



**PUBLIC HEARING NOTICE
VENTURA COUNTY MOBILE HOME PARK
RENT REVIEW BOARD
Meeting Agenda
Wednesday, July 6, 2011 at 1:00 p.m.**

All interested persons are invited to attend and be heard at a public hearing to be held by the Ventura County Mobile Home Park Rent Review Board at the date and time noted above at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, Third Floor, Multipurpose Room.

Consideration will be given only as noted to the following:

- 1. Call to Order**
- 2. Approval of Minutes**
March 22, 2011 Meeting
- 3. Public Comment regarding concerns within the authority of the Rent Control Ordinance**
This time is set aside for public comment on items not otherwise on the Agenda, but within the purview of the board; comment on all other items will be taken in the order shown on the agenda.

Item for Action

- 4. Approval of the Tri-Annual Status Report and forward to the Ventura County Board of Supervisors**
Staff presentation
Public Comment
Close Public Hearing
Board Deliberation
- 5. Meeting Adjournment**

Next meeting date: Wednesday, August 24, 2011, 1:00 p.m., Location to be announced at July 6, 2011 public hearing.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT FRANCA ROSENGREN, AT 805-654-2045. REASONABLE ADVANCE NOTIFICATION OF THE NEED FOR ACCOMMODATION PRIOR TO THE MEETING (48 HOURS ADVANCE NOTICE PREFERRED) WILL ENABLE US TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

**VENTURA COUNTY MOBILE HOME PARK
RENT REVIEW BOARD
Meeting Minutes
March 22, 2011**

Board Members Present: Michael Velthoen, Chairman
Edward Buckle
Anthony Strauss

Planning Staff Present: Franca Rosengren
Tricia Maier

1. 1:10 P.M. HEARING CALLED TO ORDER
2. APPROVAL OF NOVEMBER 24, 2010 MINUTES
Board approved minutes as read.
3. PUBLIC COMMENTS
Mr. Steve Offerman presented litigation and legislative updates related to mobile home park rent control issues statewide.

MHRRB CONSIDERED THE FOLLOWING ACTIONS:

4. ELECTION OF OFFICERS
Motion by Mr. Buckle to re-nominate Mr. Velthoen as Chairman and Mr. Mitnick as Vice Chairman of the Mobile Home Park Rent Review Board. Mr. Strauss seconded the motion.
5. SCHEDULE OF MEETINGS FOR 2011 CALENDAR YEAR
The quarterly meetings will be located at the Ventura County Government Center, Hall of Administration, Room 334, Third Floor, 800 S. Victoria Avenue, Ventura, at 1:00 p.m. The August or November 2011 meeting is proposed to be held off-site at a TBA Ventura County Mobile Home Park.
6. COMMENTS BY STAFF
Franca Rosengren reported that she is in the process of preparing the Tri-Annual Report to be presented to the Board of Supervisors this year.
7. COMMENTS BY RENT REVIEW BOARD MEMBERS
None
8. MEETING ADJOURNMENT
The meeting was adjourned at 1:20 p.m. The next meeting will be held on Wednesday, May 25, 2011 at 1:00 p.m. at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, Third Floor, Multipurpose Room.

Franca Rosengren - Mobile Home Rent Review Mtg

From: Heidi Mellein
To: franca.rosengren@ventura.org
Date: 05/24/2011 2:23 PM
Subject: Mobile Home Rent Review Mtg

Hello,

I noticed we have a Mobile Home Rent Review Meeting this Wednesday. **Will this meeting determine the CPI for any rent increases this year?** Currently, my base rent is \$866 before all the other fees are added on. Although I use minimal utilities, my housing is roughly 50% of my check. Luckily, I own my mobile outright but my wages haven't kept up with inflation.

I've lived in a mobile home up in Ojai for almost 12 years. I've worked for the Assessors for 4 1/2 years. I'm very concerned with the rent increases that have taken place in the last 12 years. Our park owners have left our park in disarray and even rent out mobiles they own. This previously was considered prohibited. The condition of many of the mobiles is rather poor. The owners have bought many of the homes once the owners were in a panic sell position. Mobiles are empty and we have at least 10 lots sitting empty for at least 3 years. Sellers cannot get a decent price for their asset due to the space rent that would have to be considered in the housing payment fees. Many people are amazed we are charged such an amount.

