

AVHA NEEDS ASSESSMENT - 2022

In February of 2022 the Anderson Valley Housing Association (AVHA) Board passed a motion to assess and document the current need for housing in Anderson Valley. The Needs Assessment process took place from February through June, 2022. It was time for new, relevant data, as the last Needs Assessment conducted by The AVHA was done 13 years ago, in 2009.

Methodology:

A survey was created that could be completed online or on paper, and it was available in English or Spanish. Of the online surveys that we shared with employees throughout Anderson Valley, 386 surveys links were opened and 217 of those surveys were completely filled out, for an online completion rate of 70%. Hardcopies of surveys were personally delivered to employees in all the places of employment listed below, and collected by AVHA Board members. The Anderson Valley Unified School District (AVUSD) and the Anderson Valley Health Center (AVHC) participated digitally. Staff and Board members personally met with employees at Navarro Vineyards and Ardzrooni Vineyard Management to explain the purpose and help employees to complete the questionnaires.

Employees were contacted from the following places of employment, providing a reliable AV sample:

- Anderson Valley Health Center (AVHC)
- Anderson Valley Unified School District (AVUSD)
- Navarro Vineyards
- Ardzrooni Vineyard Management
- Redwood Vineyard Management
- Pennyroyal Winery
- The Boonville Hotel
- Anderson Valley Market
- Navarro Store
- Mosswood Cafe
- The General Store
- I and E Lath Mill
- Anderson Valley Brewery

The information is reported in four ways:

1. Aggregate: combined responses from all of the respondents
2. Agricultural: the responses from just the agricultural sector
3. Non-Farmworkers: responses from all the respondents who are employed in non-agricultural work
4. AVUSD & AVHC: Combined responses of Health Center and School district staff

Of the total number of responses, 36% were employed by AVHC and AVUSD (10% employees were from AVHC and 26% employees from AVUSD/Govt), 37% were farmworkers, employees from Restaurants and Markets comprised 7%, and 18% were categorized as Other. (Fig. 1)

Please select the option(s) that best fit(s) the current employer(s) of the working adult(s) in the household:

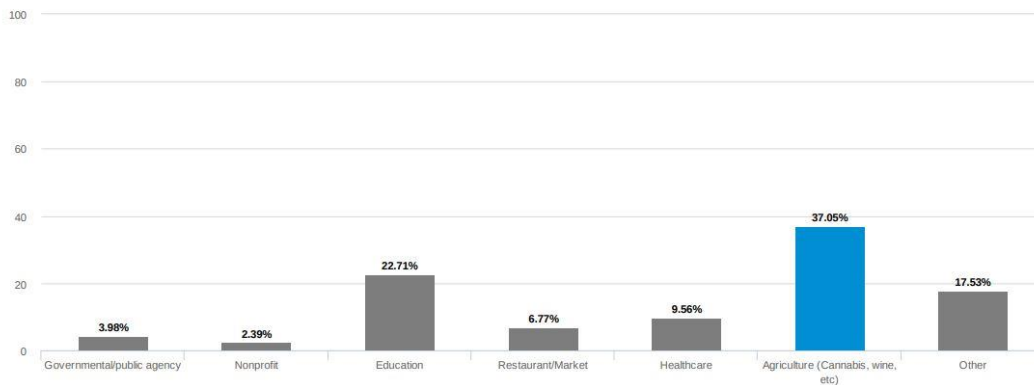


Figure 1 - Employment

Age and Income

The majority of the respondents (88%) were between the ages of 25 and 64, but the farmworker population is younger, with 14% of responders between the ages of 18-24, compared to 8% of the overall employee population. (Fig. 2)

Age:

