

## EXHIBIT 2

# VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM

TRI-ANNUAL STATUS REPORT  
JANUARY 1, 2014 TO DECEMBER 31, 2016



**Franca Rosengren, Mobile Home Park Rent Review Board Staff Administrator**  
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**Ventura County Planning Division**

Report Prepared: January 2017

Certified by the Mobile Home Park Rent Review Board: May 24, 2017

# **TRI-ANNUAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2014 – December 2016)**

## **Authority**

The County of Ventura's Mobile Home Park Rent Control Ordinance (Ordinance) specifies that the Mobile Home Park Rent Review Board (MHPRRB) shall prepare "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 originally 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 MHPRRB and designated it as the body 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 658 annual ministerial rent increase applications, pursuant to Section 81005 (Annual Social Security Cost of Living Adjustment Ministerial Rent Increases)[*"SSCOLA"*] of Ordinance No. 4462. Currently, there are approximately 1355 mobile home spaces in 25<sup>1</sup> mobile home parks subject to rent control in the unincorporated areas of Ventura County.

## **MHPRRB Members and Staff**

### Current MHPRRB Members and Terms

Richard Francis, Chair – Term: January 26, 2016 to January 26, 2019

Henry Thomas Hundley, Vice Chair – Term: June 9, 2015 to June 9, 2018

Brent Rosenbaum – Term: May 19, 2015 to May 19, 2018

Chuck L. Eskew – Term: October 6, 2015 to October 6, 2018

Matthew G. Winegar – Term: September 27, 2016 to September 27, 2019

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<sup>1</sup> There are 26 mobile home parks located in the unincorporated Ventura County. One of those mobile home parks was built after the adoption of the 1983 Ordinance and thus, is entirely exempt from the provisions of the Ordinance pursuant to Section 81002 (b).

## Staff

Franca Rosengren, Staff Administrator, Planning Division

Denice Thomas, AICP, Manager, Planning Programs Section, Planning Division

## Past MHPRRB Members<sup>2</sup>

Edward Buckle – Resigned on July 14, 2015

Terry Lee Bray – Resigned on March 16, 2015

William Carpenter – Resigned on December 31, 2015

## **Mobile Home Park Rent Control Program Applications**

### Section 81007 Discretionary Rent Increase Applications

During the reporting period, there were no Section 81007 Discretionary Rent Increase Applications submitted to the MHPRRB. (See Table 2, below.)

### Section 81005 Annual Ministerial SSCOLA Rent Increase Applications

During the reporting period, 55 applications for a Section 81005 Annual Ministerial SSCOLA Rent Increase were received and processed by Staff affecting 19 mobile home parks during the period examined. Some mobile home park owners do not apply for annual increases. In some cases, this is because they are not subject to the 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. (See Table 2, below.)

Pursuant to Section 81001 (Definitions) of the Ordinance, the SSCOLA rent adjustment is based on increases in the Consumer Price Index (CPI) 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 CPI is a measure of the average change in prices over time in a fixed market of goods and services. The annual CPI, as determined by the U.S. Bureau of Labor Statistics, ranged from 0.0-1.7% over the reporting period.

Pursuant to Section 81005(b) of the Ordinance, an Annual Ministerial SSCOLA space rent increase shall be determined to be the same as the SSCOLA (granted only for levels between 2% and 8%)<sup>3</sup> for the mobile home parks in the unincorporated area, as shown in Table 1 below. The minimum increase allowed by this type of rent increase is 2%.

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<sup>2</sup> This list only represents those MHPRRB members who resigned during the reporting period.

<sup>3</sup> 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%.

**Table 1 – SSCOLA**

<b>YEAR</b>	<b>PERCENTAGE</b>
2014	1.50%
2015	1.70%
2016	0.00%

Service Reduction Applications

When a permanent or extended reduction in significant housing services occurs, either because services are permanently eliminated or not provided at all for an unreasonable length of time, without a corresponding decrease in space rent, an indirect rent increase occurs. 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.

During the reporting period, there was one Service Reduction Application/Petition submitted to the MHPRRB; however, the application was withdrawn by the petitioner. (See Table 2, below.)

