

VENTURA COUNTY

MOBILE HOME PARK RENT REVIEW BOARD

ANNUAL REPORT: OCTOBER 1, 1989 to SEPTEMBER 30, 1990

County Government Center
800 South Victoria Avenue
Ventura, CA 93009
(805) 654-2491

October 1990

MOBILE HOME PARK

RENT REVIEW BOARD

MEMBERS

Karen Kurta, Chair
Douglas Stenzel, Vice Chair
Leslie Dattel
Wini Hirsch
Mike Martello

STAFF

Keith Turner, Director, Planning Division
Kim Hocking, Supervisor
Enid Holsopple, Staff Planner
Marsha Campiglio, Staff Planner
Pam Greenway, Management Assistant II

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ANNUAL STATUS REPORT

Mobile Home Park
Rent Review Board
1990

I. SUMMARY OF ACTIVITY

From October 1, 1989 to September 30, 1990, a total of 17 requests for rent increases were processed through the Rent Review Board (see last page for Rent Increase Application Log). All seventeen (17) applications were for a standard Section 6[b] 5% increase. Of the Section 6[b] rent increases were ministerially approved by the Rent Review Board, and one was not approved because of a 51% tenant protest. (Las Encinas Mobile Home Park)

Since the original ordinance was adopted in February 1983, the Rent Review Board has reviewed a cumulative total of one hundred thirty-seven (137) applications for rent increases and has recommended five Ordinance Amendments, four of which have been approved. The Ordinance amendments were subsequently approved by the Board of Supervisors, the most recent being approved on December 15, 1987. (See page 7 for Ordinance Review).

II. CASE HISTORY DATA

A. Number of Cases Reviewed

1. Total Annual Number of Cases Reviewed by Rent Review Board (RRB)
During 89-90: Twenty-two (22) cases have been reviewed since the September 30, 1989 Status Report.
2. Total number of cases in process as of September 30, 1990:

B. Types of Applications

1. Standard Rent Increase Applications (Section 6[b] of Ordinance No. 3835):
 - a) 5% increases: 14 ministerially approved by the Rent Review Board for the requested effective dates.
 - b) There were 6 utility separation applications. Two of these parks, Arroyo and Mira Valle withdrew their applications.
2. Allowable Rent Increase Applications (Section 7a of Ordinance 3835)
 - a) There were no Section 7a increases requested.
 - b) A pending Section 7a increase is on file for Las Encinas Mobile Home Park which will be heard in October 1989.

C. Processing Costs

1. Standard Section 6(b) 0-5% requests:
 - a. Staff time 2+ hours to process
 - b. No fees charged
2. Section 6(b) with Greater Than 51% Tenant Protests:
 - a. Staff time 4+ hours to process
 - b. No fees charged

*Las Encinas
Sept 29*

3. Section 7 (Allowable) Rent Increase Requests:
 - a. Staff time 20+ hours to process
 - b. \$500 fee charged plus CPA fees (\$650 average)

Ventura County
 Mobile Home Park
 Annual Report
 9/89 - 9/90

III. RENT REVIEW BOARD PUBLIC HEARING DATA

RENT REVIEW BOARD HEARING DATA - 1989-90

<u>ACTIVITY</u>	<u>MONTH</u>											
	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>
Number of Hearings	0	2	1	0	1	2	4	2	2	5	4	3
Number of Rent Increase Applications Heard	0	2	1	0	1	2	2	2	0	2	2	3
Number of Utility Separation Applications Heard	0	0	0	0	0	0	2	1	2	2	1	0
Attendance of RRB												
Members	0	5	4	0	4	4	3	4	4	3	3	4
Absentees	0	0	1	0	1	1	2	1	1	2	2	1

IV. OTHER ACTIVITIES

A. Auditing: A Certified Public Accountant audit:

Dennis Jacobs
29 North Brent Street (Suite 102)
Ventura, California 93003

The list of authorized CPAs is currently being expanded to provide a choice and possibly lower CPA costs.

