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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair  
2025 - 2026 Regular Session

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### AB 1890 (Aguiar-Curry) - County of Napa: farmworker housing: funding

**Version:** March 10, 2026  
**Urgency:** No  
**Hearing Date:** June 22, 2026

**Policy Vote:** HOUSING 10 - 0  
**Mandate:** No  
**Consultant:** Mark McKenzie

**Bill Summary:** AB 1890 would increase the amount of matching funds that the Department of Housing and Community Development (HCD) must award each year to the Napa County Housing Authority (NCHA) for its farmworker centers from up to \$250,000 to up to \$500,000 annually.

#### **Fiscal Impact:**

- Ongoing annual local assistance costs of up to \$250,000, beginning in 2027-28, to provide additional matching funds to the NCHA for its farmworker centers. (General Fund)
- HCD indicates that it would not incur any additional workload-related costs to administer the program as a result of this bill. (General Fund)

**Background:** Existing law requires HCD, through its Office of Migrant Services (OMS), to assist in the development, construction, reconstruction, rehabilitation, and operation of migrant farm labor centers, which provide subsidized rental housing for 270 days each year during the peak harvesting season. HCD also administers the Joe Serna, Jr. Farmworker Housing Grant Program, which provides funding for new construction, rehabilitation, and acquisition of housing for agricultural workers, but not for ongoing operations.

Napa County's economy is based largely on its \$1 billion agriculture industry, the value of which arises almost exclusively from its wine grape crops. To address the housing needs of its farmworker workforce, Napa County operates three farmworker centers, totaling 180 beds, serving an average of 400 farmworkers during the eleven months of the year that each is open. Housing consists of dormitory style accommodations with two renters per room, and lodgers receive food, hot showers, laundry facilities, a library, and internet access on-site. Rents paid by lodgers, which are currently \$18 per night, contribute just over \$1 million annually, which represents approximately 46% of the centers' operating costs.

Existing law, as enacted by AB 1550 (Wiggins), Chap. 340/2001, authorizes the Napa County Board of Supervisors to form a county service area to fund the acquisition, construction, leasing, or maintenance of farmworker housing. Napa County subsequently adopted an ordinance in 2002 to form CSA No.4, and with the approval of affected landowners, levied an assessment of \$10 per acre of planted vineyard on the local agricultural industry to support three Napa farmworker centers. In 2017, SB 240 (Dodd), Chap. 72/2017, increased the maximum annual assessment from \$10 to \$15. This private assessment, which is currently set at \$14 per acre, generates

approximately \$650,000 in annual revenue, representing about 30% of the operating costs of the farmworker housing centers. The assessment has been reauthorized by the property owners every five years.

Although the original construction of the Napa County farmworker centers was supported by state Joe Serna, Jr. Farmworker Housing Grant Program funds, these centers do not receive ongoing state assistance through OMS. With the enactment of SB 317 (Aguiar-Curry), Chap. 469/2017, however, HCD is required to award up to \$250,000 annually in matching funds to NCHA upon demonstration that NCHA continues to effectively serve the housing needs of Napa's farmworkers. These funds are provided through an agreement between HCD and NCHA that requires NCHA to provide equal or greater funds from local sources to receive the funding. According to the Napa County Board of Supervisors, this annual state contribution initially covered approximately 18% of the centers' operating costs, but currently only covers about 11% of those costs.

**Proposed Law:** AB 1890 would increase the amount of matching funds that HCD must award each year to the NCHA for its farmworker centers from up to \$250,000 to up to \$500,000 annually. The bill would also prohibit funding provided to NCHA for these purposes from being used to house H-2A Visa program workers, and require any employer that utilizes Napa County farmworker centers to house H-2A workers to reimburse the state for any funding used for those purposes. Lastly, the bill specifies that the changes proposed by this bill would not be operative until funding is appropriated in the Budget Act for these purposes.

**Related Legislation:** AB 1783 (Rivas), Chap. 866/2019, established a streamlined, ministerial approval process for agricultural employee housing, as specified, and included a provision that prohibits specified state housing funds from being utilized for constructing housing for H-2A workers (nonimmigrant agricultural workers).

AB 317 (Aguiar-Curry), Chap. 469/2017, established the Napa County Farmworker Centers Account, and required HCD to award up to \$250,000 in matching funds annually for Napa County's farmworker centers.

SB 240 (Dodd), Chap. 72/2017, increased the county service area assessment on productive vineyard acres from \$10 to \$15 per vineyard acre.

AB 1550 (Wiggins), Chap. 340/2001, authorized the County of Napa to establish county service areas for the sole purpose of acquiring, constructing, leasing, or maintaining farmworker housing.

**Staff Comments:** This bill would provide enhanced support for the Napa County farmworker centers, but only to the extent that funding is appropriated in the Budget Act for these purposes. Staff notes that the author has requested additional funding in the 2026-27 state budget to cover the increased allocation of funds to NCHA for its farmworker centers, but an additional appropriation for this purpose has not yet been enacted.