

EXHIBIT 1

VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM

TRI-ANNUAL STATUS REPORT
JANUARY 1, 2011 TO DECEMBER 31, 2013



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Report Prepared: April 2014

Date Approved by the Mobile Home Rent Review Board: May 28, 2014
Date Received by the Board of Supervisors: September 9, 2014

TRI-ANNUAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2011 – December 2013)

Authority

The County of Ventura's Mobile Home Park Rent Control Ordinance (Ordinance) specifies that the Mobile Home Park Rent Review Board (MHPRRB) 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 81004 (e) of Ordinance No. 4462).

Background

The Ordinance was adopted by the Ventura County Board of Supervisors in February 1983. 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 Ordinance.

Since the adoption of the Ordinance, the Ventura County Mobile Home Park Rent Control Program has considered a total of 602 annual rent increase applications, pursuant to Section 81005 of Ordinance No. 4462. Currently, there are approximately 1355 mobile home spaces in 26 mobile home parks subject to rent control in the unincorporated areas of Ventura County.

MHPRRB Members¹ and Staff

Edward Buckle, Chair

Richard Francis, Vice Chair

Terry Bray

William Carpenter

Michael Velthoen – resigned on July 9, 2013

Stephen Mitnick – resigned on August 28, 2013

Anthony Strauss – resigned on March 4, 2013

Franca Rosengren, Staff Administrator, Planning Division

Tricia Maier, Manager, Planning Programs Section, Planning Division

¹ There is currently one vacancy on the Mobile Home Park Rent Review Board.

Mobile Home Park Rent Control Program Applications

Discretionary Rent Increase Applications

During the reporting period, there were no discretionary rent increase applications (Section 81007 of Ordinance No. 4462) submitted to the MHPRRB.

Annual Ministerial Rent Increase Applications

During the reporting period, 52 annual Social Security Cost of Living Adjustment (SSCOLA) ministerial rent increase applications (Section 81005 of Ordinance No. 4462) were received and processed by Planning staff affecting 17 mobile home parks. Some mobile home park owners do not apply for annual increases. In some cases this is because they are not subject to the Rent Control Ordinance (e.g., when the mobile home park owner purchases the coaches and rents them out he/she is no longer subject to rent control). In other cases, the mobile home park owner has chosen not to exercise his/her right to increase the rent collected.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 81001 – Definitions, the SSCOLA rent adjustment is 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 0.0-3.6% over the period being examined.

Pursuant to the Mobile Home Park Rent Control Ordinance, Section 81005(b), an annual ministerial SSCOLA space rent increase level shall be determined to be the same as the SSCOLA (granted only for levels between 2% and 8%)² for the mobile home parks in the unincorporated area, as shown in Table 1 below.

Table 1 – SSCOLA 2011-2013

YEAR	PERCENTAGE
2011	2.00%
2012	3.60%
2013	2.00%

² 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%.

Service Reduction Applications

When a permanent or extended reduction in significant housing services occurs, either because services are permanently eliminated or not provided at all for an unreasonable length of time, without a corresponding decrease in space rent, an indirect rent increase occurs. It is the specific intent of the Ordinance to prohibit such indirect rent increases. In situations such as these, a majority of the affected mobile home park tenants may petition the MHPRRB for a decrease in rent by means of a Service Reduction Application/Petition.

The MHPRRB reviewed one Service Reduction Application/petition during the subject reporting period, which was received by Planning staff January 6, 2012 (Application). The Application related to the Country Sunshine Mobile Home Park, located at 3735 Dufau Road, Oxnard, CA, for the following issues: power outages and unsafe electrical connections; insufficient trash receptacles for the mobile home park; and overgrown trees with branches located directly above mobile home units, posing a potential hazard. Planning staff identified the following additional issues at the site inspection conducted on January 17, 2012: gray water leaking on to property and standing water; improper drainage of septic systems; property line fence in disrepair and unstable; lack of overall maintenance of the park, such as: cracked and raised pavement causing flooding problems and the mobile home park's information board in disrepair and falling apart; unhealthy water quality; and, limited water pressure.

