stove produces smoke. The couple has a baby that needs special care. Mobile home is not provided with services.
CA	Mobile Home	No	Yes	The floor where the stove is located needs to be replaced. One of them is a migrant farmworker.
CA	Mobile Home	No	Yes	Refrigerator is not working properly Termites evident in cracks/holes in walls.
CA	Mobile Home	No	Yes	Bad water quality.
CA	Mobile Home	No	Yes	Garbage system is not consistently picking up the trash.
CA	Mobile Home	No	No	No bedrooms. No toilet.
CA	Mobile Home	Yes	Yes	Migrant farmworkers. No trash service. No drinkable water.
CA	Single-Family	Yes	Yes	Older home with many of the pipes outdoors, none of which is wrapped to protect against the cold. Cardboard covering broken glass panes.
CA	Single-Family	No	Yes	This house is in poor condition—very dirty.
CA	Single-Family	No	Yes	Place looks run down but very clean.
CA	Single-Family	No	Yes	This house needs the shower and kitchen sink to be unplugged.
CA	Single-Family	Yes	No	Converted garage into apt. for older son.
CA	Single-Family	Yes	Yes	Peeling paint on older home. Septic tank needs to be emptied—overflows at times, but smell at time of survey was not too bad as home is located by a dairy.
CA	Single-Family	No	Yes	Paint peeling—this home is a very early model—peeling paints could contain lead since there's quite a few layers. Both children are under the age of 3.
CA	Single-Family	Yes	Yes	Steps out front are missing—railroad tie is used for step. Pesticide containers about 50 yards from home—children play near them. Many rooms have peeling paint chips from ceiling down to halfway from the floor.
CA	Single-Family	Yes	Yes	Neighbors have dogs that run loose—and poop in this yard.
CA	Single-Family	Yes	Yes	Uses neighbor's washer. No screens on any windows—mom uses some shades partially open to keep some of the flies out.
CA	Single-Family	No	No	In very poor condition—the porch is like it's going to come down.
CA	Single-Family	No	No	Field workers—live in a back room. Single men.
CA	Single-Family	No	Yes	Broken/cracked window panes with cardboard up for protection.
CA	Single-Family	Yes	Yes	Water damage inside every room (from leaking roof). Steps outside decaying and wobbly. Back window covered with piece of plywood.
CA	Single-Family	No	Yes	Neighbors have chickens running loose—poop everywhere. Mom washes down everything about four times a day.
CA	Single-Family	Yes	Yes	Water leaking under the sink. Mom has a 5 gal. drum under sink to catch the drips.
CA	Single-Family	Yes	Yes	Foundation has quite a few large cracks.
CA	Single-Family	No	Yes	Renters are doing own repairs at the house. Landlord gives them paint and they do the work themselves.
CA	Single-Family	Yes	Yes	Steps are decaying and unsafe. Due to leaking roof, water damage visible in every room. Back door has large holes that allow cold air into the units. Holes are covered with cardboard stapled to the wood.
CA	Single-Family	Yes	No	Roof, doors minor leaks. Water from washing machine pumped outside into flower bed.
CA	Single-Family	Yes	No	Older house. Windows covered with cardboard. Water leakage through door gaps, broken windows, roof.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
CA	Single-Family	Yes	Yes	Broken window panes covered with plywood. Half-inch openings at bottom of doors and plywood coverings allow water to leak into home, wind to blow under doorways also.
CA	Single-Family	No	Yes	Porch needs work—rotten wood very weak in spots. Broken windows covered in cardboard. Back door steps are concrete blocks that are broken.
CA	Single-Family	No	Yes	Front porch needs to be redone—large patches turning to dust. Electrical problems—half of plugs inside don't work.
CA	Single-Family	No	Yes	Paint peeling—house built approx. 1955. Children are 2.5 and 3 yrs. old. Both still place items in their mouths, including paint chips. Outdoor steps are deteriorating cement.
CA	Single-Family	No	Yes	Charged \$250 per room.
CA	Single-Family	No	Yes	Heater does not work; needs plumbing work; possible wiring work.
CA	Single-Family	No	Yes	Has no hot water at this time.
CA	Single-Family	No	No	Used to be migrant farm workers from Texas. Came to Huron in 60's. Bought home now paid in full. Home shows a lot of deferred maintenance; original wood shingles, paint is faded; bathroom sink has plugged hot water line so it doesn't work.
CA	Single-Family	No	Yes	Refrigerator broken. Just repaired roof recently.
CA	Single-Family	No	Yes	There are two buildings, but one is not liveable; Houses are very destroyed.
CA	Single-Family	No	No	Income from Social Security.
CA	Single-Family	Yes	Yes	They lived in a garage. "Air conditioning" is because it's "open."
CA	Single-Family	Yes	Yes	Washing machine outside.
CA	Single-Family	Yes	No	No toilet available (they use fields). Living and dining rooms are same room, and is also being used for bedroom. Lots of flies.
CA	Single-Family	No	Yes	Family consists of mother and three children some with children of their own. Broken steps for back exit; wiring shows fire damage.
CA	Single-Family	No	Yes	One room house divided into kitchen, living room, dining room and bedroom all in one room.
CA	Single-Family	No	Yes	House converted from garage in back of main house.
CA	Single-Family	No	Yes	Over crowded.
CA	Single-Family	No	Yes	House in very poor condition. Needs a lot of repairs.
CA	Single-Family	No	No	Residents own property; fixed income; use a wall heater.
CA	Single-Family	No	Yes	Owned by residents; Portable heater.
CA	Single-Family	No	Yes	No heater.
CA	Single-Family	No	Yes	Wall heater.
CA	Single-Family	No	Yes	Wall Heater.
CA	Single-Family	Yes	Yes	Wall Heater.
CA	Single-Family	No	Yes	House sits next to river and pipes from bathtub and toilet and sink drain into river. River has no fence to offer protection for children.
CA	Single-Family	No	Yes	House needs repairs in plumbing and windows.
CA	Single-Family	No	Yes	House not so bad condition but very dirty.
CA	Single-Family	No	Yes	House, trash around very dirty, in bad condition.
CA	Single-Family	No	Yes	Very young couple with one baby just came from Mexico. Landlord charged them \$500 to move in and told them he expects them to fix any problems.
CA	Single-Family	No	Yes	Landlord refuses to fix shower. Oven does not work. Roaches in every corner of the house.
CA	Single-Family	No	Yes	Landlord was informed about broken toilet.
CA	Single-Family	No	Yes	Occupants complain about rodents.
CA	Single-Family	No	Yes	Occupant needs cover for washer and dryer.
CA	Single-Family	No	Yes	Renters have complained to landlord about sagging structure and missing windows.
CA	Single-Family	No	Yes	No heating.
CA	Single-Family	No	Yes	Wooden floors, portable heaters.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
CA	Single-Family	No	No	Single guys share cost–small portable heater.
CA	Single-Family	No	Yes	Landlord never wants to fix broken things in the home.
CA	Single-Family	No	Yes	Landlord informed of danger to front porch steps, small children could hurt themselves.
CA	Single-Family	No	Yes	Renters have complained about holes in roof.
CA	Single-Family	No	No	Owner is trying to repair house.
CA	Single-Family	No	Yes	House is kind of dirty. Low-income housing.
CA	Single-Family	No	Yes	In the big house owner lives. He is trying to repair and remodel mobile homes. They were left in bad condition.
CA	Single-Family	No	Yes	House needs various repairs, but very spacious. Owner is adding more rooms to house. Wiring exposed.
CA	Single-Family	No	Yes	One small bedroom detached.
CA	Single-Family	No	Yes	Occupants have been asking for paint but landlord refuses to buy–expects tenants to buy and not be reimbursed.
CA	Single-Family	No	Yes	House is very big, big yard. Very spacious but owner will not fix it. Family is doing some repairs.
CA	Duplex/Triplex	No	Yes	Homeowners. Use a wall heater.
CA	Duplex/Triplex	No	Yes	This unit is in a very filthy condition–to me they should condemn it.
CA	Duplex/Triplex	No	No	Inside floor is very damaged. During the winter months the pipes freeze, causing many leaks.
CA	Duplex/Triplex	No	Yes	Termites visible in sections of siding. Blue tarp covering some holes in roof. Porch columns need bracing up. Most wires visible, are very frayed and unsafe.
CA	Duplex/Triplex	No	Yes	This is a garage.
CA	Duplex/Triplex	No	Yes	Porch has a broken floor; windows are broken and does not close completely. Big hole in living room wall. Living room wall is broken. Plaster peeling in laundry room ceiling, crack on ceiling. Leaking in bathroom faucets, toilet. Uneven and cracked floor.
CA	Duplex/Triplex	No	Yes	Tenant says stove does not work–has to be lighted with a match.
CA	Duplex/Triplex	No	Yes	This place is in need of repairs.
CA	Duplex/Triplex	No	Yes	Porch columns need bracing up. Blue tarp covering holes in roof, tar paper showing on almost 1/2 of unit. Broken windows have material stuck in them to plug holes. Siding has termites and sections fall apart at touch. Inside paint peeling away.
CA	Duplex/Triplex	No	Yes	Land lord refuses to fix units.
CA	Duplex/Triplex	No	Yes	Building needs repairs inside and out but is livable for the people needing housing.
CA	Duplex/Triplex	No	Yes	Blue tarp covering holes in roof and the tar paper is showing on approx. 45% of unit. Broken window panes covered with cardboard. Sections of the siding have termites and fall apart upon touch. Most wires visible are very frayed.
CA	Duplex/Triplex	No	Yes	Housing is livable but needs a lot of repairs.
CA	Duplex/Triplex	No	Yes	Need more insulation. Parent very cold in house. Also when door is shut windows rattle. Open canal nearby where the children go swimming, which is very dangerous.
CA	Duplex/Triplex	No	Yes	Renter stated that there is no cover for washing machine and dryer.
CA	Apartment	No	Yes	Home is one of 24 condemned units. Clients were moving out as I spoke.
CA	Apartment	No	Yes	This converted motel is in a very bad condition. Unsanitary conditions in evidence–rodent, cockroach and mice filth.
CA	Apartment	No	Yes	Income from disability. Insufficient number of washing machines. Has cockroaches.
CA	Apartment	No	Yes	This apartment was very out of compliance–needs windows, doors.
CA	Apartment	No	Yes	Faded exterior paint, new roof. Some units show evidence of leaks in the past (stains); converted motel, no grass areas or trees; few shrubs.
CA	Apartment	No	Yes	Overcrowded.
CA	Apartment	No	Yes	Last lived in a garage.
CA	Apartment	No	Yes	Last lived in a garage.

