

**AN ASSESSMENT OF THE DEMAND
FOR FARM WORKER HOUSING
AND TRANSPORTATION
IN MENDOCINO COUNTY**

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Executive Summary

This report presents findings from an assessment of farmworker housing and transportation needs in Mendocino County. The research had two overarching goals: (1) to evaluate farmworker housing conditions in Mendocino County and ways in which Mendocino County's General Plan can address those needs; and (2) to assess the demand for a vanpool program that would provide farmworkers in Mendocino County with safe and affordable transportation.

The specific goals of the assessment were to identify: (a) the number of farmworkers working in Mendocino County; (b) their length of employment in Mendocino County throughout the year; (c) their accompaniment status (i.e. whether they are in Mendocino by themselves or accompanied by nuclear family members); (d) their current housing status; (e) their migratory status or permanent place of residence in the United States; (f) gaps in the provision of adequate housing for farmworkers in Mendocino County; and (g) the feasibility of implementing a vanpool system for farmworkers in Mendocino County.

The assessment was conducted during the period July 2007-March 2008. Research methods included a telephone survey of 100 randomly selected agricultural employers in Mendocino County, face-to-face interviews with 205 farmworkers between August and October 2007, key informant interviews with 20 individuals familiar with the housing and transportation needs of farmworkers in Mendocino County, and origin-destination data for 175 agricultural workers on 45 farms throughout Mendocino County.

Key Findings

- The assessment findings indicate that there were 4,163 farmworkers employed in Mendocino County during 2006. Of those, 1,416 were employed in Mendocino County for 7 months or more, 673 worked for 3 to 6 months and 2,074 worked for less than 3 months.
- Ninety percent (90%) of farmworkers in our sample cited Mendocino County as their permanent place of residence, while 1% cited adjacent counties and 5% cited non-adjacent counties, principally in the Central Valley. An additional 3% are follow-the-crop migrants with no permanent place of residence.
- Nearly one in three (31%) households reported the presence of children under age 18. The mean number of children was 2.4. Nonetheless, nearly half (46%) of households with children reported three or more children. Two-thirds (68%) of children live with their parents only, while 17% live in households including parents and related adults and 15% live in households including unrelated adults.
- Fifty-four percent of respondents reported that they rent, while 2.6% own their place of residence. The remaining 43% received free housing from their employer. Nearly

two-thirds (62%) of farmworkers reported living or staying on the farm for which they work.

- Respondents who were renters reported an average rental expense per adult of \$350 per month. Respondents living with a spouse and/or children report an average monthly rental charge per household of \$533. Unaccompanied respondents reported paying an average monthly rent of \$167.
- Based on US Census definitions, 38% of farmworkers working in Mendocino County live in “crowded” (defined as more than one person per room) or “severely crowded” conditions (over 1.5 persons per room) during the work week.
- Twenty percent of farmworker respondents reported housing problems. The principal problems cited were stress associated with excessive noise or a lack of privacy (12%), problems getting landlords to make repairs (11%) and inability to pay the rent because housemates were unable to pay their share (5%).
- Fourteen percent of farmworkers reported spending less on other basic needs – principally food and health care – in order to be able to pay for housing. However, whereas that was the case for just 7% of farmworkers living on farms, it was true for one-fourth (26%) of those living off-farm. Nearly one-fourth (23%) of households with children under age 18 reported foregoing food or healthcare to pay for housing.
- Nearly half of all respondents indicated that they drive their own car to work, while 39% obtain rides from others. Of respondents riding with others, the majority (88%) reported obtaining rides from friends or family members, while the remaining 12% reported rides with foremen or farm labor contractors.
- Respondents not living on farms report mean transportation costs of \$33 per week, with a median of \$25 and a range of \$0 to \$200. When respondents reporting no transportation costs (many of whom obtain rides with friends and family members) are excluded from the analysis, mean transportation costs were \$40 per week, with a median of \$30.
- While there are a number of non-monetary factors that could make a vanpool option attractive to many farmworkers – including issues re: safety and legality – rates would likely need to be competitive with current transportation costs in order for a vanpool program to succeed. In that sense, a vanpool program with rates of \$5 per day could represent an attractive option for many farmworkers.
- Findings from the employer survey indicate that a vanpool program might represent an attractive option for growers as well. Approximately 14% of employers reported that the lack of transportation options for farmworkers had interfered with their ability to get work done on their farm. Larger farms, particularly those with higher demand for temporary labor, were more likely to report lack of transportation as a problem. Qualitative comments from employer interviews indicate that the need for additional

transportation would be highest during the harvest season, when there is an influx of seasonal workers.

Introduction

With an estimated population of 86,000 (US Census 2000) and a peak agricultural labor force of 4,000 hired farm workers, nearly 1 of every 20 Mendocino County residents is a farmworker. Agricultural laborers are arguably the backbone of Mendocino County's \$223 million agricultural economy (Mendocino County Agricultural Commissioner 2007). Nonetheless, despite their vital importance to the region's economy, Mendocino County has often faced challenges in providing adequate housing and transportation for agricultural workers.

To address these issues, Mendocino County commissioned a study to assess the demand for farmworker housing and a county-wide farmworker vanpool. The purpose of the research was to evaluate farmworker housing and transportation needs in the county as well as ways in which Mendocino County's General Plan could address those needs. The specific goals of the assessment were to identify: (a) the number of farmworkers working in Mendocino County; (b) their length of employment in Mendocino County throughout the year; (c) their accompaniment status (i.e. whether they are in Mendocino by themselves or accompanied by nuclear family members); (d) their current housing status; (e) their migratory status or permanent place of residence in the United States; (f) gaps in the provision of adequate housing for farmworkers in Mendocino County; and (g) the feasibility of implementing a vanpool system for farmworkers in Mendocino County.

Research Methods

Data for this assessment were collected via the following methods:

Employer Survey. A telephone survey of 100 randomly selected agricultural employers in Mendocino County, including 95 growers and/or farm managers and five farm labor contractors, was conducted between July and November 2007. The respondents represent the key commodities produced in Mendocino County, including winegrapes (78 respondents), pears (6 respondents) and apples (6 respondents). Other sectors represented include nuts, livestock, pasture and nurseries. The employers participating in the survey farm 6,589 acres of winegrapes, 238 acres of pears and 59 acres of apples, representing 41% of total winegrape acreage in Mendocino County, 11% of pear acreage and 22% of apple acreage. The employer survey gathered information on the number of workers employed on Mendocino County farms, the provision of housing and transportation and employer recommendations for improving farmworker housing and transportation in Mendocino County. (See Appendix B for more details regarding the employer survey methodology).

Farmworker Survey. A total of 205 farmworkers were interviewed via a face-to-face employer-based survey between August and November 2007. A total of 171 interviews were conducted with farmworkers employed on winegrape farms, 30 interviews were conducted with workers on pear farms and 4 with workers on apple farms. The farmworker survey gathered a range of information on housing, transportation,

employment patterns and demographics, including income and household composition. The farmworker survey also elicited farmworker recommendations for ways to improve housing and transportation for farmworkers in Mendocino County. (See Appendix C for more details regarding the farmworker survey methodology).

Key Informant Interviews. Key informant interviews were conducted with 19 stakeholders familiar with farmworker housing and transportation conditions in Mendocino County. Key informants included housing advocates, farm labor advocates, growers and others familiar with farmworker housing conditions in Mendocino County. The purpose of the key informant interviews was to assess expert stakeholder perceptions of the demand for farmworker housing and transportation in Mendocino County and to elicit recommendations for improvements. (See Appendix A for a list of key informants interviewed as part of this assessment).

Background: Farmworker Housing and Transportation in Mendocino County

This section presents an overview of issues surrounding farmworker housing and transportation as highlighted by key informants familiar with these issues in Mendocino County.

Most key informants note that farmworker housing is symptomatic of the broader challenge of providing affordable housing for Mendocino County residents in general. As Harris (nd) notes, “just over 85% of the residents of Mendocino cannot afford the average house for sale on the local market.” Nonetheless, key informants emphasized that while it is difficult for the general population to find affordable housing, but it is even more difficult for farmworkers. As a key informant noted, “This County is notorious at this point for not having housing. Farmworker housing is a microcosm, an indicator of a much bigger problem.” Many key informants indicated that the problem is particularly severe in the Anderson Valley, where little housing is available – affordable or otherwise. A related issue is the problem of overcrowding, which several key informants noted is a chief coping strategy in the face of the lack of housing.

A number of key informant cited sub-standard – and potentially hazardous – housing conditions among farmworkers, including a lack of heating and running water, sub-standard structures and a lack of adequate facilities. One key informant cited the case of a motel that had been converted to farmworker housing, which had to be shut down due to the presence of raw sewage. This same individual cited problems associated with a reluctance to condemn sub-standard housing, because some housing is considered better than nothing.

Many stakeholders felt that the demand for farmworker housing had increased during the past five to ten years, with the addition of new wineries and a subsequent growth in the number of farmworkers. At the same time however, they felt that the County had lost farmworker housing. A number remarked that they had heard of growers removing farmworker housing in order to avoid regulations and “jumping through hoops.”

The key informant interviews highlighted two main areas of need with respect to farmworker housing. Many cited a particular need for family housing. As one informant explained, “Farmworkers are settling down. They’re not just picking, they’re pruning. These are families and they have very different housing needs, with young children and extended family members. Even though some growers provide housing, it’s often harder for families to find on-farm housing.” Several respondents emphasized the importance of providing permanent family housing, in terms of community development. As one person explained, “it’s better for workers, families, and the community. People settle and become part of the community.”

Housing for the predominantly male unaccompanied seasonal workforce is another area of need. According to several informants, the general housing shortage makes it extremely difficult for seasonal workers to find temporary housing in Mendocino County, forcing some to live in their cars. As one key informant stated, “what they need is temporary farm labor camps, with shared cooking facilities, laundry facilities, bathing facilities and a dormitory style room.”

With respect to transportation, most key informants commented on a lack of adequate public transportation in Mendocino County in general. Limited public transportation, coupled with the fact that most farms are off main roads, signifies that farmworkers must rely on private transportation options to get to and from work.

Recommendations and Challenges

The two principal solutions offered by most key informants are constructing new housing or converting existing structures to farmworker housing. However, as there is almost no existing housing stock available to convert, especially in areas such as the Anderson Valley, the construction of new housing is the most likely means of addressing farmworker housing shortages.

Nonetheless, key stakeholders identified several challenges with respect to the construction of new housing. These include lack of available land, high costs associated with affordable housing, zoning issues, lack of infrastructure and opposition from neighbors.

With respect to community concerns over the construction of farmworker housing, several community development advocates explained the importance recognizing the “difference between being anti-development and anti-growth.” As one explained, “Development is building to adequately care for the needs of a community. Growth is getting bigger. You can be pro-development and anti-growth” at the same time.

The key informants provided a number of recommendations regarding these issues. Most cited a need for re-zoning some land as residential to make more land available for farmworker housing. One community development advocate suggested that the County relax existing regulations and allow agricultural land to be split into smaller parcels, for

example, allowing property owners to develop one-quarter or one-half acre parcels strictly for the purpose of farmworker housing.¹

However, one key informant pointed out that land designated for farmworker housing must be in a feasible location. For example, land for farmworker housing was identified in Laytonville. However, because it was so far from where most farmworkers work and live the developers were unable to obtain the necessary financing.

Regarding the costs associated with purchasing land from private owners, key informants suggested that the County collaborate with community organizations in order to secure grants to develop housing, for example channeling Community Development Block Grant monies towards housing outreach organizations to assist in purchasing private land for affordable housing developments.

An additional recommendation was for Mendocino County to facilitate the installation of water and sewer access on unused land, in order to promote the development of new farmworker housing. In that regard, one housing expert suggested that Mendocino County could allow for more creative and flexible water and sewer solutions using various new technologies currently on the market.

Several key informants also suggested that the County create incentives for growers or developers to build farmworker housing through inclusionary housing models.

The key informants had few recommendations with respect to improving transportation options for farmworkers. Those that did comment on these issues felt that public transportation was not a viable option for farmworkers and that customized systems would be necessary to successfully transport farmworkers to the fields. These comments lend credence to the idea of a farmworker vanpool.

Key Findings

Findings from the Employer Survey

Over one-fourth (28%) of agricultural employers reported providing housing for farmworkers in their employ. The respondents report a total of 378 beds, with a mean of 24 beds per farm and a range of one to 90. Additionally, 24 (86%) of those providing housing offer accommodations for families. They report a total of 116 family units, with a mean of five per farm and a range of one to 17. Extrapolation from the employers in the survey to all growers in Mendocino County indicates approximately 1,350 on-farm beds for unaccompanied workers and 414 units of on-farm family housing.

¹ According to section 20.052.016 of the Mendocino County zoning code, the use of Farm labor housing (2-4 families) is allowed in agricultural zones upon issuance of a minor use permit. These comments may indicate a lack of understanding of, or confusion regarding the regulations.

Employers report a range of rental charges for on-farm housing, generally between \$50 and \$100 per month. Thirteen of 21 respondents (62%) provide free housing. Rental charges for family housing range between \$200 and \$900 per month, with the majority in the \$200-300 per month range. Twelve respondents (50%) provide family housing at no cost.

