

Attachment—Mobile Home Park Appendix

1. Resource Level Analysis

Staff examined the resource level of each mobile home park. The resource level comes out of Opportunity Housing policy, a previously used San Jose policy for enabling multi-unit housing on properties with a Residential Neighborhood General Plan Land Use designation, which generally covers single-family neighborhoods. Resource level measures the opportunity of a region. The region is broken down by census tract, and is evaluated by level of poverty, wealth, and degree of segregation. There are three categories to this resource level: high, moderate, and low. Only 9 parks are noted in this analysis, the remaining mobile home parks were not located in any defined resource areas. Additionally, both Oak Crest and Lamplighter, found in Tier 1 market areas and were also found in this analysis. (See Figure 4)

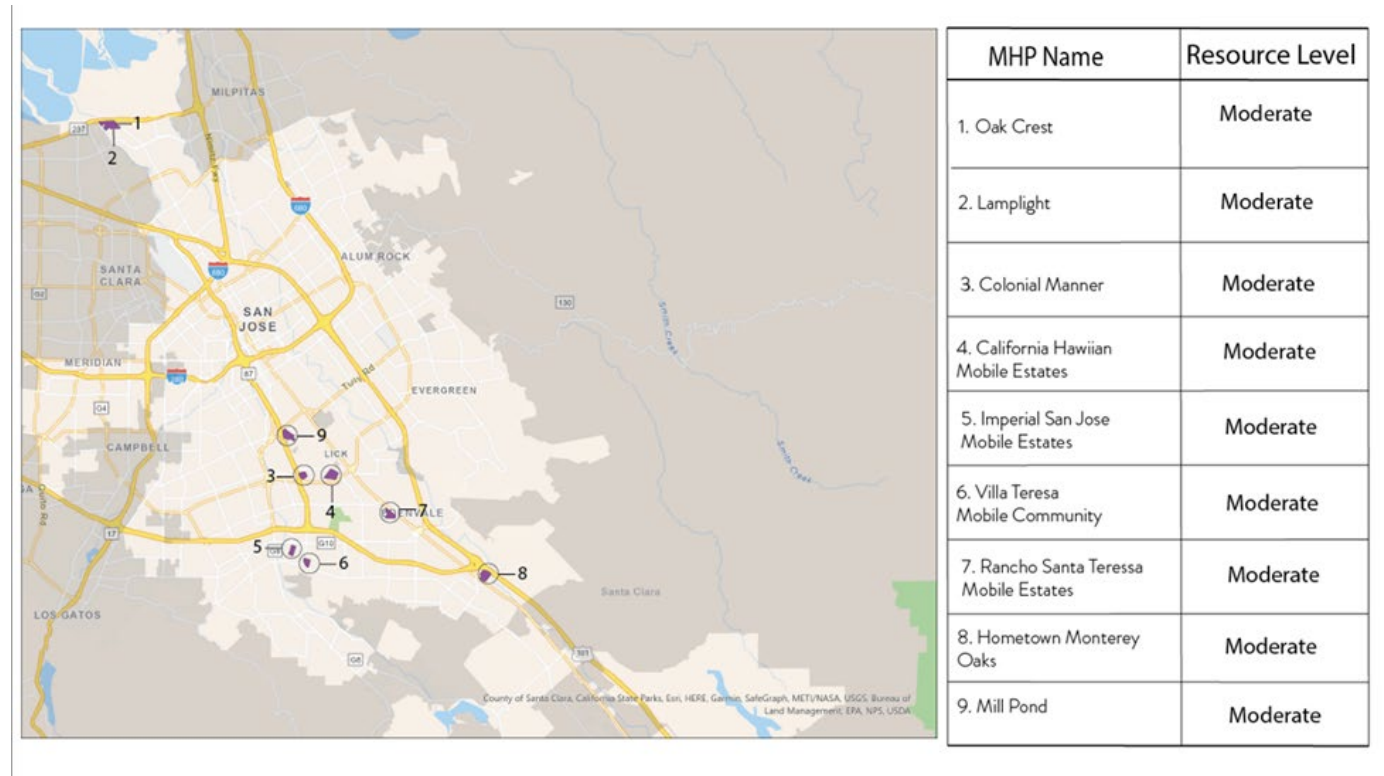
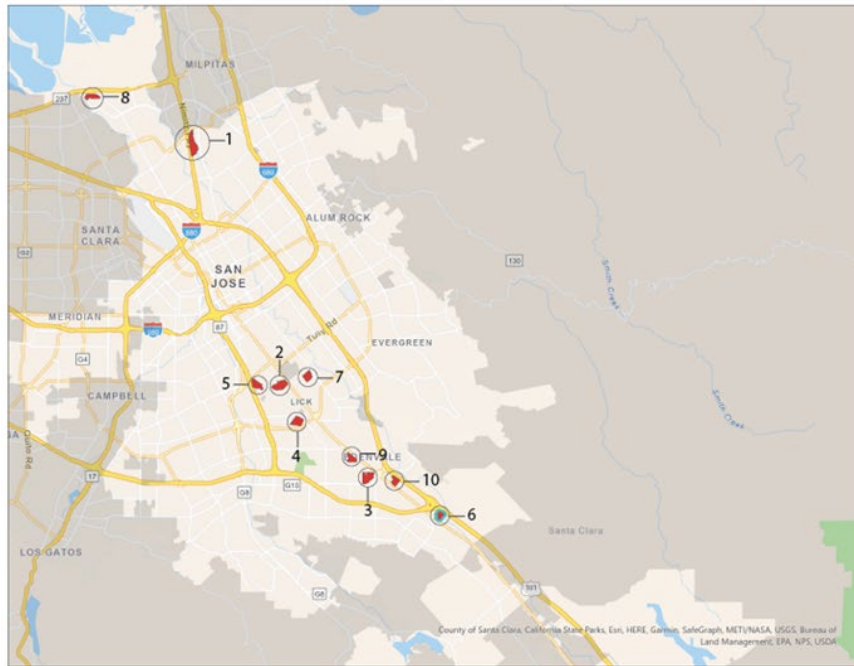


