

EXHIBIT 1

**VENTURA COUNTY  
MOBILE HOME PARK RENT CONTROL PROGRAM**

**TRI-ANNUAL STATUS REPORT**

**JANUARY 1, 2008 TO DECEMBER 31, 2010**



REPORT PREPARED: *June 2011*

DATE APPROVED BY THE MOBILE HOME PARK RENT REVIEW BOARD: *July 6, 2011*

DATE RECEIVED BY THE BOARD OF SUPERVISORS: *September 27, 2011*

## **TRI-ANNUAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2008 – December 2010)**

### **Authority**

The County of Ventura's mobile home park rent control ordinance specifies that the Mobile Home Park Rent Review Board render "a tri-annual comprehensive written report to the Board of Supervisors concerning its activities, holdings, actions, results of hearings, and all other matters pertinent to this Ordinance which may be of interest to the Board of Supervisors." (Section 5(e) of Ventura County Ordinance No. 4366)

### **Background**

Since the Mobile Home Park Rent Control Ordinance was adopted in February 1983, the Ventura County Mobile Home Park Rent Control Program has considered a total of 550 ministerial Social Security Cost of Living Adjustment ("SSCOLA") Rent Increase applications. The purpose of the Ordinance is to protect the owners and residents of mobile homes, trailers, and other mobile dwelling units from unreasonable space rental increases while simultaneously recognizing and providing for the need of the park owners to receive a just and reasonable return on their property. The Ordinance also established the Mobile Home Park Rent Review Board to receive, investigate, and hold hearings on issues related to mobile home park rent stabilization, and to review discretionary increases for mobile home spaces that are subject to the rent control ordinance.

### **Mobile Home Park Rent Review Board Members and Staff**

Michael Velthoen, Chair  
Stephen Mitnick, Vice Chair  
Anthony Strauss  
Edward Buckle  
Nancy Main- resigned as of July 2009<sup>1</sup>  
Franca Rosengren, Planning Staff

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<sup>1</sup> In Spring 2010 Planning staff notified Board members that have mobile home parks in their districts that there was a vacancy on the Rent Review Board. Supervisor Bennett's Office has been actively seeking a replacement; however, they have been unable to fill the position.

## 2008-2010 Mobile Home Park Rent Control Program Statistics

### Mobile Home Park Rent Control Program Applications Processed

During the reporting period, only Ministerial Rent Increase applications were received by Planning staff.

(1) Ministerial Social Security Cost of Living Adjustment (“SSCOLA”), Rent Increase Applications

Fifty-five ministerial applications were received, and processed; fifty-three of those were approved during the 2008-2010 reporting period, and two were approved after the reporting period.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 2 – Definitions, the SSCOLA is a rent adjustment based on increases in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), United States City Average, as determined by the United States Bureau of Labor Statistics, Department of Labor. The Consumer Price Index is a measure of the average change in prices over time in a fixed market of goods and services. The annual Consumer Price Index (CPI) as determined by the U.S. Bureau of Labor Statistics ranged from 0.0-5.8% (measured in August) over the period being examined.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 6 (b), a ministerial SSCOLA space rent increase level shall be determined to be the same as the SSCOLA (granted only for levels between 2% and 8%)<sup>2</sup> for the mobile home parks in the unincorporated area, as shown in Table 1 below.

**Table 1 – SSCOLA 2008-2010**

YEAR	PERCENTAGE
2008	2.3%
2009	5.8%
2010	0.0% <sup>3</sup>

<sup>2</sup> Pursuant to the Ordinance, when the SSCOLA is less than 2%, the maximum rent increase allowed is 2%; when the SSCOLA is greater than 8%, the maximum rent increase allowed is 8%.

<sup>3</sup> As discussed in footnote 2, the SSCOLA for 2010 was at 0%; however, the property owner is allowed, pursuant to the Ordinance, to ask for a maximum rent increase of 2%.