Virtually all of the respondents that currently provide farmworker housing plan to continue doing so. Of those that do not offer farmworker housing, the vast majority (93%) have no plans to do so. Nonetheless, two respondents (3%) plan to provide farmworker housing in the future, while three (4%) are unsure. The principal reasons for not providing farmworker housing cited include a lack of need, because the farm operation is too small or workers have their own housing (71%), the high cost of providing housing (19%), and regulatory or zoning challenges (10%).

The majority (59%) of employers interviewed felt that the amount of housing currently available for farmworkers in Mendocino County is insufficient, 33% were unsure and 8% felt there is currently sufficient housing for agricultural workers.

Profile of Farmworkers Working in Mendocino County

Number of Farmworkers

The present study finds there were 4,163 farmworkers working on Mendocino County farms during 2006. Of those, 1,416 worked in Mendocino County for 7 months or more (defined here as “regular workers”), 673 worked in Mendocino County for 3 to 6 months (defined here as “seasonal workers”), and 2,074 worked in Mendocino County for less than 3 months (defined here as “temporary workers”).

Table 1: Farmworkers Employed in Mendocino County in 2006 by Seasonal Employment Status

Length of Employment	Number	Percent
Regular (7 months or more)	1,416	34
Seasonal (3 to 6 months)	673	16
Temporary (Less than 3 months)	2,074	50
Total	4,163	100

With regard to demographics, 82% of farmworkers in the sample were men and 18% were women. Mexico was the country of origin for 100% of respondents. In addition to Spanish, 12% of respondents reported speaking an indigenous language. The average age of respondents was 33, and one-quarter were over 40. Farmworkers had been in the US for an average of 12 years, and in Mendocino County for an average of 9 years. Seventeen percent reported some form of work authorization status in the U.S., while

54% reported that they are undocumented. Another 1% indicated that their documents are being processed, and the remaining 28% declined to answer the question regarding immigration status.

Living Arrangements and Accompaniment Status

The farmworkers interviewed in the present study report a wide assortment of living configurations. As indicated in Table 2, the most typical arrangement consists of a farmworker living only with other unrelated adults, as reported by nearly one in four (26%) respondents. This is followed in frequency by workers who reported nuclear arrangements consisting of a spouse and children only and by those living with related adults only. Approximately three in five farmworkers (61%) live in situations including related adults, 44% live with unrelated adults, nearly one-third (29%) live with a spouse, while one-fourth (26%) live with minor children.

Table 2: Farmworker Survey, 2007. Living Arrangements, N=205.

Living Arrangement	N	Percent
Unrelated adults	53	26
Spouse and children only	35	17
Related adults only	33	16
Related and unrelated adults	25	12
Alone	16	8
Children only	6	3
Spouse only	4	2
Spouse, children, and other relatives	4	2
Spouse, children, and unrelated adults	4	2
Parents and related adults	4	2
Spouse and related adults	4	2
Mixed: Adults and children	17	8
Total	205	100

Living Arrangements among Accompanied Farmworkers

Overall, 57% of farmworkers in our sample reported that they were married and/or had children under 18. However, only 36% reported living with a spouse and/or children while working in Mendocino. Of those, 31% of respondents reported living with a spouse or partner while an equal number reported living with children under the age of 18

Among farmworkers living with a spouse and/or children, two in three (67%) live in “nuclear” arrangements, consisting of the farmworker, spouse and and/or children. Slightly less than one in five (19%) live in “extended” living arrangements, consisting of parents and/or other related adults, while 14% live with unrelated adults.

Table 3: Farmworker Survey, 2007. Shared Housing among Accompanied Farmworkers², N=205.

Living Arrangement	Percent
Nuclear family members	67
Extended family members	19
Unrelated adults	14
Total	100

Children’s Living Arrangements

Nearly one in four (26%) of farmworkers live with children under the age of 18. Overall, respondents reported a mean number of children per household of 2.4, with a range of 1 to 5. Among households with children, 46% had three or more children.

The need to share housing with others can result in children living with unrelated adults. As seen in Table 4, over two-thirds (68%) of children live in “nuclear” type households including parents only. Nonetheless, approximately one-third live in households including related adults (17%) or unrelated adults (14%).

The issue of living arrangements is complex. Living with extended family members is a common practice in Latino society, however, the survey did not assess whether a respondent’s decision to do so was based on choice or necessity. It is likely that the decision to live with unrelated adults is one of necessity. Anecdotal reports indicate that sharing housing with unrelated adults may be associated with increased risk of children’s exposure to abuse.

Table 4: Farmworker Survey, 2007. Children’s Living Arrangements, N=205.

Who Children Live With	Percent
Parents only	68
Parents and related adults	17
Parents and unrelated adults	15
Total	100

Place of Residence

Ninety percent (90%) of the farmworkers participating in this survey cited Mendocino County as their permanent place of residence. An additional 1% cited adjacent counties, while 5% cited non-adjacent counties, principally in the Central Valley. The remaining 3% indicated they follow the crops and have no set place of residence.³

² Percentages add up to more than 100% due to rounding.

³ Percentages do not add up to 100% due to rounding.

Workers citing a permanent place of residence in Mendocino County lived in the following towns:

Table 5: Farmworker Survey, 2007. Place of Residence within Mendocino County, N=205.

Town	Percent
Ukiah	47
Potter Valley	17
Talmage	9
Redwood Valley	7
Hopland	6
Philo	4
Boonville	4
Covelo	3
No Response	3
Elk	1
Calpella	1
Total	100

Respondents with a permanent place of residence outside of Mendocino County live in the following towns: Clear Lake, Chico, Lodi, Modesto, Stockton, Yuba City.

Housing Characteristics and Costs

With respect to housing during the work week, respondents reported the following:

Table 6: Farmworker Survey, 2007. Type of Residence, N=205.

Housing Type	Percent
House	43
Room in house, rent from owner	17
Labor Camp	16
Apartment	12
Trailer	10
Other ⁴	2
Total	100

Fifty-four percent of respondents reported they are renters, while 2.6% own their place of residence. The remaining 43% received free housing from their employer. Fully 62% of respondents reported living on the farm for which they work. This figure should however be interpreted with caution, since the survey was conducted during the harvest season and relatively large numbers of agricultural employers in Mendocino County provide on-farm housing.

⁴ Other housing types include no response (1%), garage (0.5%), room (0.5%), and car, tent, shelter, homeless, etc. (0.5%).

The average monthly rental payment among all farmworkers responding to the survey was \$552 per unit. Average rental costs on a per unit basis were \$432 for a one-bedroom unit, \$509 for two bedrooms and \$732 for a three-bedroom unit.

Among all farmworkers responding to the survey, average rent per adult was reported at \$350 per month. Respondents living with a spouse and/or children reported average monthly rent of \$533 per adult. Unaccompanied respondents reported average monthly rent of \$167 per adult. Overall, housing costs per adult represented 44% of income.

Crowding

Respondents reported an average of 4.8 rooms in their dwellings (not counting bathrooms) and an average of 3.2 bedrooms. The average number of residents per room was 1.25, while the average number of residents per bedroom was 2.04. The US Census (2000a) defines “crowding” as more than one person per room, while “severe crowding” is defined as more than 1.5 persons per room. Based on these definitions, 38% of all farmworkers working in Mendocino County live in “crowded” or “severely crowded” conditions. Specifically, 17% of farmworker live in “crowded” conditions while and 21% live in “severely crowded” conditions during the work week. These rates are significantly higher than the rates of 3.4% and 3.2% respectively for Mendocino County in general (US Census 2000b).

Twenty-one percent of respondents reported use of rooms other than bedrooms for sleeping purposes. These include living rooms (13%) and garages (2%).

Amenities and Repairs

With respect to where they live while working in Mendocino County, most respondents reported access to amenities such as hot and cold running water, indoor plumbing, stoves and refrigerators.⁵

Table 7: Farmworker Survey, 2007. Access to Amenities, N=205.

Amenity	Percent Reporting
Plumbing: Cold Water	99
Plumbing: Hot Water	99
Flush Toilet	99
Shower or Bathtub	98
Refrigerator	99
Stove	99
Central Heat	81
Air Conditioner	69

⁵ This includes having the amenity in their own living space or having regular and reliable access to it in neighboring units, in the case of residents of motels, labor camps and garages.

Housing Problems

The farmworker survey included a series of questions about general problems with housing that respondents had experienced while working in Mendocino County during the previous year. Forty respondents (20%) reported some type of problem. As seen in Table 8 below, the most frequently cited issue was stress due to excessive noise or lack of privacy, as linked to overcrowding, which was reported by 12% of respondents. That was followed by delays or refusal to make repairs, as reported by 11% of respondents.

Table 8: Farmworker Survey, 2007. Housing Problems, N=205.

Issue	Percent Citing ⁶
High levels of stress due to lack of privacy	12
Landlord took a long time or refused to make repairs	11
Couldn't pay rent because someone else in household couldn't pay their part	5
Health problems due to mold or excessive moisture where live	3
Denied housing because agricultural worker	3
Denied housing because of lack of money to pay deposit	3

Other housing problems cited in open-ended questions included difficulty finding a place to live and problems associated with having to spend the majority of earnings on housing.

Problems Paying Rent

Trade-offs between housing and basic needs such as food and health care are dilemmas faced by many low-income individuals. Overall, 14% of respondents reported spending less on food or health care during the past 12 months in order to pay for housing. That was the case for nearly one-fourth (23%) of respondents living with minor children. Not surprisingly, perhaps, 7% of farmworkers living on farms – where many receive free or reduced rent – reported these tradeoffs, compared with 26% of those living off-farm.

While thirty-one percent of respondents were familiar with low-income housing assistance, most were not, signifying an opportunity for further outreach to eligible populations.

Income and Employment

Respondents reported mean earnings of \$12,745 in the previous year. Mean total household income for respondents with resident spouses was reported at \$25,653.⁷

⁶ Percentages could add up to more than 100% because respondents could cite more than one factor.

⁷ Based on 18 cases that provided income information for spouses.

Eighty-five percent of farmworkers surveyed sent remittances to family outside of the U.S. in the last 12 months. Remittances represented a notable portion of some respondents' earnings. The average yearly value of remittances sent by farmworkers was \$3,298, which represents 31% of their average yearly earnings. Some observers have criticized farmworkers for sending money home instead of paying more for decent housing in the U.S. Nonetheless, it is important to recognize that many farmworkers are in the U.S. in order to help support their families outside the country. Remittances are consequently seen as an obligation, not a matter of choice.

Transportation and Potential for a Farmworker Vanpool

Nearly half (47%) of all respondents indicated that they drive their own car to and from work, while 39% ride with others. Of respondents getting rides with others, the majority (88%) ride with friends or family members, while the remaining 12% reported rides with foremen or farm labor contractors.

Table 9: Farmworker Survey, 2007. Means of Transportation to Work, N=205.

Means of Transportation	Number of Responses	Percent
Own car	95	47
Obtains ride from others	80	39
Walk or bike	15	7
Farm bus or van	11	5
Public bus	2	1
TOTAL	203	100

Responses to the farmworker survey indicate that an estimated 38% of respondents live off the farm. Respondents not living on farms report mean transportation costs of \$33 per week, with a median of \$25 and a range of \$0 to \$200. When respondents reporting no transportation costs (many of whom obtain rides with friends and family members) are excluded from the analysis, mean transportation costs rise to \$40 per week, with a median of \$30. While there are a number of non-monetary factors that could make a vanpool option attractive to many farmworkers – including safety and legality – vanpool rates would likely need to be competitive with current transportation costs in order for a vanpool program to succeed. In that sense, a vanpool program with rates of \$5 per day⁸ could represent an attractive option for many farmworkers.

With respect to demand, the vans currently operated by the Agricultural Industries Transportation Service (AITS) program in the San Joaquin Valley fit 15 people and require approximately 11 passengers to be profitable. According to the 2002 US Census of Agriculture (USDA 2002), there were 41 farms in Mendocino County with 10 or more direct-hire workers employed for 150 days or more. It is probably reasonable to estimate that approximately half of those farms may employ 15 or more workers, indicating that

⁸ Based on approximate costs in other regions.

an estimated 20 farms would have enough long-term workers to make this program feasible.⁹ Long-term workers employed by farm labor contractors would also be eligible for participation in this program.

In addition to fieldworkers, winery workers are considered agricultural workers for purposes of this program. The year-round nature of employment at wineries may make this program well-suited for wineries as well, particularly cellar workers, whose socioeconomic and demographic characteristics are most similar to fieldworkers. The employer survey indicates that a vanpool program might represent an attractive option for growers. Approximately 14% of respondents reported that the lack of transportation options for farmworkers had interfered with their ability to get work done on their farm. Larger farms, particularly those with higher demand for temporary labor, were more likely to report lack of transportation as a problem. Qualitative comments from employer interviews indicate that the need for additional transportation would be highest during the harvest season, when there is an influx of seasonal workers.

