



Ventura County Mobile Home Park Rent Review Board Meeting Agenda

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

Wednesday, May 28, 2014 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. **Flag Salute**
3. **Approval of Minutes**
February 26, 2014 Meeting
4. **Public Comment on concerns within the authority of the County 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.
5. **Review of the Tri-Annual Report of the Mobile Home Park Rent Control Program**
Presentation by staff
6. **Comments from Rent Review Board Members**
7. **Comments from staff**
Update on Ongoing Issues
8. **Meeting Adjournment**

Next meeting date: Wednesday, August 27, 2014, 1:00 p.m., at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, Third Floor, Multipurpose Room.

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

County of Ventura • Resource Management Agency • Planning Division

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Meeting Minutes

February 26, 2014

Board Members Present: Edward Buckle, Chairman
Richard Francis, Vice Chairman
William Carpenter
Terry Bray

County Staff Present: Franca Rosengren, Planning Division
Tricia Maier, Planning Division
Robert Kwong, Assistant County Counsel

Items not taken in order

1. 1:05 P.M. HEARING CALLED TO ORDER
by Chairman Edward Buckle
2. FLAG SALUTE
3. APPROVAL OF NOVEMBER 6, 2014 MINUTES
Board approved minutes as drafted.
4. PRESENTATION OF APPRECIATION FOR STEPHEN MITNICK
Chairman Buckle thanked Stephen Mitnick for his service on the Mobile Home Park Rent Control Board.
5. ANNUAL ELECTION OF OFFICERS
Motion by Mr. Francis to nominate Mr. Buckle as Chairman. Mr. Carpenter seconded the motion. Motion passed. Motion by Mr. Carpenter to nominate Mr. Francis as Vice Chairman. Mr. Buckle seconded the motion. Motion passed.
6. STAFF PRESENTATION OF PROPOSED ORDINANCE AMENDMENTS
Staff provided a power point presentation on the Mobile Home Park Rent Control Ordinance Amendments (Case No. PL13-0182), including the following recommended actions, to be presented to the Board of Supervisors for a first reading on April 22, 2014.

Planning Staff recommended that the Rent Review Board take the following actions:

1. CERTIFY that your Board has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. DIRECT staff to forward the Mobile Home Park Rent Review Board's recommendations to the Board of Supervisors; and
3. ADOPT a resolution recommending that the Board of Supervisors take the following actions related to proposed amendments to the Mobile Home Park Rent Control Ordinance:
 - a. CERTIFY that your Board has reviewed and considered the Mobile Home Park Rent Review Board staff report and all exhibits thereto, including Exhibit 4, and has considered all comments received during the public comment process;
 - b. FIND on the basis of substantial evidence in the record as set forth in section B of the Mobile Home Park Rent Review Board staff report that the proposed Ordinance amendments are exempt from CEQA pursuant to CEQA Guidelines § 15273(a) and §15061(b)(3), and Public Resources Code § 21080(b)(8);
 - c. FIND based on the substantial evidence presented in Sections A and B of this Staff Report, and the entire record, that the Mobile Home Park Rent Control Ordinance Text Amendment PL13-0182 (Exhibit 4) is in the public interest;
 - d. ADOPT an Ordinance APPROVING PL13-0182 (Mobile Home Park Rent Control Ordinance Text Amendments, as shown in Exhibit 4), and
 - e. SPECIFY the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and custodian of the documents and materials that constitute the record of proceedings upon which this decision is based.

Chairman Buckle asked staff to comment on the particular parks that involved service reductions and explain the reasons behind the proposed cost recovery mechanism for violations of the ordinance. Mr. Buckle added that the cost to work on these service reduction applications is spread across all of the tenants of the mobile home parks when it is not their fault.

Tricia Maier explained that she assisted with the investigation of the service reduction petition for the Glenview Mobile Home Park, which occurred some years ago. She further explained that the application involved a lot of staff time, including visiting with the residents of the park and organizing translators. Ms. Maier mentioned that the Park Owner was slow to address the issues but eventually resolved the service reductions.

Ms. Maier added that the Country Sunshine Mobile Home Park was the second service reduction application since the Glenview and involved a total of 150 staff

hours investigating the petition and was a significant investment of time. Ms. Maier clarified that the 150 staff hours spent on that particular park were not distributed among the tenants countywide and that the Board of Supervisors voted not to do so and gave direction to Planning staff to withhold those hours from the overall Program Administration Fee. Ms. Maier further explained that the Board of Supervisors wanted to correct this issue for the future and directed Planning staff to create the proposed amendments so that there would be a mechanism for staff to charge for investigating and reaching a resolution.