<i>State</i>	<i>Type</i>	<i>Employer-Owned</i>	<i>Children</i>	<i>Additional Comments</i>
CA	Apartment	No	Yes	Looks like converted motel. No grass areas. All paved concrete block construction. New roof—some units show water damage (stains) from previous leaks. Owner will supply paint for those who need to paint units and are willing to.
CA	Apartment	No	Yes	Insufficient number of laundry machines.
CA	Apartment	No	Yes	Apartments are well kept but too small for the families.
CA	Apartment	No	Yes	Steps are very bad in this building.
CA	Apartment	No	Yes	Mold inside growing up the wall.
CA	Apartment	No	Yes	Foundation cracks, with mold growing up from cracks on inside walls. This apartment is a Section 8—less rent paid here.
CA	Apartment	No	Yes	Many missing shingles w/30% tar paper exposed. Windows covered with cardboard, materials stuffed under doorways. One wall unit heater in living room away from bedrooms—children always having colds/fevers. Parents thought of space heaters, but dangerous.
CA	Apartment	No	Yes	Needs new paint.
CA	Apartment	No	Yes	She feels this unit is too expensive for one bedroom.
CA	Apartment	No	Yes	Stove won't always ignite.
CA	Apartment	No	Yes	Mold is growing up the inside wall. Cracks in foundation and up inside walls from foundation—six units all have this problem.
CA	Apartment	No	Yes	Area around housing in very poor condition—dirt roads, garbage, broken glass, windows. Housing looks like old warehouse.
CA	Dorm/Barracks	No	No	Overcrowded.
CA	Campsite/Tent	Yes	Yes	This is a make-shift labor camp with trailers, tents and motor-homes. 3 portable toilets. No sewer or bathing stalls.
CA	Campsite/Tent	No	No	These people are living by the river and they are missing/lacking everything they need for everyday living. They are looking for an apartment or house to move into as soon as possible.
CA	No Shelter	No	No	These people are living and sleeping in their car unable to find a place to live—they are living in bad conditions.
FL	Mobile Home	No	Yes	Remote: limited transportation.
FL	Mobile Home	No	Yes	Landlord says if fixes fridge, will raise rent by \$75.
FL	Mobile Home	No	Yes	Remote, poor access, poor transportation.
FL	Mobile Home	Yes	No	House shares appliances/facilities with packing house of fernery.
FL	Mobile Home	No	Yes	Isolated: poor transportation.
FL	Mobile Home	No	Yes	A camper. Appliances all "miniature."
FL	Mobile Home	No	No	Leaky kitchen faucet.
FL	Mobile Home	No	Yes	Rotten soiled rug all ripped up. Nails protruding from floor in bedroom, and 3 children live in the house. One of worst units ever seen.
FL	Mobile Home	Yes	No	Empty trailers and farm equipment unattended at the camp.
FL	Mobile Home	No	Yes	Refuse to drink the tap water because of bad smell and taste.
FL	Mobile Home	No	Yes	Overcrowded: not enough bedrooms.
FL	Single-Family	No	No	Building has one room with stove, fridge, table and beds.
FL	Single-Family	No	Yes	House burned down the week after survey done: child playing with matches.
FL	Single-Family	No	Yes	Dirty: old home not kept up.
FL	Single-Family	No	Yes	Broken fans and light fixtures on ceilings.
FL	Single-Family	No	Yes	Very overcrowded.
FL	Single-Family	No	Yes	Sliding doors, bedroom doors and a.c. broken. Complained to owner, but no response.
FL	Duplex/Triplex	No	Yes	Complains of hot temps in summer: no a.c.
FL	Duplex/Triplex	No	Yes	Cannot drink the tap water.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
FL	Duplex/Triplex	Yes	No	This is a neighborhood which is quickly becoming occupied by farmworkers. The villas in the neighborhood are still in fairly good condition, but as changing from elderly occupancy to people with more transitory lifestyles, the quality of housing is declining.
FL	Apartment	No	No	Unit is one room and bathroom, with four mattresses on the floor.
FL	Apartment	No	No	No electricity. Apt. is one room with refrigerator and bed.
FL	Dorm/Barracks	Yes	No	75 men living in a former chicken barn, 3 men crammed into each small unit.
FL	No Shelter	Yes	No	This man lives in a bus, and uses facilities/eats at a local daytime shelter. No income other than donations from friends.
ID	Single-Family	No	Yes	House is too cold for the winter.
IL	Mobile Home	Yes	No	Toilet and shower in barn.
IL	Mobile Home	Yes	No	Toilet and shower in barn.
IL	Mobile Home	Yes	Yes	This is a very small trailer. It is what people use to travel.
IL	Mobile Home	No	Yes	Two windows are broken and one is covered with plywood and the other with plastic. No screens on windows.
IL	Mobile Home	No	Yes	Mobile home needs a little work on porch and needs to be clean.
IL	Mobile Home	No	Yes	Mobile home needs repairs inside and outside. Mostly needs windows and paint.
IL	Mobile Home	No	No	Condition of the mobile home is poor-needs work.
IL	Mobile Home	No	Yes	Unable to see inside of this mobile home. The outside is in poor condition. Family is in Texas for a month-back in two weeks.
IL	Mobile Home	No	No	Seed company paid rent. Mobile home looks in poor condition. The outside needs work, you can see the plumbing [from the outside]. family has no complaints but they said they will stay for a few months and they will go back to TX.
IL	Mobile Home	No	Yes	Mobile home was dirty inside. Had rodent droppings and some wires as well as pipes exposed.
IL	Mobile Home	No	No	I feel that this mobile home needs a lot of work from the inside to the outside.
IL	Single-Family	No	Yes	The family owns the house but in poor condition because the father is sick and he is not working.
IL	Single-Family	No	Yes	Family are homeowners and they have fixed roof and pipes. Been in unit for 20 years.
IL	Single-Family	No	Yes	House needs repairs, especially outside a window was broke and is crusted with plaster.
IL	Single-Family	No	Yes	Family came to IL and stayed with mother of the wife. They do not pay rent. Mother stays year-round, house needs repairs.
IL	Single-Family	No	Yes	Couple is living with their aunt. House is old and needs repairs. Owner is fixing house.
IL	Single-Family	Yes	Yes	Asbestos shingles.
IL	Single-Family	Yes	Yes	Sod foreman lives in "needy" house.
IL	Single-Family	Yes	No	This is one, long modular room attached to a shed. No covering on concrete floor. Space covered with cots.
IL	Single-Family	Yes	No	This is a converted garage with one room, beds, and appliances. Workers stay in area year round and work in nearby factories in the winter.
IL	Single-Family	Yes	Yes	Cut their own grass and do own repairs. Husband has covered walls, painted, replaced broken window. They are afraid to mention to farmer all repairs needed. Bathroom needs a lot.
IL	Single-Family	No	No	Couple is young and wife is pregnant with first baby. The house is in poor condition. Couple did not want to talk about it.
IL	Duplex/Triplex	No	Yes	House was dirty outside. I saw rodent droppings in porch. House looks better inside, but porch was full with old cloths in bags and other items. Also, water heater and furnace located unprotected in bathroom.
IL	Duplex/Triplex	No	Yes	Apt. had a big hole in the ceiling due to fan breaking and they are going to put in a new fan. This is a single Mom with two kids. She hopes to stay and stop migrating.
IL	Apartment	No	Yes	This unit needs a new screen door. The one on now is broke.
IL	Apartment	No	Yes	Looks fine, but needs some work. Missing some gutters. Maintenance man is working on several items that need attention, as soon as possible. Family has no problem because they know things will be fixed soon.