The MHPRRB determined that significant housing services had been reduced at this park, based on the evidence presented and public comments taken at the following MHPRRB public hearings: November 14, 2012; August 15, 2012; June 20, 2012; and, May 23, 2012. The MHPRRB directed Planning staff to prepare a resolution and order prohibiting the owner, operator, manager, and any agents of the Park from charging or collecting rent, and from demanding or taking any action to collect any rent from any of the four petitioners until completion of the rent suspension timelines. All of these rent suspension timelines have since expired and therefore, the property owner of the Country Sunshine may now charge the authorized space rent for each space subject to rent control.

The property owner of the Country Sunshine Mobile Home Park rectified some of the issues related to the Service Reduction Application, such as trimming trees that were threatening life and structures and installing a new property line fence. However, to date, there are remaining unresolved on-site issues. Because the Service Reduction Application is a petition by the residents for a reduction in rent comparable to the reduction of significant housing services that occurred in the past, it is the responsibility of the mobile home park tenants to submit a new Service Reduction Application for continued reduction of significant housing services or new reduced housing services beyond the date of the original Service Reduction petition. In this case, Planning staff was informed by counsel for the mobile home park tenants that the mobile home park owner signed contracts with each of the residents to purchase their coaches with the

agreement that the tenants move off the site by June 30, 2014. Once the property owner takes possession of the mobile homes, they are no longer subject to rent control.

Utility Separation Applications

A mobile home park owner may elect to bill a mobile home park tenant separately for utility service fees and charges assessed by the utility services provided to or for spaces in the park. Under the Ordinance, any separately billed utility fees and charges may not be included in the rent charged for a particular space that is rent controlled under the Ordinance. At the time the utility bills are separated from the rent, the base rent chargeable under the Ordinance is simultaneously reduced by an amount equal to the fees and charges separately billed. This reduction in space rent is considered the new base rent that the tenant must pay monthly, which does not include the charges and fees of the separately billed utility. The real cost of the separated utility (e.g. water) then becomes the responsibility of the tenant. Fees and charges associated with the separated utility will be separately listed on a monthly or other periodic billing statement to the tenant. A Utility Separation Application must be submitted to, and approved by, the MHPRRB prior to the effective date of the utility separation. Utility services that apply to this section of the Ordinance are natural gas or liquid propane, electricity, water, cable television, garbage and refuse service, and sewer service.

Planning staff received one Utility Separation Application during the reporting period, which was submitted by the park owner of the Casitas Springs Mobile Home Park, located at 8951 Nye, Casitas Springs, CA. The park owner requested to separate water costs from space rent and approve a simultaneous space rent decrease for each space. As part of this utility separation, the park owner was required to install water meters at each of the individual mobile homes for tracking of actual water use.

The MHPRRB approved this utility separation application on August 15, 2012, for a total space rent reduction of \$21.10 per space for the separation of water costs to be applied effective November 2, 2012.

Table 2 — Mobile Home Park Rent Control Program Applications (2011 – 2013)

ACTIVITY	YEAR		
	2011	2012	2013
Rent Increase Applications	15	19	18
Utility Separation Applications	0	1	0
Service Reduction Applications	0	1	0

MHPRRB Hearings

The Rent Review Board hearings are held quarterly, on the fourth Wednesday of the month (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. A total of 15 Rent Review Board hearings were held during the reporting period (Table 3).

Table 3 — MHPRRB Meetings (2011 – 2013)

ACTIVITY	YEAR		
	2011	2012	2013
Number of Hearings	6	5	4

Mobile Home Park Rent Control Ordinance Review

On May 7, 2013, your Board directed the Resource Management Agency (RMA) Planning Division and County Counsel to prepare amendments to the Mobile Home Rent Control Ordinance (“Ordinance”) to add a fee mechanism to recover enforcement costs incurred when investigating and resolving violations of the Ordinance. At the same time, your Board also waived its Full Cost Recovery Policy and directed the Planning Division to remove 150 hours of staff time from the calculation of Program Administration Fees for FY 2013-14. These hours were incurred processing the 2012 Country Sunshine Mobile Home Park service reduction application.

Given this direction from the Board of Supervisors, the Planning Division, in conjunction with County Counsel, developed proposed Ordinance amendments, which apply prospectively. The amendment makes the person or entity culpable for an Ordinance violation(s) responsible for the County’s enforcement costs associated with that case rather than distribute this cost across all mobile home parks.