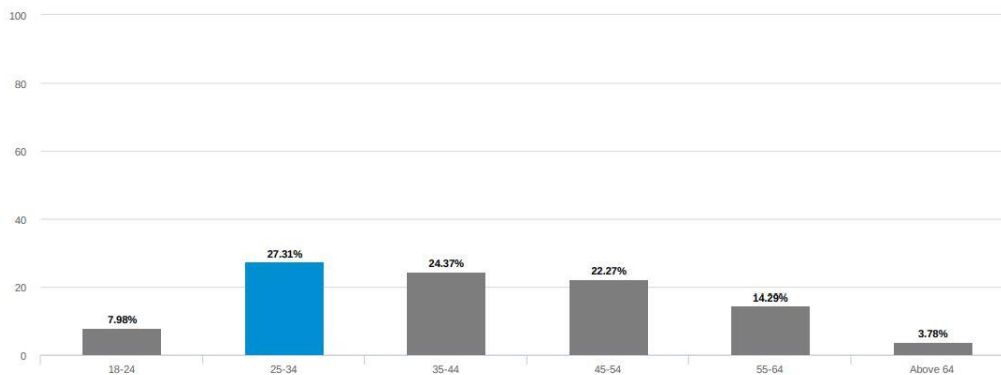


Figure 2 – Age [All]

The data indicates that, in general, income in Anderson Valley is low to extremely low, even when compared to Mendocino County norms (Fig. 3), which are themselves low as compared to state and national norms. The majority of respondents (69.39%) reported salaries ranging from \$15,000 to \$49,999 a year.

California HCD 2022 Salary Brackets for Mendocino

Mendocino County Area Median Income \$80,300	Acutely Low	8450	9650	10850	12050	13000	14000	14950	15900
	Extremely Low	16900	19300	23030	27750	32470	37190	41910	46630
	Very Low Income	28150	32150	36150	40150	43400	46600	49800	53000
	Low Income	45000	51400	57850	64250	69400	74550	79700	84850
	Median Income	56200	64250	72250	80300	86700	93150	99550	106000
	Moderate Income	67450	77100	86700	96350	104050	111750	119450	127200

Figure 3 – Mendocino County Salary Brackets

There is, however, a significant difference in income at the upper and lower ends of the income spectrum between farmworkers (Fig. 4) and non-farmworkers (Fig. 5). For example, 16% of the farmworker population earns under \$15,000, as compared with 9% of the non-farmworker population, and 2.1% of farmworkers earn \$50,000-\$74,999, as compared with 11.6% of the non-farmworker population. Among the non-farmworker respondents, 6% earn above \$100,000; there were 0% in that salary bracket among farmworkers.

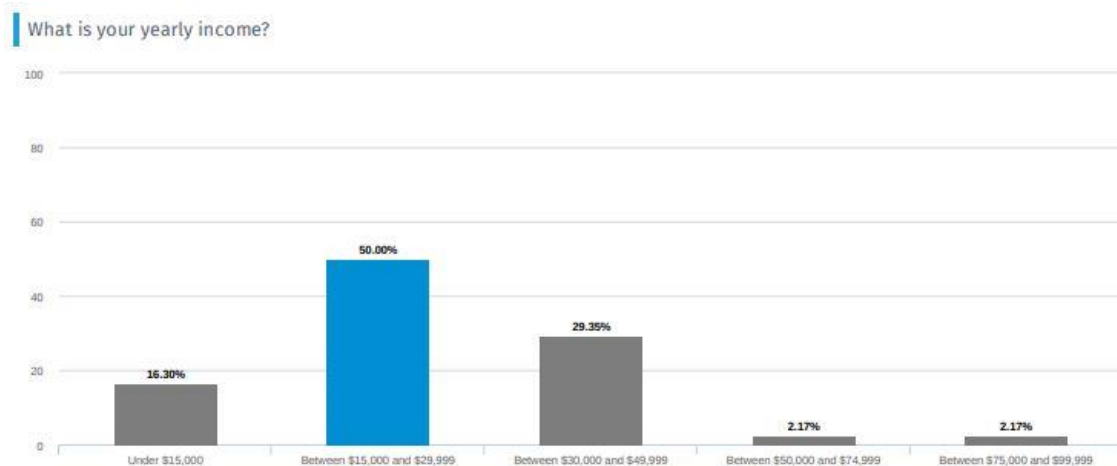


Figure 4 – Income [Farmworkers]

