

# **MOBILE HOME SURVEY**

Conducted by  
**CLARK COUNTY  
COMMUNITY COLLEGE**

March 1, 1981

## TABLE OF CONTENTS

I.	INTRODUCTION .....	1
II.	METHOD OF COLLECTING AND ANALYSIS OF DATA.....	2
III.	DESCRIPTION OF FINDINGS AND RESULTS.....	4
	1. Tenant Summary.....	4
	2. Landlord Summary.....	15
IV.	SUMMARY OF MAJOR FINDINGS AND CONCLUSIONS.....	26
V.	APPENDICES .....	31
	APPENDIX A - Final Landlord Questionnaire.....	32
	APPENDIX B - Tenant Final Questionnaire.....	36
	APPENDIX C - Requirements of Clark County Community College to Conduct Study.....	40
	APPENDIX D - Tenant and Landlord Representation in Design of Questionnaire.....	42
	APPENDIX E - Lists of Mobile Home Parks Receiving the Questionnaires.....	44

## INTRODUCTION

Clark County Community College contracted with Legislative Counsel Bureau to conduct a study of mobile home tenants and landlords by use of survey. The process in the development of the final surveys (Appendix A and Appendix B) of the final surveys involved over a year on the part of the Clark County Community College.

Initially, the intent of the study was to determine:

1. The number of mobile home parks in the state of Nevada.
2. The number of people living in mobile home parks in the state of Nevada.
3. The number of senior citizens living in mobile home parks in the state of Nevada.
4. How many senior citizens over the age of 62 live on fixed incomes.
5. Dollar value of rate increases over the last three years.
6. Grievances of mobile home renters.
7. Grievances of mobile home park owners.
8. Changes in present regulations as seen by mobile park owners.
9. Changes in present regulations as seen by mobile home renters.

As time progressed more participation was requested from landlord and tenant groups. In the process of developing the final survey forms, a dozen revisions were required. The final approval of the surveys was based on a representative group. (Appendix D)

The results of this study are based on 1979 information on park residents and owners provided by the Legislative Counsel Bureau and represents input from owners and renters from the state of Nevada.

METHOD OF COLLECTING:  
AN ANALYSIS OF DATA

There are over 49,000 mobile homes in the State of Nevada and approximately 600 mobile home parks. To determine the needed data, a random sample system was employed based on the following requested information:

- a) A list of all present business leases for mobile home parks for the year 1979.
- b) A list of all mobile home owners who paid property taxes for the year 1979.

From these lists a complete set of mailing labels were typed and based on random selection, 230 questionnaires were sent to landlords and 1500 to tenants with the following breakdown:

<u>Location</u>	<u>Number of Questionnaires</u>
North Owner	100
South Owner	100
Rural Owner	<u>30</u>
	<u>Total</u> 230
North Tenants	600
South Tenants	800
Rural Tenants	<u>100</u>
	<u>Total</u> 1,500

A cutoff date of December 31, 1980 was established for receiving returns. The surveys received after this date were not considered in the study but are available to interested parties. The results of the survey based on returns by area are as follows:

<u>Location</u>	<u>Number of Returns</u>	<u>% of Returns</u>
North Owner	16	16%
South Owner	21	21%
Rural Owner	<u>10</u>	<u>33 1/3%</u>
	<u>Total</u> 47	20.4%
North Tenant	31	5.16%
South Tenant	196	24.5%
Rural Tenant	<u>7</u>	<u>7%</u>
	<u>Total</u> 234	15.6%

Typically, on mail type surveys, results in excess of 25% are considered excellent, greater than 15% good, and below 10% poor. Landlord data on a statewide basis had a return percentage of 20.4%, which when reading this study would indicate a high degree of accuracy. Tenants on the other hand show a return of 15.6%, again representing a good percentage of returns. It should be noted that northern tenant data ranks in the poor range as well as rural tenant data. The Southern Nevada tenant on the other hand, with a greater than 24% return, can be considered highly reliable.

In reading the report that follows, data has been grouped on a statewide basis where appropriate, but in some cases is broken down by regions to better help the reader of this report on critical issues. Additionally, direct comments from both landlords and tenants are given in the description of findings and results section, based on frequency of comments and an interpretation on the part of those conducting the study as to what information would be considered useful.

In the interest of completing this report, the cutoff date of December 31, 1980, affected rural information and in some cases, northern.

TENANT SUMMARY

SOUTH, NORTH AND RURAL

1. Is the park you live in owned by:

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Individual	<u>16.8%</u>	<u>47%</u>	<u>40%</u>
Partnership	<u>6.2%</u>	<u>7%</u>	<u>0%</u>
Corporation	<u>51%</u>	<u>20%</u>	<u>40%</u>
Unknown	<u>26%</u>	<u>26%</u>	<u>20%</u>
Total Respondents	<u>196</u>	<u>31</u>	<u>7</u>

2. Age No Response 20%

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Under 25	<u>7%</u>	<u>3%</u>	<u>14%</u>
26 to 39	<u>10.2%</u>	<u>19%</u>	<u>0%</u>
40 to 62	<u>46%</u>	<u>50%</u>	<u>72%</u>
Over 62	<u>35.9%</u>	<u>28%</u>	<u>14%</u>
Total Respondents	<u>196</u>	<u>31</u>	<u>7</u>

3. What is your yearly income?

				Total Respondents
SOUTH:	<u>No response 30%</u>	Range 4,100 to 50,000	$\bar{x} = 13,200$ $M_o = 15,500$	196
NORTH:	<u>No response 25.8%</u>	Range 495 to 30,000	$\bar{x} = 11,541$ $M_o = 16,000$	31
RURAL:	<u>No response 28%</u>	Range 9,400 to 30,000	$\bar{x} = 16,240$ $M_o = 16,240$	7

$\bar{x}$  = Simple average of all incomes reported  
 $M_o$  = Income reported most frequently

4. Have you sought rent subsidies?

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Yes	<u>6.1%</u>	<u>0%</u>	<u>0%</u>
No	<u>93.9%</u>	<u>100%</u>	<u>100%</u>

Are you receiving rent subsidies?

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Yes	<u>2%</u>	<u>0%</u>	<u>0%</u>
No	<u>98%</u>	<u>100%</u>	<u>100%</u>

5. If there is a rent increase, how are you informed, and what are the reasons given for the increase? SEE QUESTION 8 - Page 17

Written notice	<u>89 (38%)</u>	Verbal discussion	<u>60 (26%)</u>
No Response	<u>85 (36%)</u>		

The major reason given by tenants for rent increases, in order of priority were:

- Increased Operating Costs
- Additional Maintenance Costs
- Property Improvement Costs

GENERAL COMMENTS:

No reason, none given. No increase in over a year.  
 Based on social security increases. Owner needs money.  
 Improvements that are never seen. Haven't the faintest idea.  
 Consumer index up.  
 Park owner's auditor says park isn't making a profit.  
 Paying 1960 rent in 1980, behind 10 years.

6. Are you aware of mediation boards and grievance boards that you as a tenant have a right to participate in?

Yes 74(32%) No 160(68%)

The majority of tenants summarized Grievance Boards as being useless powerless, and non-effective. The next most frequent comment was lack of knowledge of the existence of Grievance Boards.

GENERAL COMMENTS:

Never had the occasion to use it.

The Silver State Mobile Owners Association tells me boards consist mostly of park owners.

They are badly needed.

Mobile spaces are scarce, people are reluctant to complain, could be asked to leave.

I have lived in this park for 12 years, it is the only park fair to tenants.

7. If you are renting a "mobile home", do you believe the park owner keeps it in satisfactory condition?

Yes 94(40%) No 140(60%) Not Renting Inconclusive

GENERAL COMMENTS:

No rules for certain renters. Fair. Asphalt is faulty.

Room for improvement. I don't think they care, just want the money.

Not too often and without improvement. Lots are too small.

Most of the responses indicate they own their mobile home.

This does not seem to be a problem.

8. Do you believe park management makes unreasonable demands for rent increases?

Yes 145(62%) No 36(15%) No Response 53(23%)

GENERAL COMMENTS:

Rent increases well above inflation rate, very little electricity or gas used in park.

In 3 1/2 years rent increases \$45.00.

Rent increases are flat rate and not percentage rate. That discriminates against single-wide owners.

Usually occurs just before or after change in ownership.

They don't give reasons. Raise rent every year.

It seems every time seniors get raise in social security, the rent goes up \$35.00.

Park looks better all the time.

Forced to sell coaches due to constant increases. 60% in 2 years.

Rent jumped from \$70.00 to \$155.00 in a 2-year period.

6 years ago the rent was \$85.00, today it is \$190.00. The cost has not increased this month.

9. Please list your current rent level and indicate if the rent is for space and mobile home. Please also indicate if you have singlewide or a double-wide space/home.

	SOUTH		NORTH		RURAL
Singlewide	61.3%	$\bar{x} = 135.00$	77.4%	$\bar{x} = 126.00$	85% $\bar{x} = 78$
Doublewide	38.7%	$\bar{x} = 190.00$	22.6%	$\bar{x} = 174.14$	15% $\bar{x} = 150$
Respondents	196		31		7

(Space and Mobile Home Data Inconclusive) See Landlord Survey, Page 16- Q.4.  
 $\bar{x}$  = Simple Average

10. Please indicate the number (if any) and total amount of rent increases you have had as of April, 1980 since April, 1977. (Please indicate if rent is for space or space and mobile home.)

	SOUTH	NORTH	RURAL
Number of Increases Average	2.5	2.5	1
Total Amount Average	\$38.12	\$48.60	12.00
Space & Mobile Home	(Inconclusive Data)		
Respondents	196	31	7

11. Please indicate the utility and metering system you have in your park:

		Park has master meter for:			Park has master meter with individual (sub) meters for:			Tenants have meters directly serviced by utility companies for:		
		SOUTH	NORTH	RURAL	SOUTH	NORTH	RURAL	SOUTH	NORTH	RURAL
Gas	No	161(82%)	27(87%)	5(71%)	117(60%)	22(71%)	3(43%)	79(40%)	9(29%)	2(29%)
	Yes	35(18%)	4(13%)	2(29%)	79(40%)	9(29%)	4(57%)	117(60%)	22(71%)	5(71%)
Electricity	No	154(79%)	18(58%)	5(71%)	121(61%)	20(65%)	4(57%)	75(38%)	15(48%)	4(57%)
	Yes	40(21%)	13(42%)	2(29%)	75(38%)	11(35%)	3(43%)	121(62%)	16(52%)	3(43%)
Water	No	107(55%)	15(42%)	4(57%)	183(93%)	23(74%)	6(86%)	187(95%)	30(97%)	7(100%)
	Yes	89(45%)	18(58%)	3(43%)	13(7%)	8(26%)	1(14%)	9(5%)	1(3%)	0(0%)

12. Please indicate if your park has changed its status during the last three years by checking the appropriate response:

	SOUTH	NORTH	RURAL
No response by 25% of respondents			
Park has changed from a family to an adult only park.	L(21%)	L(18%)	I D C O N C L U S I V E D A T A
Park has changed from a family to a park with separate sections for adult and family.	L(12%)	L(6%)	
Park has changed from an adult to a family park.	L(5%)	L(6%)	
Park has changed from an adult to a park with separate sections for adults and families.	L(16%)	L(0%)	
Park has had no change. (What is its current status?)	H(46%)	H(70%)	
Park has had other changes (Please describe)			
	ID = Inconclusive Data		

SEE QUESTION 10 Page 18  
 H = High given as reason by 60% or more of respondents  
 M = Medium given as reason by 30% or more of respondents  
 L = Low given as reason by less than 30% of respondents

13. What are your feelings about mobile home park space rent controls?

140 (60%)	Favor
51 (22%)	Favor on a temporary basis if economic conditions warrant such control
13 (5%)	No Option
30 (13%)	Opposed



13. (continued)

The majority of tenants felt that management was not fair, and expected too much profit. There was a large response from Senior Citizens who felt that rent controls were needed because of hardship on them. A small majority reported that they felt that rent controls were needed, and needed now.

