



September 19, 2017

Mayor Jesus Olvera Garcia
City of Greenfield
599 El Camino Road
Greenfield, CA 93927

SUBJECT: City of Greenfield Planning Commission Resolution No. 2018-12 approving design review for construction of 168-unit high density agricultural worker housing project at 360 Walnut Avenue as part of the Walnut Avenue Specific Area Plan

Dear Mayor Garcia and City Council Members:

LandWatch is pleased to support the City of Greenfield Planning Commission Resolution No. 2018-12 for the high density agricultural worker housing project that Avila Construction is proposing.

Based on Mike Avila's representations we understand that the proposed development would consist of 168 (2 bedroom, 2 bathroom) apartment units, each housing up to 8 agricultural employees and would be available to multiple local agricultural employers, including grower shippers and labor contractors. The project would provide quality, centralized housing to as many as 1,344 agricultural workers and facilitate access to public and employee-provided transportation, thus reducing carbon emissions and traffic. Development is slated to be completed in two phases over two years, with construction beginning as early as February 2019.

This project serves a critical need for clean, safe, convenient, and affordable housing for agricultural workers. In addition to meeting this important human need, the project is consistent with "smart" planning principles that LandWatch advocates:

- The project is "infill" in an area designated for growth in the Greenfield General Plan. As such, it offers residents good public services within short walking and biking distances.
- Housing agricultural workers in a central location will facilitate public transportation and reduce traffic. Buses will transport workers to and from their jobs in agricultural fields.
- The new apartments will be much more water efficient, energy efficient, safer, and cleaner than the overcrowded homes and other places where workers currently live.

- The project is being designed and built by the same teams that design and built the highly successfully Tanimura and Antle and Casa Boronda agricultural worker housing projects that LandWatch supported.

LandWatch is proud to join other housing advocates and the agricultural community in supporting the project. LandWatch recommends that the project include as many common area amenities as possible given the large amount of workers on site.

Sincerely,

Michael DeLapa
Executive Director

cc: Mike Avila