

AN ABSTRACT OF THE THESIS OF

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(Name) (Degree)

in HOME MANAGEMENT presented on August 9, 1971  
(Major) (Date)

Title: A STUDY OF DIFFERENTIALS RELATED TO RENTING AND  
OWNING MOBILE HOME SITES, SHASTA COUNTY,  
CALIFORNIA

Abstract approved: *Redacted for Privacy*  
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The purpose of this thesis was to identify and compare the housing costs for two groups of mobile home households. The groups selected were households in mobile homes on individual sites and households in mobile homes on sites in mobile home parks. Interview schedules designed for collecting data for this study were used to interview 80 randomly selected mobile home households in southwestern Shasta County, California. The data collected identified the characteristics of the mobile home households and the mobile homes, and the economic factors related to the mobile homes and their site locations.

The following hypotheses were tested:

1. that there will be no differences in demographic characteristics of mobile home households located on individual

and mobile home park sites,

2. that there will be no differences in characteristics of the mobile homes located on individual and on mobile home park sites, and
3. that there will be no difference in housing costs of mobile homes located on individual and on mobile home park sites.

All three hypotheses were partially rejected on the basis of the significant differences between those respondents on individual sites and on mobile home park sites.

The basis for partially rejecting the first hypothesis was the significant difference in the ages and the income of the respondents on individual and mobile home park sites.

The first hypothesis was partially accepted on the basis of the following similarities of the mobile home households on individual sites and mobile home park sites: household size, marital status, occupation, sources of family income, and educational attainment. Other similar characteristics of both groups were no movement of the mobile home during the preceding year, satisfaction with mobile home housing and no plan to live in a site-built home.

The second hypothesis was partially rejected on the basis of differences in the statistical averages for the ages of the mobile homes on individual and mobile home park sites, for the differences in types of rooms and their arrangement, difference in types of additional

storage facilities, and difference in acquisition of laundry equipment. A significant difference was shown in mobile home lengths for individual and mobile home sites.

Partial acceptance of the second hypothesis was based on the similarities of the mobile homes on individual and on mobile home park sites: 11.8 feet wide, 630 square feet of floor space, the acquisition of current household equipment and furnishings other than laundry equipment, use of gas for heating and use of evaporative water cooling.

The third hypothesis was partially rejected on the basis of the significant difference in utilities cost for those on individual and mobile home park sites. Differences in the statistical averages for moving costs, for site costs and the purchase of new or used mobile homes for respondents on individual sites and in mobile home parks contributed to this partial rejection.

The third hypothesis was partially accepted on the basis of these similarities of the economic factors related to the mobile home and its site location: length of financing period to purchase mobile home, amount of down payment for purchase of mobile home, cash payment for total purchase of mobile home, amount of annual state license fee for the mobile home, and amount paid for annual mobile home insurance.

When median housing costs were compared for those on individual

sites and those on mobile home park sites, the data revealed that those respondents on individual sites who owned and had fully paid for their site and their mobile home paid monthly housing costs of \$54.66, one-fourth of the \$195.24 paid by those on individual sites who were financing both their site and home purchases, and one-third of the \$154.24 paid by those in mobile home parks who were renting their site and financing their mobile home purchase. Those on individual sites who owned their site but were financing their mobile home purchase paid \$10,737, double the total capital outlay of \$5,393 paid by those in mobile home parks who were renting their site and financing their mobile home purchase.

It was concluded from this study that differences do exist between those mobile home households who locate their mobile home on individual sites and those who locate within a mobile home park.

The typical mobile home for this study was six years old, single width, 52 feet long, 630 square feet of floor space, had a separate living room, a kitchen-dining room combination, two bedrooms, and one bathroom and cost \$5,774. Added storage facilities for both groups typically included a metal shed.

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1971

A Study of Differentials Related to Renting  
and Owning Mobile Home Sites,  
Shasta County, California

by

Lou Ann Hawes Sandoval

A THESIS

submitted to

Oregon State University

in partial fulfillment of  
the requirements for the  
degree of

Master of Science

June 1972

APPROVED:

*Redacted for Privacy*

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Associate Professor of Home Management  
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Dean of Graduate School

Date thesis is presented August 9, 1971

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## ACKNOWLEDGEMENTS

The writer wishes to express her sincere appreciation to Dr. Martha A. Plank for her guidance and assistance in the preparation of this study, and to Dr. M. Catharine Starr and Dr. Helen Wells for their initial encouragement to undertake graduate study.

Appreciation for helpful suggestions is extended to Dr. Helen McHugh and Mrs. Harriet Sinnard, members of the Home Management faculty, and to various members consulted in the Oregon State University Statistics Department.

For assistance in compiling a list for the samples, my thanks to Pacific Gas and Electric Company.

Special appreciation is extended to the Oregon State University Computer Center for their generous research grant; to David Neiss for his programming assistance; and to Mary Jo Stratton who typed this paper.

For their cooperation, understanding and patience which made this study possible, my deep appreciation is extended to my four children, Edward, Lia, Eric and Lynette; and to my mother, who not only assisted with the collection of data, but was a constant encouragement.

And last, my greatest indebtedness is to my husband, Ernest. My gratitude is extended for his assistance with this study, for his patient emotional support and guidance throughout this period of our lives.



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A STUDY OF DIFFERENTIALS RELATED TO RENTING  
AND OWNING MOBILE HOME SITES,  
SHASTA COUNTY, CALIFORNIA

INTRODUCTION

Man has always been confronted with the task of securing adequate housing. It has taxed his ingenuity for thousands of years and offers no less a problem today than in the past. In classifying a family's major financial decisions, the housing decision ranks second only to the occupation-business decision (14, p. 94).

( Housing costs limit the family housing choices. The median price of a new one-family dwelling was \$17,500 in 1962 and \$25,700 in 1969, an increase of 47 percent. During this same period the median family income level rose from \$6,500 to \$8,300. Comparing these medians, new home prices were 2.7 times family income in 1962 and 3.1 times family income in 1969. To meet the housing needs for the present and in the future, it will be necessary to develop means of producing and marketing dwellings on a larger scale and at lower unit costs (24, p. 23, 29). )

Part of the demand for dwellings is being met by new mobile homes. Previously mobile homes have not always been included in housing start statistics (28, p. 69). Mobile homes are recognized as industrialized housing (5, p. 133). (The annual mobile home production increased from 90,000 units in 1961 to 413,000 units in 1969.)

Conventional one-family housing starts were 974,000 units in 1961, but only 810,000 units in 1969 (29, p. A-63).

In 1969, while 810,000 one-family homes were started, 413,000 mobile homes were produced (29, p. A-63). These mobile homes represented 34 percent of the total one-family homes but 94 percent of all single-family homes selling for less than \$15,000 (11, n. p.).

In 1970, 1,228,000 one-family homes were built, while 399,000 mobile homes were produced (29, p. A-63). The increase in one-family units for the low-cost housing market and the decrease in mobile home numbers probably resulted from the increased development of programs to subsidize conventionally built homes. New programs have been developed to subsidize home purchase interest rates and housing rentals for low- and moderate-income families administered by the U. S. Department of Housing and Urban Development and the Farmers Home Administration (19, p. 177).

( Mobile homes for one-family residences may be located either in mobile home parks or on individually developed single sites. Today over 50 percent of the one and one-half million mobile homes are located in the nation's 22,000 mobile home parks (11, n. p.). A 1966 government survey of mobile homes showed that 59 percent were located in a mobile home park on rented sites, 20 percent were on rented sites outside of mobile home parks and 21 percent were on owned individual sites.) Little is reported regarding the 41 percent



located outside of mobile home parks other than one-half are located on individual rental sites and half are located on individual sites owned by the residents (28, p. 79).

### Statement of the Problem

The problem for this thesis is to identify and compare the housing costs for two groups of mobile home households, those located on individual home sites and those on mobile home park sites.

Questions this study will examine are: What do mobile homes cost? How are mobile homes financed? How much do mobile home sites cost? What is the average monthly cost of utilities serving mobile homes?

The objectives of this study are:

1. to compare and describe the demographic characteristics of mobile home households on individual sites and on mobile home park sites;
2. to compare and describe the mobile homes on individual sites and on mobile home park sites, and
3. to compare the housing costs for mobile home housing on individual and on mobile home park sites.

The basic assumptions for this investigation are:

1. that housing costs are a major expense for any family unit,  
and

2. that the mobile home residents will be willing to give demographic data and information about their mobile homes and their housing expenses.

This study will test the following hypotheses:

1. that there will be no differences in demographic characteristics of mobile home households located on individual and on mobile home park sites,
2. that there will be no differences in characteristics of the mobile homes located on individual and on mobile home park sites, and
3. that there will be no difference in housing costs of mobile homes located on individual and on mobile home park sites.

#### Definition of Terms

The following terms are defined as they are used in this study.

A mobile home is a portable housing unit built to be towed usually by a truck on its own chassis comprised of frame and wheels. It is designed to be connected to utilities, but is without a permanent foundation (17, p. 2).

A double-width mobile home consists of two full-length separately towing housing components designed to be joined into one integral unit capable of being again separated into the components for repeated towing (17, p. 2).

A triple-width mobile home consists of three full-length

separately towable housing components designed to be joined into one integral unit capable of being again separated into the components for repeated towing (17, p. 2).

An expando or expandable mobile home consists of a housing unit containing parts that may be folded, collapsed or telescoped when being towed and then expanded later to provide additional cubic capacity. However, the expandable section is not the entire length of the mobile home unit (17, p. 2).

A travel trailer is towed by an automobile, can be operated independently of utility and sewer connections, it limited in width to eight feet and in length to 32 feet. It is designed to be used principally as a temporary or vacation dwelling (17, p. 2).

An individual mobile home site is land, rented or owned, individually developed to provide utility and sewage connections for a mobile home. It does not provide facilities for more than one mobile home. The facilities available on such a site may be developed by either land sub-dividers or by the individual owning the mobile home.

A mobile home park site is land, rented or leased, for locating a mobile home where utilities and sewer are furnished. A mobile home park contains two or more developed mobile home sites. Mobile home park site renters share in the common use of facilities and services such as laundry equipment, swimming pool, recreational areas, storage area, or club rooms. Generally, these facilities and services are made available to the site renters as part of their site rental.

## REVIEW OF LITERATURE

This review of literature examines the development of mobile homes, mobile home costs, taxation, financing, land use and site development, standards within the mobile home industry, mobile home size, and research studies of mobile homes.

### Development of Mobile Homes

Before 1940, mobile homes were identified as temporary housing. Whenever the housing supply was short, as in the post-World War years, mobile homes served as interim housing (1, p. 1). Currently they have become a recognized segment of the housing industry (2, p. 179).

Drury examined the development of the mobile home in the housing market in the decade 1955 to 1965. The mobile home evolved almost without notice in this decade as the only successful "industrialized" house which was economical and easily financed. Moreover, its developers employed innovative techniques and materials and created a complete low-cost housing package (5, p. 9-12).

Within the low-cost one-family dwelling market, mobile homes are recognized competitors. Examining housing statistics, Bair found that from 1960 through 1969, of the 13,265,000 total conventional housing starts, 8,384,700 were private nonfarm one-family units.

Mobile homes added 1,732,800 units. Thus, the true total for one-family nonfarm units was 10,117,500, a 21 percent increase from 8,384,700 one-family dwellings. The mobile home share accounted for one in six of one-family dwellings during this period 1960 through 1969. However, in the first three months of 1969, Bair found mobile homes made up 34 percent of one-family nonfarm homes, or one in three. He attributed the percentage growth of mobile homes in the total one-family dwelling market to be a combination of very high gain in mobile home production (a 32 percent annual increase in 1968), changes in mobile home design, and a slow decline in conventional housing starts (1, p. 4).

( Mobile home production has grown steadily from 90,000 units in 1961 to a peak production of 413,000 units in 1969, with production dropping to 399,000 units in 1970 (29, p. A-63). During the past two years, mobile homes have accounted for nearly one-third of the total new supply of single-family dwellings (2, p. 179). )

Drury discussed changes in the population composition during the 1955 to 1965 decade. Two age groups experienced increasing numbers: the under 30 and the over 65 age groups (5, p. 64). The mobile home may meet the housing needs of these age groups who are either beginning or ending their wage-earning capabilities (1, p. 6-7). (The apartment-like mobile home unit offers privacy, ease of maintenance, and open space at a lower cost than conventional housing (6, n. p. ). )

{Bair noted that the market demand for mobile homes comes from the 20-29 years and the retirement age groups.) He projected a 36 percent increase in total numbers of these two age groups from 1968 to 1980 (1, p. 7). He felt that mobile homes are suited to the life styles of these specific age groups (1, p. 6). Most family formations occur in the 20-29 year age bracket, a group which has increased nearly 25 percent between 1965 and 1970. The 65 years and up age group is increasing steadily though not as spectacularly. This older group is realizing that a fixed retirement income calls for rather conservative living in our inflationary economy. Both groups are excellent sales prospects for the kind of housing mobile homes offer. Major appliances and furniture can be combined into an economical housing package with a convenient financing arrangement (1, p. 6). These features along with the American desire for home ownership make the mobile home increasingly appealing.

Three myths about mobile homes need to be eliminated: 1) children in mobile homes overcrowd schools; 2) the mobile home park devalues surrounding property; 3) mobile home owners do not contribute their fair share of taxes (12, p. 76). A 1965 national study revealed that in the average mobile home community,

1. 60 percent of the households had no preschool children, 63 percent had no elementary school children, and 70 percent had no high school children;
2. there has never been a case of neighboring property being re-assessed at a lower level following construction of a

- mobile home community; and
3. a comparison of taxes per acre for mobile home parks and single-family homes shows a park returns more revenue per acre and more school funds per child than a comparable acreage devoted to single-family homes (12, p. 76).

(The deterrent of local zoning laws to mobile home developments can be overcome should they exist. Edwards claimed zoning often becomes a tool of discrimination by a minority of single-family homeowners who harangue a local commission into turning down an application for a mobile home park.) Edwards, a consultant in mobile park planning, believed the solution for zoning difficulties was to gather the facts beforehand, inform the right people before making the request, reach the press with one's viewpoint before the opposition does, and try to eliminate prejudices and myths before they have a chance to foment (12, p. 76). (Since there has been a marked transformation from the trailer of the 1930's to today's relocatable, industrialized house, zoning laws are becoming less restrictive of today's mobile home sites (17, p. 8).)

Mobile homes have the flexibility of site location which can contribute to the feeling of security that comes with home ownership. Yet this flexibility can relieve the responsibility of land ownership if desired, since the mobile home is uniquely relocatable to a rented site with little difficulty.

In northern California many bare-lot subdivisions are zoned for either mobile homes or site-built conventional homes. The market for

single-site occupancy of mobile homes is expected to increase with the demand for moderately priced housing as mobile homes more closely resemble site-built homes in appearance and financing terms. Such homes are primarily appearing in rural and small-town locations (17, p. 8).