On May 6, 2014 the Ventura County Board of Supervisors adopted a text amendment to the Ordinance (Case No. PL13-0182) to authorize the following: (1) the establishment of an enforcement cost recovery provision; (2) the codification of the Ordinance into the Ventura County Code as Division 8, Chapter 10; and, (3) the correction of minor clerical and typographical edits. This text amendment became effective on June 5, 2014.

Program Administration Fee

In May 2013, the Ventura County Board of Supervisors increased the Program Administration Cost that is charged to Mobile Home Park Owners and Mobile Home Park Tenants, which is effective during the 2014-2017 time period. The 2014-2017 annual total per space cost is \$24.60. The 2010-2013 annual total space cost increased from \$17.48 to \$24.60 (73% share paid by Mobile Home Park Owners and 27% share paid by Mobile Home Park Tenants). The Program Administration Fee fluctuates over the years since it is proportionate to the mobile home park services provided by Planning staff over a three year period. Thus, the program costs are categorized as either being related to or supportive of mobile home park tenants or mobile home park owners. The Program Administrative Fees have been as high as

\$27.00 and as low as \$6.00 in the past. The new Program Administration Fee is adopted with the Planning Division Fee Schedule by the Board of Supervisors on a tri-annual basis.

Decontrolled Spaces

Effective April 21, 1992, the Ordinance was amended to allow the lesser of 15% or a \$50 rent increase, and then amended again 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. However, a decontrol cannot be applied when the following occurs: (1) the existing tenant acquires a replacement mobile home dwelling unit and locates the replacement in the same space at the mobile home park; or (2) when there is a transfer of a mobile home dwelling unit by a tenant to any joint tenant or family relative (Section 81005 (c)(1) of Ordinance No. 4462).

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 1432 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 (2011-2013)

YEAR	NUMBER OF DECONTROLLED SPACES
2011	36
2012	54
2013	52
TOTAL	142

Mobile Home Park Rent Ranges

Of the mobile home parks that requested a rent increase during the reporting period, the Ventura Oaks Mobile Home Park had the lowest rent range (\$167.71-\$692.09/month) with no decontrolled spaces. The Ojai Oaks Village had the highest rent range (\$616.78-\$1183.60/month) with 19 decontrolled spaces during the reporting period (see Tables 4 and 5 attached).

Distribution of Mobile Home Parks Countywide

There are a total of 1355 spaces in the County’s 26 mobile home parks (Attachment A – Unincorporated Mobile Home Parks Map). The majority of the mobile home parks in unincorporated Ventura County (18 of 26) are located in Supervisorial District 1; the remaining eight mobile home parks are located in Districts 2, 3, and 5. District 4 has no mobile home parks subject to the Ventura County Rent Control Ordinance. Only the

Oak Haven Mobile Home Park, located in District 1, is entirely exempt from the Ordinance due to its date of construction having occurred after 1982 (Section 81002 (b) – Exemptions of Ordinance No. 4462).



County of Ventura, Resource Management Agency, Planning Division
Mobilehome Park Rent Review Board
Table 5: Rent Range 2011-2013

08/25/2014

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
2011			
Ojai Villa	70 BALDWIN RD, Ventura County Unincorp	\$429.90-715.48	05/01/2011
Meiners Oaks	474 N ARNAZ AV, Ventura County Unincorp	\$256.05-525.12	05/01/2011
Arroyo	9097 N VENTURA AV, Ventura County Unincorp	\$309.7-605.41	06/01/2011
Casitas Springs	8951 NYE RD, Ventura County Unincorp	\$254.79-660.44	08/01/2011
Ventura Oaks	255 BURNHAM RD, Ventura County Unincorp	\$167.71-654.94	08/01/2011
Ojai Valley Estates	1975 MARIKOPA HY, Ventura County Unincorp	\$507.67-775.01	09/01/2011
Country Village	11195 N VENTURA AV, Ventura County Unincorp	\$300.61-585.54	07/01/2011
Mira Valle	1202 LOMA DR, Ventura County Unincorp	\$527.26-801.85	08/01/2011
Ojai Oaks	950 WOODLAND AV, Ventura County Unincorp	\$616.78-1120.07	11/01/2011
El Sereno	1225 S RICE RD, Ventura County Unincorp	\$508.44-746.62	10/01/2011
Del Francia	1075 LOMA DR, Ventura County Unincorp	\$330.23-618.16	10/01/2011
Magnolia	4197 N VENTURA AV, Ventura County Unincorp	\$426.45-695.00	12/01/2011
Villanova	700 VILLANOVA RD, Ventura County Unincorp	\$339.21-505.65	01/01/2012
Fillmore West	1906 OLD TELEGRAPH RD, Ventura County Unincorp	\$275.55-633.87	12/01/2011
Las Encinas	4132 N VENTURA AV, Ventura County Unincorp	\$329.19-580.47	03/01/2012

