



Ventura County Mobile Home Park Rent Review Board May 24, 2023 Meeting Agenda

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Wednesday, May 24, 2023 at 1:00 p.m.

All interested persons are invited to attend and be heard at a public meeting to be held by the Ventura County Mobile Home Park Rent Review Board (RRB) at the date and time noted above at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room.

AGENDA

Consideration will be given only as noted to the following:

1. **Call to Order**
2. **Roll Call and Determination of a Quorum**
3. **Pledge of Allegiance to the Flag of the United States of America**
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 this agenda which are within the purview of the Rent Review Board. Speakers wishing to address the Board shall be allowed a maximum of five minutes for their comments. The Board is prohibited from taking action on any item that is not part of the printed and published agenda.
5. **Approval of Minutes**
RRB Meeting held on February 8, 2023
6. **Consider Staff Report and Recommendations and take appropriate action for the Service Reduction Petition (Casitas Springs Mobile Home Park, 8951 Nye Rd, Ventura, CA 93001)**
Presentation by Staff
Public Comment
Close Public Hearing
Board Deliberation
7. **Elections**
For Chair and Vice Chair
8. **Comments from Rent Review Board Members**
9. **Comments from Planning Staff**
10. **Meeting Adjournment**

Next regularly scheduled meeting: Wednesday, August 23, 2023 at 1:00 p.m.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, Staff, at 805-654-5042 or Dillan.Murray@Ventura.org or the California Relay Service at (866) 735-2929. Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



Ventura County Mobile Home Park Rent Review Board

February 8, 2023 **Draft** Meeting Minutes

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Note: The following is a summary of actions taken by the RRB at their public hearing and not a verbatim transcription.

Items heard out of order

1. 1:04 P.M. HEARING CALLED TO ORDER
By Chair Francis

6. INTRODUCTION OF MR. JOHN BROOKS TO THE RRB

Dillan Murray, Staff, introduced Board Member John Brooks to the RRB.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present: Richard Francis, Chair
Tom Hundley
John Brooks

Board Members Absent: Jill Martinez, Vice Chair
Brent Rosenbaum

County Staff Present: Dillan Murray, Associate Planner
Tricia Maier, Planning Programs Manager

3. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

4. PUBLIC COMMENT ON CONCERNS WITHIN THE AUTHORITY OF THE COUNTY RENT CONTROL ORDINANCE

The following members of the public provided comment:

Susan Cowlshaw, resident of Oak Haven Mobile Home Park
Liz Cole (Golden State Manufactured-Home Owners League)(GSMOL)
Glenn Berry (GSMOL)
Peter Marshall, resident of Casitas Springs Mobile Home Park
James Garcia, property manager at Casitas Spring Mobile Home Park
Deane Brock (GSMOL), resident of Casitas Springs Mobile Home Park

In response to public comment by Liz Cole, Dillan Murray, Staff, noted that the County's mobile home park rent control ordinance exempts mobile home parks constructed after September 1, 1982 from rent control (Section 81002, subdivision (b)). Oak Haven mobile home park was constructed after this date. Therefore, recent changes in state law allowing parks built later to be subject to rent control

does not automatically bring Oak Haven into the County's rent control program. Mr. Murray noted that the County rent control ordinance would need to be amended in order for Oak Haven to be subject to the County's rent control program.

Public speakers, including Glenn Berry, Peter Marshall, and Deane Brock, spoke on the topic of maintenance issues at Casitas Springs Mobile Home Park, with a rebuttal given by James Garcia.

Priscilla Rose inquired whether there was a recourse for residents regarding proposed rent increases. Chair Francis noted that the ordinance allows for certain annual increases in space rent and specifies the procedures and noted a difference between parks where utilities have been separated versus parks where they haven't been separated.

Board Member Hundley recommended that members of the public contact their local County representative with any concerns about the ordinance.

5. APPROVAL OF MINUTES

Board Member Hundley made a motion to approve the February 8, 2023, meeting minutes. Chair Francis seconded the motion. Motion passed 2-0 (Board Member Brooks abstained).

7. APPROVAL OF 2023 MEETING SCHEDULE

A consensus of the RRB approved the 2023 regular meeting schedule as follows:

May 24, 2023
August 23, 2023
November 15, 2023

8. APPROVAL OF, AND AUTHORIZATION TO FILE, THE 2020-2022 TRI-ANNUAL STATUS REPORT OF THE VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM WITH THE BOARD OF SUPERVISORS

Presentation by Staff: Dillan Murray, Staff, presented a PowerPoint presentation outlining the 2020-2022 Tri-Annual Status Report of the Ventura County Mobile Home Park Rent Control Program and Staff recommendations. Staff recommended the RRB take the following actions on this item:

1. **CERTIFY** the RRB has reviewed and considered the Mobile Home Park Rent Review Board staff report and all exhibits thereto, and has considered all comments received during the public comment process; and

2. **DIRECT** Planning staff to forward the Mobile Home Park Rent Review Board staff report and all exhibits thereto to the County of Ventura Board of Supervisors to receive and file.

Board Deliberation and Motion:

Board Member Hundley made a motion to adopt Staff's recommendations. Board Member Brooks seconded the motion. Motion passed 3-0.

9. RECEIVE A TRAINING ON RENT INCREASE APPLICATIONS

Presentation by Staff: Dillan Murray, Staff, presented a PowerPoint presentation providing an overview of the Mobile Home Park Rent Control Program and the types of rent increase applications allowed under the Ventura County Mobile Home Park Rent Control Ordinance.

10. COMMENTS FROM BOARD MEMBERS

Board Member Brooks noted his view that the ordinance seems to be working to appease park owners and residents based on how long it has survived.

Board Member Hundley thanked Staff.

11. COMMENTS FROM PLANNING STAFF

Tricia Maier, Staff, reported that a recent fire at Naval Air Mobile Home Court near Naval Base Ventura County destroyed four mobile homes.

Board Member Hundley inquired whether the residents would be able to return to the park again. Dillan Murray, Staff, noted that he would have to research more into the situation.

Dillan Murray, Staff, reported that the Planning Division has approved 5 ministerial rent increase applications for 2023 with one currently pending. The maximum allowable increase for 2023 is 8%.

12. ADJOURNMENT

At 2:21 p.m., the RRB was adjourned.

Chair

Mobile Home Park Rent Review Board

ATTEST:

Dillan Murray, Staff Coordinator

Date