

COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD
TRI-ANNUAL REPORT

JANUARY 1, 2001 TO DECEMBER 31, 2003

**Ventura County Government Center
800 South Victoria Avenue
Ventura, CA 93009**

February 2004

APPROVED BY:

MHPRRB: March 10, 2004

RECEIVED: BOARD OF SUPERVISORS April 6, 2004

Exhibit 1

COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD

MEMBERS

Mitch Disney
Edward Buckle
Richard Chess
(Vacancy)
(Vacancy)

STAFF

Chris Stephens, Planning Director
Nancy Settle, Manager, Regional Programs
Kim Hocking, Program Staff

**For further information,
please call staff at 654-2414**

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STATUS REPORT
MOBILE HOME PARK RENT REVIEW BOARD
2004

I. SUMMARY OF ACTIVITY

From January 1, 2001, to December 30, 2003, a total of 54 requests for rent increases were processed. All were for a standard Section 6(b) increase and were ministerially approved by staff.

Since the original ordinance was adopted in February 1983, the Mobile Home Park Rent Review Program has considered a cumulative total of 416 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

A. NUMBER OF CASES REVIEWED AND APPROVED

1. Total Number of Cases (1/2001 to 12/03): Fifty-four cases have been reviewed since the February 2000 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 2.6% - 3.6% (measured for August) over the period being examined. (Table 1)

TABLE 1. -- Cost of Living

Year	Percentage
2001	3.5%
2002	3.6%
2003	2.6%

III. RENT REVIEW BOARD HEARING

Meetings are being held quarterly and in the Government Center generally. Other meetings are held as needed. Twelve public hearings were held during the reporting period. (Table 2)

TABLE 2

RENT REVIEW MEETINGS AND APPLICATIONS - 2001 - 2003

ACTIVITY	YEAR		
	2001	2002	2003
Number of Hearings	4	4	4
Number of Rent Increase Applications	18	19	17
Number of New Procedures			1

IV. OTHER ACTIVITIES

A. ORDINANCE REVIEW

The Advisory Committee to review the County's Mobilehome Park Rent Control Ordinance and Rent Review Board agreed to a seven year accord to not request changes to the Ordinance in November 1999.

B. OTHER ISSUES

Alleged Ordinance Violations, February 2003 - 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 created a new procedure for park owners.

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 to allow 15% or \$60.00 whichever is lesser only once every 4 years. Approximately 80% of the County's mobile home park spaces have been decontrolled since 1989. (Table 3 and 4)

Table 3.-- Decontrolled Spaces	
January 1989-April 1992	255
May 1992-1993	72
January 1994-December 1997	307
January 1998-December 2000	207
January 2001-December 2003	211
TOTAL	1,052

V. RENT LEVELS AND THE COST OF LIVING

Of the parks that asked for a rent increase in 2000, the Lake Casitas MHP has the lowest rent range of \$170.98 - \$275.14 with decontrolled spaces this year ranging from \$215 - \$232. The Ojai Oaks Village is at the high end with rents ranging from \$473 - \$826 and decontrolled spaces this year ranging from \$531 - \$541. (Table 4 and 5).

During this time period, the allowed ministerial rent increases totaled 9.7%, equal to the annual Cost of Living.

VI. MOBILEHOME PARK DATA

Most of the parks are located in the Board of Supervisors District No. 1 (17) with the remainder in Districts 3 and 5. (Table 6)