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
2012			
Ojai Villa	70 BALDWIN RD, Ventura County Unincorp	\$445,38-787.48	05/01/2012
Lake Casitas	25 BURNHAM RD, Ventura County Unincorp	\$226.07-362.54	04/01/2012
Meiners Oaks	474 N ARNAZ AV, Ventura County Unincorp	\$267.34-544.03	05/01/2012
Country Squire	2631 E VENTURA BL, Ventura County Unincorp	\$363.07-468.15	05/01/2012
Arroyo	9097 N VENTURA AV, Ventura County Unincorp	\$320.89-605.41	06/01/2012
Country Sunshine	3735 DUFAU RD, Ventura County Unincorp	\$293.88-354.87	
Ventura Oaks	255 BURNHAM RD, Ventura County Unincorp	\$167.71-654.94	08/01/2012
Casitas Springs	8951 NYE RD, Ventura County Unincorp	\$263.96-670.79	08/01/2012
Country Village	11195 N VENTURA AV, Ventura County Unincorp	\$311.43-606.62	07/01/2012
Mira Valle	1202 LOMA DR, OJAI, CA 93023	\$546.24-1003.88	08/01/2012
Ojai Valley Estates	1975 MARICOPA HY, OJAI, CA 93023	\$525.95-840.98	09/01/2012
Casitas Springs	8951 NYE RD, VENTURA, CA 93001	\$242.86-649.69	
		\$-	
Golden Oaks	1273 S RICE RD, OJAI, CA 93023	\$462.24-703.21	10/01/2012
Del Francia	1075 LOMA DR, OJAI, CA 93023	\$342.12-640.41	10/01/2012
El Sereno	1225 S RICE RD, OJAI, CA 93023	\$526.74-773.50	10/01/2012
Ojai Oaks	950 WOODLAND AV, MIRA MONTE, CA 93023	\$638.98-1160.39	11/01/2012

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
Magnolia	4197 N VENTURA AV, VENTURA, CA 93001	\$441.80-811.25	12/01/2012
Fillmore West	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	\$285.47-656.69	12/01/2012
Villanova	700 W VILLANOVA RD, OJAI, CA 93023	\$345.99-515.76	02/01/2013
Las Encinas	4132 N VENTURA AV, VENTURA, CA 93001	\$335.77-592.08	03/01/2013
Glenview	3438 SIESTA WY, OXNARD, CA 93033	\$397.43-633.65	12/31/2012
2013			
Lake Casitas	25 BURNHAM RD, OAK VIEW, CA 93022	\$230.59-369.79	04/01/2013
Arroyo	9097 N VENTURA AV, VENTURA, CA 93001	\$350.04-617.52	06/01/2013
Ojai Villa	70 W Baldwin RD, Ojai, CA 93023	\$454.29-803.23	05/01/2013
Meiners Oaks	474 N ARNAZAV, OJAI, CA 93023	\$272.69-554.91	05/01/2013
Ventura Oaks Lodge	255 BURNHAM RD, OAK VIEW, CA 93022	\$199.61-692.09	08/01/2013
Country Squire	2631 E Ventura BL, Oxnard, CA 93036	\$370.33-468.15	05/01/2013
Mira Valle	1202 LOMA DR, OJAI, CA 93023	\$557.16-1023.96	08/01/2013
Country Village	11195 N VENTURA AV, OJAI, CA 93023	\$317.66-669.40	07/01/2013
Ojai Valley Estates	1975 MARICOPA HIGHWAY, OJAI, CA 93023	\$536.47-857.80	09/01/2013
Golden Oaks	1273 S RICE RD, OJAI, CA 93023	\$471.49-742.81	10/01/2013
EI Sereno	1225 S RICE RD, OJAI, CA 93023	\$552.91-790.29	10/01/2013
Casitas Springs	8951 NYE RD, VENTURA, CA 93001	\$247.72-662.68	10/01/2013

