

**COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD**

TRI-ANNUAL REPORT

JANUARY 1, 1998 TO DECEMBER 31, 2000

**Ventura County Government Center
800 South Victoria Avenue
Ventura, CA 93009
(805) 654-2414**

February 2001

APPROVED BY:

MHPRRB: FEBRUARY 28, 2000

RECEIVED: BOARD OF SUPERVISORS _____

COUNTY OF VENTURA

MOBILE HOME PARK RENT REVIEW BOARD

MEMBERS

Mitch Disney
Laura Espinosa
Richard Chess
Karen Bates
Michael Wooten

STAFF

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

For further information,
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TABLE OF CONTENTS

I. Summary of Activity

II. Case History Data

A. Cases Reviewed

B. Types of Applications

III. Rent Review Board Hearings

IV. Other Activities

A. Ordinance Review

B. Other Issues

C. Vacancy Decontrolled Spaces

V. Rent Levels and the Cost of Living

VI. Mobilehome Park Data

STATUS REPORT
MOBILE HOME PARK RENT REVIEW BOARD
2001

I. SUMMARY OF ACTIVITY

From December 11, 1997, to December 21, 2000, a total of 54 requests for rent increases were processed. All were for a standard Section 6(b) increase and were ministerially approved.

In addition to the Section 6(b) rent increases, one application was denied for a service reduction in the Casitas Springs MHP and two utility separations were approved.

Since the original ordinance was adopted in February 1983, the Mobile Home Park Rent Review Board (MHPRRB) has reviewed a cumulative total of 364 applications for rent increases. The Review Board has also recommended 13 Ordinance Amendments, 12 of which were subsequently approved by the Board of Supervisors.

II. CASE HISTORY DATA (Table 1)

A. NUMBER OF CASES REVIEWED AND APPROVED

1. Total Number of Cases (12/97 to 12/00): Fifty-four cases have been reviewed since the December 1997 Status Report.

B. TYPES OF APPLICATIONS

1. Standard Rent Increase Applications [Section 6(b) of Ordinance]
 - a. Fifty-four ministerially approved for the requested effective dates. The Cost of Living has ranged from 1.8% - 3.8% (November 2000) over the period being examined. Nineteen of the applications were for 2.3% and the rest were 3%.
2. Service Reduction [Section 6(f)]

The mobilehome owners of the Casitas Springs MPH filed a service reduction application in November 1997 on several alleged grounds: inadequate septic tanks, low water pressure, electrical hazards, leaking gas lines, standing water and inadequate park lighting. The petition was denied based on the finding that there were no significant service reductions.
3. Utility Separations - The act of removing the specific utility charges from the rent and the purview of the County Rent Control Ordinance.
 - a. Ojai Villa - Water; approved September 30, 1998, but not implemented.
 - b. Ojai Villa - Trash; approved July 1999.
4. Section 8, Discretionary - An increase based on changes in the park income.

Casitas Springs MHP - January 1999 - this application was withdrawn and changed by Board action to a Section 6, ministerial increase.

III. RENT REVIEW BOARD HEARING

Meetings are being held quarterly and in the Government Center generally. Other meetings are held as needed. Fifteen public hearings were held during the reporting period (Table 1).

TABLE 1
RENT REVIEW MEETINGS AND APPLICATIONS - 1998 - 2000

ACTIVITY	YEAR		
	1998	1999	2000
Number of Hearings	6	5	4
Number of Rent Increase Applications	18	17	19
Number of Utility Separation Applications	1	1	
Number of Committee Meetings		12	
Service Reductions	1		

IV. OTHER ACTIVITIES

A. ORDINANCE REVIEW

On April 6, 1999, the Board of Supervisors approved the formation of an Advisory Committee to review the County's Mobilehome Park Rent Control Ordinance and to make recommendations for change. The committee was comprised of the following members:

Mobilehome Owners*

Dick Fredericksen
Merle Pittman, resigned
Norma Lamb
Lucy Goodrich, alternate
John Ball, alternate

*elected at a Rent Review Board meeting

Mobilehome Park Owners

Mike Cirillo
Bill Porter
Jim Jones
Boyce Jones, alternate
Ted Wynn, alternate

Rent Review Board

Dick Chess - Committee Chair
Mitch Disney, alternate - Committee Vice Chair

Twelve meetings were held and the Committee reported back to the Rent Review Board in November 1999 and the Board of Supervisors in December. The following changes were adopted:

1. Section 6, CPI Rent Increase - changed the existing limits of 3% and 7% to 2% and 8%.
2. Section 6(c), Decontrol Provision - changed the existing 15% or \$50, whichever is less, limits to 15% of the park's average space rent or \$60, whichever is less; each space may be decontrolled only once every four years (the previous four years).
3. Section 18, Penalties - Added the word "willfully" prior to the word "violating", as regards Ordinance violations.