Findings from the Agricultural Industries Transportation Service (AITS) project, which operates farmworker vanpools in the San Joaquin Valley, indicate a number of benefits of the vanpool for employers. These include reduced absenteeism (which can be associated with unreliable farmworker transportation) and reduced grower liability for accidents occurring to and from work. Many growers in the AITS service area purportedly prefer hiring farmworkers commuting by vanpools because of these benefits. That in turn benefits for agricultural workers, who report increased employment throughout the year, since they are hired before other workers and laid off later.

The AITS program is currently experimenting with employer-provided vouchers, which has the potential to reduce farmworker transportation costs, incentivize increased farmworker participation in the program, increase farmworker retention rates at participating farms and provide a tax write-off for employers. Vanpools are also eligible to participate in the Commuter Check program,¹⁰ offering potential benefits to employees and employers. This is an additional option Mendocino County may wish to explore.

Farmworker and Employer Recommendations

Farmworker Recommendations

The farmworkers provided an extensive list of comments in response to an open-ended question soliciting recommendations for improved housing and transportation. Recommendations for improving housing conditions comprised the majority of comments (46%) followed by recommendations for improving work conditions (25%). Interestingly, the third most frequent type of recommendation was a request for better

⁹ Farmworkers working on small farms in close proximity to one another could theoretically share a van, however logistics would be somewhat more complicated.

¹⁰ The Commuter Check program (www.commutercheck.com) offers employees the option of paying for public transportation (including vanpools) with pre-tax dollars. There is no cost to employers, who also benefit from reduced payroll taxes.

treatment in the workplace. Nineteen percent of the recommendations were focused on improving transportation. A small number of respondents recommended community improvements such as increased safety through greater police presence and additional services for farmworkers.¹¹ Table 10 lists the top recommendations while Table 11 provides recommendations specific to transportation.

Table 10: Farmworker Survey, 2007. Farmworker Recommendations for Improving Housing and Transportation, N=205.

Recommendation	Number Citing	Percent Citing¹²
Better housing conditions	31	10
Higher salaries	30	9
Better treatment	26	8
Farmworker transportation	24	8
More affordable housing for farmworkers	20	6
Free housing	19	6
Less crowding	18	6
Basic housing needs	17	5

Farmworkers participating in the survey offered a number of specific recommendations for improving farmworker housing. These included better housing conditions in general, as well as basic amenities such as hot water, bathrooms and a stove. Additional recommendations were more affordable housing, free housing for farmworkers and reduced crowding. One respondent recommended that, “more rooms and beds are necessary where we live because sometimes there are many people.” A number of respondents cited the need for more housing stock as a means of addressing the lack of housing and crowding. Other recommendations include housing closer to work, on-farm housing, higher salaries so farmworkers are better able to afford housing and safe housing.

Most participants in the farmworker survey indicated a general need for farmworker transportation. The significant number of farmworkers citing proximity to services as the most important factor when seeking housing (see Table 12) also illustrates this need. Interestingly, seven individuals specifically recommended a farmworker van as a means of improving transportation, possibly indicating exposure to farmworker vanpools in other counties in California and potential demand for this type of solution.

¹¹ Fifteen farmworkers had no comments and seven respondents commented that “everything was fine.”

¹² Percentages add up to more than 100% because respondents could cite more than one factor.

Table 11: Farmworker Survey, 2007. Farmworker Recommendations for Improving Transportation, N=205.

Recommendation	Number of Responses	Percent Citing¹³
Farmworker transportation – general	24	39
Free transportation	13	21
Transportation assistance	7	11
Farmworker van	7	11
Safe transportation	2	3
Low cost transportation	2	3
Opportunity to own car	2	3
Drivers license	2	3
Other	2	3
Total	61	100

The farmworker survey also included an open-ended question eliciting the main criteria farmworkers use when seeking housing. As Table 12 indicates, proximity/location was by far the most common response, as cited by 45% of respondents. Specifically, respondents mentioned the importance of proximity to work (21%), stores (15%) and other services (9%).¹⁴ Additional responses included basic services, good housing conditions, price and safe, quiet neighborhoods.

Table 12: Farmworker Survey, 2007. Farmworker Preferences Regarding Housing, N=205.

Housing Preference	Percent Citing¹⁵
Proximity/location	45
Basic services/amenities ¹⁶	31
Good condition	16
Price	15
Safe/tranquil conditions	14
Transportation	7
Other ¹⁷	13

¹³ Percentages do not total 100% due to rounding.

¹⁴ Other services include: schools (2.1%), clinics (2.6%), laundry mat (1.6%) and centralized location (2.6%).

¹⁵ Percentages add up to more than 100% because respondents could cite more than one factor.

¹⁶ Frequently sited services/amenities include: bathrooms, clean water, kitchen and heat.

¹⁷ Other responses include privacy (4%), on-farm housing (3%), comfort (2%), space (2%), respect (1%) and free housing (1%).

Employer Recommendations

The agricultural employers participating in this survey offered a number of recommendations for improving farmworker housing conditions in Mendocino County. As seen in the Table 13, housing for both unaccompanied men and families were the most frequently cited recommendations, followed by a call for more affordable housing in Mendocino County in general. Seven respondents also called for relaxing zoning and regulatory requirements in order to make it easier for growers to provide on-farm housing for agricultural workers.

Additional housing for unaccompanied men was the most common recommendation offered by agricultural employers, with many citing particular need during the harvest season. As one respondent offered, Mendocino County needs a “farm labor camp during harvest season, particularly for single men, with a cafeteria or general kitchen, so the men don't have to stay six in a motel room.” Another respondent recommended that Mendocino County “provide an RV park with hook-ups for guys who live or travel in RVs.”

In contrast, a grower noted that “more labor camps would be great,” but expressed concerns that “bigger operations would get all the benefit of any labor camps.” In that regard, he called for “County subsidies or assistance to supply more housing on my farm.” In that regard several growers noted that their ability to offer free housing helps assure them of a stable work force, since “the workers are able to work on nearby ranches...when not needed on the home ranch but are available when needed for the harvest.”

Additional family housing was the second most frequently cited recommendation. Many employers cited growing numbers of farmworker families and called for more family housing to meet their needs. Most cited the need for more family housing in general, one grower felt that family housing should be sited in urban areas, “so that the family is not isolated on the farm and can get around with public transportation or walking to school, shopping, medical appointments, etc.”

Seven respondents (8% of all responses) referenced the need for changes in zoning laws and regulations to allow growers to be able to provide farmworker housing. One claimed that Mendocino County should “reduce fees so growers can build more housing,” while another recommended that Mendocino County “allow the building of triplex rental units on properties of less than 20 acres to ease housing crunch for farmworkers.” Several respondents also recommended subsidies or tax breaks for growers providing farmworker housing. As one claimed, Mendocino County should “provide a tax break to property owners who provide housing for workers, rather than increasing their property taxes due to the improvements.”

There were differences of opinion regarding who should take responsibility for providing farmworker housing. While most respondents seemed to feel that this was the County’s responsibility, some put the burden on the larger growers and wineries. As one

respondent claimed, “The problem should be the wineries’ and not the government. Mendocino is not a rich county. We do need the workers, but housing should be provided by the bigger growers and wineries. If anything, the County should spend more money on medical care for everyone.”

Several respondents noted that the lack of farmworker housing in Mendocino County could have negative impacts of the availability of farm labor. As one explained, “There is a need for farmworker housing in Mendocino County. Housing is very important. Nobody will come to work around Ukiah, especially due to the lack of housing for workers.” In that regard, several growers made the connection between lower prices for Mendocino County grapes, farmworker wages and the need for farmworker housing. As a grower explained, “More farmworker housing is needed because our county’s grapes don’t earn as much as other counties, so we have to pay lower wages and it’s harder to get workers.” Similarly, another grower noted that, “If Mendocino grapes received the same price as Napa grapes, growers would be able to provide better housing for workers.” One respondent also cited the role of farmworker incomes, explaining that “It’s difficult for farmworkers to find housing on the income they receive.”

Nearly one-fourth of all responses made reference to the need for more affordable housing for all low-income residents of Mendocino County, not just farmworkers. As a respondent explained, the “County should not subsidize housing for one group, i.e. farmworkers. Affordable housing is insufficient for everyone.”

Finally, numerous employers commented that they were glad Mendocino County was actively seeking solutions to these problems. As one noted, “I’m encouraged that the County is moving forward and trying to do something about the housing situation for the Mexican workers on whose labor the County’s economy depends.”

Table 13: Employer Survey, 2007. Employer Recommendations for Improved Farmworker Housing, N=100.

Recommendation	Number of Responses	Percent
Housing for unaccompanied workers	25	30
Family housing	23	28
Affordable housing in general	19	23
Zoning/regulatory changes	7	8
Farmworker housing in general	4	5
Other	5	6
TOTAL	83	100

Conclusions

The assessment findings indicate a need for improved housing and transportation conditions for agricultural workers living and working in Mendocino County. Of the estimated 4,163 farmworkers employed in Mendocino County during 2006, 90% cited Mendocino County as their permanent place of residence, with approximately two in five living in “crowded” or “severely crowded” conditions.

The survey findings indicate a need for family housing, with 31% of farmworker households including children under the age of 18. An estimated 15% of children reside in households including unrelated adults, which can be associated with the potential for abuse.

Twenty percent of survey respondents reported housing problems, principally stress associated with excessive noise or a lack of privacy (12%), problems getting landlords to make repairs (11%) and inability to pay the rent because housemates were unable to pay their share (5%).

Fourteen percent of farmworkers reported spending less on other basic needs – principally food and health care – in order to be able to pay for housing. That was true for nearly one-fourth (23%) of households with children under age 18.

The assessment findings also indicate the feasibility of a vanpool as a means of providing safe and affordable transportation for agricultural workers living and working in Mendocino County. A number of non-monetary factors – including safety and legality – could make a vanpool option attractive to many farmworkers. Additional benefits include general road safety, reduced traffic and improved air quality. Nonetheless, vanpool rates would need to be competitive with current transportation costs in order for such as program to succeed.

Findings from the employer survey indicate that a vanpool program could represent an attractive option for growers as well. Approximately 14% of employers reported that the lack of transportation options for farmworkers had interfered with their ability to get work done on their farm. Larger farms, particularly those with higher demand for temporary labor, were more likely to report lack of transportation as a problem. Qualitative comments from employer interviews indicate that the need for additional transportation would be highest during the harvest season, when there is an influx of seasonal workers.

Recommendations

The following are recommendations to improve housing and transportation conditions among agricultural workers living and working in Mendocino County:

Farmworker Housing

The lack of affordable housing is an issue affecting all low-income residents of Mendocino County. Nonetheless, high rates of crowding and trade-offs between housing and basic needs such as food and health care, especially among families with children, highlight the importance of this issue for agricultural workers. Given that 90% of farmworkers in Mendocino County consider the County their permanent place of residence, efforts to provide affordable housing for this population are essential.

The assessment has identified the Hopland Road Yard property as a potentially suitable site for the construction of additional agricultural worker housing, given the site's availability and proximity to farms where most Mendocino County agricultural workers are employed. This property could serve as a local match in a public/private affordable housing partnership. Hopland was designated as eligible for funding under the USDA 515, 514 & 516 funding programs for 2008. Eligibility for tax credits of up to 9% would make this option more attractive to developers.

Funds for the construction of farmworker housing are available from several sources, including the Joe Serna Jr. Housing Trust of the California Department of Housing and Community Development. While fees and public sector funds can cover some operating costs, an additional mechanism for doing so is the creation of a local tax district for the specific purpose of generating revenue to address the needs of hired farm workers, which California law has provided for since 1937. To date, only Napa County has initiated such a local tax, at a rate of \$7 per vineyard/acre per year. Mendocino County could establish itself as a true innovator in the winegrape industry by initiating such a tax as well.

Nonetheless, a number of factors – particularly cost and eligibility criteria – must be carefully considered when thinking about the construction of new farmworker housing. Past experiences have shown that despite high need for decent and affordable housing among agricultural workers, the adage that “if you build it, they will come” does not necessarily hold true with respect to this population.

With respect to cost, past experiences have shown that the demand for farmworker housing is generally not very elastic. Most agricultural workers come to the U.S. to earn money to send back to their families in their countries of origin. In that sense, low incomes, coupled with high remittances and a strong desire to save often result in efforts to keep housing costs as low as possible. Consequently, housing costs comparable to or below market rates will have a significantly higher likelihood of generating sufficient demand for farmworker housing.

Eligibility criteria are equally important. Past experiences have shown that eligibility criteria such as the requirement for legal documentation status in the U.S. or the need to provide paperwork that farmworkers often do not have (e.g., income tax returns) can also result in reduced demand for farmworker housing. With respect to migrant housing, lessons learned from Napa County have shown that well-intentioned rules, which are perceived as overly strict (e.g., on-site consumption of alcoholic beverages, loud music, overnight guest, etc.) can also serve as deterrents to utilization of migrant housing.

Many agricultural employers have also expressed an interest in providing on-farm housing, which would benefit farmworkers and help attract and retain a stable farm labor force. Nonetheless, understanding of current zoning laws appears to vary considerably. Increased outreach to growers regarding zoning laws and the extent to which they are eligible to construct farmworker housing could result in the provision of additional units. Financial assistance and/or fiscal incentives would serve as additional incentives in that regard. Some growers have also called for changes in local tax codes to facilitate the construction of farmworker housing. Since farmworker housing is considered an improvement under the current code it can result in higher property taxes, which can in turn present a disincentive to providing additional farmworker housing.

