

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
A Follow up Internal Audit of the Migrant Labor Housing Facilities Inspection Processes
Audit Report # 22-006

Executive Summary

The Office of Internal Audit (OIA) performed a follow-up audit of the Migrant Labor Housing Facilities Inspection Processes, its processes and procedures, TDHCA's responsibilities and roles, and the collaboration between TDHCA, Manufactured Housing Division (MHD), and Texas Workforce Commission (TWC), related to inspections of Migrant Labor Housing. Based on our review and analysis, the processes for inspecting facilities in the Migrant Labor Housing Facilities Program could be improved to ensure compliance with all applicable rules and regulations. Our observations and recommendations are listed below.

Observations and Recommendations

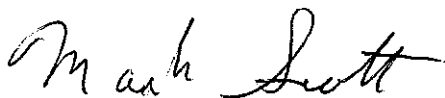
- OIA recommends that TDHCA management establish a program-specific SOP for administration of the inspections and licensing of the Migrant Labor housing facilities to create consistency and efficiency in the process.
- OIA recommends that management re-visit and re- evaluate its reliance on TWC inspections for MLHF licenses, or consider a quality assurance process when relying on TWC inspections.
- OIA recommends that the inspectors complete the inspection report prior to obtaining the facility representatives' signature, and not give verbal decisions regarding the inspection result until the report is completed
- OIA recommends that management consider outsourcing the inspections of MLHFs to an outside vendor, similar to the Physical Inspection Section of the Compliance Division at TDHCA.

Management Response

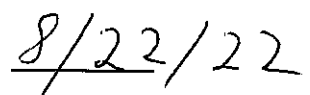
Management agreed to consider our recommendations. Detailed responses are included in the body of the report.

Objective, Scope and Methodology

Our scope included a review of the applicable Texas Government Code (TGC), and the Texas Administrative Code (TAC). We also reviewed policies, processes, and procedures in TDHCA guidance and internal policies and procedures (SOPs), and rule changes since our last audit and review. We also visited several facilities during the inspection process with various inspectors, as well as facilities that have already been inspected and are holding valid licenses.



Mark Scott, CPA, CIA, CISA, CFE, MBA
Director, Internal Audit



Date Signed



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 24, 2022

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Board Members of the Texas Department of Housing and Community Affairs ("TDHCA")

**RE: FOLLOW UP INTERNAL AUDIT OF THE MIGRANT LABOR HOUSING FACILITIES
INSPECTION PROCESSES**

Dear Board Members:

This report presents the results of the Office of Internal Audit ("OIA") "*Follow up Internal Audit of the Migrant Labor Housing Facilities Inspection Processes.*" This audit was conducted in accordance with applicable audit standards. It included the objectives of evaluating and explaining the inspection and licensing processes, TDHCA's responsibilities and roles, and the collaboration between TDHCA, Manufactured Housing Division (MHD), and Texas Workforce Commission (TWC), related to inspections of Migrant Labor Housing facilities.

This audit rated high on the annual risk assessment and was included in the approved Fiscal Year 2022 audit work plan because of legislative and public interest in this program, and the recent changes in management and rules.

The Texas Department of Housing and Community Affairs (TDHCA) administers the Migrant Labor Housing Program on behalf of the State of Texas, in rural and urban parts of the state. For the purpose of this audit we visited a total of ten facilities in different parts of the state. The details of these visits are provided in the later sections of this report.

[Date]

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This report is divided into the following sections:

- A. Background
- B. Scope and Methodology
- C. Definitions of Migrant Labor Farm workers
- D. Collaboration with Texas Workforce Commission (TWC)
- E. Inspection and licensing
- F. Other audit work

A. Background

Effective September 1, 2005, responsibility for the licensing and inspection of migrant labor housing facilities was transferred from the Department of State Health Services (DSHS) to the Texas Department of Housing and Community Affairs (TDHCA). The law that governs these matters, formerly found at Chapter 147, Texas Health and Safety Code, was transferred to Texas Government Code, Chapter 2306. The law, as amended, also empowered the Board of TDHCA to set the fee for the license required to operate a migrant labor housing facility at up to \$250 for a one-year license (*Texas Government Code §2306.929*).

TDHCA and the Manufactured Housing Division (MHD) agreed that MHD would provide the required inspections under the Migrant Labor Housing program through a Memorandum of Understanding (MOU). The issuance of licenses and other activities such as the outreach program remained the responsibility of TDHCA and was under the Program Services umbrella. In the summer of 2019, and after the retirement of the Director of Special Initiatives, the program was moved under the Compliance division. Further details regarding these changes are provided in later sections of this report.