GENERAL COMMENTS:

Not to exceed a fixed amount yearly. No financial report on cost. Provided the deterioration of the park is controlled.  
 Rent raises just keep coming, no end in sight.  
 Can help stop many money-hungry landlords (out-of-state).  
 Too vague a question. But certainly cannot uphold allowance of 100% increase in 5 years.  
 If they keep on turning over ownership and the new owners pay top-price they must increase rent to realize a profit on their investment. Rent price would be prohibitive.  
 Depends on who controls the rent.  
 Rent is higher for space, than monthly payment on mobile. Just get us controls, we sure can use them. Increases are forcing us to sell - living on retirement, will go to another state.  
 Would favor a rent justification board.  
 I am worried about 5-10 years from now--I won't be working.  
 I believe that if it is reasonable, an increase is okay, but not 140% in 4 years.  
 Would need to know more to make a viable decision.

14. Would you favor the legislature giving the local government the option of reviewing or setting rents if an emergency arises?

SEE QUESTION 14 - Page 20	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Favor	<u>134(68.4%)</u>	<u>17(56%)</u>	<u>4(57%)</u>
Favor on a temporary basis if economic conditions warrant such control	<u>31(15.8%)</u>	<u>6(19%)</u>	<u>2(30%)</u>
No Opinion	<u>21(10.5%)</u>	<u>2( 7%)</u>	<u>1(13%)</u>
Opposed	<u>10( 5.3%)</u>	<u>6(18%)</u>	<u>0( 0%)</u>
Respondents	<u>196</u>	<u>31</u>	<u>7</u>

15. Please describe how evictions are carried out in your mobile home park.

The majority of tenants responded to this question with written notice having the highest frequency. Verbal notice ranked second, with don't know holding lowest priority.

GENERAL COMMENTS:

It's done very privately. No pay - go! NRS Code 118.230 to 118.290. Terrible, no control. By court order.

Tenants are given a 30-day notice - can be evicted for any reason the management wishes. They tell you they need your trailer space. By impounding your mobile home.

An uncertain policy, one tenant evicted immediately, another after petition of neighbors, another nothing because neighbors were afraid to complain.

People are harassed rather than evicted.

One couple was given 30 minutes

16. How many times, if any, have utility services been disrupted in your park during the last year? \_\_\_\_\_ What type of utility service(s) were disrupted? \_\_\_\_\_ How long was it disrupted and what was the reason for the disruption? \_\_\_\_\_

Of the tenants responding, gas service was disrupted for the longest period of time by more than 8 hours. Disruption of electricity and water were of a shorter duration, usually less than 8 hours. From the comments, the utility with the highest disruption factor was electrical service.

GENERAL COMMENTS:

Telephone service is bad. Broken pipe, over 3 weeks.

Gas and electricity many times.

3 months - gas lines were found unsafe, were replaced all through the park.

Gas - 1st time, 3 days - 2nd time, 63 days.

Gas - 1 month. 5 days and 2 months, gas. Gas - 6 months.

Gas - 3 months - needed new lines. Gas - 4 months.

Numerous - every time there is a storm, power failures (never more than 30 minutes).

Once, gas - three days without heat in January, frozen regulator, gas company was helpful but repairman was rude.

Gas - 2 months, faulty lines. Gas 3 1/2 days - due to gas leaks.

17. Are you familiar with laws such as Chapter 118 and Chapter 489 of NRS, that affect mobile home owners, renters and mobile home parks?

I have never heard of them 41(18%)

I have never heard of them 101(43%)

I have good working knowledge of them 12( 5%)

No response 80(34%) See Question 16 - Page 21

The majority of tenants responding to the question requesting information on the above laws, some indicated that present laws are not enforced.

GENERAL COMMENTS:

Most responses indicate that tenants have never heard of Chapter 118 or Chapter 489 of NRS.

18. Do you want new laws or changes in current laws affecting mobile home owners, renters and parks?

Yes 131(56%) No 57(24%) No Response 46(20%)

The responses by this group in order of priority indicated:

1. Concern for Senior Citizens in terms of protection.
2. Statement that present laws are not enforced.
3. Unable to comment until existing laws are read.
4. Too many laws already.

GENERAL COMMENTS:

Don't know existing laws.  
Laws should provide for local control only.  
Laws favor landlords.  
All laws should have review boards to insure fairness.  
Owners should be required to justify rent increases.  
Tenants are at the mercy of owners. Rents should be stabilized.  
It is long overdue.

19. What is your park's policy on resident groups meeting in the park?

Allow 75(32%) Disallow 21(9%) No Opinion 138(59%)

See Question 23 - Page 23

Of those responding, the highest frequency of responses indicated that their park did not have a place for meetings. The next highest response was that people are afraid to conduct group meetings. Other responses: there are no restrictions on group meetings, we hold meetings.

GENERAL COMMENTS:

No private groups - must be for all.  
I don't have time for any meetings.  
Only for park members.

20. Would you be in favor of additional regulation of mobile home parks by either state or local government if it meant you had to pay a permit fee of no more than \$10.00 a year?

Yes 103(44%)      No 52(22%)      No Response 79(34%)

The following responses are verbatim and are not grouped to better represent comments from tenants on this issue.

GENERAL COMMENTS:

By the time laws are passed, park owners will have rents at high levels so they will be comfortable.

Regulation by law only.

Insure as neither state nor local government appear to be efficient or effective.

Again fear unchangable laws and unreviewed regulations.

Permits should not be required for regulation---people would default and feel harder pressed to meet criteria.

Anything to stop rent increases every year.

State government to regulate the laws, local could be bribed - they favor the park owner.

What kind of regulation? Why a fee?

What good would it do anyway?

We pay enough taxes, whether they are called a "permit fee" or any other name.

If space renting would be looked into, yes.

Leave the politicians to earn their own money.

Could not be enforced. That would depend on who it benefits.

Can't afford the extra fee. Don't know. Undecided. No comment.

Most people in mobile homes are retirees or about to be, they can't afford extra expenses.

As long as mobile home owners have a representative on the committee.

If it contained rent controls.

Why pay a fee for something the agencies are supposed to do anyway.

This is the kind of service government agencies are supposed to do and are paid for.

What kind of regulation? And how much?

If they are constructive and do something for the tenant.

Please don't add more money for living expenses.

Local government only.

Not sure.

No, believe me like everything else it would be increased.

If warranted.

I am in favor of additional regulations at no additional fee.

Don't understand the question.

Government has too much money.

The only real problem in this court is 60% space rent increase in 4 years.

In favor if this is true. Can't afford it.

No decision unless I know what is being considered.

If a board was set up with renters and park owners and disinterested honest people.

Depends on if I think they would earn their money.

Yes, rent increases should be limited to a certain percent and not allowed more than once a year.

No, more regulations = less freedom.

If it is all for safety and better living conditions, I am all for it.

21. In the past year have you received a property tax rebate for your space rental?

<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
<u>44%</u>	<u>19%</u>	<u>0%</u>
<u>56%</u>	<u>81%</u>	<u>100%</u>

22. Please describe any rent increases you have received after your tax rebate.

Of the tenants responding, 20% indicated that they received a rent increase immediately after a tax rebate. In the majority of cases this increase ranged between \$10-\$20.00. Few tenants reported increases of more than \$20.00

23. Do you believe there are problems in your mobile home park due to improperly lighted and maintained streets?

Yes 75(32%) No 159(68%)

A large number of tenants responded with a comment that more lighting should be provided and that present lighting was in a state of disrepair. Other responses elicited by the question: reports of crimes in the park, speeding problems, and parking problems.

GENERAL COMMENTS:

There are so many dogs, that I haven't heard of any crime. Since park speed is 5 mph, road conditions seem insignificant. Guards are needed. Lights are always off on my street. I do realize that kids knock them out, but they are off sometimes weeks at a time. No draining system for street, some areas flood. Water and chuck holes.

24. Do you believe there is a uniformity in space rents in your parks for tenants similyary situated?

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Yes	<u>85%</u>	<u>84%</u>	<u>70%</u>
No	<u>15%</u>	<u>16%</u>	<u>30%</u>
Respondents	<u>196</u>	<u>31</u>	<u>7</u>

See Question 22 - Page 23

25. If you have requested an inspection by a government agency to review park conditions, do you believe you have experienced harassment by the owner or operator for such requests?

Yes 40(17%)      No 75(32%)      No Response 119(51%)

The following responses are verbatim and are not grouped to better represent comments from tenants on this issue.

GENERAL COMMENTS:

None requested.

Have made no requests and any government inspectors are incompetent and useless.

No comment.

None requested/no harassment.

I have never requested an inspection. I think if you made waves where ever you are at, you will be harassed.

I believe this park, Maycliff Mobile Park, should be inspected. It's supposed to be 5-star, but I don't think it is.

Have never done so because of ignorance of such a fact, and nobody has bothered to enlighten us.

No request. I understand that we pay taxes for fire inspection and others, but there should be because the lighting is always bad. Have been harassed before, by these managers, so therefore haven't done anything more.

Park is less than 10 years old, and abiding by existing county building codes.

I would request inspection due to the truth.

Never, and I have lived here for 6 1/2 years.

I don't know.

I'm sure if you did you would be asked to move.

No doubt I would if I were to make such a request.

I have not requested, but would be definitely harassed if I did.

I did not know you could.

I called the health department about all the weeds on the vacant lots. It looks like a jungle.

The threat of rent increases.

No inspection requested.

26. Do you believe there is a lack of mobile home park tenant spaces for families in your community?

Yes 86(37%)      No 46(19%)      No Response 102(44%)

The following responses are verbatim and are not grouped to better represent comments from tenants on this issue.

GENERAL COMMENTS:

High cost of new construction. Local building costs. I don't know.

No expandible areas. Could not be done here. Unaware of problem.

More people are going to mobile homes (regular homes are too expensive), not very many parks will allow my trailer in, because it is too small

(8 x 35) and too old (1957) that's discrimination.

