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# Lakeview Mobile Home Park Resident Engagement Report

March 2018

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The purpose of this report is to summarize the results from the survey and focus groups conducted by the Town of Chapel Hill Office for Housing and Community of Lakeview Mobile Home Park residents in February 2018 on household composition and housing preferences.

## SUMMARY OF RESPONSES

- Almost half (45 percent) of surveyed Lakeview households have lived in their mobile home for at least ten years.
- The average household size is four people for surveyed Lakeview households.
- Surveyed households like most that their current living situation is close to work, safe, affordable, and close to shopping and services.
- The average annual income for surveyed households is \$31,989.
- Approximately 83 percent of surveyed Lakeview households own their mobile home.
- 100 percent of surveyed Lakeview households rent their mobile home space. Total rental cost per month is \$650- \$700 for those who rent their mobile home and the space and \$425 for those who only rent their mobile home space.
- The only utility bill residents pay is electricity, which can range monthly from \$100- \$350 and is largely dependent on the outside temperature.
- Total housing costs per month for households who only rent their mobile home space ranges from \$525 - \$775, depending on utility costs, and \$750 – \$1050 for households who rent their home and space.
- A majority of surveyed Lakeview households prefer either an attached or detached single family home as an ideal living situation.
- Regarding potential relocation options respondents would consider, responses vary widely but include: moving to an affordable apartment or house in town, not having an option, and moving to a different park in town.
- If funding was available to move their household and existing mobile home, a majority of surveyed Lakeview households indicated they would not apply.

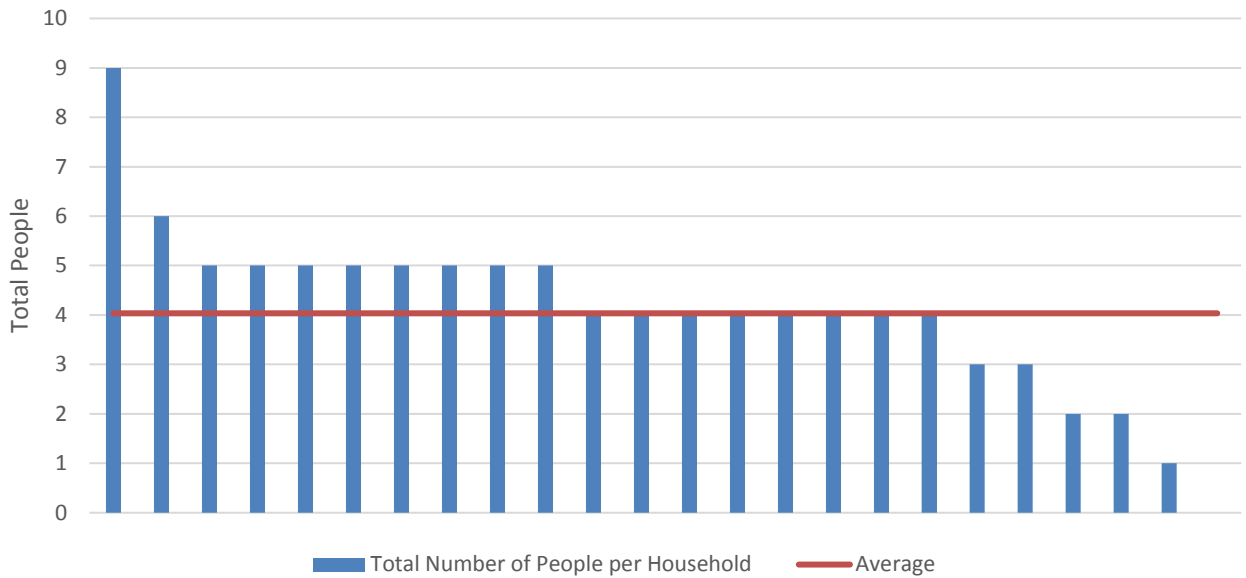
## RESPONSE ANALYSIS

31 out of 33 Lakeview households participated in the Lakeview Survey—a response rate of 94%.