Robert Kwong added that County Counsel reviewed the proposal from the Board of Supervisors to create amendments to the ordinance and has found it legal. Mr. Kwong further explained that he worked with staff to prepare the amendments so that they are enforceable and defensible.

Mr. Buckle thanked and congratulated the staff for the hard work on the Glenview and Country Sunshine Mobile Home Parks.

The following individuals provided public comment on the proposed ordinance amendments:

1. Merle Pitman, Resident of Ojai Villa Mobile Home Park

Mr. Pitman commented that his question had already been answered which was whether or not the cost of the service reduction from the time spent working on resolving the issues at the Country Sunshine mobile home park would be distributed to the residents of the mobile home parks countywide. Mr. Pitman stated that he understands now that they will not be and that he does not need to alert the residents of a potential increase in fees. Ms. Maier explained how the Program Administration Fee is calculated every three years and clarified that there was an increase in the Program Administration Fee over the last three years but that it does not include the 150 hours from the Country Sunshine service reduction application.

Mr. Pitman stated that the residents of the Country Sunshine Mobile Home Park have relayed to him that the on-site conditions remain the same at the park. Ms. Maier advised Mr. Pitman that an update on the Country Sunshine mobile home park will be presented at the end of the public comments period for this item.

Mr. Carpenter confirmed the billing procedures for the Program Administration Fee and Ms. Maier concurred.

Mr. Francis asked Ms. Rosengren how many parks are on the e-notification system. Ms. Rosengren stated that she believes that more than half of the mobile home parks are on the e-notification system. Ms. Maier added that, at least on two occasions that Planning staff has sent special memoranda advising

the park owners and residents that the agenda is on the Planning Division website.

Ms. Bray asked for clarification on the billing procedures for the proposed enforcement cost recovery mechanism. Ms. Maier responded that typically we do not start billing a potential violator until violations have been confirmed. Ms. Maier added that service reduction applications are rare and typically the issues are egregious and working with tenants and park owners on an everyday basis regarding park issues does not rise to the same level as a service reduction application.

Mr. Francis commented that if the initial investigation of a service reduction has indicated that there is no violation, then the staff time spent investigating the application is distributed among the tenants and park owners of the mobile home parks countywide. Ms. Maier concurred.

Rent Review Board Deliberation and Vote:

After some discussion and questions of staff, Mr. Francis moved to approve staff's recommended actions. Seconded by Ms. Bray and Mr. Carpenter. Motion passed 4-0.

7. COMMENTS BY STAFF

Ms. Rosengren provided the Rent Review Board with an update on the Country Sunshine Mobile Home Park. Ms. Rosengren reminded the Board to complete the Form 700 that is due in April and asked the Board whether or not they were amenable to changing the day of the week of the meetings to Mondays for the year 2015. The Board unanimously agreed that Monday meetings at the same time would work.

At the request of Steve Offerman in Board of Supervisor Steve Bennett's Office, Ms. Maier presented a new Assembly Bill 2587, which if enacted would authorize the County to prepare a mobile home park rent survey.

8. MEETING ADJOURNMENT

The meeting was adjourned at 1:30 p.m. The next meeting is scheduled for Wednesday, May 28, 2014 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.

VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM

**TRI-ANNUAL STATUS REPORT
JANUARY 1, 2011 TO DECEMBER 31, 2013**



**Franca Rosengren, Mobile Home Park Rent Review Board Staff Administrator
Tricia Maier, Manager, Planning Programs Section
Ventura County Planning Division**

TRI-ANNUAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2011 – December 2013)

Authority

The County of Ventura's Mobile Home Park Rent Control Ordinance (Ordinance) specifies that the Mobile Home Park Rent Review Board (MHPRRB) 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 81004 (e) of Ordinance No. 4462).

Background

The Ordinance was adopted by the Ventura County Board of Supervisors in February 1983. 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 Ordinance.

Since the adoption of the Ordinance, the Ventura County Mobile Home Park Rent Control Program has considered a total of 602 annual rent increase applications, pursuant to Section 81005 of Ordinance No. 4462. Currently, there are approximately 1355 mobile home spaces in 26 mobile home parks subject to rent control in the unincorporated areas of Ventura County.

MHPRRB Members¹ and Staff

Edward Buckle, Chair

Richard Francis, Vice Chair

Terry Bray

William Carpenter

Michael Velthoen – resigned on July 9, 2013

Stephen Mitnick – resigned on August 28, 2013

Anthony Strauss – resigned on March 4, 2013

Franca Rosengren, Staff Administrator, Planning Division

Tricia Maier, Manager, Planning Programs Section, Planning Division

¹ There is currently one vacancy on the Mobile Home Park Rent Review Board.