### Mobile Home Costs

The success of the mobile home has not resulted so much from its mobility as from the economy of the product. The average site-built home costs from \$13 to \$20 per square foot to construct and is sold unfurnished (11, n. p.). The average mobile home, 60 feet long by 12 feet wide by 10 feet high, costs from \$8 to \$9 per square foot and may often be completely furnished (11, n. p.).

Eighteen percent, or nearly one-fifth, of the construction cost of a site-built home is for on-site labor (13, p. 27). One-tenth of the production cost of a mobile home is labor (26, p. 8). Production of mobile homes is an assembly-line operation strongly resembling the auto industry operations. Factory construction eliminates climate and daylight as factors affecting production (18, p. 40). Interior components can be applied even before sidewalls are in place and the large scale production offers economies in buying materials and equipment. Innovative uses are made of such materials as aluminum, plastics, prefinished modules and foam-in-place types of insulation (7, p. 90).



The U. S. Department of Housing and Urban Development survey done in 1966 indicated that mobile homes supply a segment of the new housing market being met only to a very limited degree by the conventional homes. Ninety-four percent of the new mobile homes covered by this survey sold for less than \$10,000. By contrast, only six percent of all new one-family homes sold in 1966 sold for less than \$12,500 and only one percent of all new one-family homes insured under Section 203 of Federal Housing Administration sold for less than \$10,000 in 1966 (28, p. 71).

Aware of site differences for mobile and conventional homes, the 1966 U. S. Department of Housing and Urban Development survey added the median price of the site or lot for Federal Housing Administration homes to the median price for the mobile homes. The mobile home median price of \$5,600 plus the Federal Housing Administration Section 203 median site price of \$3,234 brought the cost of a mobile home to \$8,834. The median Federal Housing Administration Section 203 conventional home plus site price was \$16,798; however, the median price for all new homes and sites sold in 1966 was \$21,400 (28, p. 77).

Also differences in square footage of mobile and conventional homes must be noted: the mobile home averaged 600 square feet, the average Federal Housing Administration Section 203 home was 1,161 square feet. The median size for all new one-family homes in 1966 was 1,465 square feet, illustrating a difference between the size of

mobile homes and conventional housing (28, p. 70). As stated earlier, however, mobile home cost per square foot is less than for a conventional home (11, n. p.).

A comparative study of housing costs for apartments, mobile homes and single-family homes was reported in 1968 by Edwards at Michigan State University. In developing costs of housing for a rented apartment, an owned house and an owned mobile home, he found the home owner's monthly cost to be \$213, the apartment renter's monthly costs to be \$195, and the mobile home owner's monthly costs to be \$151. For the small American family that needs two bedrooms, the mobile home was found to be the best housing buy for both long range occupancy and the short period of five or more years (6, n. p.).

The data presented in the U. S. Department of Housing and Urban Development survey were for the mobile home itself, exclusive of the lot cost. This study found the median housing cost paid by the mobile home owner, including home payment plus site rent plus utilities, was between \$125-150 per month. The 21 percent of the mobile home owners who owned their sites averaged between \$100-125 per month for shelter cost (28, p. 72, 75). This does not include any monthly payment on the lot since no data were available on lot costs; however, this study stated there is reason to believe that the addition of a typical monthly payment on the lot would not bring the level of the site owner's housing cost up to that for site renters (28, p. 79).

Another mobile home cost factor associated with locating the

home or relocating it is the cost of moving. This cost depends upon the cost of movement permits charged by each state, possible toll fees, and whether a flag car is necessary for announcing to other drivers that a "wide load" follows. The rates of nationwide mobile home transportation companies are set by the Interstate Commerce Commission. Usually these rates are on a per mile basis with extra optional services available at an hourly rate. These "extras" include unblocking the home and reblocking it at its new site, rearranging the furniture to distribute weight for the smoothest possible trip, masking mirrors and drawers, and packing china if desired (10, p. 26).

After purchase and subsequent initial locating, 55 percent of the mobile homes are never moved again and the remainder are moved perhaps once every five years (10, p. 26). Since the mobile home has wheels and running gear for transporting on the nations' highways, the word "mobile" is applicable (10, p. 26). (A typical mobile home weighs over five tons, constitutes an "oversize" movement on the highways, and is strictly controlled by the various state highway regulations (10, p. 26). This factor tended to retard the growth of the mobile home industry until highways widened and regulations were altered (1, p. 2). )

Depreciation as a cost factor was computed various ways for mobile homes. One method used the wholesale value and lowered the percentage of value in steps resulting in a loss of 50 percent of the

wholesale value in five years. Another way was to use a depreciation figure of ten percent of retail price per year, which resulted in the same depreciation value in the five year period (22, p. 9). Another source stated that mobile home depreciation averages 20 percent the first year and seven percent each succeeding year (18, p. 39). These depreciation computations resemble automobile depreciation more closely than conventional housing depreciation. The average life span of a mobile home is considered to be 17 years according to one source (18, p. 39).

#### Mobile Home Taxation

Depending upon state laws and local interpretations, mobile homes may be taxed as real estate or as movable personal property. There is apparently no uniformity from state to state, but interpretations may make a difference in whether transport wheels remain in place. When wheels are removed in some states the mobile home then becomes a "permanent dwelling" and may be taxed at a usually higher real estate rate (5, p. 36). If taxed as movable personal property, the tax usually is a lower rate (21, p. 37).

California mobile home owners pay a registration fee to the State Department of Motor Vehicles. This fee increased from \$8.00 in 1966 to \$11.00 in 1969. Serving as the state collection agency, the Department of Motor Vehicles adds to the established registration fee,

an additional "in lieu of" tax that is two percent of the market value of the mobile home. This tax is paid in lieu of local personal property taxes. Except for a small processing fee, all of these tax moneys are returned to the local community where the mobile home is located (21, p. 36).

### Mobile Home Financing

As the trend continues toward larger, not-so-mobile homes, changes have occurred in financing techniques. Mobile homes placed on permanent foundations are now eligible for Federal Housing Administration, Farmers Home Administration and savings and loan associations financing which allows payments to extend over longer periods of time. These homes then become permanent immobile housing (10, p. 48).

Those mobile homes remaining relocatable are a blend of automobile financing and real estate lending, not exactly like either. The average loan rate is usually stated as six to eight percent add-on, plus insurance: a true interest rate computation of 11 to 15 percent (28, p. 80). The standard maturity is usually given as seven to eight years. The finance companies and banks finance 100 percent of dealers' cost, plus freight, taxes and extras, and insist on a re-purchase agreement on the dealer's part. One bank's average new mobile home loan was \$6,416, however, its average used mobile home loan was \$3,863 (3, p. 35).

Mobile home financing procedures are subject to the federal regulations of the Consumer Credit Protection Act, popularly known as the Truth-in-Lending Act (22, p. 11). Most financing is arranged through the mobile home dealer under a conditional sales contract or the Uniform Commercial Code security agreement in the same manner as automobile financing. The dealer originates the installment contract with the home buyer and then sells it to a financial institution. While some mobile homes are sold for cash, the majority of both new and used mobile homes are financed. The minimum down payment ranges from 20 to 30 percent of the retail selling price with payment averaging seven years; however, some payment plans may take as long as ten years to amortize (16, p. 3).

Serving as a legal reference for mobile home values in 42 states, the Official Mobile Home Market Report is up-dated every four months by the Judy-Berner Publishing Company of Chicago. The values listed in this reference are based on sales reports and reflect current prices; however, it may not prove a reliable guide to future values (22, p. 10).

#### Land Use and Site Development

In rural and small-town locations, the market for single-site occupancy of mobile homes is expected to increase with the demand for moderately priced housing and as mobile homes more closely

resemble site-built homes in appearance and financing terms (17, p. 9).

Land developers subdivide land for use of mobile homes and offer suitable lots for sale. To produce a composite picture of this land use, the Trailer Coach Association made an effort to acquire data on 30 known subdivision developments in California, Arizona, and Nevada. This 1966 survey revealed that variations in sale price per lot were dependent upon the lot improvements, such as the underground installation of utility lines and the water supply. Lot costs were greater for the improved sites (23, p. 361).

Mobile home sites within a park range in size from 4,000 to 6,000 square feet. Instead of 20 to 30 smaller sites on one or two acres of land, 25 to 50 acres are commonly set apart for as many as 200 or more larger mobile home sites. Today's typical mobile home park has paved streets, sidewalks, underground utilities, off-street parking, a playground, swimming pool, or other desired recreation facilities. These are being built for an average cost of \$2,200 to \$2,500 per mobile home site (17, p. 8).

#### Development of Industry Standards

More than 85 percent of the mobile homes built today are built to the plumbing, heating, electrical, and body and frame construction standards for mobile homes set forth by American National Standard

A-119.1 of the American National Standards Institute, Incorporated, which is also Standard 580 of the National Fire Protection Association (11, n. p.). Currently 11 states have mobile home laws requiring compliance with this standard. A number of other states have such laws pending (17, p. 6).

Prior to the acceptance of this national standard, California manufacturers, as members of the Trailer Coach Association, successfully established a California Division of Housing with the authority of the state legislature to impose state standards for mobile home construction (15, p. 203).

In 1967, the Mobile Home Manufacturers Association approved a performance-type construction standard developed jointly by the Mobile Home Manufacturers Association, the Building Officials Conference of America, Incorporated and the Trailer Coach Association (16, p. 123). Early in 1968 these standards based on performance were accepted to complement American National Standards A-119.1 and A-119.2. These now cover the minimum requirements for building materials, products, equipment and workmanship needed to assure structural strength and rigidity, protection against corrosion, resistance to elements and durability and economy of the completed unit (7, p. 90).

The National Electrical Manufacturers Association approved the "Gold Seal" developed jointly by the Mobile Home Manufacturers



Association Standards Committee and the Residential Electric Heating and Air-Conditioning Committee of Edison Electric Institute. This Gold Seal, similar to the Edison Electric Institute's Gold Medallion symbol, is used specifically to identify a total-electric mobile home. It has three minimal construction requirements: 1) use of electricity as its total energy source; 2) compliance with the requirements of the American Standard A-119.1; 3) use of insulation so that its total heat loss will not exceed .184 watts per square foot per degree design temperature differential (20, p. 50).

Early in 1970, the Underwriters' Laboratories made its listing and testing services available to manufacturers of mobile, pre-fabricated, and modular homes. The Underwriters' Laboratories examination and test of the mobile homes cover those areas related to the health and safety of the occupants. Attention is directed to safeguarding the life and eliminating fire hazards by setting requirements for structural integrity, for construction materials, for the electrical system and appliances, and for plumbing and fuel systems. Mobile homes that meet Underwriters' Laboratories' standards are identified by the presence of the Underwriters' Laboratories Listing Mark on the exterior of the structure at or near the front door (27, p. 42).

#### Size of Mobile Homes

Discussing mobile homes and the general housing market, Bair

reported:

Until 1940, the infant trailer industry had turned out only 10,000 units, virtually none suitable for permanent living. Major growth began after World War II. Returning veterans and defense and construction workers moving to new areas needed temporary housing. Retirees in large numbers found trailers adapted to their needs. Housing supply was short, trailers were one answer, and in 1947, 60,000 were built. By modern standards, they were trailers (1, p. 1).

The market soon demanded larger, better furnished units with more convenient major appliances. Average lengths rose to 27 feet; an eight-foot wide unit offered 216 square feet of floor area at a cost of about \$11 per square foot (1, p. 1). Length was steadily increased to a present average of over 60 feet. Width increased in several stages. In 1954, the ten-foot width was a major breakthrough accounting for 98 percent of production by 1961. By 1969 less than one percent of the units produced were in the 8- and 10-foot width categories, and 90 percent were in 12-foot widths and nine percent in expandables or double widths. By 1969, too, 62 percent of the units were at least 60 feet long. The shift to the 12-foot width might have occurred earlier had it not been for width limitations for moving on the highways in the early 1960's. As highways widened and state highway regulations were amended to allow 12-foot wide transportation, the 12-foot width gained rapidly in share of production (1, p. 2). An increase in width is again the trend, the 14-foot wide mobile home has been recently introduced to the market. Ten states now allow the

passage of 14-foot width mobile homes on their highways and more are expected to follow. Mobile home width increased as freeways became wider and more prevalent (11, n. p.).

Floor area in the 12 by 60 foot mobile home is 720 square feet. This is more than three times the 216 square feet standard in 1947, and more than two times the average in area in 1955. The double-width and expandable mobile homes provide even more floor area. And the newly introduced triple-width mobile home can give up to 2,500 square feet of floor space (11, n. p.).

#### Research Studies

Of the research studies reviewed, five contained data pertinent to this study. Their relevant content is summarized in this section.

Crowson's 1967 study of the adequacy of mobile home living in relation to current housing values in Mississippi was limited to 86 married college students (4, p. 28). Drury reviewed empirical studies of mobile homes during the decade 1955 through 1965, to account for the increase in mobile home production and the increase in the number of households residing in them (5, p. 133). An Oklahoma survey of reactions of 70 homemakers to mobile home kitchens was done in 1965 by Fly (8, p. 18). In 1966, White studied the characteristics of 80 mobile home owners with homes in mobile home parks in Tennessee (31, p. 21). The U.S. Bureau of the Census completed a study for

the U. S. Department of Housing and Urban Development on new mobile homes sold between October 1, 1965, and September 30, 1966 (28, p. 66).

In Crowson's study 75 percent of the 86 respondents purchased their mobile home new. Ninety-three percent owned their mobile home while seven percent rented them. Ninety percent of the mobile homes studied were less than seven years old; two of every five were less than two years old (4, p. 35). The average size of the 86 mobile homes in the 1967 Crowson study was 10 feet wide and 47 feet long. Seventy-one percent were two-bedroom and one-bath homes (4, p. 71-72).

Crowson found that 70 percent of the household heads were employed college students. One-fifth of the wives were college graduates, and three-fifths of them were employed outside the home. The median age of household heads of this group studied was 25-26 years old, with an annual income between \$2,000 and \$5,999 (4, p. 28, 32, 49). Though two-thirds of these couples had no children, three-fourths of the 28 percent with children had only one child (4, p. 28). The majority of this student group were satisfied with their mobile homes (4, p. 45-46). Sixty percent stated they were living in mobile homes because the cost of buying a mobile home was less than rent for an apartment (4, p. 35).

In the decade 1955 to 1965, Drury found the mobile home industry

had operated in an extraterritorial market where it had free reign (5, p. 137). Her thesis was that the mobile home unit as a totally industrialized product made gains in the housing market in one decade because it was not affected by the normal institutional forces operative in the housing market (5, p. 134-135). She found that mobile homes had a cost advantage over conventional housing (5, p. 135). Drury stated that studies reviewed during the ten year period 1955 to 1965 reported fragmentary and conflicting conclusions, and for the most part were limited to retirees (5, p. 133).

Seeking homemakers' reactions to mobile home kitchens, Fly found that 69 percent of her sample of 70 owned their mobile home and 31 percent rented them. The majority of the mobile homes had been purchased for less than \$7,000. Seventy-four percent of the mobile homes were found to be less than eight years old (8, p. 24). No data were collected regarding mobile home site location.