B. Pending Litigation: None

C. Ordinance Review: The Mobile Home Rent Review Board, County Counsel and Planning Division staff are currently reviewing Ordinance 3835 for overall effectiveness and possible changes.

D. Vacancy Decontrol: There have been 46 space rents "decontrolled" throughout a total of 14 parks since the ordinance went into effect this year. These decontrolled spaces are again subject to the rent ordinance upon re-rental. The average rent is \$281.00, which is about \$100.00 higher than the average controlled rent (\$185.00). The decontrolled space rent ranges from a low of \$178.93 to a high of \$438.57.

EH:j/H320

DATE APPLICATION RECEIVED	DATE APPLICATION COMPLETE	APPLICANT	PARK	CASE NO.	TYPE OF INCREASE	NOTICED DATE OF INCREASE	DATE LAST INCREASE	HEARING DATE	BOARD ACTION
8-21-89	12-1-89	JOHN TAFT	LAS ENCINAS MHP	RR-138-89	HSC + 7%	+	6-1-88	12-19-89	#11.22 plus 3.75% remainder 14.92 to 17.40/sp eff Jan 1.90.
10-6-89	10-20-89	VMHP LTD (R. LETTS)	MAGNOLIA MHP	RR-139-89	5%	12/1/89	12/1/88	11/21/89	5% approved eff. 12-1-89
10-12-89	10-20-89	CHARLES WISE	VILLA NOVA PARK	RR-140-89	5%	12-1-89	12-1-88	11/21-89	approved 12-1-89
1-22-90	1-31-89	T. K. HERMAN	VALLEY TRAILER VILLA	RR-141-89	5%	3-1-90	3-1-89	2-20-90	approved eff. 5-1-90
2-14-90	2-14-90	F & S PORTER	ARROYO MHP	RR-142-90	5%	5-1-90	5-1-89	3-20-90	approved eff. 5-1-90
2-14-90	2-20-90	WILMA PERRY	MEINER'S OAKS T. PK.	RR-143-90	5%	4-1-90	4-1-89	3-20-90	approved eff. 4-1-90
3-1-90	3-5-90	HENDERSON/TAMAYO	OJAI VILLA MOB. EST.	RR-144-90	5%	5-1-90	5-1-89	4-17-90	approved eff. 5-1-90
3-20-90	4-9-90	LES REGOS	GLENN VIEW MHP	RR-145-90	5%	5-1-90	5-1-89	4-17-90	approved eff 5-1-90
3-7-90	3-26-90	CHS. WISE	VILLANOVA (DECREASE)	RR-146-90	sewer water	N.A.	N.A.	4-17-90	continued to 5-15-90
3-23-90	3-23-90	BILL PORTER	ARROYO (DECREASE)	RR-147-90	water	N.A.	N.A.	4-17-90	withdrew application cont. 4-17-90
3-28-90	4-24-90	FUJIKO WRIGHT	COUNTRY VILLAGE	RR-148-90	5%	6-1-90	6-1-89	5-15-90	approved eff. 6-1-90
5-23-90	6-15-90	WM ROOKE	MIRA VALLE	RR-149-90	5%	5-21-90	8-1-89	7-17-90	approved eff. 8-1-90
5-24-90	6-30-90	PAC. TERRACE	OJAI VALLEY ESTATES	RR-150-90	5%	8-1-89	8-1-89	7-17-90	approved eff: 8-1-90
5-24-90	5-30-90	MR. CANZONERI	DEL FRANCA MOB. EST.	RR-151-90	sewer water trash	N.A.	N.A.	6-19-90	approved 8-1-90
5-30-90	6-11-90	JIM CIRILLO	OJAI OAKS VILLAGE	RR-152-90	sewer water	N.A.	N.A.	7-17-90	approved 8-1-90
6-11-90	7-31-90	V.C. SANDWALL JR.	COUNTRY SQUIRE	RR-153-90	5%	6-5-90	9-1-89	7-17-90	approved 9-1-90
3-7-90 continued	6-19-90	CHS. WISE	VILLANOVA (DECREASE)	RR-146-90	water	N.A.	N.A.	6-19-90	approved 7-1-90
6-11-90	6-11-90	FUJIKO WRIGHT	COUNTRY VILLAGE MHP	RR-154-90	water trash sewer	N.A.	N.A.	7-17-90	approved 8-1-90
7-23-90	7-23-90	DAN ROOKE	MIRA VALLE MHP	RR-155-90	water trash sewer	N.A.	N.A.	8-21-90	case continued to 9-18-90 case withdrawn
7-15-90	7-24-90	DEL FRANCA TRUST	DEL FRANCA MOB. EST.	RR-156-90	5%	7-10-90	10-1-89	8-21-90	approved eff: 10-1-90