(2) Service Reduction Applications

There were no requests for a service reduction by park residents over the period being examined.

(3) Utility Separation Applications

There were no requests for a utility separation by park owners over the period being examined.

(4) Discretionary Increase Applications

There were no requests for a discretionary increase by park owners over the period being examined.

Rent Review Board Hearings

The Rent Review Board hearings are held on the fourth Wednesday of the month, quarterly (every February, May, August, and November) or as needed, at the Ventura County Government Center, Hall of Administration. Occasionally, the Rent Review Board hearings are held at one of the mobile home parks subject to the Rent Control Ordinance. For example, the August 2010 Rent Review Board hearing was held at the Golden Oaks Mobile Home Estates located in the community of Meiners Oaks. A total of twelve Rent Review Board hearings were held during the reporting period.

**Table 2 — Rent Review Board Meetings and Applications (2008 – 2010)**

ACTIVITY	YEAR		
	2008	2009	2010
Number of Hearings	4	4	4
Rent Increase Applications	17	19	19
Utility Separation Applications	0	0	0
Service Reduction Applications	0	0	0

Ordinance Review

On September 25, 2007, Ordinance No. 4366 was adopted by the Ventura County Board of Supervisors to allow the following changes: substitute the annual percentage increase in Social Security benefits as set by the Social Security Administration for the CPI-U; specify that spaces that were previously subject to rent control, then became

exempt from rent control, and then again become subject to rent control shall re-enter rent control at the same rent as when they became exempt plus any adjustment to rent that would otherwise apply or have applied under the Ordinance; and, amend decontrol dollar limit from \$60 to \$72.

Since the adoption of Ordinance No. 4366, there have been no further amendments to the Ventura County Mobile Home Park Rent Control Ordinance.

Program Administration Fee

There have been two program administration fee adjustments over the period being examined. In June 2008, the Ventura County Board of Supervisors decreased the Program Administration Fee that is charged to the Mobile Home Park Owners and Mobile Home Park Residents. The annual fee per space was reduced from \$25.92 to \$17.34 per space. This fee went into effect beginning August 4, 2008. In 2010, the annual Program Administration Fee was increased slightly from \$17.34 to \$17.48 per space. This fee has been in effect since August 16, 2010. (Table 3 below)

**Table 3 – Program Administrative Fee Adjustments**

<b>June 2008 Program Fee</b>	<b>Park Owner Share (in dollars)</b>	<b>Park Owner Share (by percentage)</b>	<b>Resident Share (in dollars)</b>	<b>Resident Share (by percentage)</b>
<b>Monthly amount per space</b>	\$0.89	62%	\$0.54	38%
<b>Annual amount per space</b>	\$10.75	62%	\$6.59	38%
<b>August 2010 Program Fee</b>	<b>Park Owner Share (in dollars)</b>	<b>Park Owner Share (by percentage)</b>	<b>Resident Share (in dollars)</b>	<b>Resident Share (by percentage)</b>
<b>Monthly amount per space</b>	\$1.06	73%	\$0.39	27%
<b>Annual amount per space</b>	\$12.76	73%	\$4.71	27%

The Program Administration Fee is set through annual accounting of the actual cost to provide services to mobile home park owners and residents by Planning Staff. The fee is adopted with the Planning Division Fee Schedule by the Board of Supervisors.

Decontrolled Spaces<sup>4</sup>

From December 1989 to April 1992, the potential rent increases applied upon transfer of ownership of a mobile home was unlimited. Effective April 21, 1992, the Ordinance was altered to allow the lesser of 15% or a \$50 rent increase, and then amended by the Board of Supervisors in December 1999, to allow an increase of 15% of the average park rent or \$60.00 whichever is lesser, but only once every four years. On September 25, 2007, the Ordinance was further amended to allow an increase of 15% of the average park rent or \$72.00 whichever is lesser. Approximately 1371 spaces have been decontrolled since December 1989. See Table 4 below and Table 5 attached, for a summary of decontrolled spaces during the reporting period.