Of the 70 homemakers studied, Fly found that 71 percent were full-time homemakers and only six percent engaged in full-time employment (8, p. 22). The majority of homemakers were 34 years of age, 36 percent were high school graduates, and 30 percent had some high school education. The remaining one-third had educational attainment ranging from elementary school to college graduate (8, p. 22).

Fly reported most households in her study were composed of

two, three and four person households (8, p. 22). She found that smaller families and those who were renting their mobile homes expressed more satisfaction with their mobile home kitchens. The majority of homemakers who were under 25 years were satisfied with their mobile home kitchens. Dissatisfaction with their mobile home kitchens was expressed by the majority of the homemakers between 25 and 34 years (8, p. 61, 67).

White collected data from 80 mobile home households located within mobile home parks. She identified these mobile home characteristics: the majority were two years old or less, 29 percent had been purchased without financing, the majority had cost between \$3,000 and \$5,999, and 68 percent were insured mobile homes (31, p. 38, 40, 43). Ninety-five percent of the respondents in this study reported site rent cost to be between \$21 and \$35 per month (31, p. 44). White stated the majority of the 80 mobile homes in her 1966 study were 10 feet wide and 55 feet long with only five percent having expansion rooms and one percent being double width. All homes in this study were found to have a full bath (31, p. 45-47).

In White's study the majority of mobile home household heads were craftsmen, operatives, students or retirees (31, p. 31). The majority of the male heads of household were between 21 and 50 years. Of the 14 percent who were female household heads, the majority were 51 to 65 years of age (31, p. 28). The majority of household heads had

four years of high school education (31, p. 30). White found the annual household income was between \$4,000 and \$9,999 for 47 percent of the respondents, however 26 percent did not report income (31, p. 33). She found the households were predominately two, three and four person households. Fifty-one percent of these households had no children (31, p. 35).

During the previous five years, White found that 21 percent of the mobile homes had not been moved, 29 percent had moved once, and 19 percent had moved twice (31, p. 21).

In 1966 the Bureau of Census collected mobile home data for the U. S. Department of Housing and Urban Development. This survey of 2,900 new mobile homes showed that the median purchase price of these new mobile homes was \$5,585. However, 75 percent of the mobile homes cost less than \$7,000 (28, p. 75). Eighty percent of these mobile homes were financed with the down payment reported to be larger than was usual for the purchase of a conventional home. The mobile home purchase was financed for an average of seven years with an average monthly payment between \$70 and \$89. The reported average loan amount was between \$3,000 and \$5,000. The majority of the mobile home loans were financed by bank loans, though 37 percent were finance company loans (28, p. 77-79).

The majority of the 2,900 mobile homes in this 1966 study were located outside Standard Metropolitan Statistical Areas. The median

size of a mobile home park site was 1,500 to 2,500 square feet although 80 percent of those mobile homes located outside mobile home parks were on sites of 3,500 square feet or larger (28, p. 99). The median monthly site rent cost in the mobile home park was \$32 with utilities averaging an additional \$23 monthly. No data were available on site cost outside mobile home parks (28, p. 79). In this study, 71 percent of the mobile homes were two bedroom units. The mobile home was serving as primary housing for 95 percent of all mobile home owners surveyed (28, p. 66, 84).

The majority of household heads in this U.S. Department of Housing and Urban Development survey were either craftsmen, foremen, and operators who were less than 35 years of age, or were retirees (28, p. 89, 90). However, of all 1967 U.S. household heads only 24 percent were found to be less than 35 years of age (28, p. 82). The respondents in this study reported a median household income of \$6,353 compared with the 1967 Current Population Survey median income for all families of \$7,440 (28, p. 91). The educational attainment was grade 11-12 for 44 percent of the mobile home household heads, but only grades 8-10 for 20 percent of them (28, p. 88).

The median mobile home household size in the U.S. Department of Housing and Urban Development study was 2.49 compared with a median of 2.85 for the total population in the 1967 Current Population Survey. Of these households, 47 percent had no children under 18



years while 63 percent had no children under six years (28, p. 83, 85). During the year studied, 80 percent had not moved their mobile homes from its initial site location indicating mobility no greater than the population as a whole (28, p. 95-96). Respondents in this study preferred mobile home housing for these reasons: 44 percent were influenced by the mobile home's lower cost, 17 percent by its mobility, eight percent found no other housing available, and 14 percent gave miscellaneous reasons (28, p. 98, 100).

## METHODOLOGY

This study examined the housing costs for two groups of mobile home households. These groups were households in mobile homes on individual sites and households in mobile homes on sites in mobile home parks. And this chapter describes the selection of the sample, the interview schedule, the collection of data, and analysis of the data.

### Selection of the Sample

Since the purpose of this study was to identify and compare the housing costs for two groups of mobile home households, it was necessary to have samples of households located on individual home sites and on mobile home park sites.

The sample area selected was southwestern Shasta County, California. This region was selected because the mobile home residents were more likely to be year-round occupants. Lakeside and mountainous areas of the county were omitted as mobile homes in these areas were more likely to be summer residences only.

To obtain the random sample of households within this sample area, two lists of mobile home households were compiled. One list contained names of mobile home households with mobile homes located on individual sites. The other list contained names of households in mobile homes located on sites within mobile home parks.

For the mobile homes on individual sites, a random sample of six electric meter account route books with known mobile home site concentration was selected from a group of 18, every third book, in cooperation with the investor-owned utility company that served the sample area. Using the meter route books, the meter readers identified the mobile homes on individual sites. In these six books 227 sites were identified and numbered. From this numbered list, a random sample of 40 households with ten ranked alternates was drawn by using random unit tables (25, p. 251-257).

To obtain the random sample of households in mobile homes located on sites in mobile home parks, a list was made of the 37 parks serving the sample area. From this list, every third park was selected. The manager of each of these 12 mobile home parks was contacted to explain the study, to learn the number of mobile home sites, to get the number of occupied sites in that park, and to obtain permission to contact the selected residents within that mobile home park. Using random unit tables, a sample of 40 names with ten ranked alternates was drawn from the list of 338 mobile home park sites in the seven mobile home parks willing to participate in the study (25, p. 251-257).

#### Description of the Interview Schedule

Interview schedules were developed to collect the data for this

study. Actually two instruments were used to gather the data (Appendix A). The same questions were asked of the two groups to gather the demographic data and the descriptions of the mobile homes. As the factors determining housing costs were different for the two groups it was necessary to ask different questions of those respondents living on individual sites and of those living on mobile home park sites.

After the interview schedules were developed they were pre-tested with five mobile home residents in Corvallis, Oregon. Suggestions obtained from these interviewees were used to revise the interview schedules. To facilitate the separation of the data for the two groups, the interview schedules were printed on two colors of paper.

#### Collection of Data

The data were collected in the geographic area of southwestern Shasta County, California. This area with a population of 20,000 is frequently referred to locally as the Greater Redding area and is located in low hill country in the upper Sacramento River valley. The major industries include lumber and wood products, agriculture, and recreation-tourism (9, n. p.).

In June, 1970, the persons in the 80 selected households were contacted and interviewed. The questions in the interview schedules were completed by the interviewers as the interviewees responded to

them. Five of the 80 households contacted refused to participate in the study; therefore, five of the ranked alternate households were contacted to complete 80 interviews. All interviews were conducted by the author, her husband, and her mother within a 15 day period. The author instructed the two interviewers on the use of the interview schedule, asking of the questions, and the recording of data on the schedules.

### Analysis of Data

The data collected during the 80 interviews were coded for computer tabulation and statistical analysis. The Statistics Department of Oregon State University was consulted for recommendations for statistical analysis. The data analysis included frequency and percentage distributions, means, modes, medians and standard deviations. In some instances the chi-square test was employed to reveal significant differences. The statistical averages were compared. Should the group percentage differential be greater than ten percent, the hypotheses for this study will be rejected.

## FINDINGS

The objectives of this study were to identify and describe the characteristics of mobile home residents, the characteristics of their mobile homes and the housing costs for mobile home housing. Two groups of mobile home households were studied, those located on individual home sites and those on mobile home park sites.

In this chapter the results of the study are reported. It is divided into three sections: 1) demographic characteristics of the mobile home households, 2) characteristics of the mobile homes, and 3) economic factors related to the mobile homes and their site locations.

### Demographic Characteristics of the Mobile Home Households

The size of the households of mobile home respondents on individual sites and in mobile home parks is given in Table 1. Sixty of the total 80 households had three persons or less. There was only one one-person household on individual sites; however, there were 10 one-person households on mobile home park sites. On single sites, household size was reported from one to six persons. Interestingly, household size ranged from one to seven persons in mobile home parks. The mean household size was 2.9 persons for those on individual sites, 2.3 persons in mobile home parks, and 2.6 persons for all reporting.

Table 1. Number of persons in mobile home households by individual and mobile home park sites.

Number of persons in household	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
1	1	3	10	25	11	14
2	19	48	16	40	35	44
3	7	18	7	18	14	18
4	8	20	6	15	14	18
5	4	10	0	0	4	5
6	1	3	0	0	1	1
7	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Chi square value = 13.90649, d.f. = 6

Not significant at the .05 level

Table 2. Marital status of mobile home respondents by individual and mobile home park sites.

Marital status	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Married	34	85	29	73	63	79
Widowed	1	3	6	15	7	9
Divorced	2	5	2	5	4	5
Separated	1	3	2	5	3	4
Single	<u>2</u>	<u>5</u>	<u>1</u>	<u>3</u>	<u>3</u>	<u>4</u>
Totals	40	100	40	100	80	100

The median household size for those on individual sites was 2.9 persons, in mobile home parks 2.4 persons, and all reporting was 2.7 persons (Table 1).

Sixty-three of the 80 mobile home respondents interviewed stated they were married. Of these, 34 lived in mobile homes on individual sites and 29 lived in mobile homes in mobile home parks. One respondent of those on individual sites and six of those in mobile home parks reported they were widowed. In each group three reported a marital status of single or separated, two in each group reported a status of divorced (Table 2).

Forty-nine percent of the men living in mobile homes were between 36 and 65 years. Fifty percent of the women living in mobile homes were between 36 and 65 years (Table 3). Ages of men on individual sites ranged from 18 to 85 years and ages of men on mobile home park sites ranged from 18 to 75 years. Ages of women on both types of sites ranged from 18 to 85 years. The mean and the median ages of men on individual sites were 48.7 years, on mobile home park sites 45.4 years, and for all reporting 47.1 years. The mean and the median ages of women on individual sites were 43.8 years, on mobile home park sites 43.1 years and for all reporting 43.5 years. Combining the ages of men and women for each site, the mean and the median ages for those on individual sites were 46.2 years, in mobile home parks 44.2 years and for total men and women reporting 45.2



Table 3. Ages of men and women in mobile home households by individual and mobile home park sites.

Age in years	Men						Women						Totals (men and women)					
	Individual sites		Mobile home park sites		Total sites		Individual sites		Mobile home park sites		Total sites		Individual sites		Mobile home park sites		Total sites	
	(N=36)		(N=33)		(N=69)		(N=38)		(N=36)		(N=74)		(N=74)		(N=69)		(N=143)	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
18-25	2	6	8	24	10	15	4	11	12	33	16	22	6	8	20	29	26	18
26-35	6	16	6	18	12	17	10	26	3	8	13	18	16	22	9	13	25	17
36-45	7	19	0	0	7	10	7	18	3	8	10	14	14	19	3	4	17	12
46-55	10	28	9	27	19	27	7	18	9	25	16	22	17	23	18	26	35	24
56-65	4	12	4	12	8	12	7	18	3	8	10	14	11	15	7	10	18	13
66-75	5	14	6	18	11	16	2	6	4	11	6	8	7	9	10	14	17	12
76-85	2	6	0	0	2	3	1	3	2	6	3	4	3	4	2	3	5	3
Totals	36	100	33	100	69	100	38	100	36	100	74	100	74	100	69	100	143	100

Chi square value = 59.80305, d. f. = 54  
 Significant at the .05 level

years (Table 3). This age group difference was significant at the .05 level.

Warner's revised scale was used to classify the occupations of the employed men and women in each group of mobile homes by site location (30, p. 136-138, 140-141). Of the 69 male heads of household, 60 percent were classified as either clerks, manual workers or protective and service workers. Twenty-two percent of the male heads of households on individual sites and 24 percent of the male heads of household on mobile home park sites were classified as retired (Table 4).

Twenty-five percent or 19 of the 74 women were employed outside the home. Five of the women on mobile home park sites were retired and living alone. Twenty-two of the men and seven of the women as household heads on individual sites and 23 of the men and two of the women as household heads on mobile home park sites were employed either part or full-time. Sixteen of the men and five of the women as household heads were retired, one man was self-employed, one man was unemployed and three men were disabled (Table 4). Ten of the 12 employed women on individual sites and five of the ten employed women in mobile home parks worked more than 30 hours per week (Table 5).

Annual family income for all respondents is reported in Table 6. Income for mobile home respondents on individual sites ranged from

Table 4. Occupational status of men and women in mobile homes by individual and mobile home park sites.

	Men						Women					
	Individual sites (N=36)		Mobile home park sites (N=33)		Totals (N=69)		Individual sites (N=38)		Mobile home park sites (N=36)		Totals (N=74)	
	N	%	N	%	N	%	N	%	N	%	N	%
Professionals	3	8	1	3	4	6	3	8	2	6	5	7
Proprietors, managers	-	-	-	-	-	-	-	-	1	3	1	1
Clerks, kindred workers	2	6	5	15	7	10	4	11	2	6	6	8
Manual workers	15	42	11	33	26	38	1	3	0	0	1	1
Protective, service workers	2	6	6	18	8	12	4	11	2	6	6	8
Farmers	1	3	0	0	1	1	-	-	-	-	-	-
Student or unemployed	2	6	2	6	4	6	-	-	-	-	-	-
Disabled	3	8	0	0	3	4	-	-	-	-	-	-
Retired	8	22	8	24	16	23	0	0	5	14	5	7
Housewife, not employed	-	-	-	-	-	-	26	68	24	65	50	69
Totals	36	100	33	100	69	100	38	100	36	100	74	100

Table 5. Number of hours women respondents employed per week by individual and mobile home park sites.

No. hrs. women employed/ week	Individual sites (N=12)		Mobile home park sites (N=10)		Totals (N=22)	
	N	%	N	%	N	%
1-10	1	8	1	10	2	9
11-20	0	0	4	40	4	18
21-30	1	8	0	0	1	5
31-40	<u>10</u>	<u>83</u>	<u>5</u>	<u>50</u>	<u>15</u>	<u>68</u>
Totals	12	100	10	100	22	100

Table 6. Annual income for mobile home households by individual and mobile home park sites.