Mobile Home Park Rent Control Program Applications

Discretionary Rent Increase Applications

During the reporting period, there were no discretionary rent increase applications (Section 81007 of Ordinance No. 4462) submitted to the MHPRRB.

Annual Ministerial Rent Increase Applications

During the reporting period, 52 annual Social Security Cost of Living Adjustment (SSCOLA) ministerial rent increase applications (Section 81005 of Ordinance No. 4462) were received and processed by Planning staff affecting 17 mobile home parks. Some mobile home park owners do not apply for annual increases. In some cases this is because they are not subject to the Rent Control Ordinance (e.g., when the mobile home park owner purchases the coaches and rents them out he/she is no longer subject to rent control). In other cases, the mobile home park owner has chosen not to exercise his/her right to increase the rent collected.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 81001 – Definitions, the SSCOLA rent adjustment is 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 0.0-3.6% over the period being examined.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 81005(b), an annual ministerial SSCOLA space rent increase level shall be determined to be the same as the SSCOLA (granted only for levels between 2% and 8%)² for the mobile home parks in the unincorporated area, as shown in Table 1 below.

Table 1 – SSCOLA 2011-2013

| YEAR | PERCENTAGE |
|-------------|-------------------|
| 2011 | 2.00% |
| 2012 | 3.60% |
| 2013 | 2.00% |

² 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%.

Service Reduction Applications

When a permanent or extended reduction in significant housing services has occurred, either permanently eliminated or not provided for an unreasonable length of time, without a corresponding decrease in space rent, an indirect rent increase has been determined to have occurred. It is the specific intent of the Ordinance to prohibit such indirect rent increases. In situations such as these, a majority of the affected mobile home park tenants may petition the MHPRRB for a decrease in rent by means of a Service Reduction Application/Petition.

There was one Service Reduction Application/petition received during the subject reporting period. On January 6, 2012, the Planning Division received a Service Reduction Application/petition for review related to the Country Sunshine Mobile Home Park, located at 3735 Dufau Road, Oxnard, CA, for the following issues: power outages and unsafe electrical connections; insufficient trash receptacles for the mobile home park; and, overgrown trees with branches located directly above mobile home units, posing a potential hazard. The following additional issues were identified by Planning staff at the site inspection conducted on January 17, 2012: gray water leaking on to property and standing water; improper drainage of septic systems; property line fence in disrepair and unstable; lack of overall maintenance of the park, such as: cracked and raised pavement causing flooding problems and the mobile home park's information board in disrepair and falling apart; unhealthy water quality; and, limited water pressure.

The MHPRRB determined that significant housing services had been reduced at this park, based on the evidence presented and public comments taken at the following MHPRRB public hearings: November 14, 2012; August 15, 2012; June 20, 2012; and, May 23, 2012. The MHPRRB directed Planning staff to prepare a resolution and order prohibiting the owner, operator, manager, and any agents of the Park from charging or collecting, and may not demand or take any action to collect, any rent from any of the four petitioners until, at least, completion of the rent suspension timelines. All of these rent suspension timelines have expired and therefore, the property owner of the Country Sunshine may now charge the authorized space rent for each space subject to rent control.

The property owner of the Country Sunshine Mobile Home Park already rectified some of the issues related to the Service Reduction Application, such as trimming the trees that were threatening life and structures and installing a new property line fence. However, to date, there are remaining on-site issues that have not been resolved. Because the Service Reduction Application is a petition by the residents for a reduction in rent comparable to the reduction of significant housing services that occurred in the past, it is the responsibility of the mobile home park tenants to submit a new Service Reduction Application for continued reduction of significant housing services or new reduced housing services beyond the date of the original Service Reduction petition. In this case, Planning staff was informed by counsel for the mobile home park tenants that the mobile home park owner signed contracts with each of the residents to purchase their coaches with the agreement that the tenants will move off site by June 30, 2014.

Once the property owner takes possession of the mobile homes, they are no longer subject to rent control.

Utility Separation Applications

A mobile home park owner may elect to bill a mobile home park tenant separately for utility service fees and charges assessed by the utility services provided to or for spaces in the park. Any separated billed utility fees and charges may not be deemed to be included in the rent charged for a particular space, which is rent controlled under this Ordinance. At the time of separation, the base rent chargeable under the terms of the Ordinance is simultaneously reduced by an amount equal to the fees and charges separately billed. This reduction in space rent is considered the new base rent that the tenant must pay monthly, which does not include the charges and fees of the separately billed utility. The real cost of the separated utility (e.g. water) then becomes the responsibility of the tenant into the future. Fees and charges associated with the separated utility will be separately listed on a monthly or other periodic billing statement to the tenant. A Utility Separation Application must be submitted to and approved by the MHPRRB prior to the effective date of the utility separation. Utility services that apply to this section of the Ordinance are natural gas or liquid propane, electricity, water, cable television, garbage and refuse service, and sewer service.