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. Under the Ordinance, separately billed utility fees and charges may not be included in the rent charged for a space that is rent controlled under the Ordinance. At the time the utility bills are separated from the rent, the base rent chargeable under 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. 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.

Planning staff received one Utility Separation Application during the reporting period, which was submitted by the owner of the El Sereno Mobile Home Park, located at 1225 South Rice Road, Ojai. The park owner requested to separate water, sewer, trash and laundry costs from space rent and approve a simultaneous space rent decrease for each space.

The MHPRRB approved this Utility Separation Application on September 9, 2015, for a total space rent reduction of \$86.53 per space for the separation of water, sewer, trash, and laundry costs to be applied effective December 1, 2015. (See Table 2, below.)

**Completely New Capital Improvement Rent Increase Applications**

Space rent may not be increased to cover completely new capital improvements, as defined in Section 81001 of the Ordinance, unless written consent of a majority of affected spaces in the park is obtained prior to making the expenditure.

Planning staff received one Completely New Capital Improvement Rent Increase Application during the reporting period. However, upon review of the application materials, it was determined by Planning staff that the park owner had submitted an incorrect application for the type of rent increase requested, which should have been a Discretionary Rent Increase Application. Therefore, Planning staff consider the application invalid and, subsequently, the park owner withdrew the application. (See Table 2, below.)

**Table 2 — Mobile Home Park Rent Control Program Applications Submitted**

ACTIVITY	YEAR		
	2014	2015	2016
Annual Ministerial SSCOLA Rent Increase Applications	19	17	19
Utility Separation Applications	0	1	0
Service Reduction Applications	1 (withdrawn)	0	0
Completely New Capital Improvement Application	0	1 (withdrawn)	0
Discretionary Rent Increase Applications	0	0	0

**MHPRRB Hearings**

The MHPRRB hearings are held quarterly, on the fourth Wednesday of the month (February, May, August, and November) or as needed, at the Ventura County Government Center, Hall of Administration. A total of 13 MHPRRB hearings were held during the reporting period. (See Table 3, below.) The November 2016 MHPRRB hearing was held at the Golden Oaks Mobile Home Park located at 1273 S. Rice Road, Ojai.

**Table 3 — MHPRRB Meetings**

ACTIVITY	YEAR		
	2014	2015	2016
Number of Hearings	4	5	4

## Mobile Home Park Rent Control Ordinance Review

On May 6, 2014, the Ventura County Board of Supervisors adopted a text amendment to the Ordinance (Ordinance No. 4462) 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 correction of minor clerical and typographical edits. This text amendment became effective on June 5, 2014. Since the adoption of Ordinance No. 4462, there have been no further amendments to the Ordinance.

Since the adoption of the original 1983 Ordinance, the MHPRRB has adopted resolutions to establish administrative rules to effectuate the purpose and policies of the Ordinance. Many of these resolutions were adopted by the MHPRRB in the 1980s and 1990s. The most recent MHPRRB resolution was adopted in 2007 (Resolution No. RRB2007-492) to establish administrative rules governing Section 6 (currently Section 81005) Annual Ministerial SSCOLA Rent Increase Applications. As part of the 2014 amendments to the Ordinance, the Ventura County Clerk of the Board codified the Ordinance and updated the section numbers within the Ordinance to correlate with Chapter 10 of Division 8 of the Ventura County Code. Because of the change of the numbering system of the Ordinance, all applicable existing MHPRRB-approved resolutions that establish administrative rules and guidelines to effectuate the purpose and policies of the Ordinance became inconsistent with the new numbering system of the Ordinance. For this reason, Planning staff initiated an update to all existing MHPRRB-approved resolutions that establish administrative rules or guidelines to effectuate the purpose and policies of the Ordinance. During the reporting period, four existing MHPRRB-approved resolutions were amended as a result of the change in the numbering system of the Ordinance:

