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# THE NEED FOR FARMWORKER HOUSING IN FLORIDA

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## **The Need for Farmworker Housing in Florida**

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## EXECUTIVE SUMMARY

### Farmworker Population and Household Estimates

An estimated 114,846 farmworkers work in crop agriculture in Florida over the course of one year. Thirty-seven percent, or 42,413, are estimated to be migrant workers, and 63%, or 72,433, are estimated to be seasonal workers.

Farmworkers may be classified as accompanied or unaccompanied. Accompanied farmworkers are those living with a spouse, children, or parents, or minor farmworkers living with a sibling. An estimated 23% of migrant farmworkers and 57% of seasonal farmworkers in Florida are accompanied. In all, Florida has a total of 100,240 farmworker households with 201,998 household members.

	Unaccompanied Worker Households	Accompanied Worker Households	Total Households	Unaccompanied Worker Household Members	Accompanied Worker Household Members	Total Household Members
<b>Migrant</b>	32,658	6,059	38,717	32,658	21,752	54,410
<b>Seasonal</b>	31,219	30,304	61,523	31,219	116,369	147,588
<b>Total</b>	63,877	36,363	100,240	63,877	138,121	201,998

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

The following 12 counties have the largest farmworker populations: Collier, Gadsden, Hendry, Hillsborough, Lake, Manatee, Miami-Dade, Orange, Palm Beach, Polk, St. Lucie, and Volusia. Combined, these counties contain 80% of the state's farmworkers.

### Incomes and Affordable Rent Ranges for Farmworker Households

Unaccompanied migrant farmworkers fall most frequently into the lowest income groups, with 54% earning less than \$10,000 per year. Unaccompanied seasonal workers have somewhat higher incomes, with 78% earning \$10,000-25,000 per year and an additional 9% earning more than \$25,000 per year. Therefore, nearly 35% of all unaccompanied farmworkers need single-person units or beds with rents below \$333 per month, with an additional 32% in need of units with rents below \$500 per month.

Accompanied farmworker households tend to have higher incomes than unaccompanied farmworkers. Among accompanied migrant workers, 7% earn less than \$10,000 per year, 57% earn \$10,000-25,000 per year, and 36% earn \$25,000 per year or more. Among accompanied seasonal worker households, 4% earn less than \$10,000 per year, 50% earn \$10,000-25,000 per year, and 46% earn \$25,000 per year or more.

Many accompanied farmworker families also need housing units with rents well below the market rate, with 21% requiring units with rents of \$500 per month or less. However, 44% of accompanied farmworker families may be able to afford rents in the \$834 and above range.

### Farmworker Housing Supply

There are 7,567 farmworker housing units in multifamily developments with funding from the U.S. Department of Agriculture Rural Development (RD) Section 514 and 516 programs,

from Florida Housing-allocated SAIL, HOME, and tax credit resources, or both. Florida Department of Health (DOH) permitted camps supply an additional 33,409 unduplicated beds for unaccompanied workers. Assuming that the multifamily units each can house an average of four persons, the farmworker housing supply can house a total of 63,677 farmworkers and their family members in Florida.

The 13 counties with the capacity to house 1,000 or more farmworkers are Collier, DeSoto, Gadsden, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lee, Manatee, Miami-Dade, Palm Beach, and Polk.

### **Need Estimate: Comparison of Supply and Farmworker Households**

The total statewide gap between farmworker housing capacity and the number of farmworkers and their household members is 110,506. The total gap between the number of single worker beds needed and the number of unaccompanied farmworkers is 28,698 beds. Nine counties have an unmet need for single worker housing exceeding 1,000 beds: Gadsden, Hillsborough, Lake, Manatee, Miami-Dade, Orange, Polk, St. Lucie, and Volusia. The total gap between the number of multifamily units and the number of accompanied farmworker households is 27,790 units. The eight counties with unmet need for multifamily farmworker units exceeding 1,000 units are Hendry, Hillsborough, Manatee, Miami-Dade, Orange, Palm Beach, Polk, and St. Lucie.

## **The Need for Farmworker Housing in Florida**

### **INTRODUCTION**

This section of the housing needs assessment discusses the need for rental housing for migrant and seasonal farmworkers in Florida's counties. Farmworkers may or may not be accompanied by immediate family members, and unaccompanied farmworkers have different housing needs and incomes than accompanied farmworkers. Therefore, this analysis examines the number of accompanied and unaccompanied farmworker households, the incomes of each group, and the number of housing units appropriate to each group.

This analysis is divided into six sections:

- I. Methodology
- II. Farmworker Population and Household Estimates
- III. Incomes and Affordable Rent Ranges for Farmworker Households
- IV. Farmworker Housing Supply
- V. Need Estimate: Comparison of Supply and Households
- VI. Data Limitations

## I. METHODOLOGY

### Demand

#### *Estimating Farmworkers for State and Counties*

The total numbers of farmworkers in the state and in each county are derived from two sources: the Bureau of Labor Statistics' Quarterly Census of Employment and Wages (QCEW) and the Department of Labor's National Agricultural Workers Survey (NAWS).

- **QCEW:** The QCEW "produces a comprehensive tabulation of employment and wage information for workers covered by State unemployment insurance (UI) laws" by industry, including total annual wages and average weekly wages.<sup>1</sup> The QCEW records information for each "establishment," defined as "the physical location of a certain economic activity--for example, a factory, mine, store, or office. A single establishment generally produces a single good or provides a single service."<sup>2</sup>

QCEW data are available by state and county as well as by NAICS (North American Industry Classification, formerly SIC) industrial code. 2008 is the most recent year for which full data are publicly available. This analysis considers employment in two NAICS codes: 111, "Crop Production," and 11511, "Support Activities for Crop Production." These classifications include farms, orchards, groves, greenhouses and nurseries.

- **NAWS:** The NAWS "is an employment-based, random survey of the demographic and employment characteristics of the U.S. crop labor force" including information about the demographic characteristics of workers and their households, employment history, and migration patterns.<sup>3</sup> Susan Gabbard, of JBS International, provided special tabulations of the NAWS data for this report.

We calculated the total number of farmworkers for the state of Florida and each county by a three-step process:

1. Use the QCEW data to calculate the total number of weeks worked by workers in NAICS codes 111 and 11511. For each code and geographic area,

$$\text{Total number of weeks worked} = \frac{\text{Total annual wages}}{\text{Average weekly wage}}$$

For example, in Hendry County in 2008, the total annual wages for NAICS code 111 were \$40,559,000. The average weekly wage for this industrial code was \$584. Dividing \$40,559,000 by \$584 yields 69,450 weeks worked in 2008 in NAICS code 111 for Hendry County. In the

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<sup>1</sup> United States Bureau of Labor Statistics. *QCEW Overview*. December 18, 2003. May 6, 2010. <<http://www.bls.gov/cew/cewover.htm>>.

<sup>2</sup> United States Bureau of Labor Statistics. *BLS Glossary*. February 28, 2008. May 6, 2010. <<http://www.bls.gov/bls/glossary.htm>>.

<sup>3</sup> United States Department of Labor Employment and Training Administration. *The National Agricultural Workers Survey*. January 11, 2010. May 7, 2010. <http://www.doleta.gov/agworker/naws.cfm>.

same county, the total annual wages for code 11511 were \$35,065,000. The average weekly wage was \$347. Dividing \$35,065,000 by \$347 yields 101,051 weeks worked.

2. Use the NAWS data to calculate the number of workers required to work that number of weeks in one year.

The NAWS shows that farmworkers in Florida worked an average of 36 weeks during 2008. This allows us to translate the total number of weeks worked in a geographic area and NAICS code into an estimated number of workers:

$$\text{Workers} = \frac{\text{Total annual weeks worked}}{\text{Average weeks worked per year}} = \frac{\text{Total annual weeks worked}}{36}$$

In the Hendry County example, for NAICS code 111, dividing 69,450 weeks worked by 36 weeks per worker yields 1,929 workers. For NAICS code 11511, dividing 101,051 weeks worked by 36 weeks per worker yields 2,807 workers.

3. Sum the total workers for the two industrial codes in each geographic area.

$$\text{Total farmworkers} = \text{Workers in code 111} + \text{Workers in code 11511}$$

$$\text{For Hendry County, total farmworkers} = 1,929 + 2,807 = 4,736$$

Using the QCEW to distribute farmworkers among counties introduces an error into the distribution. In this report, the sum of the number of farmworkers in all counties is lower than the statewide total. This is also true for the numbers of farmworker households and household members, which are derived directly from the number of farmworkers. This disparity has two causes. First, the QCEW includes a category of employment establishments for which counties cannot be identified based on data submitted by employers. We determined that 3,181 farmworkers in Florida fall in the “County Unknown” category. For Tables 5-7, which list farmworkers, farmworker households, and farmworker household members, these farmworkers and their associated household and household members are counted in a “County Unknown” row. However, these workers, households and household members are not included in the county lists for Tables 12-13, which identify housing need by comparing demand and supply, or in any of the maps.

