



# Ventura County Mobile Home Park Rent Review Board November 15, 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](http://www.vcrma.org/divisions/planning)

**Wednesday, November 15, 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 August 23, 2023
6. **Approval of 2024 Meeting Schedule**  
February 21, 2024  
May 22, 2024  
August 21, 2024  
November 13, 2024
7. **Receive a Presentation on Recently Adopted Revisions to the Mobile Home Park Rent Control Ordinance**  
Presentation by Staff
8. **Comments from Rent Review Board Members**
9. **Comments from Planning Staff**
10. **Meeting Adjournment**

**Next regularly scheduled meeting:** Wednesday, February 21, 2024 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](mailto: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

August 23, 2023 **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

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**Note: The following is a summary of actions taken by the Rent Review Board (RRB) at their public hearing and not a verbatim transcription.**

1. 1:32 P.M. HEARING CALLED TO ORDER

By Chair Hundley

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present: Tom Hundley, Chair  
John Brooks, Vice Chair  
Jill Martinez

Board Members Absent: Brent Rosenbaum  
Richard Francis

County Staff Present: Dillan Murray, Associate Planner  
Natalie Venable, Planning Intern  
Tricia Maier, Planning Programs Manager  
Dave Ward, AICP, Planning Director

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

None

5. APPROVAL OF MINUTES

Chair Hundley identified the following recommended revision to page two, paragraph one of the draft May 24, 2023, meeting minutes: “Pursuant to Section 81005(f) of the Rent Control Ordinance, ~~an unauthorized rent increase~~ a service reduction may occur when significant housing services are permanently reduced or disrupted for an unreasonable length of time without a corresponding reduction in the dollar amount of the space rent.”

Vice Chair Brooks made a motion to approve the May 24, 2023, meeting minutes, as revised. Board Member Martinez seconded the motion. Motion passed 3-0.

6. RECEIVE A VISUAL TOUR OF MOBILE HOME PARKS IN THE UNINCORPORATED COUNTY AREA

**Presentation by Staff:**

Dillan Murray, Planning Division staff, presented a PowerPoint presentation outlining the background and purpose of the visual mobile home park tour along with photos and an overview of relevant topics covered for each park, including park location, number of spaces, space rent range (if available), and notable park amenities. Mr. Murray noted that information from the staff report comes from a site visit County staff conducted in July 2023, wherein Mr. Murray, housing programs planner Jerilyn Hollis, Planning Programs Manager Tricia Maier, and Planning Director Dave Ward toured a majority of parks across the county by car, along with a select sampling by foot, to get a sense of general conditions and park amenities.

Chair Hundley inquired as to what is considered a mobile home park. Dillan Murray, staff, cited Section 81001 of the Rent Control Ordinance, which defines a mobile home park as “an area of land having two or more spaces on which are located mobile homes, trailers, or other mobile dwelling units used as residences.”

7. DISCUSS THE INTERRELATIONSHIP BETWEEN THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE VENTURA COUNTY 2040 GENERAL PLAN HOUSING ELEMENT AS IT APPLIES TO COUNTY MOBILEHOME PARKS

**Presentation by Staff:**

Dave Ward, Planning Director, noted that this discussion item came in response to previous concerns raised by members of the public regarding State Housing and Community Development (HCD) enforcement at mobile home parks. Mr. Ward presented a PowerPoint presentation describing the General Plan Housing Element, policies and programs relevant to mobile home parks, the outcome of his recent coordination with HCD staff, and next steps in working to advance the working relationship between the County and HCD.

Vice Chair Brooks inquired about financial assistance to residents. Dave Ward, staff, noted that grant funds are typically routed through the Community Development Division within the CEO’s Office, and that there is a future effort to better direct funds to benefit residents of the unincorporated areas, in addition to the cities.

Board Member Martinez inquired about housing partners, such as the Housing Authority of the City of San Buenaventura. Dave Ward, staff, noted that he was

aware of the Housing Authority's success with mobile home rehabilitation efforts during his time working for the City of Ventura. Mr. Ward noted the existence of HCD's Manufactured Housing Opportunity & Revitalization (MORE) Program which is a source of funding to finance the acquisition, conversion, rehabilitation, and replacement of mobile home parks and individual mobile homes to preserve a source of affordable homeownership. Mr. Ward noted that he intends to engage in the future with HCD staff, the Golden State Manufactured-Home Owners League, and others to explore educational opportunities for park owners and residents to become better aware of the MORE program and its potential applicability.

8. COMMENTS FROM BOARD MEMBERS

Vice Chair Brooks noted his dissatisfaction with the resolution of the recent service reduction petition involving Casitas Springs Mobile Home Park. Vice Chair Brooks noted his preference that the Rent Control Ordinance provide that park residents be compensated for the cost of their time spent preparing the service reduction petition.

Chair Hundley thanked staff for their efforts.

9. COMMENTS FROM PLANNING STAFF

Dillan Murray, staff, introduced Planning Intern Natalie Venable. Natalie is a city and regional planning student at Cal Poly, San Luis Obispo and has been helping with both the Mobile Home Park Rent Control Program and Cultural Heritage Program this summer across a wide variety of tasks. She attended the RRB hearing to get a sense of the workings of a local government hearing body, and staff has appreciated her help this summer.

Next, Mr. Murray reported that the recent service reduction petition involving Casitas Springs Mobile Home Park has been resolved, with the park owner providing refunds to residents in the amount direct by the RRB.

In addition, Mr. Murray reported that the Planning Division has approved 14 ministerial rent increase applications for 2023.

Finally, Mr. Murray reported that Supervisor LaVere's office is scheduled to bring forward targeted revisions to the Rent Control Ordinance at their September 12<sup>th</sup> Board of Supervisors hearing. The revisions address the list of parks and park spaces that are exempt from rent control. Specifically, the revisions will address parks built after 1982 and tenancies covered by long term lease agreements, which are currently exempt from rent control.

10. ADJOURNMENT

The next hearing of the RRB will be held Wednesday, November 15, 2023 at 1:00 p.m. At 2:27 p.m., the RRB was adjourned.

\_\_\_\_\_  
Chair  
Mobile Home Park Rent Review Board

ATTEST:

\_\_\_\_\_  
Dillan Murray, Staff Coordinator

\_\_\_\_\_  
Date