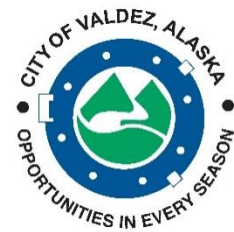


Aleutian Village Trailer Park Household Survey



Prepared for the City of Valdez



Prepared by

Sheinberg Associates



[www. SheinbergAssociates.com](http://www.SheinbergAssociates.com)

November 2015

Table of Contents

BACKGROUND	1
SURVEY PURPOSE	1
SURVEY METHODOLOGY	1
SURVEY RESPONSES	2
Question 1: Do you own or rent your mobile home?	2
Question 2: Have you already begun the process of relocating out of Aleutian Village?	2
Question 3: How many people live in your household, and how old are they?	3
Question 4: Is anyone in your household Alaska Native or American Indian?.....	3
Question 5: Does anyone in your household have special needs or disabilities that may affect your ability to relocate?	4
Question 6: Does your household have pets that may make relocation a challenge?.....	4
Question 7: Do you operate a business out of your home?.....	5
Question 8: What types of parking, storage, and outdoor structures do you currently have at Aleutian Village?.....	5
Question 9: What is the source of heat for your home?.....	5
Question 10: In addition to space rent, what are your monthly costs for loan payments/rent and utilities?.....	6
Question 11: With the right equipment, is your trailer structurally sound enough to be moved?	6
Question 12: What assistance would you need to move to a new location in Valdez?	8
Question 13: Would you be interested in forming a group with other mobile home owners to purchase and manage the Aleutian Village Trailer Park or a mobile home park at another location?.....	9
Question 14: If the Aleutian Village Trailer Park closes in August 2016, which of these alternatives is a realistic choice for your household?	10
Question 15: Household Size and Income	11

BACKGROUND

On September 9, 2015 the Aleut Corporation announced plans to close the Aleutian Village Trailer Park, which they operate on state land sublet from the City of Valdez, by August 31, 2016. The closure of the park would eliminate over 60 affordable housing units and displace nearly 200 residents. The City of Valdez hired Sheinberg Associates, a Community Planning firm based in Juneau, Alaska, to conduct a household survey of the Aleutian Village Trailer Park in October of 2015.

SURVEY PURPOSE

The purpose of this survey is to help the City of Valdez to assist residents by:

- Identifying what financial, equipment, and other housing related assistance Aleutian Village residents will need to stay in Valdez;
- Understanding what housing alternatives residents are most likely to pursue; and
- Gathering income data to document the neighborhood's eligibility for housing assistance programs and grants.

SURVEY METHODOLOGY

The Aleutian Village Trailer Park has 61 occupied dwelling units. Although the park includes 102 spaces, the remainder are vacant. All residents were included in the selected survey group. The survey period lasted two weeks, from October 16th through October 30th, 2015.

Sheinberg Associates utilized multiple methods to reach each household, and provided a variety of options for residents to complete the survey. The owners of all 61 units were mailed a paper copy of the survey, using addresses from the city property tax records. The paper survey gave residents the option to take the survey online, complete and return the paper copy, or call the Sheinberg Associates Office and complete the survey by phone. A contact list of residents was also generated from the phone book and sign-in sheets at public meetings regarding the Aleutian Village Trailer Park. Using this contact information, households received an email with a link to the online survey in addition to the mailed paper version. Households with known phone numbers received follow-up calls. Each household for which no contact information was known received at least two site visits, including one by Sheinberg Associates staff on October 17th, and one by a volunteer resident in the second week of the survey period.

Out of the 61 households in Aleutian Village, 58 responded to the survey. Two of those responses were incomplete (meaning they did not include income information).

SURVEY RESPONSES

Question 1: Do you own or rent your mobile home? (Responses=56)

Answer	% of households	# of households
Own, with loan payments	1.8%	1
Own, free and clear	91.1%	51
Rent	1.8%	1
Other	5.4%	3
Total	100%	56

Over 90% (51) of households responding to the survey own their mobile homes outright. One respondent indicated that they own, with loan payments. One household reported renting.

Of the three households that marked “other,” one reported renting to own, one reported that they had paid for the mobile home in full but did not have a title yet, and one indicated that they owned their mobile home free and clear, and operated it as a rental property.