I may have to work through the meeting but, would like you to add my email comments into the record as objections for raising rents. I live in Ojai Oaks Village @ 950 Woodland Ave. Thank you and feel free to call me if you have any questions. My home email is heidim2006@sbcglobal.net.

Heidi Mellein

805-798-7223

County of Ventura
MHPRRB
**Exhibit A – 5/24/2011 Email
from Heidi Mellein**

From: "Kate Hoffman" <katehoffmanart@gmail.com>
To: <franca.rosengren@ventura.org>
CC: "Heidi Mellein" <Heidi.Mellein@ventura.org>, "Heidi Mauer" <heidimauer@h...>
Date: 05/30/2011 6:45 PM
Subject: Mobile Home Rent Review

Dear Ms. Rosengren,

I was forwarded your email about the postponement of the Mobile Home Rent Review Board meeting and with it an email from Heidi Mellein, who lives in the Ojai Oaks Village. I, too, live at the Ojai Oaks. I'm writing in support of what Heidi wrote and I hope this email will be included with hers as an exhibit at the next meeting. As Heidi said, there are many empty homes and at least 10 weedy, vacant lots where the park owners pulled out the units when they were hoping to make a killing by replacing them and selling them along with the lots. There are also several empty units owned by the park (at least one is used for storage and is missing skirting and in general disrepair.) Others are rented out by the park owners, which according to my lease, is not allowed. These things give the park a look of seedy disrepair.

My base rent is over \$890 per month, not including utilities or trash. I own my mobile home outright but nobody in their right mind would buy it from me because their rent would be over \$1000 per month and go up every year. I live on social security, supplemented by part-time work and my rent, is over 50% of my earnings. Someone unfamiliar with this system might say, "just sell it and move to someplace cheaper," but, of course, that's not so easy to do. Truthfully, if I had less invested financially or emotionally in my home, I would consider walking away.

I have several questions that maybe the board can answer:
Is it true that the lowest space rent in the park is over \$500 and that most are over \$750. Is it true, as many people here think, the rents are higher than in any other park in the area?
Because these mobile home parks are defined by the county as "affordable housing" aren't the park owners obligated to replace the units that they have taken out?

If the average space rent here is \$700 (I believe it's higher) and there are 100 occupied homes, the park owners are collecting \$70,000 per month. That's \$840,000 per year. I'm sure they would say their expenses are high but I'm betting that their property taxes are very low because of Prop 13. If they're spending a lot on security and maintenance, it's not visible.

So I submit that the rent is already much too high and that the owners of Ojai Oaks are slumlords, doing the absolute minimum in terms of maintenance, and certainly doing nothing to improve their park. They've maximized their profits by charging as much as the County will allow so there is no need for them to do any more than the most minimal upkeep.

I'm hoping you'll add me to your email list so I can know about meetings and such.

County of Ventura
MHPRRB
Exhibit B – 5/30/2011
Email from Kate Hoffman

County of Ventura
MHPRRB
Exhibit B – 5/30/2011
Email from Kate Hoffman

EXHIBIT 1

VENTURA COUNTY

MOBILE HOME PARK RENT CONTROL PROGRAM

TRI-ANNUAL STATUS REPORT

JANUARY 1, 2008 TO DECEMBER 31, 2010

Ventura County Government Center
800 South Victoria Avenue
Ventura, CA 93009

June 2011



DATE APPROVED BY THE MOBILE HOME PARK RENT REVIEW BOARD:

DATE RECEIVED BY THE BOARD OF SUPERVISORS:

TRI-ANNUAL STATUS REPORT
VENTURA COUNTY MOBILE HOME PARK
RENT CONTROL PROGRAM
(January 2008 – December 2010)

Authority

The County of Ventura's mobile home park rent control ordinance specifies that the Mobile Home Park Rent Review Board render "a tri-annual comprehensive written report to the Board of Supervisors concerning its activities, holdings, actions, results of hearings, and all other matters pertinent to this Ordinance which may be of interest to the Board of Supervisors." (Section 5(e) of Ventura County Ordinance No. 4366)

