

Mobilehome Administrative Fee & Incoming Rental Rate

Annual Report

Presented by: Stacey Kurz
Senior Project Coordinator



Incoming Rental Rates for New Tenants

Annual Monitoring Report for 2017

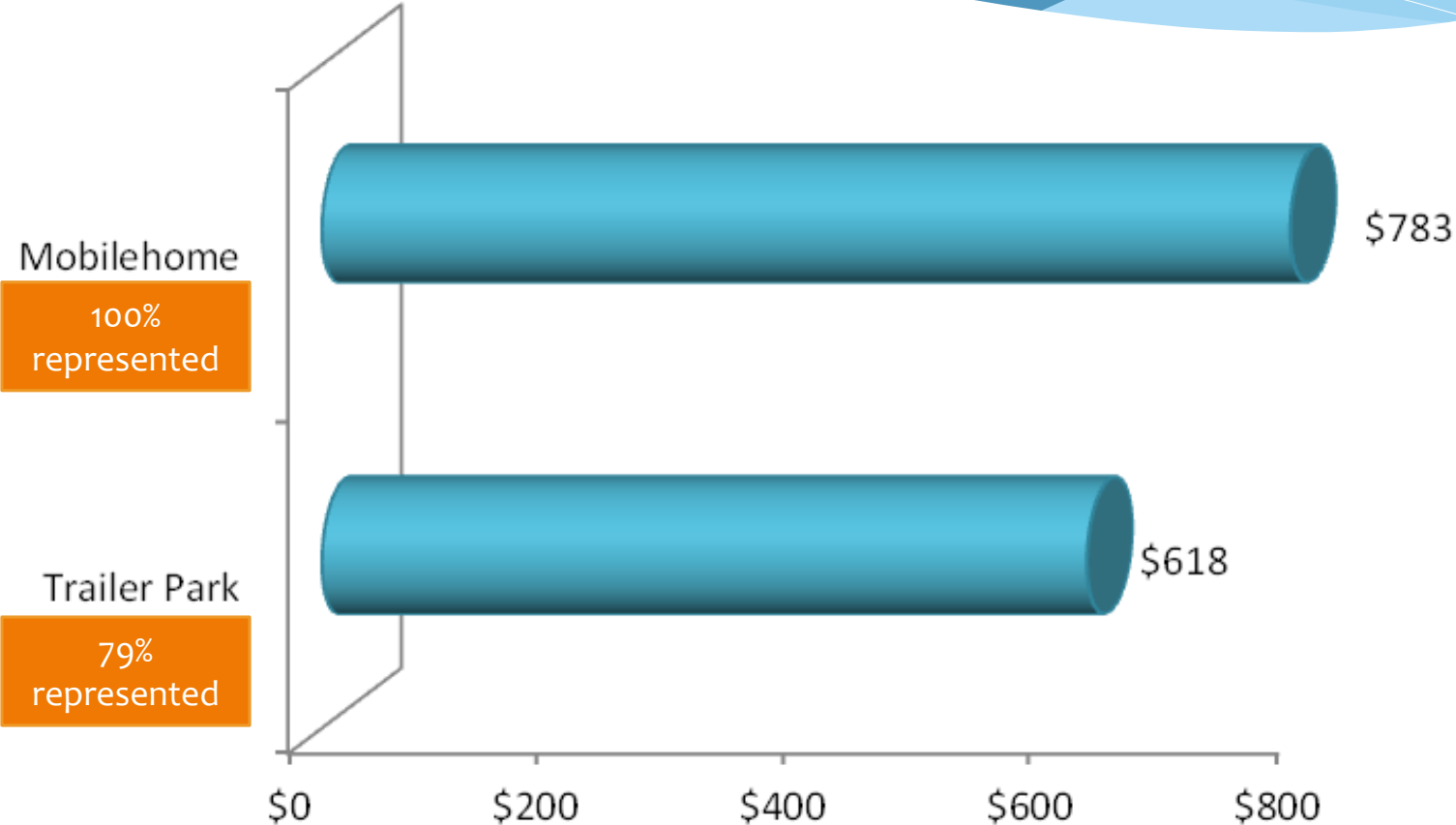


Incoming Rental Rates

CV Mobilehome vs. Trailer Park

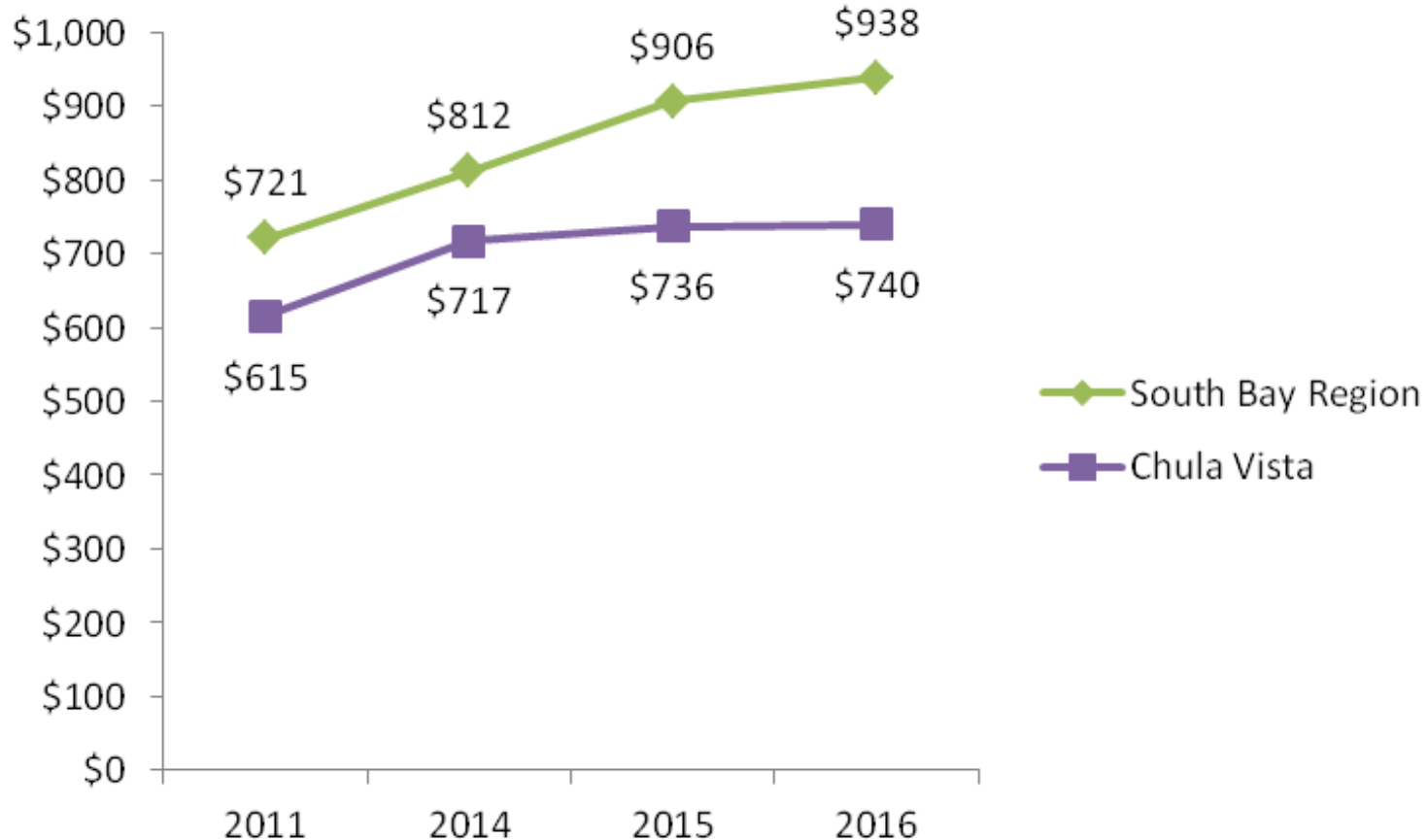


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Incoming Rental Rates

South Bay Region



Conclusion



- ❑ Annual increase still below other housing types
- ❑ Some mobilehome parks approaching south bay market
- ❑ Average <\$150 below market

CVMC 9.50

Rent Review Services

Annual Administrative Fee Update

Presented by: Stacey Kurz
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Administrative Fee