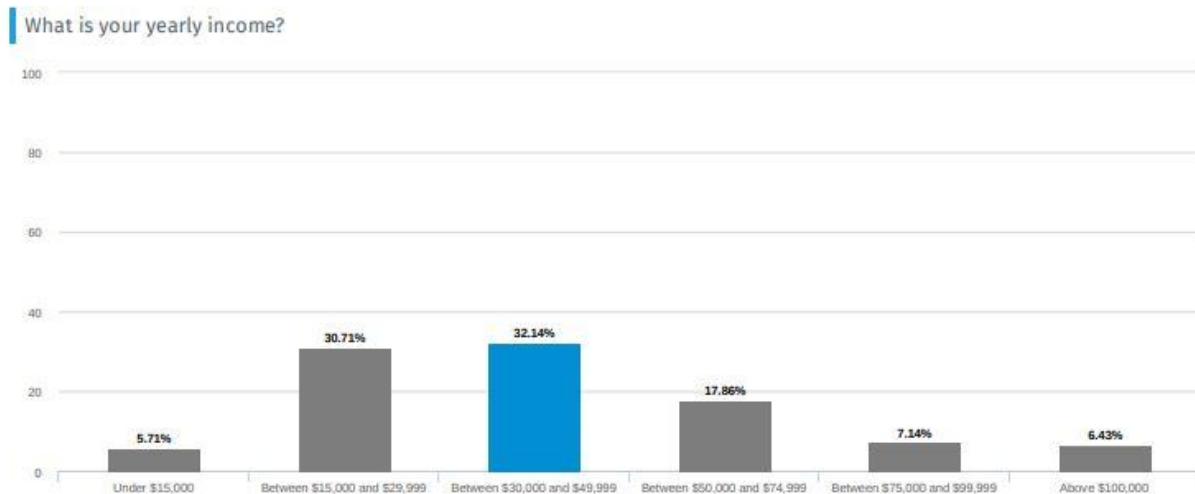


Figure 5 – Income [Non-Farmworkers]

Housing Data

The questionnaire asked people to indicate their monthly income and also to list the amount they pay monthly for housing, but we can't determine the precise percentage of income that people are paying for housing, since the income was reported as a range.

Housing

The majority of respondents (75%) rent their homes (Fig. 6). This is not surprising given the low to moderate income levels, very low supply of housing stock, and difficulty in developing new housing. Development obstacles include zoning restrictions and a lack of community water and sewer systems. Much of Anderson Valley is zoned AG or is comprised of very large parcels. AG land can be used for farmworker housing but to date very few agricultural employers have developed worker housing, Roederer and Navarro being the notable exceptions.

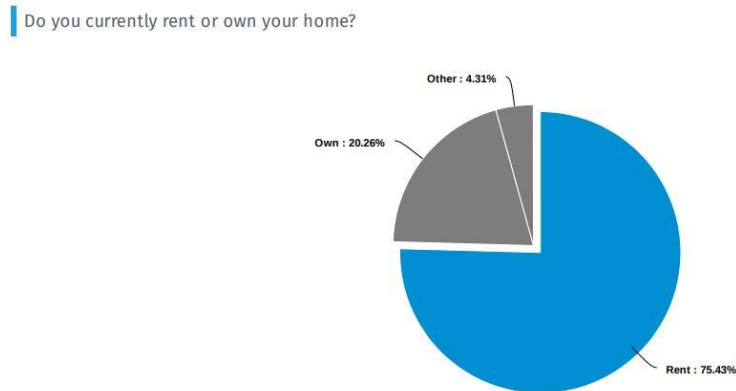


Figure 6 – Housing Status

Respondents indicated a variety of difficulties in finding housing (Fig. 7).

- 34% said the housing was too expensive;
- 16% said that it didn't suit the family's needs;
- 16% said that though they could afford the rental price, there was nothing available; and
- 13% said that the housing options were unsafe or in poor repair.

Have you struggled to find housing for any of the following reasons? (Please check all that apply)

