

Frequently Asked Questions (FAQ)

Applications due May 13

Q. What is the Wayne County Farmworker Housing Replacement Program?

A. This is a Farmworker Mobile-manufacturing housing (MMH) replacement program to improve safety for those workers. The funding source requires 51% of the beneficiaries to be Low to Moderate Income (see LMI below). This funding has not yet been awarded but will potentially be made possible through the NYS Office of Community Renewal (OCR) through the Community Development Block Grant program. Grants to improve housing conditions contributing to the spread of COVID (overcrowding, environmental conditions, substandard living conditions). This includes rehabilitation of existing housing or in-kind replacement of existing MMH housing units.

Q. When does the Wayne County Farmworker Housing Replacement Program begin?

A. Wayne County has applied for funding to the NYS Office of Community Renewal. The County expects to hear by the end of June that funding has been awarded.

Q. Why is the County taking applications before it has the money?

A. The State criteria for this money is that the program needs to be completed within 12-months. In order to meet all the CDBG program criteria, there are many required non-construction steps that take time. These steps will occur during the growing and harvest seasons in order to begin site work and project completion.

Q. What is the anticipated timeline for this project? (Dependent upon receiving an award from the State)

May 13, 2022 Farm application deadline

June 15, 2022 Site visit by program staff to ensure the mobile home needs replacing.

July 11 award of grant to farm

July-Nov. receive bids and award contracts

Jan-April project implementation

May-August Low to moderate verification of first beneficiaries.

Q. Are non-mobile or manufactured homes eligible for this program?

A. No, this is only for mobile/manufactured houses. This is a criteria from the NYS Office of Community Renewal program.

Q. Can I perform the work myself and apply for reimbursement?

A. No, this is not a reimbursement program. The program will utilize a competitive bidding process to contract with a mobile home retailer to provide the labor and equipment for removal and replacement of the mobile homes.

Q. Are all the homes on the farm eligible for replacement?

A. No, homes for owners and managers of the farm are not eligible. Homes that are not mobile-manufactured homes are not eligible.

Q. Are there any “strings” attached to this program?

A. Yes, 1) the farm owner is responsible for ensuring at least 51% of the beneficiaries who enter the home in 2023 are low to moderate income. Beneficiaries means the person/people living together in the MMH as a family unit. Un-related individuals are considered individual family units. The first group of workers to occupy the new housing in 2023 must complete and sign a form similar to the attached form. There will be no further income certification required in subsequent years. **2)** Additionally there is a 5-year forgivable lien placed on the property that will decrease 20% per year to ensure the home remains in service as farmworker housing.



Applications Due By 5/13/22



Frequently Asked Questions (FAQ)

Applications due May 13

Q. LMI- What is Low-to-moderate-income?

A. A low-and moderate income person is defined as being a member of a household whose income is less than 80% of the area median income for the household size. A principal benefit to low- and moderate-income persons requires at least 51% of the project beneficiaries to qualify as low- and moderate-income. See the attached chart for an example. The farmworkers must be LMI at the time of assistance. In other words, when the farmworkers first move into the improved housing over half must be LMI at that time. The workers must fill in a form like the one at the end of this document.

Q. How will the farms be chosen?

A. All eligible farms will be placed in a group and the names drawn by a lottery drawing.

Family Income form

Q. Are all workers required to fill in the form?

A. Yes, all workers living in the replacement house. Workers who live in other houses are not required to fill in this form. Will there be other forms of farmworker verification required? Not during the first year, however OCR contracts state that the OCR has the right to request further verification from the beneficiaries if they are still available. The first group of workers to occupy the new housing in 2023 must complete and sign a form similar to the attached form. There will be no further income certification required in subsequent years.

Q. Can I add a MMH without removing the existing unit?

A. No, the MMH is only eligible if replacing an existing unit with new unit, if a unit does not currently exist, then that falls under new construction

Q. Can a 3-bedroom MMH unit be replaced with a new 4-bedroom unit MMH?

A. Maybe, a new 4-unit MMH can replace a 3 unit as long as the new unit is sized for household need/size.

Q. Is this only for harvest labor or can the housing also be for year-round workers?

A. It can be either for harvest or year-round workers.

Q. How do you determine the size of the family?

A. By counting the members of the family unit benefitting from the new MMH. If a year-round worker has family living with him/her, they would count all the members of their family as beneficiaries.

Q. What if the farmworker's family is living in another state or country?

A. The size of the family is determined by how many benefit from the new MMH, i.e. are living in the new unit.

Q. My farm operation is located in another county but the mobile home is in Wayne County. Can I apply?

A. Wayne County will prioritize MMH projects where the base of operations is located in Wayne County, however if funding is available following the awarding of these local projects, farm operations in other counties will be eligible. Mobile-Manufactured Homes located in other counties are not eligible for this program.

For questions, please email Ora Rothfuss, Ag Development at orothfuss@co.wayne.ny.us



Applications Due By 5/13/22