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IL	Apartment	No	No	Client said the apartment was kind of dirty. Harvest worker just arrived.
IL	Apartment	No	Yes	House needs repairs, most needed on outside. Neighborhood has several homes that need repairs and several that are empty. Neighborhood is poor, and most owners renting to people receiving public assistance.
IL	Apartment	No	Yes	Step outside is loose at the moment, but several items will be fixed soon.
IL	Apartment	No	Yes	A window was broken in this apartment—someone threw a rock at the window.
IL	Apartment	No	No	Apartment had an old leak. Fixed last year, but could tell it was a problem before attendant mentioned that people upstairs left water running in the kitchen and damaged ceiling of downstairs apartment.
IL	Apartment	No	Yes	Seed company pays rent. Evidence of water leaking in the bedroom but they were working with the problems. Place looks okay, families look content in this place.
IL	Apartment	No	Yes	Family came for the first time to this area but wants to find another place to live. Families live in the basement. There are 3 families sharing basement with sheets hanging to make division between families but sharing everything else.
IL	Apartment	Yes	No	This house/building serves as dorm for four singles. Is new and well-built, but men unhappy with it. The property also has a house for a family and an abandoned trailer. Lots of trash in yard, esp. around trailer. Men just arrived from Mexico.
IL	Dorm/Barracks	Yes	Yes	Outside showers and toilets (4 each) shared by all units.
IL	Dorm/Barracks	Yes	No	This is a very small room with a bunk bed inside, small refrigerator, and a two burner stove (kind of camping stove).
IL	Dorm/Barracks	Yes	No	Dorm is part of a barn.
IL	Dorm/Barracks	Yes	No	Dorm is barn. Toilet/shower in nearby barn. Water is "bad" and men have to buy drinking water. "One older worker wanted to know how to get food stamps and other financial help. Barn very dark, no working bath facilities, very inconvenient."
IL	Motel	No	No	The place is in fair condition. Need work painting, house needs cleaning also. Paint is coming off but is being repainted since this morning.
IL	Motel	No	Yes	Carpet needs to be replaced—is old and dirty. This is a family of 3—Mother and 2 young girls.
IL	Motel	No	No	Client thought the hotel was a little run down and dirty.
IL	Motel	No	No	Thought the hotel was run down and dirty.
IL	Motel	No	Yes	Room has two holes on the wall but is being repaired today after I leave. These repairs are being done in the month of Aug. but they are late trying to have everything done by the end of Sept.
KY	Mobile Home	Yes	Yes	This is a very poor place—only one wage earner and two small children.
KY	Mobile Home	Yes	Yes	One resident is old woman who has difficulty getting in and out of home, since there is only a high platform instead of exterior steps.
KY	Single-Family	Yes	No	Structure was probably some sort of stable for horses in the past.
KY	Single-Family	Yes	No	Unit was a milking house.
KY	Apartment	No	Yes	One of three units on bottom floor of a house. Very low ceilings.
KY	No Shelter	No	No	Single man sleeping in car. Does not work and does not know when will return home.
MD	Single-Family	Yes	Yes	No flush toilets—port-a-johns.
MD	Single-Family	Yes	No	Converted schoolhouse that is rented by the grower.
MD	Single-Family	Yes	Yes	Port-a-johns.
MD	Apartment	Yes	Yes	Port-a-johns.
MD	Apartment	Yes	No	Outdoor latrine instead of flush toilets.
MD	Apartment	Yes	No	Port-a-johns. No flush toilets.
MD	Apartment	Yes	No	Three port-a-johns.
MD	Apartment	Yes	No	Port-a-johns—no flush toilets.
MD	Apartment	Yes	Yes	No flush toilets—port-a-johns.
MD	Dorm/Barracks	No	No	Port-a-johns instead of flush toilets.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
MD	Mobile Home	Yes	Yes	Garbage disposal provided for camp is very filthy and rarely dumped, port-a-potties are very bad, they aren't cleaned regularly; very unsanitary & unsafe place for migrants. Receive housing in exchange for work.
MI	Mobile Home	Yes	Yes	Need at least one telephone for the camp. Need more than one bathroom to be clean.
MI	Mobile Home	Yes	Yes	Each person charged \$42 per week for energy (utilities). Required deposit of \$150. When they got here the mobile home was messy. When they leave it has to be clean to get their deposit back.
MI	Mobile Home	Yes	Yes	Power goes out--too much power, they're using plugs for appliances.
MI	Mobile Home	Yes	Yes	This unit will be fixed up by farmer next year.
MI	Mobile Home	Yes	Yes	They are very happy with home yet a bit overcrowded due to only 2 rooms.
MI	Mobile Home	Yes	Yes	Outside is more decayed than inside. Family repaired inside of home (minor); A lot of bees in area. Very dangerous.
MI	Single-Family	Yes	Yes	This place has an upstairs; was burned years ago and can still smell the smell of burned wood.
MI	Duplex/Triplex	Yes	Yes	This unit is a house and is in bad shape inside and out.
MI	Dorm/Barracks	Yes	Yes	No walls or doors separating room from kitchen or living room. Port-a-potties used for bathroom very filthy. Not emptied as often as should. (Flies, bees bugs). Garbage can outside--filled to the top. Overflowed. A lot of flies and bees due to no trash removal.
MI	Dorm/Barracks	Yes	No	Camp is not registered. Water leaks into their sleeping quarters. 2 port-a-potties supplied are filled up too quickly and can be smelled from inside of their sleeping quarters.
MN	Mobile Home	No	Yes	Mobile home extremely bad condition.
MO	Single-Family	Yes	Yes	Kitchen appliances in bedroom. Three families share one bathroom.
MO	Single-Family	Yes	Yes	Kitchen appliances in bedroom. Three families share one bathroom.
MO	Single-Family	No	Yes	Shares phone with neighbor.
MO	Single-Family	Yes	No	Kitchen appliances in bedroom. Three families share one bathroom.
MO	Apartment	No	No	Bathroom fixtures in bedroom. No income last month--no work.
NC	Mobile Home	Yes	No	No flush toilets.
NC	Mobile Home	Yes	No	No flush toilets.
NE	Mobile Home	No	No	Fridges, gas tanks, furniture, hay stacks, old cars all in backyard. "Rent is too high for so much filth. Another place we have lived, we have lived with rats."
NE	Mobile Home	No	Yes	Holes in road; lots of water. Unused mobile homes in way to driveway or parking lots; 5 windows have plastic along with gray tape; dishwasher not working; oven is not working; bathroom needs shower--have to take baths all the time.
NE	Mobile Home	No	Yes	Steps were made by hand, too wide, high, dangerous.
NE	Mobile Home	No	Yes	Spots in the ceiling; no screen, flies go in. Windows have to shut all the time; stove works but oven does not; just got "new" used refrigerator in working condition (2 or 3 week) old fridge did not work; bathroom side wall falling off; water faucet leaks
NE	Mobile Home	No	Yes	Difficult because some renters want contract for 6 mos. to a year--apartments don't want children in. Rent is too high.
NE	Mobile Home	No	Yes	Lived here 20 years--spend two months in TX each year. Homes are hard to find--rent is high, lots are very expensive.
NE	Mobile Home	No	Yes	Siding there is new. Need new door going outside.
NE	Mobile Home	No	Yes	Would like the rent to be less costly.
NE	Mobile Home	No	Yes	Would like to see the rent more stable. She heard they wanted to raise the rent.
NE	Mobile Home	No	Yes	They need more low income apartments. Also they need more land for sale for those that are buying mobile homes so they don't have to pay lot rent and lose all that money.
NE	Single-Family	No	Yes	Heater in the floor the stool licks (leaks?). Has not worked in 4 months.
NE	Single-Family	No	Yes	Water leaks into the basement back part of roof need to be repaired. Broken windows.
NE	Single-Family	No	Yes	Basement needs work; broken windows.
NE	Single-Family	No	Yes	House needs new pipes & new windows and door.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
NE	Single-Family	No	Yes	Don't have gutter, don't have a drive way. Closed down the trailer court. Rent is not deducted from pay check.
NE	Single-Family	No	Yes	Wants to know if someone or the government has a place to buy stove, fridge, beds—just all kinds of furniture.
NE	Single-Family	No	Yes	One family with two children and one separate family together. Before moving in the client had to put shades and screens and carpet in out of his own money.
NE	Single-Family	No	Yes	Fridge is not cooling—would like a separate dining room.
NE	Single-Family	No	No	House O.K. but does need some repairs.
NE	Apartment	No	Yes	Bedroom is in the same room as the table.
NE	Apartment	No	Yes	The size is good but rent is real high for the conditions the hot water heater was no go.
NE	Apartment	No	Yes	Would like to move to apt. in Mitchell, same price, with stove, fridge, and running hot water!
NE	Apartment	No	Yes	Tenants complain of landlord not fixing leaks and appliances when broken.
NE	Apartment	No	Yes	No stove at all—cooks at sister's house.
NE	Apartment	No	No	Had some concern about the paint inside the apartment if it is really cheap because it is peeling off.
NE	Apartment	No	Yes	Bedroom in kitchen. On top of counter they have a little stove without oven.
NE	Apartment	No	No	Bed is in the living room; refrigerator leak; roof leaks.
NE	Dorm/Barracks	No	No	Living in shelter. No employment.
NE	Dorm/Barracks	No	No	Kitchen and Bedroom in one room, water leakage in one bathroom.
NE	Dorm/Barracks	Yes	No	Women's bathrooms have no locks—bedroom and kitchen all in one room.
NE	Dorm/Barracks	Yes	No	Bedroom, kitchen all in one room. Garbage piles outside barracks.
NE	No Shelter	No	Yes	Is currently migrating from Oklahoma to Washington and is staying in car.
NJ	Duplex/Triplex	No	No	Kitchen infested by insects and cockroaches. Living quarters are directly off of kitchen.
NJ	Apartment	Yes	No	Living area adjacent to pesticide storage. Staircase to unit about to collapse.
NJ	Apartment	No	Yes	Many workers sleeping on the floor.
NJ	Dorm/Barracks	Yes	No	Attached to a shed.
NJ	Dorm/Barracks	Yes	No	Furniture in bad shape.
NJ	Dorm/Barracks	Yes	No	No heat, use space heaters only.
NJ	Dorm/Barracks	Yes	No	Not as well-kept as adjacent duplex.
NJ	Dorm/Barracks	Yes	No	No beds. No mattresses on the floor.
NJ	Dorm/Barracks	Yes	No	Attached to farm shed.
NJ	Dorm/Barracks	Yes	No	No heat, only use space heaters.
NJ	Motel	No	No	K.J. helped this man find affordable housing and he moved out of the motel the next day.
NY	Mobile Home	Yes	Yes	Pay utilities only. Have to bathe using a bucket.
NY	Mobile Home	Yes	Yes	One woman will be giving birth soon and not working soon. Excellent mobile home unit but crowded.
NY	Mobile Home	Yes	Yes	Stove, heat, gas—costs a lot.
NY	Mobile Home	Yes	Yes	Area around unit so dusty it is hard to breathe.
NY	Mobile Home	Yes	Yes	Exterior steps are cracked and in bad shape.
NY	Single-Family	Yes	Yes	Huge holes in living room ceiling.
NY	Single-Family	Yes	Yes	House has NO heat. It gets COLD in NY state.
NY	Single-Family	Yes	Yes	Showers detached—don't have lights in shower.
NY	Duplex/Triplex	No	Yes	Farmworkers have made good use of very crowded space.
NY	Apartment	Yes	Yes	One of smallest units. One single bed for 2 adults and 2 teenagers. Not habitable for this number of people.
NY	Apartment	Yes	No	Very small room with bed and table.