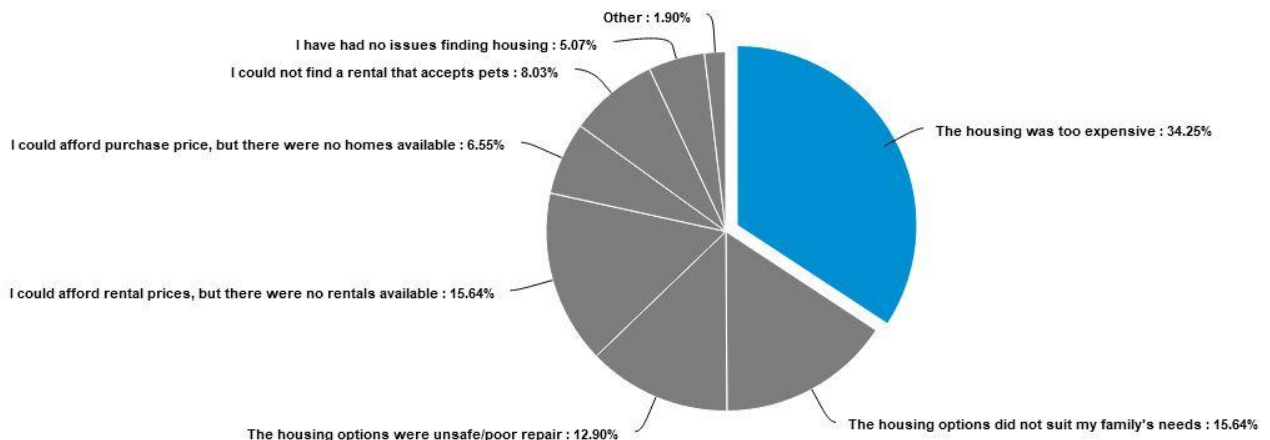


Figure 7 – Finding Housing

Housing Conditions: Ownership, Rentals, and Size

There are some major differences between the housing conditions of farmworkers and non-farmworkers, the biggest difference being the percentage of home ownership. Only 5% of farmworkers own their home, while 30% of non-farmworkers own their home. Or, from a rental perspective, 91% of farmworkers rent their house and 65% of all non-farmworkers rent their house (Fig. 8 & 9).

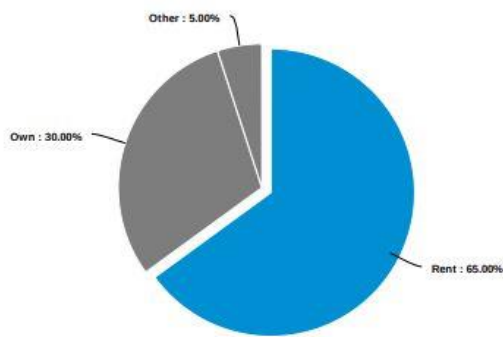


Figure 8 – Housing Status [Non-Farmworkers]

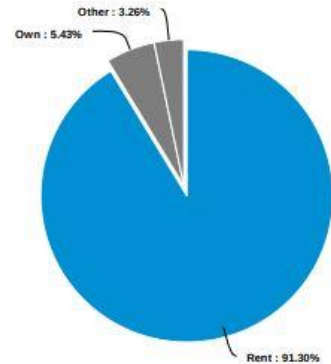


Figure 9 – Housing Status [Farmworkers]

Another discrepancy was the ratio of families living in houses versus other types of homes. For instance, 44% of non-farmworkers and 36% of farm workers live in a house, but 27% of farmworkers live in a trailer or mobile home, as contrasted with 15% of non-farmworkers. There was parity in apartment living (15% of both groups) and in significantly large responses indicating they lived in tiny houses (19% of farmworkers and 22% of non-farmworkers). Our survey didn't define the term "tiny house", and we are interpreting the answers to mean that their houses are very small, as most are not familiar with the "tiny house" movement that has been gaining traction in recent years (Fig. 10 & 11).

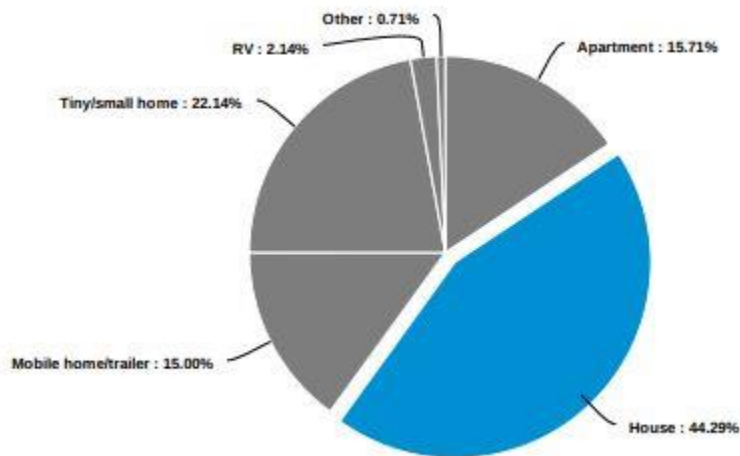


Figure 10 – Living Situation [Non-Farmworkers]