Background

Since the Mobile Home Park Rent Control Ordinance was adopted in February 1983, the Ventura County Mobile Home Park Rent Control Program has considered a total of 550 ministerial Social Security Cost of Living Adjustment ("SSCOLA") Rent Increase applications. The purpose of the Ordinance is to protect the owners and residents of mobile homes, trailers, and other mobile dwelling units from unreasonable space rental increases while simultaneously recognizing and providing for the need of the park owners to receive a just and reasonable return on their property. The Ordinance also established the Mobile Home Park Rent Review Board to receive, investigate, and hold hearings on issues related to mobile home park rent stabilization, and to review discretionary increases for mobile home spaces that are subject to the rent control ordinance.

Mobile Home Park Rent Review Board Members and Staff

Michael Velthoen, Chair
Stephen Mitnick, Vice Chair
Anthony Strauss
Edward Buckle
Nancy Main- Resigned as of July, 2009
Franca Rosengren, Planning Staff

2008-2010 Mobile Home Park Rent Control Program Statistics

Mobile Home Park Rent Control Program Applications Processed

During the reporting period, only Ministerial Rent Increase applications were received by Planning staff.

(1) Ministerial Social Security Cost of Living Adjustment (“SSCOLA”), Rent Increase Applications

Fifty-five ministerial applications were received, and processed; fifty-three of those were approved during the 2008-2010 reporting period, and two were approved after the reporting period.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 2 – Definitions, the SSCOLA is a rent adjustment based on increases in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), United States City Average, as determined by the United States Bureau of Labor Statistics, Department of Labor. The Consumer Price Index is a measure of the average change in prices over time in a fixed market of goods and services. The annual Consumer Price Index (CPI) as determined by the U.S. Bureau of Labor Statistics ranged from 0.0-5.8% (measured in August) over the period being examined.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 6 (b), a ministerial SSCOLA space rent increase level shall be determined to be the same as the SSCOLA (granted only for levels between 2% and 8%)¹ for the mobile home parks in the unincorporated area, as shown in Table 1 below.

Table 1 – SSCOLA 2008-2010

YEAR	PERCENTAGE
2008	2.3%
2009	5.8%
2010	0.0% ²

¹ Pursuant to the Ordinance, when the SSCOLA is less than 2%, the maximum rent increase allowed is 2%; when the SSCOLA is greater than 8%, the maximum rent increase allowed is 8%.

² As discussed in footnote 1, the SSCOLA for 2010 was at 0%; however, the property owner is allowed, pursuant to the Ordinance, to ask for a maximum rent increase of 2%.

(2) Service Reduction Applications

There were no requests for a service reduction by park residents over the period being examined.

(3) Utility Separation Applications

There were no requests for a utility separation by park owners over the period being examined.

(4) Discretionary Increase Applications

There were no requests for a discretionary increase by park owners over the period being examined.

Rent Review Board Hearings

The Rent Review Board hearings are held on the fourth Wednesday of the month, quarterly (every February, May, August, and November) or as needed, at the Ventura County Government Center, Hall of Administration. Occasionally, the Rent Review Board hearings are held at one of the mobile home parks subject to the Rent Control Ordinance. For example, the August 2010 Rent Review Board hearing was held at the Golden Oaks Mobile Home Estates located in the community of Meiners Oaks. A total of twelve Rent Review Board hearings were held during the reporting period.

Table 2 — Rent Review Board Meetings and Applications (2008 – 2010)

ACTIVITY	YEAR		
	2008	2009	2010
Number of Hearings	4	4	4
Rent Increase Applications	21	20	20
Utility Separation Applications	0	0	0
Service Reduction Applications	0	0	0

Ordinance Review

Since September 25, 2007, the Board of Supervisors has adopted no further amendments to the Ventura County Mobile Home Park Rent Control Ordinance.

