

Michelle Smith

Crestview Mobile Hm Rk

6387 Mother Lode Dr #33  
Placerville, CA 95667  
530-957-3567

# Transaction Listing

All transactions

#37

Customer	Account	Property	Unit	Move In	Move Out
Michelle Smith	32	Crestview Mobile Home Park	33	4/16/2005	

Date	Reference	Description	Comment	Amount	Balance
04/20/15		PGE Climate Credit	PG&E Calif Climate Credit	(24.76)	(24.76)
05/01/15		Rent Charge		275.00	250.24
05/01/15		Electric Utility		24.30	274.54
05/04/15	2238	Payment Received - Thank You		(275.00)	(0.46)
06/01/15		Rent Charge	June 2015 Rent and Utilities	275.00	274.54
06/01/15		Electric Utility		24.84	299.38
06/02/15		Tenant Rent Credit	Information Card \$10.00 Credit	(10.00)	289.38
06/02/15	2250	Payment Received - Thank You		(289.38)	0.00
07/01/15		Rent Charge	\$40 Rent Increase Included	315.00	315.00
07/01/15		Misc Tenant Repairs	Swamp Cooler Repair Parts	21.02	336.02
07/01/15		Electric Utility		18.38	354.40
07/03/15	2257	Payment Received - Thank You		(354.40)	0.00
08/01/15		Rent Charge		315.00	315.00
08/01/15		Electric Utility		22.54	337.54
08/03/15	2260	Payment Received - Thank You		(337.54)	0.00
09/01/15		Rent Charge		315.00	315.00
09/01/15		Electric Utility		20.69	335.69
09/01/15	2274	Payment Received - Thank You		(335.69)	0.00
10/01/15		Electric Utility		22.30	22.30
10/01/15		Rent Charge		315.00	337.30
10/02/15	2279	Payment Received - Thank You		(337.30)	0.00
10/14/15		PGE Climate Credit	PG&E Calif Climate Credit	(24.76)	(24.76)
11/01/15		Rent Charge		315.00	290.24
11/01/15		Electric Utility		20.41	310.65
11/02/15	2290	Payment Received - Thank You		(331.67)	(21.02)
11/05/15		Tenant Rent Credit	charged again for parts already PAID	(21.02)	(42.04)
12/01/15		Rent Charge		315.00	272.96
12/01/15	2295	Payment Received - Thank You		(329.10)	(56.14)
12/01/15		Electric Utility		35.12	(21.02)
01/01/16		Rent Charge		315.00	293.98
01/01/16		Electric Utility		30.07	324.05
01/04/16	2305	Payment Received - Thank You		(345.07)	(21.02)
02/01/16		Rent Charge		315.00	293.98
02/01/16		Electric Utility		37.00	330.98
02/01/16	1087807	Payment Received - Thank You		(352.00)	(21.02)
03/01/16		Rent Charge		315.00	293.98
03/01/16		Electric Utility		28.72	322.70
03/02/16	2317	Payment Received - Thank You		(343.72)	(21.02)
04/01/16		Rent Charge		315.00	293.98
04/01/16		Electric Utility		26.87	320.85
04/01/16	2323	Payment Received - Thank You		(320.85)	0.00
04/18/16		PGE Climate Credit	PG&E Calif Climate Credit	(28.14)	(28.14)
05/01/16		Rent Charge		315.00	286.86
05/01/16		Electric Utility		29.52	316.38
05/02/16	2328	Payment Received - Thank You		(316.38)	0.00
06/01/16		Rent Charge		315.00	315.00
06/01/16		Electric Utility		22.23	337.23
06/01/16	2334	Payment Received - Thank You		(337.23)	0.00
07/01/16		Rent Charge		315.00	315.00
07/01/16		Electric Utility		26.29	341.29
07/01/16	2338	Payment Received - Thank You		(341.29)	0.00
08/01/16		Rent Charge		315.00	315.00
08/01/16		Electric Utility		27.92	342.92
08/01/16	2345	Payment Received - Thank You		(342.92)	0.00