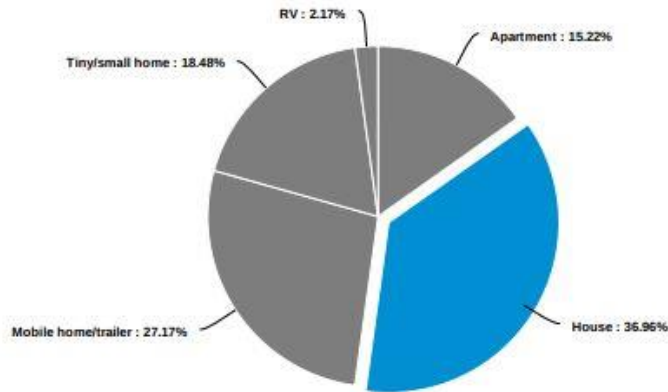


Figure 11 – Living Situation [Farmworkers]

Household Composition

Most respondents (~ 66%) live with immediate family. Some respondents (13% and 6%) said that they live with another family, and a small percentage indicated that they live with roommates (Fig 12 & 13).

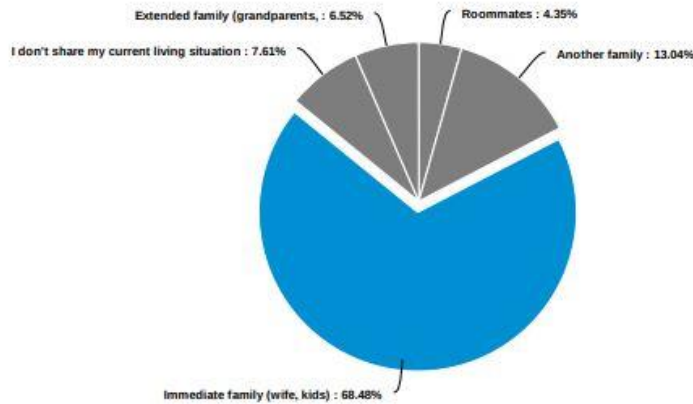


Figure 12 – Living With [Farmworkers]

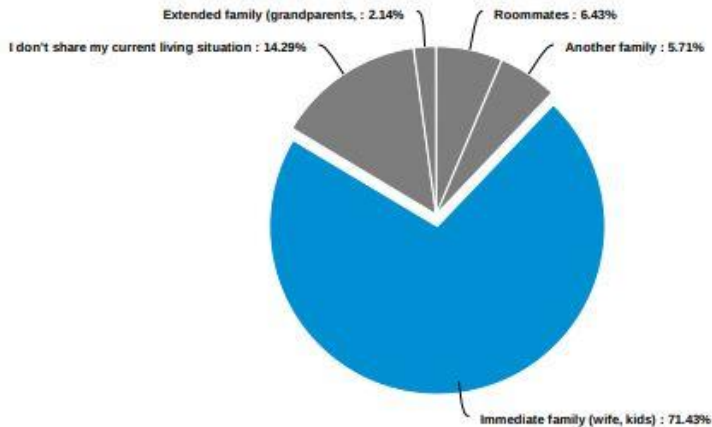


Figure 13 – Living With [Non-Farmworkers]

Household Size

Half (50%) of the farmworker respondents live in two-bedroom houses, with 2-3 adults (53% of farmworkers indicated two adults, 25% said three). In the non-farmworker population, 44% live in a two-bedroom house, 25% in three-bedroom houses, and 10% live in four-bedroom houses.

The majority of farmworker households (65%) include children, mostly 1-3 per household, and a smaller majority of non-farmworkers (57%) also live with children, mostly 1-2 children per household (Fig 14 & 15).

