

VENTURA COUNTY

MOBILE HOME PARK RENT REVIEW BOARD

ANNUAL REPORT: OCTOBER 1, 1990 TO SEPTEMBER 31, 1991

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

October 1991

MOBILE HOME PARK
RENT REVIEW BOARD

MEMBERS

Leslie Dattel, Chair
Karen Kurta, Vice-Chair
Wini Hirsch*
Jesse Ornelas
Ray Tafoya
Mike Martello**
Doug Stenzel**

STAFF

Keith Turner, Planning Director
Kim Hocking, Program Administrator
Luann Rocha, Planner II
Pam Greenway, Management Assistant II
Rosa Ramirez, Management Assistant II

*Resigned as of October, 1991
**Resigned as of January, 1991

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ANNUAL STATUS REPORT

Mobile Home Park
Rent Review Board
1991

I. SUMMARY OF ACTIVITY

From October 1, 1990 to September 30, 1991, a total of 18 requests for rent increases were processed through the Rent Review Board. Sixteen (16) applications were for a standard Section 6 [b] 5% increase. Of the Section 6 [b] rent increases, all were ministerially approved by the Rent Review Board. Villanova Mobile Home Park was approved for a Section 7 [a] increase and Glenview Mobile Home Park was approved for a Section 8c increase.

In addition to rent increases, two applications for utility separations were heard.

Since the original ordinance was adopted in February 1983, the Rent Review Board has reviewed a cumulative total of one hundred seventy-two (172) 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 19, 1989.

*LA Ann
Review
Summary*

II. CASE HISTORY DATA

A. Number of Cases Reviewed

1. Total 90-91 Number of Cases : (20) cases have been reviewed since the September 30, 1990 Status Report.

B. Types of Applications

1. Standard Rent Increase Applications
(Section 6 [b] of Ordinance)
 - a) 5% increase: 16 ministerially approved by the Rent Review Board for the requested effective dates.
2. Allowable Rent Increase Applications
(Section 7a of Ordinance)
 - a) There was one Section 7a increase approved for Villanova Mobile Home Park.
3. Discretionary Rent Increase Applications
(Section 8c of Ordinance)
 - a) There was one Section 8c increase approved for Glenview Mobile Home Park.
4. Standard Utility Separation Applications
 - a) There were 2 utility separation applications.

C. Processing Costs

1. Standard Section 6 (b) 5% Requests:
 - a) Staff time 2+ hours to process.
 - b) A nonrefundable fee of \$220 is charged.

2. Section 7a (Allowable) Rent Increase Requests:
 - a) Staff time 20+ hours to process
 - b) \$500 fee as a deposit with no billing limit is charged plus CPA fees (approximately \$1100)

3. Section 8c (Discretionary) Rent Increase Requests:
 - a) Staff time 40+ hours to process
 - b) \$1100 fee as a deposit with no billing limit is charged plus CPA fees (approximately \$2000 this application)

Ventura County
 Mobile Home Park
 Annual Report
 10/90 - 9/91

III. RENT REVIEW BOARD PUBLIC HEARING DATA

RENT REVIEW BOARD HEARING DATA - 1990-91

<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	1	1	1	1	1	1	1	①	3	1	1	1
Number of Rent Increase Applications Heard	1	0	2	0	3	2	1	0	2	3	3	1
Number of Utility Separation Applications Heard	0	0	0	1	0	0	0	0	1	0	0	0
Attendance of RRB												
Members	5	4	3	4	4	3	4	0	*	4	3	-
Absentees	0	1	2	1	0	1	1	0	*	1	2	-

*Three (3) Hearings in June due to Section 8 Rental Increase.

Members 4 5 5
 Absentees 1 0 0

(3)

IV. OTHER ACTIVITIES

A. Auditing: Certified Public Accountant audits:

Mark S. Sauer and Company
5755 Valentine Rd., Suite 100
Ventura, CA 93003

Pyne, Morrell and Company
1827 Knoll Drive
Ventura, CA 93003

Ginny Lamoie

B. Pending Litigation: The U.S. Court of Appeals in a written decision ruled in favor of Ventura County and against the Rooke Trust (Mira Valle Mobile Home Park). The lawsuit was filed by the Rooke Trust for damages due to the Mobile Home Rent Control Ordinance before changes to the vacancy decontrol provisions.

The Azul Pacifico v. L.A. County lawsuit heard at the same time and dealing with the physical taking issue has not yet been decided (as of this writing, 9-5-91).