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective date
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	3	\$300.00, 311.00, 300.00	5/1/2002
Arroyo	8	\$395, 297.81, 300.00, 310.00, 300.00	5/1/2003
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
Casitas Springs	7	\$302.18, 209.18, 276.68, 274.83, 213.25, 213.25	8/1/2001
Casitas Springs	1	\$306.89	8/1/2002
Casitas Springs	0	n.a.	8/1/2003
Country Squire	7	\$259.52, 275, 275, 275, 275, 259.53	10/1/1998
Country Squire	0		4/1/2003
Country Sunshine	0		8/1/1997
Country Sunshine	0		9/1/1998
Country Sunshine	0		11/1/2003
Country Village	5	n.a.	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
Country Village	1	\$324.24	
Country Village	1	\$280.82	6/25/2002
Country Village	0		7/1/2003
Del Francia	5		6/1/1996
Del Francia	11	\$276.02, 286.67, 258.75, 272.83, 284.55, 268.03	9/1/1997
		298.52, 317.58, 293.16, 284.01, 262.87	

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective date
Del Francia	6	\$294.86, 311.60, 284.30, 317.43, 320.59	8/12/1998
Del Francia	2	\$284.30, 311.38	9/1/1999
Del Francia	9	\$361.12, 317.93, 301.62, 312.81, 341.66, 326.95	9/1/2000
Del Francia	7	\$335.32, 314.35, 337.39, 356.75, 308.32	9/1/2001
Del Francia	4	\$600, 525.00, 326.44, 356.75,	9/1/2002
Del Francia	0	n.a.	10/1/2003
El Sereno	3	\$374.43	10/1/1996
El Sereno	8	\$385.36, 358.36, 385.36, 385.36, 425.59, 394.91	10/1/1997
El Sereno	8	\$385.36, 385.36, 428.33, 385.36, 417.31, 395.42	10/1/1998
El Sereno	8	\$395.42, 470.94, 470.35, 438.36, 439.68, 415.92	10/1/1999
El Sereno	4	\$460.42, 416.45, 426.17, 406.11	10/1/2000
El Sereno	3	\$431.11, 431.11, 478.23	10/1/2001
El Sereno	2	\$434.56, 429.64	10/1/2002
El Sereno	2	\$473.43, 461.97	10/1/2003
Fillmore West	3		8/1/1996
Fillmore West	5	\$341.30, 369.91, 341.30, 369.91, 197.74	1/1/1998
Fillmore West	2	\$203.66, 395.84	12/1/1998
Fillmore West			12/1/1999
Fillmore West			12/1/2000
Fillmore West	0	n.a.	12/1/2001
Fillmore West	4	434.21, 340.06, 302.34, 428.37	12/1/2002
Fillmore West	1	\$450.15	12/1/2003
Glenn View	4	\$400, 345.39, 375, 350	9/1/1997
GlenView			11/1/1998
Glenview			11/1/1999
Glenview			2/1/2001
Glenview	0		4/1/2002
Glenview	0	n.a.	5/1/2003
Golden Oaks	6	\$329.24; 350.52; 350.12; 329.24; 340.11;	10/1/1996
Golden Oaks		360.61, 360.61, 339.12, 350.31, 313.58, 313.58	10/1/1997