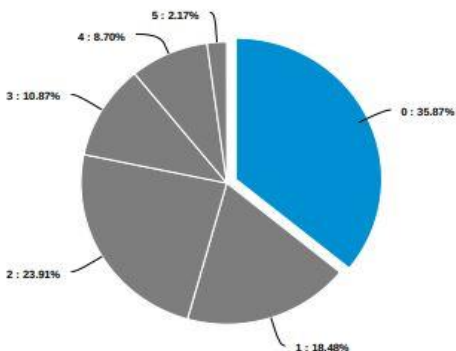


Figure 14 – Children [Farmworkers]

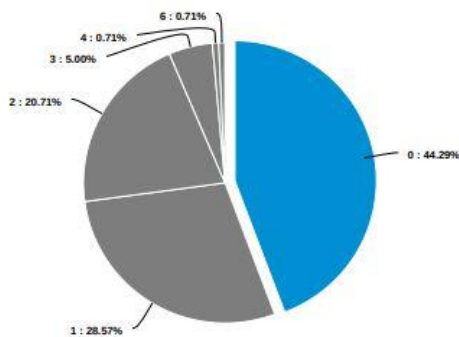


Figure 15 – Children [Non-Farmworkers]

Housing Stability

There are a variety of reasons causing housing instability among renters. The primary reported reasons for needing to vacate their rentals were that:

- in the past three years, the landlord had raised their rent (39.6%),
- within the past three years their rental had become a vacation rental (20.7%), and
- they had to move out because the rental was being sold or given to a family member (27.7%).

The responses to the question “how long did it take you to find the place where you live now” substantiates the difficulty that people have finding a place to live in Anderson Valley. The responses indicate that, for 15% it took 1-3 months, for 13% it took 4-6 months, for 42%, it took 6 months or more, and 13% said they were “still looking.” All of these statistics are approximately the same for farmworkers and non-farmworkers.

Desired Housing

Most people stated the need for a two- or three-bedroom house, with 33% of farmworkers and 38% of the non-farmworker group desiring two-bedroom houses, and 47% of farmworkers and 39% of the non-farmworkers wishing for a three-bedroom house. There were also those (15% of farmworkers and 14% of non-farmworkers) who work locally but don’t live in Anderson Valley. Among that group, all of the farmworkers and 85% of the non-farmworkers said that they would live here if there were housing available.

Regarding the wish to buy a home, 65% of the respondents said that they could buy a home if they had help with the down payment, and 26% answered “not sure” to that question. Respondents stated they could make the mortgage payments but don’t have enough for a down payment, suggesting the need innovative ways to cut the cost, such as a self-help housing program (along the lines of Habitat for Humanity) or a community land trust (where participants own their homes but not the land). To gauge the interest in such programs, the survey asked if respondents would be interested in “buying a house

below the market rate that they would also have to sell below the market rate”. In response, 50.53% said “yes” and 32% said they were “not sure”. This indicates some interest in the idea of a community land trust. There were also 60% of respondents who said they would be interested in buying a portion of someone’s residential lot and building their own home. It is clear that people are open to and looking for creative solutions in their quest to own their own homes.

Possible Relocation

And finally, the majority of Valley workers have considered moving out of Anderson Valley if they can’t get their housing needs met, with 73% of respondents saying they might relocate to another area where housing is less expensive and/or easier to find. (Fig 16).

Have you considered relocating to another area where housing is less expensive and/or easier to find?

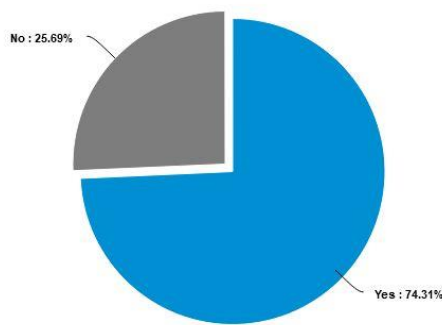


Figure 16 – Considered Relocating

Conclusion

Although farm workers are the population in Anderson Valley with the most significant housing needs, affordable rentals and home ownership opportunities are also in high demand in the non-farm worker population. The entire workforce community is affected by the shortage of housing in the Valley. The Anderson Valley schools and the Health Center have difficulty recruiting and maintaining staff because of the scarcity of housing for low and middle income people. The shortage of housing impacts the hospitality businesses, the wineries and the markets, since their employees have difficulty finding stable housing. Anderson Valley has remained a viable community because sufficient numbers of workers have chosen to remain here, in spite of the challenges of rural, isolated community living. That status is at risk, though, as mentioned above, with 73% of questionnaire respondents saying they’ve considered relocating to another area where housing is less expensive and/or easier to find.