Second, the Bureau of Labor Statistics suppresses wage data for establishments in some counties in order to protect confidentiality, but includes the data in statewide totals. In these counties, the number of farmworkers is actually higher than the figures reported in this report. Statewide, this results in 13,351 farmworkers (12%) included in the state total that are not attributed to any county or to the “County Unknown” category. To account for those workers, we redistributed the 13,351 workers among the counties and the “County Unknown” category based on the counties’ share of the 101,495 workers for whom a county (or “County Unknown”) designation could be identified using the QCEW and NAWS data. For example, the QCEW/NAWS method resulted in an estimate of 4,736 workers for Hendry County, which equals 4.67% of 101,495. We added 623 workers ( $13,351 * .0467$ ) to Hendry County’s total as that county’s portion of the state total that had been suppressed in the county-level data, for a total of 5,359 workers. However, this likely results in an underestimate of workers in some counties and an overestimate in others, since the wages and therefore workers at the



suppressed establishments are unlikely to match the county-level distribution of wages and workers at other establishments.

### *Farmworker Demographic and Household Characteristics*

We used data from the NAWS to identify characteristics of farmworkers and their households. Because the annual NAWS sample size is small, we used the NAWS interviews with individuals collected over a four-year period (fiscal years 2005 - 2008). Therefore, results reflect interviews with 824 individuals regarding these characteristics:

- *Migrant vs. seasonal workers:* The NAWS defines a “migrant” as a person traveling more than 75 miles to find farm work. “Seasonal” workers also perform labor in crop agriculture but do not make this migration.
- *Accompanied vs. unaccompanied workers:* Accompanied farmworkers are those living with a spouse, children, or parents, or minor farmworkers living with a sibling. Unaccompanied farmworkers are those who do not live with immediate family.
- *Household size and number of farmworkers in household for accompanied workers:* By definition, accompanied worker households include more than one person. They may also include more than one farmworker.
- *Annual household income:* We used the NAWS to determine income distributions for unaccompanied migrant worker households, unaccompanied seasonal worker households, accompanied migrant worker households and accompanied seasonal worker households. For accompanied worker households, household income may include contributions from more than one farmworker, and it may also include income from family members engaged in types of work other than agriculture.

The estimates of household income were complicated in two ways as a result of NAWS data collection practices. The NAWS survey asks farmworkers, “What was your family’s total income *last year* in USA dollars?” (emphasis added). First, for four percent of workers surveyed, data are missing. To account for these workers, we have assumed that they would be distributed among the different income categories in proportion to each category’s share of total workers. For example, if 15% of workers other than the missing workers reported incomes between \$7,500 and \$9,999, we added 15% of the missing workers to that category. Second, approximately seven percent of workers surveyed—including 18% of unaccompanied migrant workers—responded that their family incomes were below \$1,000, with most of these responding that their incomes were below \$500. It is unlikely that most of these answers actually represent family incomes earned while the workers were performing farm work in Florida. More likely, these workers are new to the U.S. or to farm work and are reporting previous years’ incomes that do not include farm work. Therefore, we made the assumption that these amounts did not reflect a full year’s income. We redistributed these workers to the other income categories based on the other categories’ share of the state total, the same method by which we redistributed the workers with missing data.

### Supply

This report tallies two sources of farmworker housing: state- and federally-assisted housing units and Department of Health-permitted camps.

First, a number of multifamily developments in the state receive state subsidies, federal subsidies, or both in order to serve low-income farmworker households. The Florida Housing Finance Corporation (Florida Housing) allocates some of its SAIL, HOME, and housing tax credit resources to multifamily developments designed to house farmworkers. In addition, a number of multifamily housing complexes receive development subsidies from the U.S. Department of Agriculture's Rural Development (RD) program to provide housing for farmworker families under the Section 514 and 516 programs. Data on properties subsidized by these programs come from the Shimberg Center's Assisted Housing Inventory (AHI). The AHI receives data from Florida Housing and the RD program and records all units for which farmworkers are the target population. In the parts of this report that evaluate the capacity of the supply to house individual farmworker household members, we assume that each multifamily unit can house four individuals.

Second, the Florida Department of Health (DOH) issues permits for camps to house unaccompanied migrant and seasonal farmworkers. These "camps" may consist of single-family homes, mobile homes, motels, multifamily units, or dormitory-style arrangements. The camps are inspected by county departments of public health, which report the camps' occupancy levels annually to DOH. We received records from DOH that include county location and occupancy for each camp. Therefore, as the figures in this report reflect a snapshot of camps' occupancy rather than their potential capacity, it is possible that there is additional unused camp capacity available in some counties.

Seven developments were listed in both the RD/Florida Housing multifamily developments inventory and the DOH camp list. In these cases, we subtracted the developments and their bed capacity from the DOH supply figures but continued to include them in the multifamily supply. Therefore, in all tables and maps, we subtracted a total capacity of 1,118 beds from the DOH supply figure, representing two camps in Collier County, capacity 351; one camp in Hillsborough County, capacity 64; two camps in Miami-Dade County, capacity 176; one camp in Palm Beach County, capacity 95; and one camp in Pasco County, capacity 502.

## II. FARMWORKER POPULATION AND HOUSEHOLD ESTIMATES

To determine the number of farmworker housing units needed and the number of people they must accommodate, this section makes estimates of the following:

- *Farmworkers*: individuals performing farm work in Florida or living in Florida when not migrating to other states to perform farm work.
- *Farmworker households*: individuals or family groups living together including at least one farmworker; many farmworker households include more than one farmworker.
- *Farmworker household members*: all of the individuals living in a farmworker household, regardless of whether they themselves perform farm work.

As described in the following section, farmworkers may be migrant or seasonal, with the National Agricultural Workers Survey (NAWS) defining a “migrant” as a person traveling more than 75 miles to find farm work. Seasonal workers also perform labor in crop agriculture but do not make this migration. Because migrant and seasonal workers have different household characteristics, we make separate estimates of the numbers of farmworkers, households, and household members in each of these categories.

### Total Migrant and Seasonal Farmworkers in Florida

An estimated 114,846 farmworkers worked in crop agriculture in Florida in 2008, the most recent year for which full data are available. These include greenhouse and nursery workers as well as field crop workers. This estimate shows only a slight decrease from the 117,981 farmworkers reported in the 2007 Rental Market Study.

In the NAWS, 37% of farmworkers surveyed in Florida fit the definition of migrant workers. This represents a substantial change from the 2007 Rental Market Study, which found that migrants made up nearly 46% of workers; in fact, the percentage of migrant workers has declined in every Rental Market Study since the original 2001 report. The estimated numbers of migrant and seasonal farmworkers in the state of Florida are summarized in Table 1.

**Table 1. Migrant and Seasonal Workers in Florida, 2008**

<b>Migrant Workers</b>	<b>Seasonal Workers</b>	<b>Total</b>
42,413	72,433	114,846

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005 - 2008.

### Accompanied vs. Unaccompanied Farmworkers

In addition to the migrant/seasonal distinction, farmworkers may be accompanied or unaccompanied. Accompanied farmworkers are those living with a spouse, children, or parents, or minor farmworkers living with a sibling. Unaccompanied farmworkers are those who do not live with immediate family. According to the NAWS, 23% of migrant farmworkers are accompanied, a substantial increase from the 13% accompaniment rate reported in the 2007 Rental Market Study. Seasonal farmworkers are more likely to be accompanied; 57% of seasonal farmworkers in Florida are accompanied, a slight increase from the 53%

accompaniment rate found in the 2007 study. Applying these percentages to the estimate of total farmworkers yields the estimates for Florida as listed in Table 2.

**Table 2. Unaccompanied and Accompanied Farmworkers in Florida, 2008**

	<b>Unaccompanied Workers</b>	<b>Accompanied Workers</b>
<b>Migrant</b>	32,658	9,755
<b>Seasonal</b>	31,219	41,214
<b>TOTAL</b>	63,877	50,969

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

An analysis of farmworker housing needs must also take into account the needs of families living with the farmworker. According to the NAWS, the average household size is 3.59 members for accompanied migrant workers and 3.84 members for accompanied seasonal workers. Moreover, a household may contain more than one farmworker. The NAWS found that an average of 1.61 farmworkers lived in each household containing accompanied migrant workers and an average of 1.36 farmworkers lived in each household containing accompanied seasonal workers. Table 3 displays the estimated numbers of accompanied farmworker households and household members.

**Table 3. Accompanied Farmworkers and Their Households in Florida, 2008**

	<b>Accompanied Workers</b>	<b>Households</b>	<b>Estimated Number of Household Members</b>
<b>Migrant</b>	9,755	6,059	21,752
<b>Seasonal</b>	41,214	30,304	116,369
<b>TOTAL</b>	50,969	36,363	138,121

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

Since unaccompanied workers do not have other members of their immediate families living with them, each worker forms a household of one. Thus, the number of unaccompanied worker households equals the number of unaccompanied workers. Combining the number of unaccompanied workers in Table 2 and the numbers of accompanied worker households and household members in Table 3 yields the total number of farmworker households and household members in Florida in Table 4.

**Table 4. Farmworker Households and Household Members in Florida, 2008**

	<b>Unaccompanied Worker Households</b>	<b>Accompanied Worker Households</b>	<b>Total Households</b>	<b>Unaccompanied Worker Household Members</b>	<b>Accompanied Worker Household Members</b>	<b>Total Household Members</b>
<b>Migrant</b>	32,658	6,059	38,717	32,658	21,752	54,410
<b>Seasonal</b>	31,219	30,304	61,523	31,219	116,369	147,588
<b>Total</b>	63,877	36,363	100,240	63,877	138,121	201,998

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

In sum, Florida has 100,240 farmworker households with 201,998 household members.