There was one Utility Separation Application received by the Planning staff during the reporting period. The request to separate water costs from space rent and approve a simultaneous space rent decrease for each space was submitted by the park owner of the Casitas Springs Mobile Home Park, located at 8951 Nye, Casitas Springs, CA. As part of this utility separation, the mobile home park owner was required to install water meters at each of the individual mobile homes for tracking of actual water use.

The MHPRRB approved this utility separation application on August 15, 2012, for a total space rent reduction of \$21.10 per space for the separation of water costs to be applied effective November 2, 2012.

Table 2 — Mobile Home Park Rent Control Program Applications (2011 – 2013)

| ACTIVITY | YEAR | | |
|---------------------------------|------|------|------|
| | 2011 | 2012 | 2013 |
| Rent Increase Applications | 15 | 19 | 18 |
| Utility Separation Applications | 0 | 1 | 0 |
| Service Reduction Applications | 0 | 1 | 0 |

MHPRRB 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. A total of 15 Rent Review Board hearings were held during the reporting period (Table 3).

Table 3 — MHPRRB Meetings (2011 – 2013)

| ACTIVITY | YEAR | | |
|--------------------|------|------|------|
| | 2011 | 2012 | 2013 |
| Number of Hearings | 6 | 5 | 4 |

Mobile Home Park Rent Control Ordinance Review

On May 7, 2013, your Board directed the Resource Management Agency (RMA) Planning Division and County Counsel to prepare amendments to the Mobile Home Rent Control Ordinance (“Ordinance”) to add a fee mechanism to recover enforcement costs incurred when investigating and resolving violations of the Ordinance. At the same time, your Board also waived its Full Cost Recovery Policy and directed the Planning Division to remove 150 hours of staff time from the calculation of Program Administration Fees for FY 2013-14. This was the time spent processing the 2012 Country Sunshine Mobile Home Park service reduction application.

Given this direction from the Board of Supervisors, the Planning Division, in conjunction with County Counsel, developed proposed Ordinance amendments which would make the person or entity found to be culpable for an Ordinance violation(s) in the future responsible for the County’s enforcement costs associated with that case rather than distribute this cost across all mobile home parks.

Subsequently, on May 6, 2014 the Ventura County Board of Supervisors adopted a text amendment to the Ordinance (Case No. PL13-0182) to authorize the following: (1) the establishment of an enforcement cost recovery provision; (2) the codification of the Ordinance into the Ventura County Code as Division 8, Chapter 10; and, (3) the minor clerical and typographical edits. This text amendment becomes effective on June 5, 2014.

Program Administration Fee

In May 2013, the Ventura County Board of Supervisors increased the Program Administration Cost that is charged to Mobile Home Park Owners and Mobile Home Park Tenants, which is effective during the 2014-2017 time period. The 2014-2017 annual total per space cost is \$24.60. The 2010-2013 annual total space cost increased from \$17.48 to \$24.60 (73% share paid by Mobile Home Park Owners and 27% share paid by Mobile Home Park Tenants). The Program Administration Fee fluctuates over the years since is proportionate to the mobile home park services provided by Planning staff over a three year period. Thus, the program costs are categorized as either being related to or supportive of mobile home park tenants or

mobile home park owners. The Program Administrative Fees have been as high as \$27.00 and as low as \$6.00 in the past. The new Program Administration Fee is adopted with the Planning Division Fee Schedule by the Board of Supervisors on a tri-annual basis.

Decontrolled Spaces

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. However, a decontrol cannot be applied when the following occurs: (1) the existing tenant acquires a replacement mobile home dwelling unit and locates the replacement in the same space at the mobile home park; or (2) when there is a transfer of a mobile home dwelling unit by a tenant to any joint tenant or family relative (Section 81005 (c)(1) of Ordinance No. 4462).

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 1432 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 (2011-2013)

| YEAR | NUMBER OF DECONTROLLED SPACES |
|--------------|-------------------------------|
| 2011 | 36 |
| 2012 | 54 |
| 2013 | 54 |
| TOTAL | 144 |

Mobile Home Park Rent Ranges

Of the mobile home parks that requested a rent increase during the reporting period, the Ventura Oaks Mobile Home Park had the lowest rent range (\$167.71-\$692.09/month) with no decontrolled spaces. The Ojai Oaks Village had the highest rent range (\$616.78-\$1183.60/month) with 23 decontrolled spaces during the reporting period (see Tables 4 and 5 attached).

