



**COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY**

MEMORANDUM

Date: August 5, 2008
To: Clerk of the Board
From: Kim Rodriguez, Planning Director *Nancy Settle for*
Subject: Correction to August 5, 2008, 1:30 PM Board of Supervisor's
Agenda Item No. 41, Mobile Home Park Rent Review Board Tri-
Annual Status Report

Please be advised that Table 6 shows the Navalair Mobile Home Park in District 2 as well as District 3. It is only in District 2. The table has been changed to reflect this. As a result also page 6, paragraph 2, first sentence, has been corrected to read: "Most of the parks are located in the Board of Supervisors District No. 1 (17) with the remainder in Districts 2, 3 and 5."

The corrected pages 6 and 12 are attached. If you have any questions please contact Nancy Settle at extension 2465.

Attachment: Corrected page 1

Cc: Board of Supervisors
Auditor Controller
Grand Jury
Marty Robinson
Roberto Orellana
RMA Administration (4)

COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD

TRI-ANNUAL REPORT

JANUARY 1, 2005 TO DECEMBER 31, 2007

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

January 2008

APPROVED

MOBILE HOME PARK RENT REVIEW BOARD: _____

BOARD OF SUPERVISORS RECEIVED: _____

COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD

MEMBERS

Edward T. Buckle, Chair
Stephen Mitnick, Vice Chair
Richard Chess - Resigned as of September, 2007
Nancy Main
Anthony Strauss
Michael Velthoen

STAFF

Kim Rodriguez, Planning Director
Nancy Settle, Manager, Regional Programs
Kim Hocking, Program Staff

**For further information,
please call staff at 654-2414**

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STATUS REPORT
MOBILE HOME PARK RENT REVIEW BOARD
2008

I. SUMMARY OF ACTIVITY

A total of 59 requests for Section 6(b) rent increases were processed and approved.

Since the Mobile Home Park Rent Control Ordinance was adopted in February 1983, the Mobile Home Park Rent Review Program has considered a total of 495 rent increase applications.

Three Ordinance Amendments were recommended that were subsequently approved by the Board of Supervisors.

One Service Reduction application and one utility separation were also considered.

II. CASE HISTORY DATA

A. NUMBER OF CASES REVIEWED AND APPROVED

1. Total Number of Cases: sixty-one applications were considered.

B. TYPES OF APPLICATIONS

1. Consumer Price Index, Rent Increase, Ordinance Section 6(b)

Fifty-nine ministerial applications were approved for the requested effective dates. The annual Consumer Price Index as determined by the U.S. Bureau of Labor Statistics ranged from 3.3-5.2% (measured in August) over the period being examined. (Table 1) This number determined the allowed amount for these rent increases.

TABLE 1. – Consumer Price Index

Year	Percentage
2005	3.3%
2006	5.2%
2007	4.3%

2. Service Reduction Application , Section 6 (f)

One Service Reduction application from the Glenview Mobile Home Park residents was reviewed by the Board. The petition issues included significant service reductions over a period of many years:

Park cleanliness, water quality, dilapidated fence, flooding, laundry room cleanliness, parking and broken street lights.

Seven hearings were held from May 24, 2006 to August 9, 2007. As a result the owner installed a new fence across the front of the site, installed new lights, capped the water well with concrete, and installed an iron/manganese water filtering system. Also, the Board reduced the rent \$15/month for six months.

3. Utility Separation Application, Section 6 (e)

The Ojai Valley Estates requested and received approval of a separation of water charges in the amount of \$17.15.