26. (continued)

Dealers rent spaces and hold for mobile home sales.  
Politics. There are alot of families. Groth of our state and the high cost of living.  
Overcrowded mainly.  
No comment, don't know enough about the subject.  
Rents are too high for older people of moderate income.  
No money available to build.  
For adults, and other trailers.  
They don't want kids and rules are ridiculous.  
Most places except the undesirable do not take children, not enough parks. Zoning denial by county commissioners.  
Too much pay-off to the people in office.  
High space rents added to mortgage payments. Teenage vandalism.  
Builders afraid to invest until permanent regulations are made.  
Showing them where they stand. Not enough parks. No opinion.  
Children. Property in areas are used for apartments instead.  
Parks are filled up. Too high land value in desirable locations.  
Opposition by real estate dealers. Family parks changing to adulty parks.  
No spaces available. We are considered 3rd class citizens.  
Prejudice. Lack of family parks. Temporary shortage. Cost.  
Government owned land cannot be released for sale to individuals.  
Home building industry.  
City of Reno and Washoe County will not zone for it.  
Owner doesn't want children or pets.  
People can make more money using the land for other purposes.  
Too many people. Just not enough spaces.  
Children are a problem with most people. Don't know.  
Government gets more property tax out of houses, thus the government causes shortages.  
Lack of zoned areas.

27. Do you pay fees or charges for additional services which are not covered in your rent costs?

Yes 86(37%)      No 47(20%)      No Response 101(43%)

Reasons given for additional rent costs for services in order of highest to lowest priority are as follows:

1. Pets
2. Utilities
3. Trash
4. R.V.'s or additional boats and auto's
5. Additional persons
6. Security
7. Storage
8. Maintenance
9. Meter reading

28. Do you feel there are problems with sanitation in your park?

Yes 86(20%)      No 47(20%)      No Response 101(43%)

The majority of tenants responding to this question felt that their major problems were with dogs, and lack of proper sewage. Other comments consisted of: rodents and cockroaches in park, lack of adequate laundry facilities, and fire protection.

29. Do you believe prospective tenants are refused rental spaces in your park because such spaces are reserved for mobile home dealers?

Yes 41(17%)      No 60(26%)      No Response 133(57%)

The following responses are verbatim and are not grouped to better represent comments from tenants on this issue.

GENERAL COMMENTS:

They were at one time.

Not aware.

No, most of the trailers in the park are old. Usually people purchase the older trailers and sell them on the same lots.

I have never heard this complaint.

I wanted an empty space in park but was forced to buy a new home from dealer who deals with manager.

In every park dealers rent spaces so they can sell. I found this in many parks when I purchased my mobile home in 1978, this should not be allowed. When I asked the manager about a space that had been open for months, he said that a mobile home dealer was paying to keep it open for a customer.

It discriminates against people who do not choose to purchase their mobile home through a dealer.

In the past mobile home dealers had approximately 50 spaces reserved. Dealers rent spaces as soon as they are vacant in this park.

It's a fact.

Yes, try to prove it.

Probably done between clerk or manager because when space is available a new trailer generally moves in.

Not applicable - all homes are owned by the tenants.

Management owns trailers.

This is the only way you can move into our park unless you buy a trailer already there.

Our owner is also a dealer.

Company owned park and all spaces are reserved for company personnel, with a certain wage bracket.

There was until the last change over.

Trailer Boy Troy has the first option in the park.



LANDLORD SUMMARY

NORTH, SOUTH AND RURAL

1. Is the park owned by:

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Individual	<u>50%</u>	<u>43%</u>	<u>70%</u>
Corporation	<u>25%</u>	<u>21%</u>	<u>15%</u>
Partnership	<u>25%</u>	<u>36%</u>	<u>15%</u>
Unknown	<u>0%</u>	<u>0%</u>	<u>0%</u>
Respondents	<u>21</u>	<u>16</u>	<u>10</u>

2. How many spaces are rented to senior citizens over age 62?

South	<u>540</u>	out of	<u>3114</u>	Reported
North	<u>355</u>	out of	<u>885</u>	Reported
Rural	<u>10</u>	out of	<u>169</u>	Reported

3. Does your park have onsite managers?

Yes	<u>37(80%)</u>
No	<u>10(20%)</u>

(If you checked yes, please indicate how many there are and for how many hours per day, there is a management person in the park. Please indicate the minimum number of management persons that are available during the lowest staffing period of the day.

The majority of the landlords reported that they have 24 hour coverage. In a few instances coverage was for only eight hours. Another frequent response was that 24 hour coverage was provided but after 5 o'clock it was necessary to use the telephone to call for assistance.

GENERAL COMMENTS:

There is a real manager, but I handle the job as part of my plant. Man and wife - live in park and are on "emergency" call 5 days. No enough profit to hire an onsite manager.

4. Please indicate the number (if any) and total amount of rent increased by type of space or rental category you have made as of April, 1980 since April, 1977. (Please indicate if rent is for space or space and mobile home.)

SEE QUESTION 9 and 10 - Page 6  
 Inconclusive Data - Few Responses.

The majority of the landlords indicated that since 1977 that the average increase was for \$20.00 and that the number of times that rent had been raised was two times. Few reported increases under \$10.00 and over \$20.00.

5. If you have increased rents during the last 3 years, please indicate from the following group of responses why you have done so:

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Increased maintenance costs	<u>H(75%)</u>	<u>H(78%)</u>	<u>ID</u>
Increased property taxes	<u>H(65%)</u>	<u>H(71%)</u>	<u>ID</u>
Increased Utility costs	<u>H(80%)</u>	<u>H(64%)</u>	<u>ID</u>
Remodeling or expansion costs	<u>M(40%)</u>	<u>M(35%)</u>	<u>ID</u>
Costs due to additional services	<u>L(15%)</u>	<u>M(21%)</u>	<u>_____</u>
Increased loan costs because of transfer of ownership	<u>L(10%)</u>	<u>L( 7%)</u>	<u>ID</u>
Increased loan costs because of refinancing of existing loan	<u>L(10%)</u>	<u>L( 0%)</u>	<u>ID</u>
Other: Inflation	<u>H(62%)</u>	<u>H(60%)</u>	<u>ID</u>

ID = Inconclusive Date  
 H = High given as reason by 60% or more of respondents.  
 M = Medium given as reason by 30% or more of respondents.  
 L = Low given as reason by less than 30% of respondents.

6. Does your park have onsite security, in addition to management?

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Yes	<u>4(20%)</u>	<u>3(21%)</u>	<u>0( 0%)</u>
No	<u>17(80%)</u>	<u>13(79%)</u>	<u>10(100%)</u>

7. Over the last year, which of the following agencies have inspected your park?

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
State agencies	<u>M(30%)</u>	<u>M(37%)</u>	<u>ID</u>
Federal agencies	<u>L( 0%)</u>	<u>L(21%)</u>	<u>ID</u>
Local agencies	<u>H(70%)</u>	<u>M(42%)</u>	<u>ID</u>

How many times?

More than 6 times	<u>L( 0%)</u>	<u>L( 7%)</u>	<u>ID</u>
4-6 times	<u>M(30%)</u>	<u>L(20%)</u>	<u>ID</u>
2-3 times	<u>M(50%)</u>	<u>M(49%)</u>	<u>ID</u>
Once	<u>L(20%)</u>	<u>L( 7%)</u>	<u>ID</u>
Never	<u>L( 0%)</u>	<u>L( 7%)</u>	<u>ID</u>

H = High - Greater than 60%  
M = Medium - Greater than 30%  
L = Low - less than 30%

8. How do you inform your tenants of rent increases?

Written notice	<u>12(26%)</u>
Verbal discussion	<u>6(13%)</u>
No response	<u>29(61%)</u>

See Question 5 - Page 4

9. Please indicate the utility and metering system you have in your park:

		Park has master meter with individual (sub) meters for:			Tenants have meters directly services by utility companies for:					
		SOUTH	NORTH	RURAL	SOUTH	NORTH	RURAL	SOUTH	NORTH	RURAL
Gas	No	18(86%)	13(81%)	10(100%)	17(81%)	13(81%)	6(60%)	4(19%)	6(38%)	3(30%)
	Yes	3(14%)	3(19%)	0( 0%)	4(19%)	3(19%)	4(40%)	7(81%)	10(62%)	7(70%)
Electricity	No	16(76%)	9(56%)	7( 70%)	16(76%)	5(31%)	6(60%)	5(24%)	11(69%)	3(30%)
	Yes	5(24%)	7(44%)	3( 30%)	5(24%)	11(69%)	4(40%)	16(76%)	5(31%)	7(70%)
Water	No	10(50%)	9(56%)	7(70%)	20(95%)	16(100%)	10(100%)	21(100%)	13(81%)	10(100%)
	Yes	10(50%)	7(44%)	3(30%)	1( 5%)	0( 0%)	0( 0%)	0( 0%)	3(19%)	0( 0%)

10. Please indicate if your park has changed its status during the last three years by checking the appropriate response:

No response: <u>10%</u> (5 out of 47 respondents	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
Park has changed from a family to an adult only park.	<u>L(10%)</u>	<u>M(29%)</u>	<u>L( 0%)</u>
Park has changed from a family to a park with separate sections for adults and family.	<u>L( 5%)</u>	<u>L( 0%)</u>	<u>L( 0%)</u>
Park has changed from an adult to a family park.	<u>L( 5%)</u>	<u>L( 0%)</u>	<u>L( 0%)</u>
Park has changed from an adult to a park with separate sections for adults and families.	<u>L( 0%)</u>	<u>L( 0%)</u>	<u>L(10%)</u>
Park has had no change. What is its current status? No responses.	<u>H(75%)</u>	<u>H(71%)</u>	<u>H(90%)</u>

H = High - Greater than 60%

M = Medium - More than 30%

L = Low - Less than 30%

See Question 12 - Page 6

11. Information relating to spaces in park:

	<u>SOUTH</u>	<u>NORTH</u>	<u>RURAL</u>
a) How many spaces are there in your mobile home park?	<u>3,114</u>	<u>885</u>	<u>169</u>
b) How many of these spaces are currently vacant?	<u>103</u>	<u>4</u>	<u>12</u>
c) How many of the vacant spaces are uncommitted?	<u>33</u>	<u>3</u>	<u>0</u>
d) Please indicate to whom vacant spaces are committed?			

Inconclusive data for all areas of state on next item. Most did not give a response.

e) How many tenants rent their coaches from you?	<u>129</u>	<u>45</u>	<u>15</u>
--	------------	-----------	-----------

12. Please list the current rent levels, by type of space or category of rental in your park, and indicate if rent is for space or space and mobile home.

Data for space and mobile home is inconclusive, based on information given by landlord. The average cost of a single-wide as reported by landlord is \$125.00, whereas doublewide space is \$175.00.

13. What are your feelings about mobile home park space rent controls?

<u>0 ( 0%)</u> Favor	
<u>5 (11%)</u> Favor on a temporary basis if economic conditions warrant such control	
<u>0 ( 0%)</u> No opinion	
<u>42(89%)</u> Opposed	

See Question 13 - Page 6

13. (continued)

The following responses are verbatim and are not grouped to better represent comments from tenants on this issue.

GENERAL COMMENTS:

Rent controls would be the "kiss of death" to the industry since they would lead to space shortages because lenders and developers would invest elsewhere and parks would be converted to other uses to receive a fair return.

Only if park operations cost can be controlled.

If rent controls become mandatory, then the landlord should be permitted to pass onto the tenant any governmental increases, utility increases, and cost of living, would this be fair.

Rent control would destroy free enterprise, it would lower the condition parks can be maintained to costs for maintenance, repairs and improvements continually rise. These must be passed on to the tenant for landlord to receive fair return on investment just as the rising costs of government is passed on to the citizens thru taxes.