Distribution of Mobile Home Parks Countywide

There are a total of 1355 spaces in the County’s 26 mobile home parks (Attachment A – Unincorporated Mobile Home Parks Map). The majority of the mobile home parks in unincorporated Ventura County (18 of 26) are located in Supervisorial District 1; the remaining eight mobile home parks are located in Districts 2, 3, and 5. District 4 has no

mobile home parks subject to the Ventura County Rent Control Ordinance. Only the Oak Haven Mobile Home Park, located in District 1, is entirely exempt from the Ordinance due to its date of construction having occurred after 1982 (Section 81002 (b) – Exemptions of Ordinance No. 4462).



County of Ventura, Resource Management Agency, Planning Division

05/15/2014

Mobilehome Park Rent Review Board

Table 4: Decontrolled Rents 2011-2013

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|---------------------|---|-----------------------------------|----------------------------------|--|------------------------------|
| 2011 | | | | | |
| Ojai Villa | 70 BALDWIN RD, Ventura County Unincorp | 2 | 11 72 | 599.78 666.40 | 179 |
| Meiners Oaks | 474 N ARNAZ AV, Ventura County Unincorp | 0 | | | 25 |
| Arroyo | 9097 N VENTURA AV, Ventura County Unincorp | 4 | 3 11 12 22 | 404.88 509.34 448.13 521.16 | 40 |
| Casitas Springs | 8951 NYE RD, Ventura County Unincorp | 0 | | | 35 |
| Ventura Oaks | 255 BURNHAM RD, Ventura County Unincorp | 0 | | | 60 |
| Ojai Valley Estates | 1975 MARICOPA HY, Ventura County Unincorp | 6 | 17 27 33 50 54 76 | 721.00 627.40 686.57 652.52 665.07 677.42 | 90 |
| Country Village | 11195 N VENTURA AV, Ventura County Unincorp | 0 | | | 24 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|------------------|--|-----------------------------------|---|--|------------------------------|
| 2011 | | | | | |
| Mira Valle | 1202 LOMA DR, Ventura County Unincorp | 14 | 1 14 16 21 23 32 37 49 52 54 60 77 105 121 | 703.59 718.47 648.72 715.01 717.32 667.59 694.30 674.43 749.17 747.49 698.88 732.42 801.85 689.58 | 132 |
| Ojai Oaks | 950 WOODLAND AV, Ventura County Unincorp | 1 | 1 | 764.21 | 125 |
| El Sereno | 1225 S RICE RD, Ventura County Unincorp | 1 | 19 | 584.97 | 90 |
| Del Francia | 1075 LOMA DR, Ventura County Unincorp | 1 | 30 | 617.95 | 73 |
| Magnolia | 4197 N VENTURA AV, Ventura County Unincorp | 4 | 17 79 83 52 | 484.74 527.65 527.65 517.27 | 113 |
| Villanova | 700 VILLANOVA RD, Ventura County Unincorp | 0 | | | 24 |
| Fillmore West | 1906 OLD TELEGRAPH RD, Ventura County Unincorp | 0 | | | 33 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|------------------|---|-----------------------------------|--|--|------------------------------|
| 2011 | | | | | |
| Las Encinas | 4132 N VENTURA AV, Ventura County Unincorp | 3 | 3 39 65 | 507.59 513.02 559.65 | 65 |
| 2012 | | | | | |
| Ojai Villa | 70 BALDWIN RD, Ventura County Unincorp | 10 | 46 47 55 80 108 110 121 140 157 164 | 601.22 626.61 543.43 724.58 787.48 585.10 655.17 660.14 557.24 610.37 | 179 |
| Lake Casitas | 25 BURNHAM RD, Ventura County Unincorp | 1 | 26 | 349.87 | 41 |
| Meiners Oaks | 474 N ARNAZ AV, Ventura County Unincorp | 1 | 10 | 321.28 | 25 |
| Country Squire | 2631 E VENTURA BL, Ventura County Unincorp | 3 | 6 11 23 | 424.76 435.53 424.76 | 27 |
| Arroyo | 9097 N VENTURA AV, Ventura County Unincorp | 1 | 4 | 523.06 | 40 |
| Country Sunshine | 3735 DUFAU RD, Ventura County Unincorp | 0 | | | 8 |