## Estimating Farmworker Population, Households, and Household Members by County

Table 5 shows the numbers of unaccompanied migrant and seasonal workers by county. Table 6 shows the number of accompanied workers, accompanied worker households, and accompanied worker household members for migrant and seasonal workers by county. The number of unaccompanied workers declined by 17% since 2007, both because more workers are seasonal this year—a group more likely to be accompanied by family—and because even migrant workers are less likely to be unaccompanied than in the past. Conversely, the number of accompanied worker households increased by 25%, from 28,169 households in 2007 to 35,357 households in 2010.

Table 7 shows the total numbers of farmworkers, farmworker households, and farmworker household members by county, regardless of migrant/seasonal status. Figure 1 is a map showing the distribution of all farmworkers by county

The counties with more than 2,500 farmworkers are Collier, Gadsden, Hendry, Hillsborough, Lake, Manatee, Miami-Dade, Orange, Palm Beach, Polk, St. Lucie, and Volusia. These counties combined contain 80% of the state's farmworkers.

**Table 5. Unaccompanied Farmworkers by County, 2008**

<b>County</b>	<b>Unaccompanied Migrant Workers</b>	<b>Unaccompanied Seasonal Workers</b>	<b>Total Unaccompanied Workers</b>
Alachua	219	210	429
Baker	0	0	0
Bay	0	0	0
Bradford	0	0	0
Brevard	50	48	98
Broward	361	345	707
Calhoun	60	58	118
Charlotte	219	210	429
Citrus	52	50	103
Clay	23	22	46
Collier	1,948	1,862	3,811
Columbia	23	22	45
DeSoto	618	591	1,208
Dixie	0	0	0
Duval	100	95	195
Escambia	0	0	0
Flagler	116	110	226
Franklin	0	0	0
Gadsden	756	722	1,478
Gilchrist	10	9	19
Glades	54	52	106
Gulf	0	0	0
Hamilton	0	0	0
Hardee	252	241	492
Hendry	1,524	1,457	2,981
Hernando	48	46	93
Highlands	614	587	1,201
Hillsborough	5,166	4,938	10,104
Holmes	0	0	0
Indian River	243	233	476
Jackson	32	30	62
Jefferson	73	70	143
Lafayette	0	0	0
Lake	714	683	1,397
Lee	422	403	824
Leon	38	36	74
Levy	61	59	120
Liberty	0	0	0
Madison	0	0	0
Manatee	2,606	2,491	5,097
Marion	165	158	323
Martin	185	177	363
Miami-Dade	3,906	3,734	7,639
Monroe	0	0	0
Nassau	0	0	0
Okaloosa	0	0	0
Okeechobee	0	0	0
Orange	1,654	1,581	3,235

<b>County</b>	<b>Unaccompanied Migrant Workers</b>	<b>Unaccompanied Seasonal Workers</b>	<b>Total Unaccompanied Workers</b>
Osceola	72	69	142
Palm Beach	3,319	3,173	6,492
Pasco	305	291	596
Pinellas	50	48	98
Polk	2,238	2,139	4,377
Putnam	186	177	363
St. Johns	253	241	494
St. Lucie	1,564	1,495	3,060
Santa Rosa	54	52	106
Sarasota	90	86	177
Seminole	154	148	302
Sumter	122	116	238
Suwannee	119	114	233
Taylor	13	12	25
Union	0	0	0
Volusia	892	853	1,745
Wakulla	0	0	0
Walton	0	0	0
Washington	9	8	17
County Unknown	904	865	1,769
<b>State of Florida Total</b>	<b>32,658</b>	<b>31,219</b>	<b>63,877</b>

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

**Table 6. Accompanied Farmworkers, Households, and Household Members by County, 2008**

County	Accompanied Migrant Workers	Accompanied Seasonal Workers	Total Accompanied Workers	Accompanied Migrant Households	Accompanied Seasonal Households	Total Accompanied Households	Accompanied Migrant Household Members	Accompanied Seasonal Household Members	Total Accompanied Household Members
Alachua	66	277	342	41	204	244	146	782	928
Baker	0	0	0	0	0	0	0	0	0
Bay	0	0	0	0	0	0	0	0	0
Bradford	0	0	0	0	0	0	0	0	0
Brevard	15	63	78	9	47	56	33	179	212
Broward	108	456	564	67	335	402	241	1,288	1,528
Calhoun	18	76	94	11	56	67	40	216	256
Charlotte	66	277	342	41	204	244	146	782	928
Citrus	16	66	82	10	49	58	35	187	222
Clay	7	30	37	4	22	26	16	84	99
Collier	582	2,459	3,041	361	1,808	2,169	1,298	6,942	8,240
Columbia	7	29	36	4	21	26	15	83	98
DeSoto	185	780	964	115	573	688	411	2,201	2,613
Dixie	0	0	0	0	0	0	0	0	0
Duval	30	126	156	19	93	111	66	355	422
Escambia	0	0	0	0	0	0	0	0	0
Flagler	35	146	180	21	107	129	77	412	489
Franklin	0	0	0	0	0	0	0	0	0
Gadsden	226	953	1,179	140	701	841	503	2,692	3,195
Gilchrist	3	12	15	2	9	11	6	34	41
Glades	16	69	85	10	50	61	36	194	230
Gulf	0	0	0	0	0	0	0	0	0
Hamilton	0	0	0	0	0	0	0	0	0
Hardee	75	318	393	47	233	280	168	897	1,064
Hendry	455	1,923	2,378	283	1,414	1,697	1,015	5,430	6,445
Hernando	14	60	74	9	44	53	32	170	201
Highlands	183	775	959	114	570	684	409	2,189	2,598
Hillsborough	1,543	6,520	8,063	958	4,794	5,752	3,441	18,408	21,849
Holmes	0	0	0	0	0	0	0	0	0
Indian River	73	307	380	45	226	271	162	867	1,029
Jackson	10	40	50	6	30	35	21	114	135
Jefferson	22	92	114	14	68	81	49	260	309
Lafayette	0	0	0	0	0	0	0	0	0
Lake	213	901	1,115	133	663	795	476	2,545	3,021
Lee	126	532	658	78	391	469	281	1,502	1,783
Leon	11	48	59	7	35	42	25	134	159



County	Accompanied Migrant Workers	Accompanied Seasonal Workers	Total Accompanied Workers	Accompanied Migrant Households	Accompanied Seasonal Households	Total Accompanied Households	Accompanied Migrant Household Members	Accompanied Seasonal Household Members	Total Accompanied Household Members
Levy	18	78	96	11	57	68	41	219	260
Liberty	0	0	0	0	0	0	0	0	0
Madison	0	0	0	0	0	0	0	0	0
Manatee	778	3,289	4,067	483	2,418	2,902	1,736	9,286	11,022
Marion	49	208	258	31	153	184	110	588	698
Martin	55	234	289	34	172	206	123	660	784
Miami-Dade	1,167	4,929	6,096	725	3,624	4,349	2,601	13,917	16,518
Monroe	0	0	0	0	0	0	0	0	0
Nassau	0	0	0	0	0	0	0	0	0
Okaloosa	0	0	0	0	0	0	0	0	0
Okeechobee	0	0	0	0	0	0	0	0	0
Orange	494	2,087	2,581	307	1,535	1,842	1,102	5,893	6,995
Osceola	22	91	113	13	67	81	48	258	306
Palm Beach	991	4,189	5,180	616	3,080	3,696	2,211	11,827	14,037
Pasco	91	385	476	57	283	339	203	1,086	1,289
Pinellas	15	63	78	9	47	56	33	179	212
Polk	668	2,824	3,492	415	2,076	2,491	1,490	7,973	9,464
Putnam	55	234	290	34	172	207	124	662	785
St. Johns	75	319	394	47	234	281	168	900	1,068
St. Lucie	467	1,974	2,442	290	1,452	1,742	1,042	5,575	6,617
Santa Rosa	16	68	84	10	50	60	36	193	229
Sarasota	27	114	141	17	84	101	60	322	382
Seminole	46	195	241	29	143	172	103	550	653
Sumter	36	153	190	23	113	135	81	433	514
Suwannee	36	151	186	22	111	133	80	425	505
Taylor	4	16	20	2	12	14	9	46	54
Union	0	0	0	0	0	0	0	0	0
Volusia	266	1,126	1,392	165	828	993	594	3,178	3,772
Wakulla	0	0	0	0	0	0	0	0	0
Walton	0	0	0	0	0	0	0	0	0
Washington	3	11	14	2	8	10	6	31	37
County Unknown	270	1,141	1,412	168	839	1,007	602	3,223	3,825
<b>State of Florida Total</b>	<b>9,755</b>	<b>41,215</b>	<b>50,969</b>	<b>6,059</b>	<b>30,305</b>	<b>36,364</b>	<b>21,752</b>	<b>116,371</b>	<b>138,122</b>