<u>Park Name</u>	<u>Park Address</u>	<u>Total Space Rent Range</u>	<u>Rent Effective Date</u>
Ojai Oaks	950 WOODLAND AV, MIRA MONTE, CA 93023	\$651,76-1183,60	11/01/2013
Del Francia	1075 LOMA DR, OJAI, CA 93023	\$348,95-653,22	10/01/2013
Magnolia	4197 N VENTURA AV, VENTURA, CA 93001	\$450,64-827,48	12/01/2013
Fillmore West	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	\$291,18-669,82	12/01/2013
Villanova	700 W VILLANOVA RD, OJAI, CA 93023	\$352,91-526,08	02/01/2014
Lake Castias	25 BURNHAM RD, OAK VIEW, CA 93022	\$235,20-377,19	04/01/2014



County of Ventura, Resource Management Agency, Planning Division

09/26/2014

Mobilehome Park Rent Review Board

Table 4: Decontrolled Rents 2011-2013

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Nos.</u>	<u>Decontrolled Rents</u>	<u>No. of Spaces in Park</u>
2011					
Ojai Villa	70 BALDWIN RD, Ventura County Unincorp	2	11 72	599.78 666.40	179
Meiners Oaks	474 N ARNAZ AV, Ventura County Unincorp	0			25
Arroyo	9097 N VENTURA AV, Ventura County Unincorp	4	3 11 12 22	404.88 509.34 448.13 521.16	40
Castias Springs	8951 NYE RD, Ventura County Unincorp	0			35
Ventura Oaks	255 BURNHAM RD, Ventura County Unincorp	0			60
Ojai Valley Estates	1975 MARICOPA HY, Ventura County Unincorp	6	17 27 33 50 54 76	721.00 627.40 686.57 652.52 665.07 677.42	90
Country Village	11195 N VENTURA AV, Ventura County Unincorp	0			24

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Nos.</u>	<u>Decontrolled Rents</u>	<u>No. of Spaces in Park</u>
2011					
Mira Valle	1202 LOMA DR, Ventura County Unincorp	14	1 14 16 21 23 32 37 49 52 54 60 77 105 121	703.59 718.47 648.72 715.01 717.32 667.59 694.30 674.43 749.17 747.49 698.88 732.42 801.85 689.58	132
Ojai Oaks	950 WOODLAND AV, Ventura County Unincorp	1	1	764.21	125
El Sereno	1225 S RICE RD, Ventura County Unincorp	1	19	584.97	90
Del Francia	1075 LOMA DR, Ventura County Unincorp	1	30	617.95	73
Magnolia	4197 N VENTURA AV, Ventura County Unincorp	4	17 79 83 52	484.74 527.65 527.65 517.27	113
Villanova	700 VILLANOVA RD, Ventura County Unincorp	0			24
Fillmore West	1906 OLD TELEGRAPH RD, Ventura County Unincorp	0			33

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Deccontrolled Spaces</u>	<u>Deccontrolled Space Nos.</u>	<u>Deccontrolled Rents</u>	<u>No. of Spaces in Park</u>
2011					
Las Encinas	4132 N VENTURA AV, Ventura County Unincorp	3	3 39 65	507.59 513.02 559.65	65
2012					
Ojai Villa	70 BALDWIN RD, Ventura County Unincorp	10	46 47 55 80 108 110 121 140 157 164	601.22 626.61 543.43 724.58 787.48 585.10 655.17 660.14 557.24 610.37	179
Lake Castias	25 BURNHAM RD, Ventura County Unincorp	1	26	349.87	41
Meiners Oaks	474 N ARNAZ AV, Ventura County Unincorp	1	10	321.28	25
County Squire	2631 E VENTURA BL, Ventura County Unincorp	3	6 11 23	424.76 435.53 424.76	27
Arroyo	9097 N VENTURA AV, Ventura County Unincorp	1	4	523.06	40
County Sunshine	3735 DUFAU RD, Ventura County Unincorp	0			8
Ventura Oaks	255 BURNHAM RD, Ventura County Unincorp	0			60