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective date
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
Golden Oaks	7	\$381.48,381.48,392.48,381.48,382.48,392.48 442.48	10/1/2001
Golden Oaks	17	\$381.48, 381.48, 411.53, 466.90, 388.87, 392.48, 378.35, 391.40, 422.05, 388.87, 382.48, 400.20, 480.00, 392.48, 402.73	10/1/2002
Golden Oaks	7	\$450.30, 450.00, 417.22, 438.80, 420.50, 400.00, 460.00	10/1/2003
Lake Casitas	3	\$192.75, 221.67, 197.75	1/1/1998
Lake Casitas			1/1/2001
Lake Casitas	2	\$247.06, 232.32	1/1/2002
Lake Casitas	4	\$215.32, 231.68, 231.68, and 215.32	1/1/2003
Lantern Lane			
Lantern Lane	1	\$181.70	11/1/2002
Las Encinas	5	\$232.57, 232.57, 331.82, 331.82, 288.54	11/1/1997
Las Encinas	9	\$325,239.56,239.55,364.92,325,325,326.92 325,340	8/1/1998
Las Encinas	11	\$246.74,368.55,325, 341.78,341.78,381.59 325, 350, 340, 350 330	10/1/1999
Las Encinas	12	\$254.15,315.17,318.10,254.15,358.11,254.15 263.71,358.58,340,358.37,360,362.58	10/1/2000
Las Encinas	4	\$271.27, 260.00,400.00,387.93	10/1/2001
Las Encinas	4	\$280.85, 308.11, 365.71, 380.69	10/1/2002
Las Encinas	3	\$380.10, 292.18, 289.27	11/1/2003
Magnolia	9	\$297.12,299.18,297.12,330.30,320.66,330.30 320.46,330.30,320.66	12/1/1996
Magnolia	8	\$299.17, 306.02,376.21,330.29,332.35,330 355.22,330.29	12/1/1997
Magnolia	8	\$317.39,317.40,317.40,308.05,317.40,365.24 333.71,350.39	12/1/1998
Magnolia	10	\$401.81,401.81,280.73,324.66,390.20,382.98 393.72,442.88,348.84,415.88	12/1/1999
Magnolia	11	\$413.86,326.90,376.40,399.13,342.02,336.73 323.24,392.69,360.92,456.08, 401.65	12/1/1900
Magnolia	7	\$384.66,377.22,334.44,384.66,385.28,383.20 383.20,383.20	12/1/2001
Magnolia	5	\$365.01,488.85, 482.90, 482.90, 437.14	12/1/2002
Magnolia	1	\$415.91	12/1/2003
Meiners Oaks	2		5/1/1996
Meiners Oaks	7	\$199.23,177.25,174.12,195.21,184.78 \$198.86	5/1/1997
Meiners Oaks	3	\$152.76,204.83, 184.67	5/1/1998

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective date
Meiners Oaks	2	\$201.24, 210.97	5/1/1999
Meiners Oaks			5/1/2000
Meiners Oaks	1	\$222.00	5/1/2001
Meiners Oaks	2	\$231.34, 231.34	5/1/2002
Meiners Oaks	1	\$264.20	5/1/2003
Mira Valle	8	SEE attachment	8/1/1996
Mira Valle	5	\$440.26, 430.19, 406.32, 435.86, 440.26, 375.00	8/1/1997
Mira Valle	9	\$475.91, 435.64, 417.01, 408.47, 424.495	8/1/1998
Mira Valle	9	\$450.44, 21.47, 1.62, 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
Mira Valle	8	\$486.45, 435.00, 458.32, 544.72, 458.32, 502.60	8/1/2001
Mira Valle	14	\$472.26, 511.53, 493.19, 487.07, 493.19,	8/1/2002
Mira Valle	13	\$487.10, 560.63, 508.78, 603.22, 566.56	8/1/2003
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 Oaks Village	7	\$540.79, 499.32, 489.44, 547.17, 630.94, 627.99	9/1/2001
Ojai Oaks Village	6	\$655.74, 505.28, 707.73, 514.70, 537.68	9/1/2002
Ojai Oaks Village	4	\$631.07, 531.07, 531.07, 540.76	10/1/2003
Ojai Valley Estates	3		8/1/1996
Ojai Valley Estates	12	\$423.13, 458.41, 408.41, 452.78, 423.13	8/1/1997
Ojai Valley Estates	11	\$384.32, 464.39, 459.96, 423.13, 447.35,	8/1/1998
Ojai Valley Estates	10	\$447.35, 458.33, 445.84, 434.42, 419.08, 445.84	8/1/1999
Ojai Valley Estates	5	\$490.05, 531.53, 457.72, 490.05, 495.84	8/1/2000
Ojai Valley Estates	5	\$467.10, 467.10, 450.56, 460.36, 427.65	8/1/2001
Ojai Valley Estates	4	\$594.73, 491.70, 547.76, 506.34	8/1/2002
Ojai Valley Estates	3	\$594.77, 507.24, 535.17	8/1/2003

