



Ventura County Mobile Home Park Rent Review Board May 18, 2022 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 18, 2022 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 Justice, 800 S. Victoria Avenue, Ventura, CA 93009, Pacific Conference Room (enter through the cafeteria and proceed to the back left corner).

AGENDA

Consideration will be given only as noted to the following:

1. **Call to Order**
2. **Pledge of Allegiance to the Flag of the United States of America**
3. **Disclosures and Ex-Parte Communication**
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 16, 2022
6. **Elections**
For Chair and Vice Chair
7. **Comments from Rent Review Board Members**
8. **Comments from Planning Staff**
9. **Meeting Adjournment**

Next meeting date: Wednesday, August 17, 2022 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, Assistant Planner, at 805-654-5042 or Dillan.Murray@ventura.org. Reasonable advance notification of the need for accommodation prior to the meeting (48 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 16, 2022 **Draft** Meeting Minutes – Item 5

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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.

Board Members Present: Richard Francis, Vice Chair
Tom Hundley
Steve Cass
Jill Martinez (arrived late)

Board Members Absent: Brent Rosenbaum, Chair

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

1. 1:00 P.M. HEARING CALLED TO ORDER
By Acting Chair Francis
2. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
3. DISCLOSURES AND EX-PARTE COMMUNICATION

None
4. CONSENT ITEM

Acting Chair Francis made a motion to adopt Resolution RRB22-001 authorizing continued remote teleconference meetings of the RRB. Board Member Cass seconded the motion. Board Member Hundley requested clarification from Staff on the item. Dillan Murray, Staff, stated that the draft resolution contains the required findings to be in compliance with State law regarding remote hearings. Tricia Maier, Staff, clarified that the County may return to in-person meetings in the near future, assuming the COVID-19 case rates improve. Motion passed 3-0.

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

None
6. APPROVAL OF MINUTES

Board Member Hundley made a motion to approve the November 17, 2021 meeting minutes. Board Member Cass seconded the motion. Motion passed 3-0.

7. APPROVAL OF 2022 MEETING SCHEDULE.

Dillan Murray, Staff, identified the proposed 2022 meeting dates as Wednesday, May 18, 2022; Wednesday, August 17, 2022; and Wednesday, November 16, 2022. Board Member Cass made a motion to approve the 2022 meeting schedule. Board Member Hundley seconded the motion. Motion passed 3-0.

8. DISCUSSION REGARDING RESIDENTS' CONCERNS

Presentation by Staff:

Dillan Murray, Staff, stated that this item was requested by residents of two mobile home parks (Casitas Springs Mobile Home Park and Ojai Villa Mobile Estates) in order to discuss their concerns and allow for the RRB and Staff to answer questions and identify next steps as may be warranted.

Board Member Martinez arrived to the meeting during the Staff presentation.

First, the RRB heard residents' concerns at Casitas Springs Mobile Home Park (8951 Nye Rd, Ventura, CA 93001).

Public Comment and Discussion:

Glenn Barry, a representative of Golden State Manufactured-Home Owners League (GSMOL), provided a verbal comment regarding potential utility issues at the park, including issues with septic and potentially unsafe electrical infrastructure. Mr. Barry noted his belief that these issues constituted a significant service reduction that could result in a rent reduction. Mr. Barry noted that a complaint regarding these issues had been submitted to the California Housing and Community Development (HCD). Mr. Barry inquired as to whether it was necessary to talk about these issues before the park's proposed ministerial rent increase goes into effect.

Acting Chair Francis stated that he did not believe the potential service reduction has to be brought to the RRB before a ministerial rent increase goes into effect, but he noted the concern. Acting Chair Francis inquired as to whether this issue has been raised to the RRB in the past.

Dillan Murray, Staff, stated that these concerns were raised during the public comment period at the RRB's previous hearing. Following this, Staff reached out to HCD to understand what actions that agency had taken. HCD staff inspected the park in October 2021 and found no violations. Mr. Murray stated that if residents have new information, they are able to contact the Mobilehome Assistance Center and HCD will follow up on the concerns.