C. Ordinance Review: Prior to your Board and the Board of Supervisor's recommending re-enactment of the Ordinance last November, a list of possible ordinance amendments was adopted for investigation. As the staff position was vacant for 8 months, not as much progress has been made as was desired. However, the progress that has been made is noted below.

L.R. Revised this

1. Lack of park maintenance relative to rent increase approval -

A proposed ordinance amendment that would allow tenants to request a reduction in rent based upon a proven reduction in services has been written. A sub-committee of the Rent Review Board has recommended revisions. The Rent Review Board continued discussion till December pending investigation of the issue and park conditions. (A tour of the unincorporated area parks will be scheduled in the near future.)

2. Filing fees relative to park size -

The RRB has recommended a Section 6 proportional fee schedule. When the Board of Supervisors Land Use Permit Fee Resolution is revised, the Planning Director will be supporting the RRB position.

Further investigation of the concept as applicable to Section 7 and Section 8 applications has been requested by some park owners and is recommended by staff.

L.R.
2/17

3. The remaining issues to be investigated are:

1. 5% annual increase v. 0-5%.
2. Amortization.
3. Unmetered utilities.
4. Posting v. mailing meeting notices.

D. Vacancy Decontrol: There have been 98 space rents "decontrolled" throughout a total of 21 parks since the ordinance went into effect in December 4, 1989. These decontrolled spaces are again subject to the rent ordinance upon re-rental. The average decontrolled rent is \$300.00 which is about \$84.00 higher than the average controlled rent (\$216). The decontrolled space rent ranges from a low of \$184.10 to a high of \$459.98.

LU:KH:rr

VENTURA COUNTY
MOBILEHOME PARK DATA SHEET
As of September 31, 1991

<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 Mobile Home Park 9097 North Ventura Ave. Casitas Springs, CA 93001 Phone: (805) 649-2537	Franklin Porter 37 Mobile Lane Casitas Springs, CA 93001 Phone: (805) 649-1214	061-181-260	39	2 1@ \$225 1@ \$240	1	MAY 1, 1991	\$144.25-\$209.43
Casitas Springs Mblhm. Park 8951 Nye Road Ventura, CA 93001 Phone: (805) 649-1313	Richard Brickman 501 Marin St., #102 Thousand Oaks, CA 91360 Phone: (805) 497-1612 497-7228	061-180-265	36	-	2	May 1, 1989	\$103.45-\$213.50
Country Squire Mblhm. 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 @\$246	0	Sept. 1, 1991	\$189.27-\$206.50
Country Village Mblhm. Park 11195 N. Ventura Avenue Ojai, CA 93023 Phone: (805) 649-2037	Bob & Fujiko Wright 212 Alta Avenue Santa Monica, CA 90402 Phone: (213) 458-9393	032-160-085	25	2 1@ \$184 1@ \$210	1	June 1, 1990	\$152.75-\$188.05
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	6 2@ \$224 2@ \$233.70 2@ \$226.30	1	Oct. 1, 1991	\$206.00-\$235.00
El Sereno Mblhm. Park 1225 S. Rice Road Ojai, CA 93023 Phone: (805) 646-6875	Mr. & Mrs. George Alleman 525 Via Del Monte Palos Verdes, CA 90274 Phone: (213) 373-5390	018-010-255	89	4 1@ \$312.73 3@ \$320.08	1	Oct. 1, 1991	\$265.36-\$330.48

*Includes 1990 Decontrol Rentals

<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 Mblhm. Park 1906 Old Telegraph Road Fillmore, CA 93015 Phone: (805) 524-0837	Dharam & Susan Pal 1175 Horizon Drive Ventura, CA 93003 Phone: (805) 982-1671	046-010-015	33	---	1	No reported rent increase	\$140.00-\$275.00
Glen View MHP 3580 Pacific Coast Highway Oxnard, CA 92033 Phone: (805) 488-5514	Les Regos P.O. Box 1224 Topanga, CA 90290 Phone: (213) 455-2257	232-021-040	24	4 1@ \$304 3@ \$294	1	July 1, 1991	\$262.94-\$288.44
Golden Oaks Mobilehm. 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	4 1@ 277.95 1@ 288.80 2@ 296.30	1	Oct. 1, 1991	\$232.50-\$299.30
Lake Casitas Mobilehome Est. 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	4 @ \$161.69	1	Jan. 1, 1991	\$132.88-154.98
Lantern Lane Mblhm. Lodge 255 Burnham Road Oak View, CA 93022 Phone: (805) 649-1234	Michael J. Cheverie 166 E. Vince St., #6 Ventura, CA 93001 Phone: (805) 649-1234	031-091-015 031-112-075	40	1 @ \$270	1	No Reported rent increase	\$135.00-\$145.00
Las Encinas Mobilehome Park 4132 N. Ventura Avenue Ventura, CA 93001 Phone: (805) 643-4163	Robert C. Shock 6130 Zumirez Dr. Malibu, CA 90265 Phone: (213) 457-7082	063-190-175	64	4 2@ \$260 2@ \$300	1	Jan. 1, 1991	\$210.50-\$282.45
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	65	5 1@ 225.00 1@ 306.32 1@ 344.04 2@ 339.86	2	Dec., 1990	\$171.86-\$259.40