Total annual income	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Under \$2,000	0	0	3	8	3	4
\$2,001-4,000	3	8	6	15	9	11
\$4,001-6,000	4	10	6	15	10	13
\$6,001-8,000	6	15	9	23	15	19
\$8,001-10,000	17	43	9	23	26	33
\$10,001-12,000	7	18	2	5	9	11
\$12,001-14,000	0	0	2	5	2	3
\$14,001-16,000	2	5	3	8	5	6
No response	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Chi square value = 28.37919, d. f. = 15  
Significant at the .05 level

\$3,001 to \$16,000; for respondents in mobile home parks income ranged from under \$2,000 to \$15,000. The mean income for respondents was \$8,128 on individual sites, \$6,625 in mobile home parks, and \$7,367 all reporting. The median income was \$7,950 for respondents on individual sites, \$6,050 in mobile home parks, and \$7,000 all reporting. The mode income for respondents on individual sites was \$10,000; in mobile home parks \$9,000, and for all reporting \$10,000. The difference between household incomes for individual sites and mobile home sites was significant at the .05 level.

Table 7 reports the sources of respondents' income. Since more than one source of income could be reported for each household, respondents specified all income sources. Wages and salaries were reported more frequently as the major source of income both for those on individual sites and those in mobile home parks. Other income sources in order of frequency indicated were: Rent for real estate and social security benefits tied for second place; retirement benefits, third place; and investments, fourth place (Table 7).

Educational attainment of household head is given in Table 8. For respondents on individual sites and in mobile home parks high school graduate was reported more frequently than other level of education. On individual sites education ranged from eighth grade to doctoral degree; in mobile home parks education ranged from eighth grade to master's degree (Table 8). On individual and mobile home park sites the mean educational level was 12 years or high school

Table 7. Sources of family income for mobile home households by individual and mobile home park sites.

Sources of family income	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
Wages, salary	31	78	29	73	60	75
Rent, real estate owned	15	38	6	15	21	26
Social Security benefits	9	23	12	30	21	26
Retirement benefits	7	18	5	13	12	15
Investments, stocks, bonds	4	10	3	8	7	9
Alimony	3	8	1	3	4	5
Disability payments	2	5	0	0	2	3
Loan repayment	1	3	1	3	2	3
G.I. benefits	1	3	2	5	3	4
Welfare payments	0	0	1	3	1	1
Self-employed	1	3	1	3	2	3
Real estate sales	1	3	0	0	1	1

Table 8. Educational level of mobile home household head by individual and mobile home park sites.

Educational level household head	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Elementary school, 8 yr.	2	5	3	8	5	6
High school, did not graduate	9	23	5	13	14	17
High school graduate	11	28	15	38	26	32
Technical school, 1-2 yr.	1	3	3	8	4	5
Technical school, graduate	3	8	2	5	5	6
College, 2 yr.	3	8	7	18	10	12
Junior college graduate	5	13	3	8	8	10
College, 3 yr.	1	3	0	0	1	1
College graduate and beyond	<u>5</u>	<u>13</u>	<u>2</u>	<u>5</u>	<u>7</u>	<u>9</u>
Totals	40	100	40	100	80	100

graduate. On individual and mobile home park sites the mode educational level was 12 years or high school graduate.

Table 9 reports the frequency of moves of respondents' mobile homes during the preceding year. Sixty-seven of the 80 respondents did not move, 11 had moved once and two had moved twice. In mobile home parks no one had moved more than once (Table 9).

Table 9. Frequency respondents moved mobile home during preceding year by individual and mobile home park sites.

Frequency of moves	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Never	32	80	35	88	67	84
Once	6	15	5	13	11	14
Twice	<u>2</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>3</u>
Totals	40	100	40	100	80	100

Only 13 of the 80 respondents had moved their mobile homes during the past year. Of the eight respondents on individual sites who had moved with their mobile homes during the preceding year, six chose a professional mover and two moved themselves. Of the five respondents in mobile home parks who had moved their mobile homes during the preceding year, three chose a professional mover and two moved themselves. The eight respondents on individual sites had moved less than 500 miles, five of the eight had moved less than 250 miles. One respondent in mobile home parks had moved over 750 miles and the other four respondents had moved less than 250 miles.



Respondents' prior housing types are reported in Table 10. Since more than one type of housing could be reported for each household, respondents could specify all prior housing types. Rented apartment was reported more frequently by both respondents on individual sites and in mobile home parks. Forty-three of the 80 respondents had lived in a house they owned, and 40 of the 80 had lived in a house they rented. Interestingly, 28 of the 80 had owned and lived in a mobile home prior to living in their current mobile home (Table 10). Of the 80 respondents, two-thirds or 53 had lived in only one mobile home, their current one. Of the 28 who had lived in more than one mobile home, 22 had lived in one other mobile home, three in two other mobile homes, one in three other mobile homes and one in four other mobile homes (Table 11).

The length of time respondents had resided in their current mobile home is given in Table 12. Twenty-two of the 80 respondents had lived in their current mobile home less than one year. Twenty-eight of the 40 respondents on individual sites had lived in their mobile home more than one year; however, 21 of the 40 respondents in mobile home parks had lived in their mobile home for one year or less (Table 12).

Table 13 reports the 15 preselected responses for their importance in determining respondents' choice of mobile home living. Sixty-three of the 80 respondents stated their preference for mobile

Table 10. Housing types respondents lived in prior to moving to current mobile home by individual and mobile home park sites.

Prior housing types	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
Rented apartment	25	63	21	53	46	58
Rented house	23	58	17	43	40	50
Owned house	23	58	20	50	43	54
Owned mobile home	11	28	17	43	28	35
Rented mobile home	9	23	3	8	12	15
Rented duplex	5	6	6	15	11	14
Owned apartment	4	10	3	8	7	9
Owned duplex	1	3	2	5	3	4
Other: motels, company housing, etc.	1	3	2	5	3	4

Table 11. Number of mobile homes as respondents' residences including the current one by individual and mobile home park sites.

No. mobile home residences	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Only current mobile home	24	60	29	73	53	66
One other mobile home	15	38	7	18	22	27
Two other mobile homes	1	3	2	5	3	4
Three other mobile homes	0	0	1	3	1	1
Four other mobile homes	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Table 12. Number of years respondents resided in current mobile home by individual and mobile home park sites.

Years in current mobile home	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Less than 1	7	18	15	38	22	27
1	5	13	6	15	11	14
2	13	33	3	8	16	20
3	7	18	5	13	12	15
4	4	10	3	8	7	9
5	2	5	4	10	6	7
6 and over	<u>2</u>	<u>5</u>	<u>4</u>	<u>10</u>	<u>6</u>	<u>7</u>
Totals	40	100	40	100	80	100

Table 13. Importance of 15 selected items in determining respondents' choice of mobile home living by individual and mobile home park sites.

Item	Individual sites (N=40)				Mobile home park sites (N=40)				Totals (N=80)			
	Important	Not important	Did not consider	No reply	Important	Not important	Did not consider	No reply	Important	Not important	Did not consider	No reply
Prefer to live in mobile home	26	8	5	1	37	1	2	0	63	9	7	1
It costs less than buying a conventional home	30	5	4	1	32	8	0	0	62	13	4	1
Location of residence is more flexible	27	5	7	1	27	9	4	0	54	14	11	1
It costs less than renting a conventional home	22	13	3	2	29	9	2	0	51	22	5	2
Less housekeeping required	21	11	6	2	28	10	2	0	49	21	8	2
Easier to buy than conventional home purchase	16	15	8	1	27	8	4	1	43	23	12	2
Less yard care	19	12	9	0	24	13	2	1	43	25	11	1
It's better housing than rental housing available	15	17	6	2	27	12	1	0	42	29	7	2
Furniture, equipment came with mobile home purchase	23	11	5	1	18	16	6	0	41	27	11	1
More floor space for our money	20	15	5	0	23	12	5	0	43	27	10	0
Like social life associated with mobile home living	9	15	9	7	20	12	7	1	29	27	16	8
Employment is temporary in area	15	9	12	4	12	14	13	1	27	23	25	5
Like swimming pool	1	4	10	25	22	8	8	2	23	12	18	27
It's easier to rent a mobile home than it is to rent a home	5	22	11	2	14	12	13	1	19	34	24	3
Have not found "right" home to purchase	3	22	12	3	11	13	16	0	6	35	28	3

home living as an important determinant for a mobile home purchase. Lower cost of mobile home living was indicated secondly as an important determinant by 62 of the 80 respondents. Flexibility of location was indicated as the third important determinant by 54 of the 80 respondents and less required housekeeping as the fourth determinant by 49 of the 80 respondents (Table 13).

Table 14 shows the respondents' degree of satisfaction with their current mobile home. Seventy-six of the 80 respondents were either satisfied or very satisfied with their mobile home. Only four of the 80 were either neutral or somewhat dissatisfied with their mobile home (Table 14).

Table 14. Respondents' degree of satisfaction with current mobile home housing by individual and mobile home park sites.

Degree of satisfaction	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Very satisfied	23	58	23	58	46	57
Satisfied	16	40	14	35	30	37
Neutral	0	0	1	3	1	1
Somewhat dissatisfied	1	3	2	5	3	4
Dissatisfied	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	40	100	40	100	80	100

One expression of satisfaction with the current mobile home was recorded for each respondent. These expressed satisfactions are

given in Table 15. "Less cost, lower taxes, ease of financing" was the satisfaction expressed most frequently by seven of the 40 respondents on individual sites. In mobile home parks seven of the 40 respondents expressed both the satisfaction of "less cost, lower taxes, ease of financing" and "low maintenance." On individual sites "more convenient," "choice of location," "privacy" were each expressed as satisfactions by six of the 40 respondents. Five of the 40 respondents on individual sites expressed the satisfaction of "low maintenance." In mobile home parks "more convenient," "ease of relocation" and "better housing than available rentals" were each expressed as satisfactions by five of the 40 respondents (Table 15).

One expression of dissatisfaction with the current mobile home was recorded for each respondent. These expressed dissatisfaction data are summarized in Table 16. Twenty-seven of the 80 respondents expressed no dissatisfaction with their mobile homes. "Too confining, inadequate space" was the dissatisfaction mentioned most frequently by 11 of the 80 respondents. "Poor insulation, heating and cooling problems" was mentioned second most frequently by 10 of the 80 respondents. Tied as third most frequent dissatisfaction were "distance to commute too far, poor roads" and "park problems, children, neighbors," each mentioned by five of the 80 respondents. The fourth most frequent dissatisfaction was "inflexible space in mobile home," mentioned by four of the 80 respondents (Table 16).

Table 15. Respondents' expressed satisfactions with current mobile home by individual and mobile home park sites.

Satisfactions expressed	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Less cost, lower taxes, ease of financing	7	18	7	18	14	17
More convenient	6	15	5	13	11	14
Low maintenance	5	13	7	18	12	15
Mobility, ease of relocation	3	8	5	13	8	10
Choice of location for special interests	6	15	1	3	7	9
Privacy, quiet	6	15	1	3	7	9
Better housing than available as rentals	0	0	5	13	5	6
Compactness, use of space	4	10	1	3	5	6
Friendliness of park living	0	0	3	8	3	4
Independency, own property	0	0	2	5	2	2
Ideal for retired persons	1	3	1	3	2	2
No satisfaction expressed	<u>2</u>	<u>5</u>	<u>2</u>	<u>5</u>	<u>4</u>	<u>5</u>
Totals	40	100	40	100	80	100

Table 16. Respondents' expressed dissatisfactions with current mobile home by individual and mobile home park sites.

Expressed dissatisfactions	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
No dissatisfaction expressed	10	25	17	43	27	34
Too confining, inadequate space	4	10	7	18	11	14
Poor insulation, heating-cooling problems	9	23	1	3	10	12
Distance to commute too far, poor roads	5	13	0	0	5	6
Park problems, children, neighbors	0	0	5	13	5	6
High cost of moving, upkeep is expensive	0	0	4	10	4	5
Inflexible space in home	4	10	0	0	4	5
Financing too strict, taxes may increase	1	3	1	3	2	2
Weather hazards, water, etc.	2	5	0	0	2	2
Home needs another exit, fire hazard	2	5	0	0	2	2
Poor home construction	0	0	2	5	2	2
Lack of privacy	0	0	2	5	2	2
No garage, need extra space	1	3	0	0	1	1
Not suitable for family	1	3	0	0	1	1
Poor furniture quality	1	3	0	0	1	1
Can't obtain household help	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100



Table 17 gives respondents' expressed future plans to own or rent a site-built home. Sixty-nine of the 80 respondents do not have plans to own or rent a site-built home in the future. One respondent stated no plans, five stated having such plans and five stated indecision about such plans (Table 17).

Of the five respondents having future plans to own or rent a site-built home, three plan to do so within the next six to ten years, two plan to do so within the next five years. Four of these respondents were in mobile home parks, one was on an individual site (Table 18).

Table 19 gives respondents' suggestions for people considering the purchase of a mobile home. The suggestion made most frequently was "select quality construction." The advantages of "more free time, less cost and lower maintenance" were suggested, ranking second. The "selection of sufficient interior space with eight-foot ceilings" was the third ranking suggestion; and the "selection of a good floor plan, suitable room arrangement with no front kitchen" was suggested, ranking fourth. The "selection of a suitable site location within the mobile park" was suggested, ranking fifth.

#### Characteristics of the Mobile Homes

The following section gives the characteristics of the mobile homes owned or rented by the respondents. The factors included are: model year, home dimensions, room arrangement, storage facilities, furnishings and equipment.

Table 17. Respondents' expressed future plans to own or rent a site-built home by individual and mobile home park sites.

Future plans to own or rent site-built home	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Do not have such plans	36	90	33	83	69	87
Yes, have such plans	1	3	4	10	5	6
Undecided about future plans	2	5	3	8	5	6
No plans stated	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Table 18. Respondents' expressed time period for future plans to own or rent a site-built home by individual and mobile home park sites.

Expressed time period for plans to own or rent a site-built home	Individual sites (N=1)		Mobile home park sites (N=4)		Totals (N=5)	
	N	%	N	%	N	%
Within next 5 yr.	0	0	2	50	2	40
Within next 6 to 10 yr.	<u>1</u>	<u>100</u>	<u>2</u>	<u>50</u>	<u>3</u>	<u>60</u>
Totals	1	100	4	100	5	100

Table 19. Respondents' expressed suggestions for persons considering purchase of a mobile home by individual and mobile home park sites.

Suggestions	Individual sites (N=20)		Mobile home park sites (N=32)		Totals (N=52)	
	N	%	N	%	N	%
Select quality construction	4	20	12	38	16	31
Have more free time, less cost, lower maintenance	4	20	6	19	10	19
Select sufficient interior space	2	10	6	19	8	15
Select good floor plan, room arrangement, no front kitchen	3	15	3	9	6	12
Select suitable site location within mobile home park	2	10	3	9	5	10
Recognize that mobile home depreciation is faster than conventional home	1	5	1	3	2	4
Select larger site for mobile home	2	10	0	0	2	4
Seek best financing	1	5	0	0	1	2
Have difficulty obtaining housekeeping services	1	5	0	0	1	2
Select furniture from former home and add to mobile home	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>2</u>
Totals	20	100	32	100	52	100

Of the 80 mobile homes 41 were six years old or less. Sixteen of the 80 mobile homes were between seven and nine years old. Twenty-one of the 40 mobile homes on individual sites were between four and nine years old, while 22 of the 40 in mobile home parks were between one and six years old (Table 20). All 80 mobile homes ranged from the current model year 1970 to 1958 model year or earlier. The mean and median ages of mobile homes on individual sites were seven years, for mobile home parks five years, for all reporting six years.