III. RENT REVIEW BOARD HEARINGS

Meetings are being held quarterly and in the Government Center generally. However two were held in the Magnolia Mobile Home Park on Ventura Avenue. Other meetings are held as needed. Thirteen were held during the reporting period. (Table 2)

Table 2.—Rent Review Meetings and Applications 2005 - 2007

ACTIVITY	YEAR		
	2005	2006	2007
Number of Hearings	4	4	5
Number of Section 6 b Rent Increase Applications	21	16	22
Utility separation			1
Service reduction		1	
Number of New Procedures			1

IV. OTHER ACTIVITIES

A. ORDINANCE REVIEW

Pursuant to Ventura County Board of Supervisors direction the Board reviewed proposed amendments to the Ordinance: new Social Security Cost of Living annual rent increase, limits on the rent for park owner units that were exempted returning to rent control and recommended one more, increasing the decontrol dollar increase from \$60 to \$72. These amendments were adopted by the Board of Supervisors September 25, 2007.

B. OTHER ISSUES

Alleged Ordinance Violations. In February 2003 park residents alleged that park owners were violating the Ordinance in regards to posting decontrol rent rates properly. After hearing the evidence, the Board created a new procedure for park owners. Subsequently in 2007 the Rent Review Board ruled that State law preempted the County on this issue.

C. VACANCY DECONTROLLED SPACES

From 1989 to April 1992, the possible rent increase on transfer of ownership was unlimited. Effective April 21, 1992, the Ordinance was altered to allow a 15% or \$50 rent increase, whichever is lesser, and was further 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 once every 4 years. As noted above the dollar limit is now \$72.

Approximately 1290 spaces have been decontrolled since 1989. (Tables 3 and 4)

2005	74
2006	50
2007	46
TOTAL	170

V. RENT LEVELS AND THE COST OF LIVING

Of the parks that asked for a rent increase in 2007, the Lake Casitas MHP has the lowest rent range of \$198-317 with no decontrolled spaces this year. The Ojai Oaks Village is at the high end with rents ranging from \$547-994 and decontrolled spaces this year ranging from \$553-684. (Table 4 and 5)

During this time period, the allowed ministerial rent increases totaled 9.7%, equal to the annual Cost of Living.

VI. MOBILEHOME PARK DATA

Most of the parks are located in the Board of Supervisors District No. 1 (17) with the remainder in Districts 3 and 5. (Table 6) There are 1383 spaces in the County's 26 parks.

VII. INTERNET

The Planning Division's website now contains the Mobile Home Park Rent Control Ordinance at

http://www.ventura.org/rma/planning/ordinances_regs/ords_regs.htm

and meeting notices at

http://www.ventura.org/rma/planning/meetings_agendas/mtgs_agendas.htm

Table 4.--Decontrolled Rents

Park Name	# of spaces	Space rent	
Ojai Villa	9	\$411.77, 454.50, 411.77, 411.77, 411.77	454.50, 442.93, 486.45, 454.50, 506.09
Meiners Oaks	1	\$264.20	
Arroyo	8	\$395, 297.81, 300.00, 310.00, 300.00	370.70, 402.00, 350.00
Glenview	0	n.a.	
Ojai Valley Estates	3	\$594.77, 507.24, 535.17	
Mira Valle	13	\$487.10, 560.63, 508.78, 603.22, 566.56	487.10, 487.10, 487.10, 534.53, 560.94, 531.15, 471.11, 487.10
Casitas Springs	0	n.a.	
Country Village	0		
Golden Oaks	7	\$450.30, 450.00, 417.22, 438.80,	420.50, 400.00, 460.00
Las Encinas	3	\$380.10, 292.18, 289.27	
Ojai Oaks Village	4	\$531.07, 531.07, 531.07, 540.76	
Country Sunshine	0	n.a.	
Del Francia	0	n.a.	
El Sereno	2	\$473.43, 461.97	
Fillmore West	1	\$450.15	
Magnolia	3	\$415.91, 453.20, 453.21	
Villanova	1	\$366.36	
Country Squire	3	\$340, 342, 332	
Ojai Villa	9	\$437.11, 417.50, 411.14, 411.14, 411.14, 411.14	453.59, 537.11, 421.77, 537.43
Meiners Oaks	0	n.a.	
Arroyo	3	\$355.23, 392.88, 402.00	
Casitas Springs	1	\$273.38	
Country Village	3	\$295.15, 333.24, 373.65	
Glenview	1	\$410.56	
Mira Valle	6	\$498.20, 506.01, 498.20, 484.54, 498.20	539.95
Ojai Valley Estates	6	\$534.43, 496.50, 561.76, 518.87, 500.67	561.76
Golden Oaks	8	\$417.22, 488.07, 450.30, 450, 417.22	438.80, 400.00, 460.00
Las Encinas	3	\$319.36, 286.02, 443.68	
Ojai Oaks Village	5	\$553.26, 587.18, 639.60, 558.68, 678.33	684.86
El Sereno	5	\$525.00, 511.72, 528.85, 498.26, 458.37	