**Table 4 – Decontrolled Spaces 2008-2010**

<b>YEAR</b>	<b>NUMBER OF DECONTROLLED SPACES</b>
2008	24
2009	22
2010	35
<b>TOTAL</b>	<b>81</b>

Mobile Home Park Rent Ranges

Of the parks that requested a rent increase during the reporting period, the Ventura Oaks Mobile Home Park had the lowest rent range with no decontrolled spaces. The Ojai Oaks Village had the highest rent range with seven decontrolled spaces during the reporting period (see Tables 5 and 6 attached).

Distribution of Mobile Home Parks Countywide

The majority of the mobile home parks in unincorporated Ventura County are located in Supervisorial District 1. Seventeen mobile home parks are located in District 1; the remaining eight mobile home parks are located in Districts 2, 3, and 5. District 4 has no mobile home parks. There are a total of 1333 spaces in the County’s 25 mobile home parks (Attachment A – Unincorporated Mobile Home Parks Map).

Program Administration Update

On May 17, 2010, the Planning Division launched a new E-mail Public Hearing Notification Service that allows interested stakeholders, applicants, and citizens to

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<sup>4</sup> The rent for a space occupied by a mobile home dwelling unit which has changed ownership may be increased (decontrolled) no more than once every four years to no more than 15% of the average of the existing space rent of the affected spaces or \$72.00, whichever is less, effective upon the change of ownership.

receive e-mail notification when a new Mobile Home Park Rent Review Board agenda is posted for scheduled hearings. The website address is: <http://www.ventura.org/rma/planning/notification/index.html>. In addition, the public can access the Planning Division's website for general information related to the Mobile Home Rent Review Board Program at: <http://www.ventura.org/rma/planning/Programs/mobile.html>.



County of Ventura, Resource Management Agency, Planning Division  
 Mobilehome Park Rent Review Board  
 Table 5: Decontrolled Rents 2008-2010

June 21, 2011

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Rent</u>	<u>No. of Spaces in Park</u>
<b>2008</b>				
Country Squire	2631 E. Ventura Blvd.	1	\$403.50	27
Meiners Oaks	474 N. Arnaz Avenue	0		25
Ventura Oaks	255 Burnham Road	0		60
Mira Valle	1202 Loma Dr.	3	\$654.45, 618.62, 584.48	132
Arroyo	9097 No. Ventura Ave	0		40
Country Village	11195 Ventura Ave.	0		25
Casitas Springs	8951 Nye Road	0		36
Golden Oaks	1273 South Rice Road	2	\$524.31, 520.20	0
Las Encinas	4132 N. Ventura Ave.	1	\$470.45	0
Ojai Valley Estates	1975 Maricopa Hwy.	3	\$687.51, 636.74, 704.49	90
Magnolia	4197 Ventura Avenue	0		97
Ojai Oaks	950 Woodland Avenue	5	\$915.67, 801.22, 706.48, 672.09, 642.82	107
El Sereno	1225 Rice Road	6	\$570.50, 606.62, 549.28, 636.69, 650.00, 517.60, 650.00	90
Del Francia	1075 Loma Drive	0		74
Villanova	700 W. Villanova Rd.	0		19
Fillmore West	1906 OldTelegraph Rd.	3	\$310.94, 575.85, 575.85	33
Lake Casitas	25 N. Burnham Rd.	0		41