| Ventura Oaks | 255 BURNHAM RD, Ventura County Unincorp | 0 | | | 60 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|---------------------|---|-----------------------------------|-------------------------------------|--|------------------------------|
| 2012 | | | | | |
| Casitas Springs | 8951 NYE RD, Ventura County Unincorp | 2 | 29 32 | 339.64 431.29 | 38 |
| Country Village | 11195 N VENTURA AV, Ventura County Unincorp | 0 | | | 25 |
| Mira Valle | 1202 LOMA DR, OJAI, CA 93023 | 6 | 23 67 80 108 109 123 | 717.23 601.14 631.83 602.49 726.00 675.00 | 132 |
| Ojai Valley Estates | 1975 MARICOPA HY, OJAI, CA 93023 | 5 | 9 16 18 42 86 | 649.84 646.84 649.84 840.98 670.10 | 90 |
| Casitas Springs | 8951 NYE RD, VENTURA, CA 93001 | 0 | | | |
| Golden Oaks | 1273 S RICE RD, OJAI, CA 93023 | 4 | 54 58 87 88 | 549.01 551.26 570.09 571.52 | 102 |
| Del Francia | 1075 LOMA DR, OJAI, CA 93023 | 2 | 51 52 | 501.74 492.94 | 74 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|------------------|---|-----------------------------------|---|---|------------------------------|
| 2012 | | | | | |
| El Sereno | 1225 S RICE RD, OJAI, CA 93023 | 6 | 12 40 78 84 85 89 | 628.85 640.02 754.29 639.42 638.79 669.94 | 90 |
| Ojai Oaks | 950 WOODLAND AV, MIRA MONTE, CA 93023 | 10 | 3 4 18 41 42 61 67 68 81 9 | 821.44 793.44 701.83 764.06 766.89 967.69 764.06 776.69 1041.66 854.61 | 125 |
| Magnolia | 4197 N VENTURA AV, VENTURA, CA 93001 | 1 | 33 | 492.99 | 114 |
| Fillmore West | 1906 OLD TELEGRAPH RD, FILLMORE, CA 93015 | 0 | | | 33 |
| Villanova | 700 W VILLANOVA RD, OJAI, CA 93023 | 0 | | | 24 |
| Las Encinas | 4132 N VENTURA AV, VENTURA, CA 93001 | 1 | 65 | 559.65 | 65 |
| Glenview | 3438 SIESTA WY, OXNARD, CA 93033 | 1 | 3456 | 500.00 | 26 |
| 2013 | | | | | |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|--------------------|--------------------------------------|-----------------------------------|---|--|------------------------------|
| 2013 | | | | | |
| Lake Casitas | 25 BURNHAM RD, OAK VIEW, CA 93022 | 26 | 26 | 349.87 | 41 |
| Arroyo | 9097 N VENTURA AV, VENTURA, CA 93001 | 2 | 2 35 | 444.51 519.29 | 40 |
| Ojai Villa | 70 W Baldwin RD, Ojai, CA 93023 | 9 | 1 36 45 76 93 149 159 163 169 | 557.24 560.40 560.40 687.72 546.05 736.83 764.88 772.67 621.03 | 179 |
| Meiners Oaks | 474 N ARNAZ AV, OJAI, CA 93023 | 0 | | | 25 |
| Ventura Oaks Lodge | 255 BURNHAM RD, OAK VIEW, CA 93022 | 0 | | | 4 |
| Country Squire | 2631 E Ventura BL, Oxnard, CA 93036 | 0 | | | 26 |
| Mira Valle | 1202 LOMA DR, OJAI, CA 93023 | 9 | 2 39 87 92 63 12 101 119 93 | 643.03 643.03 765.00 643.03 711.42 685.26 675.92 635.34 731.96 | 132 |
| Country Village | 11195 N VENTURA AV, OJAI, CA 93023 | 2 | 2 24 | 451.76 669.40 | 25 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|---------------------|--|-----------------------------------|---|---|------------------------------|
| 2013 | | | | | |
| Ojai Valley Estates | 1975 MARICOPA HIGHWAY, OJAI, CA 93023 | 6 | 3 51 63 80 87 88 | 738.09 732.20 670.64 844.81 691.63 691.63 | 90 |
| Golden Oaks | 1273 S RICE RD, OJAI, CA 93023 | 5 | 11 39 59 69 78 | 742.81 665.18 536.64 597.40 612.93 | 102 |
| El Sereno | 1225 S RICE RD, OJAI, CA 93023 | 6 | 25 26 43 74 88 35 | 692.75 598.74 665.70 790.29 740.10 614.07 | 90 |
| Casitas Springs | 8951 NYE RD, VENTURA, CA 93001 | 0 | | | 35 |
| Ojai Oaks | 950 WOODLAND AV, MIRA MONTE, CA 93023 | 8 | 8 12 17 32 47 55 113 114 | 909.10 1006.69 724.50 1074.10 858.97 835.60 1097.55 724.50 | 125 |
| Del Francia | 1075 LOMA DR, OJAI, CA 93023 | 1 | 33 | 468.93 | 74 |

