

APPENDIX B: Survey Results and Actual Rent Comparisons

This Appendix summarizes the results of research regarding actual mobile home space rents in unincorporated Alameda County and a comparison of those rents with actual mobile home space rents of nearby jurisdictions.

The current mobile home rent stabilization ordinance does not require that owners report to the County actual rents charged, or that they provide any information to the County when they raise rents, therefore, actual rents were difficult to establish. Lack of data from the mobile home parks has been a significant challenge in this process.

Survey Results Regarding Rents and Rent Increases

Through the surveys, mobile home park residents or owners reported the following annual rent increases during the years 2010-2014:

Mobile Home Park	City	Yearly Rent Increase	Years
Avalon	Castro Valley	5%	All
Chetwood Crest	Castro Valley	5%	All
Fuchsia Court	San Leandro	3-5%	All
Paradise	San Leandro	5%	All
Tra Tel	Castro Valley	5%	All
Wishing Well	Castro Valley	5%	All
Wagon Wheel	Castro Valley	2-5%	2010, 2011, 2012, 2014
Vaughn's	Castro Valley	5%	2013

The mobile home park owners survey also collected information regarding average, highest and lowest space rents, and utilities for resident-owned mobile homes, as indicated in the chart below. Not all owners responded, and therefore data was not available for all parks.

Mobile Home Park	City	Average Rent	Highest Rent	Lowest Rent	Utilities Extra
Avalon	Castro Valley	\$427.00	\$490.00	\$380.00	No
Chetwood Crest	Castro Valley	\$658.00	\$848.00	\$559.00	Yes
Fuchsia Court	San Leandro	\$555.00	\$555.00	\$555.00	Yes
Paradise	San Leandro	\$698.00	\$835.34 (double space)	\$692.00	Yes
Tra Tel	Castro Valley	\$550.00	\$550.00	\$491.00	Yes
Wishing Well	Castro Valley	\$672.49	\$760.88	\$584.10	Yes
Wagon Wheel	Castro Valley	\$670.00	\$697.00	\$643.00	Yes

As reported in both the owner and resident surveys, Chetwood Crest and Wishing Well are two of the only mobile home parks to raise their rents by 5% for many years in a row. Although HCD's resident survey only requested information regarding rent increases in the last 5 years, the park owners reported that those owners who have owned their mobile home parks prior to 1990, when the County's ordinance took effect, had not raised their space rents every year. In

sharp contrast, many of the park owners who bought their parks after the ordinance was enacted have raised their rents to the maximum allowable every year.

Comparison with Other Jurisdictions’ Space Rents:

Staff researched mobile homes currently for sale in nearby jurisdictions and was able to ascertain some current space rents in Hayward and San Leandro in order to compare the average space rents in the Unincorporated County to those of nearby municipalities. For context, the City of Hayward has vacancy control within its Mobile Home Rent Stabilization Ordinance; the City of San Leandro does not.

Mobile Home Park	# of Spaces	City	Rent	Amenities	Utilities Extra
Spanish Ranch I	462	Hayward	\$720-\$722	Clubhouse, pool, spa,	Yes
Spanish Ranch II	187	Hayward	\$659-\$680	Clubhouse, pool	Yes
New England Village	415	Hayward	\$732-\$819	Clubhouse	Yes
Mission Bay	366	San Leandro	\$795-\$966	Clubhouse, gym, exercise facility, pool, spa	Yes
Sandev RV Park	71	San Leandro	\$910	Clubhouse, pool	Yes
<i>Chetwood Crest</i>	85	<i>Castro Valley</i>	<i>\$559-\$848</i>	<i>Clubhouse</i>	<i>Yes</i>
<i>Wishing Well</i>	35	<i>Castro Valley</i>	<i>\$584-\$760</i>	<i>None</i>	<i>Yes</i>
<i>Wagon Wheel</i>	53	<i>Castro Valley</i>	<i>\$643-\$697</i>	<i>None</i>	<i>Yes</i>

As the chart above illustrates, mobile home parks in the unincorporated county at the higher end of the rent spectrum have space rents comparable to those in Hayward and San Leandro. The Hayward and San Leandro mobile home parks contain significantly more amenities than any mobile home park in the unincorporated county, despite comparable space rents. However, all of these parks have more spaces than those in the unincorporated county, and therefore the economy of scale that comes from the management of a larger park must be considered.