In March of 2019, OIA issued an audit report of the TDHCA's Licensing, Inspection, and Outreach for Migrant Labor Housing, for which the requirements are stated in TGC 2306. When the audit report was presented at the March 2019 Audit and Finance Committee meeting, members requested that follow-up site visits be conducted. We conducted a follow up review of this program and issued our report on August 23, 2019. Both of these reports are currently posted on TDHCA's website and available for public review.

B. Scope and Methodology

Our scope included a review of the applicable Texas Government Code (TGC), and the Texas Administrative Code (TAC). We also reviewed policies, processes, and procedures in TDHCA guidance and internal policy and procedures (SOPs), and rule changes since our last audit and review. We also visited several facilities during the inspection process with various inspectors, as well as facilities that have already been inspected and are holding valid licenses.

Standard Policies and Procedures (SOPs)

An SOP is a procedure specific to the operation of a division that describes the activities necessary to complete tasks in accordance with applicable rules and regulations. It defines expected practices in a process where quality standards exist. SOPs play an important role in any organization and division as policies, procedures and standards needed to operate in a successful way. They can create efficiencies, consistency and reliability, fewer errors, and value added to the division.

At the time of our review for this Audit we were able to obtain and review a program specific SOP from MHD, but not from the Compliance division.

Observation Number	Status Pertaining to the Recommendations and Action to be Taken	Target Completion Date	Responsible Party
22-006.01	OIA recommends that TDHCA management establish a program specific SOP for administration of the inspections and licensing of the Migrant Labor housing facilities to create consistency and efficiency in the process.	November 30, 2022	Director of Compliance

Management Response

Migrant Labor Housing Facilities had a change in management in September of 2021. The Migrant Labor Housing Facilities has been using some of the Compliance Division's Standard Operating Procedures for documenting, processing and issuing licenses. Management agrees that the Standard Operating Procedures (SOPs) require updating and creating new ones. The process has begun and it is expected to be fully completed by November 30, 2022.

C. Definition of Migrant Labor Farm workers

A migrant labor farm/agricultural worker, according to Texas Gov. Code 2306.921(2), and 10 TAC §90.2(12), and for the purpose of this audit, is "an individual who is (a) working or available for work seasonally or temporarily in primarily an agricultural or agriculturally related industry and (b) moves one or more times during a year from one place to another to perform seasonal or temporary employment, or to be available for seasonal or temporary employment." Migrant laborers move within the U.S. based on the harvesting seasons and labor needs.

Texas is one of the top agricultural producers in the nation. Texas leads the nation in the number of farms and ranches, with 248,416 farms and ranches covering 127 million acres. According to the Texas Department of Agriculture (TDA), 86% of the land in Texas is in some form of agricultural production, and Agriculture employs one out of every seven working Texans. Texas is the top producer of cotton, hay, sheep, goats, mohair and horses, in addition

to the state's top crops such as vegetable, citrus, corn, wheat, peanuts, pecans, sorghum and rice.

According to TDA, the economic impact of the Texas food and fiber sector totals about \$100 billion. The TDA report shows that in 2017 Texas farms sold \$24.9 billion in agricultural products. Cotton is Texas' most valuable crop, generating 9% of the state's total agricultural receipts and 29% of the nation's cotton revenues, placing Texas as the # 1 cotton producer in the nation. (Appendix A)

Migrant laborers are defined as the following two categories:

- US citizens and permanent legal residents who travel to agricultural work sites, defined by distance as greater than 75 miles, are "migrant" laborers. Those traveling less than 75 miles to the worksite are "seasonal" farm workers.
- H2A visa holders are Non-U.S citizens who have temporary legal permits to work in the U.S. They follow Department of Labor (DOL) protocol, which requires the agricultural employer and the visa holder to be registered with the DOL.

Employers must provide housing for H2A visa holders. For domestic farm workers, the employers are not required to provide housing; however, if the employer does provide housing it must be licensed by TDHCA. In the case of H2A visa holders both the employer and the farm worker are registered with DOL through a petition process, which is the application that the agricultural employer files with DOL when they want to hire H2A visa workers.

The Texas Workforce Commission (TWC) assists employers with temporary H2A agricultural job postings for recruitment of U.S workers, conducts surveys, and reviews and processes temporary employment certification forms according to DOL regulations. TWC also performs inspections of the housing facilities that are provided to H2A Migrant labor farm workers during their stay in the U.S. In January 2020, TDHCA presented to the Governing Board a request for repeal and replacement of 10 TAC Chapter 90, related to Migrant labor housing facilities. The Board approved the new rule and it went into effect as of February 5, 2020*. The new rules gave TDHCA the ability to accept a housing facility inspection performed by another state or federal agency, such as TWC, in lieu of an inspection by TDHCA or MHD's inspectors.