2005

Table 4.--Decontrolled Rents

Park Name	# of spaces	Space rent	
Del Francia	8	\$380.06, 375.88, 400.00, 389.96, 388.41	339.04, 400.00, 376.03, 352.03
Villanova	2	\$276.17, 303.46	
Fillmore West	5	\$475.36, 296.08, 494.70, 475.36, 475.36	
Magnolia	0	n.a.	
Lake Casitas	0	354, 354, 354	
Country Squire	3	-	
Meiners Oaks	-		
Ojai Villa	5	\$522.50, 522.58, 483.73, 528.06, 475.98	
Arroyo	0	n.a.	
Ojai Valley Estates	3	\$528.51, 509.92, 579.52	
Mira Valle	7	\$573.88, 563.80, 497.33, 601.96, 559.03	557.15, 497.33
Country Village	2	\$338.90, 333.24	
Casitas Springs	0		
Glenview	0		
Las Encinas	6	\$407.11, 410.90, 454.19, 340.64, 325.15,	434.44,
Golden Oaks	11	\$414.22, 488.07, 414.27, 416.22, 430.01	430.66, 428.13, 430.42, 477.27, 441.31, 440.00
Del Francia	2	\$402.73, 385.88	
Ojai Oaks Village	8	\$661.89, 655.51, 840.72, 596.55, 580.24	819.29, 801.20, 781.87
El Sereno	2	\$472.42, 455.22	
Magnolia	0	n.a.	
Villanova	0	n.a.	
Fillmore West	1	\$481.90	
Lake Casitas	0	n.a.	
Meiners Oaks	0	n.a.	
Country Squire	0	n.a.	
Ojai Villa	5	441.56, 506.11, 571.06, 475.28, 520.76	
Arroyo	1	\$330.74	
Ojai Valley Estates	0		
Mira Valle	7	\$607.26, 573.81, 633.85, 560.20, 522.16,	513.74, 569.99
Country Village	0		

Table 4.--Decontrolled Rents

Park Name	# of spaces	Space rent
Casitas Springs	1	284.77
Ojai Oaks Village	3	\$569.75, 823.58, 553.47
Del Francia	2	\$413.75, 476.73
Mira Valle	7	546.19, 586.56, 643.23, 592.40,
Ojai Valley Estates		
Glenview	0	
Golden Oaks	8	\$527.67, 473.00, 483.77, 462.54, 473.00
Las Encinas	2	\$384.07, 352.62
Del Francia	0	
El Sereno	0	
Ojai Oaks Village	4	\$619.93, 606.78, 801.39, 617.02
Magnolia	6	\$541.49, 494.51, 510.67, 515.98, 511.93
Fillmore West	0	
Villanova	0	
Lake Casitas	0	n.a.

Table 3.-- Decontrolled Spaces	
2005	74
2006	50
2007	46
TOTAL	170

V. RENT LEVELS AND THE COST OF LIVING

Of the parks that asked for a rent increase in 2007, the Lake Casitas MHP has the lowest rent range of \$198-317 with no decontrolled spaces this year. The Ojai Oaks Village is at the high end with rents ranging from \$547-994 and decontrolled spaces this year ranging from \$553-684. (Table 4 and 5)

During this time period, the allowed ministerial rent increases totaled 9.7%, equal to three years of annual Cost of Living increases.