Only if utilities and other expenses are controlled.

I am just the manager and it's not my place to form an opinion. The whole idea of mobile living is being defeated when space rents increase to the point of apartment rents.

It would not affect us, but I'm against government control of rents.

Rent controls not needed, with rent control new park construction will stop. As the area grows, new parks will be needed.

Rent control causes lenders and investors not to build and only creates more problems and solves none. Inflation is the problem. Apartment or mobile home park rent controls "whenever" applied have in most part failed. This firm believes in modest rent raises when the economy makes them necessary.

Private business doesn't need controls by any government agencies either local, state or federal.

I am opposed to all types of rent controls as I believe they are a deterrent to any new rental type housing.

When rents were depressed because of too many vacancies, you were not worried that we had to hold two and three outside jobs just to make mortgage payment. Let free enterprise work and function.

It is my property, my park, I run it and that's the way it should be left.

No need for controls if government would allow the building of parks.

Any form of rent control would never work.

Rent controls should no more be placed on space rentals, as no controls are placed on groceries, gasoline, etc. Citizens should issue permits to increase supply and high rent will solve its own problem.

This is my business. If a tenant feels the rent is too high, he can live elsewhere. I don't feel that I need any controls. We are getting along excellently. Keep political crooks out of private business.

Some landlords gouge.

14. Would you favor the legislature giving the local government the option of reviewing or setting rents if an emergency arises?

8(17%) Favor  
6(13%) Favor on a temporary basis if economic conditions warrant such control  
3( 6%) No Opinion  
30(64%) Opposed

See Question 14 - Page 7

The following information is taken directly from the landlord survey and is not grouped so as to represent the concerns of this group.

GENERAL COMMENTS:

An emergency in rental housing is considered to be space shortages, rent controls compound space shortages, not visa versa.

Unless they own the park.

Define emergency.

Government should not be involved in any business.

Only if expenses are controlled .

Too much government control now.

Local government does what is politically expedient; therefore, this is better controlled by the state legislature.

We would have to know the nature of the classification of emergency.

Owner should have complete control.

Maybe the legislature would like to buy my park too? Then set rates.

If you permit private enterprise to function you will have plenty of spaces at reasonable rents. By controlling zoning, making it prohibitive cost wise, and imposing rent control, you will never have the needed spaces.

very opposed.

No - we don't need more legislation, controls don't work. They are not fair to the owner of the property. That would punish the majority because of the actions of a small minority.

No - we have too much government in everything.

Absolutely not.

15. How many times, if any, have you found it necessary to disrupt utility services in your park during the last year? \_\_\_\_\_ What type of utility service(s) was disrupted? \_\_\_\_\_ How long was it disrupted and what was the reason for the disruption? \_\_\_\_\_

Inconclusive Data.

The majority of landlords reported that water was the major disrupted utility and that when utilities were disrupted, a period of time less than 8 hours was the usual case. On the tenant survey there is a strong indication that when gas service is disrupted, it is for more than a 24-hour period.

16. Are you familiar with laws such as Chapter 118 and Chapter 489 of NRS, that effect mobile home owners, renters and mobile home parks?

26(55%) I have heard of them

See Question 17 - Page 9

5(8.5%) I have never heard of them

17(36.5%) I have good working knowledge of them

Comments by the landlord to this question indicate a need for additional information and copies of the above laws. There was a response, however, to indicate that owners do have copies of these laws.

17. Please list any special fees your park charges for security, pets, more than one motor vehicle, boats, extra persons or guests.

Of the responses to this question, the highest responses for additional fees were for pets with charges for boats, R.V.'s, and extra vehicles running a close second. Some reported charges are for guests and trash pickup.

18. If you have tried to expand your mobile home park or to build a new one, have your efforts been restricted or denied by local ordinances?

Yes 9(19%) No 8(17%) No Response 30(64%)

The following comments are not categorized so as to give the reader direct input from the group.

GENERAL COMMENTS:

Sewer hook-ups in our area no longer are permitted until new sewage treatment plant is completed.  
Building costs and codes have changed drastically in the past five years, i.e., in 1975 mobile space required 2400 sq. ft., in 1979 4000 sq. ft. is required. Permits for 16 spaces in 1975 was \$3,449.00, in 1979 permits for 16 spaces is \$10,428.00.  
Limited water and sewage disposal.  
This park is only 1 1/2 years old.  
No such attempts made.  
The land is not available with the proper zoning for expansion or new parks, at prices that make such development feasible.  
Restricted, only mobile homes which have non-reflective roofs are being allowed by county commissioners.  
Zoning available has no sewer, water, etc.  
Never tried.  
State health department requirements.

19. Please describe the average amount per space of property tax rebate you have given to tenants according to the provisions of S.B. 204 (Chapter 593, Statutes of Nevada 1979).

The following comments are not categorized so as to give the reader direct input from the group.

GENERAL COMMENTS:

None, although our tax rate was reduced under this law, our taxes were increased slightly as a result of our property being simultaneously reassessed when this law was enacted.

\$2.00 to every space.

- 0 -

Unknown, my accountant has this information and I don't have it available.

Hard to determine as rent is paid by the week.

When the taxes were doubled and then reduced, we gave all of the tax raise back.

No rebate was necessary as park is new.

1978-79 property tax rebate \$3,215.06 (5 month period).

\$1.35 single space, \$1.68 double space for one year.

\$12.60 per space covering from 1979 to July 1980.

None-had a tax raise at that time, 1981 will have another.

None for 1979 as our taxes increased because of applied reassessment for that year.

One to two dollars per space per month.

I have had no tax rebate to share. My tenants pay rent, I pay my property tax.

Tax rebate was given.

It was 63¢, we have \$1.00

\$5.00 per space per month.

\$8.00

\$1.96 - 1979, \$4.44 - 1978. However, when taxes were increased in 1980 there was no ordinances passed or mentioned that landlords should pass the increase to tenants.

\$11.45 per space.

None to date-not necessary in our case.

None-my rents have been so low it was ridiculous to speak of rebates.

Any rebate in my taxes only amounted to pennies.

I pay all taxes except on individually owned trailers.

None-also my rates are lower than anyone.

The accountant figured it and deducted from monthly payments. He is doing my income tax now, but about \$2.30 per month was returned.



20. Have you made any rent increases at the time of your tax rebates or after such rebates have occurred? Yes \_\_\_\_\_ No \_\_\_\_\_ Few Responses

Inconclusive Data

This question elicited few responses but of the responses given the majority indicated that there have been no tax rebates.

GENERAL COMMENTS:

No rebates, no increases.  
I will in the future if property tax increases.  
We returned all of the tax raise rebates.

Have had no rebates.  
We gave it back to the tenants in the form of a rent decrease.  
Taxes went up 100%  
No, we felt we could absorb this.

No tax rebates  
I only get a senior citizens rebate on my taxes.  
I haven't realized any noticeable rebates.

21. Please indicate what percentage of your tenants have leases of 6 months or more:

The majority responding to the question of leases indicate that leases are not part of their operation. Only three landlords indicate that leases exist for six months or more.

22. Do you believe your lease agreements are uniform for persons similarly situated?

Yes 12(26%) No 0(0%) No Response 35(74%) SEE QUESTION 24 - Page 11

No comments submitted

23. What is your park's policy on resident groups meeting in your park?

<u>12(25%)</u>	Allow	SEE QUESTION 19 - Page 9
<u>20(43%)</u>	No Option	
<u>0(0%)</u>	Disallow	
<u>15(32%)</u>	No response	

The following comments are not summarized to better indicate responses by landlord.

GENERAL COMMENTS:

No room in the park.  
We have had no group meetings.  
I have had no problems but other parks have had problems.  
Park residents should have the right to meet.  
All sign an agreement to keep noise levels low.  
We have no meeting place available. The tenants are free to invite whomever they wish into their homes.  
We encourage socialization and have developed our facilities to accomodate.  
No space or rooms available, no objection in tenant's homes as long as neighbors are not disturbed or parking problems arise.  
Would allow but no clubhouse.

24. Are you aware of mediation boards and grievance boards that your tenants have a right to participate in?

Yes 26 (55%)  
No 10 (21%)  
No Response 11 (23%)

The following comments are not summarized to better indicate responses by landlord.

GENERAL COMMENTS:

We oppose these boards since they meddle with contractual obligations of people and are politically biased.  
It buys them time to pay debts.  
I would like to study this further.  
Would not object if landlords were allowed fair and equal time for response.  
Owner is on the board.  
I believe they are too political and prefer courts which are impartial.  
I believe that the boards are becoming a forum for petty grievances that could be solved within the parks if outsiders would stop trying to arouse discontent.

25. Do you want new laws or changes in current laws affecting mobile home owners, renters and park?

Yes 15 (32%)  
No 23 (49%)  
No Response 9 (19%)

The following comments are not summarized to better indicate responses by landlord.

GENERAL COMMENTS:

The \$200 max coach bill must be increased and the eviction laws need to be overhauled since they unduly favor bad tenants at the expense of everyone else.

Easier and faster eviction of nonpaying tenants.

Need stricter laws.

Seems o.k.

From what I have read the laws are misleading and vague.

We are over regulated now and need deregulation to some degree.

Only when such laws are fair to both tenant and owner and solve existing requirements.

I will sell my park if there are more laws and regulations.

The current law leans to the tenant but is something the park owners can work within.

No opinion.

Laws should be simple and expedient re: evicting for nonpayment of rent, including the removal of the mobile home from the park.

Would like to manage my own park and have compatible people.

I don't need these services.

Higher rents for some. Lower rents for others. My right to ask removal of coaches of troublesome tenants not resold and kept on site.

26. Please list the five biggest problems you are having to contend with as a mobile home park owner in order of priority, with #1 being the most severe problem and #5 being the least severe problem.

GENERAL COMMENTS:

The following are listed in order of priority as reported by landlords:

1. Pets
2. Dirty yards
3. Vandalism
4. Overregulation by government
5. Tenant Leagues
6. Inflation

Other responses given: noise level from industry, lack of local law enforcement, general breaking of rules by tenants and increased cost of utilities.

SUMMARY OF MAJOR  
FINDINGS AND CONCLUSIONS

Question 1 from both Landlord and Tenant Survey

Inquired as to the type of ownership of the Mobile Home Park. From information we have, the majority of Mobile Home Parks in southern Nevada are owned by corporations. It is our feeling based on the responses from the landlords that the corporations did not respond in comparison to individuals. This being the case we feel that the tenant data is more representative. It indicates that 51% of the Mobile Home Parks are owned by corporations with a small percentage (16.8) owned by individuals. The north on the other hand shows agreement between landlord and tenant in that 47% are owned by individuals where corporations own 20%. Rural data indicates that ownership is largely individual with a small corporate ownership and few partnerships.

Question 2 Tenant Survey

Pertaining to the age of occupants of Mobile Home: The tenant survey indicates that the majority of Mobile Home tenants are in the 40 to 62 age bracket and very few of these tenants are under age 25. The survey attempted to determine the percentage of occupants over age 62. It should be noted that in southern Nevada approximately 36 percent are of this age group, wherein northern Nevada there are 28 percent over 62. Rural Nevada shows a small percentage in this classification. Assuming that there are 49,000 mobile spaces in the state of Nevada and that each mobile home is occupied by 2.5 persons, ( $49,000 \times 2.5 = 122,500$ ) and that 35% based on our survey of over 62 leads to the conclusion that there are 42,875 people in the over 62 age bracket.