There are numerous factors this survey didn’t explore (but that would be worth exploring in future studies), including the high cost of land and homes in Anderson Valley, the number of larger properties that are selling to out-of-town buyers as second homes, and the smaller homes, once owned by or rented to local working families, that are being converted to short-term vacation rentals. Purchasing a house has become unaffordable for the majority of people who work here, and the same is true for local families who would like to buy land and build a home.

If we do not address this housing crisis, developing sufficient affordable housing options for local workers, we may not be able to maintain the services that sustain our quality of life, such as our schools, the Health Center, and the businesses that provide employment and conveniences for the people who live here.

Respondent Comments

After completing the questionnaire, respondents were also invited to write in their own comments. The majority expressed, in English and Spanish, that there is an overwhelming need for more affordable housing in Anderson Valley. These comments convey, even better than statistics and graphs, the depth of feeling and the urgency that Anderson Valley employees are experiencing regarding the need for sufficient local housing (Fig 17).

Figure 17 – Respondent Comments

78155898	New apartments would be helpful for small family's.
77601746	We need living in the valley.
77599439	Muy poca viviendas.
77599259	Escaso de viviendas.
77598537	Que hubiera mas viviendas.
77598284	Si toberanas mas vivienda seria mucho mejor para nosotros los trabajadores del campo.
77597194	Si tu vieramos mas viviendas seria mucho mejor para nosotros los trabajadores del campo.
77596680	Solo que necesitamos mas viviendas para poder vivir agusto y trababajar mas traquilos.
77596378	Me gustana que hubiera mas viviendas aqui en el valle, para estar mas agusto en nuestro trabajo.
77596074	Se necesitan mas viviendas para poder trabajar y vivir mas agusto en el valle donde se trabaje.
77518435	necesitamos mas viviendas para trabajadores.
74995945	Necesidad de mas viviendas
74995344	My family and I have been looking for a bigger and affordable house for years. We are planning moving out next summer.
74993990	Deberian hacer mas viviendas para vender o alquilar a bajo precio.
73215898	It is too expensive to live here and houses aren't up to date.
73215466	It would be a good action so I can be closer to my work.
68428935	Apartment complexes would be great! With option from 1-3 bedrooms! Older community members don't realize that there are younger generations here who are interested in still living in the valley but not with their parents or family. There are people here in their mid 20s early 30s who want to start families but need their own affordable space. They need options on affordable rentals that could help them save for future down payments and home purchases.
68403221	We live in our family home that was purchased over 30 years ago. We would love to own our own home but can't afford to buy here. Our jobs and aging parents are here so we don't want to leave.
68391899	A lot of housing need for many people around the valley
68373253	Hardly any housing in the valley. Either that or they over price them and it usually a shitty trailer or home!

68372352	There IS NO HOUSINH. I lived in Comptche in the worst living situation you could imagine. Rats inside, bad water (tested positive for ecoli) it took a full year and a half to find another rental and it wasn't listed it was word of mouth. I looked everywhere between boonville and fort Bragg. I work in Mendocino massaging tourists it's very hard very physical work, and I'm 52, been doing massage 20 years and my body is breaking down. I cannot afford to go back to school because the rents are ridiculous.
67889441	It's too expensive
67889034	There should be more housing and not as expensive
67888887	Everything is fine but they should allow pets in rentals
67888760	That there would be more homes in this valley
67236856	There aren't many homes and it's hard to find any
67236763	There aren't many homes
67236497	Hopefully more homes can be built, but it's very complicated. They don't let that happen here.
67236414	very bad tenants
67236343	Hopefully you make it
67236277	Thank you
67236177	There are no comments, thank you for thinking and I would like to help.
67236093	It's difficult to find homes
67236023	It would be good to have more houses
67235676	Hopefully it will be accomplish
67235419	Thank you and what a good project. Hopefully you accomplish what you propose to do
66974788	There should be more homes
66974567	Homes are needed
66974068	Low-income houses and apartments are needed
66504070	Not much housing and expensive. We need more housing for sure. Its an amazing place to live.
66503779	I love this valley it is tranquil, but there is no available housing or rent. The work is good.
66503421	There are few houses, the rent is too expensive, and the conditions of the houses are not so good
66502964	The properties are too expensive
66429161	se pasa mucho frio it's very cool
66245221	Thank you for doing what you do!
66184975	New housing needs to built in the Anderson Valley or they will loose families, educators and public workers for areas that pay better and housing is not as much of a challenge to obtain.
66157912	They housing market is too high. I have lived here most of my life and will never be able to buy my own home. There are drug dealers and city people outbidding homes. Its so sad. My husband and I are second generation here in the valley and want to raise our kids here. But will have to move if we want to buy.
66151708	It would be easier for young families to live here if we had more available, affordable housing.
66115459	I feel like my data should not be counted in the survey. I am very lucky and my family happens to own a house on the coast that I am able to rent for a reasonable amount. If I did not have this luxury I would be in a really difficult situation trying to find a place to live in Anderson Valey.