Of the 80 mobile homes, 57 were between 50-64 feet in length. The mode length for all respondents reporting was 55 feet, for those on individual sites 55 feet, for those in mobile home parks 60 feet. Mobile homes of respondents on individual sites ranged from 30 feet to 65 feet in length, and mobile homes in mobile home parks ranged from 16 to 63 feet in length. The mean and median mobile home lengths for those on individual sites were 52.6 feet, for mobile home parks 51.8 feet, and for all reporting 52.1 feet. This was a significant group difference at the .05 level (Table 21).

Mobile home widths of respondents' mobile homes are given in Table 22. Sixty-six of the 80 mobile homes were single widths of either 8, 10 or 12 feet. Fifteen of these single width mobile homes had expando sections which enabled the home to be enlarged to greater cubic capacity. However, expandable sections of single width mobile

Table 20. Model years of respondents' current mobile homes by individual and mobile home park sites.

Mobile home model year	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
1968-1970	7	18	13	33	20	25
1965-1967	12	30	9	23	21	26
1962-1964	9	23	7	18	16	20
1959-1961	4	10	4	10	8	10
1958 or before	2	5	5	13	7	9
Did not know this information	<u>6</u>	<u>15</u>	<u>2</u>	<u>5</u>	<u>8</u>	<u>10</u>
Totals	40	100	40	100	80	100

Table 21. Mobile home lengths by individual and mobile home park sites.

Mobile home length (ft)	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Under 29	0	0	2	5	2	2
30-34	1	3	0	0	1	1
35-39	0	0	2	5	2	2
40-44	6	15	2	5	8	10
45-49	3	8	5	13	8	10
50-54	4	10	8	20	12	15
55-59	17	43	6	15	23	29
60-64	7	18	15	38	22	28
65 and over	<u>2</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>2</u>
Totals	40	100	40	100	80	100

Chi square value = 36.950, d. f. = 22  
 Significant at the .05 level

Table 22. Mobile home widths by individual and mobile home park sites.

Mobile home width (ft)	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
8	12	30	6	15	18	22
10	14	35	16	40	30	38
12	7	18	11	28	18	22
16	0	0	2	5	2	2
20	5	13	4	10	9	11
24	<u>2</u>	<u>5</u>	<u>1</u>	<u>3</u>	<u>3</u>	<u>4</u>
Totals	40	100	40	100	80	100

Chi square value = 5.46667, d. f. = 5

Not significant at the .05 level

homes were not the entire length of the mobile home. Of the 15 mobile homes with expando sections, six were on individual sites and nine were in mobile home parks. Fourteen of the 80 mobile homes were double-width ranging in width from 16 to 24 feet. The double-width mobile homes consist of two housing components joined in the center; the double-width is their entire length (Table 22). Of these 14 double-width mobile homes, nine were 20 feet wide, three were 24 feet wide and two were 16 feet wide. For all respondents reporting mobile home width, the mean and the median mobile home width was 11.8 feet, for individual sites 11.7 feet, and for mobile home parks 11.9 feet. The mode width reported was 10 feet for the 80 respondents.

The dimensions of expando sections of the 15 mobile homes with

this type of extra width are given in Table 23. Seven of these 15 expando sections were 8 feet wide by either 10, 12 or 20 feet long; five of the seven were on individual sites, two were in mobile home parks. The remaining eight expando sections were of diverse sizes; six of the eight were in mobile home parks, one was on an individual site (Table 23).

Table 24 reports the total square footage in the mobile homes. Fifty-two of the 80 mobile homes had between 400-799 square feet of floor space, 13 were 800 square feet and over, and 15 were under 400 square feet. The mode for all mobile homes of respondents was 720 square feet; for those on individual sites, 550 square feet; for those in mobile home parks, 720 square feet. The mean and the median size for mobile homes of respondents was 630 square feet; for those on individual sites, 632 square feet; for those in mobile home parks, 629 square feet. Square footage of mobile homes ranged from 128 to 1368 square feet for all respondents reporting, from 240 to 1368 square feet on individual sites, and from 128 to 1200 square feet in mobile home parks.

The typical mobile home on an individual site was between four and nine years old, 53 feet long, 10 feet wide, single width, and had 632 square feet of floor space. A wooden shed or other facility was built for extra storage on the individual site.

The typical mobile home in a mobile home park was between one

Table 23. Dimensions of 15 expando sections in respondents' mobile homes by individual and mobile home park sites.

Dimensions of expando section (ft)	Individual sites (N=6)		Mobile home park sites (N=9)		Totals (N=15)	
	N	%	N	%	N	%
8 x 12	3	50	0	0	3	20
8 x 10	2	33	0	0	2	13
8 x 20	0	0	2	22	2	13
7 x 9	0	0	1	11	1	7
7 x 12	1	16	0	0	1	7
7 x 14	0	0	1	11	1	7
6 x 16	0	0	1	11	1	7
6 x 48	0	0	1	11	1	7
4 x 2	0	0	1	11	1	7
4 x 10	0	0	1	11	1	7
10 x 12	0	0	1	11	1	7
Totals	6	100	9	100	15	100



Table 24. Total square footage of respondents' mobile homes by individual and mobile home park sites.

Total square footage of mobile home	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Under 200	0	0	3	8	3	4
200-399	7	18	5	13	12	15
400-599	15	38	9	23	24	30
600-799	10	25	18	45	28	35
800-999	4	10	1	3	5	6
1000-1199	2	5	2	5	4	5
1200-1400	<u>2</u>	<u>5</u>	<u>2</u>	<u>5</u>	<u>4</u>	<u>5</u>
Totals	40	100	40	100	80	100

and six years old, 52 feet long, 10 feet wide, single width, and had 629 square feet of floor space. A shed for extra storage was provided with the site rental, but additional storage might be provided with the purchase of a metal shed.

The respondents indicated the types of rooms and their arrangement in the mobile homes. Table 25 gives this information as reported. The typical room arrangement for a mobile home on an individual site was a living-dining room combination, separate center kitchen, two bedrooms, and one bathroom. The typical room arrangement for a mobile home in a mobile home park was a separate living room, a kitchen-dining room combination, two bedrooms, and one bathroom. For all reporting, the typical room arrangement for a mobile home was a separate living room, a kitchen-dining room

Table 25. Rooms within respondents' mobile homes by individual and mobile home park sites.

Rooms within mobile home	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
Separate living room	20	50	33	82	53	66
One bathroom	23	58	28	71	51	63
Two bedrooms	22	55	25	63	47	59
Kitchen-dining room combination	18	45	26	65	44	55
Living-dining room combination	20	50	6	15	26	33
Center kitchen	14	35	11	28	25	32
One and one-half bathrooms	10	25	9	23	19	23
One bedroom	11	28	8	20	19	23
Separate kitchen	12	30	7	18	19	23
Separate Utility room	16	41	2	5	18	22
Front kitchen	2	5	12	30	14	17
Three bedrooms	7	18	6	15	13	16
Family room	10	25	3	8	13	16
Separate dining room	3	8	7	18	10	12
Two bathrooms	7	18	2	5	9	11
Kitchen-utility room combination	5	6	4	10	9	11

combination, two bedrooms, and one bathroom (Table 25). One mobile home in a mobile home park had no bathroom. All mobile homes studied had kitchen areas, living areas and sleeping areas.

The types of additional storage facilities reported by respondents are given in Table 26. Twenty of the 40 on individual sites had built a wooden shed or other storage facility and 11 had purchased a metal shed. Sixteen of the 40 in mobile home parks were furnished a shed with their site; however 14 had also purchased a metal shed. For all reporting, 25 of the 80 had purchased a metal shed, 21 had built a wooden shed or other facility and 19 had a shed furnished with their mobile home park site. This indicates additional storage facilities were desired and had been added by all but nine of the 80 respondents (Table 26).

Table 27 reports methods of acquiring furnishings and household equipment in the mobile homes. Of the 80 respondents reporting, the following equipment and furnishings were purchased with the mobile home: gas range by 77, range hood and fan by 78, gas water heater by 74, refrigerator by 73, kitchen table and chairs by 59, drapes and curtains by 58, living room carpet by 52, bedroom carpet by 49 and kitchen carpet by 44. Of the 80 respondents reporting, equipment and furnishings owned before and added to the mobile home were: television by 75, portable table lamps by 52, high-fidelity and stereophonic equipment by 48, clothes washer by 30, clothes dryer by 29,

Table 26. Additional storage facilities by respondents by individual and mobile home park sites.

Additional storage facilities reported	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Purchased metal shed	11	28	14	35	25	31
Built wooden shed or other facility	20	50	1	3	21	26
Mobile home park furnishes shed	3	8	16	40	19	24
Rented or borrowed metal shed	1	3	1	3	2	3
Metal shed and park furnished shed	0	0	2	5	2	3
Use metal shed and built wooden facility	1	3	0	0	1	1
Use small chest	1	3	0	0	1	1
No additional storage reported	<u>3</u>	<u>8</u>	<u>6</u>	<u>15</u>	<u>9</u>	<u>11</u>
Totals	40	100	40	100	80	100

Table 27. Method of acquiring furnishings and household equipment in respondents' mobile homes by individual and mobile home park sites.

Furnishings and household equipment	Individual sites (N=40)			Mobile home park sites (N=40)			Totals (N=80)		
	Purchased with home	Purchased and added	Brought from former housing	Purchased with home	Purchased and added	Brought from former housing	Purchased with home	Purchased and added	Brought from former housing
Range hood and fan	40	0	0	38	0	1	78	0	1
Range, gas	38	0	1	39	0	0	77	0	1
Water heater, gas	39	0	0	35	0	2	74	0	2
Refrigerator	37	0	3	36	0	4	73	0	7
Kitchen table, chairs	33	1	6	26	0	13	59	1	19
Drapes, curtains	31	0	6	27	2	10	58	2	16
Carpeting, living room	28	0	11	24	3	10	52	3	21
bedrooms	28	0	3	21	2	6	49	2	9
kitchen	30	0	3	14	1	4	44	1	7
Portable table lamps	7	2	30	11	1	22	18	3	52
Garbage disposal unit	7	0	8	7	0	0	14	0	8
Portable floor lamps	5	0	11	8	0	16	13	0	27
Dishwasher	3	0	4	1	0	2	4	0	6
Water heater, electric	0	0	1	2	0	0	2	0	1
Range, electric	1	0	0	1	0	0	2	0	0
Clothes washer	0	1	26	1	1	4	1	2	30
Clothes dryer	0	0	25	1	1	4	1	1	29
Freezer, separate appliance	1	0	7	0	1	2	1	1	9
Hi-fi, stereo equipment	0	0	30	1	0	18	1	0	48
Television	0	1	39	0	1	36	0	2	75
Piano, organ	0	0	3	0	0	0	0	0	3
Bookcases, desk	0	0	4	0	0	3	0	0	7
Miscellaneous from former home	0	0	2	0	0	10	0	0	12

and portable floor lamps by 27. Twenty-six of the 30 clothes washers and 25 of the 29 clothes dryers were in mobile homes on individual sites (Table 27). All seven mobile home parks in this study provided laundry facilities for their site renters which probably accounted for only six respondents in mobile home park sites having washers and dryers. The typical furnishings and household equipment purchased with a mobile home consist of: range hood and fan, gas range, gas water heater, refrigerator, kitchen table and chairs, drapes and curtains, living room carpet, bedroom carpet and kitchen carpet. The typical furnishings brought from a former home to the mobile home were: television, portable table lamps, high-fidelity and stereophonic equipment. If on an individual site, a clothes washer and dryer would typically be added to the mobile home from the former home.

Table 28 reports the types of home heating systems in the respondents' mobile homes. Sixty-eight of the 80 respondents reported central heating systems, two reported wall furnaces, one reported central dual heating and cooling system. And ten respondents reported the use of portable heaters in each room area as needed.

Table 29 reports that 65 of the 80 respondents used gas for heating, 13 used fuel oil, and 2 used electricity.

Table 30 reports data on cooling systems in respondents' mobile homes. Sixty-five of the 80 respondents reported ceiling-installed

Table 28. Respondents' mobile home heating systems by individual and mobile home park sites.

Mobile home heating systems	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Central heating	30	75	38	95	68	85
Portable heaters in each room area	9	23	1	3	10	13
Wall furnace	1	3	1	3	2	3
Central dual heating and cooling	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Table 29. Respondents' mobile home heating system fuel types by individual and mobile home park sites.

Type of fuel used for heating	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Gas	27	68	38	95	65	81
Fuel oil	11	28	2	5	13	16
Electricity	<u>2</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>2</u>
Totals	40	100	40	100	80	100

Table 30. Placement of cooling systems in respondents' mobile homes by individual and mobile home park sites.

Placement	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Ceiling-installed cooling	28	70	37	93	65	81
Centrally-ducted cooling	9	23	0	0	9	11
No cooling system	2	5	1	3	3	4
Wall or window installed cooling	1	3	1	3	2	3
Portable cooling for each room area	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>
Totals	40	100	40	100	80	100

Table 31. Types of cooling systems in respondents' mobile homes by individual and mobile home park sites.

Types of home cooling systems	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Evaporative water cooler	28	70	35	88	63	79
Electric refrigeration	10	25	4	10	14	18
No cooling system	<u>2</u>	<u>5</u>	<u>1</u>	<u>3</u>	<u>3</u>	<u>4</u>
Totals	40	100	40	100	80	100



cooling systems, nine had centrally-ducted cooling, two had wall or window installed cooling, one had portable cooling for each room area and three had no cooling systems.

Table 31 shows that 63 of the 80 respondents had an evaporative water cooling system, and 14 had an electrical refrigeration cooling system. Three respondents had no cooling system in their mobile homes (Table 31).

#### Economic Factors Related to the Mobile Homes and Their Site Locations

In this section the economic factors related to the mobile homes and their site locations are discussed. The following factors were included: cost of moving, cost of mobile home purchase and financing, cost of renting or leasing a mobile home, cost of site purchase and financing, cost of renting site, cost of license fee, cost of insurance, and cost of total utilities and other services.

As reported earlier in Table 9 (p. 42), only 13 of the 80 respondents had moved during the preceding year. Ten of the 13 reported their last moving cost. Table 32 gives these costs. Moving costs ranged from \$20 to \$999 for all ten reporting; from \$20-250 for eight respondents on individual sites and \$55-999 for two respondents in mobile home parks (Table 32). The median moving cost was \$162 for all reporting, \$193 on individual sites and \$527 in mobile home

Table 32. Respondents' last moving costs of mobile homes during preceding year by individual and mobile home park sites.