Question 3 Tenant Survey

Yearly Income of Tenants

It should be noted on this question that approximately 25 percent indicated no response and that data for rural Nevada is inconclusive. Southern Nevada shows a simple average of \$13,200 based on 196 respondents, and in our estimate would be a very reliable figure. Northern Nevada on the other hand indicates a simple average yearly income of \$11,541.

Question 5 Tenant Survey

Question 8 Landlord Survey

Inquired as to how information and reasons are given for rent increases:

The majority of landlords did not respond to this question (61%). The tenants on the other hand had no response factor of 36%. The data on these questions does indicate, however, that reasons are given to the majority of occupants either written or verbal for rent increases.

Question 6 - Tenant Survey

Question 24 Landlord Survey

Inquired into the awareness of the existence of mediation boards:

The majority of tenants are not aware that mediation boards exist, whereas landlords do indicate their existence. Tenants were further asked if they believed that the park owner and management maintained the park in satisfactory condition. Sixty percent of the tenants felt that they did not while 40 percent felt that the park was satisfactory. Tenants further felt that the management made unreasonable demands for rent increases.

See Page 5 and 24

Question 9 Tenant Survey

Question 4 Landlord Survey

Attempted to determine the cost for rent for a single wide and double wide:

It should be indicated that the question also tried to determine the cost for space and mobile home. Both the landlord and tenant did not respond adequately to make a determination as to the cost for both space and Mobile Home. In the majority of cases, landlord data is not specific as to the charge for single wide and double wide.

Tenants on the other hand indicate:

	SOUTH	NORTH	RURAL
Singlewide	<u>61.3% <math>\bar{x}</math>=135.00</u>	<u>77.4% <math>\bar{x}</math> =125.00</u>	<u>85% <math>\bar{x}</math> = 78</u>
Doublewide	<u>38.7% <math>\bar{x}</math>=190.00</u>	<u>22.5% <math>\bar{x}</math> =174.14</u>	<u>15% <math>\bar{x}</math> =150</u>
Respondents	<u>196</u>	<u>31</u>	<u>7</u>

(Space and Mobile Home Data inconclusive)

Question 10 from the Tenant Survey indicates that the amount of increases in rents from April, 1977 to 1980 was \$38.12 for the south, \$48.60 for the north and \$12 for rural Nevada. Again data relating to space and Mobile Home should be considered inconclusive due to lack of responses.

Dealt with changes in park status over the last three years. From the data as reported by landlords little change has taken place. Tenants on the other hand indicate that there is shift from family to adult only parks especially in the northern part of Nevada. Both groups were asked their feeling on rent control. See Page 6 and 16

	<u>LANDLORD</u>	<u>TENANT</u>
Favor	<u>0 (0%)</u>	<u>140 (60%)</u>
Favor on a temporary basis if economic conditions warrant:	<u>5 (11%)</u>	<u>51 (22%)</u>
No Opinion	<u>0 ( 0%)</u>	<u>13 ( 5%)</u>
Opposed	<u>42 (89%)</u>	<u>30 (13%)</u>
Respondents	<u>47</u>	<u>234</u>

Question 14 - Tenant and Landlord

Investigated the use of rent controls in an emergency basis

(See page 7 and page 20)

	<u>LANDLORD</u>	<u>TENANT</u>
Favor	<u>8 (17%)</u>	<u>155 (66%)</u>
Favor on a temporary basis if economic conditions warrant:	<u>6 (13%)</u>	<u>39 (15%)</u>
No Opinion	<u>3 ( 6%)</u>	<u>34 (13%)</u>
Opposed	<u>30 (64%)</u>	<u>16 ( 6%)</u>
Respondents	<u>47</u>	<u>234</u>

Question 16 Tenant Survey      Question 15 Landlord Survey

Tried to determine how many times utilities have been interrupted over the last year and for how long. In the case of both groups few responses were indicated. From information given there is a serious problem with gas service.

Question 17 Tenant Survey      Question 16 Landlord Survey

Inquired into the knowledge of laws effecting Mobile Home Parks.

	<u>LANDLORD</u>	<u>TENANT</u>	<u>NO RESPONSE: 80 (34%)</u>
I have heard of them	<u>26 (55%)</u>	<u>41 (18%)</u>	
I have never heard of them	<u>5 (8.5%)</u>	<u>101 (43%)</u>	
I have good working knowledge of them	<u>17 (36.5%)</u>	<u>12 ( 5%)</u>	

Response to this question indicates that both landlord and tenant require more knowledge in this area.

Question 25 Landlord Survey

Question 18 Tenant Survey

Inquired as to the new laws effecting Mobile Home Parks:

Fifty-six percent of the tenants felt that changes were necessary whereas 30 percent of the landlords felt that change was necessary. Please refer to page 9 and 24 of this report for their respective comments.

Question 19 Tenant Survey

Question 23 Landlord Survey

Inquired as to resident group meeting in parks: Again, there is some disagreement between the two groups. See page 9 and 23 for comments. Tenants were asked if they were in favor of an additional charge of \$10 for regulation of laws. No response to this question was 34 percent. Forty-four percent, however, indicated that they were in favor.

Question 22 Landlord Survey

Question 24 Tenant Survey

Inquired into the uniformity of space rents and uniform lease agreements: The majority of landlords did not respond to this question. It should be pointed out, however, that the tenants in all parts of the state felt that there is a uniformity of space rents. Tenants were asked about spaces for families in their Mobile Home Parks. A large amount (44%) did not respond to this question.

Question 27 - Tenant Survey

Tried to determine if additional charges were made for services: Again, the no response factor was high, 43% by tenant. It should be pointed out that the no responses for question 25 through 29 is rather large which possibly could indicate that the survey was too long. See page 13

Question 3 and 5 - Landlord Survey

Inquired into on site management. The majority of the parks in the state (80%) have site managers. Additionally, question 5 inquired into reasons for rent increases. Please note that rural data is inconclusive on this question. See pages 15 and 16

Question 11 Landlord Survey

Pertaining to the spaces in the parks, resulted in the following information:

	<u>TOTAL</u>
a) How many spaces are there in your mobile home park?	4,168
b) How many of these spaces are currently vacant?	119
c) How many of the vacant spaces are uncommitted?	36
d) Please indicate to whom vacant spaces are committed:	Inconclusive Data
e) How many tenants rent their coaches from you?	189

Assuming the following:

1. There are 49,000 mobile spaces in the state.

The above information represents a random sample of 8.5% ( $4168 \div 49,000$ ) which would be adequate on a state level to suggest:

Vacancy factor	$\frac{119}{4168}$	= 2.85%	2.85%	x 49,000 = 1396 Spaces
Uncommitted Space	$\frac{36}{4168}$	= .86%	.86%	x 49,000 = 421 Spaces
Coach rents	$\frac{189}{4168}$	= 4.53%	4.53%	x 49,000 = 2220 Spaces

Questions 21 and 22 Tenant Survey      Question 19 Landlord Survey

Requested information regarding tax rebates to better interpret this information. See Pages 11 and 22

Question 21 - Landlord Survey

Inquired as to tenants with leases. Based on the responses to Question 21, Page 23 few mobile home renters possess leases.

Question 11 - Tenant Survey and Question 9 - Landlord Survey

Requested information on utility metering. From the data it would indicate the majority of mobile home parks in the state are on private wells and that electrical power is supplied to tenants directly from the mobile home parks.

Gas on the other hand where it exists is under control of utility companies. To better interpret this data, see page 6 and 17



## APPENDICES

- APPENDIX A- Final Landlord Questionnaire
- APPENDIX B- Tenant Final Questionnaire
- APPENDIX C- Requirements of Clark County Community College  
To Conduct Study
- APPENDIX D- Tenant and Landlord Representation in Design  
of Questionnaires
- APPENDIX E- Lists of Mobile Home Parks Receiving the  
Questionnaires

LANDLORD

The attached questionnaire will be used by the upcoming Legislature to make decisions. Please help by participating. Your input will be treated in a confidential manner.

1. Is the park owned by:

- Individual
- Corporation
- Partnership
- Unknown

2. How many spaces are rented to senior citizens over age 62? \_\_\_\_\_

3. Does your park have onsite managers? Yes \_\_\_\_\_ No \_\_\_\_\_  
(If you checked yes, please indicate how many there are and for how many hours per day there is a management person in the park. Please indicate the minimum number of management persons that are available during the lowest staffing period of the day.)

\_\_\_\_\_

\_\_\_\_\_

4. Please indicate the number (if any) and total amount of rent increases by type of space or rental category you have made as of April 1980 since April of 1977. (Please indicate if rent is for space or space and mobile home.)

Number \_\_\_\_\_ Total amount of increases by category or type of space \_\_\_\_\_

Explanation: \_\_\_\_\_

5. If you have increased rents during the last 3 years please indicate from the following group of responses why you have done so:

- Increased maintenance costs
- Increased property taxes
- Increased utility costs
- Remodeling or expansion costs
- Costs due to additional services
- Increased loan costs because of transfer of ownership
- Increased loan costs because of refinancing of existing loan
- Other

6. Does your park have onsite security, in addition to your manager? \_\_\_ Yes \_\_\_ No

7. Over the last year, which of the following agencies have inspected your park?

\_\_\_\_\_ State Agencies \_\_\_\_\_ Federal Agencies \_\_\_\_\_ Local Agencies

How many times? \_\_\_\_\_ More than 6 times \_\_\_\_\_ 4-6 times \_\_\_\_\_ 2-3 times

\_\_\_\_\_ Once \_\_\_\_\_ Never

8. How do you inform your tenants of rent increases?

\_\_\_\_\_ Written notice \_\_\_\_\_ Verbal discussion \_\_\_\_\_ Other (please describe)

---

9. Please indicate the utility and metering system you have in your park:

a) Park has master meter for: \_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

b) Park has master meter with individual (sub) meters for:

\_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

c) Tenants have meters directly serviced by utility companies for:

\_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

10. Please indicate if your park has changed its status during the last three years by checking the appropriate response:

\_\_\_\_\_ Park has changed from a family to an adult only park.

\_\_\_\_\_ Park has changed from a family to a park with separate sections for adults and family.

\_\_\_\_\_ Park has changed from an adult to a family park.

\_\_\_\_\_ Park has changed from an adult to a park with separate sections for adults and families.

\_\_\_\_\_ Park has had no change. What is its current status? \_\_\_\_\_

---

---

11. Information relating to spaces in park:

a) How many spaces are there in your mobile home park? \_\_\_\_\_

b) How many of these spaces are currently vacant? \_\_\_\_\_

c) How many of the vacant spaces are uncommitted? \_\_\_\_\_

d) Please indicate to whom vacant spaces are committed:

\_\_\_\_\_ Prospective tenants \_\_\_\_\_ Number

\_\_\_\_\_ Mobile home dealers \_\_\_\_\_ Number

e) How many tenants rent their coaches from you? \_\_\_\_\_

12. Please list the current rent levels, by type of space or category of rental in your park, and indicate if rent is for space or space and mobile home.