<i>State</i>	<i>Type</i>	<i>Employer-Owned</i>	<i>Children</i>	<i>Additional Comments</i>
NY	Apartment	Yes	No	Showers detached–don't have lights in showers.
NY	Dorm/Barracks	Yes	No	No flush toilets. H2A workers.
NY	Dorm/Barracks	Yes	Yes	Poor condition!
NY	Dorm/Barracks	No	No	No flush toilets.
NY	Dorm/Barracks	Yes	No	No flush toilets, only two showers.
NY	Dorm/Barracks	Yes	No	Poor condition.
NY	Dorm/Barracks	Yes	No	No flush toilets.
NY	Dorm/Barracks	Yes	No	No flush toilets.
NY	Dorm/Barracks	Yes	No	No flush toilets.
NY	Dorm/Barracks	Yes	Yes	Four outhouses: no flush toilets.
NY	Dorm/Barracks	Yes	No	No flush toilets, only two showers.
NY	Dorm/Barracks	Yes	Yes	No flush toilets. H2A workers. One family of 9 occupies two dorm rooms.
NY	Dorm/Barracks	Yes	No	No flush toilets. H2A workers.
NY	Dorm/Barracks	Yes	No	Crowded.
NY	Dorm/Barracks	No	Yes	No flush toilets.
NY	Dorm/Barracks	Yes	No	Very little water pressure.
NY	Dorm/Barracks	Yes	No	Very crowded and messy.
NY	Dorm/Barracks	Yes	No	No flush toilets. H2A workers.
NY	Dorm/Barracks	No	Yes	No flush toilets.
NY	Dorm/Barracks	Yes	No	Four outhouses: no flush toilets.
NY	Dorm/Barracks	Yes	Yes	Poor condition!
NY	Dorm/Barracks	Yes	No	Four men share one room. The men are not neat, nor keep themselves clean.
NY	Dorm/Barracks	No	Yes	No flush toilets.
NY	Motel	No	No	Motel room has a microwave oven instead of a stove.
OR	Single-Family	No	Yes	Fridge not too cold, faucet leaks.
OR	Single-Family	No	No	Two broken stove elements.
OR	Single-Family	No	Yes	Toilet leaks.
OR	Single-Family	Yes	Yes	Broken oven, bath leaks, toilet doesn't flush.
OR	Single-Family	No	Yes	Broken oven, shower leaks.
OR	Single-Family	No	No	2 broken stove elements; faucet leaks.
OR	Duplex/Triplex	No	Yes	One room used as bedroom and kitchen–no bathroom, it was shared with another unit. Bathroom sink is used to wash dishes.
OR	Duplex/Triplex	No	No	Faucet leaks.
OR	Duplex/Triplex	No	Yes	Refrigerator is not too cold, shower leaks, stove has one broken element.
OR	Duplex/Triplex	No	Yes	One element broken, toilet leaks water.
OR	Duplex/Triplex	No	Yes	Refrigerator not too cold.
OR	Apartment	No	Yes	Faucet leaks, toilet doesn't work good.
OR	Apartment	No	Yes	Bathtub leaks.
OR	Apartment	No	Yes	Broken oven, toilet flushes too slowly.
OR	Apartment	No	No	One broken element on stove, toilet flushes slow.
OR	Apartment	No	Yes	Two elements on stove don't work. Refrigerator is too warm. Toilet flushes too slow.
OR	Apartment	No	No	Refrigerator not too cold.
OR	Apartment	No	Yes	Shower spout leaks, oven doesn't work.