Decontrolled Rents

Park Name	# of spaces	Space rent	rent effective date
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, 373.20	5/1/1999
Ojai Villa	16	\$409.42, 410.39, 403.28, 414.50, 399.84, 414.07	5/1/2000
Ojai Villa	13	\$421.92, 382.07, 382.07, 411.12, 437.70,	5/1/2001
Ojai Villa	4	\$403.12, 397.14, 438.38, 438.38	5/1/2002
Ojai Villa	9	\$411.77, 454.50, 411.77, 411.77, 411.77	5/1/2003
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
Villanova	4	\$379.32, 248.34, 248.34, 248.34	1/1/2002
Villanova	3	\$339.96, 321.61, 257.02	1/1/2003

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Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent inc</u>	<u>total sp.rent ra.</u>	<u>rent effective dat</u>
Arroyo	3	\$194.60-331.48	5/1/2000
Arroyo	3.5	\$194.60-324.55	5/1/2001
Arroyo	3.6	\$208.68-348	5/1/2002
Arroyo	2.6	\$225.88-366.47	5/1/2003
Arroyo MHP	3	\$172.90-309.39	5/1/1996
Arroyo MHP	3	\$178.09-309.39	5/1/1997
Arroyo MHP	3	\$183.43-318.67	5/1/1998
Arroyo MHP	3	\$209.75-321.85	5/1/1999
Casitas Springs	3	\$130.85-269.62	1/1/1997
Casitas Springs	3	\$130.85-277.83	1/1/1998
Casitas Springs	3	\$138.82-295.39	2/1/1999
Casitas Springs	2.3	\$142.01-302.18	8/1/2000
Casitas Springs	3.5	\$146.98-367.23	8/1/2001
Casitas Springs	3.6	\$152.27-380.45	8/1/2002
Casitas Springs	2.6	\$157.23-380.45	8/1/2003
Country Squire	3	\$216.30-283.25	10/1/1998
Country Squire	2.6	\$247.07-302.94	4/1/2003
Country Sunshine	3	\$278.10	8/1/1997
Country Sunshine	3	\$286.44	9/1/1998
Country Sunshine	2.6	\$337.98-354.87	11/1/2003
Country Village	3	\$187.58-247.20	6/1/1996
Country Village	3	\$193.21-257.50	6/1/1997
Country Village	3	\$199.01-298.70	6/1/1998
Country Village	3	204.98-298.70	6/1/1999
Country Village	2.3	\$209.69-317.13	7/1/2000
Country Village	3.5	\$217.03-363.03	
Country Village	3.6	\$224.84-376.10	6/25/2002
Country Village	2.6	\$230.69-385.88	7/1/2003
Del Francia	3	\$225.94-318.27	6/1/1996
Del Francia	3	\$244.36-331.35	9/1/1997
Del Francia	3	\$251.69-341.29	8/12/1998
Del Francia	3	\$259.24-376.18	9/1/1999
Del Francia	2.3	\$265.20-373.62	9/1/2000
Del Francia	3.5	\$271.46-414.00	9/1/2001
Del Francia	3.6	\$281.23-428.90	9/1/2002
Del Francia	2.6	\$288.54-440.05	10/1/2003
El Sereno	3	\$325.89-433.14	10/1/1996
El Sereno	3	\$335.67-513.05	10/1/1997
El Sereno	3	\$345.74-461.73	10/1/1998
El Sereno	3	\$356.11-475.58	10/1/1999
El Sereno	2.3		10/1/2000
El Sereno	3.5	\$376.70-514.16	10/1/2001
El Sereno	3.6	\$390.26-563.88	10/1/2002
El Sereno	2.6	\$400.41-578.54	10/1/2003
Fillmore West	3	\$171.94-362.03	8/1/1996

Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent inc</u>	<u>total sp.rent ra.</u>	<u>rent effective dat</u>
Fillmore West	3	\$177.10-355.13	1/1/1998
Fillmore West	3	\$182.41-384.08	12/1/1998
Fillmore West	3	\$187.88-407.72	12/1/1999
Fillmore West	2.3	\$192.20-417.09	12/1/2000
Fillmore West	3.5	\$198.93-431.69	12/1/2001
Fillmore West	3.6	\$206.09-447.23	12/1/2002
Fillmore West	2.6	\$211.45-450.15	12/1/2003
Glenn View	3	\$291.88-450.32	9/1/1997
GlenView	3	\$257.50-463.83	11/1/1998
Glenview	3	\$265.23-477.74	11/1/1999
Glenview	3.5		2/1/2001
Glenview	3.5	\$333.82-520.61	4/1/2002
Glenview	2.6	\$342.49-534.14	5/1/2003
Golden Oaks	3	\$285.46-409.94	10/1/1996
Golden Oaks	3	\$294.02-422.24	10/1/1997
Golden Oaks	3	\$302.84-434.91	10/1/1998
Golden Oaks	3	\$311.93-447.96	10/1/1999
Golden Oaks	2.3	\$319.10-486.95	10/1/2000
Golden Oaks	3.5	\$330.17-503.01	10/1/2001
Golden Oaks	3.6	\$330.17-503.01	10/1/2002
Golden Oaks	2.6	\$349.24-532.08	10/1/2003
Lake Casitas	3	\$155.43-217.48	1/1/1998
Lake Casitas	3.5	\$160.86-258.85	1/1/2001
Lake Casitas	3.6	\$166.65-268.17	1/1/2002
Lake Casitas	2.6	\$170.98-275.14	1/1/2003
Lantern Lane			
Lantern Lane	3.6	\$141.93-322.02	11/1/2002
Las Encinas	3	\$208.31-357.81	1/1/1997
Las Encinas	3	\$214.56-368.54	8/1/1998
Las Encinas	3	\$221-375.87	10/1/1999
Las Encinas	2.3	\$226.08-390.37	10/1/2000
Las Encinas	3.5	\$233.99-404.03	10/1/2001
Las Encinas	3.6	\$242.41-418.58	10/1/2002
Las Encinas	2.6	\$248.71-429.46	11/1/2003
Magnolia	3	\$237.00-422.53	12/1/1996
Magnolia	3	\$237-435.20	12/1/1997
Magnolia	3	\$237-435.19	12/1/1998
Magnolia	3	\$282.31-461.70	12/1/1999
Magnolia	2.3	\$287.19-472.32	12/1/1900
Magnolia	3.5	\$297.24-488.85	12/1/2001
Magnolia	3.6	\$309.67-506.45	12/1/2002
Magnolia	2.6	\$304.97-501.74	12/1/2003
Meiners Oaks	3	\$150.65-222.79	5/1/1996
Meiners Oaks	3	\$155.16-229.46	5/1/1997
Meiners Oaks	3	\$157.34-236.34	5/1/1998

Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent inc</u>	<u>total sp.rent ra.</u>	<u>rent effective dat</u>
Meiners Oaks	3	\$157.34-243.43	5/1/1999
Meiners Oaks	2.3	\$160.96-249.03	5/1/2000
Meiners Oaks	3.5	\$166.59-257.75	5/1/2001
Meiners Oaks	3.6	\$172.59-267.03	5/1/2002
Meiners Oaks	2.6	\$177.08-273.96	5/1/2003
Mira Valle	3	\$300.72-473.42	8/1/1996
Mira Valle	3	\$309.74-486.65	8/1/1997
Mira Valle	3	\$349.05-501.25	8/1/1998
Mira Valle	3	\$359.52-516.29	8/1/1999
Mira Valle	2.3	\$367.79-531.96	8/1/2000
Mira Valle	3.5	\$380.66-550.58	8/1/2001
Mira Valle	3.6	\$394.36-570.40	8/1/2002
Mira Valle	2.6	\$404.61-585.23	8/1/2003
Oakview			
Ojai Oaks	3	\$374.29-573.13	9/1/1996
Ojai Oaks Village	3	\$385.51-610.60	9/1/1997
Ojai Oaks Village	3	\$408.30-628.92	9/1/1998
Ojai Oaks Village	3	\$420.55-691.82	9/1/1999
Ojai Oaks Village	2.3	\$430.22-707.73	9/1/1900
Ojai Oaks Village	3.5	\$445.28-685.88	9/1/2001
Ojai Oaks Village	3.6	\$655-826.89	9/1/2002
Ojai Oaks Village	2.6	\$473.30-826.89	10/1/2003
Ojai Valley Estates	3	\$337.84-426.04	8/1/1996
Ojai Valley Estates	3	\$347.98-490.32	8/1/1997
Ojai Valley Estates	3	\$353.52-490.32	8/1/1998
Ojai Valley Estates	3	\$369.16-505.03	8/1/1999
Ojai Valley Estates	2.3	\$377.65-535.80	8/1/2000
Ojai Valley Estates	3.5	\$405.03-554.55	8/1/2001
Ojai Valley Estates	3.6	\$419.61-569.93	8/1/2002
Ojai Valley Estates	2.6	\$463.61-638.73	8/1/2003
Ojai Villa	3	\$288.37-374.28	5/1/1997
Ojai Villa	3	\$297.02-424.01	5/1/1998
Ojai Villa	3	\$297.58-429.21	5/1/1999
Ojai Villa	2.3	\$299.87-440.44	5/1/2000
Ojai Villa	3.5	\$310.37-489.76	5/1/2001
Ojai Villa	3.6	\$321.54-507.39	5/1/2002
Ojai Villa	2.6	\$329.90-520.58	5/1/2003
Ojai Villa MH Est	3	\$279.97-384.57	5/1/1996
Piru			
Villanova	3	\$193.19-297.80	1/1/1997
Villanova	3	\$198.99-306.73	1/1/1998
Villanova	3	\$204.96-315.93	1/1/1999
Villanova	3	\$211.11-325.41	1/1/2000
Villanova	2.3	\$215.96-332.88	12/1/2000
Villanova	3.5	\$223.51-344.53	1/1/2002

Ventura County Rents 1996 to Date

<u>Park Name</u>	<u>% rent inc</u>	<u>total sp.rent ra.</u>	<u>rent effective dat</u>
Villanova	2.6	\$229.31-353.49	1/1/2003

April 1, 2004

To: Ventura County Board of Supervisors
From: Chris Stephens, Planning Director
Subject: Board of Supervisors April 6, 2004 Agenda Item No. 20, Mobile Home Park Rent Review Board Tri-Annual Status Report

This Office would like to call attention to corrections as noted below and as shown on the attached sheet:

p. 2- The Members list should read as follows, the corrections underlined:

Mitch Disney (Submitted resignation February 25, 2004)
Edward Buckle
Richard Chess
Stephen Mitnick
(Vacancy)

Please call Kim Hocking if there are questions on this matter. 654-2414

G:trianncorrections



COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD

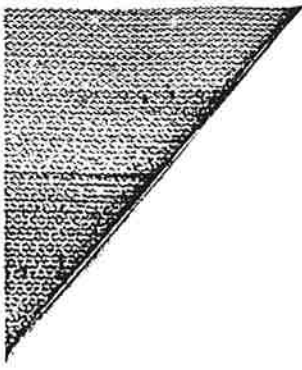
MEMBERS

Mitch Disney – Resigned as of February 26, 2004
Edward Buckle
Richard Chess
Stephen Mitnick
(Vacancy)

STAFF

Chris Stephens, Planning Director
Nancy Settle, Manager, Regional Programs
Kim Hocking, Program Staff

**For further information,
please call staff at 654-2414**



COUNTY OF VENTURA
MOBILE HOME PARK RENT REVIEW BOARD

MEMBERS

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