General Plan Housing Element

Farmworker housing conditions can be improved via the adoption of a legally valid Housing Element in Mendocino County's General Plan, which provides for the housing needs of farmworkers and other low and very low income persons, and through the timely implementation of the action items in the Housing Element to realize the goals as set forth therein. In general, for Mendocino County, these needs include the provision for and production of new units of affordable housing.

Specific ways the Mendocino Housing Element can address the needs for farmworker housing are as follows:

- Changes in zoning laws and fee structures to allow for the development of low income affordable housing projects and more on-farm housing. In this respect, zoning requirements need to be flexible in order to promote development of farmworker housing for migrant farmworkers, unaccompanied farmworkers and farmworker families;
- The requirement of rezoning of land as necessary to facilitate the development of affordable housing for very low income people. In this case, specifically: implementing action item 4.2 in the current Housing Element to rezone at least 50 acres of land – served by water and sewer – for multifamily housing. In this respect, an appropriate number of the sites to be rezoned must be designated for the development of farmworker housing.
- Reduce and/or waive fees and other regulatory requirements to facilitate the development of affordable housing units.

Specific farmworker housing development programs must:

- Be committed to obtaining funding to develop farmworker housing and to provide deep rental and home ownership subsidies to make the housing affordable;

- Address substandard conditions in farmworker housing through repair, rehabilitation, relocation and replacement as necessary and addressing related health and safety needs.
- Be cognizant of the different types of housing that are needed for different types of farmworkers, e.g., families, unaccompanied workers, renters, potential homeowners;
- Establish a firm timetable, responsible agencies and positions, funding application schedule, cooperation with non-profits, employers and other stakeholders;
- Promote equity in housing and address housing discrimination based on race, national origin, occupation to the extent that this limits housing choice for farmworkers.

Farmworker Transportation

The assessment findings indicate potential demand for a vanpool type program serving farmworkers living and working in Mendocino County. It is recommended that such a program be implemented on a pilot basis. Demand for this program will likely be highly correlated with fares, which should be equivalent to – or ideally lower – than current farmworker transportation costs. Lessons learned from the Agricultural Industries Transportation Program (AITS) farmworker vanpool program in the San Joaquin Valley indicate that a pilot vanpool program serving large farms and wineries may have the greatest likelihood of success, due to the reduced time and greater ease of picking up and dropping off passengers, as well as access to transportation in the case of illness or accidents. Implementation of this program on smaller farms with less than 11 workers will likely require more time associated with drop-off pick-up, which may serve as a deterrent to utilization.

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Appendix A: Key Informant Interviewees

Dave Bengston, Mendocino County Agricultural Commissioner
Carre Brown, Executive Director, Mendocino County Farm Bureau
Tim Buckner, Light Vineyards
Sylvia Corona, Rural Development Specialist, Rural Community Assistance Corporation
Jerry Cox, Anderson Valley Housing Association
Jerry DiFalco, Floodgate Store
John Enquist, Executive Director, Mendocino Winegrowers Alliance
Bob Gibson, Roederer Estate
Cora Gonzalez, California Human Development Corporation
Duane Hill, Rural Communities Housing Development Corporation
Lisa Hillegas, Managing Attorney, Legal Services of Northern California, Ukiah Office
Bonnie Hughes, Rural Communities Housing Development Corporation
Ron Hughes, Kings County Agricultural Industries Transportation Systems
Sheila Leighton, Anderson Valley Housing Association
Efren Mendoza, President, Sueño Latino
Vicki Patterson, former Executive Director, Nuestra Casa
Bruce Richard, General Manager, Mendocino Transit Authority
Betsy Rogers, Mendocino Winegrape and Wine Commission
Craig Schlatter, Mendocino County Community Development Commission, Housing Authority

Appendix B: Employer Survey Methodology

The findings in this report are based on a survey methodology that relied on several independent sources of information about Mendocino County farm operators. These include: annual permits for the use of restricted or unrestricted materials filed with the Mendocino County Agricultural Commissioner; reports by operators of organic farms producing commodities intended for sale; licenses obtained by Grade A dairies from the California Department of Food and Agriculture (CDFA); licenses obtained by ornamental nursery producers from the Pest Exclusion Branch of CDFA; licenses and/or registrations of farm labor contractors.

Farm operators identified from these sources were divided into several categories, and from each category an appropriate sampling strategy was developed to ensure that every farm operator had an equal chance of being selected for the final sample. The sampling methods differed considerably among the different categories of farm operators.

First, all producers of apples, pears or grapes with 2007 pesticide permits were grouped. Using the self-reported acreage for each crop, and estimated average hours of annual labor demand for the production each of the three crops, overall total demand for labor (DFL) for each farm operation was computed. All members of this category were then ranked in order of descending DFL, and were divided into four sub-groups with approximately equal numbers of farm operations in each sub-group. Farm operations from each of the four sub-groups were randomly selected and contacted by telephone. This procedure was strictly followed to ensure that every such farm, regardless of size, would have an equal chance to participate in the survey.

Second, producers of crops other than apples, pears or grapes that had pesticide permits (excluding timber operations and non-farm businesses), registered organic producers, licensed nursery producers, and Grade A dairy farms were grouped together in a single category. This category comprised a single group for sampling purposes and each farm operation had an equal chance for being randomly selected.

Third, licensed and/or registered farm labor contractors were grouped together. A few additional labor contractors were identified in the course of the study and these names were added for sampling purposes. Each member of this group was contacted and asked to participate in the survey.

Fourth, a small number of other farm operations that reportedly had employed workers some years earlier, but were not current pesticide permit holders or found among the other groups formed the final category. A few of these businesses were randomly selected and asked to participate in the survey.

Of the 259 potential employers in our original sample, when called we found 28 telephone numbers were disconnected while 10 were not actually agricultural employers. We were unable to contact an additional 79 individuals after following our protocol of calling three times on different days and at different times of the day. Of the 142

remaining employers in our sample, 95 agreed to participate in the survey, while 27 refused. We were able to complete the desired number of interviews without contacting the additional 20 individuals on our list. As such, the response rate for the employer survey is 78% (95/122).

We identified 10 farm labor contractors working in Mendocino County and were able to complete the employer survey with five of them, representing a response rate of 50% for that sector.

We estimate that the randomly selected employer survey participants account for between 20% and 30% of the total demand for agricultural labor in Mendocino County.

Appendix C: Farmworker Survey Methodology

The sampling unit for the farmworker survey was the farm, and workers were contacted using an employer-based methodology. The final sample consists of 205 completed interviews, with a margin of error of +/- 14%.

As described in Appendix B, we compiled lists of all likely or potential agricultural employers in the county from a combination of sources. Duplicate files were removed, as were all files for permittees not producing an agricultural commodity for sale (i.e. holders of permits only for uncultivated agricultural land, water access, right of way, etc.), as well as permittees whose primary crop was timber, beehives, or were not operating an agricultural business.

From that list, we further narrowed it down to focus on two types of growers: apple, winegrape and pear growers (403 in total) and “other” growers not producing apples, winegrapes or pears. These records were divided into two groups – those for whom records indicated they used hired farm labor as of 2000 and those for which there was no record of use of farm labor in 2000. There were 14 additional farms indicating likely use of farm labor, including two dairy farms, a turkey breeding farm, several vegetable growers, four nurseries and several producers of beef cattle and grain or hay crops. There were 204 farms for which there were no records of use of farm labor, mainly producers with very small acreage.

As more fully described in Appendix B we ranked all of the apple, winegrape and pear growers by their total labor demand, and divided them into four sub-groups of about 100 each, based on their estimated total labor demand in hours. Growers were then randomly selected from each subgroup to be contacted. The goal was to interview 20 growers per subgroup, so as to get information from growers with a range of acreages. Therefore, a total of 80 interviews were to come from apple, winegrape and pear growers, out of 90 target interviews overall. This represents the approximate percentage of all wages paid to agricultural employees in Mendocino County in 2000 that were paid to employees of fruit farm operators.

For the “other growers,” two subgroups were created; one of growers for whom there had been records of use of farm labor, and one for whom there had not been records of use of farm labor. Finally, growers were randomly selected from each subgroup to be contacted. A total of 10 interviews was to come from these subgroups, four from the first and six from the second.

In addition, we compiled a list of all farm labor contractors (who were not also vineyard management companies, as those are listed under the pesticide permit files) in Mendocino County. We obtained names of contractors registered with the County, contractors who were licensed and based in Mendocino County locations but not formally registered with the County, and contractors whom growers we interviewed said they had hired but who were not on the lists of registered or licensed contractors. In total there

were 10 FLCs on our list. As there were so few, we tried to interview as many of the FLCs as possible. A total of five farm labor contractors were interviewed through the employer survey.

Survey administration was conducted by Nuestra Casa with technical support from CIRS. Project managers first contacted growers to obtain permission to interview workers on-farm after work hours. They started by calling all growers already contacted for the employer survey who said it would be ok to interview workers. As they were unable to get enough growers to agree from this list, we ended up generating additional random lists of growers. In order to get enough interviews, they ended up calling virtually all the apple, pear and winegrape growers in Mendocino County.

Once permission had been obtained to interview workers, the managers took a team of surveyors out to the farm and administered the survey to workers that were willing to participate. The survey was administered in person, in Spanish, and took approximately 30 minutes to conduct. All workers that participated received a telephone card valued at \$10 as well as a backpack, hat and t-shirt as additional incentives.

We had a target of 200 worker interviews in total. Based on the approximate percentage of all wages paid to agricultural employees in Mendocino County in 2000 that were paid to employees of fruit farm operators, as well as on demand for labor for winegrapes, pears and apples, our original goals can be seen below. However, as there were so few growers of “other commodities” and FLCs in the county, we were unable to get growers in these categories to agree to let us interview their workers. To make up the difference, we conducted additional interviews with winegrape and pear workers.

Our original goal had been interview four workers per farm, which would have required 50 employers to agree to let us interview workers. As this ended up not being the case, we conducted more interviews per farm in several cases, in order to reach the goal of 200 worker interviews. The number of interviews per farm subsequently ranged from one to nine.

Because we were not able to get enough on-farm interviews, we conducted off-farm interviews conducted at places where farmworkers are known to congregate, including local convenience stores and a local Laundromat. Of the final sample, 108 interviews (53%) were conducted based on the original methodology, while 97 interviews (47%) were conducted off-farm using the convenience methodology. A comparison of these groups revealed no significant differences with respect to the following characteristics: percent of respondents living with a spouse/partner; percent of respondents living with minor children; annual income; and age. There were however significant differences ($p < .05$) with respect to the percent of respondents living on or off the farm and immigration status in the US. While we believe the survey findings are largely representative of farmworkers in Mendocino County, the findings should be interpreted with caution.

Appendix D: Data Limitations

There are a number of limitations to the data, which may affect the validity of the findings. These limitations include the following:

- The farmworker sample was selected from 20 distinct employers. This compares to a sample size of 100 for the employer survey. The difference in the number of respondents in the employer survey and in the farmworker survey may be a source of systematic bias.
- Because we were not able to reach our target goal of 200 farmworker interviews via the employer-based sample, 98 interviews (47%) were conducted off-farm using a “convenience” sample. That, and the fact that there are some significant differences between these two groups with respect to certain characteristics may affect the representativeness of the survey findings.
- Finally, the farmworker survey took place during the 2006 harvest season only. The data therefore only reflect the characteristics of the Mendocino County farm labor force during the harvest, but not other times of the year, including pruning, when there is high demand for labor.

Appendix E: Farmworker Survey [Spanish]

**Encuesta de Vivienda y Transporte
para los Trabajadores Agrícolas
en el Condado de Mendocino**



**CALIFORNIA
INSTITUTE FOR
RURAL STUDIES**

INTRODUCCIÓN

Hola, me llamo _____. Trabajo para Nuestra Casa. Ofrecemos servicios a los trabajadores agrícolas y otros latinos de esta zona. Estamos realizando una encuesta para el Condado de Mendocino, para identificar las necesidades de transporte y de vivienda de los trabajadores agrícolas y sus familias, con el fin de mejorarlos. La encuesta dura aproximadamente media hora. Estamos ofreciendo una tarjeta telefónica de \$10 a todas las personas que participan en esta encuesta para agradecerles su tiempo. Todo lo que hablamos es completamente confidencial, no vamos a apuntar su nombre. ¿Le interesa participar en esta encuesta?

1. ¿Dónde nació usted?

¹ México → Estado: _____

² Otro país [*especifique*]: _____

³ Estados Unidos

⁴ No responde



2. Dentro del los Estados Unidos, ¿dónde vive habitualmente, o sea de forma permanente?

¹ Vive **dentro** del condado de Mendocino

→ Ciudad/pueblo: _____
[PASE A PREGUNTA 6 , EN LA PAGINA 32]

² Vive **fuera** del condado de Mendocino

→ Ciudad/pueblo: _____

³ No tiene residencia fija, sigue las cosechas

Para el/la entrevistador/a...

