

Resolution No. RRB16-002¹

A Resolution of the Ventura County Mobile Home Park Rent Review Board
Establishing Administrative Rules Governing
Completely New Capital Improvements for Section 81006(a)

A mobile home park owner may file a Section 81006(a) Completely New Capital Improvement application to increase rent to cover a completely new capital improvement and reasonable market rate interest on any debt to fund the improvement, if required by law or if the procedures below are followed.

COMPLETELY NEW CAPITAL IMPROVEMENT APPLICATION PROCEDURES:

The Ventura County Mobile Home Park Rent Control Ordinance (Ordinance) definition of “Completely New Capital Improvements” is stated below as well as a list of procedures that shall be followed in order to implement a Section 81006 (a) Completely New Capital Improvement application:

Completely New Capital Improvements: Those improvements which are entirely new in the mobile home park. Examples of completely new capital improvements include a new swimming pool, golf green, electric security gate, etc. The following improvements are not completely new capital improvements: additions, replacement, upgrades, modernization, repairs or modifications of existing features or facilities.

1. The written consent of the majority of affected spaces (not individual tenants) was obtained prior to making the expenditure and a copy of said consent has been submitted to the staff administrator of the Mobile Home Park Rent Control Program.
2. The project is found to fall within the definition of “Completely New Capital Improvements”, as defined above.
3. The costs for a completed or finished improvement have been fully documented and submitted to the staff administrator of the Mobile Home Park Rent Control Program.
4. Said Completely New Capital Improvement rent increase application is filed in conjunction with a Section 81005 (Ministerial rent increase) or 81007 (Discretionary rent increase) application and appropriate legal notice has been given to the tenants as required by these specific sections.

¹ This resolution supersedes Resolution No. RRB97-288, dated April 29, 1997 (regarding Section 7 of the Ventura County Mobile Home Park Rent Control Ordinance, effective March 7, 1997).

5. An affected mobile home park owner or tenant may appeal a Section 81005 (Ministerial Rent Increase) and 81006 (a) Completely New Capital Improvement staff decision to the Mobile Home Park Rent Review Board, if the following occurs:
- a. Said mobile home park owner or tenant submits a written notice of appeal to the staff administrator of the Mobile Home Park Rent Control Program no later than 20 days after the date of the decision letter; and,
 - b. The notice of appeal specifies the staff decision appealed and provides specific grounds for the appeal.

Passed and adopted this 24th day of August 2016, by the following vote:

AYES: 3
NOES: 1
ABSENT: 1


Richard Francis, RRB Chair
Ventura County Mobile Home Park
Rent Review Board

8/24/2016
Date

Attest: 
Franca A. Rosengren
RRB Staff Administrator

8/24/2016
Date