### MHPRRB Amended Resolutions

Original Resolution No.	Original Adoption Date	Description of Resolution	Date of Adopted Amendments and RRB Resolution No.
RRB 2007-492	November 28, 2007	Administrative Rules Governing Section 6 (currently Section 81005) Social Security Cost of Living Adjustment Rent Increase Applications	Adopted Amendments on August 24, 2016 Resolution No. RRB16-004
RRB 97-288	April 29, 1997	Administrative Rules Governing Completely New Capital Improvements for Section 7(a) [currently Section 81006(a)]	Adopted Amendments on August 24, 2016 Resolution No. RRB16-002
RRB 97-289	April 29, 1997	Administrative Rules Governing the Amortized	Adopted Amendments at May 25, 2016 RRB

		Capital Improvements for Sections 6 (currently Section 81005), 8 (currently 81007), and the Former Section 7 (Prior to March 7, 1997 [currently Section 81006] Rent Increase Applications	Hearing Resolution No. RRB16-003
RRB 97-287	April 29, 1997	Administrative Rules Governing Service Reduction Procedures for Section 6(f) [currently Section 81005(f)]	Adopted Amendments at February 24, 2016 RRB Hearing Resolution No. RRB16-001

### Program Administration Fee

There were no Program Administration Fee adjustments over the reporting period.

### Decontrolled Spaces

Effective April 21, 1992, the Ordinance was amended to allow the lesser of 15% or a \$50 rent increase, and then amended again 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 1564 spaces have been decontrolled since December 1989. See Table 4 below and the attached report for Table 4, for a summary of decontrolled spaces during the reporting period.

**Table 4<sup>4</sup> – Decontrolled Spaces**

YEAR	NUMBER OF DECONTROLLED SPACES
2014	42
2015	32
2016	58
<b>TOTAL</b>	<b>132</b>

<sup>4</sup> See attached Table 4 which includes a breakdown of the decontrolled spaces in each mobile home park.

### **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 (\$211.83-\$734.45/month) with no decontrolled spaces. The Ojai Oaks Village had the highest rent range (\$691.66-\$1,256.04/month) with 14 decontrolled spaces during the reporting period. (See Table 5 attached.)

### **Distribution of Mobile Home Parks Countywide**

There is 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).





### Table 4 – Decontrolled Rents 2014-2016

County of Ventura, Resource Management Agency, Planning Division  
 Mobile Home Park Rent Review Board

Park Name	Park Address	No. of Decontrolled Spaces	Decontrolled Space Nos.	Decontrolled Rent Amounts	No. of Spaces in Park
<b>2014</b>					
Las Encinas	4132 N. Ventura Ave Ventura, CA 93001	2	9 46	\$406.11 \$549.38	65
Country Squire	2631 Ventura Blvd, Oxnard, CA 93036	4	8 13 15 26	\$474.24 \$470.12 \$449.96 \$408.97	27
Ojai Villa	70 Baldwin Road, Ojai, CA 93023	7	7 9 27 40 53 81 100	\$693.51 \$639.03 \$689.57 \$721.59 \$570.17 \$630.55 \$757.59	179
Arroyo	9097 N. Ventura Ave. Ventura, CA 93001	2	14 29	\$580.00 \$611.05	40
Meiners Oaks	474 N. Arnaz Ave. Ojai, CA 93023	2	2 6	\$420.00 \$550.00	25
Mira Valle	1202 Loma Drive Ojai, CA 93023	9	1 2 37	\$743.50 \$643.03 \$708.19	132

			41	\$675.42	
			43	\$742.84	
			84	\$857.85	
			87	\$765.00	
			91	\$706.06	
			116	\$767.26	
Ojai Valley Estates	1975 Maricopa Hwy Ojai, CA 93023	4	20	\$688.31	90
			23	\$800.56	
			31	\$808.38	
			44	\$890.97	
Golden Oaks	1273 S. Rice Road Ojai, CA 93023	3	17	\$590.81	102
			19	\$574.52	
			36	\$678.01	
El Sereno	1225 S. Rice Road Ojai, CA 93023	4	55	\$761.54	90
			72	\$677.57	
			81	\$808.06	
			90	\$677.67	
Ojai Oaks	950 Woodland Ave. Mira Monte, CA 93023	4	5	\$863.57	125
			11	\$929.88	
			14	\$934.63	
			90	\$994.34	
Glenview	3438 Siesta Way Oxnard, CA 93033	0			26
Del Francia	1075 Loma Drive Ojai, CA 93032	0			63
Ventura Oaks	255 Burnham Road Oak View, CA 93022	0			60
Country Village	11195 N. Ventura Ave Ojai, CA 93023	0			25
Casitas Springs	8951 Nye Road Ventura, CA 93001	0			35
Magnolia	4197 N. Ventura Ave Ventura, CA 93001	1	42	\$646.31	113
Fillmore West	1906 Old Telegraph Rd Fillmore, CA 93015	0			33
Villanova	700 W. Villanova Road	0			24