Figure 4: Mobile home parks with moderate resource level

2. Gross Area (top 10) Analysis

The 56 mobile home parks were organized by size, from largest to smallest based on the gross area. The top 10 largest parks were listed. This criterion was included to understand what large parks could be of potential interest to developers. (See Figure 5)

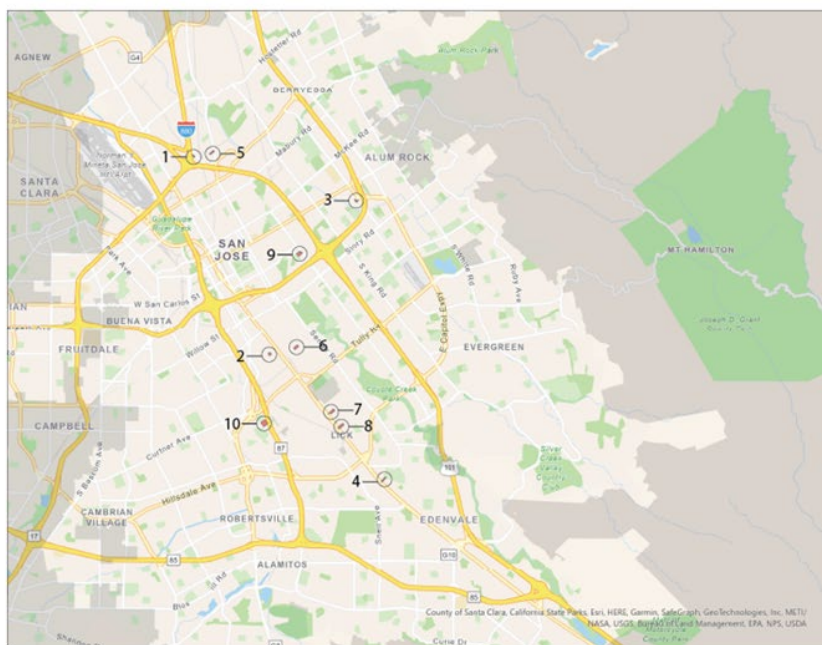


MHP Name	Gross Area	Units
Casa Del Lago	72.9	619
Chateau La Salle	57.7	433
Magic Sands	56.5	541
California Hawaiian	49.2	420
Mill Pond I	41	309
Hometown Monterey	39.9	344
Caribees	35	442
Lampighter	33.6	265
Rancho Santa Teresa	30.3	314
Village of the Four Seasons	30	271

Figure 5: Mobile home parks based on gross acreage and number of units

3. Smallest Parks by Gross Area and Unit Size Analysis

The 56 mobile home parks were organized by smallest gross area and number of units. Staff looked at this criterion because of the concern that smaller sizes might be an easier target with fewer residents. (See Figure 6)



MHP Name	Gross Area	Units
1. Triangle Trailer Park	0.9	24
2. Cottage Trailer Park	1.5	34
3. Hillview Mobilehome Park	1.6	26
4. Walnut Mobilehome Park	1.9	40
5. Garden City Trailer Park	2.1	43
6. Mayfair Trailer Park	2.4	54
7. Ace Trailer Inn	2.8	57
8. Trailer Terrace Park	3.3	57
9. Sunset Mobile Manor	3.8	60
10. Mill Pond II	6.5	52