Question 2: Have you already begun the process of relocating out of Aleutian Village? (Responses=56)

Answer	% of households	# of households
No	89.3%	50
Yes	10.7%	6
Total	100%	56

If yes, what steps have you taken?

- *None*
- *Have looked into moving the trailer, cost for spaces in south central*
- *Renting a house in town, but space rent is paid through April to give me time to move slowly.*
- *Retired*
- *Checked with VMHP about availability of spaces.*
- *I have submitted my trailer title and dimensions to Valdez Mobile Park. I have looked at available lots to fit my trailer and attachments. I do not want to move but preventative measures.*

Just under 11% of responding households (6) reported that they had already begun the process of moving out of Aleutian Village. Of the 6 households that said they were already beginning to relocate, 3 were looking into moving their trailer to other mobile homes in Valdez. One had rented a house in Valdez, and one reported retiring from their job.

Sheinberg Associates learned through conversations with community residents that one mobile home has been moved to Valdez Mobile Home Park since the Aleut Corporation mailed it's closure notice in September 2015.

Question 3: How many people live in your household, and how old are they? (Responses=56)

Household size	% of Households	# of Households	# of total residents
1 Person	33.9%	19	19
2 Persons	25.0%	14	28
3 Persons	21.4%	12	36
4 Persons	17.9%	10	40
5 Persons	1.8%	1	5
>5 Persons	0	0	0
Total	100%	56	128

Respondents were asked to report the age of each member of their household. The responding households represent a total of 128 residents. 16 households reported at least one child between the ages of 2 and 18, for a total of 25 children among all responding households. Another 17 residents are seniors aged 60 or above.

Question 4: Is anyone in your household Alaska Native or American Indian? (Responses=56)

Answer	% of households	# of households
Yes	25.0%	14
No	71.4%	40
I don't know	3.6%	2
Total	100%	56

A quarter of households surveyed, or 14, reported at least one household member as Alaska Native or American Indian. Some respondents indicated during phone surveys that not all family members were native.

Question 5: Does anyone in your household have special needs or disabilities that may affect your ability to relocate? (Responses=14)

Special Need or Disability	% of households	# of households
Vision, hearing, or speech impaired	0.0%	0
Limited physical mobility	12.5%	7
Developmental disability	1.8%	1
Other	10.7%	6

Seven households responded that a member of their household had limited mobility to the extent that it would make relocation a challenge. One household reported having a family member with a developmental disability. An additional six respondents marked “other.” Out of these six, two wrote that they had no special needs or disabilities, and four wrote in medical circumstances beyond those listed on the survey.

43 households skipped the question, and are presumed to have no medical issues that would affect their household’s ability to move if needed.

Question 6: Does your household have pets that may make relocation a challenge? (Responses=55)

Answer	% of households	# of households
Yes	58.2%	32
No	41.8%	23
Total	100%	55

Over half (58.2%, or 32) of responding households have pets. Of these, 29 households described the type and number of pets in the open-ended response fields. 27 listed at least one dog, and eight households also keep at least one cat. Other pets reported included reptiles, birds, and fish. One resident expressed concern during a phone interview that landlords frequently deny applicants with pit bull terriers; two households specified that their dog was at least part pit bull.

Question 7: Do you operate a business out of your home (such as a daycare, home office, etc.)? (Responses=55)

Answer	% of households	# of households
No	89.1%	49
Yes	10.9%	6
Total	100%	55

Out of 55 respondents, six indicated that they operated a business out of their home. In addition, a business that did not complete the survey reported in a phone interview that they maintain a mobile home in Aleutian Village as workforce housing. That unit is occupied 90% of the time by a rotating crew of workers.

Question 8: What types of parking, storage, and outdoor structures do you currently have at Aleutian Village? (Responses=51)

Current structures/storage/parking	% of households	# of households	Average # of structures/vehicles per household
Personal Vehicles	96.1%	49	2
Storage shed/ other detached structure	54.9%	28	1
Four-wheelers/snowmachines/other recreational vehicles	49.0%	25	2
Wanagan/porch/attached add-on	41.2%	21	2
Boats	21.6%	11	1
Garden	13.7%	7	1
Enclosed trailer	7.8%	4	2

Question 9: What is the source of heat for your home? (Responses=55)