pg 1

Date	Reference #	Description	Comment	Amount	Balance
09/01/16		Rent Charge		315.00	315.00
09/01/16		Electric Utility		28.51	343.51
09/01/16	2352	Payment Received - Thank You		(343.51)	0.00
10/01/16		Rent Charge		315.00	315.00
10/01/16		Electric Utility		25.29	340.29
10/03/16	2358	Payment Received - Thank You		(340.29)	0.00
11/01/16		PGE Climate Credit	PGE Calif. Climate Credit	(28.14)	(28.14)
11/01/16		Rent Charge		315.00	286.86
11/01/16		Electric Utility		26.24	313.10
11/01/16	2364	Payment Received - Thank You		(313.10)	0.00
12/01/16		Rent Charge		315.00	315.00
12/01/16		Electric Utility		28.93	343.93
12/01/16	2369	Payment Received - Thank You		(343.93)	0.00
01/01/17		Rent Charge	\$25 rent increase reflected	340.00	340.00
01/01/17		Electric Utility		34.15	374.15
01/03/17	2377	Payment Received - Thank You		(374.15)	0.00
02/01/17		Rent Charge		340.00	340.00
02/01/17		Electric Utility		37.28	377.28
02/01/17	2382	Payment Received - Thank You		(377.28)	0.00
03/01/17		Rent Charge		340.00	340.00
03/01/17		Electric Utility		31.02	371.02
03/01/17	2391	Payment Received - Thank You		(371.02)	0.00
04/01/17		PGE Climate Credit	PGE Calif Climate Credit	(17.40)	(17.40)
04/01/17		Rent Charge		340.00	322.60
04/01/17		Electric Utility		27.00	349.60
04/03/17	2397	Payment Received - Thank You		(349.50)	0.10
05/01/17		Rent Charge		340.00	340.10
05/01/17		Electric Utility		29.71	369.81
05/01/17	2403	Payment Received - Thank You		(369.81)	0.00
06/01/17		Rent Charge		340.00	340.00
06/01/17		Electric Utility		23.01	363.01
06/01/17	2412	Payment Received - Thank You		(363.01)	0.00
07/01/17		Rent Charge		340.00	340.00
07/01/17		Electric Utility		33.00	373.00
07/03/17	2417	Payment Received - Thank You		(373.00)	0.00
07/31/17	2423	Payment Received - Thank You		(374.64)	(374.64)
08/01/17		Rent Charge		340.00	(34.64)
08/01/17		Electric Utility		34.64	0.00
09/01/17		Rent Charge		340.00	340.00
09/01/17		Electric Utility		34.01	374.01
09/01/17	2430	Payment Received - Thank You		(374.01)	0.00
10/01/17		Rent Charge		340.00	340.00
10/01/17		Electric Utility		33.38	373.38
10/02/17	2437	Payment Received - Thank You		(373.38)	0.00
11/01/17		PGE Climate Credit	PGE CALIF CLIMATE CREDIT	(17.40)	(17.40)
11/01/17		Rent Charge		340.00	322.60
11/01/17		Electric Utility		25.03	347.63
11/02/17	2442	Payment Received - Thank You		(347.63)	0.00
12/01/17		Rent Charge		340.00	340.00
12/01/17		Electric Utility		29.71	369.71
12/01/17	2446	Payment Received - Thank You		(369.71)	0.00
01/01/18		Rent Charge		375.00	375.00
01/01/18		Electric Utility		40.84	415.84
01/03/18	2449	Payment Received - Thank You		(415.84)	0.00
02/01/18		Electric Utility		57.02	57.02
02/01/18		Rent Charge		375.00	432.02
02/01/18	2455	Payment Received - Thank You		(432.02)	0.00
03/01/18		Rent Charge		375.00	375.00
03/01/18		Electric Utility		44.34	419.34
03/02/18	2462	Payment Received - Thank You		(419.34)	0.00
04/01/18		Rent Charge		375.00	375.00
04/01/18		Electric Utility		35.32	410.32

The rent survey conducted for this appraisal reveals the following rental rate and occupancy data regarding the properties that are considered most comparable to the subject.