66112493	Somehow freeing up the homes owned by
66106971	I was lucky to find where I live. I do believe the fact that I teach at the school helped me. I also have “below market” rent, which is realistically what I can afford in order to live comfortably and afford a student loan payment. Many of us have that whopping extra bill every month.
66095453	It is nice to have assistance from my employer for housing but it does feel bad to be trapped. With such limited housing options I feel like I cannot take a different job I may prefer because I would lose my housing. But also if my employer did not offer housing options I couldn’t live here at all.
62147070	Thank you for organizing around this issue in our community!
60283452	It would be wonderful to focus efforts on curtailing short-term rentals (air bnbs) and discouraging second homes (extra taxes?) in order to increase the rental stock and drive down the inflated price of property here.
59150610	Thank you for your work on this critical issue!
59147703	Housing is difficult to find. It is usually expensive and/or in need of great repair. Finding a rental is mostly through word of mouth.
59086627	Housing is a popularity contest out here- unfair and secretive.
58901434	I was lucky when I moved to the Valley because there were several places open at that time (9 years ago). I don't consider moving out of the valley because I can't physically do the commute drive. From my experiences and hearing stories from others, often (not always) housing here lacks insulation (leading to high propane and electric costs) and/or is run down (bad plumbing, torn/damaged flooring, old and poorly insulated windows, lacking potable water). Lacking potable water is a very common aspect and one that I realize could be very hard for landlords to fix, though it would be highly appreciated!
58891895	I was not able to afford the valley, and I ended up purchasing in Ukiah. I now have to commute. I wanted to live in the valley originally, but could not afford to buy here.
58880535	Because I grew up here and my parents own land here I am in a very fortunate situation. I know there is a serious need for affordable, accessible housing in Anderson Valley. THANK YOU for all the work you are doing to help with this issue.
58877202	I am very lucky to be able to live on my parents' property. Most people have a much harder time finding an affordable living situation in our community.
58834191	. we need more if it and better resources to care for what is already here. So many large lots that can't be divided or sold under anything smaller than 40 acres. Also so many homes sit vacant most of the year. We spent ten years both with good jobs in the valley and only a few months ago bought a house that never went on the market so we could afford it and it's a total dump and took all of our savings
58830406	The valley needs more housing!!! There are so few places for people to rent or buy and it’s been like that for years.
58813546	Anderson Valley is a beautiful place to live in but the housing issue is really bad. If there is a house available it is usually really expensive and also there is no houses available to rent. A lot of family's that have grown here have had to move because of the housing issue but then again I see wealthier people moving from different states to here and they are able to find a place.
58811128	I was raised here in AV and have been here for 20+ years, and when I decided to get married and move out and start my own family I was lucky enough to know a person who was moving out of his 1 bedroom house and was able to move into the place he was leaving. I have been there for 5+ years now, but since started a family and would like to have more children one day but it would be very tough to add more people to my small 1 bedroom place. And finding a bigger place to live has been impossible. the lack of housing here might be the reason for me to have to leave the valley.
58625337	It makes it extremely difficult to hire adequate help necessary to take care of the people who already live here. Very short sighted on the part of those who own housing/property already