Heat Source	% of households	# of households
Heating Fuel Alone	50.9%	28
Heating Fuel and Wood	18.2%	10
Heating Fuel and Electricity	12.7%	7
Heating Fuel, Wood, and Electricity	10.9%	6
Wood Alone	3.6%	2
Heating Fuel plus Toyo	1.8%	1
Electricity Plus Toyo	1.8%	1
Total	100%	55

Over 90% of respondents reported using heating fuel to heat their homes. The majority of households responding to the survey (28, or 50.9%) said that they use heating fuel as the only source of heat in their home, while 24 use heating fuel in combination with at least one other source. Two households chose “other,” and wrote that they used a Toyo stove, one in combination with electricity, and one in combination with heating fuel. Two households reported using wood as their only heat source.

Question 10: In addition to space rent, what are your monthly costs for loan payments/rent and utilities? (Responses=53)

Utility cost	Average cost per household
\$/month rent (not counting space rent)	\$417
\$/month electric bill (on average)	\$141
\$/month heating fuel use (on average)	\$233
\$/month loan payments	\$374

Seven households reported loan payments of some sort as a monthly expense, including student loan payments. Some respondents provided both a summer and a winter monthly costs for heating and electricity bills. For the purposes of this survey, these ranges were averaged. Many respondents reported their space rent in the “rent” column. These responses were not included in the average calculation of monthly rent payments, leaving three households reporting rent payments.

Five respondents reported loan payments averaging 374/month. In Question 1 of this survey, one household reported owning their mobile home with loan payments, indicating that most households reported loan payments for other purchases in this column on Question 12.

Question 11: With the right equipment, is your trailer structurally sound enough to be moved? (Responses=55)

Answer	% of households	# of households
Yes	14.5%	8
No	32.7%	18
I don't know	52.7%	29
Total	100%	55

Comments:

- *I haven't had the trailer inspected to move but I believe it could, but I don't want to move.*
- *probably not. unsure about what it would take to find and install axles with tires.*
- *It's a 1972 Gibraltar. Maybe?*
- *can be moved, but has weak points that would need to be braced, and the roof might cave in where it has not been replaced, would need to be reinforced before it could be moved. Would cost 5,000, but not guaranteed to make it.*
- *Have plans to demolish it or give it away if someone else wants it.*
- *have floor and roof issues*
- *However, considering the significant costs and effort to do so, I most definitely would prefer not to.*
- *It might be movable with some repairs*
- *Have built a snow-shedding roof over it, might be impossible to move.*
- *Would just need new wheels*
- *our trailer is a 1975 it has a lot of old and rotten wood on our budget we can only do a little at time. it has a 9000.00 dollar new roof and a new hot water tank.*
- *My home was built in 1996 by Randy Bell (previous manager of park) by adjoining 2 ATCO units and building up around the frame.*
- *Has been sheet-rocked. would cost 7,500 to move it.*
- *I'm not sure Built in 1975, structure is weathered but sound enough for current location. I dont know if there is wheels on it or not.*
- *The sides are starting to sag*
- *Our mobile home is very old.*
- *It is two older homes side by side with a huge roof build over both units. I have no wheels for axles to move home.*
- *It will fall apart, not strong enough to withstand a move.*
- *May come apart at the front due to some rot issues*
- *It has wheels under it. I don't know if it will hold together to go down the road.*
- *I think so. Would have to detach front porch on left side of trailer and the built on room and carport on the right side. That would leave my trailer open to the elements on all sides. My concern is the possible structural damage in the move.*
- *It is unlikely that we will be able to move it; plus a long storage area is attached.*

Eight respondents (14.5%) replied that their mobile home could be moved. The majority of survey respondents (52.7%, or 29 respondents) did not know if it would be feasible to move their mobile home. Some had the job appraised and felt it was not worth the cost; others had installed sheetrock that would crack in a move. Respondents that felt their home could not be moved noted the cost, the age and instability of the home, and the difficulty of moving add-on structures including rooms and roofs.