Program Administration Fee

There have been two program administration fee adjustments over the period being examined. In June 2008, the Ventura County Board of Supervisors decreased the Program Administration Fee that is charged to the Mobile Home Park Owners and Mobile Home Park Residents. The annual fee per space was reduced from \$25.92 to \$17.34 per space. This fee went into effect beginning August 4, 2008. In 2010, the annual Program Administration Fee was increased slightly from \$17.34 to \$17.48 per space. This fee has been in effect since August 16, 2010. (Table 3 below)

Table 3 – Program Administrative Fee Adjustments

June 2008 Program Fee	Park Owner Share (in dollars)	Park Owner Share (by percentage)	Resident Share (in dollars)	Resident Share (by percentage)
Monthly amount per space	\$0.89	62%	\$0.54	38%
Annual amount per space	\$10.75	62%	\$6.59	38%
August 2010 Program Fee	Park Owner Share (in dollars)	Park Owner Share (by percentage)	Resident Share (in dollars)	Resident Share (by percentage)
Monthly amount per space	\$1.06	73%	\$0.39	27%
Annual amount per space	\$12.76	73%	\$4.71	27%

The Program Administration Fee is set through annual accounting of the actual cost to provide services to mobile home park owners and residents by Planning Staff. The fee is adopted with the Planning Division Fee Schedule by the Board of Supervisors. The fee is proportionate to the services rendered to owners and residents by Planning Staff during the prior three year period, which is shown by the percentage breakdown in the table above.

Decontrolled Spaces

From December 1989 to April 1992, the potential rent increases applied upon transfer of ownership of a mobile home was unlimited. Effective April 21, 1992, the Ordinance was altered to allow the lesser of 15% or a \$50 rent increase, and then amended by the

Board of Supervisors in December 1999, to allow an increase of 15% of the average park rent or \$60.00 whichever is lesser, but only once every four years. On September 25, 2007, the Ordinance was further amended to allow an increase of 15% of the average park rent or \$72.00 whichever is lesser. Approximately 1290 spaces have been decontrolled since December 1989. See Table 4 below and Table 5 attached, for a summary of decontrolled spaces during the reporting period.