Local Market Summary	
Spaces Surveyed:	816
Vacant Spaces:	3
Occupancy Rate:	100%
High Rent:	\$760.00
Low Rent:	\$450.00
Median Rent	\$600.00

The rent survey conducted for this appraisal reveals that local market conditions are stable. Reported vacancies are low, indicating strong demand for affordable housing in this market. The parks surveyed report a wide range of rental rates. This range is the result of differences in overall appeal and location. The trend of rental rates is considered to be increasing based on reports from managers that rent is increased on an annual basis.

**Alternative Housing Costs-**As a part of the residential market, manufactured housing communities do compete with other housing. The following grid compares housing prices and housing costs for the several alternatives available in this market:

Alternative Housing Cost Comparison					
	Median Priced Detached Home	Used Mfg/Mobile Home in Park	New Mfg. Home in Park (Chattel Financing)	Two Bedroom Apt.	Three Bedroom Apt.
Purchase Price	\$284,000	\$50,000	\$120,000		
Loan Amount	\$269,800	\$40,000	\$108,000		
Interest Rate	5.00%	11.00%	8.00%		
Amortization (Months)	360	180	360		
Monthly P&I Cost	\$1,448.34	\$454.64	\$792.47		
Rent (Land/Apt.)		\$600	\$600	\$1,175	\$1,275
Monthly Cost (1)	\$1,448	\$1,055	\$1,392	\$1,175	\$1,275
Down Payment	\$14,200	\$10,000	\$12,000	\$0	\$0
Required Income (2)	\$69,521	\$50,623	\$66,838	\$56,400	\$61,200
Med. H'hold Inc.			\$74,591		

(1) Monthly Equivalent Housing Cost does not include taxes, insurance, utilities, maintenance.

(2) Based on 25% maximum housing cost as a percentage of total household income.

**Market Positioning of Subject-**The mobile home park market does not exist in a vacuum, and potential residents will choose from alternative housing types (detached residences, rental apartments) as well. Most residents select mobile home parks as an option due to affordability. In general, living in a mobile home park must be more affordable than living in an owned detached residence and cost competitive to apartments of similar size and utility in order for sufficient demand to exist. In this market area, the relationship involving the purchase of a new manufactured home or older mobile home suggests the following:

- The typical household will find the purchase of a detached residence to be generally affordable. This price/income relationship determines the manner in which market participants will perceive the alternatives of apartment or land lease housing.
- New manufactured homes on leased land have a lower monthly housing cost relative to detached residences. Generally, a significant price advantage is necessary to support strong demand for new manufactured housing on leased homesites. In this market, the difference is not significant. This indicates that there will likely be only modest demand for new manufactured homes on rented sites.