	Ojai, CA 93023				
Lake Casitas	25 Burnham Road Oak View, CA 93022	0			41
<b>2015</b>					
Las Encinas	4132 N. Ventura Ave Ventura, CA 93001	2	12	\$393.86	65
Country Squire	2631 Ventura Blvd, Oxnard, CA 93036	4	22	\$430.55	27
			8	\$474.24	
			13	\$470.12	
			15	\$449.96	
Ojai Villa	70 Baldwin Road, Ojai, CA 93023	10	26	\$408.97	179
			2	\$580.13	
			13	\$693.03	
			52	\$580.13	
			73	\$712.53	
			91	\$623.47	
			103	\$700.94	
			109	\$625.04	
126	\$640.23				
Arroyo	9097 N. Ventura Ave. Ventura, CA 93001	1	141	\$786.50	40
			178	\$689.66	
Meiners Oaks	474 N. Arnaz Ave. Ojai, CA 93023	0	39	\$502.61	25
Mira Valle	1202 Loma Drive Ojai, CA 93023	3	33	\$718.74	132
			35	\$782.74	
			57	\$756.17	
Ojai Valley Estates	1975 Maricopa Hwy Ojai, CA 93023	3	28	\$747.64	90
			36	\$812.64	
			72	\$856.09	
Golden Oaks	1273 S. Rice Road Ojai, CA 93023	1	99	\$646.54	102
El Sereno	1225 S. Rice Road	5	86	\$822.78	90

	Ojai, CA 93023		2	\$739.55	
			49	\$876.75	
			44	\$772.68	
			5	\$762.09	
Ojai Oaks	950 Woodland Ave. Mira Monte, CA 93023	4	40	\$1191.62	125
			62	\$812.46	
			69	\$844.72	
			95	\$1044.66	
Del Francia	1075 Loma Drive Ojai, CA 93032	2	32	\$552.10	63
			34	\$649.33	
Ventura Oaks	255 Burnham Road Oak View, CA 93022	0			60
Country Village	11195 N. Ventura Ave Ojai, CA 93023	0			25
Casitas Springs	8951 Nye Road Ventura, CA 93001	0			35
Magnolia	4197 N. Ventura Ave Ventura, CA 93001	1	60	\$646.28	113
Fillmore West	1906 Old Telegraph Rd Fillmore, CA 93015	0			33
Villanova	700 W. Villanova Road Ojai, CA 93023	0			24
<b>2016</b>					
Las Encinas	4132 N. Ventura Ave Ventura, CA 93001	2	38	\$628.43	65
			56	\$628.28	
Country Squire	2631 Ventura Blvd, Oxnard, CA 93036	0			27
Ojai Villa	70 Baldwin Road, Ojai, CA 93023	19	15	\$726.36	179
			32	\$666.59	
			41	\$729.08	
			66	\$575.06	
			67	\$698.09	
			78	\$723.15	
			96	\$727.35	
			98	\$575.06	

			101	\$792.42	
			111	\$639.13	
			132	\$636.10	
			137	\$730.84	
			139	\$653.11	
			142	\$663.11	
			152	\$659.30	
			156	\$804.13	
			160	\$605.48	
Arroyo	9097 N. Ventura Ave. Ventura, CA 93001	1	13	\$619.23	40
Meiners Oaks	474 N. Arnaz Ave. Ojai, CA 93023	1	13	619.23	25
Mira Valle	1202 Loma Drive Ojai, CA 93023	4	55 54 77 85	\$840.74 \$893.80 \$861.45 \$727.38	132
Ojai Valley Estates	1975 Maricopa Hwy Ojai, CA 93023	2	41 56	\$707.29 \$773.63	90
Golden Oaks	1273 S. Rice Road Ojai, CA 93023	4	60 75 86 93	\$609.22 \$616.36 \$613.98 \$723.80	102
El Sereno	1225 S. Rice Road Ojai, CA 93023	1	77	\$663.14	90
Ojai Oaks	950 Woodland Ave. Mira Monte, CA 93023	6	12 80 85 90 92 121	\$1047.36 \$937.33 \$750.10 \$1086.23 \$993.65 \$849.90	125
Glenview	3438 Siesta Way	0			26