Established CVMC Section 9.50.030



□ Goals of fee

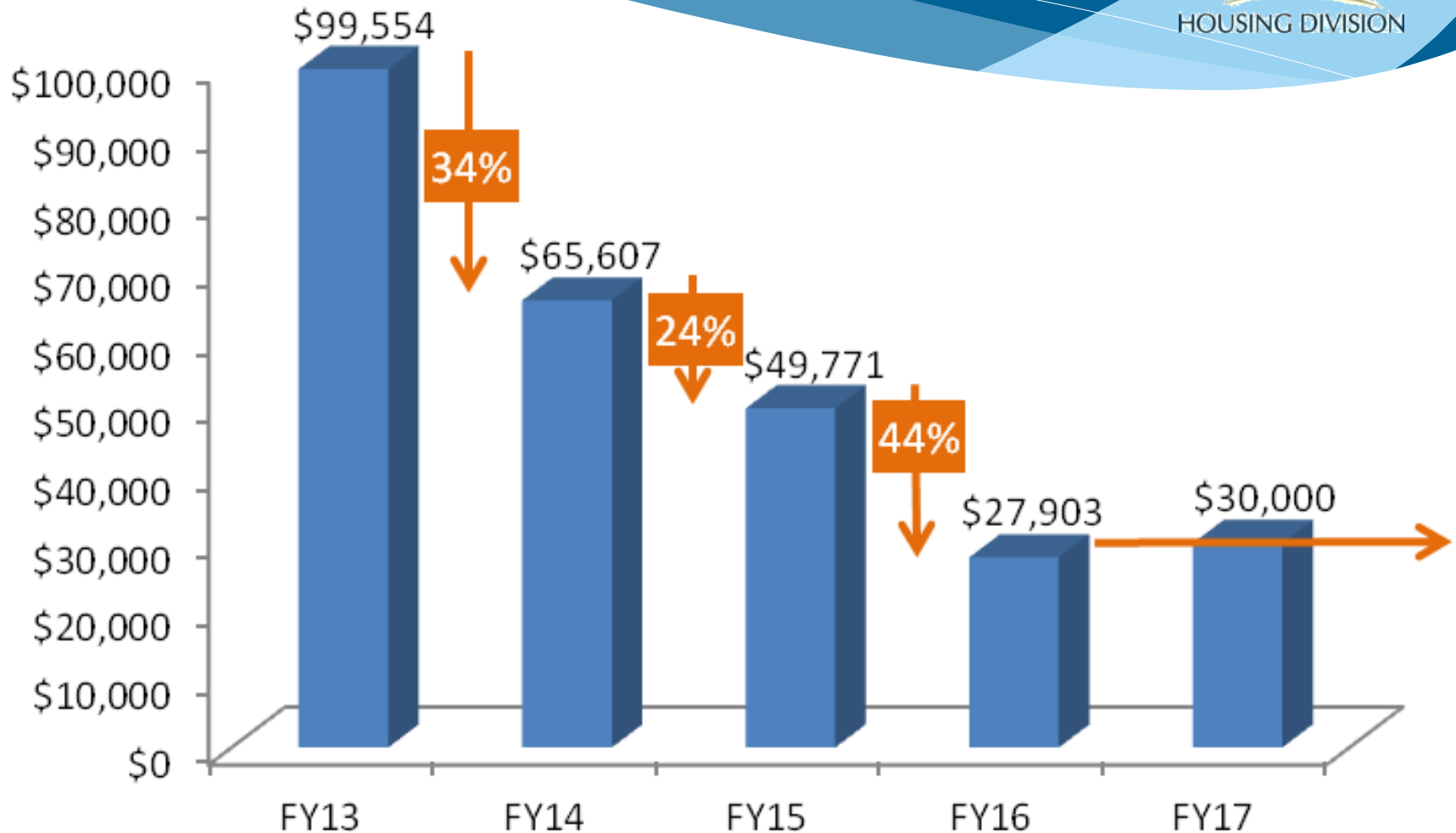
- Consistent funding source
- Conform to City policy
- Ensure ability to hire experts

Total Staff Expenses

Annual Comparison



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Fiscal Year 2017 Expenditure Changes