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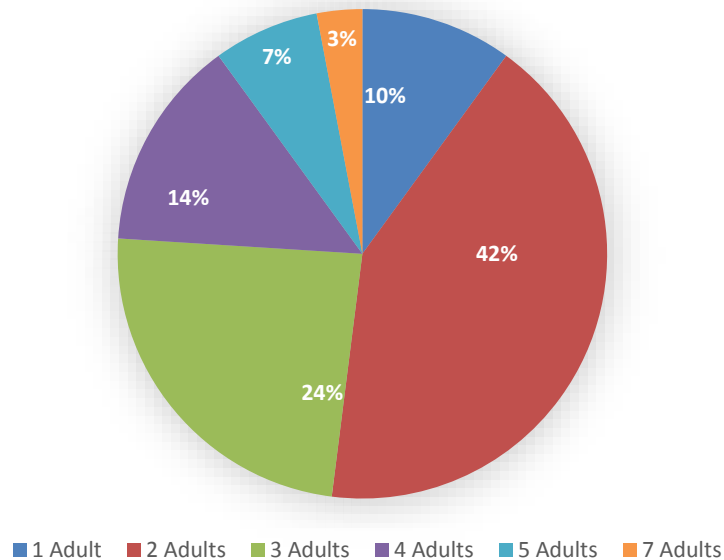


## Total Number of People per Household



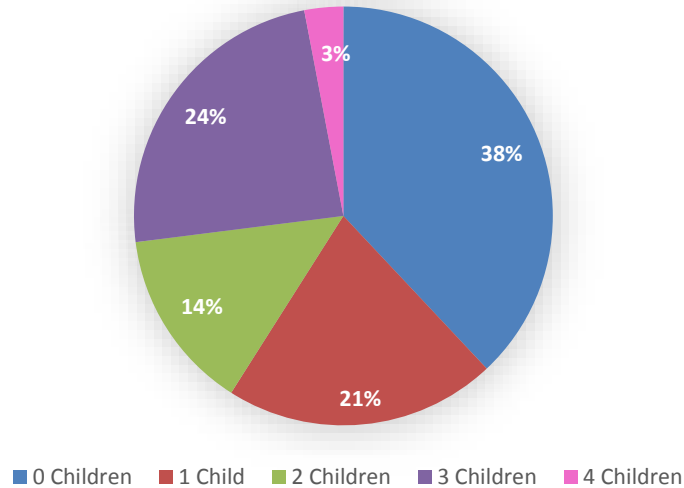
The average number of people per household of surveyed Lakeview households is approximately four.

## Percent of Households by Household Size- Adults



90 percent of surveyed Lakeview households have a household including at least two adults. 42 percent of households have two adults.

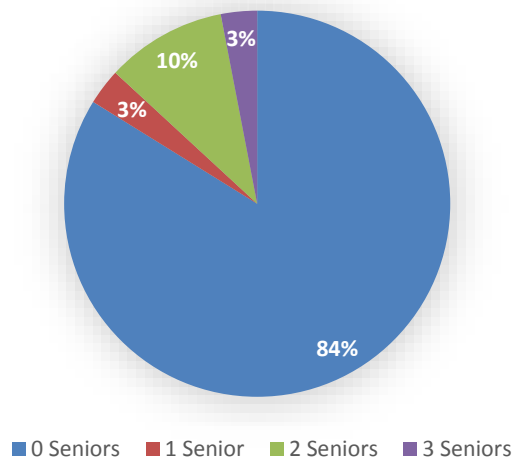
## Percentage of Households by Household Size- Children



Approximately two out of three (62 percent) surveyed households have children.