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

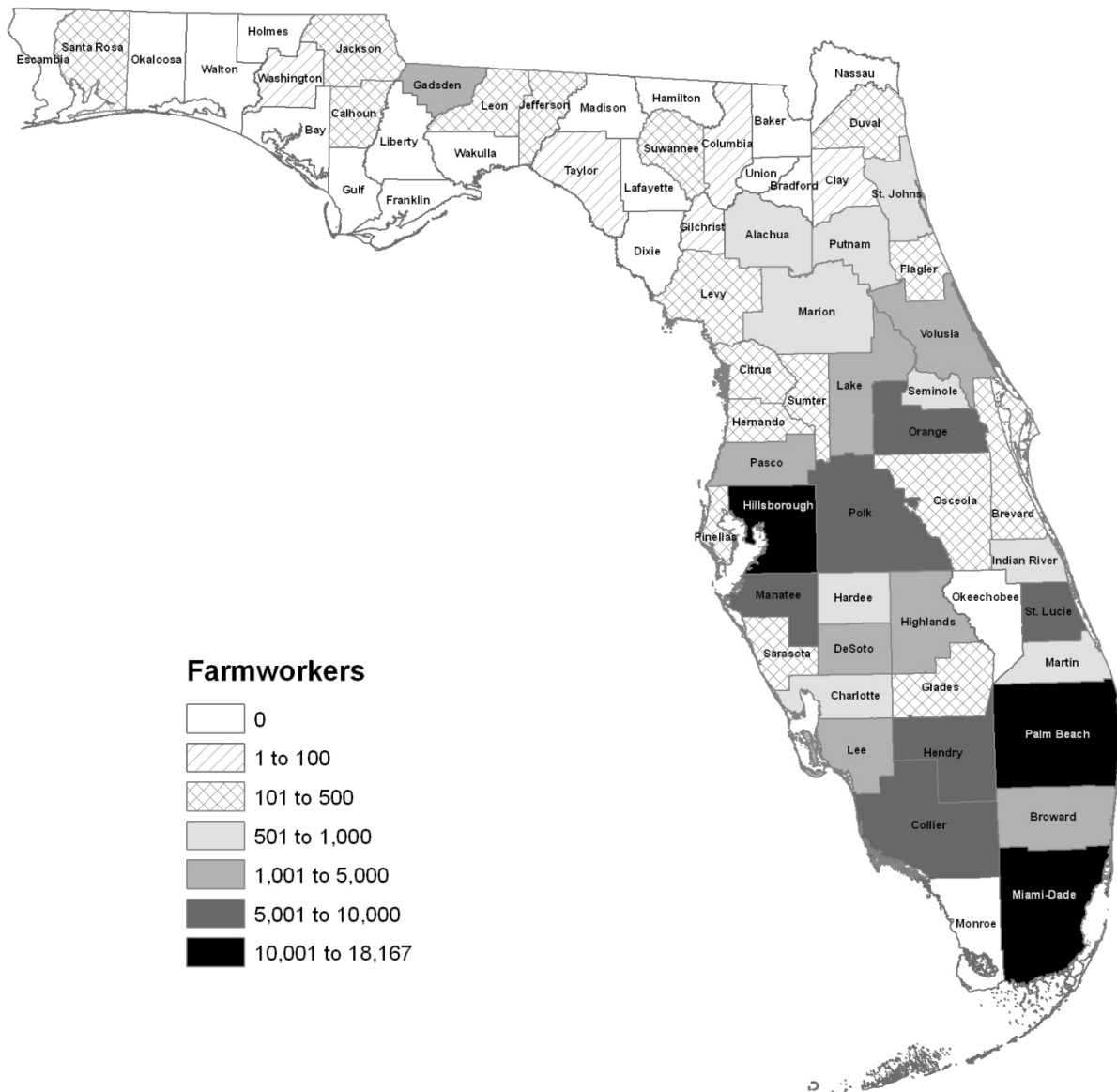
**Table 7. Total Farmworkers, Households, and Household Members by County, 2008**

<b>County</b>	<b>Percentage of State's Farmworkers</b>	<b>Total Farmworkers</b>	<b>Total Farmworker Households</b>	<b>Total Farmworker Household Members</b>
Alachua	0.67%	772	674	1,170
Baker	0.00%	0	0	0
Bay	0.00%	0	0	0
Bradford	0.00%	0	0	0
Brevard	0.15%	177	154	268
Broward	1.11%	1,271	1,109	1,927
Calhoun	0.19%	213	186	323
Charlotte	0.67%	772	674	1,170
Citrus	0.16%	184	161	280
Clay	0.07%	83	72	125
Collier	5.97%	6,851	5,980	10,391
Columbia	0.07%	81	71	124
DeSoto	1.89%	2,173	1,896	3,295
Dixie	0.00%	0	0	0
Duval	0.31%	351	306	532
Escambia	0.00%	0	0	0
Flagler	0.35%	406	355	616
Franklin	0.00%	0	0	0
Gadsden	2.31%	2,657	2,319	4,030
Gilchrist	0.03%	34	30	51
Glades	0.17%	191	167	290
Gulf	0.00%	0	0	0
Hamilton	0.00%	0	0	0
Hardee	0.77%	885	772	1,342
Hendry	4.67%	5,359	4,677	8,128
Hernando	0.15%	167	146	254
Highlands	1.88%	2,160	1,885	3,276
Hillsborough	15.82%	18,167	15,857	27,553
Holmes	0.00%	0	0	0
Indian River	0.74%	855	747	1,297
Jackson	0.10%	112	98	170
Jefferson	0.22%	257	224	390
Lafayette	0.00%	0	0	0
Lake	2.19%	2,512	2,193	3,810
Lee	1.29%	1,482	1,294	2,248
Leon	0.12%	132	116	201
Levy	0.19%	216	189	328
Liberty	0.00%	0	0	0
Madison	0.00%	0	0	0
Manatee	7.98%	9,164	7,999	13,899
Marion	0.51%	580	507	880
Martin	0.57%	652	569	989
Miami-Dade	11.96%	13,735	11,988	20,831
Monroe	0.00%	0	0	0
Nassau	0.00%	0	0	0
Okaloosa	0.00%	0	0	0
Okeechobee	0.00%	0	0	0

<b>County</b>	<b>Percentage of State's Farmworkers</b>	<b>Total Farmworkers</b>	<b>Total Farmworker Households</b>	<b>Total Farmworker Household Members</b>
Orange	5.06%	5,816	5,076	8,821
Osceola	0.22%	255	222	386
Palm Beach	10.16%	11,672	10,187	17,702
Pasco	0.93%	1,072	935	1,625
Pinellas	0.15%	177	154	268
Polk	6.85%	7,869	6,868	11,934
Putnam	0.57%	653	570	990
St. Johns	0.77%	888	775	1,347
St. Lucie	4.79%	5,502	4,802	8,344
Santa Rosa	0.17%	190	166	288
Sarasota	0.28%	318	278	482
Seminole	0.47%	543	474	824
Sumter	0.37%	428	373	649
Suwannee	0.37%	420	366	637
Taylor	0.04%	45	40	69
Union	0.00%	0	0	0
Volusia	2.73%	3,137	2,738	4,757
Wakulla	0.00%	0	0	0
Walton	0.00%	0	0	0
Washington	0.03%	31	27	46
County Unknown	2.77%	3,181	2,776	4,824
<b>State of Florida Total</b>		114,846	100,240	174,183

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

**Figure 1. Farmworkers by County, 2008**



Source: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008.

### III. INCOMES AND AFFORDABLE RENT RANGES FOR FARMWORKER HOUSEHOLDS

We used NAWS data to estimate the breakdown of farmworker households by family income range to determine how much the households can afford to pay in rent. In general, unaccompanied farmworker households tend to have lower incomes than accompanied farmworker households. Accompanied farmworkers may have several workers living in their households who contribute income from farm labor or other types of work.

Even with the workers reporting incomes below \$1,000 redistributed to other categories (see “Methodology”), unaccompanied migrant farmworkers fall most frequently into the lowest income groups, with 54% earning less than \$10,000 per year and only five percent with incomes of \$25,000 or greater. Unaccompanied seasonal workers have somewhat higher incomes, with 78% earning \$10,000-25,000 per year and an additional 9% earning more than \$25,000 per year. Table 8 below shows the distribution of unaccompanied migrant and seasonal workers within income ranges. Assuming that households can pay no more than 40% of gross income for rent, Table 8 also shows the rent that would be considered “affordable” for each income range.<sup>4</sup>

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<sup>4</sup> The 2010 Rental Market Study defines “cost burden” as paying more than 40 percent of income for rent, as specified by the Florida Housing Finance Corporation. The “Affordable Monthly Rent Range” column shows the range between 40 percent of the lowest income level and 40 percent of the highest income level in the corresponding “Annual Family Income” range.

**Table 8. Incomes and Affordable Rents for Unaccompanied Farmworkers, 2008**

Annual Family Income	Affordable Monthly Rent Range	Unaccompanied Migrant Worker Household	Unaccompanied Seasonal Worker Households	Total Unaccompanied Worker Households	Percentage of Total Unaccompanied Worker Households
\$1,000 to \$2,499	\$33 to \$83	2,848	19	2,867	4.49%
\$2,500 to \$4,999	\$84 to \$167	3,071	1,324	4,395	6.88%
\$5,000 to \$7,499	\$168 to \$250	6,966	1,424	8,390	13.14%
\$7,500 to \$9,999	\$251 to \$333	4,600	1,246	5,846	9.15%
\$10,000 to \$12,499	\$334 to \$417	3,425	5,698	9,123	14.28%
\$12,500 to \$14,999	\$418 to \$500	4,477	6,772	11,249	17.61%
\$15,000 to \$17,499	\$501 to \$583	2,167	5,077	7,244	11.34%
\$17,500 to \$19,999	\$584 to \$667	2,569	4,596	7,165	11.22%
\$20,000 to \$24,999	\$668 to \$833	669	2,314	2,983	4.67%
\$25,000 to \$29,999	\$834 to \$1,000	466	2,073	2,539	3.98%
\$30,000 to \$34,999	\$1,001 to \$1,167	1,398	312	1,710	2.68%
\$35,000 to \$39,999	\$1,168 to \$1,333	0	309	309	0.48%
Over \$40,000	\$1,334 and above	0	50	50	0.08%
<b>Total Households</b>		32,656	31,214	63,870	100.00%

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

As Table 9 shows, accompanied farmworker households tend to have higher incomes than unaccompanied farmworkers. Among accompanied migrant workers, 7% earn less than \$10,000 per year, 57% earn \$10,000-25,000 per year, and 36% earn \$25,000 per year or more. Among accompanied seasonal worker households, only 4% earn less than \$10,000 per year, 50% earn \$10,000-25,000 per year, and 46% earn \$25,000 per year or more.