	Oxnard, CA 93033				
Del Francia	1075 Loma Drive Ojai, CA 93032	1	19	\$598.67	63
Ventura Oaks	255 Burnham Road Oak View, CA 93022	0			60
Country Village	11195 N. Ventura Ave Ojai, CA 93023	0			25
Casitas Springs	8951 Nye Road Ventura, CA 93001	0			35
Magnolia	4197 N. Ventura Ave Ventura, CA 93001	11	15	\$596.01	113
			16	\$667.85	
			29	\$605.93	
			45	\$468.84	
			57	\$648.99	
			60	\$646.28	
			73	\$615.35	
			120	\$616.11	
			141	\$634.46	
Fillmore West	1906 Old Telegraph Rd Fillmore, CA 93015	4	145	\$636.99	
			166	\$693.32	
			12	\$663.13	
			15	\$739.02	
Villanova	700 W. Villanova Road Ojai, CA 93023	2	20	\$740.09	
			26	\$679.47	
			16	\$467.22	
Lake Casitas	25 Burnham Road Oak View, CA 93022	0	17	\$519.21	



## Table 5 – Rent Ranges 2014-2016

County of Ventura, Resource Management Agency, Planning Division  
Mobile Home Park Rent Review Board

Park Name	Park Address	Total Space Rent Range	Rent Effective Date
<b>2014</b>			
Las Encinas	4132 N. Ventura Ave., Ventura, CA 93001	\$342.49-603.92	04/01/2014
Country Squire	2631 Ventura Blvd., Oxnard, CA 93036	\$377.74-479.37	05/01/2014
Ojai Villa	70 Baldwin Road, Ojai, CA 93023	\$463.38-819.29	05/01/2014
Arroyo	9097 N. Ventura Ave., Ventura, CA 93001	\$357.04-629.87	06/01/2014
Meiners Oaks	474 N. Arnaz Ave., Ojai, CA 93023	\$278.14-566.01	05/01/2014
Mira Valle	1202 Loma Drive, Ojai, CA 93023	\$568.31-864.28	08/01/2014
Ojai Valley Estates	1975 Maricopa Hwy., Ojai, CA 93023	\$547.20-890.97	09/01/2014
Golden Oaks	1273 S. Rice Road, Ojai, CA 93023	\$480.92-757.67	10/01/2014
El Sereno	1225 S. Rice Road, Ojai, CA 93023	\$563.97-808.06	10/01/2014
Ojai Oaks	950 Woodland Ave., Mira Monte, CA 93023	\$664.80-1207.27	11/01/2014
Glenview	3438 Siesta Way, Oxnard, CA 93033	\$405.38-646.31	11/01/2014
Del Francia	1075 Loma Drive, Ojai, CA 93032	\$355.93-666.28	10/01/2014
Ventura Oaks	255 Burnham Road, Oak View, CA 93022	\$203.60-705.93	08/01/2014
Country Village	11195 N. Ventura Ave., Ojai, CA 93023	\$324.01-682.79	07/01/2014
Casitas Springs	8951 Nye Road, Ventura, CA 93001	\$252.67-675.93	10/08/2014
Magnolia	4197 N. Ventura Ave., Ventura, CA 93001	\$459.65-844.03	12/01/2014
Fillmore West	1906 Old Telegraph Rd., Fillmore, CA 93015	\$297.00-683.22	12/01/2014
Villanova	700 W. Villanova Road, Ojai, CA 93023	\$359.97-536.60	02/01/2015
Lake Casitas	25 Burnham Road, Oak View, CA 93022	\$239.91-384.73	04/01/2015
<b>2015</b>			
Las Encinas	4132 N. Ventura Ave Ventura, CA 93001	\$349.34-616.00	05/01/2015
Country Squire	2631 Ventura Blvd., Oxnard, CA 93036	\$385.29-488.96	05/01/2015