VI. MOBILEHOME PARK DATA

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Table 5.--Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent incr</u>	<u>total sp.rent ra.</u>	<u>rent effective date</u>
Magnolia	2.6	\$304.97-501.74	12/01/2003
Villanova	2.6	\$234.13-360.91	12/12/2003
Country Squire	2.1	\$252.27-309.30	04/01/2004
Ojai Villa	2.1	\$336.83-531.51	05/01/2004
Meiners Oaks	2.1	\$180.80-279.72	05/01/2004
Arroyo	2.1	\$242.66-403.30	05/01/2004
Casitas Springs	2.1	\$159.50-398.54	08/01/2004
Country Village	2.1	\$235.53-393.98	07/01/2004
Glenview	2.1	\$349.68-545.36	08/01/2004
Mira Valle	2.1	\$413.11-616.91	08/01/2004
Ojai Vallev Estates	2.1	\$413.54-623.00	08/01/2004
Golden Oaks	2.1	\$356.57-529.49	10/01/2004
Las Encinas	2.1	\$253.93-438.48	11/01/2004
Ojai Oaks Village	2.1	\$483.24-866.21	10/01/2004
El Sereno	2.1	\$408.82-590.69	10/01/2004
Del Francia	2.1	\$297.88-449.29	10/01/2004
Villanova	3.3	\$241.86-378.45	01/01/2005
Fillmore West	2.1	\$215.89-486.50	12/01/2004
Magnolia	2.1	\$311.37-512.33	12/01/2004
Lake Casitas	3.3	\$176.62-326.57	03/01/2005
Country Squire	3.3	\$261.06-363.62	04/01/2005
Meiners Oaks	3.3	\$186.77-288.95	05/01/2005
Ojai Villa	3.3	\$347.95-555.17	05/01/2005
Arroyo	3.3	\$250.67-416.61	06/01/2005
Ojai Vallev Estates	3.3	\$427.19-643.56	08/01/2005
Mira Valle	3.3	\$426.74-636.21	08/01/2005
Country Village	3.3	\$243-406.98	07/01/2005
Casitas Springs	3.3	\$164.76-411.68	08/01/2005
Glenview	3.3	\$361.22-563.36	09/01/2005
Las Encinas	3.3	\$262.31-458.32	11/01/2005
Golden Oaks	3.3	\$368.34-546.96	10/01/2005
Del Francia	3.3	\$311.33-462.21	10/01/2005
Ojai Oaks Village	3.3	\$499.19-906.53	10/01/2005
El Sereno	3.3	\$422.70-620.71	10/01/2005
Magnolia	3.3	\$335.09-619.80	12/01/2005
Villanova	5.2	\$254.44-398.12	01/01/2006
Fillmore West	3.3	\$233.01-511.03	12/01/2005
Lake Casitas	5.2	\$185.80-343.55	03/08/2006
Meiners Oaks	5.2	\$196.48-447.10	05/01/2006
Country Squire	5.2	\$274.64-382.53	05/01/2006
Ojai Villa	5.2	\$366.04-584.04	05/01/2006
Arroyo	5.2	\$263.70-473.40	06/01/2006
Ojai Vallev Estates	5.2	\$449.40-677.03	08/01/2006
Mira Valle	5.2	\$448.93-669.29	08/01/2006
Country Village	5.2	\$255.95-428.14	07/01/2006

Table 5.--Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent incr</u>	<u>total sp.rent ra.</u>	<u>rent effective date</u>
Casitas Springs	5.2	\$173.33-433.09	08/01/2006
Ojai Oaks Village	5.2	\$525.15-963.67	10/01/2006
Del Francia	5.2	\$311.33-488.25	10/01/2006
Mira Valle	4.3	\$468.23-698.07	08/01/2007
Ojai Valley Estates	4.3		
Glenview	4.3	\$361.10-571.93	09/01/2007
Golden Oaks	4.3	\$404.15-614.84	10/01/2007
Las Encinas	4.3	\$287.82-507.53	11/01/2007
Del Francia	4.3	\$341.60-507.15	10/01/2007
El Sereno	4.3	\$463.80-681.07	10/01/2007
Ojai Oaks Village	4.3	\$547.73-994.68	10/01/2007
Magnolia	4.3	\$367.67-680.07	12/01/2007
Fillmore West	4.3	\$244.70-560.72	12/01/2007
Villanova	2.6	\$272.28-450.16	01/01/2008
Lake Casitas	2.3	\$198.24-317.91	03/08/2007