<i>State</i>	<i>Type</i>	<i>Employer-Owned</i>	<i>Children</i>	<i>Additional Comments</i>
OR	Apartment	No	No	Refrigerator doesn't work too good, only one burner on stove works.
OR	Apartment	No	Yes	Not all stove elements work, toilet leaks.
OR	Apartment	No	Yes	Oven broken, toilet leaks.
OR	Apartment	No	Yes	Oven doesn't work, bathtub leaks.
OR	Apartment	No	Yes	Toilet flushes slow.
OR	Apartment	No	Yes	Two broken stove elements, faucet leaks and it is ruining wall.
OR	Apartment	No	Yes	Toilet flushes slow.
OR	Apartment	No	Yes	Bath tub and toilet leak.
OR	Apartment	No	Yes	Old Motel.
OR	Motel	No	No	An old run down motel.
SC	Single-Family	Yes	No	Old farmer's house now used for farmworkers.
TX	Mobile Home	No	Yes	The houses are old and need repairs.
TX	Single-Family	No	Yes	The house does not have drywall, and it does not have lights either.
TX	Single-Family	No	Yes	It has a bad odor inside. Two persons are sick, one suffers from heart attacks and is disabled.
TX	Single-Family	No	Yes	The woman is expecting a baby and needs help to fix the house-needs a lot of help.
TX	Single-Family	Yes	Yes	Will stay as long as necessary. House has rats and odor coming from inside house.
TX	Single-Family	Yes	Yes	Kitchen, dining, and living rooms are all one room. Have an outhouse instead of bathroom.
TX	Single-Family	No	Yes	The house needs everything inside and also drywall and plumbing.
TX	Single-Family	No	Yes	The house has a tin roof and the lady says it is very cold during the winter and very hot in the summer.
TX	Single-Family	No	Yes	They have very small children and in OH where they lived the bathrooms are outside.
TX	Single-Family	No	Yes	The house needs repairs!
TX	Single-Family	No	Yes	Need to cover some walls and needs drywall.
TX	Single-Family	No	Yes	It needs more space in the house. Everything is very small.
TX	Single-Family	No	Yes	The houses are falling down.
TX	Single-Family	No	Yes	The ceiling of the house is falling off and other things are bad (bad conditions).
TX	Single-Family	No	Yes	The house needs repairs.
TX	Single-Family	No	Yes	All the houses that they have for renting are in bad condition.
TX	Single-Family	No	Yes	They don't have money to maintain the house in good condition. Everything is very expensive.
TX	Single-Family	No	Yes	Needs plumbing and drainage and windows.
TX	Single-Family	No	Yes	The house needs a lot of work.
TX	Single-Family	No	Yes	They asked for a loan to build the house and everything they earn gets put into the house.
TX	Single-Family	No	No	They hope you can help them build a better house. Homeowners.
TX	Single-Family	No	Yes	Three families live in home.
TX	Single-Family	No	Yes	In Ohio all the family shared one bedroom.
TX	Single-Family	No	No	Disabled-receives a monthly check. The son is a migrant. The refrigerator was in the living room. The inside has no sheet rock, the outside is filthy. Sewage goes into the backyard and to the side of the house.
TX	Single-Family	No	Yes	House is next to a field where at one time while irrigating the water that overflowed the field damaged home severely. No one wanted to be responsible for the damage. The owners of the home lost the whole kitchen and part of the dining area.
TX	Single-Family	No	Yes	Family pays high rent and utilities and can barely afford it. They are planning to look for another house/apartment to rent.
TX	Single-Family	No	Yes	In Maine the camp they stayed at was filthy dirty and very crowded. The whole camp had a virus of hepatitis.
TX	Duplex/Triplex	No	Yes	It needs a lot of work.