**Table 9. Incomes and Affordable Rents for Accompanied Farmworker Households, 2008**

Annual Family Income	Affordable Monthly Rent Range	Accompanied Migrant Worker Household	Accompanied Seasonal Worker Households	Total Accompanied Worker Households	Percentage of Total Accompanied Worker Households
\$1,000 to \$2,499	\$33 to \$83	0	0	0	0.00%
\$2,500 to \$4,999	\$84 to \$167	0	797	797	2.19%
\$5,000 to \$7,499	\$168 to \$250	0	221	221	0.61%
\$7,500 to \$9,999	\$251 to \$333	396	297	693	1.90%
\$10,000 to \$12,499	\$334 to \$417	317	2,800	3,117	8.57%
\$12,500 to \$14,999	\$418 to \$500	187	2,533	2,721	7.48%
\$15,000 to \$17,499	\$501 to \$583	1,520	2,440	3,960	10.89%
\$17,500 to \$19,999	\$584 to \$667	659	2,055	2,713	7.46%
\$20,000 to \$24,999	\$668 to \$833	768	5,209	5,977	16.44%
\$25,000 to \$29,999	\$834 to \$1,000	1,075	3,137	4,212	11.58%
\$30,000 to \$34,999	\$1,001 to \$1,167	105	2,936	3,042	8.37%
\$35,000 to \$39,999	\$1,168 to \$1,333	160	3,546	3,706	10.19%
Over \$40,000	\$1,334 and above	872	4,334	5,205	14.31%
<b>Total Households</b>		<b>6,059</b>	<b>30,304</b>	<b>36,363</b>	<b>100.00%</b>

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008 and United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.

These income and rent ranges show that nearly 35% of unaccompanied farmworkers need single-person units or beds with rents below \$333 per month, with an additional 32% needing units with rents below \$500 per month. Many accompanied farmworker families also need housing units with rents well below the market rate, with one-fifth requiring units with rents of \$500 per month or less. However, 44% of accompanied farmworker families may be able to afford rents closer to market rates; i.e., in the \$834 and above range.

Table 10 and Figure 2 show the percentages of unaccompanied and accompanied farmworker households that are able to afford rents at various levels. Again, note that these numbers likely underestimate the number of accompanied worker households in need of housing in the lowest rent ranges and overestimate the number that can afford housing at higher rents.

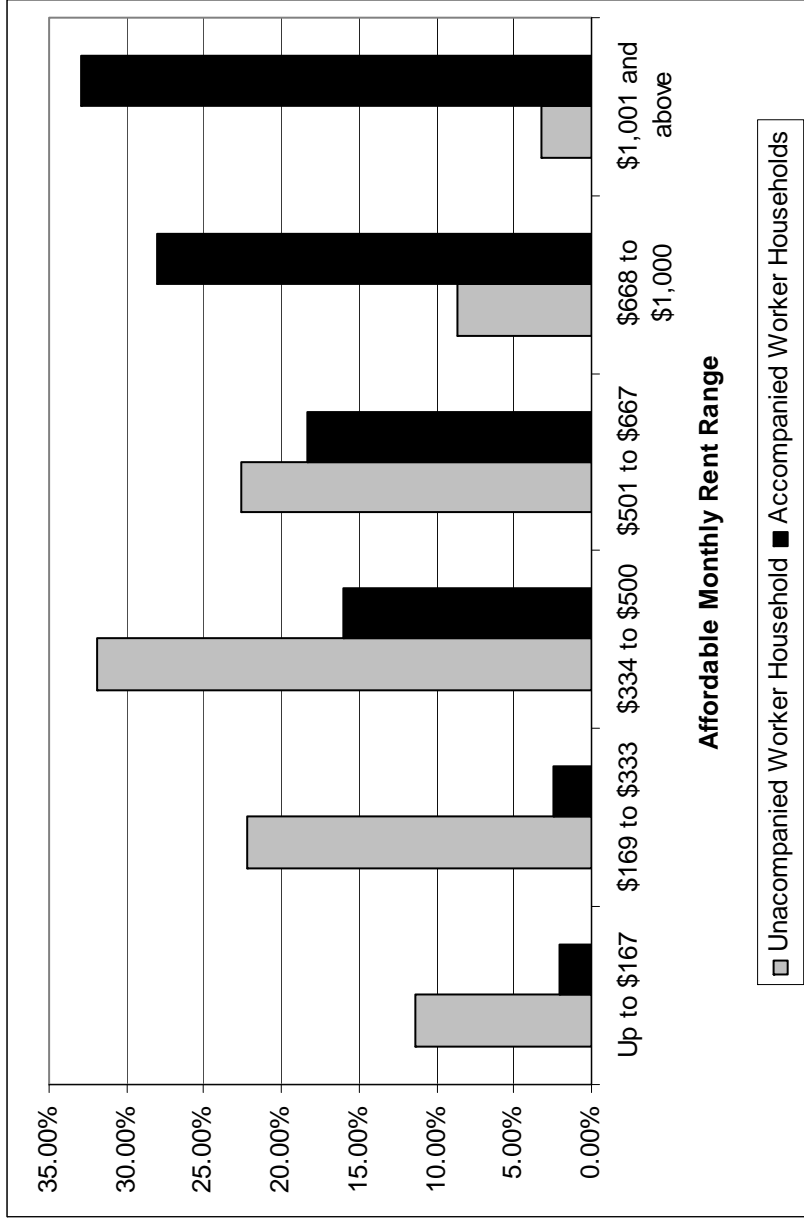
**Table 10. Percentage of Unaccompanied and Accompanied Farmworker Households by Affordable Rent Range, 2008**

<b>Affordable Monthly Rent Range</b>	<b>Unaccompanied Worker Households</b>	<b>Accompanied Worker Households</b>
Up to \$167	11%	2%
\$169 to \$333	22%	3%
\$334 to \$500	32%	16%
\$501 to \$667	23%	18%
\$668 to \$1,000	9%	28%
\$1,001 and above	3%	33%

Source: United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008.



**Figure 2. Percentage of Unaccompanied and Accompanied Farmworker Households by Affordable Rent Range, 2008**



Source: United States Department of Labor, *National Agricultural Workers Survey, 2005-2008*.

#### IV. FARMWORKER HOUSING SUPPLY

While farmworkers may find a variety of types of housing arrangements, two types of government-licensed or subsidized housing are reserved specifically for farmworkers:

- State- and federally-subsidized multifamily housing: The Florida Housing Finance Corporation (Florida Housing) allocates some of its SAIL, HOME, and housing tax credit resources to multifamily developments designed to house farmworkers. In addition, a number of multifamily housing complexes receive development subsidies from the U.S. Department of Agriculture's Rural Development (RD) program to provide housing for farmworker families under the Section 514 and 516 programs. Presently, there are 7,567 farmworker units with these types of financing in operation or under development, an 18% increase over the 2007 total of 6,401 units.
- Department of Health-permitted camps: The Florida Department of Health (DOH) issues permits for camps to house unaccompanied migrant and seasonal farmworkers. The current occupancy of DOH-permitted camps is 34,527 beds. Of these, 1,118 beds are located in RD or Florida Housing multifamily developments. Therefore, the DOH camps add 33,409 unduplicated beds to the supply, a 21% increase over the 2007 total of 27,591 units.<sup>5</sup> The tables and maps below reflect this unduplicated capacity.

Assuming that the Section 514/516 units and Florida Housing-assisted units can house an average of four persons, the farmworker housing supply can house a total of 63,677 farmworkers and their family members in Florida.

Table 11 lists the supply of these two types of farmworker housing by Florida county. The term "capacity" in this table and the following map refers to the number of individual farmworkers and their household members who can be housed. The term "unit" in this and later tables refers to an apartment in a Section 514/516 or Florida Housing development. A single unit may have the capacity to house several farmworkers and family members. Figure 3 maps the total capacity of beds for farmworkers and their family members by county.

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<sup>5</sup> The 2007 count of DOH-permitted beds may have been artificially low, as the listed capacity of permitted camps shifts over time depending on current occupancy. The 2010 count returns to historic levels of DOH camp capacity, similar to those reported in the 2001 and 2004 studies.

