

Willits Weekly | Edition 74 | October 13, 2022

REAL ESTATE SECTION



Historic? Haunted?
Both?
Buy and Decide!

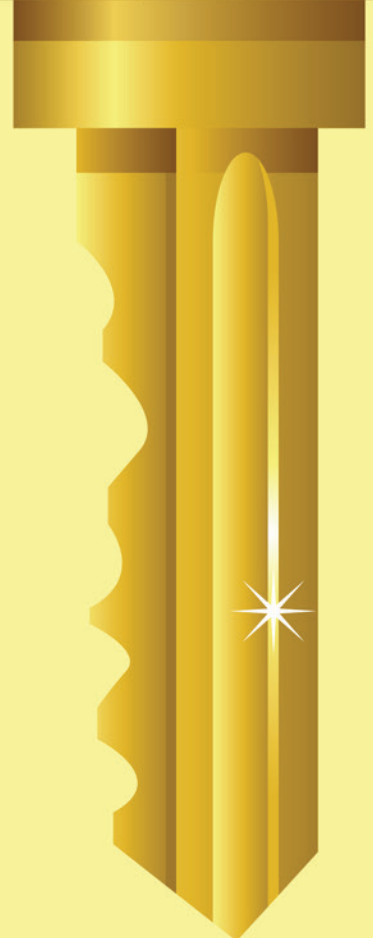
Property Feature

**187
Baechtel
Road,
Willits**

MLS: 322086667

Offered for sale at:
\$215,000

Restore a piece of Willits history, or start fresh. Storied 1,100-square-foot, 2-bedroom, 2-bathroom Willits property on a 14,375-square-foot lot is awaiting your vision of the future. Finish the renovations already begun on this historic Willits home or use the R-2 zoning for a multi-family situation. Well and public water on site.



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**27421 Ridge Road
Willits
\$429,000**
Custom 2,000 sq ft home on 0.895 acres, lovingly maintained, with large garage and huge unfinished workshop/storage space (future recreation room or ?). Front decking overlooks the views and large yard; rear deck is nestled next to the woods. 3 bed, 2 bath with a classic ranch floor plan, downstairs laundry room, central heating/air and an automatic backup generator, dual on-demand water heaters, and tons of storage. Pella custom windows. Pellet stove in living room which features cathedral ceilings. Roof less than 10 yrs old. Privacy and approximately 15 min to town.


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Karena Jolley
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707-354-2999


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Nicholas Casagrande, EA
855.240.6606
675 S Main St, Willits, CA 95490
105 W Clay St, Ukiah, CA 95482
nicholas@ncfinancialgroup.com
nicholas.casagrande@ceterafs.com**


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How can we get rents down?

Since 2017, I've been complaining about an executive order passed by Governor Newsom that limited property owners' ability to raise rents to keep up with increases in the cost of living. I'm happy to report that the order finally expired. However, after Californians voted down statewide rent control, lawmakers (in their infinite wisdom) decided to implement it anyway. So, here's what we're left with.

As of now, those with investment property can increase rents on existing tenants by the cost of living plus 5 percent, or by a maximum of 10 percent total. The cost of living is usually measured by the Consumer Price Index, which is currently almost 8 percent, allowing property owners to increase rents by the cost of living plus a measly 2 percent (not enough to cover additional costs).

The only bright spots here are as follows. These limitations primarily apply to residential buildings with two or more units (such as duplexes and apartments); single-family homes are usually exempt. New construction is also exempt – the property must be

at least 15 years old for rent control to go into effect. Finally, these limitations on rent increases apply to existing tenants, not when renting to new tenants.

Still, given today's inflation (and the growing inflation we're likely to have in near future), a 10-percent cap means property owners who provide housing via multi-unit buildings will not be able to recapture their own increased expenses.



Richard Selzer
Columnist

If you're reading along and wondering when I'm going to get to the part about reducing rents, it's coming.

As I often do when discussing the housing shortage, I'll ask my favorite questions: Do we have a lack of available housing? Yes. Is it driving prices up and pricing people out of the market? Yes. Does rent control help by increasing the housing supply or lowering the cost of new construction that would provide more housing? Clearly not.

If we want more available housing (which would then lead to lower rents), we need more stock. Yet, state and local government restrictions make new residential construction more and more expensive.

I've heard some people say that we shouldn't build any more housing because we have a water shortage, to which I reply, "Let's look at the numbers." If you compare water usage among residences, industry and agriculture, you'll notice that agriculture accounts for about 80 percent.