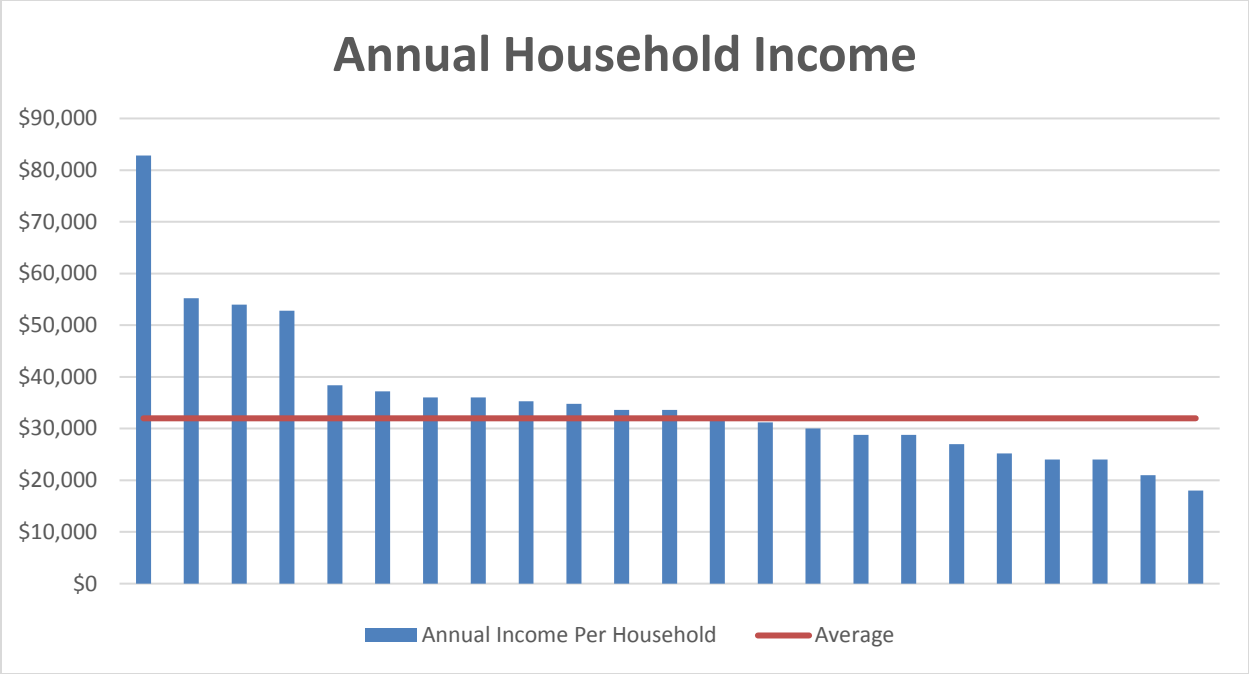
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## Percentage of Households by Household Size- Seniors