Las siguientes ciudades quedan dentro del condado de Mendocino:

- Albion
- Anchor Bay
- Boonville
- Branscomb
- Calpella
- Caspar
- Cleone
- Comptche
- Covelo
- Dos Rios
- Elk
- Fort Bragg
- Gualala
- Hopland
- Inglenook
- Laytonville
- Leggett
- Little River
- Longvale
- Manchester
- Mendocino
- Navarro
- Noyo
- Old Hopland
- Philo
- Point Arena
- Potter Valley
- Redwood Valley
- Rockport
- Talmage
- Ukiah
- Willits
- Westport
- Yorkville

Para más información, vea el mapa del condado de Mendocino al final de la encuesta.

3. Entre semana, mientras trabaja en el condado de Mendocino, ¿dónde se queda a vivir?

¹ Regresa al mismo lugar donde vive de forma permanente

² Se queda a vivir en otro lugar **dentro** del condado de Mendocino

→ Ciudad/pueblo: _____
[PASE A PREGUNTA 6 , EN LA PAGINA 32]

³ Se queda a vivir en otro lugar **fuera** del condado de Mendocino

→ Ciudad/pueblo: _____

4. ¿Por qué no se queda a vivir en el condado de Mendocino mientras trabaja aquí? **[MARQUE TODAS LAS QUE APLICAN]**

¹ Tiene casa o se queda con familia/amigos en otro lugar, y desde ahí viaja al condado de Mendocino

² No puede encontrar un lugar para vivir en el condado de Mendocino

³ Demasiado caro quedarse en el Condado de Mendocino

⁴ Otro [*especifique*]: _____

⁵ No sabe/responde

5. ¿Preferiría quedarse a vivir en el condado de Mendocino, si fuera posible?

Sí

No

No sabe/responde

Las siguientes preguntas tienen que ver con el lugar donde se queda entre semana, mientras trabaja en el condado de Mendocino, o sea... **[CONFIRME EL LUGAR]**

6. ¿Vive en el rancho donde trabaja?

Sí No No responde

7. ¿En qué clase de vivienda vive? **[LEA TODAS LAS SIGUENTES OPCIONES Y MARQUE LA QUE CORESPONDE]**

¹ Un cuarto que alquila del dueño

² Casa

³ Apartamento

⁴ Garaje junto o separado de la casa

⁵ Traila

⁶ Motel

⁷ Galeras del trabajo

⁸ Coche, tienda de campaña, refugio, en la calle, etc.

→ *Especifique:* _____

⁹ Otro [*describe*]: _____

¹⁰ No responde

8. ¿Tiene los siguientes servicios donde vive?

Agua caliente de la tubería	<input type="checkbox"/> Si <input type="checkbox"/> No
Agua fría de la tubería	<input type="checkbox"/> Si <input type="checkbox"/> No
Excusado con drenaje	<input type="checkbox"/> Si <input type="checkbox"/> No
Tina o Regadera	<input type="checkbox"/> Si <input type="checkbox"/> No
Estufa	<input type="checkbox"/> Si <input type="checkbox"/> No
Refrigerador	<input type="checkbox"/> Si <input type="checkbox"/> No
Calefacción central (no portátil)	<input type="checkbox"/> Si <input type="checkbox"/> No

9. ¿Cuántas recámaras hay en el lugar donde se queda mientras trabaja en el condado de Mendocino?

10. ¿Cuántos cuartos hay en total, incluyendo la sala, la cocina, el comedor, etc., pero sin contar baños, pasillos, y garajes?

11. ¿Alguien en la casa duerme en alguna otra area que no sea recámara?

Sí → ¿Qué otras areas se usan para dormir?

[MARQUE TODAS LAS QUE APLICAN]

Sala Comedor Cocina Pasillo Garage

Otro [*especifique*]: _____

No

12. ¿Tiene...

A. Esposo/a o pareja?

Sí No

B. Hijos menores de 18 años, propios o de su pareja?

Sí No

13. ¿Con quién vive en el lugar donde se queda mientras trabaja en el condado de Mendocino? Por favor, incluya **todas** las personas que viven en este sitio, sean conocidos o no. **[LEA LAS SIGUIENTES OPCIONES Y MARQUE TODAS LAS QUE APLICAN]**

		¿Cuántos?
A. Su esposo/a o pareja	<input type="checkbox"/> Sí <input type="checkbox"/> No	
B. Hijos <u>menores</u> de 18 años, propios o de su pareja	<input type="checkbox"/> Sí <input type="checkbox"/> No	
C. Hijos <u>mayores</u> de 18 años, propios o de su pareja	<input type="checkbox"/> Sí <input type="checkbox"/> No	
D. Sus padres (o de su esposa/pareja)	<input type="checkbox"/> Sí <input type="checkbox"/> No	
E. Otros familiares	<input type="checkbox"/> Sí <input type="checkbox"/> No	
F. Otros no-familiares	<input type="checkbox"/> Sí <input type="checkbox"/> No	

14. Pensando en el lugar donde se queda mientras trabaja en el condado de Mendocino, ¿alquila, es dueño, se lo da el rancho, o está de visita?

¹ Alquila [**SIGUE A PREGUNTA 15**]

² Dueño [**PASE A PREGUNTA 18**]

³ Dado por el rancho [**PASE A PREGUNTA 22**]

⁴ Está de visita [**PASE A PREGUNTA 22**]

SI ALQUILA...

15. ¿Cuál es el pago **total** del alquiler de toda la vivienda?

\$ _____ por día semana mes

No sabe/responde

16. ¿Cuánto es el pago de alquiler que le corresponde a **usted**?

\$ _____ por día semana mes

No sabe/responde

17. ¿Quiénes están incluidos en el pago del alquiler que usted realiza? [**MARQUE TODAS LAS QUE APLICAN**]

¹ Entrevistado/a

² Esposo/a o pareja

³ Hijo(s) menores de 18 años, propios o de su pareja → # _____

⁴ Hijo(s) mayores de 18 años, propios o de su pareja → # _____

⁵ Otras personas para quienes está pagando el alquiler → # _____

[**PASE A PREGUNTA 22**]

SI ES DUEÑO...

18. ¿Cuánto es el pago mensual de la hipoteca del **total** la casa, sin gastos de impuestos y seguros?

\$ _____

No sabe/responde

19. ¿Cuánto es el pago mensual de la hipoteca que le corresponde a **usted**?

\$ _____

No sabe/responde

20. ¿Quiénes están incluidos en el pago de la hipoteca que usted realiza?
[MARQUE TODAS LAS QUE APLICAN]

¹ Entrevistado/a

² Esposo/a o pareja

³ Hijo(s) menores de 18 años, propios o de su pareja → # _____

⁴ Hijo(s) mayores de 18 años, propios o de su pareja → # _____

⁵ Otras personas para quienes está pagando el alquiler → # _____

21. ¿Recibe algunos ingresos de inquilinos o gente que renta?

Sí → ¿Cuánto recibe? \$ _____ por día semana mes

No sabe/responde

No

22. ¿Cuánto le corresponde pagar cada mes de los siguientes servicios?

A. Luz y Gas (PG&E)	\$ _____	<input type="checkbox"/> Nada, está incluido en el alquiler	<input type="checkbox"/> No sabe
B. Agua	\$ _____	<input type="checkbox"/> Nada, está incluido en el alquiler	<input type="checkbox"/> No sabe

O, SI LOS PAGA JUNTOS:

Luz, gas, y agua	\$ _____	<input type="checkbox"/> Nada, está incluido en el alquiler	<input type="checkbox"/> No sabe
------------------	----------	---	----------------------------------



EMPLEO E INGRESOS

Ahora, quiero hacerle algunas preguntas sobre su trabajo actual.

23. Aproximadamente, ¿cuánto ganó **usted** el año pasado?

\$ _____

No sabe/responde

24. ¿Tiene esposo/a o pareja que vive con usted?

Sí → Aproximadamente, ¿cuánto ganó **su esposo/a o pareja** el año pasado?

\$ _____

No sabe/responde

No

25. ¿Mandó algún dinero a su familia en México [o su país de origen] durante los últimos doce meses?

Sí → ¿Cuánto mandó el mes pasado?

\$ _____ No sabe/responde

→ ¿Cuánto mandó en total durante los últimos doce meses?

\$ _____ No sabe/responde

No

No sabe/responde

26. Nos interesa saber sobre los distintos trabajos que ha tenido en los últimos doce meses. Me puede decir los nombres de todos los empleadores que ha tenido en el último año, empezando con su trabajo actual...

¿Cuál es el nombre de su...?	¿En que trabajaba principalmente (o sea, en que dedicaba mas horas)?	¿Trabajaba en el condado de Mendocino?
Empleador Actual:		
Empleador Anterior:	<input type="checkbox"/> Trabajo de campo <input type="checkbox"/> Trabajo forestal <input type="checkbox"/> Trabajo fuera de la agricultura	<input type="checkbox"/> Sí <input type="checkbox"/> No
Empleador Anterior:	<input type="checkbox"/> Trabajo de campo <input type="checkbox"/> Trabajo forestal <input type="checkbox"/> Trabajo fuera de la agricultura	<input type="checkbox"/> Sí <input type="checkbox"/> No
Empleador Anterior:	<input type="checkbox"/> Trabajo de campo <input type="checkbox"/> Trabajo forestal <input type="checkbox"/> Trabajo fuera de la agricultura	<input type="checkbox"/> Sí <input type="checkbox"/> No
Empleador Anterior:	<input type="checkbox"/> Trabajo de campo <input type="checkbox"/> Trabajo forestal <input type="checkbox"/> Trabajo fuera de la agricultura	<input type="checkbox"/> Sí <input type="checkbox"/> No
Empleador Anterior:	<input type="checkbox"/> Trabajo de campo <input type="checkbox"/> Trabajo forestal <input type="checkbox"/> Trabajo fuera de la agricultura	<input type="checkbox"/> Sí <input type="checkbox"/> No

PROBLEMAS DE VIVIENDA

Ahora, quiero hacerle unas preguntas sobre problemas que puede haber tenido con su vivienda.

27. ¿Ha tenido usted, algún familiar, o alguien que ha vivido con usted alguno de los siguientes problemas en el último año? **[LEA LAS SIGUIENTES OPCIONES Y MARQUE TODAS LAS QUE APLICAN]**

[SI EL/LA ENCUESTADO/A ES DUEÑO, PASE A LA LETRA C]

A. Pidió al dueño reparar algo y se tardó mucho en hacerlo, o se negó completamente en hacerlo	<input type="checkbox"/> Sí <input type="checkbox"/> No
B. Le negaron la vivienda por falta de dinero para pagar el depósito	<input type="checkbox"/> Sí <input type="checkbox"/> No
C. Le negaron alquilar una vivienda o obtener una hipoteca por ser trabajador/a agrícola o familiar de un trabajador agrícola	<input type="checkbox"/> Sí <input type="checkbox"/> No
D. No pudo pagar la renta o hipoteca, porque una persona con quien vivía no pudo pagar su parte	<input type="checkbox"/> Sí <input type="checkbox"/> No
E. Sintió mucho estrés por falta de privacidad en su vivienda	<input type="checkbox"/> Sí <input type="checkbox"/> No
F. Tuvo problemas de salud por humedad, moho o hongos en su vivienda	<input type="checkbox"/> Sí <input type="checkbox"/> No

28. En los últimos doce meses, mientras trabajaba en la agricultura en el condado de Mendocino, ¿ha tenido algún otro problema con respecto a la vivienda?

Sí → ¿Cuál? *[describe]*: _____

No

No sabe/responde

29. En los últimos doce meses, mientras trabajaba en la agricultura en el condado de Mendocino, ¿alguna vez tuvo que gastar menos en la comida o la atención médica para poder pagar la renta o hipoteca?

Sí

No

No sabe/responde

30. ¿Ha oído de programas que ofrecen renta reducida, o ayuda con la renta, para personas de bajos ingresos? Por ejemplo, HUD, la Sección 8, vivienda pública para los trabajadores del campo, asistencia de emergencia para la renta, o albergues para personas que no tienen donde vivir.

Sí

No

No sabe/responde

TRANSPORTE

El Condado de Mendocino quiere poner unos vans para llevar a los trabajadores agrícolas desde su casa a los ranchos. Para diseñar rutas adecuadas es necesario saber donde viven los trabajadores agrícolas y donde trabajan.

31. ¿Me puede decir cuál es la dirección de donde vive entre semana mientras trabaja en el condado de Mendocino?

- A. Número de la vivienda: _____
- B. Calle/Avenida: _____
- C. Calle que cruza mas cerca: _____
- D. Nombre del fraccionamiento donde vive: _____
- E. Ciudad/Pueblo: _____
- F. Notas adicionales: _____

SI ES RANCHO:

¿Cómo se llama el rancho donde vive? _____

¿Cuál es la dirección del rancho?

- A. Número: _____
- B. Calle/Avenida: _____
- C. Calle que cruza mas cerca: _____
- D. Ciudad/Pueblo: _____
- E. Notas adicionales: _____

32. ¿Dónde está ubicado el fil donde trabajó hoy?