Last moving cost of mobile home during preceding year	Individual sites (N=8)		Mobile home park sites (N=2)		Totals (N=10)	
	N	%	N	%	N	%
\$ 20	1	12	0	0	1	10
25	2	25	0	0	2	20
40	1	12	0	0	1	10
50	1	12	0	0	1	10
55	1	12	1	50	2	20
102	1	12	0	0	1	10
250	1	12	0	0	1	10
999	<u>0</u>	<u>0</u>	<u>1</u>	<u>50</u>	<u>1</u>	<u>10</u>
Totals	8	100	2	100	10	100

Chi square value = 6.875, d. f. 7

Not significant at .05 level

parks. The mean moving cost was \$162 for all reporting, \$71 on individual sites and \$527 in mobile home parks. There was no significant difference in moving costs.

Table 33 reports whether a new or a used mobile home was purchased. Forty-three of the 80 respondents purchased a used mobile home, 32 purchased a new mobile home and 5 rented their mobile home. Only 12 of the 40 respondents on individual sites had purchased a new mobile home, 23 purchased a used mobile home and 5 rented their mobile home. In mobile home parks, as many respondents had purchased new mobile homes as had purchased used mobile homes (Table 33).

Table 33. Respondents' purchases of new or used mobile homes by individual and mobile home park sites.

Description	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Purchased used home	23	58	20	50	43	54
Purchased new home	12	30	20	50	32	40
Rent mobile home	<u>5</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>6</u>
Totals	40	100	40	100	80	100

Table 34. Purchase prices paid for respondents' mobile homes by individual and mobile home park sites.

Purchase price of mobile home	Individual sites		Mobile home park sites		Totals	
	N	%	N	%	N	%
Less than \$2,000	3	9	3	8	6	8
\$2,001-4,000	8	22	10	25	18	24
\$4,001-6,000	7	20	7	18	14	19
\$6,001-8,000	10	28	13	33	23	30
\$8,001-10,000	5	14	3	8	8	11
\$10,001-12,000	2	6	0	0	2	3
Over \$13,000	0	0	1	3	1	1
Information not given	<u>0</u>	<u>0</u>	<u>3</u>	<u>8</u>	<u>3</u>	<u>4</u>
Totals	35	100	40	100	75	100

Chi square value = 38.97452, d. f. = 38

Not significant at the .05 level

Table 34 gives data for the purchase price paid by respondents for their mobile homes in this study. The mean purchase price for all mobile homes in this study was \$5,774; \$5,980 for individual sites, and \$5,578 for mobile home parks. The median purchase price for all mobile homes was \$5,722; for individual sites \$5,880 and for mobile home parks \$5,578. The mode for all reporting was \$7,000; for individual sites \$6,000, \$7,000 and \$7,500; and for mobile home parks \$7,000. Mobile home purchase prices ranged from \$800 to \$13,100 for all mobile homes in the study, from \$800-12,000 for individual sites, and from \$1,400-13,100 for mobile home parks. On individual sites 25 of the 35 respondents reporting information paid between \$2,001 and \$8,000 for their mobile homes. In mobile home parks 30 of the 37 respondents reporting information paid between \$2,001 and \$8,000 for their mobile homes. Seven on individual sites and three in mobile home parks had paid more than \$8,000 for their mobile homes. Three on individual sites and three in mobile home parks had paid less than \$2,000 for their mobile homes (Table 34). There was no significant difference in prices paid for mobile home purchases.

Forty-nine of the 80 mobile homes were owned and paid for by the respondents. Twenty-four of the 26 who were financing the purchase of their mobile home reported the length of the financing period; two did not give any information and five were renting. The data

reported for length of financing period are given in Table 35. Nine of the 24 reporting were financing their mobile home purchase for a period of four to six years, eight for a period of one to three years and seven for a period of seven to nine years. Ten of the 24 were on individual sites and 14 of the 24 were in mobile home parks (Table 35).

Amounts of down payments made for purchase of respondents' mobile homes are shown in Table 36. Sixteen of the 22 respondents reported a down payment amount of \$2,000 or less. The mean down payment amount was \$1,985 for individual sites, \$2,047 for mobile home park sites, and \$2,027 for all reporting. The median down payment amount for purchase of a mobile home for an individual site was \$2,700, for a mobile home park site \$1,770 and for all respondents \$2,200. For all reporting a down payment amount, the range was \$100 to \$8,700. There was no significant difference in amounts of down payments paid.

The financing methods used by respondents to purchase their mobile homes are reported in Table 37. Five respondents on individual sites were renting their mobile homes. Forty-nine of the 75 respondents paid cash for the total cost of their mobile homes. Of the 26 respondents who financed the purchase of their mobile homes, two had completed payments and reported no information, 16 obtained bank loans, 5 obtained private or personal loans, 2 obtained credit union loans and 2 traded their conventional home for the mobile home (Table 37).

Table 35. Lengths of financing period for respondents' mobile home purchases by individual and mobile home park sites.

No. years financed	Individual sites (N=10)		Mobile home park sites (N=14)		Totals (N=24)	
	N	%	N	%	N	%
	1-3	4	40	4	29	8
4-6	3	30	6	43	9	38
7-9	<u>3</u>	<u>30</u>	<u>4</u>	<u>29</u>	<u>7</u>	<u>29</u>
Totals	10	100	14	100	24	100

Table 36. Amounts of down payment paid by respondents for mobile home purchases by individual and mobile home park sites.

Amount of down payment	Individual sites (N=7)		Mobile home park sites (N=15)		Totals (N=22)	
	N	%	N	%	N	%
	Less than \$1,000	3	43	5	33	8
\$1,001-2,000	2	29	6	40	8	36
\$2,001-3,000	0	0	2	13	2	9
\$3,001-4,000	1	14	1	7	2	9
\$4,001-5,000	1	14	0	0	1	5
Over \$5,000	<u>0</u>	<u>0</u>	<u>1</u>	<u>7</u>	<u>1</u>	<u>5</u>
Totals	7	100	15	100	22	100

Chi square value = 15.08571, d. f. = 17

Not significant at the .05 level

Table 37. Financing methods used to purchase respondents' mobile homes by individual and mobile home park sites.

Financing method used for mobile home purchase	Individual sites (N=35)		Mobile home park site (N=40)		Totals (N=75)	
	N	%	N	%	N	%
Paid cash for mobile home	26	74	23	58	49	65
Received loan from bank	7	20	9	23	16	21
Received loan from credit union	1	3	1	3	2	3
Received loan from mobile home dealer	1	3	0	0	1	1
Received loan from private, personal source	0	0	5	13	5	7
Received loan from savings and loan association	0	0	0	0	0	0
Traded conventional home for mobile home	<u>0</u>	<u>0</u>	<u>2</u>	<u>5</u>	<u>2</u>	<u>3</u>
Totals	35	100	40	100	75	100

Table 38. Amounts of monthly payment for respondents' financed mobile home purchases by individual and mobile home park sites.

Monthly payment amount (\$)	Individual sites (N=8)		Mobile home park sites (N=13)		Totals (N=21)	
	N	%	N	%	N	%
Under 50	1	13	0	0	1	5
51-70	3	38	2	15	5	24
71-90	1	13	9	69	10	48
91-110	1	13	1	8	2	10
111-130	0	0	1	8	1	5
131-150	<u>2</u>	<u>25</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>10</u>
Totals	8	100	13	100	21	100

Chi square value=21.000, d. f. 15

Not significant at the .05 level

Monthly payments for the 21 respondents reporting information for financed mobile home purchases are given in Table 38. As stated earlier, of the 26 respondents who financed the purchase of their mobile home, two had completed payments and two had traded their conventional home for the mobile home, and one did not respond. Of the 21 respondents reporting monthly payments, ten reported they paid between \$71 and \$90 per month, six reported they paid \$70 or less, and five reported they paid \$91 or more. Monthly payments ranged from \$40-142 for all reporting, from \$40-142 for those on individual sites, and from \$51-112 for those in mobile home parks. The mean monthly payment amount for all reporting was \$87, for



individual sites \$82, and for mobile home parks \$84. The median monthly payment for those on individual sites was \$88, for those in mobile home parks \$83, and for all reporting \$84. There was no significant difference in amounts of monthly payments.

Five of the 80 respondents reported renting their mobile home and its site. All were located on individual sites. Of the five, one each reported a monthly cost of \$85, \$95, \$100, \$105, and \$110. The mean and the median monthly payments for renting a mobile home on its individual site were \$99.

Five of the 40 respondents on individual sites were renting, the other 35 reported the cost of purchasing and developing their property for their mobile home sites. Nine of the 35 reported a cost between \$1,501-3,000, 11 each reported a cost between \$3,001-5,000 and \$5,001-9,000, 2 reported a cost of \$9,000 or more and 2 a cost of \$100 or less (Table 39). The mean cost for site purchase and development was \$4,282; the median was \$4,246; the mode was \$5,500; the range was from \$15 to \$14,400.

The sources of financing the purchase and development of respondents' property for individual mobile home sites is given in Table 40. Twenty-two of the 35 respondents had paid cash for the property and its development. Five received bank loans, three received loans from private sources, two received loans from the previous land owner, two had the financial arrangements for their

Table 39. Costs for purchase and development of respondents' property for individual mobile home sites.

Cost for purchase and development of property for individual site	Individual sites (N=35)	
	N	%
Less than \$100	2	6
\$101-1,500	0	0
\$1,501-\$3,000	9	26
\$3,001-5,000	11	31
\$5,001-7,000	9	26
\$7,001-9,000	2	6
Over \$9,001	<u>2</u>	<u>6</u>
Totals	35	100

Table 40. Sources of financing for purchase and development of respondents' property for individual mobile home sites.

Source of financing	Individual sites (N=35)	
	N	%
Paid cash for property purchased	22	63
Received loan from bank	5	14
Received loan from private source	3	9
Assumed loan held by previous land owner	2	6
Other: financial arrangements pending	2	6
Received loan from savings and loan association	<u>1</u>	<u>3</u>
Totals	35	100

site purchase pending, and one received a loan from a savings and loan association (Table 40). The median down payment amount for property purchased for an individual site was \$760, the median monthly payment amount was \$65. Down payment amounts ranged from \$150-5,000; monthly payment amounts ranged from \$15-142 for purchase of land for an individual mobile home site.

Thirty-four of the 35 respondents on individual sites reported the types of costs involved in developing their property, but one failed to respond. Of the 34 respondents, 32 had additional site development costs to provide sewage facilities and electrical service. Thirty respondents constructed a garage or storage facility. Twenty-five reported the cost for installing a water system. Laundry facilities were a cost for 21 respondents (Table 41).

Of the 35 respondents on individual sites 32 reported the cost of their annual real estate taxes and three did not respond. Eighteen of the 32 respondents paid real estate taxes less than \$100, 10 paid between \$100-199, 3 paid over \$200 and 1 paid over \$400 (Table 42). The mean amount paid for real estate taxes was \$125, with a range from \$18 to \$645. The median amount paid for real estate taxes was \$119.

The acreage for mobile home individual sites is given in Table 43. Twenty-five of the 35 respondents on individual sites reported their site acreage to be less than five acres, six reported acreage

Table 41. Property development costs for respondents' individual mobile home sites.

Additional cost for site development	Individual sites (N=35)	
	N	%
Septic tank	32	91
Electrical installation	32	91
Storage locker and/or garage construction	30	86
Private water system	25	71
Laundry facilities installation	21	60
Other fuel installation	19	54
Patio installation	10	28
Covered porch construction	9	26
Natural gas installation	3	9

Table 42. Amounts of real estate taxes paid annually for respondents' individual mobile home sites.

Amount of property taxes	Individual sites (N=32)	
	N	%
Under \$100	18	56
\$100-199	10	31
\$200-299	1	3
\$300-399	2	6
Over \$400	<u>1</u>	<u>3</u>
Totals	32	100

Table 43. Total acreage reported for respondents' individual mobile home sites.

Total acreage reported for mobile home site	Individual sites (N=33)	
	N	%
Under 1 acre	9	27
1.0-1.9 acres	5	15
2.0-4.9 acres	11	33
5.0-9.9 acres	4	12
10.0-24.9 acres	2	6
25.0-49.9 acres	1	3
Over 50 acres	<u>1</u>	<u>3</u>
Totals	33	100

Table 44. Amounts of monthly rent paid by respondents for mobile home park sites.

Monthly rental	Mobile home park sites	
	N	%
\$26-30	5	13
31-35	13	33
36-40	19	48
41-45	2	5
46-50	0	0
51-55	<u>1</u>	<u>3</u>
Totals	40	100

between 5 and 25 acres, one reported 180 acres, two did not report acreage (Table 43). The mean and the median acreage reported was 9.0 acres; with a range from 0.2 acres to 180 acres.

Respondents in mobile home parks reported their monthly site rental costs. Thirty-two of the 40 respondents reported a monthly site rent between \$31 and \$40. Five reported the cost to be less than \$30, only three reported the cost to be more than \$40. The rents ranged from \$28 to \$52, the mode was \$35, the median and the mean \$37 (Table 44).

Seventy respondents reported the cost of their 1970 state license fee for their mobile homes, five were renting and five did not know the amounts. Table 45 shows that 40 of the 70 respondents paid \$50 or less for their 1970 license fee, 20 paid between \$51 and \$100, while 10 paid more than \$100. The range for all reporting was from \$12 to \$172. The mean license fee for individual sites was \$55, for mobile home park sites \$57 and for all reporting \$56. The median license fee for individual sites was \$48, for mobile home park sites \$50 and for all reporting \$49. The modes for individual sites were \$65 and \$78, for mobile home park sites \$18. There was no significant difference in the amounts paid annually for mobile home license fees.

The annual cost of mobile home insurance for the 80 respondents is reported in Table 46. Sixty-two reported having insurance, 5 were renting their mobile home, 13 were uninsured. Fifty-two of the 62

Table 45. Amounts paid for 1970 state license fees for respondents' mobile homes by individual and mobile home park sites.

Amount of 1970 state license fee	Individual sites (N=35)		Mobile home park sites (N=35)		Totals (N=70)	
	N	%	N	%	N	%
Less than \$25	8	23	10	29	18	26
\$26-50	12	34	10	29	22	31
\$51-75	6	17	5	14	11	16
\$76-100	4	11	5	14	9	13
\$101-125	3	9	3	9	6	9
\$126-150	1	3	1	3	2	3
\$151-175	<u>1</u>	<u>3</u>	<u>1</u>	<u>3</u>	<u>2</u>	<u>3</u>
Totals	35	100	35	100	70	100

Chi square value = 51.66667, d. f. = 50  
 Not significant at the .05 level

Table 46. Amounts paid annually for respondents' mobile home insurance by individual and mobile home park sites.