**Rule §90.5 (d); The fee for a License is \$250 per year, except in such cases where the Facility was previously inspected and approved to be utilized for housing under a State or Federal migrant labor housing program, and that such inspection conducted by a State or Federal agency is provided to the Department. Where a copy of such inspection conducted by a State or Federal agency is less than 90 days old, has no material deficiencies or exceptions, and is provided to the Department prior to the Department's scheduled inspection, the application fee shall be reduced to \$75.*

D. Collaboration with TWC

As mentioned in the earlier section, in January 2020 the Governing board of TDHCA voted in favor of a new rule (*Rule §90.5*) presented by the Staff which authorizes TDHCA to accept the inspection reports provided by other state and federal agencies, such as TWC. Applicants submit their inspection reports from TWC, along with a \$75 application fee, a TDHCA application, and a self-certificate signed by the facility owner / operator attesting to an additional 11 items that are not included in TWC inspections, in order to obtain their license. The certification includes items such as fire safety equipment, specific cooking space, and separate sleeping accommodations for each gender.

TDHCA relies on TWC's inspections and self-certifications to issue these licenses. Although the license is issued by TDHCA, the Department currently has no processes in place to verify the accuracy, completeness, and reliability of TWC's inspections. As stated in the following section, under Site Visits, it does not appear that all TWC inspections are up to the standards.

Observation Number	Status Pertaining to the Recommendations and Action to be Taken	Target Completion Date	Responsible Party
22-006.02	OIA recommends that management re-visit and re- evaluate its reliance on TWC inspections for MLHF licenses, or consider a quality assurance process when relying on TWC inspections.	November 30, 2022	Director of Compliance

Management Response

Migrant Labor Housing Facilities does rely on and closely collaborates with TWC on inspection for the licenses of these facilities. Due to the limited funds that is generated from this activity, the Department has very limited financial resources or FTEs to commit to conducting 400-600 additional physical inspections annually that TWC is currently responsible for completing. Generally, TWC conducts inspections in person; however, at times due to lack of travel resources such as obtaining a rental car, TWC does complete inspections virtually. Management will create a "risk assessment" model and implement a process of conducting a follow up inspection when an inspection is done virtually and presents as high risk.

E. Inspection and Licensing

According to the data provided by the Compliance division, the current total number of licensed Migrant Labor Housing Facilities across the state of Texas is 664 facilities¹, and expected to increase to approximately 700 by the end of 2022. This is a great increase from 220 licensed facilities in 2019. Of this number 475 are facilities that house H2A visa holders and generally were inspected by TWC (except for hotels, motels, and apartment complexes), and the remaining 189 were inspected by MHD inspectors.

Migrant Labor Housing Facility Standards

Licensed migrant labor housing facilities must meet standards of construction, sanitation, equipment, and operation. In Texas, these standards address:

- Facility construction;
- Sanitary conditions;
- Water supply;
- Toilets;
- Sewage disposal;
- Storage, collection, and disposal of refuse;
- Light and air;
- Safety requirements;
- Fire protection;
- Equipment;
- Maintenance and operation of the facility; and
- Any other matter appropriate or necessary for the protection of the health and safety of the farm workers

10 TAC, Chapter 90, Rule §90.4 "Standards and Inspections" states:

(a) Facilities must follow the appropriate housing standard as defined in 29 CFR §500.132, (the Employment and Training Administration (ETA) and Occupational Safety and Health Administrations (OSHA) housing standards also referred to as the "ETA and OSHA Housing Standards")

In July of 2011, TDHCA and the Manufactured Housing Division (MHD) agreed that MHD would provide the required inspections and administer the issuance of licenses under the Migrant Labor Housing program through a Memorandum of Understanding (MOU). Under this MOU, which was last revised in March 2016, MHD staff have been tasked with conducting all inspections required under the program, which may include both inspections required in connection with obtaining and maintaining a required license as well as inspection or other observation of facilities that may be conducting unlicensed housing activity. MHD staff

¹ As of August 17, 2022

members performing such inspections are reimbursed by TDHCA for time worked and for their travel expenses. Licenses prepared by MHD are executed by the Executive Director of TDHCA or his designee. Under this MOU the responsibility for the development and implementation of outreach strategies to support compliance with Tex. Gov. Code, Chapter 2306, Subchapter LL remained with TDHCA.

At the time of our initial review, the program did not have a specific point of contact, nor a contract manager at TDHCA. The Migrant Labor Housing program and its related activities were then placed under the purview of the Director of Special Initiatives. In 2019, and following his retirement, the program was moved under the TDHCA Compliance division. The staff have been overseeing and managing applications and coordinating inspection schedules with MHD inspectors.