- Administrative Fee Billing & Collection
 - Contracted Out



Annual Fee Calculation

Factors to Consider



- Revenues & Expenditures

- Fund balance

- Account for experts and staff time for potential cases
 - Project every other year

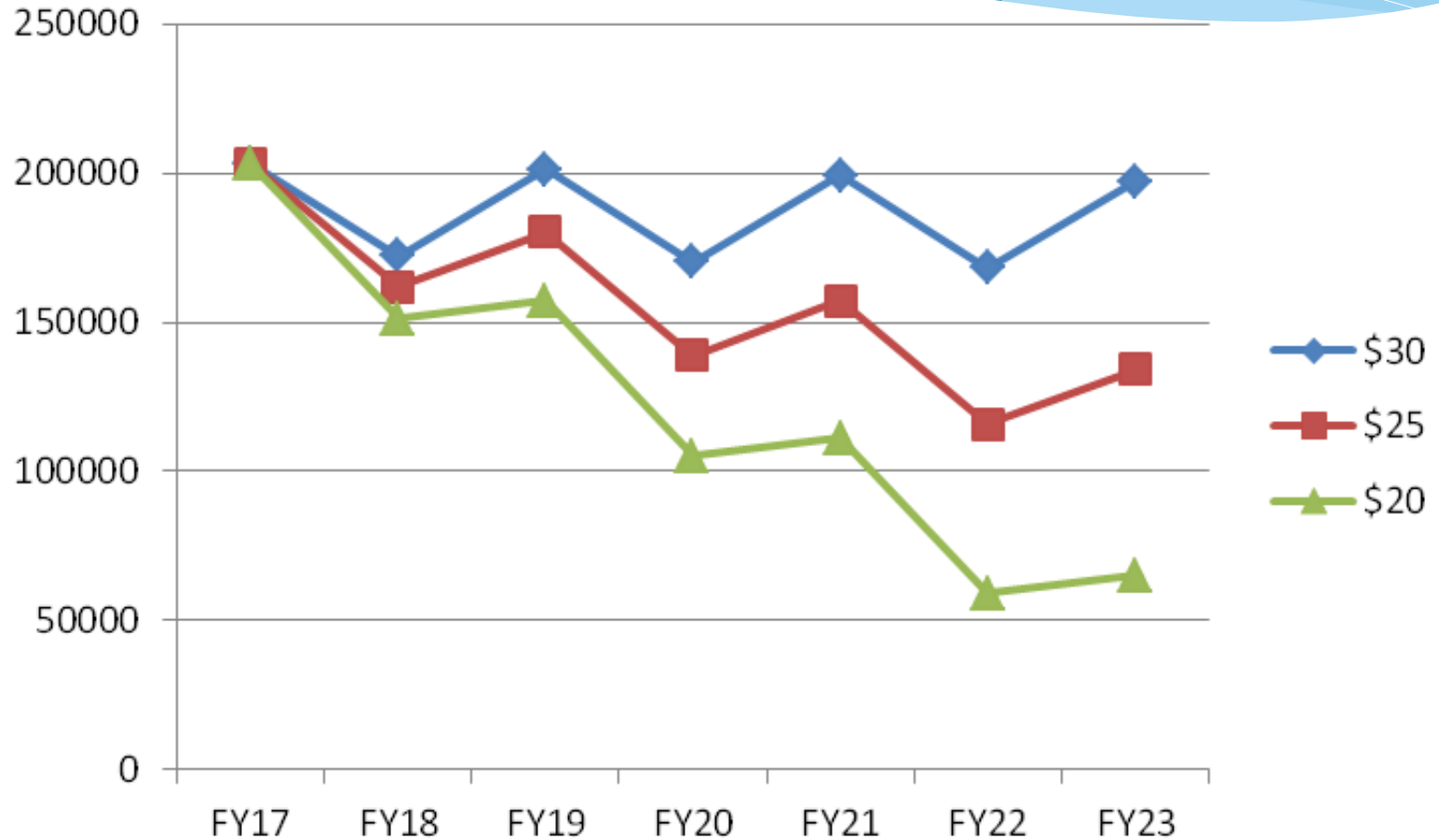
	2013	2014	2015	2016	2017
Spaces Paid	2,157	1,907	2,104	2,144	2,247
Fee	\$60	\$60	\$40	\$40	\$30