Nombre del rancho: _____

Ubicación aproximada:

A. Número: _____

B. Calle/Avenida: _____

C. La calle que cruza mas cerca: _____

D. Ciudad/Pueblo: _____

E. Notas adicionales: _____

33. Pensando en dos otros sitios donde ha trabajado en la agricultura en el último mes, ¿dónde están ubicados?

Siempre trabaja en el mismo sitio

o

Sitio # 1:

Nombre del rancho: _____

Ubicación aproximada:

A. Número: _____

B. Calle/Avenida: _____

C. La calle que cruza mas cerca: _____

D. Ciudad/Pueblo: _____

E. Notas adicionales: _____

Sitio #2:

Nombre del rancho: _____

Ubicación aproximada:

A. Número: _____

B. Calle/Avenida: _____

C. La calle que cruza mas cerca: _____

D. Ciudad/Pueblo: _____

E. Notas adicionales: _____



34. ¿Cómo va a su trabajo actual? [MARQUE TODAS LAS QUE APLICAN]

¹ Su propio vehículo (carro, pickup, moto)

→ ¿Lleva a otras personas?

¹ Si → ¿Cuánto cobra por un raite (de una via)? \$_____

→ ¿Cómo calcula el costo del raite?

² No

² Bus público

³ Bus o van del rancho

⁴ Aventón/raite

→ ¿Con quién tiene raite?

¹ Amigo/familiar

² Mayordomo, contratista o ranchero

³ Otro raitero

⁴ Otro [especifique]: _____

⁵ Bicicleta o camina

⁶ Otro [especifique]: _____

35. Aproximadamente, ¿cuánto gasta en viajar al trabajo, de ida y vuelta?

\$_____ por día semana mes

No sabe/responde

36. Aproximadamente, ¿cuánto tiempo tarda en llegar al trabajo (o sea, solo de ida)?

_____ horas _____ minutos

No sabe/responde

INFORMACION DEMOGRAFICA

Voy a hacerle unas últimas preguntas. Quiero recordarle que todo lo que hablamos es completamente confidencial, y no tiene que responder a ninguna pregunta que prefiere no contestar.

37. ¿Qué edad tiene ud.? # _____

38. ¿En que año vino a trabajar por primera vez en los Estados Unidos? _____

39. ¿En que año vino a trabajar por primera vez en el condado de Mendocino? _____

40. ¿Habla algún idioma indígena, como Mixteco, Zapoteco, etc.?

Sí → ¿Cuál idioma habla? _____

No

41. ¿Cuál es su estatus de residencia en los Estados Unidos?

¹ Con documentos

² Sin documentos

³ Documentos en trámite

⁴ No responde

42. ¿Cuáles son las cosas más importantes que usted toma en cuenta cuando busca vivienda cerca o en el condado de Mendocino?

43. En su opinión, ¿cuáles son las cosas que podrían mejorar la vivienda y el transporte para los trabajadores agrícolas en el condado de Mendocino? Indique las tres más importantes para usted.

1. _____
2. _____
3. _____

44. **ENTREVISTADOR/A, ANOTE SI EL/LA ENCUESTADO/A ES:**

¹ Hombre ² Mujer

45. **ENTREVISTADOR/A, CONFIRME EL NOMBRE DEL EMPLEADOR DE EL/LA ENCUESTADO/A**

Estas son todas las preguntas que tengo. Muchísimas gracias por su participación en esta encuesta. ¿Tiene alguna pregunta o comentario?

ENTREVISTADOR/A: REPARTA LA TARJETA TELEFONICA Y LOS INCENTIVOS Y PIDALE AL ENCUESTADO/A QUE FIRME LA HOJA DE CONFIRMACIÓN.

TAMBIÉN REPARTA LA HOJA DE INFORMACIÓN SOBRE RECURSOS DE VIVIENDA.

ENTREVISTADOR/A, POR FAVOR LLENE LA SIGUIENTE INFORMACION:

Nombre de el/la entrevistador/a: _____

Fecha de la entrevista: _____

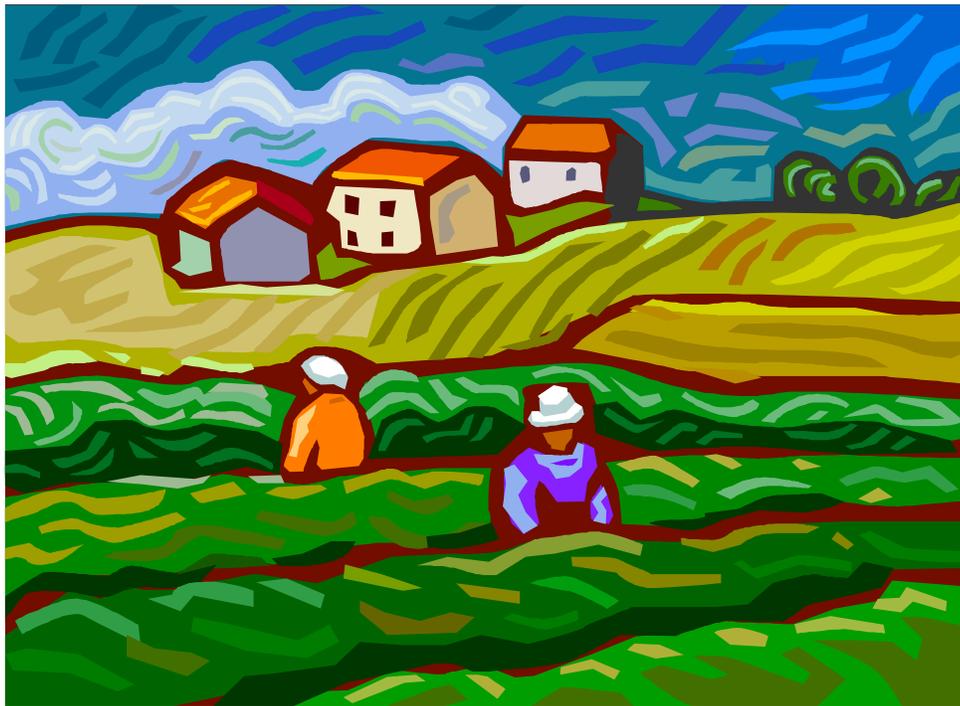
Notas/comentarios:

LAS COMUNIDADES DEL CONDADO DE MENDOCINO



Appendix F: Farmworker Survey [English]

**Survey on Housing and Transportation for
Agricultural Workers in Mendocino County**



**CALIFORNIA
INSTITUTE FOR
RURAL STUDIES**

INTRODUCTION

Hello, my name is _____. I work for Nuestra Casa. We offer services to farmworkers and other Latinos in this area. We are conducting a survey for Mendocino County, to identify the housing and transportation needs of agricultural workers and their families, with the goal of improving these services. The survey takes about ½ hour. We are offering a phone card worth \$10 to everyone that participates in they survey to thank you for your time. Everything we discuss is completely confidential, and we will not write down your name. Are you interested in participating in this survey?

1. Where were you born?

¹ Mexico → State: _____

² Other country [*specify*]: _____

³ United States

⁴ No answer



2. Inside of the U.S., where do you usually live, or where is your permanent residence?

¹ Lives **inside** Mendocino County

→ City/town: _____
[GO TO QUESTION 6, ON PAGE 5]

² Lives **outside** Mendocino County

→ City/town: _____

³ No permanent residence, follows the harvests

INTERVIEWER: The following cities and towns are in Mendocino County.

- Albion
- Anchor Bay
- Boonville
- Branscomb
- Calpella
- Caspar
- Cleone
- Comptche
- Covelo
- Dos Rios
- Elk
- Fort Bragg
- Gualala
- Hopland
- Inglenook
- Laytonville
- Leggett
- Little River
- Longvale
- Manchester
- Mendocino
- Navarro
- Noyo
- Old Hopland
- Philo
- Point Arena
- Potter Valley
- Redwood Valley
- Rockport
- Talmage
- Ukiah
- Willits
- Westport
- Yorkville

For more information, see the map of Mendocino County at the end of the survey.

3. During the week, while you work in Mendocino County, where do you live?

¹ Returns to permanent residence

² Stays somewhere else **inside** Mendocino County

→ City/town: _____
[GO TO QUESTION 6, ON PAGE 5]

³ Stays somewhere else **outside** Mendocino County

→ City/town: _____

4. Why don't you stay in Mendocino County while working here?

[CHECK ALL THAT APPLY]

¹ Has a house or stays with family/friends somewhere else and can travel to Mendocino County from there

² Can't find anywhere to stay in Mendocino County

³ Too expensive to live in Mendocino County

⁴ Other [specify]: _____

⁵ Don't know/No answer

5. Would you prefer to live in Mendocino County if it were possible?

Yes

No

Don't know/No answer

The following questions have to do with the place you stay during the week, while working in Mendocino County, that is... **[CONFIRM PLACE]**

6. Do you live on the farm where you work?

- Yes No No answer

7. In what type of housing do you live? **[READ OPTIONS AND CHECK THE ONE THAT BEST APPLIES]**

- ¹ Room, rented from owner
² House
³ Apartment
⁴ Garage, attached to or separate from the house
⁵ Trailer
⁶ Motel
⁷ Labor camp
⁸ Car, tent, homeless shelter, street, etc.

→ *Specify:* _____

⁹ Other [*describe*]: _____

¹⁰ No answer

8. Do you have the following amenities where you live?

A. Hot running water	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Cold running water	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Flush toilet	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. Bath or shower	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Stove	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. Refrigerator	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Central heat (not space heater)	<input type="checkbox"/> Yes <input type="checkbox"/> No
H. Air conditioner or swamp cooler	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. How many bedrooms are there in the place where you stay while working in Mendocino County?

10. How many rooms are there in total, including the living room, kitchen, dining room, etc., but not counting bathrooms, hallways and garages?

11. Does anyone sleep in any rooms in addition to the bedrooms?

Yes → Which other rooms are used for sleeping? [**CHECK ALL THAT APPLY**]

Living room Dining room Kitchen Hallway Garage

Other [specify]: _____

No

12. Do you have...

A. Spouse/partner:

Yes No

B. Children under 18 (yours or your partner's):

Yes No

13. Who do you currently live with – that is, in the place where you stay while working in Mendocino County? Please, include **everyone** that lives at this site, whether you know them or not. **[READ OPTIONS, CHECK ALL THAT APPLY]**

		How Many?
A. Spouse or partner	<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. Children <u>under</u> 18 (yours or your partner's)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. Children <u>over</u> 18 (yours or your partner's)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
D. Your parents (or your partner's)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
E. Other relatives	<input type="checkbox"/> Yes <input type="checkbox"/> No	
F. Other non-relatives	<input type="checkbox"/> Yes <input type="checkbox"/> No	

14. Thinking about the place where you live while working in Mendocino County, do you rent it, own it, get it free from your employer or stay for free with friends/family?

¹ Rent [GO TO Q15]

² Own [GO TO Q18]

³ Free from employer [GO TO Q22]

⁴ Stay for free with friends/family [GO TO Q22]

IF RENT...

15. What is the **total** cost of the rent, for the entire dwelling?

\$_____ per day week month

No answer

16. What is the portion of the rent that **you** pay?

\$_____ per day week month

No answer

17. Who is included in the rent that you pay? [MARK ALL THAT APPLY]

¹ Interviewee

² Spouse/partner

³ Child(ren) under 18 (yours or your partner's) → # _____

⁴ Child(ren) over 18 (yours or your partner's) → # _____

⁵ Other people for whom you pay the rent → # _____

[GO TO Q22]

IF OWNER...

18. What is the monthly mortgage for the **entire** dwelling, not including taxes and insurance?

\$ _____

No answer

19. What is the portion of the mortgage that **you** pay?

\$ _____

No answer

20. Who is included in the mortgage that you pay? [**MARK ALL THAT APPLY**]

¹ Interviewee

² Spouse/partner

³ Child(ren) under 18 (yours or your partner's) → # _____

⁴ Child(ren) over 18 (yours or your partner's) → # _____

⁵ Other people for whom you pay the mortgage → # _____

21. Do you receive any income from renters?

Yes → How much? \$ _____ per day week month

Don't know/No answer

No

22. How much do you pay each month for the following utilities?

A. Electricity and gas (PG&E)	\$ _____	<input type="checkbox"/> Nothing, included in rent	<input type="checkbox"/> Don't know
B. Water	\$ _____	<input type="checkbox"/> Nothing, included in rent	<input type="checkbox"/> Don't know

OR, IF PAID ALL TOGETHER:

Electricity, gas, and water	\$ _____	<input type="checkbox"/> Nothing, included in rent	<input type="checkbox"/> Don't know
-----------------------------	----------	--	-------------------------------------



EMPLOYMENT AND INCOME

Now, I'd like to ask you some questions about your current job.

23. Approximately how much did **you** earn last year?

\$ _____

Don't know/No answer

24. Do you have a spouse/partner that lives with you?

Yes → Approximately how much did your **spouse/partner** earn last year?

\$ _____

Don't know/No answer

No

25. Did you send any money to relatives in Mexico [or your country of origin] during the past 12 months?

Yes → How much did you send last month?

\$ _____ Don't know/No answer

→ How much did you send during the past 12 months?