Annual insurance cost for mobile home	Individual sites (N=33)		Mobile home park sites (N=29)		Totals (N=62)	
	N	%	N	%	N	%
Less than \$50	10	30	6	21	16	26
\$51-100	18	55	18	62	36	58
\$101-150	3	9	3	10	6	10
\$151-200	2	6	1	3	3	5
\$201-250	0	0	0	0	0	0
\$251-300	0	0	0	0	0	0
Over \$301	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>2</u>
Totals	33	100	29	100	62	100

Chi square value = 48.444, d. f. = 41  
 Not significant at .05 level

respondents paid less than \$100 annually for mobile home insurance. None of the 33 respondents on individual sites paid more than \$184, but one of the 29 respondents in the mobile home parks paid \$333 annually for mobile home insurance. The mean annual insurance cost was \$76 for all respondents, \$72 for individual sites, and \$80 for mobile home park sites. The median annual insurance cost was \$59 for all respondents, \$59 for individual sites and \$58 for mobile home park sites. The mode was \$80 for individual sites and \$60 for mobile home parks. Annual insurance costs ranged from \$30 to \$333 for all respondents. There was no significant difference in the amounts paid annually for mobile home insurance.

Table 47 gives the monthly utilities and other services costs for respondents' mobile homes. This cost includes the total of any charges for the services itemized in Table 48. The five respondents renting their homes had these utilities and services provided with their rent cost. Two respondents did not provide this information. Thirty-one of the 73 respondents reported monthly utility and service costs to be between \$11-20. Two reported cost to be less than \$10 per month, 25 reported cost to be between \$21-40, 15 reported cost to be more than \$40. No respondent on an individual site paid less than \$10 per month for utilities. No respondent in a mobile home park paid more than \$60 for utilities per month, but three respondents on individual sites paid over \$60 per month for utilities (Table 47).



Table 47. Amounts paid for monthly utilities and other services for respondents' mobile homes by individual and mobile home park sites.

Amounts paid for monthly utilities and other services	Individual sites (N=34)		Mobile home park sites (N=39)		Totals (N=73)	
	N	%	N	%	N	%
Less than \$10	0	0	2	5	2	3
\$11-20	3	9	28	72	31	42
\$21-30	8	24	6	15	14	19
\$31-40	10	29	1	3	11	15
\$41-50	8	24	1	3	9	12
\$51-60	2	6	1	3	3	4
\$61-70	1	3	0	0	1	1
\$71-80	0	0	0	0	0	0
\$81-90	1	3	0	0	1	1
\$91-100	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Totals	34	100	39	100	73	100

Chi square value = 54.37931, d. f. 35  
Significant at .05 level

The mean utilities cost for all reporting was \$28.43, for individual sites \$39.74, and for mobile home parks \$18.59. The median utilities cost for all reporting was \$28.02, for individual sites \$38.85, and for mobile home parks \$18.58. The range for monthly utilities costs for all reporting was \$1-96. The difference between utilities costs for individual sites and mobile home sites was significant at the .05 level.

The utilities and other services which were a part of the

individual site development cost or were provided with the mobile home park site rental are itemized in Table 48. Those utilities and services which were included in site costs were sewage for 75 of the 80 respondents, water service and extra storage for 54 of the 80. On individual sites, site development costs included laundry facilities for 24 of the 40 respondents; while on sites within mobile home parks 16 of the 40 respondents had laundry facilities at no additional cost. The rental of the mobile home park site also included garbage service for all of the 40 respondents, water service for 38 of the 40, patio facilities for 28, swimming pool for 29, and extra storage for 20. On individual sites, site development costs also included sewage for 35 of the 40 respondents, extra storage for 34, laundry for 24, water service for 16, television for 17 (Table 48).

The utilities and other services which were an additional monthly cost to mobile home respondents are itemized in Table 49. Each month electrical service was an additional cost for 73 of the 80 respondents. The five respondents who rented their mobile homes on individual sites had utilities provided. Two respondents gave no utility information. Sixty-two of the 80 respondents reported an additional monthly cost for gas service, 28 on individual sites and 34 in mobile home parks. Twenty of the 40 respondents on individual sites reported an additional monthly cost for water; however, they were within a water service district for irrigation purposes (Table 49).

Table 48. Utilities and other services provided with respondents' site rental or site development by individual and mobile home park sites.

Utilities and other services provided	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
Sewage service	35	88	40	100	75	94
Water service	16	40	38	95	54	68
Extra storage space	34	85	20	50	54	68
Garbage service	3	8	40	100	43	54
Laundry facilities	24	60	16	40	40	50
Patio facilities	10	25	28	70	38	48
Swimming pool	1	3	29	73	30	38
Television service	17	43	12	30	29	36
Garage facilities	8	20	5	13	13	16
Play area	0	0	12	30	12	15
Bottled gas service	1	3	5	13	6	8
Electrical service	1	3	2	4	3	4
Natural gas service	0	0	1	3	1	1

Table 49. Utilities and other services charged monthly in addition to site costs by individual and mobile home park sites.

Utilities and other services provided	Individual sites (N=40)		Mobile home park sites (N=40)		Totals (N=80)	
	N	%	N	%	N	%
Electrical service	35	88	38	95	73	91
Garage facilities	0	0	35	88	35	44
Natural gas service	2	4	29	73	31	39
Bottled gas service	26	65	5	13	31	39
Play area	0	0	28	70	28	35
Television service	0	0	28	70	28	35
Laundry facilities	3	8	23	58	26	33
Water service	20	50	2	4	22	28
Extra storage space	0	0	20	50	20	25
Garbage service	18	45	0	0	18	23
Patio facilities	0	0	12	30	12	15
Swimming pool	0	0	11	28	11	14
Fuel oil service	10	25	0	0	10	13

Table 50 gives a comparison of the median mobile home housing costs for individual and mobile home park sites. The five subdivisions for respondents on individual sites are: 1) those who own their site and own their mobile home, 2) those who own their site and were financing the purchase of their mobile home, 3) those who were financing the purchase of their site and own their mobile home, 4) those who were financing both the purchase of their site and their mobile home, and 5) those who rent their mobile home and site. The two subdivisions for respondents on mobile home park sites are: 1) those who rent their site and were financing the purchase of their mobile home, and 2) those who rent their site and own their mobile home (Table 50).

From this comparison of median housing costs, the data show that those respondents on individual sites who owned and had fully paid for their site and mobile home paid monthly housing costs one-fourth the amount of those who were financing their site and their home purchases, and one-third the amount of those in mobile home parks who were renting their site and financing their mobile home purchase. The lowest monthly housing costs were paid by those on individual sites who owned and had fully paid for their site and their mobile homes, and those in mobile home parks who rented their site and had fully paid for their mobile home.

Table 50. Comparison of median mobile home housing costs by individual and mobile home park sites.

Median costs	Individual sites				Mobile home park sites		
	Own site, and mobile home (N=18)	Own site, financing mobile home (N=4)	Financing site, own mobile home (N=8)	Financing site and mobile home (N=5)	Rent site, and mobile home (N=5)	Rent site, financing mobile home (N=17)	Rent site, own mobile home (N=23)
Amount of annual mobile home license fee divided by 12	\$ 4.41	\$ 8.25	\$ 3.33	\$ 4.33	\$ 0	\$ 4.91	\$ 4.58
Amount of annual mobile home insurance divided by 12	7.25	8.25	4.41	4.91	4.41	6.33	6.91
Amount of monthly utilities	43.00	32.00	35.00	40.00	0	22.00	16.00
Amount of monthly site rent	0	0	0	0	0	38.00	36.00
Amount of monthly payment for purchase of individual site	0	0	65.00	64.00	0	0	0
Amount of monthly payment for purchase of mobile home	0	94.00	0	82.00	0	83.00	0
Monthly mobile home rent	0	0	0	0	99.00	0	0
Total monthly median costs	\$ 54.66	\$ 142.50	\$ 107.74	\$ 195.24	\$103.41	\$ 154.24	\$ 63.49

(Continued on next page)

Table 50. (Continued)

Median costs	Individual sites					Mobile home park sites	
	Own site, and mobile home	Own site, financing mobile home	Financing site, own mobile home	Financing site and mobile home	Rent site and mobile home	Rent site, financing mobile home	Rent site, own mobile home
	(N=18)	(N=4)	(N=8)	(N=5)	(N=5)	(N=17)	(N=23)
Total price paid for individual site	\$ 4,205.00	\$ 3,211.00	\$ 5,962.00	\$4,875.00	\$ 0	\$ 0	\$ 0
Total price paid for mobile home	<u>6,680.00</u>	<u>7,775.00</u>	<u>4,775.00</u>	<u>2,740.00</u>	<u>0</u>	<u>5,393.00</u>	<u>6,188.00</u>
Total Capital outlay	\$10,885.00	\$10,986.00	\$10,737.00	\$7,615.00	0	\$5,393.00	\$6,188.00
Amount of down payment for purchase of individual site	0	0	\$ 1,070.00	\$ 450.00	0	0	0
Amount of down payment for purchase of mobile home	<u>0</u>	<u>\$ 4,500.00</u>	<u>0</u>	<u>912.00</u>	<u>0</u>	<u>\$1,770.00</u>	<u>0</u>
Total amounts of down payments	0	\$ 4,500.00	\$ 1,070.00	\$ 1,362.00	0	\$1,770.00	0

The differences between median total price paid for mobile homes shows that those respondents who owned their individual site and their mobile home paid more for their mobile homes than those who were financing the purchases of their individual site and their mobile home. Perhaps those respondents who were financing these purchases were more likely to purchase used rather than new mobile homes. Those respondents on individual sites who owned their site and their home paid a total capital outlay twice that paid by respondents in mobile home parks who were renting their site and financing their mobile home purchase.



## SUMMARY AND CONCLUSIONS

The purpose of this thesis was to identify and compare the housing costs for two groups of mobile home households. The groups selected were households in mobile homes on individual sites and households in mobile homes on sites in mobile home parks.

### Summary

Eighty randomly selected mobile home households in southwestern Shasta County, California, were interviewed to obtain the information for comparison. Forty households were living in mobile homes on individual mobile home sites, and 40 households were living in mobile homes on rented mobile home park sites. The data were collected to identify the characteristics of the mobile home households, characteristics of the mobile homes and the economics factors related to the mobile homes and their site locations.

Hypothesis 1. There will be no differences in demographic characteristics of mobile home households on individual and mobile home park sites.

The first hypothesis was partially rejected on the basis of the significant difference at the .05 level in the ages of the respondents on individual and mobile home park sites. Respondents on individual sites were older than those on mobile home park sites. There was a

significant difference at the .05 level in household incomes for respondents on individual and mobile home park sites. Households on individual sites had higher income than those on mobile home park sites. Also, one-half the respondents on individual sites had lived in their current mobile home two and three years; while one-half of the respondents in mobile home parks had lived in their mobile homes one year or less.

The first hypothesis was partially accepted on the basis of the following similarities of the mobile home households on individual sites and mobile home park sites: household size, marital status, occupation, sources of family income, and educational attainment. Most of those in both groups were employed as either manual workers, protective and service workers or retired. Other similar characteristics between the two groups were: no movement of the mobile home during the preceding year, once lived in a rented apartment, satisfaction with mobile home housing and no plans to live in a site-built home.

Hypothesis 2. That there will be no differences in characteristics of the mobile homes located on individual sites and on mobile home park sites.

The second hypothesis was partially rejected on the basis of the significant difference at the .05 level of the lengths of mobile homes for individual and mobile home park sites. Further basis for

rejection was the differences in the statistical averages for the ages of the mobile homes on individual and mobile home park sites, for the differences in types of rooms and their arrangement, differences in types of additional storage facilities, and for the difference in the acquisition of laundry equipment.

The second hypothesis was partially accepted on the basis of these similarities of the mobile homes on individual and mobile home park sites: width of mobile home, total square footage of floor space, the acquisition of household equipment and furnishings other than laundry equipment, use of central gas heating system and use of evaporative water cooling system installed in ceiling.

Hypothesis 3. That there will be no difference in housing costs of mobile homes located on individual and on mobile home park sites.

The third hypothesis was partially rejected on the basis of a significant difference at the .05 level for the amount paid monthly for utilities for respondents living on individual and on mobile home park sites. Further basis for rejection was the differences in the statistical averages for moving costs, site costs and the purchase of new or used mobile homes for respondents on individual and on mobile home park sites.

Site costs for respondents on individual sites included real estate

purchase and development and real estate taxes. Site costs for respondents on mobile home park sites included only site rental. Five of the respondents on individual sites were renting the mobile home on its site.

The third hypothesis was partially accepted on the basis of the following similarities for the economic factors related to the mobile home and its site location: length of financing period to purchase mobile home, amount of down payment for purchase of mobile home, cash payment for total purchase price of mobile home, amount of annual state license fee for the mobile home, and the amount paid annually for mobile home insurance. Respondents reported other similarities for the utilities and other services which were an additional monthly cost for mobile home residents. Those services included in respondents' site costs were water service and additional extra storage. Those services which were an additional monthly cost for their use were electricity, gas and water. Eleven of the 14 services surveyed were an additional cost for some of those living in mobile home parks, and seven of the 14 were an additional monthly cost for some of those living on individual sites.

The total monthly median housing costs for respondents on individual sites who owned and had fully paid for their site and mobile home was \$54.66; for those who owned their site but were financing their mobile home purchase, \$142.50; for those who were financing the purchase of their site but owned their mobile home, \$107.74; for those who were

financing both the purchase of their site and their mobile home, \$195.24; and for those who were renting both their site and their mobile home, \$103.41. The total monthly median costs for respondents on mobile home park sites were \$154.24 for those renting their site and financing the purchase of their mobile home, and \$63.49 for those renting their site and who owned their mobile home.

The total capital outlay for respondents on individual sites who owned and had fully paid for their site and mobile home was \$10,885; for those who owned their site and were financing the purchase of their mobile home, \$10,986; for those who were financing the purchase of their site and owned their mobile home, \$10,737; and for those who were financing both the purchase of their site and their mobile home, \$7,615. The total capital outlay for respondents on mobile home park sites was \$5,393 for those who were renting their site and financing the purchase of their mobile home, and \$6,188 for those renting their site and who owned their mobile home.

### Conclusions

Based on data from this study, differences do exist between respondents living on individual and mobile home park sites. These differences were found to be among the characteristics of the mobile home households, among the characteristics of the mobile homes and among the economic factors related to the mobile homes and their site location.

The major differences of the characteristics of the mobile home households between respondents living on individual and on mobile home park sites were found to be for the average ages of respondents, the amount of household income, and the length of time the household had been living in the current mobile home.

The major differences of the characteristics of the mobile homes between respondents living on individual and on mobile home park sites were found to be the length of the mobile home, the age of the mobile home, the differences in rooms and their arrangement, additional storage space solutions and the addition of laundry equipment.

The typical mobile home for this study was 6 years old, 11.8 feet wide, single width, 52 feet long, 630 square feet of floor space, had a separate living room, kitchen-dining room combination, two bedrooms, one bathroom, central gas heating, evaporative water cooling and cost \$5,774. Added storage facilities for both groups of respondents typically included a metal shed.

The major differences of the economic factors related to the mobile home and its site location between respondents living on individual and mobile home park sites were found to be the amount paid monthly for utilities, moving costs, site costs and the purchase of new or used mobile homes.