5 Year Projection

Assumes a case every other year



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Staff Recommendation



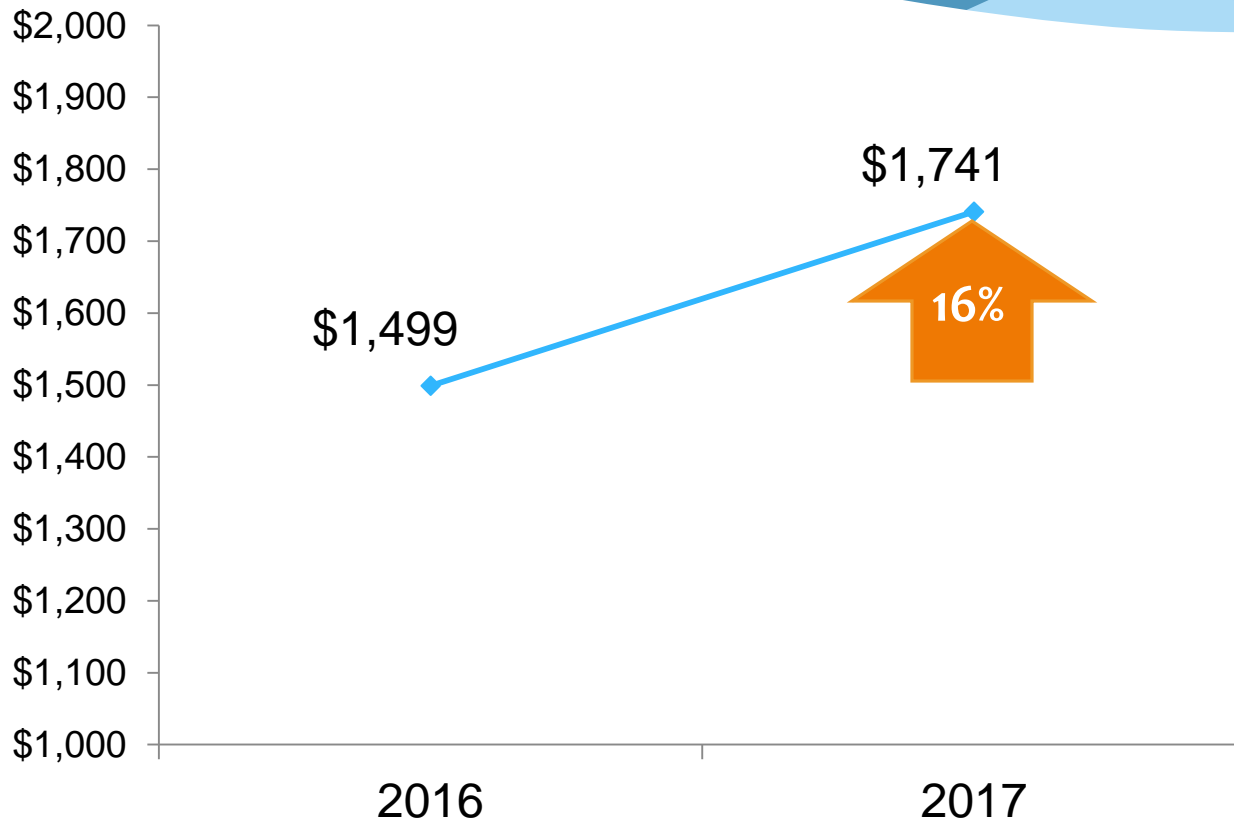