**Table 11. DOH Permitted Camps and State- and Federally-Assisted Farmworker Housing by County, 2010**

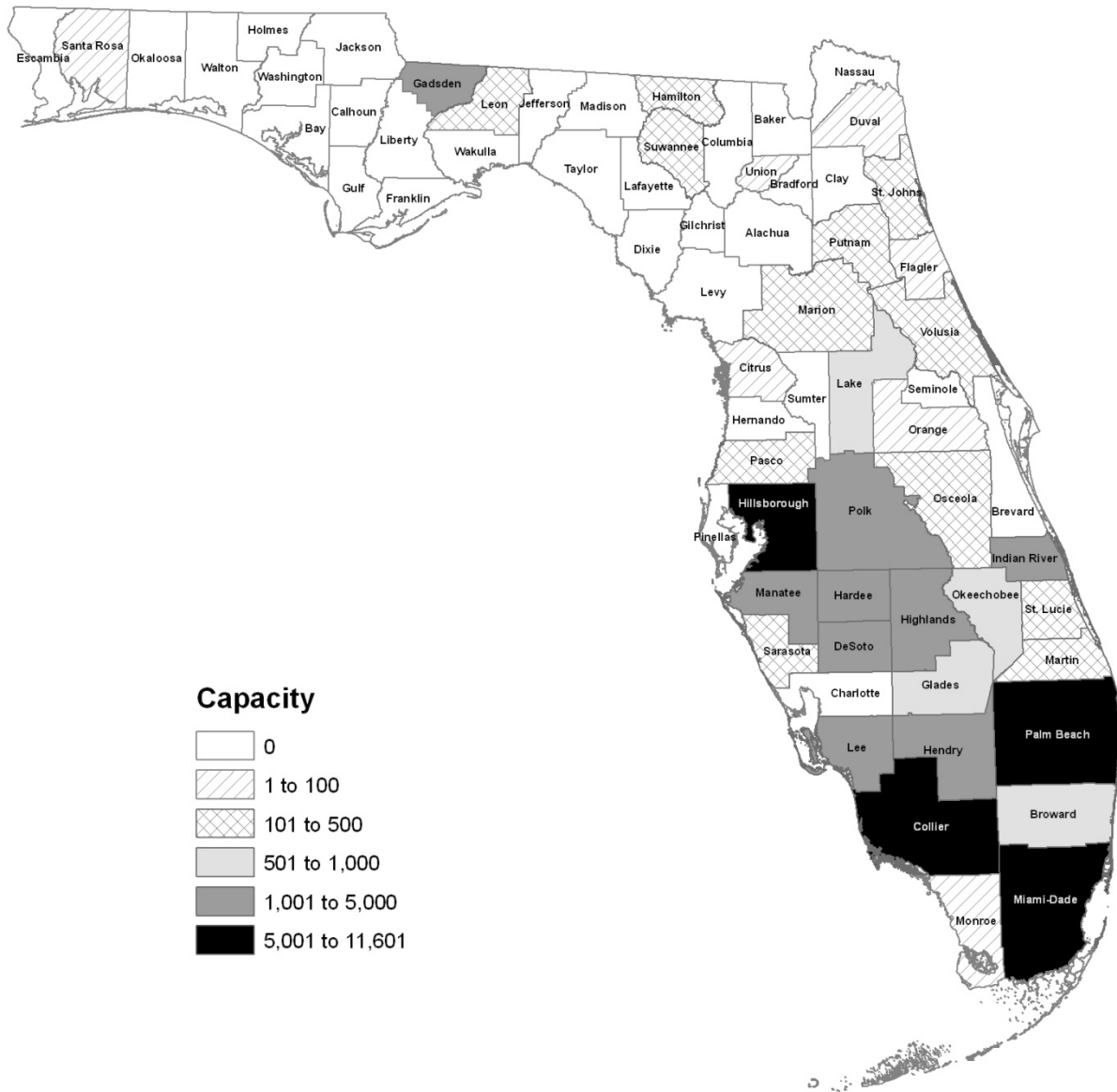
<u>County</u>	<u>RD &amp; Florida Housing Multifamily Housing</u>		<u>DOH Permitted Camps<sup>6</sup></u>	<u>Total Capacity</u>
	<u>Units</u>	<u>Capacity</u>	<u>Capacity</u>	
Alachua	0	0	0	0
Baker	0	0	0	0
Bay	0	0	0	0
Bradford	0	0	0	0
Brevard	0	0	0	0
Broward	176	704	0	704
Calhoun	0	0	0	0
Charlotte	0	0	0	0
Citrus	0	0	92	92
Clay	0	0	0	0
Collier	1,244	4,976	6,625	11,601
Columbia	0	0	0	0
DeSoto	48	192	2,416	2,608
Dixie	0	0	0	0
Duval	0	0	5	5
Escambia	0	0	0	0
Flagler	0	0	66	66
Franklin	0	0	0	0
Gadsden	243	972	72	1,044
Gilchrist	0	0	0	0
Glades	0	0	664	664
Gulf	0	0	0	0
Hamilton	0	0	304	304
Hardee	172	688	862	1,550
Hendry	348	1,392	2,372	3,764
Hernando	0	0	0	0
Highlands	96	384	1,389	1,773
Hillsborough	539	2,156	4,197	6,353
Holmes	0	0	0	0
Indian River	481	1,924	304	2,228
Jackson	0	0	0	0
Jefferson	0	0	0	0
Lafayette	0	0	0	0
Lake	136	544	100	644
Lee	246	984	544	1,528
Leon	0	0	344	344
Levy	0	0	0	0
Liberty	0	0	0	0
Madison	0	0	0	0
Manatee	208	832	2,539	3,371
Marion	124	496	0	496

<sup>6</sup> To avoid double-counting, this column does not include capacity in camps that are also listed as multifamily housing with RD & Florida Housing. The overlap includes seven camps with a capacity of 1,118 beds: two camps in Collier County, capacity 351; one camp in Hillsborough County, capacity 64; two camps in Miami-Dade County, capacity 176; one camp in Palm Beach County, capacity 95; and one camp in Pasco County, capacity 502.

<u>County</u>	<b>RD &amp; Florida Housing Multifamily Housing</b>		<b>DOH Permitted Camps<sup>6</sup></b>	<b><u>Total Capacity</u></b>
	<b>Units</b>	<b>Capacity</b>	<b>Capacity</b>	
Martin	117	468	10	478
Miami-Dade	1,604	6,416	48	6,464
Monroe	14	56	0	56
Nassau	0	0	0	0
Okaloosa	0	0	0	0
Okeechobee	115	460	245	705
Orange	0	0	50	50
Osceola	0	0	160	160
Palm Beach	886	3,544	7,455	10,999
Pasco	102	408	76	484
Pinellas	0	0	0	0
Polk	373	1,492	1,567	3,059
Putnam	52	208	108	316
Saint Johns	0	0	273	273
Saint Lucie	104	416	40	456
Santa Rosa	0	0	26	26
Sarasota	78	312	0	312
Seminole	0	0	0	0
Sumter	0	0	0	0
Suwannee	0	0	288	288
Taylor	0	0	0	0
Union	0	0	96	96
Volusia	61	244	72	316
Wakulla	0	0	0	0
Walton	0	0	0	0
Washington	0	0	0	0
<b>State of Florida Total</b>	<b>7,567</b>	<b>30,268</b>	<b>33,409</b>	<b>63,677</b>

Sources: Florida Department of Health; Shimberg Center for Housing Studies, Assisted Housing Inventory.

**Figure 3. Farmworker Housing Supply by County, 2010**



Sources: Florida Department of Health; Shimberg Center for Housing Studies, Assisted Housing Inventory.

The 13 counties with the capacity to house 1,000 or more farmworkers are Collier, DeSoto, Gadsden, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lee, Manatee, Miami-Dade, Palm Beach, and Polk. These counties contain 88% of the state's farmworker housing capacity.

In most cases, the counties with the most farmworker housing supply also have the most farmworkers. Hillsborough, Miami-Dade, Palm Beach, Manatee, Polk, Collier, Hendry, and Volusia Counties appear on the lists of counties with highest number of farmworkers and the largest farmworker housing capacity. There are, however, some disparities between the lists: Orange County ranks seventh in the number of farmworkers, St. Lucie County ranks eighth, and Volusia County ranks tenth, but these counties have housing capacity below 1,000.

It is important to note that many farmworkers meet their housing needs through the private market or through subsidized housing not specifically reserved for farmworkers. Thus, the supply described in this section does not represent the full extent of affordable housing that might be available to farmworkers. When compared with the number of farmworker households and household members, as in the following section, this constrained definition of supply yields a higher need for farmworker housing than what a true accounting of the full supply of housing available to farmworkers would yield.

## V. NEED ESTIMATE: COMPARISON OF SUPPLY AND HOUSEHOLDS

The following estimates of the need for additional farmworker housing in Florida compare the supply of farmworker housing in each county to the number of farmworker households and household members. Table 12 estimates the need for total capacity—the number of individuals who need farmworker housing in each county—by comparing the capacity of DOH-permitted camps, Section 514/516 housing, and Florida Housing-assisted farmworker housing to the number of farmworkers and household members. Note that each Section 514/516 and Florida Housing-assisted unit adds a capacity of four to the supply.

Table 13 estimates the need for beds for single farmworkers and housing units for families by comparing the number of DOH-permitted units to the number of unaccompanied farmworkers and the number of multifamily Section 514/516 and Florida Housing-assisted units to the number of accompanied farmworker households. In this table, a single unit is counted once rather than as a capacity of four. Figures 4 and 5 are maps showing the need for beds for unaccompanied farmworkers and for multifamily units by county.