<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Rent</u>	<u>No. of Spaces in Park</u>
<b>2009</b>				
Ojai Villa	70 W. Baldwin Road	1	\$548.72	179
Country Squire	2631 E. Ventura Blvd.	1	\$386.33	27
Meiners Oaks	474 N. Arnaz Ave.	0		25
Ventura Oaks	255 Burnham Rd.	0	n.a.	60
Arroyo	9097 N. Ventura Ave.	0	n.a.	40
Ojai Valley Estates	1975 Maricopa Hwy.	3	\$598.61, 636.74, 582.20	90
Mira Valle	1202 Loma Drive, #26	0		132
Country Village	11195 Ventura Ave	0		25
Golden Oaks	1273 S. Rice Road	4	\$547.67, 487.60, 514.13, 565.94	102
Casitas Springs	8951 Nye Rd.,	0		38
Las Encinas	4132 N. Ventura Ave.	0		65
Magnolia	4197 Ventura Ave.	4	\$505.39, 506.22, 504.80, 498.70	97
Del Francia	1075 Loma Drive	1	\$406.60	73
Ojai Oaks	950 Woodland Ave.	1	\$644.18	125
El Sereno	1225 Rice Road	0		90
Villanova	700 W. Villanova Rd., Sp. 1	0		24
Fillmore West	1906 Old Telegraph Rd.	1	\$527.09	33
Ojai Villa	70 W. Baldwin Road	5	\$533.09, \$565.18, \$575.27, \$511.81, \$622.96	179
Lake Casitas	25 N. Burnham Rd.	1	\$318.95	40

**2010**

Country Squire	2631 E. Ventura Blvd.	2	\$460.74, \$468.15	27
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<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Rent</u>	<u>No. of Spaces in Park</u>
<b>2010</b>				
Ventura Oaks	255 Burnham Rd.	0		60
Meiners Oaks	474 Arnaz Av.	1	\$306.22	25
Arroyo	9097N. Ventura Avenue	0		0
Glenview	3438 Siesta Way	1	\$604.26	25
Mira Valle	1202 Loma Drive	2	\$736.85, \$734.60	132
Country Village	11195 N. Ventura Avenue	0		25
Ojai Valley Estates	1975 Maricpoa Hwy #13	9	\$627.40, \$627.40, \$627.40, \$727.14 \$627.40, \$745.35, \$681.73, \$627.40, \$628.28	90
Golden Oaks	1273 S. Rice Road	2	\$541.00, \$489.89	102
Casitas Springs	8951 Nye Road	2	\$328.10, \$340.19	36
Del Francia	1075 Loma Drive	1	\$606.04	73
El Sereno	1225 S. Rice Road	4	\$633.53, \$588.88, \$695.00, \$619.43	90
Las Encinas	4132 N. Ventura Avenue	0		65
Magnolia	4197 Ventura Avenue	8	\$584.12, \$619.61, \$532.83, \$484.74 \$685.38, \$495.22, \$767.71, \$547.70	113
Ojai Oaks	950 Woodland Avenue	1	\$922.52	125
Villanova	70 W. Villanova Road	0		24
Fillmore West	1906 Old Telegraph Road	0		33
Lake Casitas	25 Burnham Road	0		41
Country Squire	2631 East Ventura Blvd.	2	\$420.40, \$460.74	27



County of Ventura, Resource Management Agency, Planning Division  
Mobilehome Park Rent Review Board  
Table 6: Rent Range 2008-2010

