

MEMORANDUM

To: Yakima City Council
From: Ad Hoc H2A Worker Housing Committee: Mayor Kathy Coffey; Assistant Mayor Dulce Gutierrez; Council Member Carmen Mendez
Date: November 6, 2018
RE: H2A Worker Housing Forum

Council,

The full Council appointed the three of us to serve as an Ad Hoc committee with a view to planning a county-wide forum on a variety of policy issues related to H2A Worker Housing. We have met several times and the purpose of this memo is to outline our findings and recommendations.

We recommend that an H2A worker housing forum be held sometime in the next three months and be facilitated by an outside county-wide entity with invitations elected officials, city administrators, growers, housing advocates and economic development professionals. After reviewing various options, we suggest that YVCOG be engaged to facilitate the forum at a time and location to be determined by Council. YVCOG would charge approximately \$1,000 for this service. Industry contacts have recommended that the forum take place after the harvesting season which by now is mostly completed.

The Ad Hoc committee would need to meet with YVCOG to give guidance about Council's expectations for the Forum. The Committee has raised the following topics:

- Summary of Agricultural Workers in Yakima County and the existing status/challenges of housing agricultural workers.
- Fiscal analysis of the impact of temporary worker housing on the inventory of affordable housing and neighborhood issues.
- Provide a forum for the different sectors to present their needs/concerns: growers, housing advocates, elected officials, residents of neighborhoods.
- Discuss possible legislative issues?
- Discuss "fair share" approach to locating temporary worker housing?
- Hear from Department of Health and other regulators on the issues of H2A program Housing?
- Hear from other agricultural or employment interests?

In terms of possible invitees, the initial list of recommendations is attached, and, of course could be modified.

For further background on this matter, you will recall that Council passed a moratorium which does not allow for permitting of any new extended stay hotels or motels. Although not directly related to the Temporary Worker Housing forum, this moratorium is of interest to members of the community. The moratorium ordinance is as follows:

ORDINANCE NO. 2018-022

AN ORDINANCE of the City of Yakima, Washington, adopting a six-month moratorium on the establishment of or conversion from any use, or part of a use, to an “extended stay” hotel or motel, or the approval of any new hotel or motel offering “extended stay” use, with attendant moratorium on the filing and acceptance of development applications for, and the location of, and issuance of permits and approvals for, land uses that consist of or include extended stay hotel or motels or a portion of a building to become or be converted to such a use; directing development of comprehensive zoning and business regulations pertaining to extended stay hotels and/or motels; and providing that the moratorium shall be in effect for six months, through December 21, 2018.

As indicated in the ordinance language, it is set to expire on December 21, 2018. The Planning Commission has completed the work assigned to them by Council on the definitions of hotel, motel and extended stay. The Planning Commission’s recommendations are posted on the City’s website at the following URL:

<https://www.yakimawa.gov/services/planning/hotel-motel-extended-stay/>

The Planning Commission’s recommendations are set to be heard by Council in a Public Hearing on November 13. If Council approves those recommendations on that night, they will be published on November 16 and effective on December 15, ahead of the expiration date of the moratorium.

If Council does not adopt those recommendations, additional findings of fact will be needed to enable Council to consider extending the moratorium. If that happens, staff would bring that finding of facts to the Dec 4 Council meeting.

With that background, we present our recommendations to the full Council for review and direction.