<i>State</i>	<i>Type</i>	<i>Employer- Owned</i>	<i>Children</i>	<i>Additional Comments</i>
TX	Apartment	No	Yes	The apartment has rats. \$300 of monthly income is child support.
VA	Mobile Home	Yes	Yes	Two barracks (converted chicken coops) and one trailer outside. Each room has 4 or 5 adults.
VA	Single-Family	Yes	No	Walls stripped completely to the skeleton: no plaster on them, wood beams showing.
VA	Single-Family	Yes	No	Water leakage problems.
VA	Apartment	No	No	Rent room in a house with no access to kitchen.
VA	Dorm/Barracks	Yes	No	Hot plates instead of stoves.
VA	Dorm/Barracks	Yes	No	One room. No running water or sink. No stove, just 2 propane burners set on table.
VA	Dorm/Barracks	Yes	No	A former chicken coop--no stoves, just propane burners on table.
VA	Dorm/Barracks	Yes	No	Former chicken coop.
VA	Dorm/Barracks	Yes	Yes	Former chicken coop.
VA	Dorm/Barracks	Yes	No	Has hot plates instead of oven/stove.
VA	Dorm/Barracks	Yes	No	One room with 2-3 beds plus fridge/stove. No sink or running water.
VA	Dorm/Barracks	Yes	No	Just one room wood building.
VA	Dorm/Barracks	Yes	No	A converted chicken coop sectioned into 20 very small rooms. Still smells like coop. No toilets except port-a-johns.
VA	Dorm/Barracks	Yes	No	Dorm used to be a chicken coop. Has only two doors--a fire trap with few windows.
VA	Dorm/Barracks	Yes	Yes	Port-a-potties instead of flush toilets.
VA	Dorm/Barracks	Yes	Yes	This is a nasty camp with many people crammed in each room--only piece of plywood between rooms. Looks like a converted chicken coop. Some rooms have fridge and camp grill.
VA	Dorm/Barracks	Yes	Yes	Port-a-potties instead of flush toilets.
VA	Dorm/Barracks	Yes	Yes	Port-a-potties instead of toilets.
VA	Dorm/Barracks	Yes	Yes	Port-a-potties instead of flush toilets.
VA	Dorm/Barracks	Yes	No	Two barracks (converted chicken coops) and one trailer outside. Each room has 4-5 adults.
WA	Mobile Home	No	Yes	In Mexico lived under shack with grass roof.
WA	Single-Family	No	Yes	There are too many people in this small house. Garage has a blanket for a door.
WA	Single-Family	No	Yes	Home owners; House needs some repairs.
WI	Single-Family	No	Yes	Shared water heater with other 4 apts--has 5 minute showers.
WI	Duplex/Triplex	Yes	No	Lives in mud house in Mexico.
WI	Duplex/Triplex	No	No	No income because just started work, was in jail, stayed in Texas with mother. For awhile homeless.
WI	Duplex/Triplex	Yes	No	Some bugs.
WI	Duplex/Triplex	No	No	Dirty hallway, lots of flies.
WI	Duplex/Triplex	No	No	Very dirty hallway/Kitchen lots of flies.
WI	Apartment	No	Yes	Shared water heater; 5 minute showers.
WI	Apartment	Yes	No	Some bugs.
WI	Apartment	Yes	Yes	Occupant complains that there are no shower dividers in men's bathroom. Thinks that this is improper for boys and men to be together; Has heat.
WI	Apartment	No	Yes	Share water heater.
WI	Motel	No	Yes	Broken tiles in ceiling, worn carpeting, broken light bulbs in hallways; Definite fly problem in kitchen area, food on floors; Heated, but no air conditioning.

## APPENDIX F: COLLECTION OF INFORMATION EMPLOYING NONPROBABILITY SAMPLING AND STATISTICAL WEIGHTING OF THE DATA

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This section discusses the strengths and limitations of the survey methodology, and explains how the methodology was designed to address the most significant possible limitations in the data collection. Since surveys were completed as staff performed their healthcare, pesticide safety, housing or education outreach duties, the data may be characterized as a convenience sample. This means that the data collection was not entirely random, although randomness is desirable when making statistical generalizations and inferences from the data set. A nonrandom convenience sample therefore results in a nonprobability sample, which has different types of potential bias than a statistically random sample.

In October of 2000 HAC released a precursor to this report entitled *Abundant Fields, Meager Shelter: Findings from a Survey of Farmworker Housing in the Eastern Migrant Stream*, which details survey results for the Eastern migrant stream only. Due to several revised calculations and definitions, some figures for the Eastern migrant stream in this report differ from those in the 2000 report. The most significant discrepancies are concentrated in the areas of housing quality and crowding.

### Limiting Bias and Maximizing Response Rates of the Nonprobability Sample

While probability sampling is preferable in survey work, collecting a nonprobability sample is often necessary due to the nature of the population under study. Nonprobability sampling is often the only recourse for researchers interested in gathering information on populations that are difficult to define, locate or recruit. Because migrant and seasonal farmworkers are mobile, and many do not speak English, researchers and government have had difficulty gathering accurate demographic and housing data. A nonprobability sampling methodology as used in this study represents one of the few feasible options for gathering accurate information on farmworker housing conditions.