Question 12: What assistance would you need to move to a new location in Valdez?
(Responses=54)

Assistance Needed	% of households	# of households
Assistance to recover lost value of my mobile home	72.2%	39
Assistance to move my mobile home	66.7%	36
Assistance to replace older mobile home with newer, more energy efficient mobile home	57.4%	31
Assistance to move personal belongings	40.7%	22
No assistance needed	7.4%	4
Other assistance needed	24.1%	13

Other Assistance/Comments:

- *Would like land to move my trailer onto. The city has a lot of land it could develop for people.*
- *Need assistance to find a place to stay that accepts pit bulls*
- *Moving a mobile home is hardly done without assistance? However, myself personally, I could facilitate most things without assistance. I assume the hiring of an entity to actually move a MH to a different location would be considered assistance, which I would need to do.*
- *Need to move the two wanagans*
- *If I have to move, it would not be in Valdez.*
- *Single mom 3 boys love my home house paid off and I can remodel how ever I have the money , what now ?*
- *Probably a loan*
- *Sale*
- *Labor*
- *I have no intention of moving this home.*
- *Down payment assistance for a house. Note on assistance to move mobile home: to dispose of it.*
- *A place to move the trailer to*
- *This is conditional that I either have to move to another locale or tear done my current one.*

Assistance to recover lost value of their mobile home was the most frequently cited need for assistance, with nearly three quarters of respondents (72.2%, or 39 households) indicating that they would accept payment for the value of the home rather than move it. Two-thirds of respondents (66.7%, or 36 households) said that they will need assistance if they are to move their trailer, with one individual noting in the comments that they would move their trailer only to dispose of it, which carries an additional cost. Over half (57%, or 31 households) also expressed interest in the idea of a replacement program, in which they would receive assistance to replace their older unit with a newer, more efficient home.

Question 13: At some mobile home parks around the country residents are forming non-profit cooperatives to collectively purchase mobile home park land. Every resident owns a share of the park, and the group uses space rents to pay for maintenance.

Would you be interested in forming a group with other mobile home owners to purchase and manage the Aleutian Village Trailer Park or a mobile home park at another location? (You can assume that electricity and other park utility upgrades would be completed prior to purchasing the property.) (Responses=55)

Answer	% of households	# of households
I am interested in cooperative ownership of Aleutian Village, but not another location.	38.2%	21
I am interested in cooperative ownership of a trailer park.	32.7%	18
I am interested, but only if my housing costs do not go up.	23.6%	13
I am not interested in cooperative park ownership and management.	14.5%	8
I don't know.	23.6%	13

Comments:

- *Depending on how responsible people are, but would be interested to hear more.*
- *Don't know enough about what it would entail. I might be interested.*
- *Might move back if this works out - I could be interested.*
- *I would be happy to pay more money if it meant the utilities were improved. I'm tired of the electricity going out all the time.*
- *Would nice be cooperatively managed rather than owned, since the land is owned by the state.*
- *I don't have time to manage the park, but would be okay with it if other people take care of the work.*
- *I have to research the pro's and con's of a cooperative ownership type of resolution before I can answer this question.*
- *Never work here. Too many deadbeats.*
- *contradicting no?*
- *Not enough responsible residents.*
- *I would like not to chance a move if I can help it. The best option for this house is not to move it.*
- *I do not feel encouragement to form a coop as there are too many unknown variables, the reliance on people I do not know, the fact that some neighbors may need to be evicted for nonpayment and the follow thru to do such. I would be agreeable to an increase of \$100-\$150 to bring in new managers.*

Many respondents indicated interest in some form of cooperative management of the park, with 21 (38.2%) stating interest in cooperative management of Aleutian Village only, and 18 (32.7%) stating interest in cooperative management of a trailer park in any location. Although the

question suggested the idea of cooperative ownership of the park, some residents pointed out that because the land is owned by the state, they would only be interested in cooperative management, rather than ownership of the park.

Among the eight households that said they were not interested in a cooperative, the most frequent reason cited (3) was concern over the lack of responsible residents. Others, both in the survey and during conversations with Sheinberg Associates staff, noted unease over how rents would be collected, or residents evicted if necessary. Some expressed cautious interest, with three stating that they wanted more information.

Keeping space rent under control is important to residents. Thirteen respondents noted that they would only be interested in a cooperative if their housing costs did not go up, while two stated in the comments section that they would be willing to pay more in space rent if it meant improved management, site maintenance and utilities.