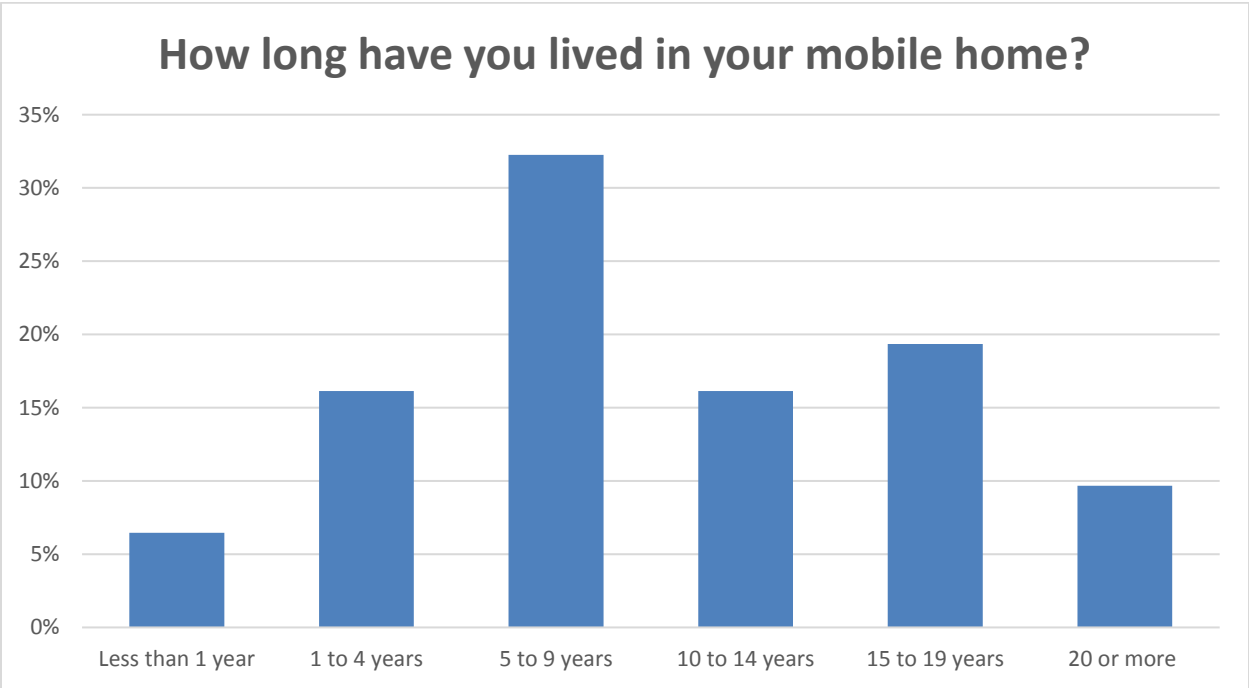


16 percent of surveyed Lakeview households have a senior in their household.

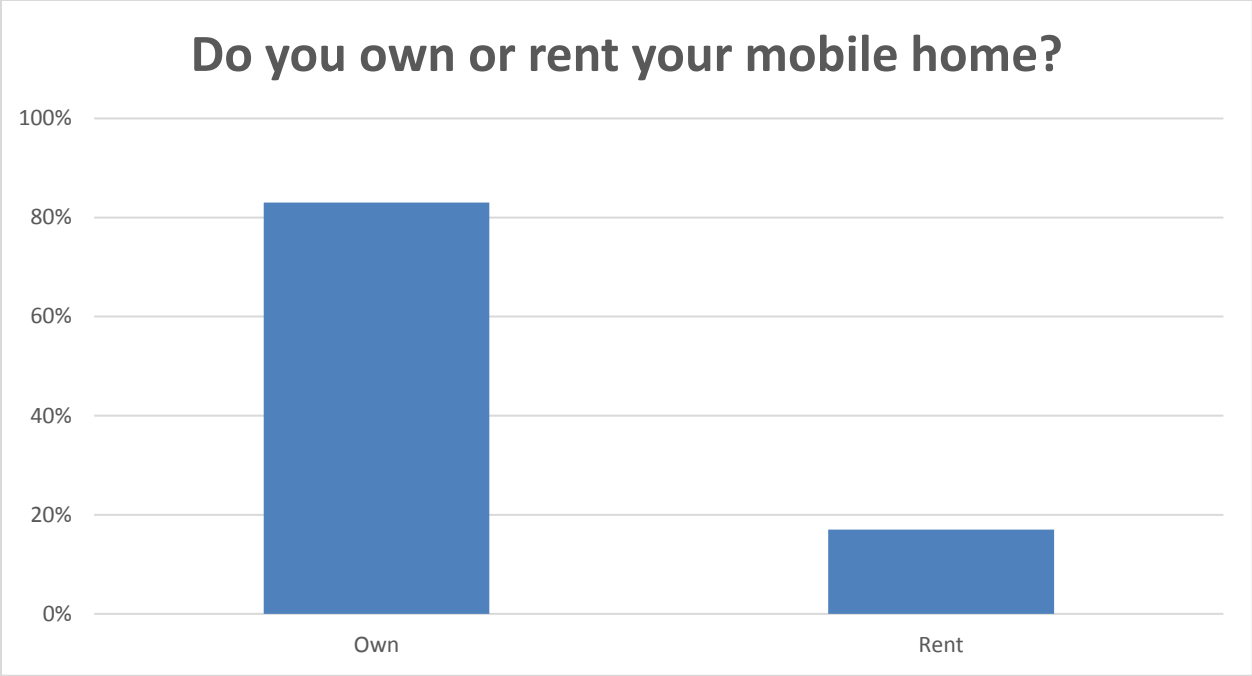
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The average annual household income for surveyed Lakeview households is \$31,989; the median annual household income is \$30,600. Annual household income ranges from \$12,000 to \$82,800.