While we have compared the number of unaccompanied farmworkers to the number of DOH-permitted camp beds in Table 13, it is important to note that groups of unaccompanied farmworkers also may share units in state- and federally-subsidized multifamily developments. Therefore, some of the Florida Housing and Section 514/516 units that we have assigned to accompanied farmworker households may serve unaccompanied workers. Moreover, because unaccompanied workers may share housing, the numbers of *beds* needed for them do not necessarily translate to the number of individual *units* needed. Multifamily units may provide several beds; for example, a two-bedroom unit may provide four beds for unaccompanied farmworkers. Finally, note that any developments appearing in both the Florida Housing/RD multifamily list and the DOH camp list will be reflected in the multifamily category only.

Analysis of the numbers in Table 12 and 13 reveals that the total statewide gap between farmworker housing capacity and the number of farmworkers and their household members is 110,506 beds. The total gap between the number of single worker beds and the number of unaccompanied farmworkers is 28,698 beds. Nine counties have an unmet need for single worker housing exceeding 1,000 beds: Gadsden, Hillsborough, Lake, Manatee, Miami-Dade, Orange, Polk, St. Lucie, and Volusia. The total gap between the number of multifamily units and the number of accompanied farmworker households is 27,790 units. The eight counties with unmet need for multifamily farmworker units exceeding 1,000 units are Hendry, Hillsborough, Manatee, Miami-Dade, Orange, Palm Beach, Polk, and St. Lucie.

The supply and demand numbers show marked changes from the previous Rental Market Study. The gap between unaccompanied workers and the supply of DOH-permitted camps dropped dramatically—a 42% drop from 49,568 beds in 2007 to 28,698 beds 2010. As noted above, the number of unaccompanied workers decreased from 2007 to 2010, while the capacity of DOH-permitted camps increased during the same time. However, the gap between accompanied worker households and multifamily units increased by 27%, from 21,768 units in 2007 to a 27,790 unit gap in 2010. The increase in multifamily units during this time was more than offset by a large increase in accompanied worker households.

**Table 12. Need for Total Farmworker Housing Capacity by County, 2008**

<b>County</b>	<b>Demand: Farmworkers &amp; Household Members</b>	<b>Capacity: Farmworker Housing</b>	<b>Need: Farmworker Household Members Minus Capacity</b>
Alachua	1,170	0	1,170
Baker	0	0	0
Bay	0	0	0
Bradford	0	0	0
Brevard	268	0	268
Broward	1,927	704	1,223
Calhoun	323	0	323
Charlotte	1,170	0	1,170
Citrus	280	92	188
Clay	125	0	125
Collier	10,391	11,601	-1,210
Columbia	124	0	124
DeSoto	3,295	2,608	687
Dixie	0	0	0
Duval	532	5	527
Escambia	0	0	0
Flagler	616	66	550
Franklin	0	0	0
Gadsden	4,030	1,044	2,986
Gilchrist	51	0	51
Glades	290	664	-374
Gulf	0	0	0
Hamilton	0	304	-304
Hardee	1,342	1,550	-208
Hendry	8,128	3,764	4,364
Hernando	254	0	254
Highlands	3,276	1,773	1,503
Hillsborough	27,553	6,353	21,200
Holmes	0	0	0
Indian River	1,297	2,228	-931
Jackson	170	0	170
Jefferson	390	0	390
Lafayette	0	0	0
Lake	3,810	644	3,166
Lee	2,248	1,528	720
Leon	201	344	-143
Levy	328	0	328
Liberty	0	0	0
Madison	0	0	0
Manatee	13,899	3,371	10,528
Marion	880	496	384
Martin	989	478	511
Miami-Dade	20,831	6,464	14,367
Monroe	0	56	-56
Nassau	0	0	0
Okaloosa	0	0	0
Okeechobee	0	705	-705
Orange	8,821	50	8,771



<u>County</u>	<b>Demand: Farmworkers &amp; Household Members</b>	<b>Capacity: Farmworker Housing</b>	<b>Need: Farmworker Household Members Minus Capacity</b>
Osceola	386	160	226
Palm Beach	17,702	10,999	6,703
Pasco	1,625	484	1,141
Pinellas	268	0	268
Polk	11,934	3,059	8,875
Putnam	990	316	674
Saint Johns	1,347	273	1,074
Saint Lucie	8,344	456	7,888
Santa Rosa	288	26	262
Sarasota	482	312	170
Seminole	824	0	824
Sumter	649	0	649
Suwannee	637	288	349
Taylor	69	0	69
Union	0	96	-96
Volusia	4,757	316	4,441
Wakulla	0	0	0
Walton	0	0	0
Washington	46	0	46
<b>State of Florida Total<sup>7</sup></b>	<b>174,183</b>	<b>63,677</b>	<b>110,506</b>

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008; United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008; Florida Department of Health, 2010; Shimberg Center for Affordable Housing, *Affordable Housing Inventory*, 2010.

<sup>7</sup> The demand for State of Florida includes a "county unknown" total, although there is not a row reflecting this additional demand.

**Table 13. Need for Total Farmworker Housing Units by Type and County, 2008**

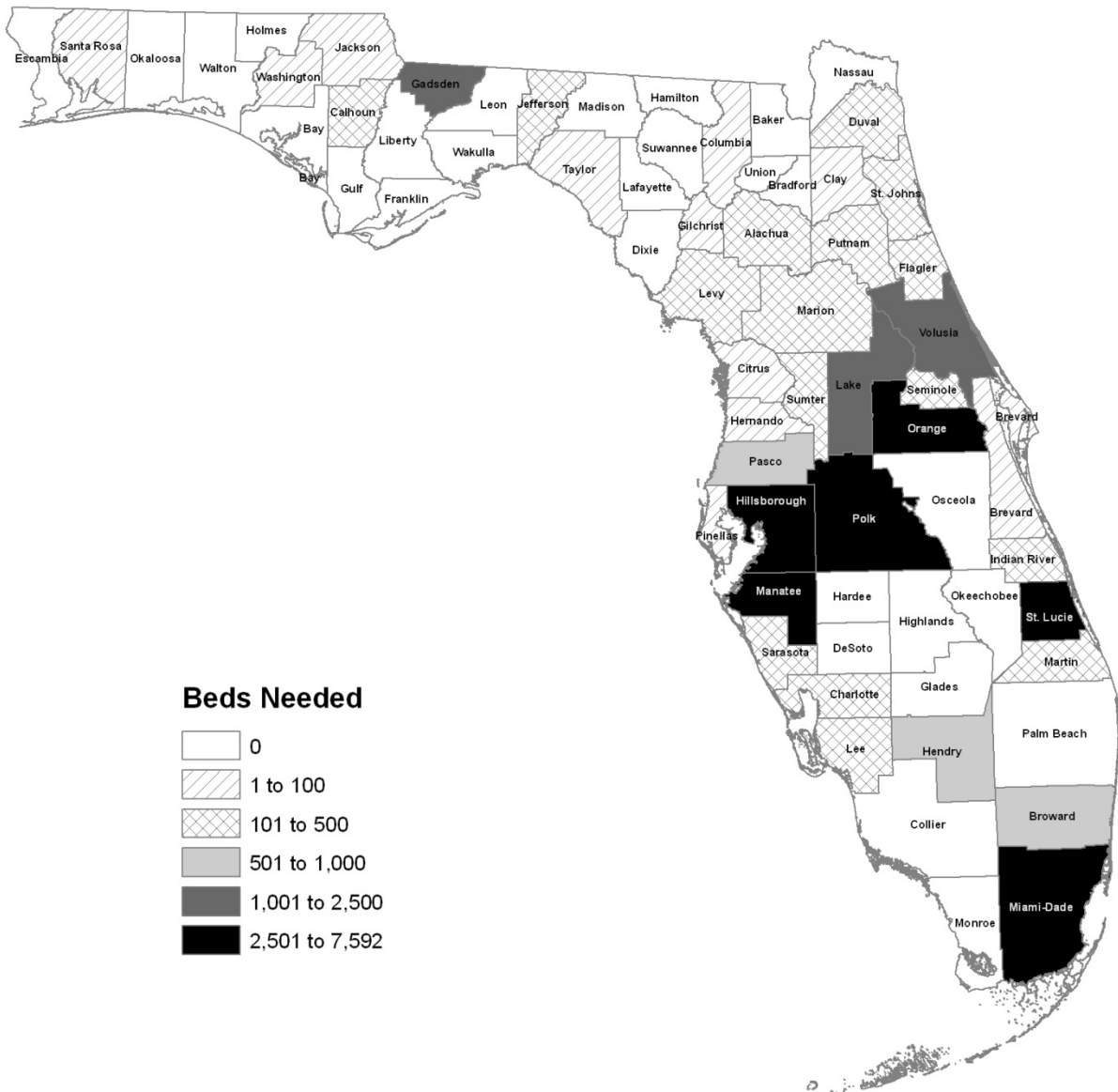
<b>County</b>	<b>Unaccompanied Migrant &amp; Seasonal Households</b>	<b>Supply: DOH Permitted Camps</b>	<b>Need for Single Person Beds</b>	<b>Accompanied Migrant &amp; Seasonal Households</b>	<b>Supply: Section 514/516 and Florida Housing - Assisted Multifamily Units</b>	<b>Need for Multifamily Units</b>
Alachua	429	0	429	244	0	244
Baker	0	0	0	0	0	0
Bay	0	0	0	0	0	0
Bradford	0	0	0	0	0	0
Brevard	98	0	98	56	0	56
Broward	707	0	707	402	176	226
Calhoun	118	0	118	67	0	67
Charlotte	429	0	429	244	0	244
Citrus	103	92	11	58	0	58
Clay	46	0	46	26	0	26
Collier	3,811	6,625	-2,814	2,169	1,244	925
Columbia	45	0	45	26	0	26
DeSoto	1,208	2,416	-1,208	688	48	640
Dixie	0	0	0	0	0	0
Duval	195	5	190	111	0	111
Escambia	0	0	0	0	0	0
Flagler	226	66	160	129	0	129
Franklin	0	0	0	0	0	0
Gadsden	1,478	72	1,406	841	243	598
Gilchrist	19	0	19	11	0	11
Glades	106	664	-558	61	0	61
Gulf	0	0	0	0	0	0
Hamilton	0	304	-304	0	0	0
Hardee	492	862	-370	280	172	108
Hendry	2,981	2,372	609	1,697	348	1,349
Hernando	93	0	93	53	0	53
Highlands	1,201	1,389	-188	684	96	588
Hillsborough	10,104	4,197	5,907	5,752	539	5,213
Holmes	0	0	0	0	0	0
Indian River	476	304	172	271	481	-210
Jackson	62	0	62	35	0	35
Jefferson	143	0	143	81	0	81
Lafayette	0	0	0	0	0	0
Lake	1,397	100	1,297	795	136	659
Lee	824	544	280	469	246	223
Leon	74	344	-270	42	0	42