Before we limit new residential construction or insist on retrofitting homes with water conservation equipment that will hardly make a dent in the problem, let's make sure farmers aren't watering pears or grapes with outdated sprinkler systems. Requiring

drip irrigation (except for frost control) will have a far bigger impact than low-flow showerheads.

If we want enough housing for everyone, we'll need more housing. Period. Rather than focusing on increasing supply, government officials have aimed at increasing the ability of individuals to either buy or rent a place with subsidized loans, rent control, or subsidized rents. This works for a few lucky individuals, but it doesn't solve the underlying problem.

If we want to see affordable purchase prices and rents, we'll need more places for people to live. Frankly, we need the government to get out of the way. Otherwise, the only construction we'll see is what we've seen for the last 20 years – more subsidized apartments.

In case you aren't aware, the construction cost of subsidized apartments is far higher than market rate because the public funds used for that construction come with strings attached, sometimes doubling the construction cost.

The government needs to do three things to get out of the way.

1. Reduce restrictive zoning
2. Reduce exorbitant fees
3. Reduce unnecessary building requirements / restrictions

This is the only way housing will become more affordable. The construction industry has done a superb job keeping costs down in recent decades. Prices have only gone up by inflation.

During that same time, however, restrictive zoning and more regulatory requirements for construction have dramatically increased the cost to build. If the government had prioritized housing availability and solved those three problems, the cost of housing would actually have gone down if you use inflation-adjusted dollars. We can keep people safe without ridiculous fees and restrictions.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Roland's Bistro!) If you'd like to read previous articles, visit <https://selzerrealty.com> and click on "How's the Market?"

Dick Selzer is a real estate broker who has been in the business for more than 45 years.

Learning lessons

I just got off the phone with my dear old friend, Tessa Loehwing, in the Bay Area. We've been like beloved family for well over 45 years. For a number of years, we did theater together in the improvisational company we started together with another friend. Improv theater is a kind of science as well as a craft and, if done well, an art. Tessa went on to become a gifted teacher of grade-school-age children. She often worked with challenging children. When other teachers and parents didn't know how to deal with their children, they often went to Tessa.



Bill Barksdale
Columnist

Teaching can be an art. It's not always thought of like that, but when a teacher has sufficient empathy, plus that something extra, that special gift – teaching becomes an art. Tessa is a true artist. She was as an acting partner and she is as a teacher. Even now, in her 70s, she still gets called to the classroom to teach not only children, but the teachers themselves.

Theater is often thought of as a frivolous thing, one of the first to be cut when sports or other budget items need more money, but I can tell you from personal experience, that learning the craft of acting and making theater is a skill that can serve one for the rest of their life. Improv theater especially helps one to think on their feet, think fast. In business and everyday life, we are often called upon to make a quick, creative and "right" decision. Few things teach this better than improvisation.

Teaching, good teaching, is a craft, and when done well, an art. Think about it, children spend much of their waking time with teachers. From kindergarten or even earlier, up through grade 12 or further, we are with teachers much of the time. Someone who knows how to excite a young person to learn is one of the most important influences in one's life. That, and loving parents.

One of the first things a client would often ask me about was, "How are the local schools?" Even people who didn't have school-age children often would ask this question. Why? Because if you have children, you want them to get a good start in life. Not everyone goes on to college. College is not necessary to a good future, but often some sort of specialized education is.

I'm a big fan of community colleges, but also of vocational training. Many people learn useful career skills through what is sometimes called vocational training. As an example, there is a shortage of skilled workers for auto repair, construction, childcare, plumbing – so many other job skills that can be taught in public school and on the job. These can be lucrative careers. One advantage of community college is that it's affordable and flexible. Often the skills learned in these ways create careers as good as a four-year college.

We tend to seriously underfund our school systems, and often spend more on sports programs than on the arts, which often open more job opportunities than sports. I'm not knocking sports. Learning team work, physical health, and leadership skills, all which are part of sports, is important. The arts teach communication and creativity – so important in entrepreneurship and interpersonal relationships. They work hand-in-hand, you see, as complementary partners.

Back to my first point of the way, something like theater teaches problem solving, empathy and communication, skills which are so vital in effectively relating to others who need extra guidance and clarity.

Tessa told me about a young boy who had severe behavioral issues. No teacher knew how to deal with his behavior, nor did his parents. He ended up in Tessa's classroom. She literally took him by the hand. She told

me a story of how she took him to lunch with her. As she held his hand on the way to lunch, he looked up at her and said, "I don't like you." She looked at him and said, "I don't like you either," but she knew he didn't really feel that way. It's just the device he used to push people away because he didn't want to be hurt. They connected.