---

---

13. What are your feelings about mobile home park space rent controls?

- Favor  
 Favor on a temporary basis if economic conditions warrant such control  
 No opinion  
 Opposed  
Comments \_\_\_\_\_

14. Would you favor the legislature giving the local government the option of reviewing or setting rents if an emergency arises?

- Favor  
 Favor on a temporary basis if economic conditions warrant such control  
 No opinion  
 Opposed  
Comments \_\_\_\_\_

15. How many times, if any, have you found it necessary to disrupt utility services in your park during the last year? \_\_\_\_\_ What type of utility service(s) was disrupted? \_\_\_\_\_ How long was it disrupted and what was the reason for the disruption? \_\_\_\_\_

16. Are you familiar with laws such as Chapter 118 and Chapter 489 of NRS, that effect mobile home owners, renters and mobile home parks?

- I have heard of them  
 I have never heard of them  
 I have good working knowledge of them  
Comments \_\_\_\_\_

17. Please list any special fees your park charges for security, pets, more than one motor vehicle, boats, extra persons or guests.

18. If you have tried to expand your mobile home park or to build a new one, have your efforts been restricted or denied by local ordinances? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments \_\_\_\_\_

19. Please describe the average amount per space of property tax rebate you have given to tenants according to the provisions of S.B. 204 (Chapter 593, Statutes of Nevada 1979). \_\_\_\_\_

20. Have you made any rent increases at the time of your tax rebates or after such rebates have occurred? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments \_\_\_\_\_

21. Please indicate what percentage of your tenants have leases of 6 months or more:

- \_\_\_\_\_ None
- \_\_\_\_\_ Less than 25 percent
- \_\_\_\_\_ 25 to 50 percent
- \_\_\_\_\_ 50 to 75 percent
- \_\_\_\_\_ Over 75 percent

Comments \_\_\_\_\_

22. Do you believe your lease agreements are uniform for persons similarly situated?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

23. What is your park's policy on resident groups meeting in the park?

- \_\_\_\_\_ Allow
- \_\_\_\_\_ No opinion
- \_\_\_\_\_ Disallow

Comments \_\_\_\_\_

24. Are you aware of mediation boards and grievance boards that your tenants have a right to participate in? Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

25. Do you want new laws or changes in current laws affecting mobile home owners, renters and parks? Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

26. Please list the five biggest problems you are having to contend with as a mobile home park owner in order of priority, with #1 being the most severe problem and #5 being the least severe problem.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

TENANT

The attached questionnaire will be used by the upcoming Legislature to make decisions. Please help by participating. Your input will be treated in a confidential manner.

1. Is the park you live in owned by:

- Individual
- Partnership
- Corporation
- Unknown

2. Age

- Under 25
- 26 to 39
- 40 to 62
- Over 62

3. What is your yearly income? \_\_\_\_\_

4. Have you sought rent subsidies? Yes \_\_\_\_\_ No \_\_\_\_\_

Are you receiving rent subsidies? Yes \_\_\_\_\_ No \_\_\_\_\_

Please specify source: \_\_\_\_\_

5. If there is a rent increase, how are you informed and what are the reasons given for the increase?

Written Notice \_\_\_\_\_ Verbal Discussion \_\_\_\_\_ Reasons \_\_\_\_\_

6. Are you aware of mediation boards and grievance boards that you as a tenant have a right to participate in?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

7. If you are renting a "mobile home", do you believe the park owner keeps it in satisfactory condition?

Yes \_\_\_\_\_ No \_\_\_\_\_ Not Renting \_\_\_\_\_ Comments \_\_\_\_\_

8. Do you believe park management makes unreasonable demands for rent increases?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

9. Please list your current rent level and indicate if the rent is for space or space and mobile home. \_\_\_\_\_ Please also indicate if you have a singlewide or a doublewide space/home. \_\_\_\_\_

10. Please indicate the number (if any) and total amount of rent increases you have had as of April 1980 since April of 1977. (Please indicate if rent is for space or space and mobile home.)

Number \_\_\_\_\_ Total Amount \_\_\_\_\_ Space \_\_\_\_\_ Space and mobile home \_\_\_\_\_

11. Please indicate the utility and metering system you have in your park:

a) Park has master meter for: \_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

b) Park has master meter with individual (sub) meters for:

\_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

c) Tenants have meters directly serviced by utility companies for:

\_\_\_\_\_ Gas \_\_\_\_\_ Electricity \_\_\_\_\_ Water

12. Please indicate if your park has changed its status during the last three years by checking the appropriate response:

- \_\_\_\_\_ Park has changed from a family to a adult only park.
- \_\_\_\_\_ Park has changed from a family to a park with separate sections for adults and family.
- \_\_\_\_\_ Park has changed from an adult to a family park.
- \_\_\_\_\_ Park has changed from an adult to a park with separate sections for adults and families.
- \_\_\_\_\_ Park has had no change. What is its current status? \_\_\_\_\_
- \_\_\_\_\_ Park has had other changes. (Please describe) \_\_\_\_\_

13. What are your feelings about mobile home park space rent controls?

- \_\_\_\_\_ Favor
  - \_\_\_\_\_ Favor on a temporary basis if economic conditions warrant such control
  - \_\_\_\_\_ No opinion
  - \_\_\_\_\_ Opposed
- Comments \_\_\_\_\_

14. Would you favor the legislature giving the local government the option of reviewing or setting rents if an emergency arises?

- \_\_\_\_\_ Favor
- \_\_\_\_\_ Favor on a temporary basis if economic conditions warrant such control
- \_\_\_\_\_ No opinion
- \_\_\_\_\_ Opposed

15. Please describe how evictions are carried out in your mobile home park.

\_\_\_\_\_

16. How many times, if any, have utility services been disrupted in your park during the last year? \_\_\_\_\_ What type of utility service(s) was disrupted? \_\_\_\_\_ How long was it disrupted and what was the reason for the disruption? \_\_\_\_\_

17. Are you familiar with laws such as Chapter 118 and Chapter 489 of NRS, that effect mobile home owners, renters and mobile home parks?

\_\_\_\_\_ I have heard of them  
\_\_\_\_\_ I have never heard of them  
\_\_\_\_\_ I have good working knowledge of them

Comments \_\_\_\_\_

18. Do you want new laws or changes in current laws affecting mobile home owners, renters and parks?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

19. What is your park's policy on resident groups meeting in the park?

\_\_\_\_\_ Allow  
\_\_\_\_\_ No opinion  
\_\_\_\_\_ Disallow

Comments \_\_\_\_\_

20. Would you be in favor of additional regulation of mobile home parks by either state or local government agencies if it meant you had to pay a permit fee of no more than \$10.00 a year?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

21. In the past year have you received a property tax rebate for your space rental?

Yes \_\_\_\_\_ No \_\_\_\_\_

22. Please describe any rent increases you have received after your tax rebate.

23. Do you believe there are problems in your mobile home park due to improperly lighted and maintained streets?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

24. Do you believe there is a uniformity in space rents in your park for tenants similarly situated?

Yes \_\_\_\_\_ No \_\_\_\_\_



25. If you have requested an inspection by a government agency to review park conditions, do you believe you have experienced harassment by the owner or operator for such requests?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

---

26. Do you believe there is a lack of mobile home park tenant spaces for families in your community?

Yes \_\_\_\_\_ No \_\_\_\_\_ What do you believe are the reasons for the lack of such spaces?

---

27. Do you pay fees or charges for additional services which are not covered in your rent costs?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

---

28. Do you feel there are problems with sanitation in your park?

Yes \_\_\_\_\_ No \_\_\_\_\_ If you have other problems, add comments: \_\_\_\_\_

---

---

---

29. Do you believe prospective tenants are refused rental spaces in your park because such spaces are reserved for mobile home dealers?

Yes \_\_\_\_\_ No \_\_\_\_\_ Comments \_\_\_\_\_

---

---



OFFICE OF THE PRESIDENT

February 12, 1980

The Honorable Karen Hayes  
6010 Euclid Avenue  
Las Vegas, Nevada 89014

Dear Karen:

It is my understanding that the following information would be required for the Trailer Park Study:

1. Number of trailer parks in the State of Nevada;
2. Number of people living in trailer parks in the State of Nevada;
3. Number of senior citizens living in trailer parks in the State of Nevada;
4. How many senior citizens over the age of 62 live on fixed incomes;
5. Dollar value of rate increases over the last three years;
6. Grievances of trailer park renters;
7. Grievances of trailer park owners;
8. Changes in present regulations as seen by trailer park owners;
9. Changes in present regulations as seen by trailer park renters.

The following sources of information should be requested from appropriate state agencies in compiling the above data on a random sample basis:

- A. A list of all present business licenses for trailer parks for the year 1979;
- B. A list of all trailer owners who paid property taxes for the year 1979 on trailers.

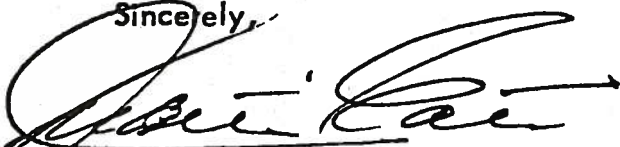
cont'd.

From the above information and providing that addresses and zip codes are present, it would then be possible using sampling techniques to determine the information requested in items 1-9. The costs of conducting the survey would be as follows:

Data Compilation (400 hrs. @ \$4/hr.)	\$ 1,600
Questionnaire Design*	1,000
Rough Presentation of Data**	500
Office Clerical	475
Postage	550
	<u>\$ 4,125</u>

Mr. Paul Swartz, Chairperson, Marketing and Management, has prepared the cost estimates and identified our data needs. Please feel free to contact him for further information.

Sincerely,



Judith Eaton

JE/ep

cc: Paul Kreider  
Mary Williams  
Paul Swartz

\*Assumes the need for three questionnaires and includes printing and graphics

\*\*Report of Data

STATE OF NEVADA  
LEGISLATIVE COUNSEL BUREAU

LEGISLATIVE BUILDING  
CAPITOL COMPLEX  
CARSON CITY, NEVADA 89710



ARTHUR J. PALMER, *Director*  
(702) 885-5627

LEGISLATIVE COMMISSION (702) 885-5627

KEITH ASHWORTH, *Senator, Chairman*  
Arthur J. Palmer, *Director, Secretary*

INTERIM FINANCE COMMITTEE (702) 885-5640

DONALD R. MELLO, *Assemblyman, Chairman*  
Ronald W. Sparks, *Senate Fiscal Analyst*  
William A. Bible, *Assembly Fiscal Analyst*

FRANK W. DAYKIN, *Legislative Counsel* (702) 885-5627  
JOHN R. CROSSLEY, *Legislative Auditor* (702) 885-5620  
ANDREW P. GROSE, *Research Director* (702) 885-5637

April 21, 1980

Paul T. Swartz  
Chairman, Business Dept.  
Clark County Community College  
3200 East Cheyenne Avenue  
North Las Vegas, NV 89030

Dear Paul:

Thanks for your recent letter which contains a copy of proposed questions for the mobile home park survey.