**Comparable Rental Data**

RENTAL DATA NO.	1 (Subject)	2	3	4	5
PARK NAME	Lake Oaks Mobile Home Community	Greenstone Estates	Diamond Springs Mobile Park	Hidden Springs Villa	Crestview MHP
ADDRESS, CITY	4280 Patterson Dr, Diamond Springs 293	4700 Old French Town Rd, Shingle Springs 108	3550 China Garden Rd, Placerville 146	2760 Cold Springs Rd, Placerville 155	6387 Mother Lode Dr, Placerville 114
NO. SPACES	38	52	47	45	64
APPROX. AGE	Senior (55+)	Senior 55+	Senior 55+	Senior 55+	Senior 55+
AGE RESTRICTION	3%	0%	0%	0%	0%
SINGLEWIDE SPACES (%)	3%	0%	20%	5%	30%
SINGLEWIDE UNITS (%)	100%	100%	99%	99%	100%
OCCUPANCY	100%	100%	None	99%	100%
FEATURES & AMENITIES	Pool, Spa, Saunas, Clubhouse, Lake	Clubhouse	None	Clubhouse, Pool	None
VEHICLE STORAGE FEE	\$30.00	\$50.00	\$20.00	\$25.00	\$0.00
RENTAL RATES:					
RENT RANGE-LOW	\$489.22	\$542.00	\$595.00	\$600.00	\$450.00
RENT RANGE-HIGH	\$752.77	\$760.00	\$695.00	\$650.00	\$450.00
APPROX. AVG. RENT	\$581.55	\$600.00	\$645.00	\$625.00	\$450.00
TRANSFER RATE-LOW	\$489.22	\$542.00	\$595.00	\$600.00	\$450.00
TRANSFER RATE-HIGH	\$752.77	\$760.00	\$645.00	\$650.00	\$450.00
NEW MOVE-IN RATE-LOW	\$489.22	\$642.00	\$595.00	\$600.00	\$450.00
NEW MOVE-IN RATE-HIGH	\$752.77	\$760.00	\$645.00	\$650.00	\$450.00
LESSOR PAID SERVICES	Water	None	Water, Sewer, Trash	None	Water, Sewer, Trash
ADJUSTMENT	\$0.00	\$30.00	-\$40.00	\$30.00	-\$40.00
SERVICE ADJUSTED RATES:					
RENT RANGE-LOW	\$489.22	\$572.00	\$555.00	\$630.00	\$410.00
RENT RANGE-HIGH	\$752.77	\$790.00	\$655.00	\$680.00	\$410.00
APPROX. AVG. RENT	\$581.55	\$630.00	\$605.00	\$655.00	\$410.00
TRANSFER RATE-LOW	\$489.22	\$572.00	\$555.00	\$630.00	\$410.00
TRANSFER RATE-HIGH	\$752.77	\$790.00	\$605.00	\$680.00	\$410.00
NEW MOVE-IN RATE-LOW	\$489.22	\$672.00	\$555.00	\$630.00	\$410.00
NEW MOVE-IN RATE-HIGH	\$752.77	\$790.00	\$605.00	\$680.00	\$410.00
RENTAL AGREEMENT	MTM	MTM, 1 year	MTM, 1 year	MTM, 1 year	1 year lease
INCREASES	Annually In Jan- \$8	Next Increase- Oct- \$44	Annually In Feb- amount varies	Annually- amount varies	Annually- amount varies
RENT CONTROL	Very Good	Good	Average-Good	Good	Average
QUALITY	Good	Good	Good	Good	Average
CONDITION	Good	Good	Good	Good	Average

1. Beautiful El Dorado County is a very nice place to live.
2. Mobile home space rent is already very reasonable in El Dorado County, compared to space rent in other areas of California, it's a deal.  
Residents in some El Dorado County mobile home parks enjoy club houses, pools, walking trails and nice surroundings for a very affordable price.  
Mobile home park communities offer low income housing which is in great demand and low cost home ownership opportunities.
3. Most mobile home parks in this area raise the rents between 2.8% to 3.5% yearly, which just keeps up with increased overhead, some adjusted slightly more based on major capital improvement or change in ownership increasing the property taxes, some parks have under market rents and need to adjust accordingly.  
Park owners should have a reasonable return on their investment property and most parks operate very fairly.  
Space rents are under market in this economy.  
Most park owners and management in El Dorado County are aware that many tenants are on a fixed budget and do not have excessive rents.  
It seems most park owners have been here for a long time, it's not a buy and flip concept.
4. Currently pre owned mobile homes are selling very well at good fair prices.  
Mobile home owners are not trapped, they can sell their mobile homes and move to more affordable housing.
5. Mobile home park residents have many systems in place at this time for voicing concerns and coming to solutions with park managers and owners.  
( state MLR - park rules - EDC mobile home task force - HCD - mobile home assistance center )
6. El Dorado County needs continued good governance and fair decisions.  
It should not spend tax dollars on expensive rent control systems.  
El dorado County is a great place to live.

April 2, 2018

TO: The County Board of Supervisors:

Greenstone Estates: A seniors mobile home park. We own our houses and rent the land.

Lease Agreement: Why we need rent stabilization in El Dorado County.

1. The first paragraph of the "Lease Agreement" reads: "This Agreement will be exempt from any Ordinance, Rule, Regulation or Initiative Measure adopted by any Governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent."