Additionally, the Committee agreed to a seven year agreement to not request further changes to the Ordinance. The latter is working very well and is quite likely the cause of the recent significant decrease in the Administrative Fee (February 6, 2000, Board of Supervisors Agenda).

B. OTHER ISSUES

1. **Mobilehome Owner Community Ombudsman**, February 1998 - Member Laura Espinosa was designated to explore the creation of an ombudsman for the Mobilehome Owner Community. She worked with the Commission on Human Concerns, however, they were unable to successfully secure funding for this project.
2. **Alleged Ordinance Violations**, July 1998 - Mobilehome owners alleged that park owners were violating the Ordinance in regards to

posting decontrol rent rates properly and distribution of ordinances to new park tenants. After hearing the evidence on these issues, the Board directed staff to send copies of the Ordinance to park owners requesting their assistance in the second issue. The former issue was alleviated with the assistance of Mr. David Evans of the Western Mobilehome Association, and park owners who agreed to follow the Ordinance.

3. **Conversion to Family Parks, July 1998** - Testimony was heard from some park residents that caused the Board to query the County Planning Director regarding possible remedies to the problems caused by conversion. The Director's reportback outlined options available pursuant to the County Zoning Ordinance. To date, no one has pursued these options.

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. The range of rents that are currently permitted is summarized in Table 2. Approximately two thirds of the County's mobile home park spaces have been decontrolled since 1989. A space could have been decontrolled as many times as ownership transfer allowed from January 1989 to January 14, 2000. Now, however, with the new provision this may only occur once every four years.

Table 3.-- Decontrolled Spaces

January 1989-April 1992	255
May 1992-1993	72
January 1994-December 1997	307
January 1998-December 2000	<u>207</u>
TOTAL	904

V. RENT LEVELS AND THE COST OF LIVING

Of the parks that asked for a rent increase in 2000, the Casitas Springs MHP has the lowest rent range of \$142-302 with decontrolled spaces this year ranging from \$235-355. The Ojai Oaks Village is at the high end with rents ranging from \$430-708 and decontrolled spaces this year ranging from \$467-590 (**Table 4**).

During this time period, allowed ministerial rent increases totaled 11.8%, whereas the annual Cost of Living increases totaled 8.9% (**Table 5**).

VI. MOBILEHOME PARK DATA * (TABLE 6)

Most of the parks are located in the Board of Supervisors District No. 1 (17) with the remainder in Districts 2, 3 and 5.

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective
Arroyo	5	\$300, 262.75, 283.25, 320, 311.11	5/1/2000
Arroyo	4	\$300.00, 325.74, 310.00, 311.11, 300.00	5/1/2001
Arroyo MHP	0		5/1/1996
Arroyo MHP	3	\$278,79,255,277,15	5/1/1997
Arroyo MHP	3	\$275,275,305.92	5/1/1998
Arroyo MHP	1	\$300	5/1/1999
Casitas Springs	4	\$267.67,192.35,232.39, and 239.42	1/1/1997
Casitas Springs	0		1/1/1998
Casitas Springs	3	\$238.99, 299.54, 249.56	2/1/1999
Casitas Springs	3	\$354.81, 234.67, 283.52	8/1/2000
Country Squire	7	\$259.52,275,275,275,275,275,259.53	10/1/1998
Country Sunshine	0		8/1/1997
Country Sunshine	0		9/1/1998
Country Village	5		6/1/1996
Country Village	3	\$272,209.44 and 224.00	6/1/1997
Country Village	5	\$257.50,270.00,257.50,231.25,290.00	6/1/1998
Country Village	2	\$233.50, 272.90	6/1/1999
Country Village	3	\$350.75, 330.00, 269.18	7/1/2000
Del Francia	5		6/1/1996
Del Francia	11	\$276.02,286.67,258.75,272.83,284.55,268.0	9/1/1997
Del Francia	6	\$294.86, 311.60, 284.30, 317.43, 320.59	8/1/2/1998
Del Francia	2	\$284.30,311.38	9/1/1999
Del Francia	9	\$361.12,317.93,301.62,312.81,341.66,326.9	9/1/2000
El Sereno	3	\$374.43	10/1/1996
El Sereno	8	\$385.36,358.36,385.36,425.59,394.9	10/1/1997
El Sereno	8	\$385.36,385.36,428.33,385.36,417.31,395.4	10/1/1998
El Sereno	8	\$395.42,470.94,470.35,438.36,439.68,415.9	10/1/1999
El Sereno	4	\$460.42, 416.45, 426.17, 406.11	10/1/2000
Fillmore West	3		8/1/1996
Fillmore West	5	\$341.30,369.91,341.30,369.91,197.74	1/1/1998