Site Visits

OIA visited a total of ten facilities in multiple counties around Texas, in order to gain an understanding of the conditions of these facilities and to evaluate their compliance with applicable rules and regulations. In four of these inspections OIA accompanied MHD inspectors on their inspection visits, and the remaining six facilities that OIA visited were already inspected and licensed during 2022. The facilities visited by OIA were located in the following cities and counties:

- Floydada, TX (Floyd County); the city is located approximately an hour north east of Lubbock. The three Migrant Labor housing facilities we visited in this area consisted of a single family home and two Motels. The single family home and one of the motels seemed to be in good condition and in compliance with requirements and standards. The second motel did not seem to meet the standards and was lacking safety items such as smoke detectors and fire extinguishers. At the end of the inspection the inspector provided the facility operators with a blank copy of the inspection report to sign, after verbally stating that they have passed the inspection. In our follow up of this visit we found that the second motel did not receive a certificate and the inspection report was changed from “pass” to “failed” (with whiteout).
- McAllen, TX (Hidalgo County); Located approximately 45 minutes west of Harlingen. The facility in McAllen was a hotel that has already been inspected by MHD inspector in March 2022 and licensed by TDHCA. The applicant had several rooms reserved at this hotel to house his H2A migrant farm workers. It appears that TWC does not inspect facilities that they determine to be “Public accommodations” which are typically hotels, motels, or apartment complexes. Therefore this facility was inspected by a MHD inspector. The rooms seemed to be in good condition and in compliance with the applicable rules.
- Rio Hondo, TX (Cameron County); this town is located approximately 20 minutes east of Harlingen. The facility that we visited in this town was inspected by TWC as part of their H2A application process. The documents and files related to this facility show that the TWC had performed a virtual inspection of this facility in November of 2021, in which they’ve requested the facility operators to submit pictures of the interior of the facility and certain items, such as smoke detectors, in lieu

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of in-person inspection. However, no pictures were available on file or were ever submitted to TDHCA. During our visit this facility did not seem to be in compliance with the applicable standards. The issues we observed included lack of smoke detectors on the walls, holes in the walls and ground, stains on the ceiling which seemed to be from water leak and mold, and all fire extinguishers were missing their inspection tags. We reached out to the TWC inspector to obtain copies of the pictures that they've received in 2021; and we were told that she had already deleted those pictures.

- New Braunfels, TX (Comal County); this city is located approximately an hour south of Austin, and houses several nurseries that distribute their products to the surrounding larger cities and counties, and landscaping companies for commercial and residential customers. The first facility we visited was a large metal building that was divided into four large units to house H2A farm workers who worked at the adjacent nursery. The metal building seemed to have been insulated and had all the necessary amenities and appeared to meet all the standards. We also toured the nursery and their work area. The second facility was a small mobile home in an empty lot in a residential neighborhood. This facility seemed to be very old, but seemed to meet the minimum requirements. The owners did mention that they are in the process of purchasing or building another facility to replace the current one. Since this one was a landscaping company we could not tour their work sites.
- Buda, TX (Hays County); Located approximately 25 minutes south of Austin. This facility was two units at an apartment complex that houses H2A visa holders. Both units that were rented for the farm workers seemed to be in good shape and in compliance with the standards. We also toured the nursery and saw some of the farm workers and their working conditions. We were told by the nursery operators that they have been cutting down on the number of hours for their workers because of the recent extreme heat and to prevent any heat exhaustion, but we were told the workers are in fact requesting to work more than 8 hours a day.
- Kyle, TX (Hays County); Kyle is located approximately 35 minutes south of Austin, and the facility we visited was a nursery that employs H2A visa holders as seasonal farm workers. The facility consisted of a large manufactured home with multiple bedrooms, full kitchen and living room / dining room area. They had 2 – 4 beds in each bedroom but not all of the beds were being currently used. They also had another structure similar to the manufactured home but with individual units. It consisted of 4 separate bedrooms with separate bathrooms connected to each unit. The housing facilities are located out on the open field about ten minutes away from worksite. They all seemed in good condition and up to the standards.
- Austin, TX (Williamson County). In this visit we accompanied one of the MHD inspectors on her inspection of a facility that houses H2A visa holders. This facility is three units of an apartment complex which have not been inspected by TWC, and therefore required inspection by MHD on behalf of TDHCA. The nursery that they're working at is within walking distance of the apartment complex. The condition of the apartments seemed very good and in compliance with the standards.