Despite what he had just said, she was unfazed. They had a good lunch together, and over time, his behavior changed. He needed someone who would not be pushed away. Someone who demonstrated that she cared about him unconditionally. That helped him to feel safe and OK. The parents were so grateful with the change in his behavior that they hardly knew how to thank her. Her remarkable empathy and skill literally changed this little boy's life and that of his loving parents.

A good teacher is one of early life's greatest gifts. We, as a society, often undervalue teachers. A bad, insensitive teacher is a curse. I know that from experience, but many teachers that I experienced were special people that encouraged and cared about me.

I remember a teacher that would belittle students that didn't meet her expectations. It wasn't the student. It was the teacher who lacked the skills needed to help those students.

Then there's the home situation. A child in a home with substance abuse, fighting parents, parents who are too busy to give that young child the love and attention that all children need – that child has a huge disadvantage. There are some people who just should not have children. Those adults often came from dysfunctional homes themselves and that's all they know. They're not ready to have children and may never be. Oh, if they would only recognize that they haven't grown up themselves.

I know many teachers. One told me of a girl with a bare midriff and short-shorts going over and sitting on some boy's lap in class. Some teachers often feel powerless to stop this behavior now days. Why? That's a rotten learning situation. And what kind of parent allows their child to go to school that way?

Kids are confused enough about sex these days. Have we really devolved that much that that kind of behavior is considered OK? If so, I can only say, that stinks for both the kid and the learning environment. The scope of education includes social behavior. What kind of future can those kids expect? Can they expect to get a good job or career looking like this in a work situation?

Of course, there's also bullying in school. The bullies themselves are often the products of dysfunctional homes. Our schools need to provide much better training to teachers and other school personnel in how to acknowledge which children are bullies and how to get to the bottom of that behavior.

If it's a home situation, and that's often where this type of behavior begins, that's a touchy situation. Bullying behavior needs to be proactively interrupted and stopped. These kids need helpful and firm guidance. Dealing with bullies is important for all school personnel and parents to take seriously.

Let's make proper funding of our schools a major priority. Yes, tax dollars have many demands, but can you think of anything more important than our children? Yes, there are many important issues that need those dollars and our attention as a society, but today's children are literally the future. Giving those children a good education and start in life is critical.

As far as where people choose to live, community and quality of life, fine schools are fundamental.

Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as chair of the County of Mendocino Assessment Appeals Board, settling property-tax disputes between the county assessor and citizens and businesses. Read more of Barksdale's columns on his blog at www.barksdale.com.

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\$269,000

Nice Manufactured Home
With 3 bedrooms and 2 baths located in a quiet mobile home park. Lots of kitchen cabinets. Great location, private back yard. Appliances stay, wheel chair ramp.
\$120,000

Sweet Traditional Style Home Looking for New Owners
Warm, spacious and comfortable multi-level home with great views. 1,911 sq.ft. with 3 bedrooms possibly 4, and 2 baths. There is a den/office that could be a 4th bedroom. French doors open to the deck and lovely view. Open kitchen design, living room with cedar wood ceiling. Appliances stay, low maintenance yard, borders greenbelt.
\$379,000

For information or an appointment to view please call:
Randy and Ruth Weston
707-459-4961 • 707-489-3333
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ruthweston@pacific.net
557 South Main Street • Willits

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3 bedroom 2 bath home on corner lot. One year old roof, two brand new decks, and both bathrooms have been completely remodeled. Transfer generator switch installed in garage as a back-up power source.
PRESENTED AT: \$385,000

3 bedroom 2 bath home on 1+/- acre. Vaulted cedar ceilings and bamboo flooring. Wood stove as well as central heat and air. The kitchen features oak floors, recently painted cabinets, large kitchen island with built in wood cutting board and gas cooktop.
PRESENTED AT: \$390,000

This home is in wonderful condition. Large family room and large master bedroom and bathroom. One car garage with laundry area plus a two car garage at the rear of home. Nice backyard with a covered patio area for entertaining.
PRESENTED AT: \$399,500

3 bed, 2 bath, 1800+/- sq ft. home with attached 2 car garage. Yard is fully landscaped and includes 3 outdoor areas for entertaining. Open concept main living area that features vaulted pine ceilings. Kitchen and baths have quartz counter tops, newer sinks and fixtures.
PRESENTED AT: \$400,000

Two-story 3-bed, 2.5-bath home on 30+/- acres. Gardens, and end of road seclusion. Vaulted ceilings, a loft/bonus room. Two-story storage shed, water storage tank, green house, security gate, and partially installed pond.
PRESENTED AT: \$635,000