June 21, 2011

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
<b>2008</b>			
Country Squire	2631 E. Ventura Blvd.	\$318.37-408.15	05/01/2008
Meiners Oaks	474 N. Arnaz Avenue	\$234.43 - \$477.06	
Ventura Oaks	255 Burnham Road	\$153.68-185.88	08/01/2008
Mira Valle	1202 Loma Dr.	\$479.00-720.91	08/01/2008
Arroyo	9097 No. Ventura Ave	\$281.37-511.50	06/01/2008
Country Village	11195 Ventura Ave.	\$273.10-456.82	07/01/2008
Casitas Springs	8951 Nye Road	\$231.56-424.82	08/01/2008
Golden Oaks	1273 South Rice Road	\$413.45-628.98	10/01/2008
Las Encinas	4132 N. Ventura Ave.	\$294.44-519.20	11/01/2008
Ojai Valley Estates	1975 Maricopa Hwy.	\$461.21-704.08	09/01/2008
Magnolia	4197 Ventura Avenue	\$387.42-695.71	12/01/2008
Ojai Oaks	950 Woodland Avenue	\$560.33-1017.56	10/01/2008
El Sereno	1225 Rice Road	\$474.47-\$696.73	10/01/2008
Del Francia	1075 Loma Drive	\$349.46-\$526.10	10/01/2008
Villanova	700 W. Villanova Rd.	\$277.41-434.71	01/01/2009
Fillmore West	1906 OldTelegraph Rd.	\$250.33-573.61	12/01/2008
Lake Casitas	25 N. Burnham Rd.	\$209.74-336.35	03/01/2009
<b>2009</b>			
Ojai Villa	70 W. Baldwin Road	\$413.21-687.70	05/01/2009
Country Squire	2631 E. Ventura Blvd.	\$336.84-431.82	05/01/2009
Meiners Oaks	474 N. Arnaz Ave.	\$248.03-504.73	01/05/2009
Ventura Oaks	255 Burnham Rd.	\$161.20-629.51	08/01/2009

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
Arroyo	9097 N. Ventura Ave.	\$297.69-581.90	06/01/2009
Ojai Valley Estates	1975 Maricopa Hwy.	\$487.96-745.35	09/01/2009
Mira Valle	1202 Loma Drive, #26	\$506.78-762.72	08/01/2009
Country Village	11195 Ventura Ave	\$288.94-488.32	07/01/2009
Golden Oaks	1273 S. Rice Road	\$437.43-665.46	10/01/2009
Casitas Springs	8951 Nye Rd.,	\$244.98-634.80	01/08/2009
Las Encinas	4132 N. Ventura Ave.	\$331.52-549.31	11/01/2009
Magnolia	4197 Ventura Ave.	\$409.87-736.06	12/01/2009
Del Francia	1075 Loma Drive	\$317.40-\$556.61	10/01/2009
Ojai Oaks	950 Woodland Ave.	\$592.83-\$1076.58	11/01/2009
El Sereno	1225 Rice Road	\$501.99-\$737.14	10/01/2009
Villanova	700 W. Villanova Rd., Sp. 1	\$293.50-486.02	01/01/2010
Fillmore West	1906 Old Telegraph Rd.	\$264.85-609.25	12/01/2009
Ojai Villa	70 W. Baldwin Road	\$421.48 - \$701.45	05/01/2010
Lake Casitas	25 N. Burnham Rd.	\$213.93-343.08	04/01/2010

**2010**

Country Squire	2631 E. Ventura Blvd.	\$343.58-\$468.15	05/01/2010
Ventura Oaks	255 Burnham Rd.	\$164.42-642.10	08/01/2010
Meiners Oaks	474 Arnaz Av.	\$252.99-514.82	05/01/2010
Arroyo	9097N. Ventura Avenue	\$303.64-\$593.54	06/01/2010
Glenview	3438 Siesta Way	\$383.62-\$612.00	08/25/2010
Mira Valle	1202 Loma Drive	\$516.92 - \$777.98	08/01/2010
Country Village	11195 N. Ventura Avenue	\$288.94-\$562.80	07/01/2010
Ojai Valley Estates	1975 Maricopa Hwy #13	\$497.72-\$759.81	09/01/2010
Golden Oaks	1273 S. Rice Road	\$446.18-\$678.77	10/01/2010
Casitas Springs	8951 Nye Road	\$249.88-\$647.50	08/01/2010
Del Francia	1075 Loma Drive	\$323.75-\$606.04	10/01/2010