Observation Number	Status Pertaining to the Recommendations and Action to be Taken	Target Completion Date	Responsible Party
22-006.03	OIA recommends that the inspectors complete the inspection report prior to obtaining the facility representatives' signature, and not to give verbal decisions regarding the inspection result until the report is completed	October 31, 2022	Director of Compliance
22-006.04	OIA recommends that management consider outsourcing the inspections of MLHFs to an outside vendor, similar to Physical Inspection section.	October 31, 2022	Director of Compliance

Management response

Management agrees that facility representatives should not be signing blank forms or be given verbal results without the report being completed and approved/denied by the Department staff in accordance with the requirement in Sec. 2306.930: "the department at the time of inspection shall give the license applicant the reasons that the facility does not meet those standards". Management will reach out to MLHF to collaborate training and ensure all parties are following the same protocol and processes. If questions arise on the acceptability of conditions observed during in an inspection, staff will be instructed to contact the Department's Compliance Program Administrator to verify acceptability before completing the inspection.

The Agency currently has an agreement with MHD to inspect Migrant Labor Housing Facilities since they have experience inspectors and remote offices throughout Texas. Due to limited funds, the Agency does not have the financial resources or FTE's to inspect these facilities. Management will reach out to MLHF to collaborate additional training on inspections, processes and protocols.

F. Other audit work

As stated in the introduction section of this report, the initial audit of Migrant Labor Housing facilities was in 2019, which included a comprehensive review of the program and all of its applicable rules and regulations, as well as housing needs of farm workers and possible funding sources for additional housing facilities. The current review focused primarily on the inspection and licensing processes, and the condition of licensed housing facilities in different parts of Texas.

OIA extends our sincere appreciation to the Director of Operations at MHD, Directors of Compliance at TDHCA, and their respective teams for their cooperation and assistance during the course of this review.

Sincerely,



Mark Scott, CPA, CIA, CISA, CFE, MBA
Internal Audit Director

NS / MS

Appendix A

(Source: Texas Department of Agriculture)

STATE AGRICULTURE OVERVIEW

Crop Production Summary - Texas: 2020

Crop	Planted	Harvested	Yield per Acre	Unit	Production	Price per Unit
	<i>acres</i>	<i>acres</i>	<i>units</i>		<i>units</i>	<i>dollars</i>
Winter Wheat	4,900,000	2,050,000	30.0	bushels	61,500,000	5.12
Oats	470,000	60,000	45.0	bushels	2,700,000	4.17
Corn for grain ¹	2,250,000	1,810,000	128	(²)	231,680,000	4.40
Corn for silage	(X)	270,000	18.0	tons	4,860,000	(X)
Sorghum for grain ¹	1,800,000	1,500,000	63.0	bushels	94,500,000	7.57
Sorghum for silage	(X)	100,000	12.5	tons	1,250,000	(X)
Soybeans	120,000	110,000	34.0	bushels	3,740,000	9.10
Peanuts	190,000	170,000	2,850	pounds	484,500,000	0.259
Cotton	6,838,000	3,231,000	685	(³)	4,613,000	(X)
All Hay	5,010,000	5,010,000	1.92	tons	9,604,000	146.00
Alfalfa hay	(X)	110,000	4.90	tons	539,000	193.00
All other hay	(X)	4,900,000	1.85	tons	9,065,000	138.00
Pecans ⁴	115,000	(X)	370	pounds	42,600,000	1.52
Principal Crops Total	21,872,000	14,999,000				

(X) Not applicable.

¹ Planted for all purposes.

² Yield per acre and production in bushels, price in hundredweight.

³ Yield per acre in pounds, production in 480-pound bales.

⁴ Utilized, in-shell pecans for yield and production.

Ranking and Value of Production, Select Commodities - Texas: 2017-2020

Item	2017		2018		2019		2020 ¹	
	Rank	Value	Rank	Value	Rank	Value	Rank	Value
		<i>million dollars</i>		<i>million dollars</i>		<i>million dollars</i>		<i>million dollars</i>
Cattle and calves	1	7,508	1	7,434	1	7,189	1	7,245
Milk	3	2,218	4	2,173	4	2,645	2	2,759
Broilers	4	2,232	3	2,375	2	2,165	3	1,692
Cotton, Upland	2	2,950	2	2,233	3	1,763	4	1,374
Hay, other	6	947	6	918	5	1,011	5	1,233
Corn for grain	5	1,160	5	781	6	1,201	6	1,019
Eggs ²	9	396	7	546	7	371	7	455
Sorghum for grain	8	333	9	231	10	310	8	392
Wheat	10	265	10	290	9	317	9	314
Cottonseed	7	394	8	332	8	318	10	270
Hogs	11	194	12	218	11	230	11	201
Rice	12	136	13	188	12	141	12	196
Peanuts	14	199	11	132	14	137	13	129
Potatoes	13	135	14	94	16	88	14	110
Hay, Alfalfa	15	96	16	160	13	108	15	101
Onion, dry	19	74	18	61	17	51	16	73
Pecans	16	110	15	56	18	74	17	65
Cabbage	21	32	22	27	(D)	(D)	18	41
Soybeans	20	61	20	32	23	16	19	33
Sunflower	29	12	29	5	25	7	20	11

(D) Withheld to avoid disclosing data for individual operations.