Question 14: If the Aleutian Village Trailer Park closes in August 2016, which of these alternatives is a realistic choice for your household? (Check all that apply) (Responses=55)

Realistic Housing Options	% of households	# of households
Leave Valdez.	56.4%	31
Move existing mobile home to a different Valdez trailer park.	40.0%	22
Move existing mobile home to private property in Valdez.	29.1%	16
Purchase and place another mobile or manufactured home in a different Valdez trailer park.	14.5%	8
Purchase and place another mobile or manufactured home on private property in Valdez.	9.1%	5
Purchase a house in Valdez.	20.0%	11
Rent a house or apartment in Valdez.	20.0%	11
Move in with a friend or family member in Valdez.	5.5%	3
Other (please specify)	23.6%	13

Other:

- *There really is no cost effective option. There aren't affordable houses in Valdez.*
- *If I could find affordable land, I would buy land and move onto that. Don't want to be in another trailer park if I don't have to.*
- *I do not think my trailer can be moved it been on the ground for 37 years. If able to get help to purchase another mobile home.*
- *Sue the city.*

- *Move our trailer if it's able to be moved. We bought this trailer we can't afford to make new payments. There is no land around Valdez that is reasonably priced. I already bought my home not interested in starting over again.*
- *need more time to assess options*
- *Sell trailer after moving it then look into buying a house*
- *Rather move the place I own but if push comes to shove I may just move*
- *Not decided.*
- *None are really realistic. We have no savings and live paycheck to paycheck. Note on Purchase a house in Valdez: If I had the money or no other choice.*
- *If all other options are exhausted leaving Valdez is the only other choice*
- *That above [move existing mobile home to a different trailer park] would be my only option that I would hope to consider. I am too old to deal with roommates and storing my art and precious belongings.*
- *One resident of the trailer would have challenges in locating another home. The other resident would probably have to leave Valdez sooner than intended.*

Of the 31 households that selected “Leave Valdez” as a reasonable option for their household, 10 marked it as their only choice.

Question 15: Household Size and Income (Responses=54)

This survey question provided the necessary information to determine if the Aleutian Village Trailer Park neighborhood was eligible for a Community Development Block Grant (CDBG). In order for a specific neighborhood to be eligible for this funding source, a community must be able to document that at least 51% of residents live in Low or Moderate Income Households (LMI), as defined by the census area’s median income and household size.

Residents were asked to provide their household size, and then choose an income range that best captures their household. Income ranges were based on the CDBG’s definitions of Very Low (VLOW), Low (LOW), Moderate (MOD) and Above Moderate income levels. The table below summarizes the number of responding households that fell into each income category, by household size.

Aleutian Village Household Income by Household Size

Hshld size	VLOW income limit	Hshlds < VLOW income	Indiv. < VLOW income	LOW income limit	Hshlds < LOW income	Indiv. < LOW income	MOD income limit	Hshlds < MOD income	Indiv. < MOD income	Hshlds > MOD income	Indiv. > MOD income
1	\$18,100	6	6	\$30,150	4	4	\$46,100	2	2	6	6
2	\$20,700	2	4	\$34,450	5	10	\$52,650	3	6	4	8
3	\$25,120	2	6	\$38,750	3	9	\$59,250	1	3	5	15
4	\$30,320	0	0	\$43,050	5	20	\$65,800	3	12	2	8
5	\$35,520	0	0	\$46,500	1	5	\$71,100	0	0	0	0
6	\$40,740	0	0	\$49,950	0	0	\$76,350	0	0	0	0
7	\$45,920	0	0	\$53,400	0	0	\$81,600	0	0	0	0
8	\$51,120	0	0	\$56,850	0	0	\$86,900	0	0	0	0
Total		10	16		18	48		9	23	17	37

	Total LMI	% LMI	Total >MOD	% >MOD	Overall Total
Total # of households surveyed	37	68.5%	17	31.5%	54
Total # of persons in households surveyed	87	70.2%	37	29.8%	124

Among the 54 households that completed the income question of the survey, there are a total of 124 residents. A total of 37 households, housing 87 residents, indicated that their household income was Very Low, Low, or Moderate. Those 87 residents, or 70.2% of residents represented in this survey sample, are considered LMI, while the remaining 37 residents (29.8%) live in households that make more than moderate income levels. These figures are then used to calculate the number of LMI households and individuals among all 61 homes in Aleutian Village. Those calculations, along with documentation of the survey process, were provided to the Community Development Block Grant staff at the Alaska Department of Commerce, Community, and Economic Development on November 6, 2015.