VENTURA COUNTY
MOBILEHOME PARK DATA SHEET
October, 1990

<u>PARK NAME</u>	<u>PARK OWNER</u>	<u>APN</u>	<u>RENTABLE SPACES</u>	<u>DECONTROL UNITS</u>	<u>MANAGEMENT SPACE(S)</u>	<u>EFFECTIVE DATE OF LATEST RENT INCREASE</u>	<u>CURRENT RENT</u>
Arroyo Mobilehome Park 9097 North Ventura Ave. Ventura, CA 93001 Phone: (805) 649-2537	Franklin Porter 9097 North Ventura Ave. Ventura, CA 93001 Phone: (805) 649-1214	061-160-135	39	0	1	May 1, 1990	\$146.88-\$206.00
Casitas Springs Mobilehome Park 8951 Nye Road Ventura, CA 93001 Phone: (805) 649-1313	Richard Brickman Phone: (805) 497-1612 497-7228	061-180-265	36		2	May 1, 1989	\$103.45-\$213.50
Country Squire Mobilehome Park 2631 Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-3956	Verne & Kenneth Sandwall 3170 Santa Clara Ave. Oxnard, CA 93030 Phone: (805) 485-1161	149-100-115	29	2	0	Sept. 1, 1990	\$180.26-\$206.57
Country Village Mobilehome Park 11195 N. Ventura Ave. Ojai, CA 93023 Phone: (805) 649-2037	Bob & Fujiko Wright 212 Alta Ave. Santa Monica, CA 90402 Phone: (213) 458-9393	032-160-085	25	3 @ \$179.10 \$179.10 \$184.10	0	June 1, 1990	\$145.40-\$176.35
Del Francia Mobile Estates 1075 Loma Drive Ojai, CA 93023 Phone: (805) 646-1936	Del Francia Trust Norma Canzoneri, Trustee 1627 Oakhaven Drive Arcadia, CA 91006 Phone: (818) 355-9377	018-090-175 018-090-365	73	3 @ \$224.26	0	Oct. 1, 1990	\$196.30-\$205.80
El Sereno Mobilehome Estates 1225 S. Rice Road Ojai, CA 93023 Phone: (805) 646-6875	Mr. & Mrs. George Allemann 525 Via Del Monte Palos Verdes Estates, CA 90274 Phone: (213) 373-5390	018-010-255	89	2	1	Oct. 1, 1990	\$252.73-\$267.48