*Includes 1990 Decontrol Rentals

(7)

<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>DATE OF LATEST RENT INCREASE</u>	<u>CURRENT RENT*</u>
Meiners Oaks Trailer Park 747 N. Arnaz Avenue Meiners Oaks, CA 93023	Wilma Perry 474 N. Arnaz Avenue Meiners Oaks, CA 93023 Phone: (805) 646-2214	017-310-08	25	0	0	April 1, 1990	\$123.48-\$153.30
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 1@ 453.00 1@ 459.98	1	August 1, 1991	\$251.60-\$460.50
Ojai Oaks Village MH Park 950 Woodland Avenue Ojai, CA 93023 Phone: (805) 649-1330	Wynne Family Trust 27520 Hawthorne Blvd., Rolling Hills Est. CA 90274 Phone: (213) 544-0910	032-140-245	125	2 @ \$450.00	1	Sept. 1, 1991	\$322.32-\$455.25
Ojai Valley Estates 1975 Maricopa Highway Ojai, CA 93023 Phone: (805) 646-4441	Pacific Terrace A Partnership 1801 E. Park Court Pl., Suite 201A Phone: (714) 972-1227	017-090-445	89	0	1	August 1, 1991	\$320.59-\$363.30
Ojai Villa Mobilehm. Est. 70 Baldwin Road Ojai, CA 93023 Phone: (805) 646-7070	<i>Santa Ana, CA #92701</i> Don Henderson George Tamayo 14500 W. Telegraph Road Santa Paula, CA 93060 Phone: (805) 525-7036	32-140-255	179	8 4@ \$330.50 3@ \$337.21 1@ \$341.22	0	May 1, 1991	\$226.54-\$326.03
Royal Duke Mobile Estates 1301 E. Ventura Blvd., Sp 37 Oxnard, CA 93030 Phone: (805) 485-4113	Mobile Home Dev. Co., Inc 1301-1101 E. Ventura Bl. Oxnard, CA 93030 Phone: (805) 485-4113	145-170-135 145-170-055	137	5 1@ \$264.00 1@ \$273.00 3@ \$278.00	1	Sept., 1, 1991	\$217.18-\$292.87
Valley Trailer Villa 2371 Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-3616	Thomas Herman 2870 Colorado Avenue Santa Monica, CA 90404 Phone: (213) 272-2091	144-120-010	75	7 @ \$400	1	March 1, 1991	\$194.09-\$223.22

*Includes 1990 Decontrol Rentals

<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>
Villanova Mobilehome Park 700 Villanova Road Ojai, CA 93023 Phone: (805) 646-0584	Charles & Geraldine Wise 4714 Summit Ave. Simi Valley, CA 93063 Phone: (805) 522-3790	033-280-215	24		0	Jan. 1, 1991	\$161.74
<u>EXEMPT PARKS</u>							
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	41	---	2	No rent increases reported. (Exempt)	
Piru Trailer Court 3863 East Center St. Piru, CA 93040	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)	
Plaza Mblhm. Park (CLOSED) 2475 Ventura Blvd. Oxnard, CA 93030 Phone: (805) 485-1310	Robert Price 19417 Londelius Street Northridge, CA 91324 Phone: (805) 701-1113	144-120-055	29		Closed 3-1-90	June 1, 1989 Closed 3-1-90	\$186.90-\$333.90

*Includes 1990 Decontrol Rentals

*was a of the
owner owned 6 the
owners.*

VENTURA COUNTY MOBILE HOME PARK SURVEY
 SEPTEMBER 30, 1991
 Park Size & Rent in Rank Order