| <u>Park Name</u> | <u>Park Address</u> | <u>No. of Decontrolled Spaces</u> | <u>Decontrolled Space Nos.</u> | <u>Decontrolled Rents</u> | <u>No. of Spaces in Park</u> |
|------------------|--|-----------------------------------|--------------------------------|----------------------------|------------------------------|
| 2013 | | | | | |
| Magnolia | 4197 N VENTURA AV, VENTURA, CA 93001 | 3 | 125 144 162 | 721.55 725.84 665.23 | 113 |
| Fillmore West | 1906 OLD TELEGRAPH RD, FILLMORE, CA 93015 | 0 | | | 33 |
| Villanova | 700 W VILLANOVA RD, OJAI, CA 93023 | 0 | | | 15 |
| Lake Casitas | 25 BURNHAM RD, OAK VIEW, CA 93022 | 0 | | | 41 |



Mobilehome Park Rent Review Board

Table 5: Rent Range 2011-2013

| <u>Park Name</u> | <u>Park Address</u> | <u>Total Space Rent Range</u> | <u>Rent Effective Date</u> |
|---------------------|--|-------------------------------|----------------------------|
| 2011 | | | |
| Ojai Villa | 70 BALDWIN RD, Ventura County Unincorp | \$429.90-715.48 | 05/01/2011 |
| Meiners Oaks | 474 N ARNAZ AV, Ventura County Unincorp | \$258.05-525.12 | 05/01/2011 |
| Arroyo | 9097 N VENTURA AV, Ventura County Unincorp | \$309.7-605.41 | 06/01/2011 |
| Casitas Springs | 8951 NYE RD, Ventura County Unincorp | \$254.79-660.44 | 08/01/2011 |
| Ventura Oaks | 255 BURNHAM RD, Ventura County Unincorp | \$167.71-654.94 | 08/01/2011 |
| Ojai Valley Estates | 1975 MARICOPA HY, Ventura County Unincorp | \$507.67-775.01 | 09/01/2011 |
| Country Village | 11195 N VENTURA AV, Ventura County Unincorp | \$300.61-585.54 | 07/01/2011 |
| Mira Valle | 1202 LOMA DR, Ventura County Unincorp | \$527.26-801.85 | 08/01/2011 |
| Ojai Oaks | 950 WOODLAND AV, Ventura County Unincorp | \$616.78-1120.07 | 11/01/2011 |
| El Sereno | 1225 S RICE RD, Ventura County Unincorp | \$508.44-746.62 | 10/01/2011 |
| Del Francia | 1075 LOMA DR, Ventura County Unincorp | \$330.23-618.16 | 10/01/2011 |
| Magnolia | 4197 N VENTURA AV, Ventura County Unincorp | \$426.45-695.00 | 12/01/2011 |
| Villanova | 700 VILLANOVA RD, Ventura County Unincorp | \$339.21-505.65 | 01/01/2012 |
| Fillmore West | 1906 OLD TELEGRAPH RD, Ventura County Unincorp | \$275.55-633.87 | 12/01/2011 |
| Las Encinas | 4132 N VENTURA AV, Ventura County Unincorp | \$329.19-580.47 | 03/01/2012 |

| <u>Park Name</u> | <u>Park Address</u> | <u>Total Space Rent Range</u> | <u>Rent Effective Date</u> |
|---------------------|---|-------------------------------|----------------------------|
| 2012 | | | |
| Ojai Villa | 70 BALDWIN RD, Ventura County Unincorp | \$445.38-787.48 | 05/01/2012 |
| Lake Casitas | 25 BURNHAM RD, Ventura County Unincorp | \$226.07-362.54 | 04/01/2012 |
| Meiners Oaks | 474 N ARNAZ AV, Ventura County Unincorp | \$267.34-544.03 | 05/01/2012 |
| Country Squire | 2631 E VENTURA BL, Ventura County Unincorp | \$363.07-468.15 | 05/01/2012 |
| Arroyo | 9097 N VENTURA AV, Ventura County Unincorp | \$320.89-605.41 | 06/01/2012 |
| Country Sunshine | 3735 DUFAU RD, Ventura County Unincorp | \$293.88-354.87 | |
| Ventura Oaks | 255 BURNHAM RD, Ventura County Unincorp | \$167.71-654.94 | 08/01/2012 |
| Casitas Springs | 8951 NYE RD, Ventura County Unincorp | \$263.96-670.79 | 08/01/2012 |
| Country Village | 11195 N VENTURA AV, Ventura County Unincorp | \$311.43-606.62 | 07/01/2012 |
| Mira Valle | 1202 LOMA DR, OJAI, CA 93023 | \$546.24-1003.88 | 08/01/2012 |
| Ojai Valley Estates | 1975 MARICOPA HY, OJAI, CA 93023 | \$525.95-840.98 | 09/01/2012 |
| Casitas Springs | 8951 NYE RD, VENTURA, CA 93001 | \$242.86-649.69 | |
| | | \$- | |
| Golden Oaks | 1273 S RICE RD, OJAI, CA 93023 | \$462.24-703.21 | 10/01/2012 |
| Del Francia | 1075 LOMA DR, OJAI, CA 93023 | \$342.12-640.41 | 10/01/2012 |
| El Sereno | 1225 S RICE RD, OJAI, CA 93023 | \$526.74-773.50 | 10/01/2012 |
| Ojai Oaks | 950 WOODLAND AV, MIRA MONTE, CA 93023 | \$638.98-1160.39 | 11/01/2012 |