<b>County</b>	<b>Unaccompanied Migrant &amp; Seasonal Households</b>	<b>Supply: DOH Permitted Camps</b>	<b>Need for Single Person Beds</b>	<b>Accompanied Migrant &amp; Seasonal Households</b>	<b>Supply: Section 514/516 and Florida Housing - Assisted Multifamily Units</b>	<b>Need for Multifamily Units</b>
Levy	120	0	120	68	0	68
Liberty	0	0	0	0	0	0
Madison	0	0	0	0	0	0
Manatee	5,097	2,539	2,558	2,902	208	2,694
Marion	323	0	323	184	124	60
Martin	363	10	353	206	117	89
Miami-Dade	7,639	48	7,591	4,349	1,604	2,745
Monroe	0	0	0	0	14	-14
Nassau	0	0	0	0	0	0
Okaloosa	0	0	0	0	0	0
Okeechobee	0	245	-245	0	115	-115
Orange	3,235	50	3,185	1,842	0	1,842
Osceola	142	160	-18	81	0	81
Palm Beach	6,492	7,455	-963	3,696	886	2,810
Pasco	596	76	520	339	102	237
Pinellas	98	0	98	56	0	56
Polk	4,377	1,567	2,810	2,491	373	2,118
Putnam	363	108	255	207	52	155
Saint Johns	494	273	221	281	0	281
Saint Lucie	3,060	40	3,020	1,742	104	1,638
Santa Rosa	106	26	80	60	0	60
Sarasota	177	0	177	101	78	23
Seminole	302	0	302	172	0	172
Sumter	238	0	238	135	0	135
Suwannee	233	288	-55	133	0	133
Taylor	25	0	25	14	0	14
Union	0	96	-96	0	0	0
Volusia	1,745	72	1,673	993	61	932
Wakulla	0	0	0	0	0	0
Walton	0	0	0	0	0	0
Washington	17	0	17	10	0	10
<b>State of Florida Total<sup>8</sup></b>	<b>62,107</b>	<b>33,409</b>	<b>28,698</b>	<b>35,357</b>	<b>7,567</b>	<b>27,790</b>

Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008; United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008; Florida Department of Health, 2010; Shimberg Center for Affordable Housing, *Affordable Housing Inventory*, 2010.

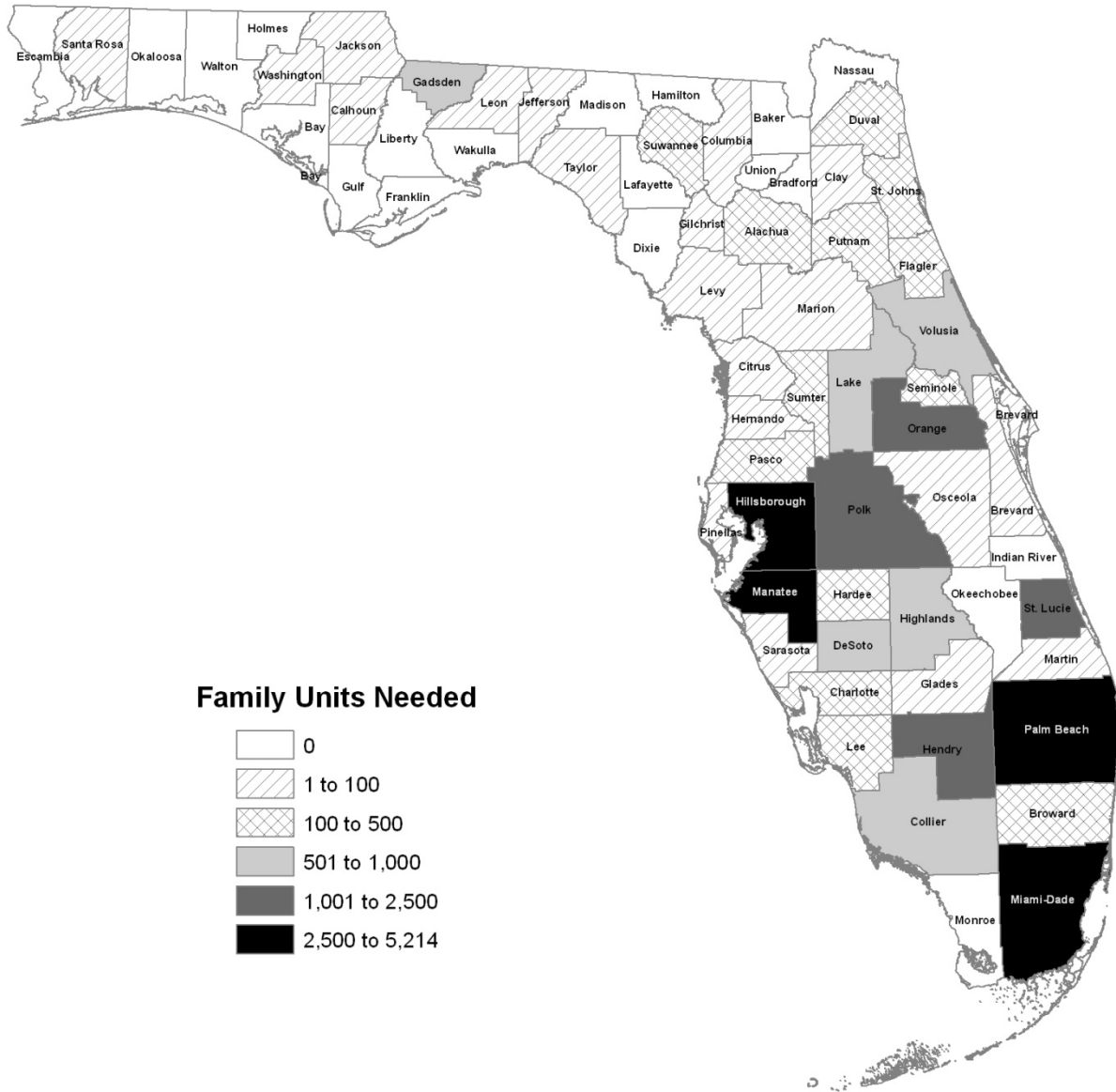
<sup>8</sup> The demand for State of Florida includes a "county unknown" total, although there is not a row reflecting this additional demand.

**Figure 4. Need for Single Farmworker Beds by County, 2008**



Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008; United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008; Florida Department of Health, 2010; Shimberg Center for Affordable Housing, *Affordable Housing Inventory*, 2010.

**Figure 5. Need for Farmworker Multifamily Units by County, 2008**



Sources: United States Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*, 2008; United States Department of Labor, *National Agricultural Workers Survey*, 2005-2008; Florida Department of Health, 2010; Shimberg Center for Affordable Housing, *Affordable Housing Inventory*, 2010.

## VI. DATA LIMITATIONS

The numbers of farmworkers and housing units and the income numbers on which the analysis in this report is based should be used with caution due to several data limitations. First, as noted in the Methodology section, the method of using QCEW data on wages to estimate the number of farmworkers results in only 86% of farmworkers being assigned to specific counties. An additional two percent are designated as “County Unknown,” and the remaining 12% are distributed among counties based on those counties’ share of the 86% of workers already allocated. This will result in overestimates of workers in some counties, particularly those with the largest number of farmworkers, and underestimates of workers in some of the counties with fewer workers.

Second, the sample of workers questioned for the NAWS survey is small and may under-represent people working on Florida citrus farms. Thus, the division between migrant and seasonal workers, the division between accompanied and unaccompanied workers, and the income numbers are subject to error.

Third, as noted in Section II, the lack of family income data by household led us to extrapolate the number of households in each income range from the number of workers in that range. This may have led to an overestimate of accompanied worker households at the higher income levels and an underestimate of accompanied worker households at the lower income levels.

Finally, as noted in Section III, the count of housing units for farmworkers and their families does not include farmworker housing that might be provided by the private market or local entities, other than those licensed as camps by the state. In some cases, the camps themselves may be able to house more workers, since the capacity recorded by DOH reflects point-in-time occupancy levels. Therefore, while the supply numbers do accurately reflect the stock of state- and federally-subsidized multifamily units reserved for farmworkers and likely account for the vast majority of beds in DOH camps, they do not reflect all of the housing choices that may be available to farmworkers.

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