¹ Preliminary value of production. Final value of production published in the February 2022 *Crop Values Summary*.

² Marketing year.

U. S. Ranking and State Production, Select Commodities - Texas: 2020

Item	Rank	Total	Percent of U.S. Total
General			
Number of Farms number	1	247,000	12.23
Land in Farms acres	1	126,000,000	14.05
Crops			
Hay tons	1	9,604,000	7.57
Alfalfa hay tons	27	539,000	1.02
Other hay tons	1	9,065,000	12.29
Wheat bushels	9	61,500,000	3.36
Winter wheat bushels	6	61,500,000	5.25
Corn, Grain bushels	14	231,680,000	1.64
Corn, Silage tons	13	4,860,000	3.53
Cotton bales	1	4,613,000	31.58
Cottonseed tons	1	1,448,000	32.11
Oats bushels	7	2,700,000	4.11
Peanuts pounds	4	484,500,000	7.87
Pecans pounds	3	42,600,000	13.95
Sorghum, Grain bushels	2	94,500,000	25.34
Sorghum, Silage tons	1	1,250,000	40.00
Soybeans bushels	29	3,740,000	0.09
Sunflower pounds	5	79,980,000	2.68
Watermelons hundredweight	3	5,510,000	16.07
Animals and Products			
Cattle and calves ¹ head	1	13,100,000	14.00
Cows ¹ head	1	5,300,000	13.05
Beef cows ¹ head	1	4,685,000	15.04
Milk cows ¹ head	5	615,000	6.51
Cattle on Feed ¹ head	1	2,890,000	19.65
Calf crop head	1	4,600,000	13.09
Hogs ² head	14	1,080,000	1.41
Red meat production pounds	4	4,590,200,000	8.24
Chickens ^{2 3} head	6	30,895,000	5.96
Broiler production pounds	5	4,636,500,000	7.80
Eggs number	5	6,254,300,000	5.61
Sheep and Lambs ¹ head	1	730,000	14.12
Wool Production pounds	8	1,350,000	5.84
Cattle operations ⁴ number	1	152,882	17.32
Beef cow operations ⁴ number	1	134,250	18.41
Milk cow operations ⁴ number	27	467	0.86
Hog operations ⁴ number	1	5,894	8.87
Sheep operations ⁴ number	1	14,672	14.47

¹ Inventory on hand January 1, 2021.

² Inventory on hand December 1, 2020.

³ Excludes commercial broilers.

⁴ Year 2017 data. Data published every 5 years in conjunction with the *Census of Agriculture*.

Record Highs and Lows, Select Commodities - Texas: 1866-2020

Item	Year Data Series Began	Record High ¹		Record Low ¹	
		Year	Quantity	Year	Quantity
Winter Wheat					
Harvested acreage acres	1909	1947	7,310,000	1909	326,000
Yield per acre bushels	1909	2007	37	1925	6.5
Production bushels	1909	1985	187,200,000	1909	2,575,000
Oats					
Harvested acreage acres	1866	1921	1,932,000	1869	28,000
Yield per acre bushels	1866	1993,98	53	1918	15
Production bushels	1866	1919	65,205,000	1868	795,000
Corn for Grain					
Harvested acreage acres	1866	1921	5,947,000	1972	460,000
Yield per acre bushels	1866	2007,14	148	1934	8.5
Production bushels	1866	2016	323,850,000	1866	13,400,000
Sorghum for Grain					
Harvested acreage acres	1929	1958	7,619,000	2011	1,150,000
Yield per acre bushels	1929	2010	70	1934	7.0
Production bushels	1929	1973	417,000,000	1934	9,902,000
Cotton					
Harvested acreage acres	1866	1926	17,749,000	1866	490,000
Yield per acre pounds	1866	2007	843	1921	101
Production bales	1866	2017	9,296,000	1867	215,000
Soybeans					
Harvested acreage acres	1934	1982	920,000	1934,35,36,37,	2,000
Yield per acre bushels	1934	2014	39	55	6.0
Production bushels	1934	1982	23,000,000	1938	16,000
Peanuts					
Harvested acreage acres	1909	1942	870,000	1936	40,000
Yield per acre pounds	1909	2005	3,750	1910	305
Production pounds	1909	2005	975,000,000	1934	24,705,000
All Hay					
Harvested acreage acres	1909	2013	5,640,000	1924	622,000
Yield per acre tons	1909	2007	2.76	1909	0.69
Production tons	1909	2007	14,740,000	1934	515,000
Alfalfa Hay					
Harvested acreage acres	1919	1955	343,000	1925	45,000
Yield per acre tons	1919	2004	5.7	1925	1.6
Production tons	1919	1976	1,080,000	1956	81,000
				1925	

See footnote(s) at end of table.