2. New buyers seem to have only 2 options: 1, Accept the lease, or 2, be unable to buy in this park!

See item 8. H. "IF BUYER FAILS TO ACCEPT AN ASSIGNMENT OF THIS LEASE, HE WILL HAVE NO RIGHT TO LIVE IN THE COMMUNITY." "In the event the purchaser fails to execute the rental agreement, the purchaser shall not have any rights of tenancy". Should any buyer fail or refuse to agree to the terms of this Agreement, Tenant agrees that such buyer shall have no rights of tenancy and shall not take possession of the homesite.

3. Rent increases: 8. J. "Upon sale/transfer of the manufactured home or assignment of the homesite, after execution of the Agreement, the rent may be increased to: the monthly rent then charged at the time of the last sale or transfer prior to Tenant's sale or transfer plus up to twenty percent per month; for another then-available homesite; by twenty percent of then last-charged monthly rent to Tenant.

As seniors, many of us are easily taken advantage of! The lease is a prime example of this. Some received advice from the Senior Center to either sign the lease or move. Several did sign under the pressure from management. Others pursued it further and found that those living here do not have to sign it at all, but can continue month to month. A lot of us have done that in hopes that we could get help from you.

Bottom Line for the owners seems to be: Force new buyers to sign the lease eliminating eligibility for rent stabilization ordinances etc.

Joe Dague, space 29



EDC COB &lt;edc.cob@edcgov.us&gt;

**LATE DISTRIBUTION****Rent Control Opposition****DATE** 4/3/2018

1 message

**Doug Johnson** <rdj2003@sbcglobal.net>

Mon, Apr 2, 2018 at 6:20 PM

To: edc.cob@edcgov.us

Cc: "Hon. John Hidahl" &lt;bosone@edcgov.us&gt;, "Hon. Shiva Frentzen" &lt;bostwo@edcgov.us&gt;, "Hon. Brian Veerkamp" &lt;bosthree@edcgov.us&gt;, "Hon. Michael Ranalli" &lt;bosfour@edcgov.us&gt;, "Hon. Sue Novasel" &lt;bosfive@edcgov.us&gt;

## MOBILEHOME

**MOBILEHOME PARK RENT CONTROL FACTS & FIGURES**

— There are 540 incorporated cities and counties in California; 446 of those jurisdictions allow their mobilehome parks to operate successfully without any form of rent control.

— Over the past twelve years, 13 Northern California local governments (Ceres, Citrus Heights, Galt, Lake County, Lakeport, Lathrop, Mendocino County, Nevada County, Stanislaus County, Turlock, West Sacramento, Yolo County and Yuba County) carefully considered rent control and then rejected it.

— In 2011, the Mendocino County Board of Supervisors voted 4-1 in favor of mobilehome park rent control; but after a year of in-depth analysis, the Board rejected the ordinance by a 5-0 vote.

— In the past ten years, Capitola, Benicia and Merced repealed their rent control ordinances; in 2004, the city of Santa Cruz abolished its ordinance; all jurisdictions cited the lack of need for such regulation and/or its astronomical costs.

— In El Dorado County, the average mobilehome park space rent is approximately \$500 a month.

— Rent control is expensive to administer; fair-rate-of-return applications often cost upwards of \$10,000 per case; litigation costs vary, but the city of Carson is currently liable for \$8 million in damages to a parkowner.

— Recently, the city of Yucaipa, which has one of the most stringent rent control ordinances in California, was forced to grant a \$121 rent increase because the parkowner was unconstitutionally denied a fair-rate-of-return.

— Rent control diminishes affordable housing stocks because it only regulates rent increases on the mobilehome space; it does not limit the resale price of the mobilehome.

— Mobilehome prices will artificially inflate under rent control because prospective buyers will pay an ever-increasing premium for a mobilehome with rents that are controlled by the government.

— Mobilehome park rent control is unfair because it is not need-based or income-qualified, like all other affordable housing programs; targeted rental assistance programs are far more effective in assisting those truly in need.