Acting Chair Francis stated that the concerns and allegation need to be documented and described in writing. Dillan Murray, Staff, stated that the RRB has adopted guidelines for the service reduction procedure. Mr. Murray explained how the service reduction procedure works per the guidelines.

James Garcia, manager at the Casitas Springs Mobile Home Park, provided a verbal comment explaining the park's efforts to address sewer needs and previous electrical repairs. Mr. Garcia stated that he has been the park manager for 30 years and the current owner is more responsive than previous owners. Mr. Garcia stated that some tenants have caused issues at the park.

Board Member Martinez disclosed that she met and talked with tenants at the parks in question regarding their concerns. Board Member Martinez inquired as to whether the concerns could be addressed in a special meeting.

Acting Chair Francis reiterated the process for a service reduction petition which includes a required mediation process. Acting Chair Francis suggested that tenants could be directed to these guidelines.

Glenn Barry commented that he and Board Member Martinez observed apparent issues at the park. Mr. Barry expressed dissatisfaction with HCD's inspection.

Acting Chair Francis emphasized that the RRB must follow the service reduction procedure. Dillan Murray, Staff, noted that he can assist tenants in receiving information on the service reduction procedure.

Board Member Hundley stated that health and safety concerns are not within the purview of the RRB.

Board Member Martinez noted that tenants were trying to bring attention to the health and safety issues (sewer, electrical, laundry room issues) in the hope that the park owner and manager would act on the concerns.

Acting Chair Francis emphasized that the issues would require a service reduction petition.

Next, the RRB heard residents' concerns at Ojai Villa Mobile Estates (70 Baldwin Rd, Ojai, CA 93023).

Public Comment and Discussion:

Glenn Barry, resident, provided a verbal comment stating that the park did not have on-site manager or a functioning front gate and the pool area had been shut down. Mr. Barry noted the challenges of a rent increase commensurate with the cost of

living adjustment (COLA) and noted that some other parks have been raising space rents as a proportion of the COLA.

Acting Chair Francis noted that the County's mobile home park rent control ordinance does have a maximum ministerial increase of 8% and a minimum of 2%. Acting Chair Francis noted that the service reduction procedures would still need to be followed regarding the resident's concerns.

Lesley Harmon, manager at the Ojai Villa Mobile Estates, provided a written comment stating that the park has a resident manager, an office manager, and two openers and two closers. Ms. Harmon stated the front gate is in working condition and the pool opening has been delayed due to weather and construction delays.

Susan McDougal, resident, provided a written comment stating that it was unfair for the park to raise the rent the same amount as the COLA every year. Ms. McDougal commented that nothing in her rental agreement states that the rent will increase every year.

Kevin Marble and Joan Marble, residents, provided a written comment expressing dissatisfaction with the proposed rent increase and noted that access to facilities and events has decreased due to the COVID-19 epidemic, but as mandates and limitation have been lifted, access has not followed.

Susan McDougal, resident, provided a verbal comment disputing the statement of the park manager. Ms. McDougal stated that the park's front gate was broken for a month and stated that residents have not had access to community facilities for months, regardless of the cause.

Acting Chair Francis noted that the service reduction procedure in place could address residents' concerns.

9. COMMENTS FROM BOARD MEMBERS

Board Member Hundley noted his view that public hearings held via Zoom pose challenges for members of the public who would like to participate but encounter technological difficulties.

Acting Chair Francis echoed the concern and noted his hope that the RRB can return to in-person meetings once the COVID-19 situation has improved.

10. PLANNING STAFF

Dillan Murray, Staff, reported that the Planning Division has approved three ministerial rent increase applications for 2022 with four currently pending. Next,

Mr. Murray reported that the annual Form 700s regarding financial disclosures were due to be completed by Board Members and any questions can be directed to the Clerk of the Board's Office. Finally, Mr. Murray reported that the Planning Division completed its biennial verification of the eight senior mobile home parks in the County.

11. ADJOURNMENT

At 2:01 p.m., Board Member Hundley made a motion to adjourn the meeting. Board Member Cass seconded the motion. Motion passed by consensus of the RRB.

Chair
Mobile Home Park Rent Review Board

ATTEST:

Dillan Murray, Staff Coordinator

Date