Nonprobability sampling has some limitations in generalizing from the data obtained, and is subject to a number of areas of potential bias in the data collection process. This study was designed to gather data that is representative of housing conditions in regions throughout the country with the heaviest concentrations of migrant and seasonal farmworkers. The design of this study also controlled for the most significant sources of bias in data collection.

One limitation was that the survey of units upstream would not be as concentrated as the survey of units in home base states such as Florida. The greater concentration of surveys in California, Florida, and Texas was a necessary byproduct of growing seasons and migrant patterns. While it was anticipated that a large number of surveys would be completed in upstream areas, the upstream surveys capture information from a wider geographical area with more widely varying housing and economic environments.

There are a number of areas in which bias may be introduced in the collection of a nonprobability sample. Potential sources of bias include the inexperience of most outreach staff in conducting housing assessments, the enlistment of cooperation among respondents, the availability of respondents, miscommunication during survey response, and a skewed representation of unit types among completed surveys compared to the larger, national stock of farmworker-occupied housing.

Some error may be introduced into the data collection because of the inexperience of outreach staff with housing assessment. HAC addressed this potential source of error through training prior to commencement of survey work. The survey staff do, moreover, have extensive experience in survey-related work as a component of their outreach. Skills such as developing rapport, posing questions simply and clearly, and reaching a wide range of respondents in a given area are necessary for the performance of their outreach duties.

HAC established limited quota guidelines to ensure that the range of housing structure types occupied by farmworkers in a given region are represented. At many farm labor camps, there is often a mix of housing structures. For example, a farm labor camp may have a dormitory for housing single migrants and a number of small, single-family, detached units for use by families. Outreach staff were required to survey at least one unit of each structure type present at a given

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site. In multi-unit structures (such as an apartment building or a dormitory), outreach staff were asked to survey at least one unit of each bedroom size in a structure with different unit sizes. Outreach staff were also required to survey at least two units in each multi-unit structure, even if all of the units in the multi-unit structure were of the same size. Since housing cost burden and crowding calculations are sensitive to the size of a housing unit and family size, these efforts should account for some of the range of housing costs that may be faced by households or individuals living in the same apartment complex or dormitory.

The failure to enlist the cooperation of respondents presents another opportunity for bias in the data collection. If many potential respondents do not want to participate in the survey, then significant subgroups may be underrepresented in the sample. However, the staff from each of the organizations participating in the survey have a positive reputation in the farmworker communities in which they work, and have been trained in developing rapport with farmworker households. Since many farmworkers do not speak English, or speak English as a second language, miscommunication may contribute to nonresponse. All of the outreach staff are bilingual in English and Spanish, which reduces the incidence of distorted responses when surveying individuals who do not speak English or for whom English is a second language. Many staff also have skill in other languages prominent in their service areas, such as Haitian Creole in some regions of the Eastern migrant stream. This language proficiency also promotes the development of rapport between outreach workers and the farmworker respondents. These aspects of outreach worker job skills reduced the potential of bias from failing to enlist the cooperation of respondents or miscommunication.

Another source of sampling bias concerns the issue of availability. For example, biased data may result if a survey is taken on weekdays during business hours, so that the only individuals likely to respond are those who do not work. Most outreach organizations take this into account when extending their services into the community, and staff generally go to different locations at different times of the day. They meet farmworkers at the work site during the day, and they also meet with farmworkers during weekends and evening hours in their homes and at public gathering places such as laundromats. This pattern of outreach meant that availability of respondents would not pose a problem in assessing housing units. The work hours of survey staff performing outreach ensured that they visit a significant number of housing units at different times of the day, which improved the likelihood they would be able to assess unit interiors and survey residents, or set up housing assessment appointments while doing outreach at work sites or public gathering places.

Because this data collection was performed as a convenience sample, some types of units may receive more representation in some survey areas. This is a natural outgrowth of outreach efforts, where services must be targeted to areas with the greatest concentration of potential farmworker clients. In some counties this may mean that services are primarily being utilized in farm labor camps, and in others it may be the case that more outreach is being performed among households residing in private market housing. In these cases, one type of housing situation will receive more representation than other types. HAC addressed this potential source of sampling bias through its training of outreach staff by providing instruction on how to maximize the range of data collected without significantly detracting from staff commitments to perform their primary duties. Additionally, most outreach workers have knowledge of the areas to which they are assigned. These staff have expertise in the range of housing options available to farmworkers in each service area. Finally, each outreach organization provides some type of education and informational services, and their staff do not work exclusively at camps and housing units in great disrepair. In the pretest of the survey instrument, a number of returned surveys indicated good quality dormitories and apartment units at the sites visited. While there is no way to eliminate the potential for this kind of sampling bias completely, HAC's training and outreach worker expertise in the field should limit the overrepresentation of particular types of units in the different regions sampled. Weighting the survey sample, as described below, also reduces the possible distortion of findings due to differences in the distribution of structure types in the sample and farmworker-occupied structure types nationally.

## **Test of the Survey Instrument and Methodology**

HAC and Farmworker Health Services, Inc. (FHSI) performed a pretest with a preliminary draft of the survey instrument during the summer growing season of 1996. FHSI staff performed surveys at two sites in Virginia, one site in Tennessee, and one in Massachusetts. Surveys contained information on 109 housing units. Experience in administering

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the survey during the pretest was used to revise the survey instrument for clarity and brevity. Additionally, experience gained in pretesting the instrument was used to develop training for outreach staff who participated in survey work from FY 1998 through FY 2000.

**Survey Adjustment**

A weighting adjustment was implemented into the survey to make the sample composition as representative as possible of the farmworker housing population, and to mitigate various (aforementioned) sample selection deficiencies.

A farmworker housing population estimate on which to base the adjustment factor was derived from the U.S. Department of Labor’s 1998 National Agricultural Workers Survey (NAWS). The U.S. Department of Labor is the only national information source on the demographics, and working and living conditions, of U.S. farmworkers. Since the NAWS began surveying farmworkers in 1988, it has collected information from over 25,000 workers. The survey samples all crop farmworkers in three cycles each year in order to capture the seasonality of the work. The NAWS locates and samples workers at their work sites, avoiding the well publicized undercount of this difficult-to-find population. In addition, the NAWS contains several variables which are directly comparable to those in the HAC survey, making it a good data source for constructing weights for a survey of farmworker housing.

To calculate the survey’s relative weight a post-stratification adjustment was employed which incorporated adjustments on the basis of housing population, migratory stream, unit structure type and employer owned housing status.

**Population Adjustment**

An adjustment was made for farmworker housing unit location by migrant stream. This weight was calculated by the following factor:

$$\frac{\text{NAWS unit proportion estimate (per stream)}}{\text{HAC unit proportion estimate (per stream)}}$$

This was done separately for each migratory stream: Eastern stream, Midwestern stream, Western stream.

**Structure Type Adjustment**

A second adjustment was made for structure type. This adjustment was made by multiplying the earlier weight by the following factor:

$$\frac{\text{NAWS structure type proportion estimate}}{\text{HAC structure type proportion estimate}}$$

This was done separately for the following groups: Migratory stream, Structure type.