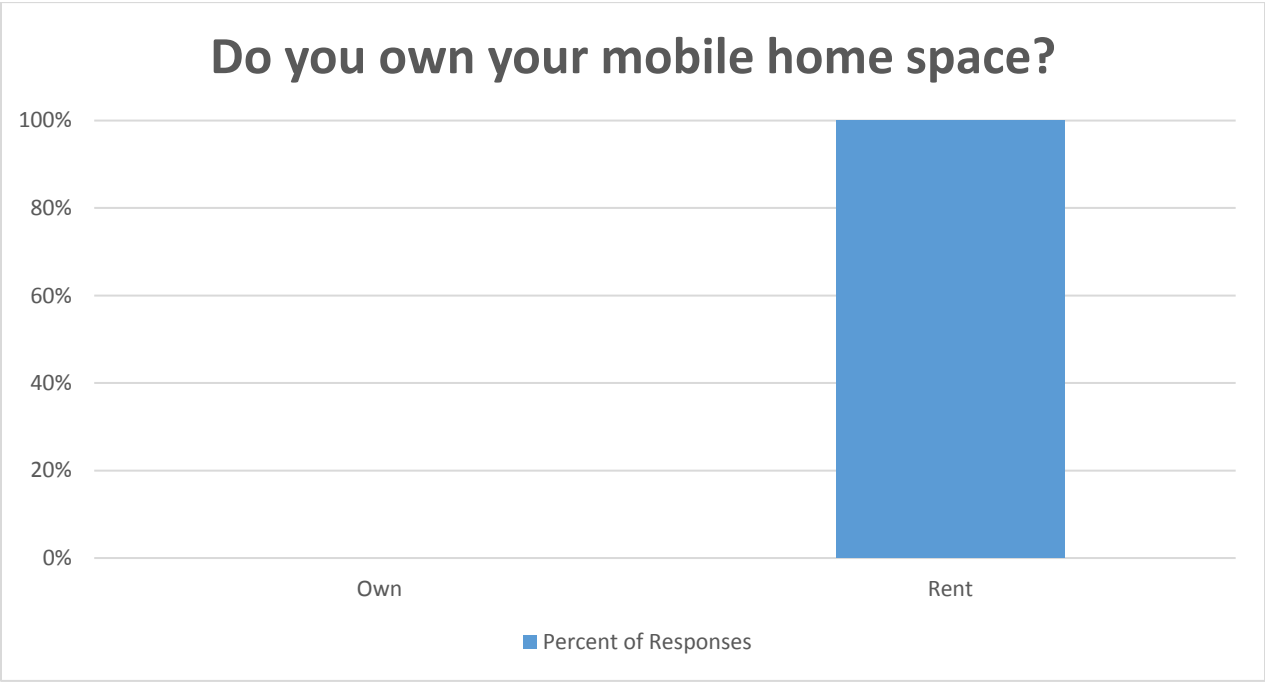


Almost half (45 percent) of Lakeview households have lived in their mobile home for at least ten years.



A large majority (83 percent) of surveyed Lakeview households own their mobile home.

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100 percent of surveyed Lakeview households rent their mobile home space.

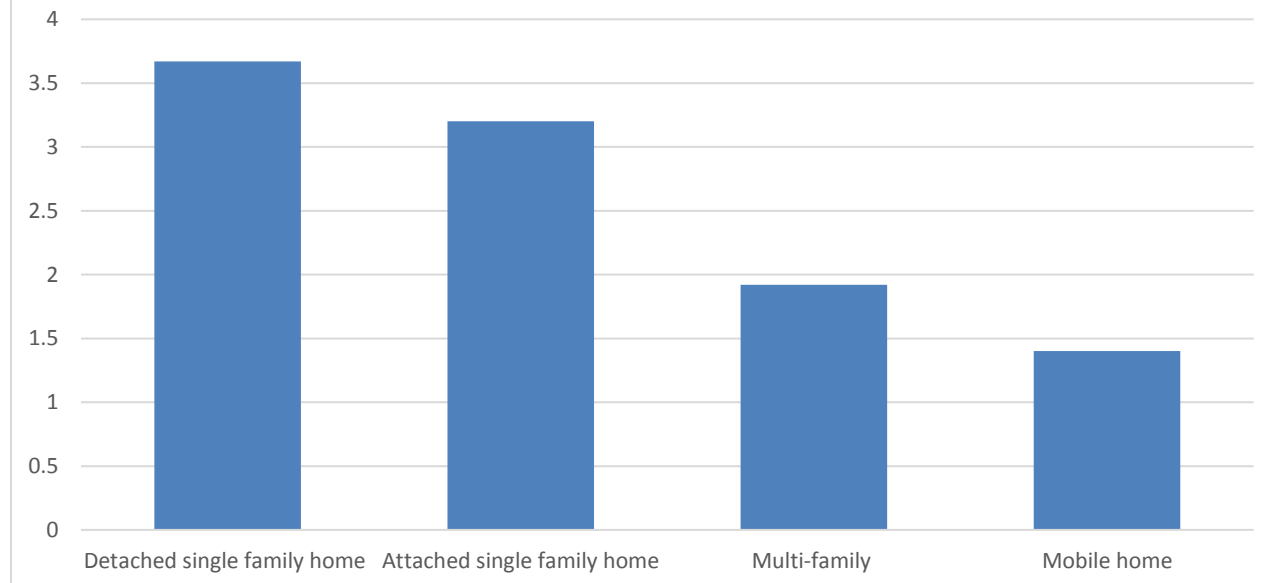
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## What is your total housing cost per month?