Park Name	# of spaces	Space rent	rent effective
Fillmore West	2	\$203,66,395.84	12/1/1998
Fillmore West			12/1/1999
Fillmore West			12/1/2000
Glenn View	4	\$400,345.39,375.350	9/1/1997
GlenView			11/1/1998
Glenview			11/1/1999
Glenview			2/1/2001
Golden Oaks	6	\$329,24,350.52,350.12,329.24,340.11; 350.12	10/1/1996
Golden Oaks			10/1/1997
Golden Oaks	1	\$365.47	10/1/1998
Golden Oaks	7	\$349,30,349,30,383,68,349,476,350,382	10/1/1999
Golden Oaks	7	\$385,450,370,385,383,365.95, 394	10/1/2000
Lake Casitas	3	\$192.75, 221.67, 197.75	1/1/1998
Lake Casitas			1/1/2001
Lantern Lane			1/1/1997
Las Encinas	5	\$232.57, 232.57, 331.82, 331.82, 288.54	8/1/1998
Las Encinas	9	\$325,239.56,239.55,364.92,325,325,326.92	10/1/1999
Las Encinas	11	\$246,74,368.55,325, 341,78,341,78,381.59	10/1/1999
Las Encinas	12	\$254.15,315.17,318.10,254.15,358.11,254.1	10/1/2000
Magnolia	9	\$297.12,299.18,297.12,330.30,320.66,330.3	12/1/1996
Magnolia	8	\$299.17, 306.02,376.21,330.29,332.35,330	12/1/1997
Magnolia	8	\$317.39,317.40,317.40,308.05,317.40,365.2	12/1/1998
Magnolia	10	\$401.81,401.81,401.81,280.73,324.66,390.20,382.9	12/1/1999
Magnolia	11	\$413.86,326.90,376.40,399.13,342.02,336.7	12/1/1900
Meiners Oaks	7	\$199.23,177.25,174.12,195.21,184.78	5/1/1997
Meiners Oaks	3	\$152.76,204.83, 184.67	5/1/1998
Meiners Oaks	2	\$201.24, 210.97	5/1/1999
Meiners Oaks			5/1/2000
Mira Valle	8	SEE attachment	8/1/1996
Mira Valle	5	\$440,26,430.19,406.32,435.86,440.26,375.0	8/1/1997

Table 2. -- (Continued)

Park Name	# of spaces	Space rent	rent effective
Mira Valle	9	\$475.91,435.64,417.01,408,473.42,495	8/1/1998
Mira Valle	9	\$450,447.21,471,62,520,428.02,428.02,	8/1/1999
Mira Valle	10	\$525.91,459.13,484.57,436,439.36,439.36,	8/1/2000
Oakview	2		5/1/1996
Oakview			
Ojai Oaks	1	\$431.55	9/1/1996
Ojai Oaks Village	7	\$443,451.09,538.40,522.41,431.55,443,479	9/1/1997
Ojai Oaks Village	6	\$500,435.12,493.00, 613.12, 454.79, 609.91	9/1/1998
Ojai Oaks Village	3	\$466.93,534.98, and 590.43	9/1/1999
Ojai Oaks Village	1	\$554.22	9/1/1900
Ojai Valley	3		8/1/1996
Ojai Valley	12	\$423.13,458.41,408.41,452.78,423.13	8/1/1997
Ojai Valley	11	\$384.32,464.39,459.96,423.13,447.35,	8/1/1998
Ojai Valley	10	\$447.35,458.33,445.84,434,42,419.08,445.8	8/1/1999
Ojai Valley	5	\$490.05,531.53,457.72,490.05,495.84	8/1/2000
Ojai Villa	9	\$327.90,351.77,391.53,351.77, 341.83	5/1/1997
Ojai Villa	22	401.78,362.33-2,395.07,362.33,385.31,	5/1/1998
Ojai Villa	15	\$353.31,354.53,397.31,368.95,363.87,373.2	5/1/1999
Ojai Villa	16	\$409,42,410.39,403.28,414.50,399.84,414.0	5/1/2000
Ojai Villa MH Est	10		5/1/1996
Piru			
Villanova	3	\$215.69, 215.69 and 215.69	1/1/1997
Villanova	2	\$248.04, 222.17	1/1/1998
Villanova	3	\$255.48, 275.00, 228.84	1/1/1999
Villanova	0	n.a.	1/1/2000
Villanova			12/1/2000