Respectfully submitted,

**DOUG JOHNSON**Senior Regional Representative  
Local Government & Public Affairs**WESTERN MANUFACTURED HOUSING COMMUNITIES ASSOCIATION**Northern California & Bay Area Regional Office  
1667 Columbus Road  
West Sacramento, CA 95691-4902  
(916) 374-2702 Office  
(916) 374-2703 Facsimile  
rdj2003@sbcglobal.net Email  
www.wma.org Website

**WMA — Advancing and Protecting the Manufactured Housing Industry since 1945** RENT CONTROL FACTS & FIGURES

— There are 540 incorporated cities and counties in California; 446 of those jurisdictions allow their mobilehome parks to operate successfully without any form of rent control.

— Over the past ten years, 13 Northern California local governments (Ceres, Citrus Heights, Galt, Lake County, Lakeport, Lathrop, Mendocino County, Nevada County, Stanislaus County, Turlock, West Sacramento, Yolo County and Yuba County) carefully considered rent control and then rejected it.

— In 2011, the Mendocino County Board of Supervisors voted 4-1 in favor of mobilehome park rent control; but after a year of in-depth analysis, the Board rejected the ordinance by a 5-0 vote.

— In the past eight years, Capitola, Benicia and Merced repealed their rent control ordinances; in 2004, the city of Santa Cruz abolished its ordinance; all jurisdictions cited the lack of need for such regulation and/or its astronomical costs.

— In El Dorado County, the average mobilehome park rent is approximately \$500 a month.

— Fair-rate-return applications often cost upwards of \$10,000 per case; litigation costs vary, but the city of Carson is currently liable for an \$8 million rent control judgement.

— Recently, the city of Yucaipa, which has one of the most stringent rent control ordinances in California, was forced to grant a \$121 rent increase because the parkowner was unconstitutionally denied a fair-rate-of-return.

— Rent control dramatically diminishes affordable housing stocks because it only regulates rent increases on the mobilehome space; it does not limit the resale price of the mobilehome.

— Mobilehome prices will artificially inflate under rent control because prospective buyers will pay an ever-increasing premium for a mobilehome with rents that are controlled by the government.

— Mobilehome park rent control is unfair because it is not need-based or income-qualified, like all other affordable housing programs; targeted rental assistance programs are far more helpful in assisting those truly in need.



#37



**LATE DISTRIBUTION**  
**DATE** BOS 4/3/2018

EDC COB &lt;edc.cob@edcgov.us&gt;

---

**BOS 4/3/18 Agenda Item 37, MHP Rent Stabilization Ordinance**

1 message

---

**Kimberly Beal** <kimberlyabeal@gmail.com>

Mon, Apr 2, 2018 at 7:39 PM

To: Clerk of the EDC BOS <edc.cob@edcgov.us>, John Hidahl <bosone@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Michael Ranalli <bosfour@edcgov.us>, Sue Novasel <bosfive@edcgov.us>  
Cc: "C. J. Freeland" <cynthia.freeland@edcgov.us>, Devin Woodard <dwoodard@edcar.org>

Dear Members of the EDC Board of Supervisors,

I am writing on behalf of the El Dorado County Association of Realtors (EDCAR), and in opposition to a Mobile Home Rent Stabilization / Rent Control Ordinance, being addressed under Item 37 of your April 3, 2018 Meeting Agenda. In general, our Realtor organization is opposed to all rent control measures as they negatively impact the overall health of our local economy, real property values and private property rights.

I participated in the EDC 2002 public hearings and Mobile Home Task Force meetings, and the Counties hearings in the prior decade on the same subject of mobile home park rent control. The study results from both occasions showed no compelling evidence to warrant rent control.

Should you choose to introduce a county wide mobile home park rent stabilization / rent control ordinance, please provide staff with the necessary resources to thoroughly conduct surveys, analyze data, and conduct public and stakeholder meetings. And, study the potential impact of a rent control ordinance on our local economy.

I thank you in advance for your consideration of my comments; I am unable to attend tomorrows public hearing and speak to you directly.

Kimberly Beal  
EDCAR Government Affairs Director