| <u>Park Name</u> | <u>Park Address</u> | <u>Total Space Rent Range</u> | <u>Rent Effective Date</u> |
|------------------|---|-------------------------------|----------------------------|
| Magnolia | 4197 N VENTURA AV, VENTURA, CA 93001 | \$441.80-811.25 | 12/01/2012 |
| Fillmore West | 1906 OLD TELEGRAPH RD, FILLMORE, CA 93015 | \$285.47-656.69 | 12/01/2012 |
| Villanova | 700 W VILLANOVA RD, OJAI, CA 93023 | \$345.99-515.76 | 02/01/2013 |
| Las Encinas | 4132 N VENTURA AV, VENTURA, CA 93001 | \$335.77-592.08 | 03/01/2013 |
| Glenview | 3438 SIESTA WY, OXNARD, CA 93033 | \$397.43-633.65 | 12/31/2012 |

2013

| | | | |
|---------------------|---------------------------------------|------------------|------------|
| Lake Casitas | 25 BURNHAM RD, OAK VIEW, CA 93022 | \$230.59-369.79 | 04/01/2013 |
| Arroyo | 9097 N VENTURA AV, VENTURA, CA 93001 | \$350.04-617.52 | 06/01/2013 |
| Ojai Villa | 70 W Baldwin RD, Ojai, CA 93023 | \$454.29-803.23 | 05/01/2013 |
| Meiners Oaks | 474 N ARNAZ AV, OJAI, CA 93023 | \$272.69-554.91 | 05/01/2013 |
| Ventura Oaks Lodge | 255 BURNHAM RD, OAK VIEW, CA 93022 | \$199.61-692.09 | 08/01/2013 |
| Country Squire | 2631 E Ventura BL, Oxnard, CA 93036 | \$370.33-468.15 | 05/01/2013 |
| Mira Valle | 1202 LOMA DR, OJAI, CA 93023 | \$557.16-1023.96 | 08/01/2013 |
| Country Village | 11195 N VENTURA AV, OJAI, CA 93023 | \$317.66-669.40 | 07/01/2013 |
| Ojai Valley Estates | 1975 MARICOPA HIGHWAY, OJAI, CA 93023 | \$536.47-857.80 | 09/01/2013 |
| Golden Oaks | 1273 S RICE RD, OJAI, CA 93023 | \$471.49-742.81 | 10/01/2013 |
| El Sereno | 1225 S RICE RD, OJAI, CA 93023 | \$552.91-790.29 | 10/01/2013 |
| Casitas Springs | 8951 NYE RD, VENTURA, CA 93001 | \$247.72-662.68 | 10/01/2013 |

| <u>Park Name</u> | <u>Park Address</u> | <u>Total Space Rent Range</u> | <u>Rent Effective Date</u> |
|------------------|---|-------------------------------|----------------------------|
| Ojai Oaks | 950 WOODLAND AV, MIRA MONTE, CA 93023 | \$651.76-1183.60 | 11/01/2013 |
| Del Francia | 1075 LOMA DR, OJAI, CA 93023 | \$348.95-653.22 | 10/01/2013 |
| Magnolia | 4197 N VENTURA AV, VENTURA, CA 93001 | \$450.64-827.48 | 12/01/2013 |
| Fillmore West | 1906 OLD TELEGRAPH RD, FILLMORE, CA 93015 | \$291.18-669.82 | 12/01/2013 |
| Villanova | 700 W VILLANOVA RD, OJAI, CA 93023 | \$352.91-526.08 | 02/01/2014 |
| Lake Casitas | 25 BURNHAM RD, OAK VIEW, CA 93022 | \$235.20-377.19 | 04/01/2014 |