Council set the FY 17-18 Fee at \$25



Apartment Rental Rates Chula Vista



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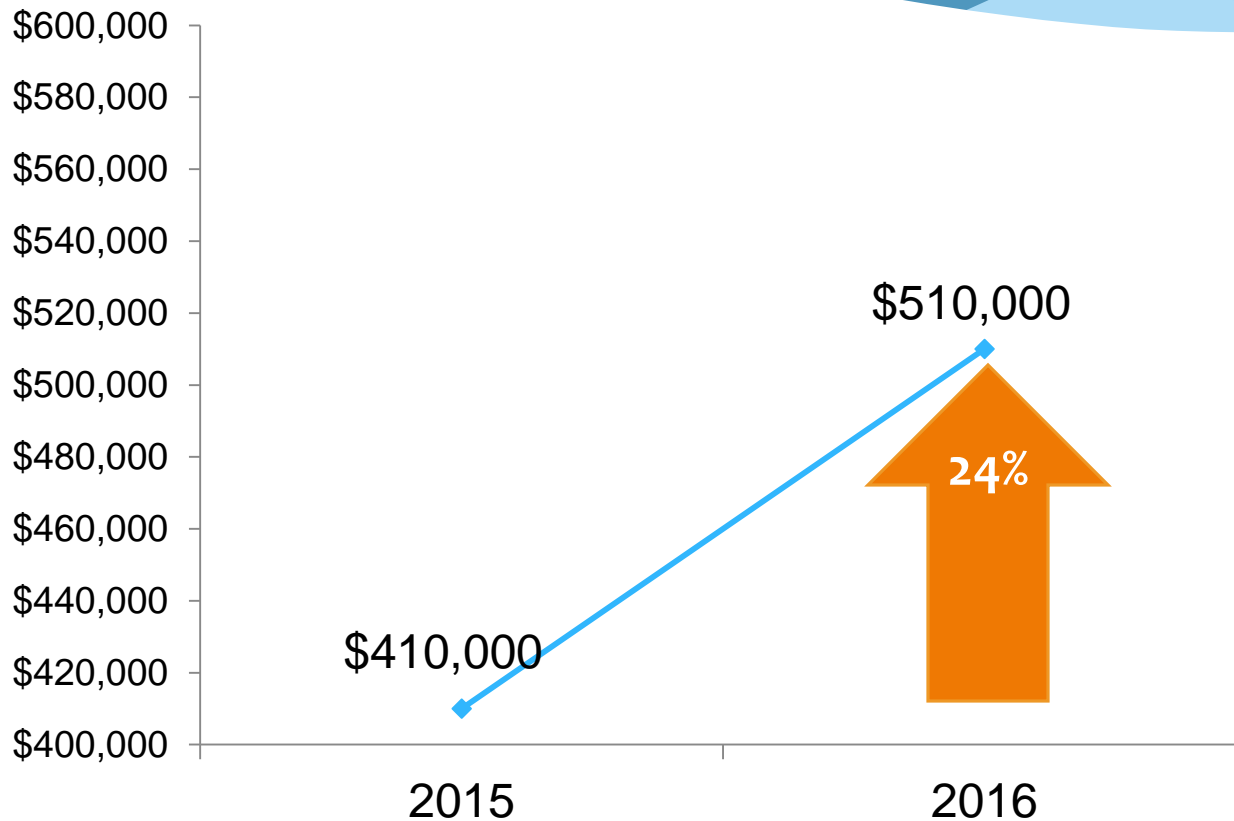