	<u># SPACES</u>		<u>RENT RANGE*</u>	
1.	Ojai Villa	179	Mira Valle	\$251-460
2.	Royal Duke	137	Ojai Oaks	\$322-455
3.	Mira Valle	132	Ojai Valley	\$320-363
4.	Ojai Oaks	125	El Sereno	\$265-330
5.	Golden Oaks	099	Ojai Villa	\$226-326
6.	Magnolia	095	Golden Oaks	\$232-299
7.	El Sereno	089	Royal Duke	\$217-292
8.	Ojai Valley	089	Glen View	\$263-288
9.	Valley Trailer	075	Las Encinas	\$210-282
10.	Del Francia	073	Magnolia	\$172-259
11.	Las Encinas	064	Del Francia	\$206-235
12.	Lantern Lane	040	Casitas Spr.	\$103-213
13.	Lake Casitas	040	Arroyo	\$144-209
14.	Arroyo	039	Country Squire	\$189-207
15.	Casitas Spr.	036	Country Village	\$153-188
16.	Country Squire	029	Valley Trailer	\$194-223
17.	Fillmore	029	Villanova	\$162
18.	Meiners Oaks	025	Fillmore	\$140-275
19.	Country Village	025	Lantern Lane	\$135-145
20.	Glen View	024	Lake Casitas	\$133-155
21.	Villanova	024	Meiners Oaks	\$123-153

TOTAL # SPACES: 1468 AVG. RANGE \$231

Exempt Parks

Navalair	41**
Piru	009

*Includes 1990 Decontrol Rentals

**Units owned by park owner

VENTURA COUNTY UNINCORPORATED AREA
MOBILE HOME SPACE RENTS HISTORY

(Part I)

PARK NAME	APPROX BASE 1983	INCR 1983	INCR 1984	INCR 1985	INCR 1986	INCR 1987	INCR 1988	INCR 1989	OCT 89
Arroyo	\$90-130	5%	5%	5%	5%	\$6-8	\$6-9	\$6-9	131-190
Casitas	\$70-156	5%	5%+4%	-	5%	\$4-9	\$5-10	\$5-10	103-214
Co.Squire	\$125	5%	5%	\$7	\$7	\$7	\$8	\$8	172
Co.Vlg.	\$115-135	5%	5%	5%	\$7-8	\$7-8	\$7-9	\$8-9	163-193
Del									
Francia	\$120-130	7%	\$11	5%	5%	\$9-9	\$9-10	\$9-10	193-202
ElSereno	\$145-160	12%	\$8-9	\$9-10	\$13	\$11	\$12	\$12	229-243
Fillmore	\$140	-	-	-	-	-	-	-	140
GlenView	\$165-185	-	-	-	\$8-9	\$9-10	\$9-10	\$11	201-225
Golden O	\$145-160	5%	5%	5%	\$8-9	\$9-10	\$9-10	\$11	211-232
Lake	\$85-95	5%	10%	\$5-6	\$6	\$6-7	\$6-7	\$6-11	127-148
Lantern	?	-	-	-	-	-	-	-	Exempt
Las									
Encinas	\$140-190	dny	5%	\$16-21	-	\$12-15	\$9-12	pro	186-252
Magnolia	\$105-155	12%	?	\$24	\$14	\$6-8	\$8-11	Dec	171-235
Meiners	\$104-110	-	-	5%	5%	5%	\$5-6	\$2-7	127-140
MiraValle	\$145-204	5%	5%	5%	\$24	\$10-13	\$12	\$13	228-302
Navalair	\$140	-	-	-	-	-	-	-	140
OjaiOaks	\$215-221	-	\$17	\$28	\$12	\$13	\$14	\$16	315-321
Ojai Vly.	\$210-235	7%	5%	5%	5%	\$8-9	\$14	\$16	291-324
OjaiVilla	\$135-170	-	\$25	5%	5%	\$10	\$10	\$11	206-251
Piru	Exempt	-	-	-	-	-	-	-	Exempt
Plaza	\$133-235	5%	5%	5%	5%	\$8-15	-	\$9-16	187-334
RoyalDuke	\$135-155	5%	5%	\$8-9	\$9-10	\$9-10	\$9-10	\$11	197-223
Valley	\$111-136	5%	\$6-8	5%	\$7-8	\$8-9	-	\$20	169-202
Villa-									
nova	\$127	-	-	127	133	140	147	5%	154

Average Base Rent in 1983 - \$145

EH:j/I201

VENTURA COUNTY UNINCORPORATED AREA
MOBILE HOME SPACE RENTS HISTORY
(PART II)