- Housing Cost: \$650 - \$700 for those who rent their mobile home (14 percent of residents); \$425 for those who rent their mobile home park space (86 percent of residents)
- Additional Monthly Costs
  - Water: Included
  - Sewer: Included
  - Trash: Included
  - Electrical: Varies from \$100 - \$380
  - Other Costs: Internet and Telephone Fees

Surveyed Lakeview households rental housing cost per month is \$650 - \$700 for those who rent their mobile home, \$425 for those who only rent their mobile home space and their electrical cost varies throughout the year, with a typical range from \$120 - \$350.

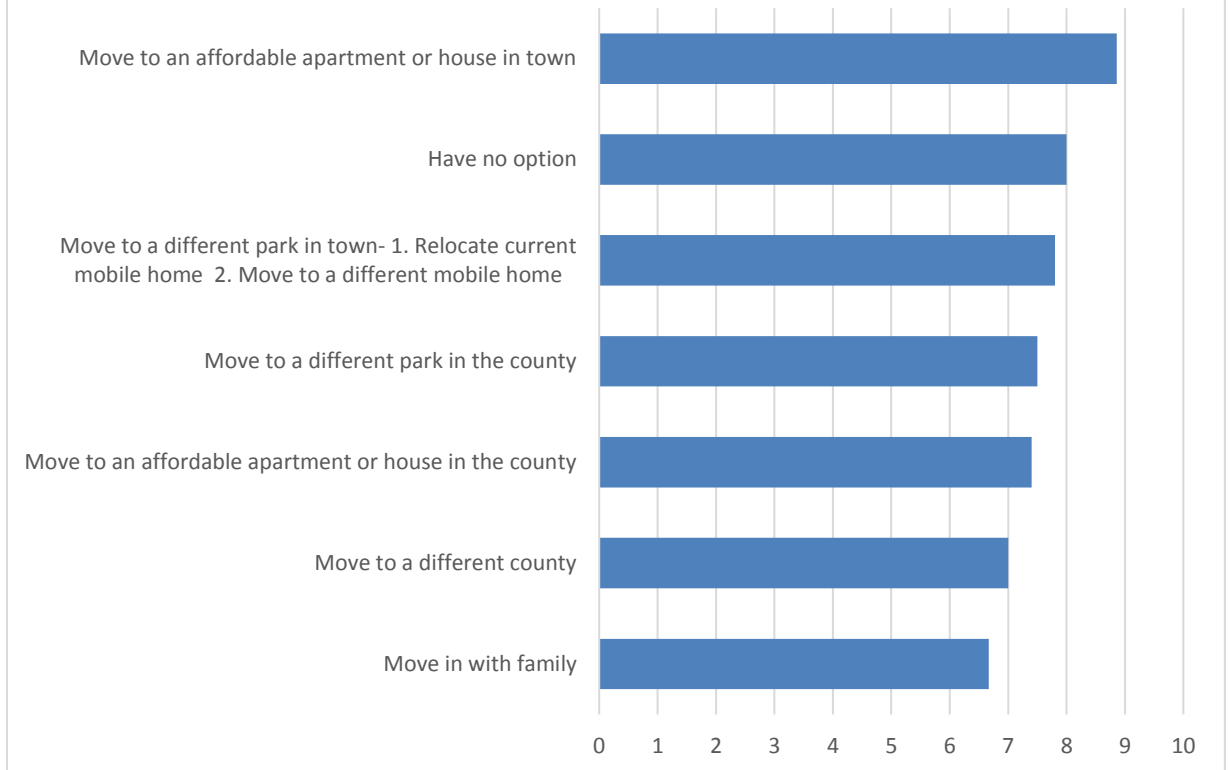
## Rank which housing type would be your ideal living situation, regardless of costs.