Source: HUD Fair Market Rent, 2-bedroom

Median Sales Price Single Family Detached Homes



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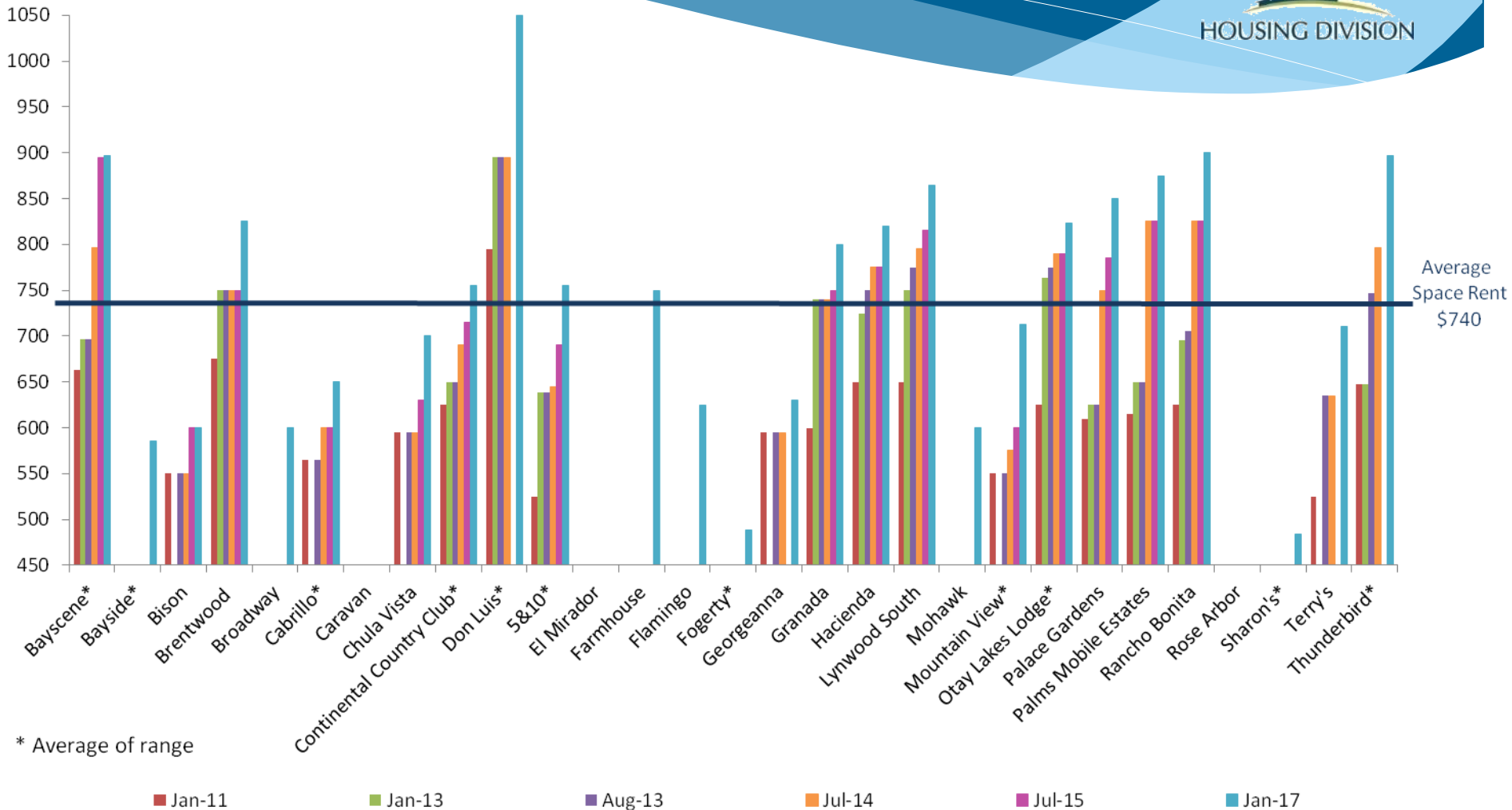


Source: HUD HOME Homeownership Value Limits

Incoming Rental Rates Chula Vista



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* Average of range

Jan-11

Jan-13

Aug-13

Jul-14

Jul-15

Jan-17

Fiscal Year 2017

Revenues & Expenditures



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	Anticipated	Actual
Revenues:		
Collected Revenue	\$63,000 (2,100 spaces)	\$67,410 (2,247 spaces)
Fund Balance <i>(as of 7/1/16)</i>	\$157,084	\$169,804
TOTAL REVENUES	\$220,084	\$237,214
Expenditures:		
Staff Charges (Housing Division)	\$92,000	\$30,000
Experts	\$25,000	\$0
Billing/Administrative Costs	\$3,000	\$4,000
TOTAL EXPENDITURES	\$120,000	\$34,000
Surplus/Deficit		\$203,214

Fiscal Year 2018 Anticipated Budget



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Revenues:	
Available Fund Balance 7/1/17	\$203,214
Anticipated Revenues (2,100 @ \$25)	\$52,500
Expenditures:	
Staff Charges	\$65,000
Experts	\$25,000
Billing/Administrative Costs	\$4,000
TOTAL ANTICIPATED EXPENDITURES	\$94,000
ANTICIPATED FUND BALANCE	\$161,714
Contingency for Experts	\$25,000
Surplus/Deficit	\$136,714