When median costs were compared for those respondents on

individual sites and those on mobile home park sites, the data revealed that those respondents on individual sites who owned and had fully paid for their site and their mobile home paid monthly housing costs of \$54.66, one-fourth of the \$195.24 of those on individual sites who were financing both their site and home purchases; and one-third of the \$154.24 paid by those in mobile home parks who were renting their site and financing their mobile home purchase. Those on individual sites who owned their site but were financing their mobile home purchase paid \$10,737, double the total capital outlay of \$5,393 paid by those in mobile home parks who were renting their site and financing their mobile home purchase.

It was concluded from this study that major differences, though few, do exist between those mobile home households who locate their mobile home on individual sites and those who locate within a mobile home park.

#### Limitations of this Study

This study provides insight into the area of mobile home housing for only one small geographic area of northern California. Conducted in another area, this same study could reveal different results.

As the study was conducted shortly after the conclusion of the 1970 U.S. Bureau of Census population survey in the area, there was an expressed reluctance to participate in this study. There was also

an expressed concern regarding the study and perhaps its relationship to the current legislative actions pending for revision of mobile home taxation within the state of California.

#### Recommendations for Future Research

Future research in the area of mobile home housing could be done with stratified populations, such as households with women as heads, households of only certain numbers of persons, only rented mobile homes, only mobile homes being purchased with financing, only mobile homes on owned individual sites, or only mobile homes on sites being purchased with financing. Comparative research would extend the knowledge of housing in this area. And further studies of mobile homes could be compared with like population samples living in either apartments, condominiums or single dwelling site-built homes. Further research could study the innovative use of interior space, equipment, lighting and furnishings of mobile homes.



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## APPENDIX

APPENDIX A

INTERVIEW SCHEDULE

## OREGON STATE UNIVERSITY

SCHOOL OF HOME ECONOMICS

DEPARTMENT OF HOME MANAGEMENT

Instructions: Please complete ALL questions that apply to your household by checking ( ) the appropriate square and/or by filling in the blanks where further information is requested.

(Questions 1 through 47 were asked of all respondents.)

1. Occupation of head of household is \_\_\_\_\_.
2. Head of household is ( ) full-time employee  
( ) part-time employee  
( ) other \_\_\_\_\_.
3. Marital status of head of household is ( ) married  
( ) divorced  
( ) widowed  
( ) separated  
( ) single  
( ) other \_\_\_\_\_.
4. Is housewife employed outside the home? ( ) Yes  
( ) No
5. If Yes, occupation of housewife is \_\_\_\_\_.
6. If Yes, number of hours worked per week is \_\_\_\_\_ hours.
7. Age of housewife is \_\_\_\_\_ years.
8. Age of husband is \_\_\_\_\_ years.
9. Head of household's yearly income, or if housewife is employed, the TOTAL family income for the past year (1969) would fall in this range:
 

( ) Under \$2,000	( ) \$11,001 to \$12,000
( ) \$2,001 to \$3,000	( ) \$12,001 to \$13,000
( ) \$3,001 to \$4,000	( ) \$13,001 to \$14,000
( ) \$4,001 to \$5,000	( ) \$14,001 to \$15,000
( ) \$5,001 to \$6,000	( ) \$15,001 to \$16,000
( ) \$6,001 to \$7,000	( ) \$16,001 to \$17,000
( ) \$7,001 to \$8,000	( ) \$17,001 to \$18,000
( ) \$8,001 to \$9,000	( ) \$18,001 to \$19,000
( ) \$9,001 to \$10,000	( ) \$19,001 to \$20,000
( ) \$10,001 to \$11,000	( ) Over \$20,000
10. Check all family income sources (may be more than one answer).
  - ( ) Wages, salary
  - ( ) Income from stocks and bonds owned
  - ( ) Rent from real estate owned
  - ( ) Gifts from children
  - ( ) Social Security benefits
  - ( ) Retirement benefits from former employer(s)
  - ( ) Other (specify) \_\_\_\_\_.
11. Persons currently living in household are:

- ( ) Husband  
 ( ) Wife  
 ( ) Children  
     \_\_\_\_\_Ages of boys  
     \_\_\_\_\_Ages of girls
- ( ) Others (indicate number):  
     \_\_\_\_\_Aunt or uncle  
     \_\_\_\_\_Grandmother  
     \_\_\_\_\_Grandfather  
     \_\_\_\_\_Other (specify): \_\_\_\_\_

12. Check the last grade level achieved by the head of the household:
- |               |                  |                             |
|---------------|------------------|-----------------------------|
| Grade School  | High School      | College or University       |
| ( ) 1         | ( ) 1            | ( ) 1                       |
| ( ) 2         | ( ) 2            | ( ) 2                       |
| ( ) 3         | ( ) 3            | ( ) Graduate junior college |
| ( ) 4         | ( ) 4            | ( ) 3                       |
| ( ) 5         | ( ) Graduated    | ( ) 4                       |
| ( ) 6         | Technical School | ( ) Graduate (BA, BS, etc.) |
| ( ) 7         | ( ) 1            | ( ) Master's degree         |
| ( ) 8         | ( ) 2            | ( ) MD, Ph. D. or other     |
| ( ) Graduated | ( ) Graduate     | ( ) Other (specify): _____  |

13. Check the types of housing your family has lived in since you were married (may be more than one answer):
- ( ) Rented mobile home  
 ( ) Rented apartment  
 ( ) Rented duplex  
 ( ) Rented house  
 ( ) House you have owned
- ( ) Duplex you have owned  
 ( ) Apartment you have owned  
 ( ) Mobile home you have owned  
 ( ) Other (specify): \_\_\_\_\_

14. How many different mobile home units has your family lived in, including the present one? \_\_\_\_\_

15. How many years has your family lived in the present mobile home?

- |                        |                          |
|------------------------|--------------------------|
| ( ) Less than one year | ( ) 6 years              |
| ( ) 1 year             | ( ) 7 years              |
| ( ) 2 years            | ( ) 8 years              |
| ( ) 3 years            | ( ) 9 years              |
| ( ) 4 years            | ( ) 10 years             |
| ( ) 5 years            | ( ) Longer than 10 years |

16. Indicate how important the following items were to your family's choice of mobile home living:

	Not	Did Not	
<u>Important</u>	<u>Important</u>	<u>Consider</u>	
a.			a. It's better housing than other rental housing available.
b.			b. It costs less than renting a home.
c.			c. It costs less than buying a home.
d.			d. It's easier to rent a mobile home unit than it is to rent a home.
e.			e. Have not found "right" house to purchase.
f.			f. Prefer to live in mobile home unit.
g.			g. Location is more flexible (easier to locate home in relation to shopping, schools, etc.)
h.			h. Husband's job is temporary in this area.
i.			i. Furniture and equipment came with this mobile home.
j.			j. Getting more floor space for our money.
k.			k. It is easier to buy a mobile home than to buy a house.
l.			l. Less care of yard.
m.			m. Less housekeeping required.

<u>Important</u>	<u>Not Important</u>	<u>Did Not Consider</u>
n.		
o.		
p.		

n. Like social life associated with mobile home living.

o. Like swimming pool.

p. Other (specify) \_\_\_\_\_

17. The following would most closely indicate our family's reaction to living in our present mobile home unit:
- ( ) Very satisfied
- ( ) Satisfied
- ( ) Somewhat dissatisfied
- ( ) Dissatisfied
- ( ) Neutral - neither satisfied nor dissatisfied
18. What do you find satisfactory about mobile home housing?
19. What do you find unsatisfactory about mobile home housing?
20. During the last 12 months the mobile home unit was moved how often?
- ( ) Not at all
- ( ) Once
- ( ) Twice
- ( ) Three or more times
21. If your mobile home unit has been moved during the past year, OTHER than the move from place of purchase to first living site, who moved it?
- ( ) Moved it ourselves
- ( ) Moved by professional mobile home mover
- ( ) Other (specify): \_\_\_\_\_
22. If your mobile home has been moved during the past year, OTHER than the move from place of purchase to first living site, what was the approximate cost of the last move? \$ \_\_\_\_\_
23. If your mobile home was moved last year because you changed locations, how many miles was it moved?
- ( ) 0 to 250 miles
- ( ) 251 to 500 miles
- ( ) 501 to 750 miles
- ( ) 751 to 1000 miles
- ( ) 1001 to 2000 miles
- ( ) 2001 to 2500 miles
- ( ) 2501 or more miles
24. Does your family plan to own or rent a single family dwelling house (or town house, condominium, etc.) in the future?
- ( ) Yes ( ) No ( ) Undecided
25. If YES was indicated in previous question (#24), do you expect to own or rent this house:
- ( ) Within the next 5 years
- ( ) Between 5 and 10 years from now
- ( ) After 10 years or more from now
- ( ) Other explanation: \_\_\_\_\_
26. If NO was indicated in question #24, does a mobile home unit meet the needs and pocketbook of your family and will you be living in this type of housing unit indefinitely?
- ( ) Yes ( ) No ( ) Other (specify): \_\_\_\_\_



27. If UNDECIDED was indicated in question #24, what might be a deciding factor for you and your family?
28. The outside dimensions of this mobile home unit, not including hitch, measure:  
 \_\_\_\_\_ feet in width  
 \_\_\_\_\_ feet in length
29. This mobile home unit  
 ( ) is considered a "24 foot, double-width unit" (two 12-foot wide, full-length units joined in center).  
 ( ) is considered a "20 foot, double-width unit" (two 10-foot wide, full-length units joined in center).  
 ( ) has an expandable portion or "pull-out" section which makes part of the mobile home double width; this "expando" section is \_\_\_\_\_ feet in length (outside measurement) and is \_\_\_\_\_ feet in width (outside measurement).  
 ( ) other (specify) \_\_\_\_\_
30. This mobile home unit has these rooms, arranged in the following living areas, as described:  
 ( ) Separate living room ( ) Front kitchen  
 ( ) Separate dining room ( ) Center kitchen  
 ( ) Living-dining room together ( ) Separate kitchen  
 ( ) One bathroom ( ) Separate utility room  
 ( ) Two bathrooms ( ) Kitchen-utility room together  
 ( ) One bedroom ( ) Kitchen-dining room together  
 ( ) Two bedrooms ( ) Family room  
 ( ) Three bedrooms ( ) Other (specify): \_\_\_\_\_
31. If additional storage was necessary outside the mobile home, how was this accomplished?  
 ( ) By purchase of a metal storage shed  
 ( ) By renting or borrowing a metal storage shed  
 ( ) Other (specify): \_\_\_\_\_

32. Check the furniture and kinds of equipment in your mobile home and indicate which method of obtaining the item was used:

- #1 - Was in mobile home at time of purchase.  
 #2 - Was purchased separately and added.  
 #3 - Was owned before and moved into mobile home.  
 #4 - Other (specify: borrowed, rented, gift, etc.)

1	2	3	4		1	2	3	4	
				Kitchen Range					Portable Floor Lamps
				gas					Portable Table Lamps
				electric					Drapes and Curtains
				Range Hood and Fan					Carpeting for:
				Water Heater					living room area
				gas					kitchen and dining areas
				electric					bedrooms
				Electric Dishwasher					Television
				Garbage Disposal Unit					H-Fi or Stereo Phonograph
				Freezer (separate appl.)					Other (specify): _____
				Refrigerator					Other (specify): _____
				Clothes Washer					Other (specify): _____
				Clothes Dryer					Other (specify): _____
				Kitchen Table, Chairs					Other (specify): _____



44. If you are leasing or renting this mobile home unit, the amount paid each month is:  
\$ \_\_\_\_\_
45. This questionnaire was completed by:  
( ) Head of household ( ) Spouse of head of household
46. This questionnaire was completed by consulting with other family members to be certain all questions that apply to this family have been answered as completely as possible:  
( ) Yes ( ) No
47. What, if any, are your suggestions for people who are considering buying a mobile home?

Questions A-48 through A-53 were asked only of respondents living on individual mobile home sites.

- A-48. If mobile home is located on property you own or are buying, check financial method used to obtain property:
- |                                       |                               |
|---------------------------------------|-------------------------------|
| ( ) Paid cash                         | ( ) Other finance agency loan |
| ( ) Previous land owner's loan        | ( ) Bank loan                 |
| ( ) Private, personal loan            | ( ) Credit union loan         |
| ( ) Savings and loan association loan | ( ) Rent or lease agreement   |
| ( ) Other (specify) _____             |                               |
- A-49. Property development for placement of mobile home unit may have included the following costs. Indicate the cost of each item that was an expense for you:
- |          |  |
|----------|--|
| \$ _____ | Down payment to purchase property  |
| \$ _____ | Monthly payment for property purchase  |
| \$ _____ | Monthly payment for rent or lease of property                                |
| \$ _____ | Pressure system, well-drilling, casing for water service to mobile home site |
| \$ _____ | Sewage disposal facilities, septic tank, etc.                                |
| \$ _____ | Installation of electrical service   |
| \$ _____ | Installation of natural gas service  |
| \$ _____ | Installation of other fuel supplies  |
| \$ _____ | Installation of patio facilities   |
| \$ _____ | Covered porch addition   |
| \$ _____ | Storage locker space   |
| \$ _____ | Laundry facilities or use  |
| \$ _____ | TV cable service or antenna installation                                     |
| \$ _____ | Other (specify): _____   |
| \$ _____ | Other (specify): _____   |
| \$ _____ | TOTAL COST of property acquisition and development                           |
- A-50. Annual property taxes on this property used as mobile home site: Total \$ \_\_\_\_\_
- A-51. The size of this mobile home site is \_\_\_\_\_ acres or feet.
- A-52. Do you plan to build a dwelling on this property? ( ) Yes ( ) No
- A-53. Check YES if property development included the following items; if not included, check NO and indicate additional monthly cost to you for each item that applies to you:

<u>YES</u>	<u>NO</u>	<u>Additional Cost per Month</u>
		\$ Natural gas service
		\$ Bottled gas service
		\$ Electricity service
		\$ Garbage service
		\$ Water
		\$ Sewage disposal
		\$ Patio space
		\$ Play area for children
		\$ TV cable service or antenna
		\$ Use of laundry equipment, facilities
		\$ Swimming pool privileges
		\$ Garage facilities or carport for car
		\$ Extra storage or locker space
		\$ Other (specify):
		\$ Other (specify):
		\$ TOTAL ADDITIONAL MONTHLY COST

Questions B-48 through B-49 were asked only of respondents living on mobile home park sites.

B-48. If mobile home is located on rented space, what is the amount of your monthly space rent:  
\$ \_\_\_\_\_

B-49. Check YES if space rent includes the following items; if not included in your space rent, check NO and indicate additional monthly cost to you for each item that applies to you:

<u>YES</u>	<u>NO</u>	<u>Additional Cost per Month</u>
		\$ Natural gas service
		\$ Bottled gas service
		\$ Electricity service
		\$ Water service
		\$ Garbage service
		\$ Sewage disposal service
		\$ Patio space
		\$ Play area for children
		\$ TV cable service or antenna
		\$ Use of laundry equipment, facilities
		\$ Swimming pool privileges
		\$ Garage facilities or carport for car
		\$ Extra storage, locker space
		\$ TOTAL ADDITIONAL MONTHLY COST