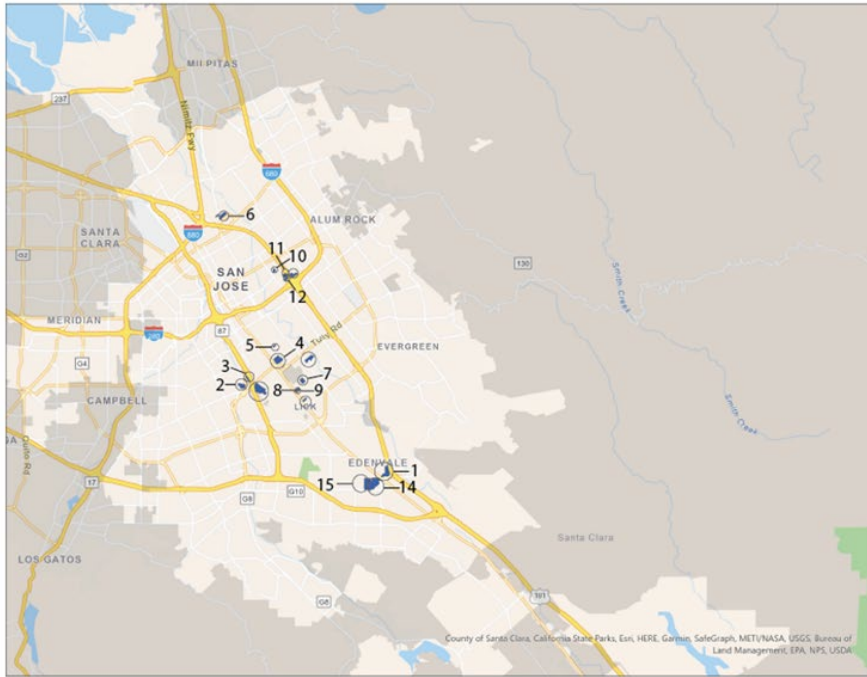
Figure 6: Smallest mobile home parks by gross area and number of units

4. Low/Extremely Low-Income Census Block Groups Analysis

The 56 mobile home parks were examined by census block group to determine if they fell into a low/extremely low-income block group. Staff believed it is important to understand which of the mobile home parks were in low-income census blocks to ensure that this population was captured in our analysis. Low-income census block groups have more than half of the households earning less than 50% of the county's Area Median Income (AMI). Extremely low-income census block groups are households earning less than 30% of the county's AMI. For this analysis, both low and extremely-low census block groups are grouped together. Staff used the first metric, households earning less than 50%, as the primary income cut-off. Santa Clara county has an AMI of \$159,000, 50% is \$79,500. To determine the low/extremely low census blocks, staff examined the household income for each census block group. Based on this data, the household income was broken down below:

1. Less than \$50,000
2. \$50,000-\$75,000
3. \$75,000-\$100,000
4. \$100,000-\$150,000
5. \$150,000-\$200,000
6. \$200,000+

Both (1) and (2) were summed and then divided by the total of 1-6 to get the percentage of households that were low/extremely low. Since the second interval, \$50,000-\$75,000, is \$4,500 short of the 50% AMI for Santa Clara County, some of the data is missing, which means there is some error. This primarily impacts mobile home parks that are in census block groups whose percentage of low/extremely low households is close to the 50% mark. Some of the census block groups contained multiple mobile home parks, so all the mobile home parks that fell into the block group were included. (See Figure 7)



MHP Name	% of block group below 50% AMI
1. Casa Alondra	79%
2. River Glen 3. Willow Glen	78%
4. Pepper Tree 5. Mayfair	72%
6. Trailer Terrace Park	67%
7. County Fair 8. Western 9. Ace Trailer Inn	67%
10. San Jose Mobilehome and RV Park	62%
11. Arbor Point 12. Hilton Mobile Home Park	61%
13. Sunshadow	58%
14. Magic Sands 15. Town & County Mobile Home Village	55%

Figure 7: Mobile home parks in low/extremely low census block groups

5. Senior Parks Analysis

All the senior mobile home parks were grouped together in this analysis. To prioritize the senior mobile home parks, staff used the number of units dedicated to seniors in the analysis. As a note, these parks, listed as senior, aren't the only parks with seniors in them. There are several other parks that have senior residents, which are not reflected in this analysis because these parks are not age-restricted for seniors. (See Figure 8)