Table 4 – Decontrolled Spaces 2008-2010

YEAR	NUMBER OF DECONTROLLED SPACES
2008	24
2009	14
2010	35
TOTAL	73

Mobile Home Park Rent Ranges

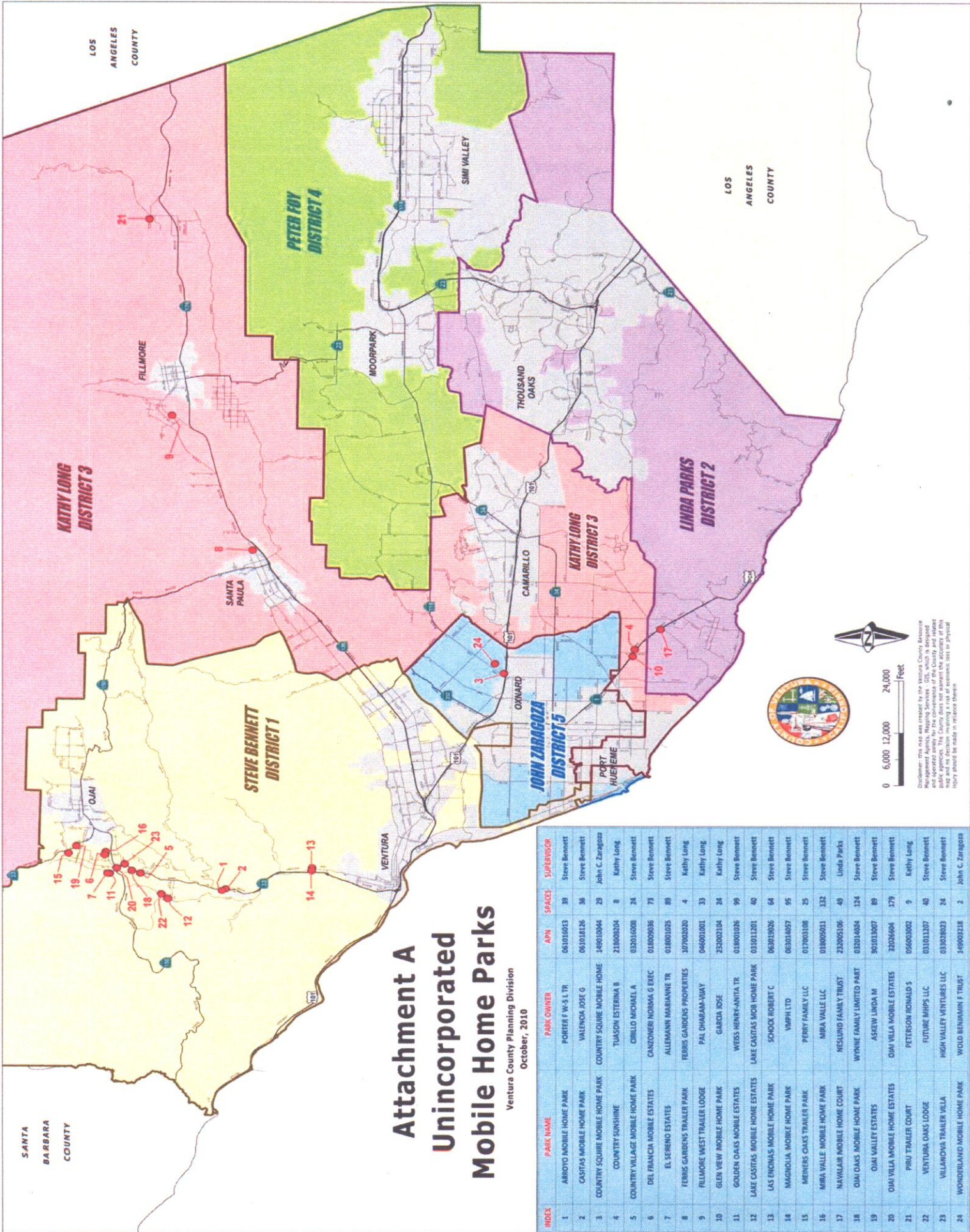
Of the parks that requested a rent increase during the reporting period, the Ventura Oaks Mobile Home Park had the lowest rent range with no decontrolled spaces. The Ojai Oaks Village had the highest rent range with six decontrolled spaces during the reporting period (see Tables 5 and 6 attached).

Distribution of Mobile Home Parks Countywide

The majority of the mobile home parks in unincorporated Ventura County are located in Supervisorial District 1. Sixteen mobile home parks are located in District 1; the remaining eight mobile home parks are located in Districts 2, 3, and 5. District 4 has no mobile home parks. There are a total of 1330 spaces in the County's 24 mobile home parks (Attachment A – Unincorporated Mobile Home Parks Map).

Program Administration Update

On May 17, 2010, the Planning Division launched a new E-mail Public Hearing Notification Service that allows interested stakeholders, applicants, and citizens to receive e-mail notification when a new Mobile Home Park Rent Review Board agenda is posted for scheduled hearings. The website address is: <http://www.ventura.org/rma/planning/notification/index.html>. In addition, the public can access the Planning Division's website for general information related to the Mobile Home Rent Review Board Program at: <http://www.ventura.org/rma/planning/Programs/mobile.html>.