\$ _____ Don't know/No answer

No

Don't know/No answer

26. We are interested in learning more about the different jobs that you have had in the last twelve months. Can you tell me the names of all the employers that you have had in the last year, starting with your current employer...

What is the name of your...?	What was the main type of work that you did?	Did you work in Mendocino County?
Current Employer:		
Previous Employer:	<input type="checkbox"/> Farm work <input type="checkbox"/> Forestry <input type="checkbox"/> Non-farm work	<input type="checkbox"/> Yes <input type="checkbox"/> No
Previous Employer:	<input type="checkbox"/> Farm work <input type="checkbox"/> Forestry <input type="checkbox"/> Non-farm work	<input type="checkbox"/> Yes <input type="checkbox"/> No
Previous Employer:	<input type="checkbox"/> Farm work <input type="checkbox"/> Forestry <input type="checkbox"/> Non-farm work	<input type="checkbox"/> Yes <input type="checkbox"/> No
Previous Employer:	<input type="checkbox"/> Farm work <input type="checkbox"/> Forestry <input type="checkbox"/> Non-farm work	<input type="checkbox"/> Yes <input type="checkbox"/> No
Previous Employer:	<input type="checkbox"/> Farm work <input type="checkbox"/> Forestry <input type="checkbox"/> Non-farm work	<input type="checkbox"/> Yes <input type="checkbox"/> No

HOUSING PROBLEMS

Now, I'd like to ask you some questions about housing problems you may have had.

27. Have you, any family member, or someone with whom you have lived had any of the following problems in the last year? **[READ OPTIONS, CHECK ALL THAT APPLY]**

[IF RESPONDENT IS A HOMEOWNER, GO TO C]

A. You asked the owner to make repairs and s/he took a long time or refused to make the repairs	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. You were refused housing because you didn't have money for the deposit	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. You were denied the chance to rent housing or to obtain a mortgage for being a farmworker or relative of a farmworker	<input type="checkbox"/> Yes <input type="checkbox"/> No
D. You couldn't pay the rent or mortgage because someone you lived with couldn't pay their part	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. You suffered high levels of stress due to lack of privacy in your dwelling	<input type="checkbox"/> Yes <input type="checkbox"/> No
F. You had health problems due to dampness or mold in your dwelling	<input type="checkbox"/> Yes <input type="checkbox"/> No

28. In the last twelve months, while working in agriculture in Mendocino County, have you had any other housing problems?

Yes

→ Which? *[describe]*

No

Don't know/No answer

29. In the past 12 months, while working in agriculture in Mendocino County, did you ever have to spend less on food or health care in order to pay the rent or mortgage?

Yes

No

Don't know/No answer

30. Have you heard of programs that offer reduced rent or rental assistance for low income people? For example, HUD, Section 8, public housing for farmworkers, emergency rental assistance, or homeless shelters.

Yes

No

Don't know/No answer

TRANSPORTATION

Mendocino County would like to set up vans to take farmworkers from their homes to where they work. To plan effective routes, it is necessary to know where farmworkers live and where they work.

31. Can you tell me the address of where you live during the week while you work in Mendocino County?

A. House number: _____

B. Street/Avenue: _____

C. Nearest cross street: _____

D. Name of apartment complex: _____

E. City/Town: _____

F. Additional notes: _____

IF LIVE ON FARM:

What is the name of the farm where you live? _____

What is the address of the farm?

A. Number: _____

B. Street/Avenue: _____

C. Nearest cross street: _____

D. City/Town: _____

E. Additional notes: _____

32. Where is the field where you worked today located?

Name of the farm: _____

Approximate location:

A. Number: _____

B. Street/Avenue: _____

C. Nearest cross street: _____

D. City/Town: _____

E. Additional notes: _____

33. Thinking of two other sites where you've done agricultural work in the last month, where are they located?

Always works at the same location

or

Location # 1:

Name of farm: _____

Approximate location:

F. Number: _____

G. Street/Avenue: _____

H. Nearest cross street: _____

I. City/Town: _____

J. Additional notes: _____

Location #2:

Name of farm: _____

Approximate location:

A. Number: _____

B. Street/Avenue: _____

C. Nearest cross street: _____

D. City/Town: _____

E. Additional notes: _____



34. How do you get to work? [CHECK ALL THAT APPLY]

- Own vehicle (car, pickup, motorcycle) → Do you take other people?
 - Yes → How much do you charge for a ride (one way)? \$ _____
→ How do you calculate the cost of the ride? _____
 - No
- Ride → Who do you ride with?
 - Friend/family
 - Supervisor, contractor or farmer
 - Other “raitero”
 - Other: _____
- Bus or van operated by farm
- Public bus
- Bicycle or walk
- Other [specify]: _____

35. How much do you spend traveling to work, round trip?

- \$ _____ per day week month
- Don't know/No answer

36. How long does it take you to get to work from the place you stay during the week while working in Mendocino County (one way)?

- _____ hours _____ minutes
- Don't know/No answer

DEMOGRAPHIC INFORMATION

I have a few last questions for you. I'd like to remind you that everything we discuss is completely confidential, and that you do not have to answer any questions you would prefer not to answer.

37. How old are you? _____

38. In which year did you come to work in the U.S. for the first time? _____

39. In which year did you come to work in Mendocino County for the first time?

40. Do you speak any indigenous languages (such as Mixteco, Zapoteco, etc.)?

Yes → Which? _____

No

41. What is your residency status in the United States?

¹ Documented

² Undocumented

³ Documents in process

⁴ No answer

42. What are the most important factors you consider when seeking housing in or near Mendocino County?

43. In your opinion, what are the most important things that could be done to improve housing and transportation for farmworkers in Mendocino County? List what you see as the three most important improvements that could be made.

1. _____

2. _____

3. _____

44. INTERVIEWER - NOTE RESPONDENT'S GENDER:

¹ Male ² Female

45. INTERVIEWER, CONFIRM THE NAME OF THE EMPLOYER OF THE INTERVIEWEE

Those are all the questions I have for you. Thank you very much for participating in this survey. Do you have any questions or comments?

Interviewer: provide \$10 PHONE CARD and ask respondent to sign receipt. Also, provide information sheet about housing resources.

INTERVIEWER, PLEASE FILL OUT THE FOLLOWING INFORMATION:

Name of interviewer: _____

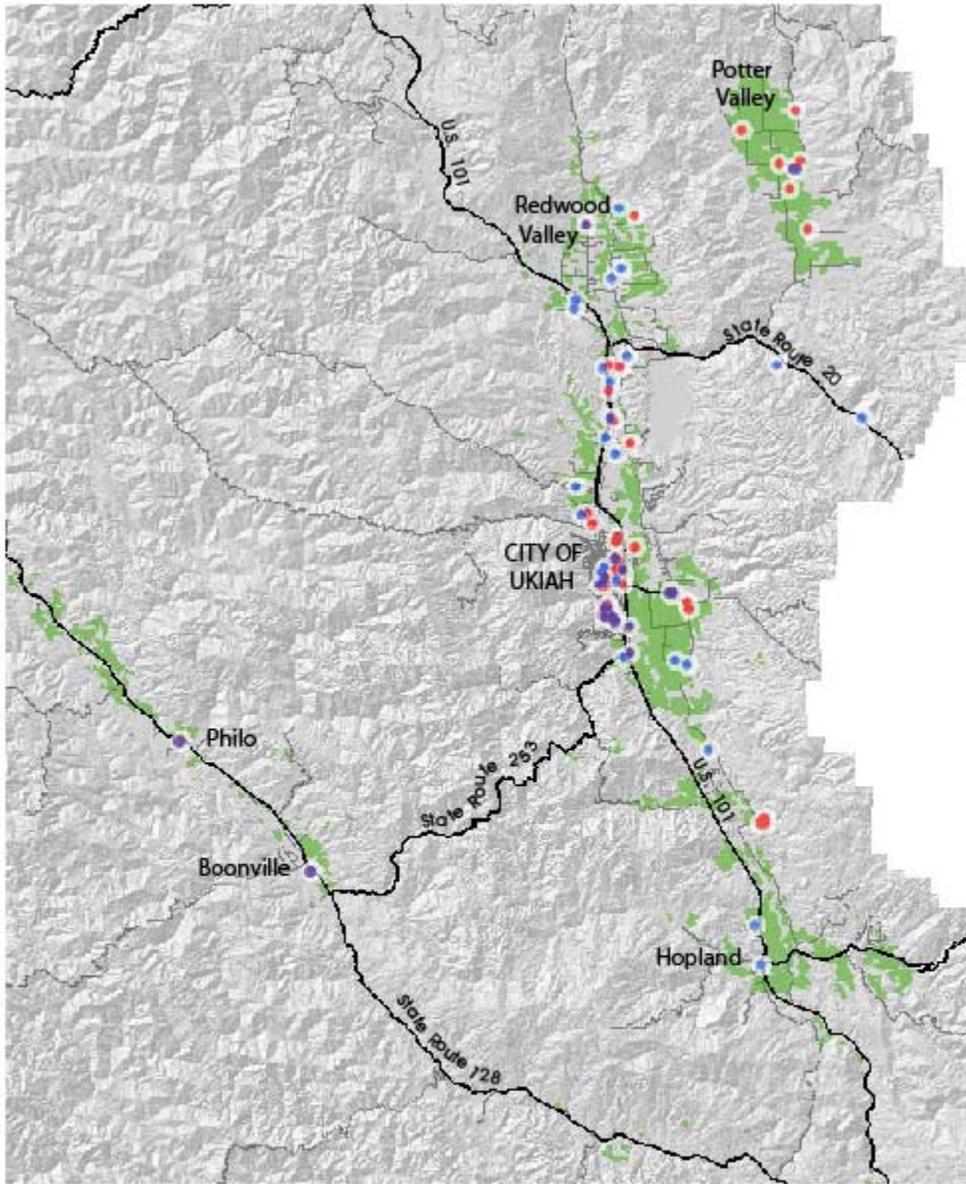
Date of interview: _____

Notes/comments:

MENDOCINO COUNTY COMMUNITIES



Appendix G: Origin-Destination Data Maps



- Location of Year-Round Farmworkers
- Location of Seasonal Farmworkers
- Location of both types of workers

- Arterial
- Local Road

■ Agricultural Areas



Map 1A

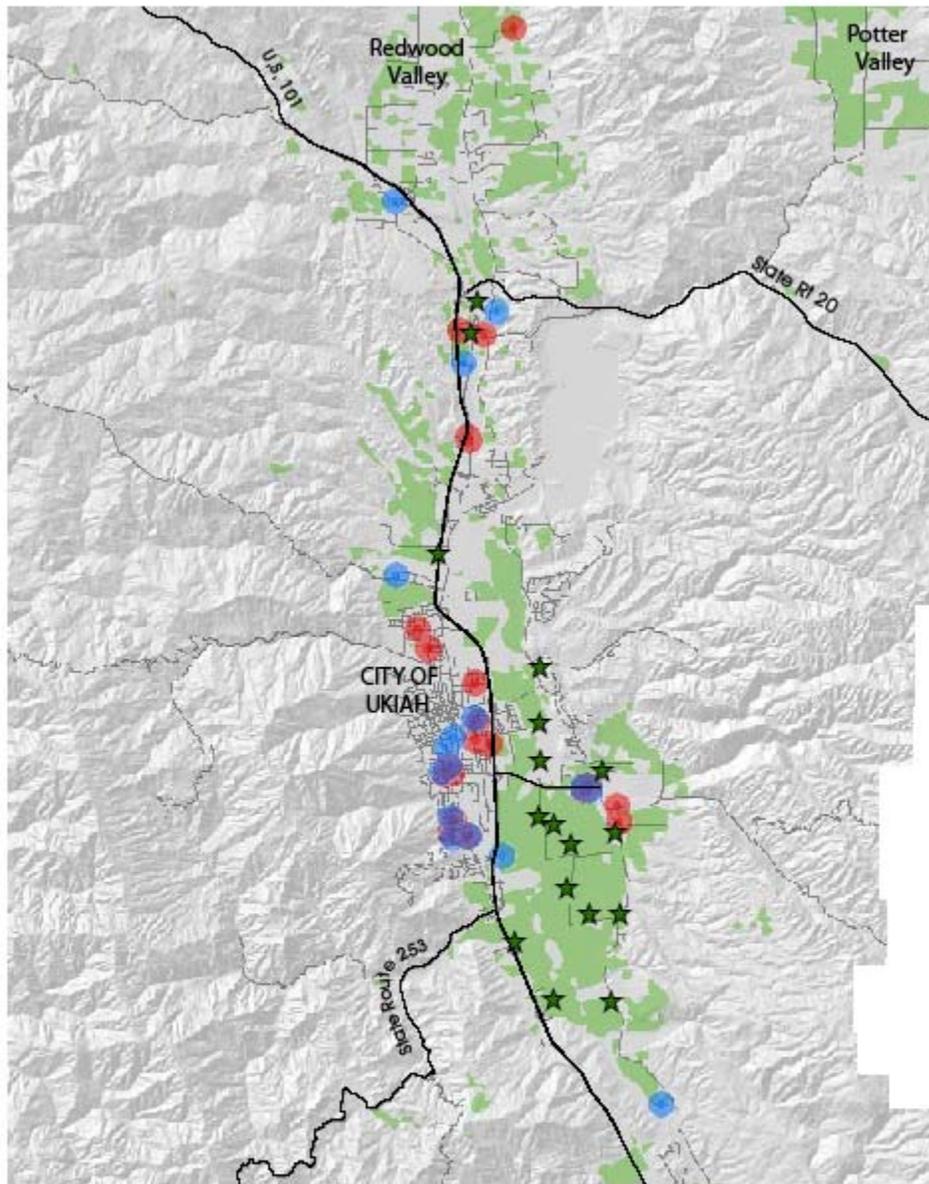
Overall Location of Farmworkers in Mendocino