430

Table 4--. Rent History

<u>Park Name</u>	<u>Rent Range</u>	<u>Effective Date</u>
Arroyo	\$194.60-331.4	5/1/2000
Arroyo	\$194.60-324.5	5/1/2001
Arroyo MHP	\$172.90-309.3	5/1/1996
Arroyo MHP	\$178.09-309.3	5/1/1997
Arroyo MHP	\$183.43-318.6	5/1/1998
Arroyo MHP	\$209.75-321.8	5/1/1999
Casitas Springs	\$130.85-269.6	1/1/1997
Casitas Springs	\$130.85-277.8	1/1/1998
Casitas Springs	\$138.82-295.3	2/1/1999
Casitas Springs	\$142.01-302.1	8/1/2000
Country Squire	\$216.30-283.2	10/1/1998
Country Sunshine	\$278.10	8/1/1997
Country Sunshine	\$286.44	9/1/1998
Country Village	\$187.58-247.2	6/1/1996
Country Village	\$193.21-257.5	6/1/1997
Country Village	\$199.01-298.7	6/1/1998
Country Village	204.98-298.70	6/1/1999
Country Village	\$209.69-317.1	7/1/2000
Del Francia	\$225.94-318.2	6/1/1996
Del Francia	\$244.36-331.3	9/1/1997
Del Francia	\$251.69-341.2	8/12/1998
Del Francia	\$259.24-376.1	9/1/1999
Del Francia	\$265.20-373.6	9/1/2000
El Sereno	\$325.89-433.1	10/1/1996
El Sereno	\$335.67-513.0	10/1/1997
El Sereno	\$345.74-461.7	10/1/1998
El Sereno	\$356.11-475.5	10/1/1999
Fillmore West	\$171.94-362.0	8/1/1996
Fillmore West	\$177.10-355.1	1/1/1998
Fillmore West	\$182.41-384.0	12/1/1998
Fillmore West	\$187.88-407.7	12/1/1999
Fillmore West	\$192.20-417.0	12/1/2000
Glenn View	\$291.88-450.3	9/1/1997
GlenView	\$257.50-463.8	11/1/1998
Glenview	\$265.23-477.7	11/1/1999
Glenview		2/1/2001
Golden Oaks	\$285.46-409.9	10/1/1996
Golden Oaks	\$294.02-422.2	10/1/1997
Golden Oaks	\$302.84-434.9	10/1/1998
Golden Oaks	\$311.93-447.9	10/1/1999
Golden Oaks	\$319.10-486.9	10/1/2000
Lake Casitas	\$155.43-217.4	1/1/1998
Lake Casitas	\$160.86-258.8	1/1/2001
Lantern Lane		