Attachment A Unincorporated Mobile Home Parks

Ventura County Planning Division
October, 2010

INDEX	PARK NAME	PARK OWNER	APN	SPACES	SUPERVISOR
1	ARROYO MOBILE HOME PARK	PORTER F W S L TR	051016013	38	Steve Bennett
2	CASITAS MOBILE HOME PARK	VALENCO JOSE G	081018126	36	Steve Bennett
3	COUNTRY SQUARE MOBILE HOME PARK	COUNTRY SQUARE MOBILE HOME	149010044	29	John C. Zaragoza
4	COUNTRY SUNSHINE	TUASON ESTERINA B	218002004	8	Kathy Long
5	COUNTRY VILLAGE MOBILE HOME PARK	ORILLO MICHAEL A	032016008	24	Steve Bennett
6	DEL FRANCIA MOBILE HOMES	CANZONERI NORMA G EXEC	018009036	73	Steve Bennett
7	EL SERENO ESTATES	ALLEMANN MARIANNE TR	018001025	89	Steve Bennett
8	FERRIS GARDENS TRAILER PARK	FERRIS GARDENS PROPERTIES	107002020	4	Kathy Long
9	FILLMORE WEST TRAILER LODGE	PAL DHABAMA-WAY	046001001	33	Kathy Long
10	GLEN VIEW MOBILE HOME PARK	GARCIA JOSE	232002104	24	Kathy Long
11	GOLDEN OAKS MOBILE HOMES	WESS HENRY-ANITA TR	018001026	99	Steve Bennett
12	LAKE CASITAS MOBILE HOME ESTATES	LAKE CASITAS MOB HOME PARK	031012011	40	Steve Bennett
13	LAS ENCINAS MOBILE HOME PARK	SCHOCK ROBERT C	063013026	64	Steve Bennett
14	MAGNOLIA MOBILE HOME PARK	VMPH LTD	063014057	95	Steve Bennett
15	MEINERS OAKS TRAILER PARK	PERRY FAMILY LLC	017003108	25	Steve Bennett
16	MIRA VALLE MOBILE HOME PARK	MIRA VALLE LLC	018005001	332	Steve Bennett
17	NAVALUR MOBILE HOME COURT	MESLUD FAMILY TRUST	232005106	49	Linda Parks
18	OAK OAKS MOBILE HOME PARK	WYNNIE FAMILY LIMITED PART	032014064	124	Steve Bennett
19	OJAI VALLEY ESTATES	ASHEWY LINDA M	901013207	89	Steve Bennett
20	OJAI VILLA MOBILE HOMES ESTATES	OJAI VILLA MOBILE ESTATES	320266004	179	Steve Bennett
21	PIRU TRAILER COURT	PETERSON RONALD S	066002002	9	Kathy Long
22	VENTURA OAKS LODGE	FUTURE MHP'S LLC	031012007	40	Steve Bennett
23	VILAROVA TRAILER VILLA	HIGH VALLEY VENTURES LLC	032028023	24	Steve Bennett
24	WONDERLAND MOBILE HOME PARK	WOLD BENJAMIN F TRUST	149003218	2	John C. Zaragoza



County of Ventura, Resource Management Agency, Planning Division
 Mobilehome Park Rent Review Board
 Table 5: Decontrolled Rents 2008-2010

June 21, 2011

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Rent</u>	<u>No. of Spaces in Park</u>
2008				
Country Squire	2631 E. Ventura Blvd.	1	\$403.50	27
Meiners Oaks	474 N. Amaz Avenue	0		25
Ventura Oaks	255 Burnham Road	0		60
Mira Valle	1202 Loma Dr.	3	\$654.45, 618.62, 584.48	132
Arroyo	9097 No. Ventura Ave	0		40
Country Village	11195 Ventura Ave.	0		25
Casitas Springs	8951 Nye Road	0		36
Golden Oaks	1273 South Rice Road	2	\$524.31, 520.20	0
Las Encinas	4132 N. Ventura Ave.	1	\$470.45	0
Ojai Valley Estates	1975 Maricopa Hwy.	3	\$687.51, 636.74, 704.49	90
Magnolia	4197 Ventura Avenue	0		97
Ojai Oaks	950 Woodland Avenue	5	\$915.67, 801.22, 706.48, 672.09, 642.82	107
El Sereno	1225 Rice Road	6	\$570.50, 606.62, 549.28, 636.69, 650.00, 517.60, 650.00	90
Del Francia	1075 Loma Drive	0		74
Villanova	700 W. Villanova Rd.	0		19
Fillmore West	1906 OldTelegraph Rd.	3	\$310.94, 575.85, 575.85	33
Lake Casitas	25 N. Burnham Rd.	0		41

Park Name **Park Address** **No. of Decontrolled Spaces** **Decontrolled Space Rent** **No. of Spaces in Park**