Two homes with a total square footage of 2200+/- and land totaling 7+/- acres. 2 bed, 2.5 bath home. Remodeled kitchen, updated bathrooms. One bedroom granny unit. 2 wells, approved septic plans, and is within a PG&E service drop.
PRESENTED AT: \$735,000

Tara Moratti
CalBRE #01420657
707-367-0389
livinmendo@gmail.com

Lee F. Persico
CalBRE #05446837
707-459-5389
coldwellbankerwillits@gmail.com

Roxanne Lemos-Neese
CalBRE #01712127
707-484-6489
roxanne@getmendohomes.com

Randa Craighead
CalBRE #01558225
707-841-7778
randacraighead@coldwellbanker.com

Audrey Low
CalBRE #02074437
707-972-0524
norcalhomes@yahoo.com

Dara Collicott
CalBRE #01712127
707-513-7825
daradrealty@gmail.com

Kelsi Ryan
CalBRE #01558225
707-621-1818
mendorealestate@gmail.com

Karen Jolley
CalBRE #01420657
707-354-2999
karen.jolley@gmail.com

Alicia Kepple
CalBRE #01712127
707-272-7782
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Custom home with impeccable detail throughout. This home sits on 32 +/- acres that includes a storage shed, a variety of fruit trees, freshly laid gravel with grape vines lining the driveway. Current well test prior to rains netted a 12GPM sustained well test. Upgrades to home include on-demand hot water heater, in floor radiant heat throughout, gated entry, security system, and an excellent maintained driveway. The topography of the land lends itself to privacy and seclusion. All within a 20 minute drive to downtown Willits or 30 minute drive to downtown Ukiah. \$735,000

Spacious two story 3-bedroom 2.5 bathroom home built in 1993 with 1,950 Sq. Ft. on 30+/- acres with expansive decks to enjoy the surrounding gardens, various trees and end of road seclusion. \$635,000

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Neighbors,

Is it me (big exhale) or is daily life a bit of a roller coaster? There are lots of ways to “manage” the stresses we must deal with: exercise, eating, therapy, medication, shopping, fill in the blank. The BEST way I’ve found to feel better – my dogs. I’ve got 3, and I want more.

It is well documented that pets:

- Reduce stress, anxiety and depression (pets generate joy)
- Ease loneliness by providing companionship and support
- Encourage exercise (get you outside)
- Make one feel more socially connected (meet new people)

It has been proven that:

- Just playing with a dog can raise levels of the feel-good brain chemicals dopamine and oxytocin
- People with pets have lower blood pressure in stressful situations and better heart health than those without pets
- Pets allowed at the office can increase productivity, team cohesion, cross-functional relationships and camaraderie

Having a pet is a commitment. It is critical to get the right pet for your home, family and lifestyle. Not everyone needs a puppy or kitten, or has the patience / time to train said puppy or kitten. Adopting a teenage or middle-aged pet is a great option to bypass the “joy” of training a youngin’.



Nicholas Casagrande
Columnist

Lots of animals end up at the local shelter through no fault of their own – an owner passes away, a family’s circumstances change, etc. There are many loving, trained critters at your local shelter deserving of a great second chance.

If for some reason you can’t have a pet, you can still get many of the benefits above by:

- Walking a neighbor’s dog
- Reading with a neighbor’s cat
- Playing with a neighbor’s guinea pig or bunny
- Volunteering at your local shelter – they often have a variety of programs and always need great people.

Who is up for some unconditional love?

My best,
Nick

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. NC Financial Group’s Willits office is located at 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Ceterafs.com (investments) for more information.

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It took 20 years to make this one of the best landscaped properties in Mendocino County. 1,800 sq. ft. home with 600 square foot garage.

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Twelve feet tall cathedral ceilings. Four very large picture windows and glass French doors on rear side of home face panoramic sunrises. The sun rises into all rooms with all day sunlight. No rocks, debris, dead or dying or trees on lot.

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Section One structural pest control clearance.

Modular construction is above stick built homes. Concrete perimeter foundation and 4 one foot tall by 63 feet long steel beams for stability. 50 years duration roofs installed 3 years ago.

Dual layered and stained cedar siding on home.

Not in “A Very High Hazard Severity Zone” as per statutory disclosures statement.

Property complies with all 35 requirements and/or recommendations for fire safety.

All 62 documents which are required to be provided to buyer are attached to the contract - versus providing them during the escrow period.

Seller will provide copies of all relevant receipts for parts, materials, and labor, over these years.

All 55 operating manuals exist in 3 large binders.

Contact owner/developer/seller after reading the detailed information on this Internet site.

Contact information is provided on that site.

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