PARK	RENT 1990	INCR 1991	*CURRENT RENT OCTOBER, 1991
Arroyo	\$137-199	\$7-10	\$144-209
Casitas	\$103-213	0	\$103-213
County Squire	\$180-197	\$9	\$189-206
County Village	\$145-179	\$7-9	\$152-188
Del Francia	\$196-224	\$10-11	\$206-235
El Sereno	\$253-315	\$12-15	\$265-330
Fillmore	---	0	\$140-275
GlenView	\$211-236	\$52	\$263-288
Golden Oaks	\$221-285	\$11-14	\$232-299
Lake Casitas	\$127-148	\$6-7	\$133-155
Lantern	---		\$135-145
Las Encinas	\$200-269	\$10-13	\$210-282
Magnolia	\$164-247	\$8-12	\$172-259
Meiners	\$117-146	\$6-7	\$123-153
MiraValle	\$240-439	⁰⁻²¹ \$2-21	\$252-460
Ojai Oaks	\$307-434	\$15-21	\$322-455
Ojai Valley	\$305-346	\$16-17	\$321-363
Ojai Villa	\$216-310	\$11-16	\$227-326
Royal Duke	\$207-279	\$10-14	\$217-293
Valley	\$185-213	\$9-10	\$194-223
Villanova	\$144	\$18	\$162

Exempt Parks

Navalair
Piru

Closed Park

Plaza

*Includes Decontrol Rentals for 1990

VACANCY DECONTROL RENTAL SURVEY
1990 & 1991

*Chart
of
rental
levels*

PARK NAME	1991 CONTROLLED SPACE RENT RANGE	AUGUST 1990 DECONTROL UNITS	AUGUST 1991 DECONTROL UNITS	FEB. 1991 DECONTROL SURVEY RENT LEVELS
ARROYO	\$144-\$209	0	2 1@ \$225 1@ \$240	\$215 \$225 \$240
CASITAS SPRINGS	\$103-\$213			*
COUNTY SQUIRE	\$189	4@ \$197	2@ \$246	\$246
COUNTY VILLAGE	\$152-\$185	2@ \$179	2 1@ \$184 1@ \$210	\$210 \$230 \$215 \$235 \$225
DEL FRANCIA	\$206-\$216	3@ \$224	6 2@ \$224 2@ \$226 2@ \$234	\$226 \$246 \$234 \$236
EL SERENO	\$265-\$281	5 1@ \$301 3@ \$308 1@ \$315	4 1@ \$313 3@ \$320	\$301 \$308 \$315
FILLMORE WEST	\$140			\$215 \$275
GLEN VIEW	\$263-\$288	0	4 3@ \$294 1@ \$304	*
GOLDEN OAKS	\$232-\$255	2 1@ \$278.00 1@ \$285.00	4 1@ \$278 1@ \$289 2@ \$296	RENTS WILL INCREASE BY \$60.00
LAKE CASITAS	\$133-\$155	0	4@ \$162	\$145 \$162 \$170
LANTERN LANE	\$135-\$145	0	1@ \$270	\$270
LAS ENCINAS	\$210-\$282	0	4 2@ \$260 2@ \$300	\$300
MAGNOLIA	\$172-\$259	0	5 1@ \$225 1@ \$306 1@ \$344 2@ \$340	\$322 \$361 \$324 \$367 \$345 \$372 \$356 \$372 \$359 \$389
MEINERS OAKS	\$123-\$153	1@ \$180	0	\$168-\$196
MIRA VALLE	\$252-\$333	2@ \$438	2 1@ \$453 1@ \$460	RENTS WILL INCREASE BY \$150.00
OJAI OAKS	\$322-\$335	6@ \$434	2@ \$450	*
OJAI VALLEY	\$321-\$357	3@ \$346	0	\$500 \$528
OJAI VILLA	\$226-\$270	1@ \$310	8 4@ \$330 3@ \$337 1@ \$341	*
ROYAL DUKE	\$217-\$246	3 1@ \$253 1@ \$276 1@ \$278	5 1@ \$264 1@ \$273 3@ \$278	*
VALLEY TRAILER VILLA	\$194-\$223	0	7@ \$400	\$400 \$500
VILLANOVA	\$162.00	4 3@ \$178 1@ \$243		\$212 \$234 \$262
	Total Controlled Rental Units - 1370 Spaces	1990 Total Decontrol Units - 36	1991 Total Decontrol Units - 62	
	Average Controlled Space Rental Range \$216	Average Decontrolled Space Rental \$292	Average Decontrolled Space Rental \$300	

*Information not submitted.