<u>PARK NAME</u>	<u>PARK OWNER</u>	<u>APN</u>	<u>RENTABLE SPACES</u>	<u>DECONTROL UNITS</u>	<u>MANAGEMENT SPACE(S)</u>	<u>EFFECTIVE DATE OF LATEST RENT INCREASE</u>	<u>CURRENT RENT</u>
Fillmore West T.L. 1906 Old Telegraph Road Fillmore, CA 93015 No phone listing	Dharam & Susan Pal 1175 Horizon Drive Ventura, CA 93003 No phone listing	046-010-015	29	---	0	No reported rent increases	\$140.00
Glen View MHP 3580 Pacific Coast Highway Oxnard, CA 93033 Phone: (805) 488-5514	Les Regos P.O. Box 1224 Topanga, CA 90290 Phone: (213) 455-2257	232-021-040	24	3 2 @ \$295 \$305	0	May 1, 1990	\$210.61-\$236.11
Golden Oaks Mobilehome Estates 1273 S. Rice Road Ojai, CA 93023 Phone: (805) 646-2412	Henry Weiss 101 S. Gardner St. Los Angeles, CA 90036 Phone: (213) 933-2244	018-010-265	99	2	0	Sept. 1, 1990	\$221.45-\$243.25
Lake Casitas Mobilehome Estates 25 Burnham Road Oak View, CA 93022	Robert P. Jones 25 Burnham Road Oak View, CA 93022 Phone: (805) 649-1916	031-112-015	40	0	1	Jan. 1, 1989	\$126.56-\$147.60
1 00 Lantern Lane Mobilehome Lodge 255 Burnham Road Oak View, CA 93022 Phone: (805) 649-1234	Michael J. Cheverie 166 E. Vine St., #7 Ventura, CA 93001	031-091-015 031-112-075	40	---	0	No reported rent increases	
Las Encinas Mobilehome Park 4132 N. Ventura Avenue Ventura, CA 93001 Phone: (805) 643-4163	John Taft 2158 Baldwin Road Ojai, CA 93023 Phone: (805) 649-3822	063-190-175	64	4 2 @ \$260 2 @ \$300	0	Jan. 1, 1990	\$200.52-\$269.15
Magnolia Trailer Park 4197 N. Ventura Ave. Ventura, CA 93001 Phone: (805) 643-4984	VMHP Ltd. 21345 Deering Court Canoga Park, CA 91304 Phone: (818) 887-4600	063-140-575	95	5 1 @ \$306 1 @ \$225 1 @ \$344 2 @ \$339	2	Dec. 1, 1989	\$163.68-\$247.05

PARK NAME	PARK OWNER	APN	RENTABLE SPACES	DECONTROL UNITS	MANAGEMENT SPACE(S)	EFFECTIVE		CURRENT RENT
						DATE OF LATEST RENT INCREASE		
Meiners Oaks Trailer Park 747 N. Arnaz Ave. Meiners Oaks, CA 93023	Wilma Perry 474 N. Arnaz Ave. Meiners Oaks, CA 93023 Phone: (805) 646-2214	017-310-08	25	1 @ \$180		April 1, 1990		\$117.60-\$146.00
Mira Valle Mobilehome Park 1202 Loma Dr. Ojai, CA 93023 Phone: (805) 646-5993	William Rooke 4034 Calle Ariana San Clemente, CA 92672 Phone: (714) 492-2548	018-050-115	132	2 @ \$438		August 1, 1990		\$295.89-\$317.04
Navalair Mobilehome Court 4484 Navalair Road Oxnard, CA 93030 Phone: (805) 488-2906	Nancy Neslund 4456 Navalair Road Oxnard, CA 93030 Phone: (805) 488-2906	232-051-065	50	---	2	No rent increases reported. (Exempt)		\$140.00
Ojai Oaks Village Mobilehome Park 950 Woodland Avenue Ojai, CA 93023 Phone: (805) 649-1330	Wynne Family Trust 27520 Hawthorne Blvd., Suite 235 Rolling Hills Estates, CA 90274 Phone: (213) 544-0910	032-140-245	124	6 @ \$433.58	1	Sept. 1, 1990		\$306.98-319.56
Ojai Valley Estates 1975 Maricopa Highway Ojai, CA 93023 Phone: (805) 646-4441	Pacific Terrace, A Partnership 1801 Park Court Place, Ste. 102 Santa Ana, CA 92701 Phone: (714) 972-1227	017-090-445	89	1 @ \$346.00	1	August 1, 1989		\$305.52-\$339.73
Ojai Villa Mobilehome Estates 70 Baldwin Road Ojai, CA 93023 Phone: (805) 646-7070	Don Henderson/George Tamayo 14500 W. Telegraph Road Santa Paula, CA 93060 Phone: (805) 525-7036	32-140-255	179	0	0	May 1, 1990		\$215.76-\$263.99
Piru Trailer Court 8863 East Center St. Piru	Lucille Evertt P. O. Box 466 Piru, CA 93040	056-030-020	9	---	0	Exempt from Mobilehome Park Rent Review Ordinance (Less than 15 spaces)		