**Employer-owned Housing Adjustment**

A final adjustment was made for the employer-owned status of farmworker housing units. This weight was constructed by multiplying the earlier weight by the following factor:

$$\frac{\text{NAWS employer-owned housing proportion estimate}}{\text{HAC employer-owned housing proportion estimate}}$$

This was done separately for the following groups: Migratory stream, Employer-owned housing status.

Due to the nonprobability nature of the sample, an expansion weight could not be calculated for the survey. Therefore, the weighting procedures are only applicable for relative adjustments of survey proportions.

## APPENDIX G: HAC CLASSIFICATION OF MODERATELY AND SEVERELY SUBSTANDARD HOUSING

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In order to determine the presence of substandard housing, HAC assessed housing quality using a combination of the survey's exterior and interior quality indicators in conjunction with data related to the presence of working plumbing. Units were classified as "moderately substandard" or "severely substandard." Severely substandard units are those that had serious structural deficiencies, lacked working plumbing, had problems with electrical wiring and/or had a substantial number of interior and exterior problems. Moderately substandard units were those that had many exterior and interior problems, but no evidence of plumbing problems.

A unit is classified as severely substandard if any one of the following problems was noted.

- *Plumbing.* Lacking a working toilet and/or tub/shower. HAC's survey noted the presence of toilets and/or tub/shower fixtures, and whether these fixtures were broken. In cases where there was no hot water or the water supply was contaminated, survey workers marked tub/showers as "broken."
- *Electricity.* Having frayed wiring, exposed wiring or other electrical problems and any two of the *Hallway and Structure* problems below.
- *Hallway and Structure.* Having all four of the following problems: loose or missing exterior steps, loose or broken steps inside the unit, sagging structural features, and holes in the floor.
- *Upkeep.* Having all six of the following problems: evidence of water leakage, unsanitary conditions, trash in the yard, broken plaster or peeling paint, holes in the walls, and any three of the following problems—sagging structural features, damaged roof or shingles, damaged windows or windows missing screens, damaged or missing siding, or damaged foundations.

A unit is classified as moderately substandard if any one of the following problems was noted.

- *Hallway and Structure.* Having any two out of four of the following problems: loose or missing exterior steps, loose or broken steps inside the unit, sagging structural features, and holes in the floor.
- *Upkeep.* Having any three of the following six problems: evidence of water leakage, unsanitary conditions, trash in the yard, broken plaster or peeling paint, holes in the walls, and any three of the following problems—sagging structural features, damaged roof or shingles, damaged windows or windows missing screens, damaged or missing siding, or damaged foundations.

The American Housing Survey (AHS) provides a model of using multiple housing quality variables to determine the presence of substandard housing. HAC's measures of moderately and severely substandard housing are not directly equivalent to those used by the AHS. Even though HAC's survey uses many of the same physical measures of housing quality, there are enough differences that HAC's definition of substandard housing is not directly comparable to the AHS. The AHS definitions of moderately and severely inadequate housing follow.<sup>52</sup>

A unit has severe physical problems (is severely inadequate) according to the AHS if it has any one of the following five problems.

- *Plumbing.* Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure for the exclusive use of the unit.
- *Heating.* Having been uncomfortably cold last winter for 24 hours or more because the heating broke down, and it broke down at least three times last winter for at least 6 hours each time.
- *Electric.* Having no electricity, or all of the following three electric problems; exposed wiring; a room with no working wall outlet; and three blown fuses or tripped circuit breakers in the last 90 days.

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<sup>52</sup> Housing Assistance Council, *Why Housing Matters; HAC's 2000 Report on the State of the Nation's Rural Housing*, December 2000, 29-30.

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- *Upkeep.* Having any five of the following six maintenance problems: water leaks from the outside, such as from the roof, basement, windows, or doors; leaks from inside the structure such as pipes or plumbing fixtures; holes in the floors; holes or open cracks in the walls or ceilings; more than 8 inches by 11 inches of peeling paint or broken plaster; or signs of rats or mice in the last 90 days.
  - *Hallways.* Having all of the following problems in public areas: no working light fixtures; loose or missing steps, loose or missing railings; and no elevator.

A unit has moderate physical problems (is moderately inadequate) according to the AHS if it has any of the following five problems but none of the severe problems.

- *Plumbing.* On at least three occasions during the last three months or while the household was living in the unit if less than three months, all the flush toilets were broken at the same time for six hours or more.
- *Heating.* Having unvented gas, oil or kerosene heaters as the primary heating equipment.
- *Upkeep.* Having any three or four of the overall list of six upkeep problems mentioned above under severe physical problems.
- *Hallways.* Having any three of the four hallway problems mentioned above under severe physical problems.
- *Kitchen.* Lacking a kitchen sink, refrigerator, or burners inside the structure for the exclusive use of the unit.



**SURVEY OF OCCUPANTS (continued)**

13. How many wage earners live in this housing unit?
14. What was the net income for each wage earner over the last month ("take-home pay")? What do you expect their income to be this month?  
**Last month:**  
**This month:**
15. How long do you expect to be living in this unit?
16. Does anyone in the household need housing that is designed for persons with mobility impairments? If so, does the housing unit meet their needs?  
**Impaired:** (Yes/No)  
**Meets Needs:** (Yes/No)
17. How would you rate the quality of this housing unit/camp?  
(Very Poor, Poor, Fair, Good, Excellent)
18. Where did you live before moving into this unit?  
(Town/County/State/Country)

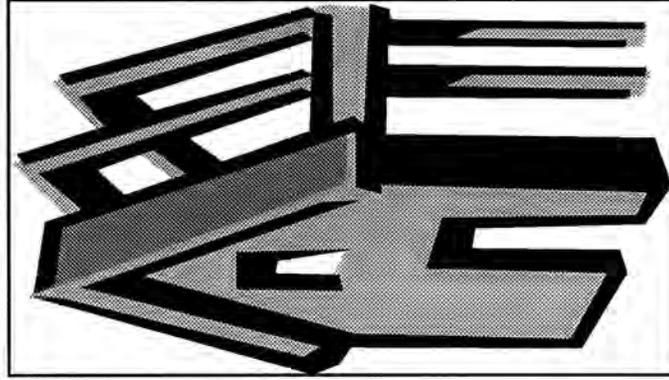
19. How would you rate the quality of your last housing situation?  
(Very Poor, Poor, Fair, Good, Excellent)
20. What type of housing did you last live in before moving to this unit?  
a. One-unit mobile home  
b. One-unit building, detached (single-family home)  
c. One-unit building, attached (duplex, triplex, etc.)  
d. Building with two or more apartments  
e. Dormitory or barracks  
f. Campsite or tent  
g. Motel  
h. Without shelter (includes sleeping in car)

**ADDITIONAL COMMENTS**

**Return to:**  
Attn: Christopher Holden  
Housing Assistance Council  
1025 Vermont Ave., NW  
Suite 606  
Washington, DC 20005  
Phone: 202-842-8600  
Fax: 202-347-3441

**FARMWORKER HOUSING SURVEY**

Housing Assistance Council



OMB Control Number: 0575-0176  
Expiration: 4/30/2002