Source: Mendocino County Planning Team

Community Planning Process

Map prepared by the Mendocino County Planning Team - May 13, 2008

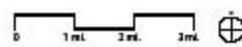
Farmworker Survey



- Location of Year-Round Farmworkers
- Location of Seasonal Farmworkers
- Location of both types of workers

- Arterial
- Local Road

- Agricultural Areas
- ★ Responding Farms



Distribution of Ukiah Valley Farmworkers

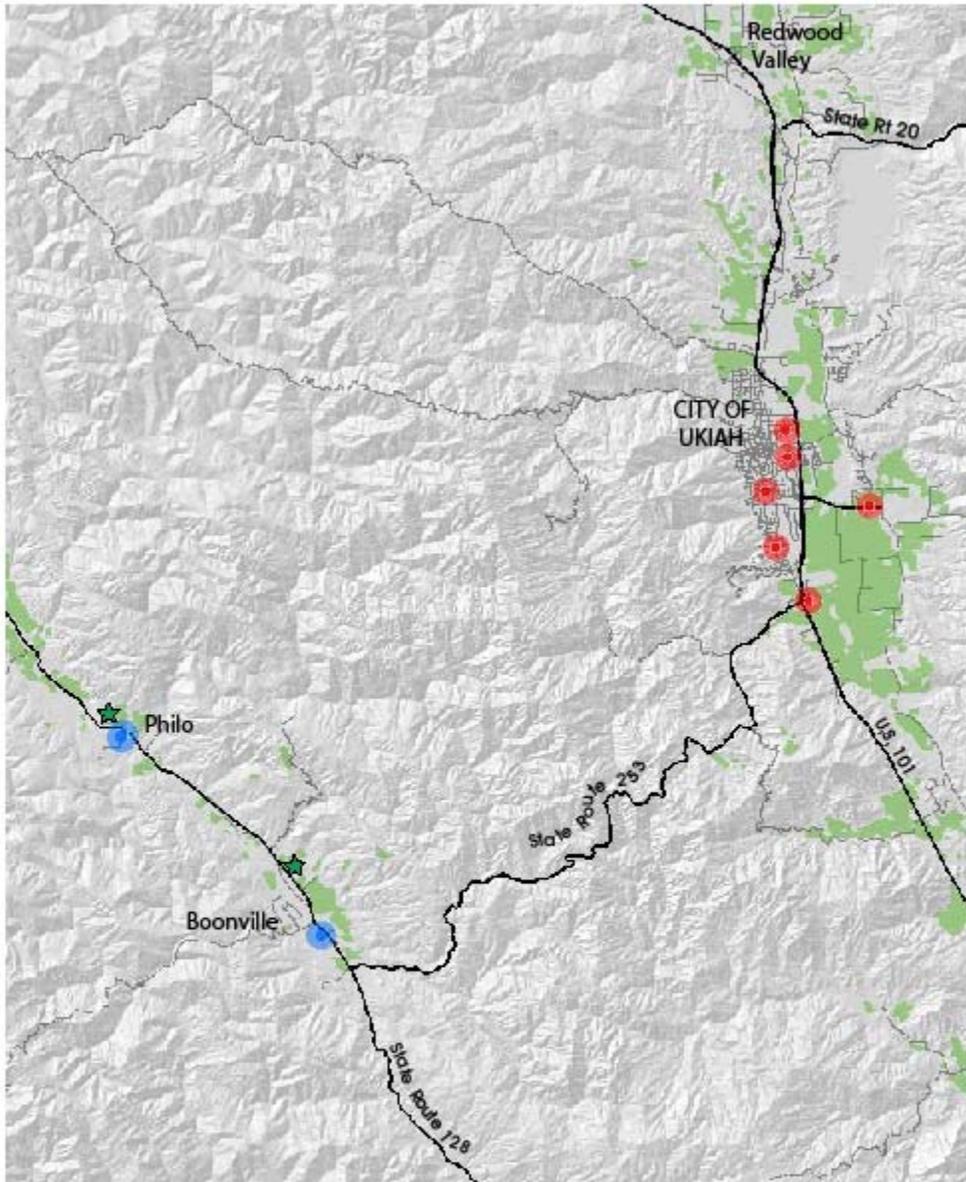
Map 5

Source: Mendocino County Planning Team

Map prepared by the Mendocino County Planning Team - May 18, 2008

Community Planning Process

Farmworker Survey



Distribution of Anderson Valley Farmworkers

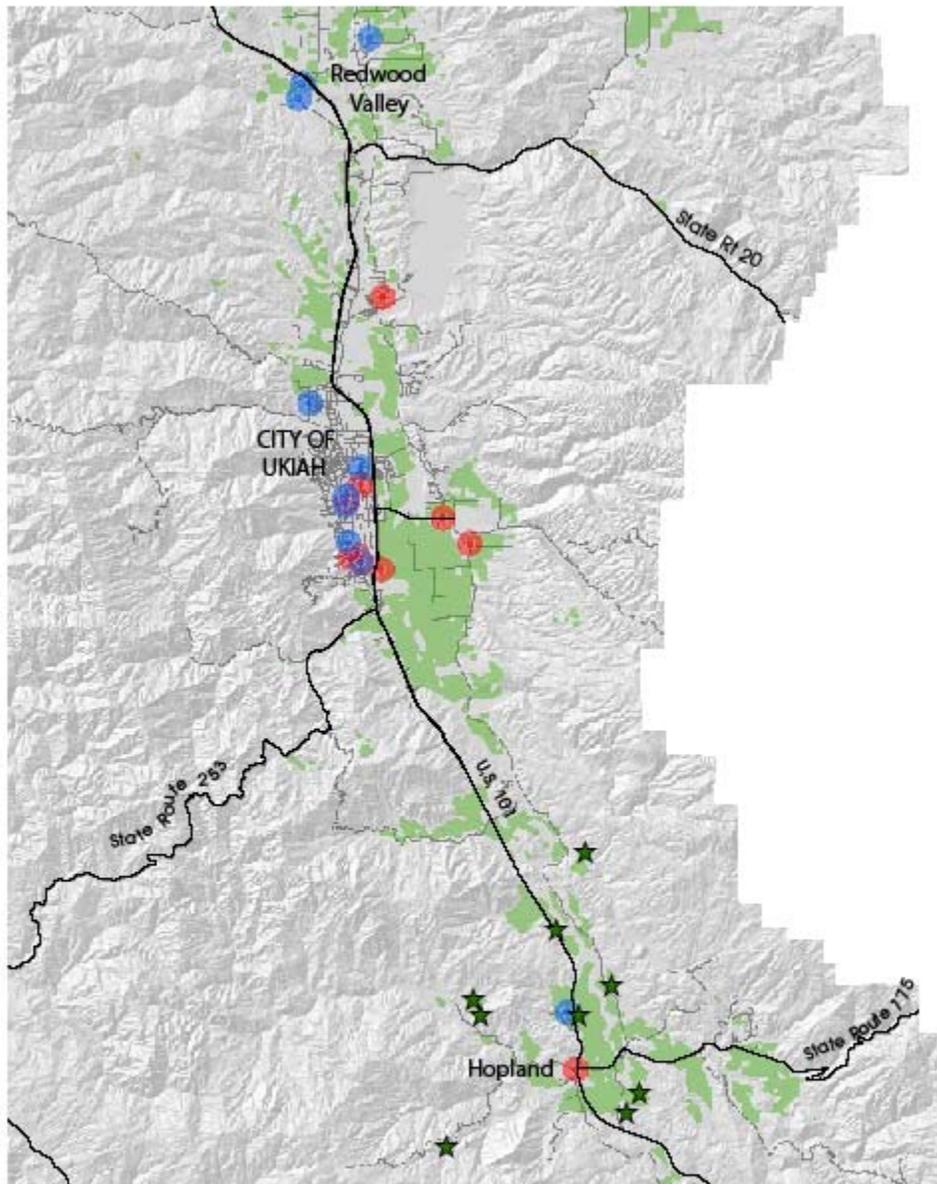
Map 2

Source: Mendocino County Planning Team

Map prepared by the Mendocino County Planning Team - May 13, 2008

Community Planning Process

Farmworker Survey



- Location of Year-Round Farmworkers
- Location of Seasonal Farmworkers
- Location of both types of workers

- Arterial
- Local Road

- Agricultural Areas
- ★ Responding Farms



Distribution of Sanel Valley Farmworkers

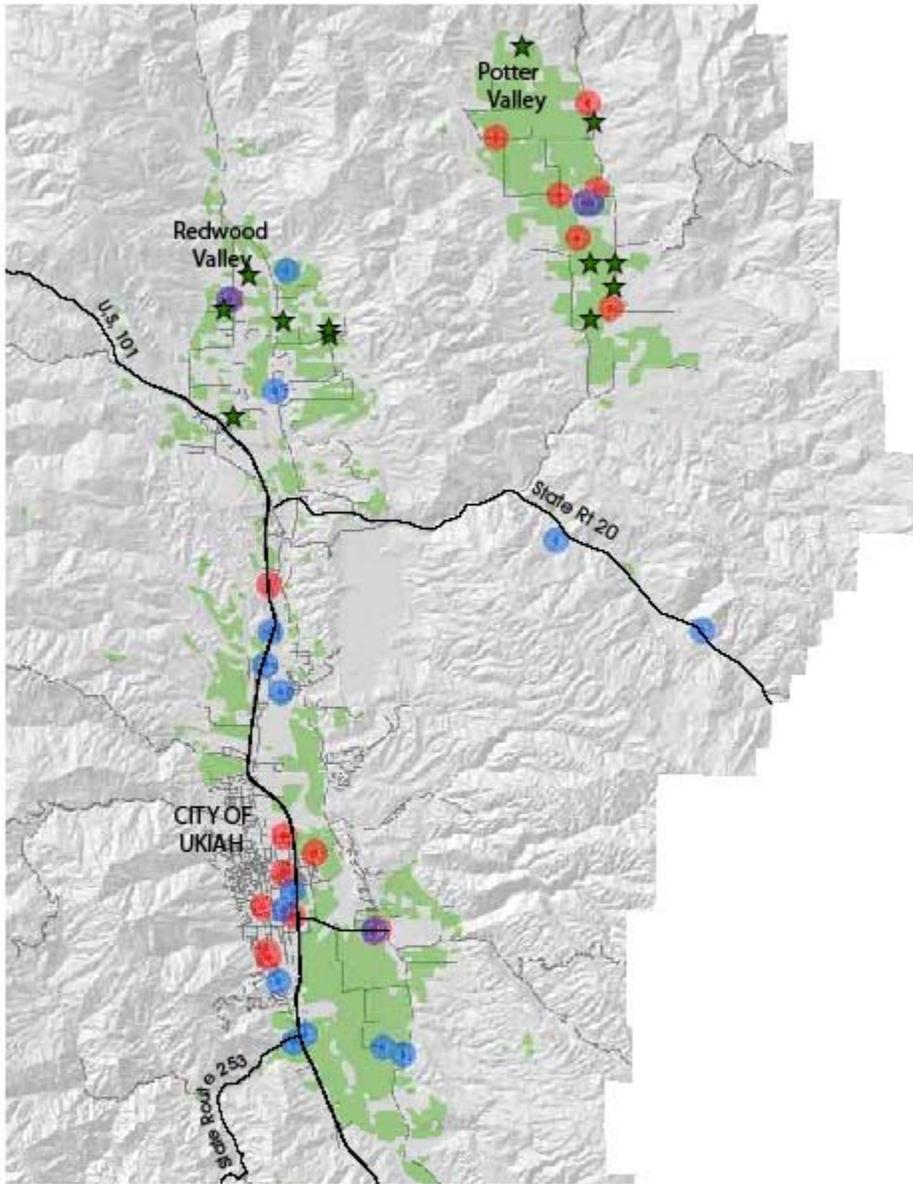
Map 3

Source: Mendocino County Planning Team

Map prepared by the Mendocino County Planning Team - May 13, 2008

Community Planning Process

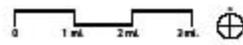
Farmworker Survey



- Location of Year-Round Farmworkers
- Location of Seasonal Farmworkers
- Location of both types of workers

- Arterial
- Local Road

- Agricultural Areas
- ★ Responding Farms



Map 4

Distribution of Redwood and Potter Valley Farmworkers

Source: Mendocino County Planning Team

Community Planning Process

Map prepared by the Mendocino County Planning Team - May 13, 2008

Farmworker Survey