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
El Sereno	1225 S. Rice Road	\$498.47-\$731.98	10/01/2010
Las Encinas	4132 N. Ventura Avenue	\$317.75-\$560.30	11/01/2010
Magnolia	4197 Ventura Avenue	\$418.09-\$767.71	12/01/2010
Ojai Oaks	950 Woodland Avenue	\$604.69-\$1098.11	11/01/2010
Villanova	70 W. Villanova Road	\$299.37-\$495.74	01/01/2011
Fillmore West	1906 Old Telegraph Road	\$270.15 - \$621.44	12/01/2010
Lake Casitas	25 Burnham Road	\$218.21 - \$349.94	04/01/2011
Country Squire	2631 East Ventura Blvd.	\$350.45 - \$468.15	05/01/2011

# Attachment A Unincorporated Mobile Home Parks

Ventura County Planning Division  
September, 2011

INDEX	PARK NAME	PARK OWNER	APN	SPACES	SUPERVISOR
1	ARROYO MOBILE HOME PARK	PORTER F W-S L TR	061016013	39	Steve Bennett
2	CASITAS MOBILE HOME PARK	VALENCIA JOSE G	061018126	36	Steve Bennett
3	COUNTRY SQUIRE MOBILE HOME PARK	COUNTRY SQUIRE MOBILE HOME	149010044	29	John C. Zaragoza
4	COUNTRY SUNSHINE	TUASON ESTERINA B	218008204	8	Kathy Long
5	COUNTRY VILLAGE MOBILE HOME PARK	CIRILLO MICHAEL A	032016008	24	Steve Bennett
6	DEL FRANCIA MOBILE ESTATES	CANZONERI NORMA G EXEC	018009036	73	Steve Bennett
7	EL SERENO ESTATES	ALLEMANN MARIANNE TR	018001025	89	Steve Bennett
8	FERRIS GARDENS TRAILER PARK	FERRIS GARDENS PROPERTIES	107002020	4	Kathy Long
9	FILLMORE WEST TRAILER LODGE	PAL DHARAM-VIJAY	046001001	33	Kathy Long
10	GLEN VIEW MOBILE HOME PARK	GARCIA JOSE	232002104	24	Kathy Long
11	GOLDEN OAKS MOBILE ESTATES	WEISS HENRY-ANITA TR	018001026	99	Steve Bennett
12	LAKE CASITAS MOBILE HOME ESTATES	LAKE CASITAS MOB HOME PARK	031011201	40	Steve Bennett
13	LAS ENCINAS MOBILE HOME PARK	SCHOCK ROBERT C	063019026	64	Steve Bennett
14	MAGNOLIA MOBILE HOME PARK	VMPH LTD	063014057	95	Steve Bennett
15	MEINERS OAKS TRAILER PARK	PERRY FAMILY LLC	017003108	25	Steve Bennett
16	MIRA VALLE MOBILE HOME PARK	MIRA VALLE LLC	018005011	132	Steve Bennett
17	NAVALAIR MOBILE HOME COURT	NESLUND FAMILY TRUST	232005106	49	Linda Parks
18	OAK VIEW TRAILER COURT	PETRUSKA JIM-AGNES	061006516	3	Steve Bennett
19	OJAI OAKS MOBILE HOME PARK	WYNNE FAMILY LIMITED PART	032014024	124	Steve Bennett
20	OJAI VALLEY ESTATES	ASKEW LINDA M	901013007	89	Steve Bennett
21	OJAI VILLA MOBILE HOME ESTATES	OJAI VILLA MOBILE ESTATES	032026604	179	Steve Bennett
22	PIRU TRAILER COURT	PETERSON RONALD S	056003002	9	Kathy Long
23	VENTURA OAKS LODGE	FUTURE MHPS LLC	031011207	40	Steve Bennett
24	VILLANOVA TRAILER VILLA	HIGH VALLEY VENTURES LLC	033028023	24	Steve Bennett
25	WONDERLAND MOBILE HOME PARK	WOLD BENJAMIN F TRUST	149003218	2	John C. Zaragoza



0 6,000 12,000 24,000  
Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no discussion involving a risk of economic loss or physical injury should be made in reliance thereon.