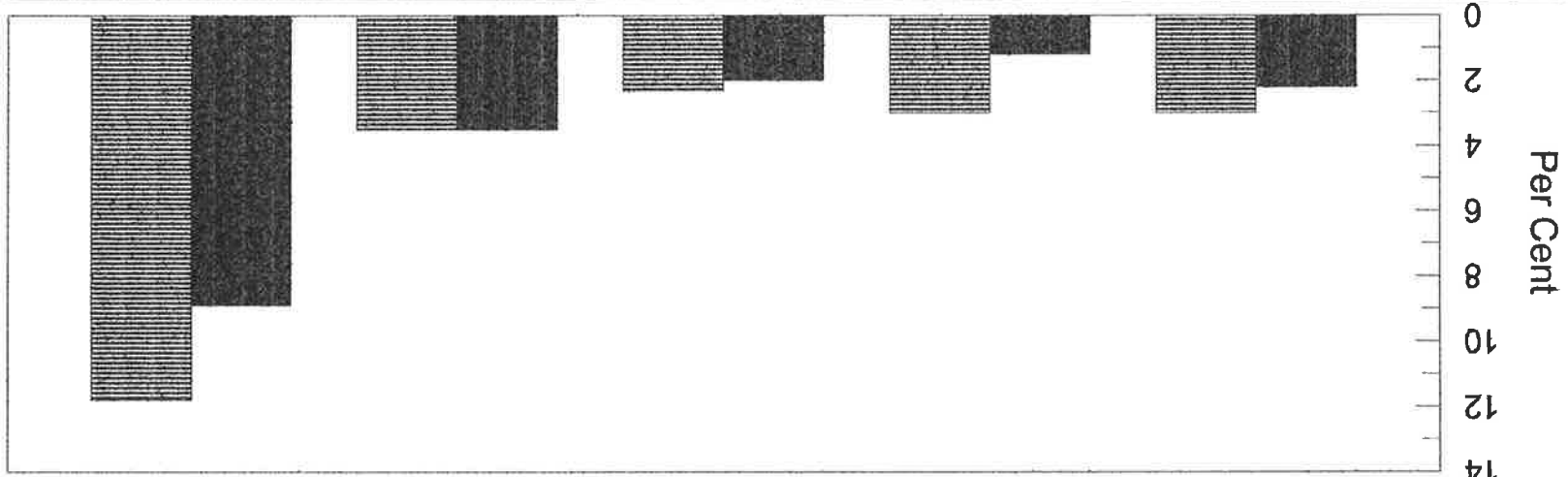
Table 4--Rent History (continued)

<u>Park Name</u>	<u>Rent Range</u>	<u>Effective Date</u>
Las Encinas	\$208.31-357.8	1/1/1997
Las Encinas	\$214.56-368.5	8/1/1998
Las Encinas	\$221-375.87	10/1/1999
Las Encinas	\$226.08-390.3	10/1/2000
Magnolia	\$237.00-422.5	12/1/1996
Magnolia	\$237-435.20	12/1/1997
Magnolia	\$237-435.19	12/1/1998
Magnolia	\$282.31-461.7	12/1/1999
Magnolia	\$287.19-472.3	12/1/1900
Meiners Oaks	\$155.16-229.4	5/1/1997
Meiners Oaks	\$157.34-236.3	5/1/1998
Meiners Oaks	\$157.34-243.4	5/1/1999
Meiners Oaks	\$160.96-249.0	5/1/2000
Mira Valle	\$300.72-473.4	8/1/1996
Mira Valle	\$309.74-486.6	8/1/1997
Mira Valle	\$349.05-501.2	8/1/1998
Mira Valle	\$359.52-516.2	8/1/1999
Mira Valle	\$367.79-531.9	8/1/2000
Oakview	\$150.65-222.7	5/1/1996
Ojai Oaks	\$374.29-573.1	9/1/1996
Ojai Oaks Village	\$385.51-610.6	9/1/1997
Ojai Oaks Village	\$408.30-628.9	9/1/1998
Ojai Oaks Village	\$420.55-691.8	9/1/1999
Ojai Oaks Village	\$430.22-707.7	9/1/1900
Ojai Valley	\$337.84-426.0	8/1/1996
Ojai Valley	\$347.98-490.3	8/1/1997
Ojai Valley	\$353.52-490.3	8/1/1998
Ojai Valley	\$369.16-505.0	8/1/1999
Ojai Valley	\$377.65-535.8	8/1/2000
Ojai Villa	\$288.37-374.2	5/1/1997
Ojai Villa	\$297.02-424.0	5/1/1998
Ojai Villa	\$297.58-429.2	5/1/1999
Ojai Villa	\$299.87-440.4	5/1/2000
Ojai Villa MH Est	\$279.97-384.5	5/1/1996
Villanova	\$193.19-297.8	1/1/1997
Villanova	\$198.99-306.7	1/1/1998
Villanova	\$204.96-315.9	1/1/1999
Villanova	\$211.11-325.4	1/1/2000
Villanova	\$215.96-332.8	12/1/2000

Table 5.--

CPI vs. Rent Increase January 1997 - September 2000*

*Rent level for 2001



X-Axis	CPI % Increase	Rent % Incr.*
Jan. 97	2.2	3
Jan. 98	1.2	3
Jan. 99	2	2.3
Sep. 00	3.5	3.5
TOTAL	8.9	11.8

mkh/123/cpirt Source: U.S. Bureau of Labor Statistics
*Maximum increase per Ordinance