As I mentioned in my last letter, I believe you should have a meeting with representatives of mobile home tenants, landlords and dealers' groups to formulate the questions for the survey. The persons I suggest you communicate with are:

Vickie Demas  
5900 West Tropicana  
Space 205  
Las Vegas, Nevada 89103

Shannon Zivic  
5900 West Tropicana  
Space 207  
Las Vegas, Nevada 89103

Mr. Ed Horner  
Mobile Home Owners & Coalition  
Fair Housing  
1600 E. Desert Inn Road  
Suite 204  
Las Vegas, NV 89109

Linda Terry  
Nevada Manufactured Housing  
409 North Richmond  
Carson City, NV 89701

Charles Demas  
Attorney at Law  
Franklin, Bixler & Damus, Chartered  
Suite 870 Bank of Nevada Bldg.  
225 E. Bridger Avenue  
Las Vegas, NV 89101

After you have drafted the questionnaire you plan to use, Mrs. Hayes and I would like to review it with you. I will come to Las Vegas for that purpose.

John Crossley, legislative auditor, will be communicating with you shortly about the funding for the survey and how billings will be handled.

I spoke with Assemblyman Hayes and she did not recall a commitment on our part to provide you with the names and addresses of all the mobile home park tenants in Nevada. As I remember, the discussion related to you sending the letters to "occupant" in each park (I could request information on the number of persons in the parks) or you communicating with the assessor's office in each county to obtain the names and addresses of those persons who paid personal property tax on mobile homes. In Clark County, a good person to contact is Mr. Don Dunn, Assistant Clark County Assessor, phone 386-4011. Mr. Dunn's office may even be able to print out labels for you.

Yours truly,



Donald A. Rhodes  
Chief Deputy Research Director

DAR/llp

cc: Assemblyman K. Hayes  
Mr. John Crossley  
Dr. Eaton

## MOBILE HOME PARKS-SOUTHERN NEVADA

## QUESTIONNAIRE SENT

ADDRESSNAMEZIP

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
AAA	4976 East Stanley	89110
ACACIA*	1832 North Walnut Road	89110
ACE*	3485 North Nellis Blvd.	89110
ALLAH*	2925 Fremont Street	89104
ALOHA*	500 West Miller	89030
ARROW PALM	543 North Lamb Blvd.	89110
ATACAMA TARN*	3726 East Lake Mead	89110
BALLERINA*	45 Country Club, Henderson	89015
BLAMAN'S*	5959 Boulder Hwy.	89122
BOULDER CASCADE*	1601 Sandhill Road	89104
BLUE BIRD*	4226 Las Vegas Blvd., No.	89030
BLUE SKIES*	1501 Nevada Hwy.	89005
BOBETTE*	4388 E. Lake Mead	89110
BONANZA*	3700 East Stewart Ave.	89110
BOND	284 Tropicana Ave	89109
BOSTON	1374 North Nellis Blvd.	89110
BOULDER CITY*	1501 Nevada Hwy., Boulder City	89005
BRAMBLEWOOD*	1700 Gate Way Road	89110
CALVILLE BAY*	188 Star Route	89010
CANDLEWOOD*	3295 North Nellis Blvd.	89110
CAPRI*	3150 South Arville	89102
CAREFREE*	3325 North Nellis Blvd.	89110
CASA LINDA*	5250 East Lake Mead Blvd.	89110
CHARLESTON*	1823 West Charleston Blvd.	89102
CIRCLE K	4487 East Lake Mead	89110
CITY VUE*	205 East Dale	89106
COLLEGE INN	4615 East Lake Mead	89110
COLONEAL INN*	4629 N. Las Vegas Blvd.	89110
DESERT INN*	4505 East Desert Inn Road	89121
DESERT*	1500 North Lamb Blvd.	89110
DESERT MOON	3310 Las Vegas Blvd., No.	89030
ECHO*	1322 South Mojave Road	89104
ECHO BAY RESORT*	NO ADDRESS	
EL CAPITAN*	4900 East Bonanza	89110
EL DORADO*	4525 W. Twain	89121
ELDORADO*	700 Elm Street, Boulder City	89005
ELMS COURT*	3919 Cheyenne	89030
E & M	2876 Las Vegas Blvd., No.	89030
ERNIES*	4605 Boulder Hwy.	89121
FRANK PRICES*	188 E. King Street	89015
FOSTER	216 Foster Avenue	89103
GOLDEN MOBILE MANNER*	252 East Tropicana Ave.	89109
GOLDEN VALLEY ACRES*	3401 North Walnut Road	89030
HENDERSON TRAILER HAVEN*	A-1 Money St., Henderson	89015
HI-HO*	4410 Las Vegas Blvd.	89030
HOFERT'S VEGAS VISTA*	355 East Catania Avenue	89119
HORIZON*	3925 Boulder Hwy.	89121

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
KINGSBURY*	3035 E. Fremont Street	89104
KING 'S ROW*	3660 Boulder Hwy.	89121
LA PAZ*	3725 East Lake Mead Blvd.	89110
LAS CASITAS	3440 Las Vegas Blvd., No.	89030
LAS VEGAS*	324 Tropicana Ave.	89109
LA VILLA VEGAS*	1190 South Mojave	89104
LEISURE LIVING*	4221 East Stewart	89110
LONE MOUNTAIN*	7626 West Lone Mt. Road	89108
LONE PALM*	3794 Las Vegas Blvd., So.	89104
LONE PINE*	4587 E. Lake Mead	89110
MACHIE*	3375 E. Sahara Ave.	89104
MAYCLIFF*	3601 East Wyoming Ave.	89104
MEADOWS*	1286 South Mojave Road	89104
MIRACLE MILE*	3642 Boulder Hwy.	89121
MONTE VADA	3115 Las Vegas Blvd.	89030
MOORE'S*	701 Elm Street, Boulder	89005
MOUNTAIN VIEW*	1215 Las Vegas Blvd., No.	89101
OASIS*	2905 Las Vegas Blvd., No.	89030
OVERTON BEACH*	P.O. Box 714	
PAIR-A-DICE*	2067 Las Vegas Blvd., No.	89030
PALM GROVE*	1624 South Palm Street	89104
PECOS PARK COACH CLUB*	200 North Pecos Road	89101
PLAZA*	5958 E. Boulder Hwy.	89121
PLEASANT VALLEY CASCADE*	3800 South Decatur	89103
PUEBLO DEL SOL*	3751 South Nellis Blvd.	89121
PURPLE SAGE*	4324 East Lake Mead Blvd.	89110
RANCHO VEGAS*	825 No. Lamb Blvd.	89110
RIVIERA VEGAS*	2038 South Palm	89104
ROBINS NEST MOBILE VILLAGE*	479 South Main	89040
ROSES RED TOP*	2700 Las Vegas Blvd.	89030
ROYAL*	4470 Vegas Valley Drive	89121
SAND CREEK*	2627 South Lamb Blvd.	89121
SHADOW MOUNTAIN*	2800 South Lamb Blvd.	89121
SHADY ACRES*	1001 North Main	89101
SIERRA*	3139 East Sahara Ave.	89104
SKY VIEW*	15 West Owens	89030
STARLIGHT	3287 South Highland	89109
STORYVILLE*	3755 North Nellis Blvd.	89110
SUN CITY*	1630 Las Vegas Blvd.	89030
SUNRISE OAKS*	1200 North Lamb Blvd.	89110
SUNRISE TERRACE*	2182 North Pecos Road	89030
SWANKY CLUB*	920 Boulder Hwy., Henderson	89015
TERRACE*	3654 Las Vegas Blvd.	89030
THORMOODSQUARD*	3770 E. Boulder Hwy., Henderson	89015
THREE CROWN*	867 North Lamb Blvd.	89110
TRAILERDALE	1615 South Mojave Road	89104
TRAILER TERRACE	225 North 12th Street	89101
TRAILER VEGAS*	3975 East Lake Mead Blvd.	89110
TREASURE ISLE*	372 Tropicana Ave.	89109
TRIPLE K*	117 King Street, Henderson	89015

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
TROPICANA*	300 Tropicana Ave.	89109
TROPICANA VILLAGE EAST*	5900 West Tropicana Ave.	89103
TWIN ACRES*	2001 East Tropicana Ave.	89030
VALLEY*	5803 Boulder Hwy.	89122
VEGAS VALLEY*	4155 Vegas Valley	89121
VILLA HERMOSA*	2050 Magic Way, Henderson	89015
VISTA*	901 South Boulder Hwy., Henderson	89015
WALNUT MOBILE RANCH*	1750 Walnut Road	89110
WEST VALLEY*	6300 West Tropicana Ave.	89103
WHISPERING SANDS*	1481 So. Palm	89104
WILLOW GLEU*	4362 E. Lake Mead	89110
WORLD WIDE*	2104 West Spring Mountain Road	89109
YUCCA TERRACE*	3825 North Nellis Blvd.	89110

\* Indicates that Landlord or Manager was sent a questionnaire in addition to the tenants in the Mobile Park.



MOBILE PARK-RURAL NEVADA  
QUESTIONNAIRE SENT

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
7-11	Winnemucca	89445
93 CLUB	Jackpot	89825
A & J	Fallon	89406
ACE MOTEL*	Fernley	89408
ADELE'S	Ely	89301
AIRPORT*	Tonopah	89049
AMERICAN BORATE*	Lathrop Wells	89020
ANCHOR*	Dayton	89403
ANDERSON'S	Wells	89835
AQUA CALIENTE	Caliente	89008
BASE	Alamo	89001
BIG FIVE	Pahrump	89041
BON AIR	E. Ely	89301
BONANZA	Fallon	89406
BRISTLECONE	Ely	89315
BROUGH'S	Wells	89835
BUBLER'S	E. Ely	89315
BULLY'S	Ely	89301
C.D.	McGill	89301
CARVER'S STATION	Round Mountain	89045
CAVE ROCK	Glennbrook	89413
CEDAR	Ely	89301
CESCOR'S	E. Ely	89315
CHRISTIANSEN'S	E. Ely	89315
COACHMAN*	McGill	89318
CRABTREE*	E. Ely	89315
CURRIE*	Currie	89301
DEAL & MILLER*	Fallon	89406
DELUXE*	Fallon	89406
DE YOE	Pahrump	89041
DIAMOND*	Fallon	89406
DONTRE	McGill	89318
DUTSON	Eureka	89316
EL RANCHO	Ely	89301
EMBERS	Fallon	89406
EMERY	Lathrop Wells	89020
F & H	Winnemucca	89445
FRONTIER	Austin	89310
FRONTIER	Hawthorne	89415
GIBBS*	Fallon	89406
GOLDFIELD	Goldfield	89013
GREEN MEADOW	Gardenerville	89410