Ojai Villa	70 Baldwin Road, Ojai, CA 93023	\$472.65-835.68	05/01/2015
Arroyo	9097 N. Ventura Ave., Ventura, CA 93001	\$364.18-629.87	06/01/2015
Meiners Oaks	474 N. Arnaz Ave., Ojai, CA 93023	\$283.70-577.33	05/01/2015
Mira Valle	1202 Loma Drive, Ojai, CA 93023	\$579.68-881.57	08/01/2015
Ojai Valley Estates	1975 Maricopa Hwy., Ojai, CA 93023	\$558.14-908.79	09/01/2015
Golden Oaks	1273 S. Rice Road, Ojai, CA 93023	\$490.54-772.82	10/01/2015
El Sereno	1225 S. Rice Road, Ojai, CA 93023	\$575.25-876.75	10/01/2015
Ojai Oaks	950 Woodland Ave., Mira Monte, CA 93023	\$678.10-1231.42	11/01/2015
Del Francia	1075 Loma Drive, Ojai, CA 93032	\$363.05-679.61	11/01/2015
Ventura Oaks	255 Burnham Road, Oak View, CA 93022	\$207.67-720.05	08/01/2015
Country Village	11195 N. Ventura Ave., Ojai, CA 93023	\$330.49-696.45	07/01/2015
Casitas Springs	8951 Nye Road, Ventura, CA 93001	\$257.72-689.45	10/08/2015
Magnolia	4197 N. Ventura Ave., Ventura, CA 93001	\$468.84-860.91	12/01/2015
Fillmore West	1906 Old Telegraph Rd., Fillmore, CA 93015	\$302.94-696.88	12/01/2015
Villanova	700 W. Villanova Road, Ojai, CA 93023	\$367.17-547.33	02/01/2016
<b>2016</b>			
Las Encinas	4132 N. Ventura Ave Ventura, CA 93001	\$356.33-628.43	05/01/2016
Country Squire	2631 Ventura Blvd., Oxnard, CA 93036	\$393.00-499.10	05/01/2016
Ojai Villa	70 Baldwin Road, Ojai, CA 93023	\$482.10-852.39	05/01/2016
Arroyo	9097 N. Ventura Ave., Ventura, CA 93001	\$371.46-642.47	06/01/2016
Meiners Oaks	474 N. Arnaz Ave., Ojai, CA 93023	\$289.37-619.23	05/01/2016
Mira Valle	1202 Loma Drive, Ojai, CA 93023	\$591.27-899.20	08/01/2016
Ojai Valley Estates	1975 Maricopa Hwy., Ojai, CA 93023	\$569.30-926.97	09/01/2016
Golden Oaks	1273 S. Rice Road, Ojai, CA 93023	\$500.35-788.28	10/01/2016
El Sereno	1225 S. Rice Road, Ojai, CA 93023	\$498.49-806.02	10/01/2016
Ojai Oaks	950 Woodland Ave., Mira Monte, CA 93023	\$691.66-1256.04	11/01/2016
Glenview	3438 Siesta Way, Oxnard, CA 93033	\$413.49-659.24	01/01/2017
Del Francia	1075 Loma Drive, Ojai, CA 93032	\$370.31-693.20	10/01/2016
Ventura Oaks	255 Burnham Road, Oak View, CA 93022	\$211.83-734.45	08/01/2016
Country Village	11195 N. Ventura Ave., Ojai, CA 93023	\$337.10-710.38	07/01/2016
Casitas Springs	8951 Nye Road, Ventura, CA 93001	\$262.87-703.23	10/08/2016
Magnolia	4197 N. Ventura Ave., Ventura, CA 93001	\$468.84-878.13	12/01/2016
Fillmore West	1906 Old Telegraph Rd., Fillmore, CA 93015	\$309.00-740.09	12/01/2016
Villanova	700 W. Villanova Road, Ojai, CA 93023	\$374.51-558.28	02/01/2017
Lake Casitas	25 Burnham Road, Oak View, CA 93022	\$271.81-703.59	04/01/2016