2009

Ojai Villa	70 W. Baldwin Road	1	\$548.72	179
Country Squire	2631 E. Ventura Blvd.	1	\$386.33	27
Meiners Oaks	474 N. Amaz Ave.	0		25
Ventura Oaks	255 Burnham Rd.	0	n.a.	60
Arroyo	9097 N. Ventura Ave.	0	n.a.	40
Ojai Valley Estates	1975 Maricopa Hwy.	3	\$598.61, 636.74, 582.20	90
Mira Valle	1202 Loma Drive, #26	0		132
Country Village	11195 Ventura Ave	0		25
Golden Oaks	1273 S. Rice Road	4	\$547.67, 487.60, 514.13, 565.94	102
Casitas Springs	8951 Nye Rd.,	0		38
Las Encinas	4132 N. Ventura Ave.	0		65
Magnolia	4197 Ventura Ave.	4	\$505.39, 506.22, 504.80, 498.70	97
Del Francia	1075 Loma Drive	1	\$406.60	73
Ojai Oaks	950 Woodland Ave.	1	\$644.18	125
El Sereno	1225 Rice Road	0		90
Villanova	700 W. Villanova Rd., Sp. 1	0		24
Filimore West	1906 Old Telegraph Rd.	1	\$527.09	33
Ojai Villa	70 W. Baldwin Road	5	\$533.09, \$565.18, \$575.27, \$511.81, \$622.96	179
Lake Casitas	25 N. Burnham Rd.	1	\$318.95	40

2010

Country Squire	2631 E. Ventura Blvd.	2	\$460.74, \$468.15	27
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<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Rent</u>	<u>No. of Spaces in Park</u>
2010				
Ventura Oaks	255 Burnham Rd.	0		60
Meiners Oaks	474 Amaz Av.	1	\$306.22	25
Arroyo	9097N. Ventura Avenue	0		0
Glenview	3438 Siesta Way	1	\$604.26	25
Mira Valle	1202 Loma Drive	2	\$736.85, \$734.60	132
Country Village	11195 N. Ventura Avenue	0		25
Ojai Valley Estates	1975 Maricopa Hwy #13	9	\$627.40, \$627.40, \$627.40, \$727.14 \$627.40, \$745.35, \$681.73, \$627.40, \$628.28	90
Golden Oaks	1273 S. Rice Road	2	\$541.00, \$489.89	102
Casitas Springs	8951 Nye Road	2	\$328.10, \$340.19	36
Del Francia	1075 Loma Drive	1	\$606.04	73
El Sereno	1225 S. Rice Road	4	\$633.53, \$588.88, \$695.00, \$619.43	90
Las Encinas	4132 N. Ventura Avenue	0		65
Magnolia	4197 Ventura Avenue	8	\$584.12, \$619.61, \$532.83, \$484.74 \$685.38, \$495.22, \$767.71, \$547.70	113
Ojai Oaks	950 Woodland Avenue	1	\$922.52	125
Villanova	70 W. Villanova Road	0		24
Fillmore West	1906 Old Telegraph Road	0		33
Lake Casitas	25 Burnham Road	0		41
Country Squire	2631 East Ventura Blvd.	2	\$420.40, \$460.74	27



County of Ventura, Resource Management Agency, Planning Division
 Mobilehome Park Rent Review Board
 Table 6: Rent Range 2008-2010

June 21, 2011

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
2008			
Country Squire	2631 E. Ventura Blvd.	\$318.37-408.15	05/01/2008
Meiners Oaks	474 N. Amaz Avenue	\$234.43 - \$477.06	
Ventura Oaks	255 Burnham Road	\$153.68-185.88	08/01/2008
Mira Valle	1202 Loma Dr.	\$479.00-720.91	08/01/2008
Arroyo	9097 No. Ventura Ave	\$281.37-511.50	06/01/2008
Country Village	11195 Ventura Ave.	\$273.10-456.82	07/01/2008
Casitas Springs	8951 Nye Road	\$231.56-424.82	08/01/2008
Golden Oaks	1273 South Rice Road	\$413.45-628.98	10/01/2008
Las Encinas	4132 N. Ventura Ave.	\$294.44-519.20	11/01/2008
Ojai Valley Estates	1975 Mancopa Hwy.	\$461.21-704.08	09/01/2008
Magnolia	4197 Ventura Avenue	\$387.42-695.71	12/01/2008
Ojai Oaks	950 Woodland Avenue	\$560.33-1017.56	10/01/2008
El Sereno	1225 Rice Road	\$474.47-\$696.73	10/01/2008
Del Francia	1075 Loma Drive	\$349.46-\$526.10	10/01/2008
Villanova	700 W. Villanova Rd.	\$277.41-434.71	01/01/2009
Fillmore West	1906 Old Telegraph Rd.	\$250.33-573.61	12/01/2008
Lake Casitas	25 N. Burnham Rd.	\$209.74-336.35	03/01/2009
2009			
Ojai Villa	70 W. Baldwin Road	\$413.21-687.70	05/01/2009
Country Squire	2631 E. Ventura Blvd.	\$336.84-431.82	05/01/2009
Meiners Oaks	474 N. Amaz Ave.	\$248.03-504.73	01/05/2009
Ventura Oaks	255 Burnham Rd.	\$161.20-629.51	08/01/2009