<u>PARK NAME</u>	<u>PARK OWNER</u>	<u>APN</u>	<u>RENTABLE SPACES</u>	<u>DECONTROL UNITS</u>	<u>MANAGEMENT SPACE(S)</u>	<u>EFFECTIVE DATE OF LATEST RENT INCREASE</u>	<u>CURRENT RENT</u>
Plaza Mobilehome Park 2475 Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-1310	Robert Price 19417 Londelius Street Northridge, CA 91324 Phone: (818) 701-1113	144-120-055	29	---	1 Closed 3-1-90	June 1, 1989 Closed 3-1-90	\$186.90-\$333.90
Royal Duke Mobile Estates 1301 E. Ventura Blvd., Sp. 37 Oxnard, CA 93030 Phone: (805) 485-4113	Mobile Home Development Co., Inc. 1301-1101 E. Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-4113	145-170-135 145-170-055	137	7 3 @ \$276 2 @ \$278 1 @ \$267 1 @ \$253	1	Sept. 1, 1990	\$206.84-\$234.30
Valley Trailer Villa 2371 Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-3616	Thomas Herman 10558 Lindbrook Drive Los Angeles, CA 90024 Phone: (213) 474-4630	144-120-010	74		1	March 1, 1990	\$177.78-\$212.59
Villanova Mobilehome Park 700 Villanova Road Ojai, CA 93023 Phone: (805) 646-0584 (805) 373-9001	Charles & Geraldine Wise 4714 Summit Ave. Simi Valley, CA 93063 Phone: (805) 522-3790	033-280-215	24	4 3 @ \$178 1 @ \$243	0	Dec. 1, 1989	\$143.93

EH:j/F36

VENTURA COUNTY MOBILE HOME PARK SURVEY
September 30, 1990

<u>BIGGEST</u>	<u># SPACES</u>	<u>MOST EXPENSIVE</u>	
1. Ojai Villa	179		
2. Royal Duke	137	Ojai Valley	\$305-339
3. Mira Valle	132	Ojai Oaks	\$307-319
4. Ojai Oaks	124	Mira Valle	\$296-317
5. Golden Oaks	099	Las Encinas	\$200-269
6. Magnolia	095	El Sereno	\$253-267
7. El Sereno	089	Ojai Villa	\$216-264
8. Ojai Valley	089	Magnolia	\$164-247
9. Valley Trailer	074	Golden Oaks	\$222-243
10. Del Francia	073	Glen View	\$211-236
11. Las Encinas	064	Royal Duke	\$207-234
12. Navalair	050	Casitas Spr.	\$130-213
13. Lantern Lane	040	Valley Trailer	\$178-212
14. Lake Casitas	040	Del Francia	\$196-205
15. Arroyo	040	Arroyo	\$147-206
16. Casitas Spr.	036	Country Squire	\$180-207
17. Plaza	029	Country Village	\$145-176
18. Country Squire	029	Lake Casitas	\$127-148
19. Fillmore	029	Meiners Oaks	\$118-146
20. Meiners Oaks	025	Villanova	\$143
21. Country Village	025	Navalair	\$140
22. Glen View	024	Fillmore	\$140
23. Villanova	024	Lantern Lane	No Increase
24. Piru	009	Piru	Exempt
 <u>SMALLEST</u>		 <u>LEAST EXPENSIVE</u>	
TOTAL # SPACES:	1555	AVG. SPACE RENTAL	\$185
IN VENTURA COUNTY		MEAN SPACE RENT	\$189
UNINCORPORATED AREA			