--continued

Record Highs and Lows, Select Commodities - Texas: 1866-2020 (continued)

Item	Year Data Series Began	Record High ¹		Record Low ¹	
		Year	Quantity	Year	Quantity
Cattle , January 1 inventory					
Beef cows head	1920	1975	6,895,000	1928	2,036,000
Milk cows head	1867	1945	1,594,000	1979	310,000
All cattle and calves head	1867	1975	16,600,000	1873	4,600,000
Sheep, January 1 inventory					
Breeding sheep head	1920	1943	10,539,000	2012,13	540,000
All sheep and lambs head	1920	1943	10,829,000	2012	670,000
Wool					
Sheep shorn head	1909	1943	10,607,000	2020	180,000
Fleece per sheep pounds	1909	1933	9.5	1909	5.9
Total production pounds	1909	1943	80,713,000	2020	1,350,000
Goat, January 1 inventory					
All goats and kids head	1998	1998,2001	1,400,000	2003,04	1,200,000
Angora goats head	1992	1992	1,620,000	2013	74,000
Mohair					
Goats clipped head	1909	1965	4,612,000	2020	61,000
Fleece per goat..... pounds	1909	1987,2002	8.1	1909	3.0
Total production pounds	1909	1965	31,584,000	2020	340,000
Hog, inventory ²					
Breeding head	1963	1970	238,000	2009,10	60,000
Market head	1963	1970	1,249,000	1984	345,000
All hogs and pigs head	1866	1943	3,106,000	1984	415,000
Poultry					
Layers, inventory ² head	1974	2020	23,643,000	1975	10,000,000
Egg production egg	1974	2006	5,039,000,000	1974	2,292,000,000
Broiler production head	1974	2019	675,000,000	1975	166,169,000
Honey Production					
Per colony pounds	1987	1995,97	106	2012	52
Total pounds	1987	1991	10,920,000	2011	4,524,000

¹ Latest year that records were achieved. Some records were equaled in earlier years.

² Inventory changed from January 1 to December 1: Hogs in 1967, Chickens in 1969.

Farms and Land in Farms, by Sales Class - Texas and United States: 2016-2020

[A farm is an establishment from which \$1,000 or more of agricultural products were sold or normally would be sold during the year.]