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
Arroyo	9097 N. Ventura Ave.	\$297.69-\$61.90	06/01/2009
Ojai Valley Estates	1975 Maricopa Hwy.	\$487.96-745.35	09/01/2009
Mira Valle	1202 Loma Drive, #26	\$506.78-\$62.72	08/01/2009
Country Village	11195 Ventura Ave	\$288.94-\$488.32	07/01/2009
Golden Oaks	1273 S. Rice Road	\$437.43-\$665.46	10/01/2009
Casitas Springs	8951 Nye Rd.,	\$244.98-\$34.80	01/08/2009
Las Encinas	4132 N. Ventura Ave.	\$331.52-\$49.31	11/01/2009
Magnolia	4197 Ventura Ave.	\$409.87-736.06	12/01/2009
Del Francia	1075 Loma Drive	\$317.40-\$556.61	10/01/2009
Ojai Oaks	950 Woodland Ave.	\$592.83-\$1076.58	11/01/2009
El Sereno	1225 Rice Road	\$501.99-\$737.14	10/01/2009
Villanova	700 W. Villanova Rd., Sp. 1	\$293.50-\$486.02	01/01/2010
Fillmore West	1906 Old Telegraph Rd.	\$264.85-\$609.25	12/01/2009
Ojai Villa	70 W. Baldwin Road	\$421.48 - \$701.45	05/01/2010
Lake Casitas	25 N. Burnham Rd.	\$213.93-\$343.08	04/01/2010
2010			
Country Squire	2631 E. Ventura Blvd.	\$343.59-\$468.15	05/01/2010
Ventura Oaks	255 Burnham Rd.	\$164.42-\$42.10	08/01/2010
Mainers Oaks	474 Amaz Av.	\$252.99-\$14.82	05/01/2010
Arroyo	9097N. Ventura Avenue	\$303.64-\$593.54	06/01/2010
Glennview	3438 Siesta Way	\$383.62-\$612.00	08/25/2010
Mira Valle	1202 Loma Drive	\$516.92 - \$777.98	08/01/2010
Country Village	11195 N. Ventura Avenue	\$288.94-\$562.80	07/01/2010
Ojai Valley Estates	1975 Maricopa Hwy #13	\$497.72-\$759.81	09/01/2010
Golden Oaks	1273 S. Rice Road	\$446.18-\$678.77	10/01/2010
Casitas Springs	8951 Nye Road	\$249.88-\$647.50	08/01/2010
Del Francia	1075 Loma Drive	\$323.75-\$606.04	10/01/2010

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
El Sereno	1225 S. Rice Road	\$498.47-\$731.98	10/01/2010
Las Encinas	4132 N. Ventura Avenue	\$317.75-\$560.30	11/01/2010
Magnolia	4197 Ventura Avenue	\$418.09-\$767.71	12/01/2010
Ojai Oaks	950 Woodland Avenue	\$604.69-\$1098.11	11/01/2010
Villanova	70 W. Villanova Road	\$299.37-\$495.74	01/01/2011
Fillmore West	1906 Old Telegraph Road	\$270.15 - \$621.44	12/01/2010
Lake Casitas	25 Burnham Road	\$218.21 - \$349.94	04/01/2011
Country Squire	2631 East Ventura Blvd.	\$350.45 - \$468.15	05/01/2011