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
HANSEN'S	Ely	89301
HAWTHORNE HEIGHTS*	Hawthorne	89413
GELL WINKLE	Gardenerville	89410
HIGHWAY 6	Ely	89301
HYDES	Wells	89835
HYLAND	E. Ely	89301
JENSEN'S	Tonopah	89049
IMCO	Battle Mountain	89445
IMV	Lathrop Wells	89049
ISHU	Ely	89301
L & H	Beatty	89003
LAKE TOAD	Wells	89835
MHM	Verde	89439
McCONLEY'S	Ely	89301
McDANIEL	Wells	89835
MECCA	Lathrop Wells	89020
MIKE'S	Round Mountain	89045
MINERALS	Dyer	89422
MEZPAH	Tonopah	89049
MONTELLO HEIGHTS	Montello	89830
MOUNTAIN CITY*	Mountain City	89831
NEVADA WEST*	Pahrump	89041
OXOBY'S	Gardenerville	89410
OXLEY'S*	Wells	89835
PAHRUMP	Pahrump	89041
PARADISE HILLS	Paradise Hills	89426
PARK VUW	Lund	89317
PIONEER*	Yerington	89447
PLEASANT VALLEY*	Yerington	89447
QUEENS ACRES	Jackpot	89825
RAINBOW	Ely	89301
RELIABLE	Winnemucca	89445
REST RANCHO	Fernley	89439
RIVERBELL	Verde	89439
RIVERSIDE	Battle Mountain	89445
RODRIQUEZ	Wells	89835
ROWLEY'S	McGill	89318
SCHAB'S*	Wells	89835
SCOTTY'S	Eureka	89316
SHADY GROVE*	Hiko	89817
SHARP'S	Alamo	89001
SILVER SPRINGS*	Silver Springs	89429
SNOR HAVEN*	Wells	89835
STATELINE*	Lathrop Wells	89020

NAME	ADDRESS	ZIP
STEVENS*	Jackpot	89825
SUNSET	E. Ely	89315
SUNSET	Winnemucca	89445
SWENSON'S*	Milay	89418
TEE PEE*	Battle Mountain	89445
THOUSAND SPRINGS	Wilkins	89049
TONOPAH	Tonopah	89445
TRAIL'S END	Winnemucca	89445
TROUT CREEK*	Wells	89835
TWISTER	Tonopah	89049
UNION CARBIDE #2	Lathrop Wells	89020
VAGABOND*	Winnemucca	89445
VALLEY VIEW	Ely	89301
VALMY	Valmy	89438
WAGON WHEEL	Wi-nemucca	89445
WATER HOLE	Golconda	89414
WEST END	Ely	89301
WESTERNER	Eureka	89316
WHISPERING ELMS*	Baker	89311
WHITE PINE	E. Ely	89315
WILD HORSE*	Via Elko	89801
WINNEMUCCA FORMS	Winnemucca	89445
YOUGHAN'S	Tonopah	89049
ZEPHYR COVE*	Zephyr Cove	89448

\* Indicates that Landlord or Manager was sent a questionnaire in addition to the tenants in the Mobile Park.

MOBILE PARK-NORTHERN NEVADA  
QUESTIONNAIRE SENT

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
AIRWAY	390 Gentry, Reno	89502
ARRASCADE*	1020 Commercial, Elko	89801
ARROWHEAD*	4175 West Fourth, Reno	89502
B & W *	519 Morse Lane, Elko	89801
BARREDO	9th and 1st Street, Elko	89801
BEL-JO*	2515 East 4th Street, Reno	89502
BENNETTS	3rd and Bush Street, Elko	89801
BONANZA*	3179 So. Carson Street, Carson City	89701
BUNDY'S	4th and Bush Street, Reno	89801
C & K	701 West 5th Street, #1, Elko	89801
CARLIN'S	Highway 40, Elko	89801
CARSON *	3429 Carson Street, Carson City	89701
CARSON *	440 Grant Street, Elko	89801
CAMP N TOWN	2450 No. Carson St. Carson City	89701
CEDAR LODGE	12765 S. Virginia, Reno	89502
CHISM*	1300 West 2nd St., Reno	89502
CLARKSON*	1280 Gentry Way, Reno	89502
CLEAR CREEK*	47 Clear Creek Rd, Carson City	89701
C-MOR	5600 N. Virginia St., Reno	89502
COACHMAN	695 Kleppe Ln., Sparks	89431
COMSTOCK*	2601 E.N. Ormsby Blvd., Carson City	89701
COMSTOCK COUNTRY*	5445 Carson St., Carson City	89701
COTTONWOOD*	233 Arrowhead Rd., Carson City	89701
COUNTRY MOBILE ESTATES*	10555 Lockwood Dr., Sparks	89431
COVERED WAGON*	5051 N. Virginia, Reno	89502
CRESTVIEW*	600 Hot Springs Rd., Carson City	89701
CUMMINGHAM	491 Victoria Dr., Elko	89801
D.K. COURT*	203 Bullion St., Elko	89801
DOWNTOWN	620 Douglas, Elko	89801
DROWNS*	4685 4th St., Elko	89801
DROWNS #2*	444 S. 4th St., Elko	89801
DROWNS #3*	853 Lincoln, Elko	89801
EARS *	800 Gentry Way, Reno	89502
ELKO*	297 S. 4th, Elko	89801
ELMER FUDDS*	625 Carlin, Elko	89801
EVERGREEN*	12955 S. Virginia, Reno	89502
FAIRVIEW	2888 Kietze, Reno	89502
FOOTHILL	8855 N. Virginia, Reno	89502
FRED'S	145 Grove St., Reno	89502
FRED MILLER*	165 Grove St., Reno	89502
FRONTIER	1923 North Carson, Carson City	89701
FUJI*	5650 S. Carson St., Carson City	89701

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
GLENDALE MANOR*	1555 Glendale, Reno	89502
GONNELS	11th and Bush St., Elko	89801
GRANDVIEW	251 W. River St., Elko	89801
GREENACRES	501 W. Moana, Reno	89502
HARRINGTON*	212 22nd St., Sparks	89431
HAWKINS*	690 River St., Elko	89801
HELLMANS*	401 Zolezzi Ln., Reno	89502
HERRING	1st and Bush St., Elko	89801
HI HO*	2950 Airport Rd., Carson City	89701
HILLCREST*	543 Morseland, Elko	89801
HILLSIDE*	2203 Lone Mountain, Carson City	89701
HILLTOP	15th and 1st St., Elko	89801
HOLIDAY*	1237 Highland Dr., Elko	89801
HONG'S*	130-140 Grove Street, Elko	89502
HUMBOLDT'S*	405 Front St., Elko	89801
J.C. INVESTMENT CO.*	767 S. 5th St., Elko	89801
J.L.*	1485 W. 4th St., Reno	89502
KE-TA	11400 S. Virginia, Reno	89502
KEYSTONE*	1457 W. 4th St., Reno	89502
KOA	600 New Port In, Reno	89502
KOA ELKO*	1400 Mtn. City Highway, Elko	89801
KRUPPS*	7th and Bush St., Elko	89801
LA RAMBLE	2880 Kletzke Ln., Reno	89502
LEMBERES*	932 18th St., Sparks	89431
LEMMON VALLEY*	11 Truck Cir., Reno	89502
LESTO	535 Morse Ln., Elko	89801
LONG RIDGE*	25 Lackwood Rd., Sparks	89431
LUCKY*	65 Sierra Manor Dr., Reno	89502
LUCKY LANE	3650 Bognton Ln., Reno	89502
LYONS AVE.*	2097 Ellis Way, Elko	89801
M.G.M., R.V.	2500 Second St., Reno	89502
MAVERICK	350 Gentry Way, Reno	89502
MATY'S*	552 Morse Ln., Elko	89801
MILE POST INN	645 Nugget St., Sparks	89431
MOANA*	3455 S. Virginia St., Reno	89502
MONTROSE*	512 Morse Ln., Elko	89801
MOUNTAIN VIEW*	769 Reeves St., Carson City	89701
MOUNTAIN VIEW*	457 Cemetary Rd., Reno	89502
NORTHGATE*	100 Orchidway, Reno	89502
OASIS*	4550 S. Carson St., Carson City	89701
OASIS	6550 Pyramid Wy., Reno	89502
O'DONNELL*	272 S. Second St., Elko	89801
OLD ORCHARD	2295 S. Virginia, Reno	89502

<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
PALACIO*	764 S. 5th St., Elko	89801
PALOMINO	5705 S. Virginia, Reno	89502
PANORAMA*	591 Lamoille Rd., Elko	89801
PARKE DEL SOL	190 Linden St., Reno	89502
PASO TEMPO*	3050 Kletzke, Reno	89502
PIONEER HILLS*	13199 S. Virginia, Reno	89502
PONDEROSA*	2725 Kletzke In, Reno	89502
PONY EXPRESS*	2300 Prater Way, Sparks	89431
R/R	1405 Rack Blvd., Sparks	89431
102 RANCHO*	Highway 80 E. Sparks	89431
RAMSEY BROS., INC.*	490 Tacchio, Reno	89502
RENO CASCADE*	3805 Clear Acre Ln., Reno	89502
RENO SAHARA*	9045 N. Virginia, Reno	89502
RIVERSIDE*	449 Water St., Elko	89801
ROBBINS TERRACE*	567 Morse Ln., Elko	89801
ROBERTS*	202 Bullion Rd., Elko	89801
ROLLING WHEEL*	2945 N. Kielzke, Reno	89502
ROYAL*	1871 Lompa St., Carson City	89701
SAGE*	Route 1, Sparks	89431
SAGE HILLS*	651 Bullion Rd., Elko	89801
SAHARA COURT*	2815 Wronder Way, Reno	89502
SANDERS*	2190 Prater Way, Sparks	89431
SEVEN STAR*	170 Koontz Ln., Carson City	89701
SHARP*	240 Bullion Rd., Elko	89801
SIERRA ROYAL*	675 Parlanti Blvd., Sparks	89431
SILVER SPUR*	4335 W. 4th St., Reno	89502
SILVERLIDE LODGE*	2880 Wrondel, Reno	89502
SILVER SAGE*	2760 S. Virginia, Reno	89502
SKYLINE	2815 Wronder Wy, Reno	89502
SMOKEY RIDGE*	220 S. 19th St., Sparks	89431
SNOW FLAKE*	2850 Airport Rd., Carson City	89701
SNOW FLOWER*	5001 Highway 50 East, Carson City	89701
STUART KNAPP*	2650 Carmine St., Carson City	89701
SUN VALLEY	5590 Leon, Sparks	89431
SUTCLIFFE	600 Sutcliffe, Reno	89502
TAMARACK*	13101 S. Virginia, Reno	89502
TERRACE VIEWI	567 Morse Ln., Elko	89801
THUNDERBIRD	2301 Oddie Blvd., Reno	89502
TOP-NOTCH*	660 S. 5th St., Elko	89801
TOWN & COUNTRY*	Reno	89502
TOWN VIEW*	255 Wilson, Elko	89801
TRAVELIEV	775 Gentry Way, Reno	89502
TRIPLE-C TRAILER*	106 E. "B" St., Sparks	89431
TROUNDAY'S COURT*	2765 Wrondel Way, Reno	89502
TRUCKEE*	7360 W. 4th St., Reno	89502

NAME	ADDRESS	ZIP
UNITED CAMPGROUND*	2220 Clear Acre Ln, Reno	89502
UPTOWN*	176 S. 4th St., Elko	89801
VALDEZ*	131 Bullion Rd., Elko	89801
VASQUEZ*	533 S. 4th, Elko	89801
WALLAS*	755 Washington, Elko	89801
WALTER*	2419 Dori Way, Carson City	89701
WESTERN PACIFIC R.R.*	250 Silver St., Elko	89801
WHISPERING PINES	Hungry Valley, Reno	89502
WOODS*	2006 Prater Way, Sparks	89431
WRONDEL COURT*	2835 Wrondel Way, Reno	89502
Y-RANCHO	501 El Rancho, Sparks	89431

\*Means questionnaire sent to both Landlord and Tenants.