MOBILE HOME PARK DATA

Table 6 DISTRICT 1		
ARROYO MOBILE HOME PARK 9097 NORTH VENTURA AVENUE CASITAS SPRINGS, CA 93001 (39 SPACES)	CASITAS SPRINGS MOBILEHOME PARK 8951 NYE ROAD VENTURA, CA 93001 (38 SPACES)	COUNTRY VILLAGE MHP 11195 VENTURA AVENUE OJAI, CA 93023 (24 SPACES)
DEL FRANCIA 1075 LOMA DRIVE OJAI, CA 93023 (73 SPACES)	EL SERENO MOBILE HOME PARK 1225 SOUTH RICE ROAD OJAI, CA 93023 (90 SPACES)	GOLDEN OAKS MOBILE HOME PARK 1273 SOUTH RICE ROAD OJAI, CA 93023 (102 SPACES)
LAKE CASITAS 25 BURNHAM ROAD OAK VIEW, CA 93022 (40 SPACES)	LANTERN LANE 255 BURNHAM ROAD OAK VIEW, CA 93022 (40 SPACES)	LAS ENCINAS MHP 4132 VENTURA AVENUE VENTURA, CA 93001 (65 SPACES)
MAGNOLIA MHP 4197 NORTH VENTURA AVENUE VENTURA, CA 93001 (97 SPACES)	MEINERS OAKS TRAILER PARK 474 NORTH ARNAZ AVENUE OJAI, CA 93023 (25 SPACES)	MIRA VALLE MHP 1202 LOMA DRIVE OJAI, CA 93023 (132 SPACES)
OAK VIEW MHP 753/779 VENTURA AVENUE OAK VIEW, CA 93022 (6 SPACES)	OJAI OAKS VILLAGE MHP 950 WOODLAND AVENUE OJAI, CA 93023 (125 SPACES)	OJAI VALLEY ESTATES 1975 MARICOPA HIGHWAY OJAI, CA 93023 (90 SPACES)
OJAI VILLA MH ESTATES 70 WEST BALDWIN ROAD OJAI, CA 93023 (179 SPACES)	VILLANOVA MHP 700 VILLANOVA ROAD OJAI, CA 93023 (24 SPACES)	
DISTRICT 2		
	NAVALAIR MHP 4456 NAVALAIR ROAD OXNARD, CA 93033 (11 SPACES)	
DISTRICT 3		
COUNTRY SUNSHINE 3735 DUFAU ROAD OXNARD, CA 93033 (8 SPACES)	EL RANCHITO MOBILE HOME PARK 1017 HARVARD ROAD SANTA PAULA, CA 93060 (4 SPACES)	FERRIS GARDENS 17963 TELEGRAPH SANTA PAULA, CA 93060 (6 SPACES)
FILLMORE WEST 1906 TELEGRAPH ROAD FILLMORE, CA 93015 (33 SPACES)	GLENVIEW MOBILE HOME PARK 3580 PACIFIC COAST HIGHWAY OXNARD, CA 93033 (24 SPACES)	
PIRU MHP 3863 EAST CENTER STREET PIRU, CA 93040 (8 SPACES)		NAVALAIR MHP 4456 NAVALAIR ROAD OXNARD, CA 93033 (11 SPACES)

MOBILE HOME PARK DATA

DISTRICT 5

COUNTRY SQUIRE
2631 VENTURA BOULEVARD
OXNARD, CA 93030
(29 SPACES)

WONDERLAND MHP
2724 A FRIEDRICH ROAD
OXNARD, CA 93030
(2 SPACES)