A majority of surveyed Lakeview households would prefer a detached single family home or attached single family home as their ideal living situation. Some of the primary interests expressed in the focus groups related to residents' preference for a single family home included:

- If residents owned their own home, they would not have to worry about being displaced due to redevelopment or ongoing rent increases.
- Having the ability to pass their homes on to their children, so they can continue to have a home and live in Chapel Hill.
- Having their own space and sense of privacy. One resident said, “Where we live now, the houses aren’t far from each other, but we have our own space.”
- Not hearing the noise from neighbors if the houses are not connected.
- Having adequate space for children.

**Please rank the top 5 potential relocation options you would consider if your mobile home park was to close and residents had to leave.**

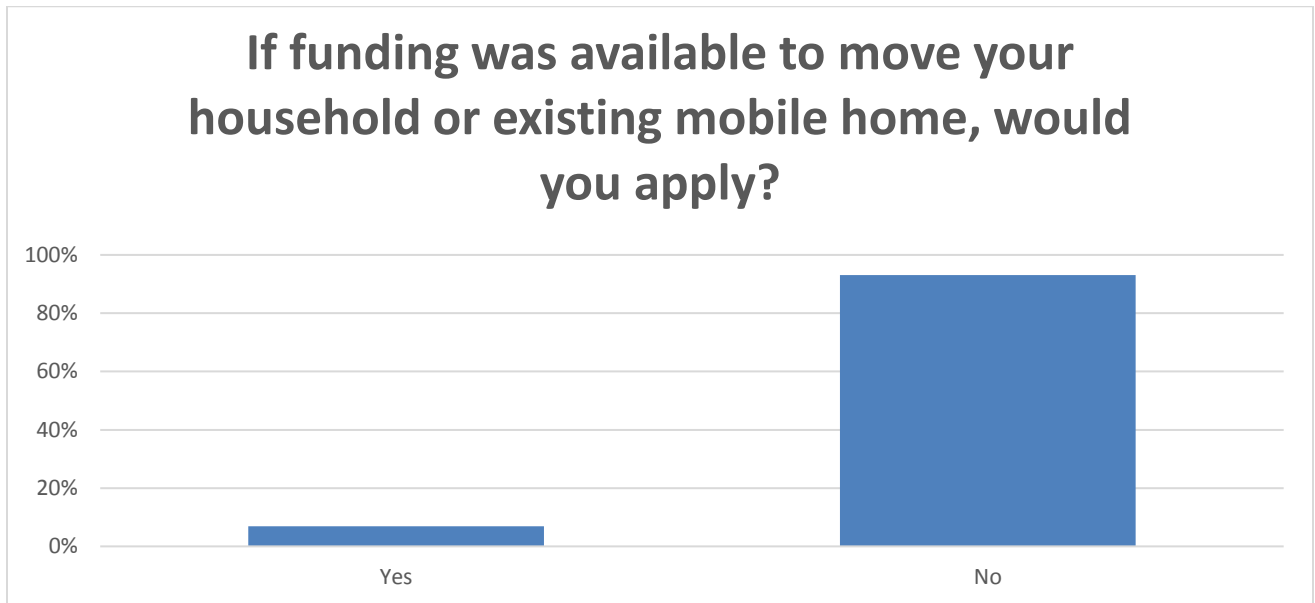


The most preferred potential relocation options that surveyed Lakeview households would consider include: moving to an affordable apartment or house in town, moving to a different



park in town, or moving to a different park in the county. However, many responded that they do not have an option.

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A large majority (93 percent) of surveyed Lakeview households would not apply if funding was available to move their household and existing mobile home. We discussed this question in the focus groups and learned:

- Residents had concerns about the age and condition of their mobile homes, which might make moving them to another location prohibitive.
  - Many residents did not see mobile homes as a permanent housing solution and were concerned if they relocated to another mobile home park, that park would soon be redeveloped and they would be forced to move again.
  - Some residents expressed an interest in receiving funding, if it was to assist them with finding a single family home.
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