Category and Sales Class	2016	2017	2018	2019	2020	
Texas						
Number of Farms						
\$1,000 - \$9,999	number	156,500	157,000	156,500	156,500	156,500
\$10,000 - \$99,999	number	73,900	73,800	72,800	72,800	72,800
\$100,000 - \$249,999	number	7,700	7,500	7,500	7,400	7,400
\$250,000 - \$499,999	number	3,850	3,550	3,650	3,600	3,600
\$500,000 - \$999,999	number	3,000	3,000	3,000	3,100	3,100
\$1,000,000 or more	number	3,550	3,650	3,550	3,600	3,600
TOTAL	number	248,500	248,500	247,000	247,000	247,000
Land in Farms						
\$1,000 - \$9,999	1,000 acres	16,300	15,600	15,600	15,200	14,900
\$10,000 - \$99,999	1,000 acres	39,500	39,100	38,300	39,000	39,000
\$100,000 - \$249,999	1,000 acres	19,100	19,200	20,200	19,200	19,100
\$250,000 - \$499,999	1,000 acres	15,800	15,200	14,700	14,800	14,800
\$500,000 - \$999,999	1,000 acres	14,800	14,300	14,500	14,800	14,700
\$1,000,000 or more	1,000 acres	22,000	23,600	23,700	23,500	23,500
TOTAL	1,000 acres	127,500	127,000	127,000	126,500	126,000
Average Farm Size						
\$1,000 - \$9,999	acres	104	99	100	97	95
\$10,000 - \$99,999	acres	535	530	526	536	536
\$100,000 - \$249,999	acres	2,481	2,560	2,693	2,595	2,581
\$250,000 - \$499,999	acres	4,104	4,282	4,027	4,111	4,111
\$500,000 - \$999,999	acres	4,933	4,767	4,833	4,774	4,742
\$1,000,000 or more	acres	6,197	6,466	6,676	6,528	6,528
TOTAL	acres	513	511	514	512	510
United States						
Number of Farms						
\$1,000 - \$9,999	number	1,049,410	1,044,090	1,035,690	1,034,540	1,032,240
\$10,000 - \$99,999	number	622,560	620,630	619,030	615,340	613,940
\$100,000 - \$249,999	number	138,070	136,340	135,110	135,440	135,240
\$250,000 - \$499,999	number	91,210	89,510	88,610	88,660	88,260
\$500,000 - \$999,999	number	73,940	72,000	72,180	71,170	71,120
\$1,000,000 or more	number	80,150	79,430	78,580	78,250	78,200
TOTAL	number	2,055,340	2,042,000	2,029,200	2,023,400	2,019,000
Land in Farms						
\$1,000 - \$9,999	1,000 acres	85,910	85,060	84,370	83,940	83,540
\$10,000 - \$99,999	1,000 acres	188,090	186,660	186,770	187,100	186,550
\$100,000 - \$249,999	1,000 acres	132,360	132,410	133,310	132,140	132,040
\$250,000 - \$499,999	1,000 acres	129,570	129,580	128,500	128,390	128,390
\$500,000 - \$999,999	1,000 acres	141,990	138,980	138,920	138,090	138,090
\$1,000,000 or more	1,000 acres	224,760	227,680	227,630	227,740	227,990
TOTAL	1,000 acres	902,680	900,370	899,500	897,400	896,600
Average Farm Size						
\$1,000 - \$9,999	acres	82	81	81	81	81
\$10,000 - \$99,999	acres	302	301	302	304	304
\$100,000 - \$249,999	acres	959	971	987	976	976
\$250,000 - \$499,999	acres	1,421	1,448	1,450	1,448	1,455
\$500,000 - \$999,999	acres	1,920	1,930	1,925	1,940	1,942
\$1,000,000 or more	acres	2,804	2,866	2,897	2,910	2,915
TOTAL	acres	439	441	443	444	444



TEXAS AGRICULTURE FACTS

- The economic impact of the Texas food and fiber sector totals about \$100 billion.
- Each U.S. farmer grows enough food and fiber for 155 people in the United States and abroad.
- 86% of the land in Texas is in some form of agricultural production.
- 98.5% of Texas' agricultural operations are still run by individuals or families.
- Agriculture employs one out of every seven working Texans.
- Texas ranks first in the nation in the number of cattle and calves, accounting for 13% of the U.S. total. Texas also ranks first in the number of cattle operations and the value of all cattle and calves.
- Texas is the top producer of cotton, hay, sheep, goats, mohair and horses. Some of the state's top crops also vegetables, citrus, corn, wheat, peanuts, pecans, sorghum and rice.
- Texas is one of the leading exporters of agricultural commodities. Some of Texas' top agricultural exports are live animals and meat, cotton and cottonseed, feed grains and products, hides and skins, wheat and products, and feeds and fodder.
- The Texas Department of Agriculture's Family Land Heritage Program has recognized more than 4,700 farms and ranches in 232 counties for being maintained in continuous agricultural operation by the same family for 100 years or more.





TEXAS DEPARTMENT OF AGRICULTURE
COMMISSIONER SID MILLER

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Texas Ag Stats

In 2017 Texas farms sold \$24.9 billion in agricultural products compared to 25.4 billion in 2012.

Texas leads the nation in number of farms and ranches, with 248,416 farms and ranches covering 127 million acres.

Of 408,506 producers in Texas 37% are women.

For 36% of producers in Texas, farming is their primary occupation.

Of 127 million acres in farmland, 7% (176,837 acres) is dedicated to orchards.

The average farm in Texas is 411 acres.

The average farm size in Texas decreased by 12 acres from 2012.

Although cattle farms (beef farms specifically) dominated in numbers in Texas, farms with poultry inventory showed the largest increase since 2012.

The average age of Texas farmers and ranchers is 59 years.

Texas producers with military service accounted for 50,004 farms and 52,357 producers with an average age of 68.

The average farm size of a Texas producer with military service is 385 acres.

1 of every 7 working Texans (14%) is in an agriculture-related job.

The average age of young producers (age 35 or less) was 29 and accounted for 21,304 farms.

The average farm size owned by a young producer in Texas is 385 acres.

New and beginning producers (10 years or less on any farm) came in at 118,999 operating 77,419 farms with an average size of 348 acres

The number of female producers increased 69% in Texas compared to 2012.

The category of Asian farmers in Texas increased significantly compared to 2012.