** decontrol units not included.*

VENTURA COUNTY UNINCORPORATED AREA
MOBILE HOME SPACE RENTS HISTORY

PARK NAME	APPROX BASE 1983	INCR 1983	INCR 1984	INCR 1985	INCR 1986	INCR 1987	INCR 1988	INCR 1989	OCT 89	CURRENT RENT OCT 90	YEAR 2000 EST
Arroyo	\$90-130	5%	5%	5%	5%	\$6-8	\$6-9	\$6-9	131-190	146-206	\$310
Casitas	\$70-156	5%	5%+4%	-	5%	\$4-9	\$5-10	\$5-10	103-214	129-214	\$350
Co.Squire	\$125	5%	5%	\$7	\$7	\$7	\$8	\$8	172	180-206	\$282
Co.Vlg.	\$115-135	5%	5%	5%	\$7-8	\$7-8	\$7-9	\$8-9	163-193	145-176	\$315
Del											
Francia	\$120-130	7%	\$11	5%	5%	\$9-9	\$9-10	\$9-10	193-202	196-206	\$332
ElSereno	\$145-160	12%	\$8-9	\$9-10	\$13	\$11	\$12	\$12	229-243	253-267	\$400
Fillmore	\$140	-	-	-	-	-	-	-	140	140	\$140
GlenView	\$165-185	-	-	-	\$8-9	\$9-10	\$9-10	\$11	201-225	211-236	\$370
Golden O	\$145-160	5%	5%	5%	\$8-9	\$9-10	\$9-10	\$11	211-232	221-243	\$380
Lake	\$85-95	5%	10%	\$5-6	\$6	\$6-7	\$6-7	\$6-11	127-148	126-148	\$240
Lantern	?	-	-	-	-	-	-	-	Exempt		?
Las											
Encinas	\$140-190	dny	5%	\$16-21	-	\$12-15	\$9-12	pro	186-252	200-269	\$413
Magnolia	\$105-155	12%	?	\$24	\$14	\$6-8	\$8-11	Dec	171-235	164-247	\$385
Meiners	\$104-110	-	-	5%	5%	5%	\$5-6	\$2-7	127-140	117-146	\$230
MiraValle	\$145-204	5%	5%	5%	\$24	\$10-13	\$12	\$13	228-302	296-317	\$500
Navalair	\$140	-	-	-	-	-	-	-	140	140	\$140
OjaiOaks	\$215-221	-	\$17	\$28	\$12	\$13	\$14	\$16	315-321	307-320	\$500
Ojai Vly.	\$210-235	7%	5%	5%	5%	\$8-9	\$14	\$16	291-324	305-340	\$425
OjaiVilla	\$135-170	-	\$25	5%	5%	\$10	\$10	\$11	206-251	216-264	\$425
Piru	Exempt	-	-	-	-	-	-	-	Exempt		Exem
Plaza	\$133-235	5%	5%	5%	5%	\$8-15	-	\$9-16	187-334	Closed	\$550
RoyalDuke	\$135-155	5%	5%	\$8-9	\$9-10	\$9-10	\$9-10	\$11	197-223	207-234	\$360
Valley	\$111-136	5%	\$6-8	5%	\$7-8	\$8-9	-	\$20	169-202	178-213	\$332
Villa-											
nova	\$127	-	-	127	133	140	147	5%	154	144	\$250

Average Base Rent in 1983 - \$145

Average Rent for Year 2000 - \$355

EH:j/I201