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Nos.</u>	<u>Decontrolled Rents</u>	<u>No. of Spaces in Park</u>
2012					
Casitas Springs	8951 NYE RD, Ventura County Unincorp	2	29 32	339.64 431.29	38
Country Village	11195 N VENTURA AV, Ventura County Unincorp	0			25
Mira Valle	1202 LOMA DR, OJAI, CA 93023	6	23 67 80 108 109 123	717.23 601.14 631.83 602.49 726.00 675.00	132
Ojai Valley Estates	1975 MARICOPA HY, OJAI, CA 93023	5	9 16 18 42 86	649.84 646.84 649.84 840.98 670.10	90
Casitas Springs	8951 NYE RD, VENTURA, CA 93001	0			
Golden Oaks	1273 S RICE RD, OJAI, CA 93023	4	54 58 87 88	549.01 551.26 570.09 571.52	102
Del Francia	1075 LOMA DR, OJAI, CA 93023	2	51 52	501.74 492.94	74

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Deccontrolled Spaces</u>	<u>Deccontrolled Space Nos.</u>	<u>Deccontrolled Rents</u>	<u>No. of Spaces in Park</u>
2012					
El Sereno	1225 S RICE RD, OJAI, CA 93023	6	12 40 78	628.85 640.02 754.29	90
			84 85 89	639.42 638.79 669.94	
Ojai Oaks	950 WOODLAND AV, MIRA MONTE, CA 93023	10	3 4 18 41 42 61 67 68 81 9	821.44 793.44 701.83 764.06 766.89 967.69 764.06 776.69 1041.66 854.61	125
Magnolia	4197 N VENTURA AV, VENTURA, CA 93001	1	33	492.99	114
Fillmore West	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	0			33
Villanova	700 W VILLANOVA RD, OJAI, CA 93023	0			24
Las Encinas	4132 N VENTURA AV, VENTURA, CA 93001	1	65	559.65	65
Glenview	3438 SIESTA WY, OXNARD, CA 93033	1	3456	500.00	26
2013					

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Deccontrolled Spaces</u>	<u>Deccontrolled Space Nos.</u>	<u>Deccontrolled Rents</u>	<u>No. of Spaces in Park</u>
2013					
Lake Castas	25 BURNHAM RD, OAK VIEW, CA 93022	1	26	349.87	41
Arroyo	9097 N VENTURA AV, VENTURA, CA 93001	2	2 35	444.51 519.29	40
Ojai Villa	70 W Baldwin RD, Ojai, CA 93023	9	1 36 45 76 93 149 159 163 169	557.24 560.40 560.40 687.72 546.05 736.83 764.88 772.67 621.03	179
Meiners Oaks	474 N ARNAZ AV, OJAI, CA 93023	0			25
Ventura Oaks Lodge	255 BURNHAM RD, OAK VIEW, CA 93022	0			4
Country Squire	2631 E Ventura BL, Oxnard, CA 93036	0			26
Mira Valle	1202 LOMA DR, OJAI, CA 93023	9	2 39 87 92 63 12 101 119 93	643.03 643.03 765.00 643.03 711.42 685.26 675.92 635.34 731.96	132
Country Village	11195 N VENTURA AV, OJAI, CA 93023	2	2 24	451.76 669.40	25

<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Nos.</u>	<u>Decontrolled Rents</u>	<u>No. of Spaces in Park</u>
2013					
Ojai Valley Estates	1975 MARICOPA HIGHWAY, OJAI, CA 93023	6	3	738.09	90
			51	732.20	
			63	670.64	
			80	844.81	
			87	691.63	
		88	691.63		
Golden Oaks	1273 S RICE RD, OJAI, CA 93023	5	11	742.81	102
			39	665.18	
			59	536.64	
			69	597.40	
			78	612.93	
El Sereno	1225 S RICE RD, OJAI, CA 93023	6	25	692.75	90
			26	598.74	
			43	665.70	
			74	790.29	
			88	740.10	
		35	614.07		
Casitas Springs	8951 NYE RD, VENTURA, CA 93001	0			35
Ojai Oaks	950 WOODLAND AV, MIRA MONTE, CA 93023	8	8	909.10	125
			12	1006.69	
			17	724.50	
			32	1074.10	
			47	858.97	
			55	835.60	
		113	1097.55		
		114	724.50		
Del Francia	1075 LOMA DR, OJAI, CA 93023	1	33	468.93	74

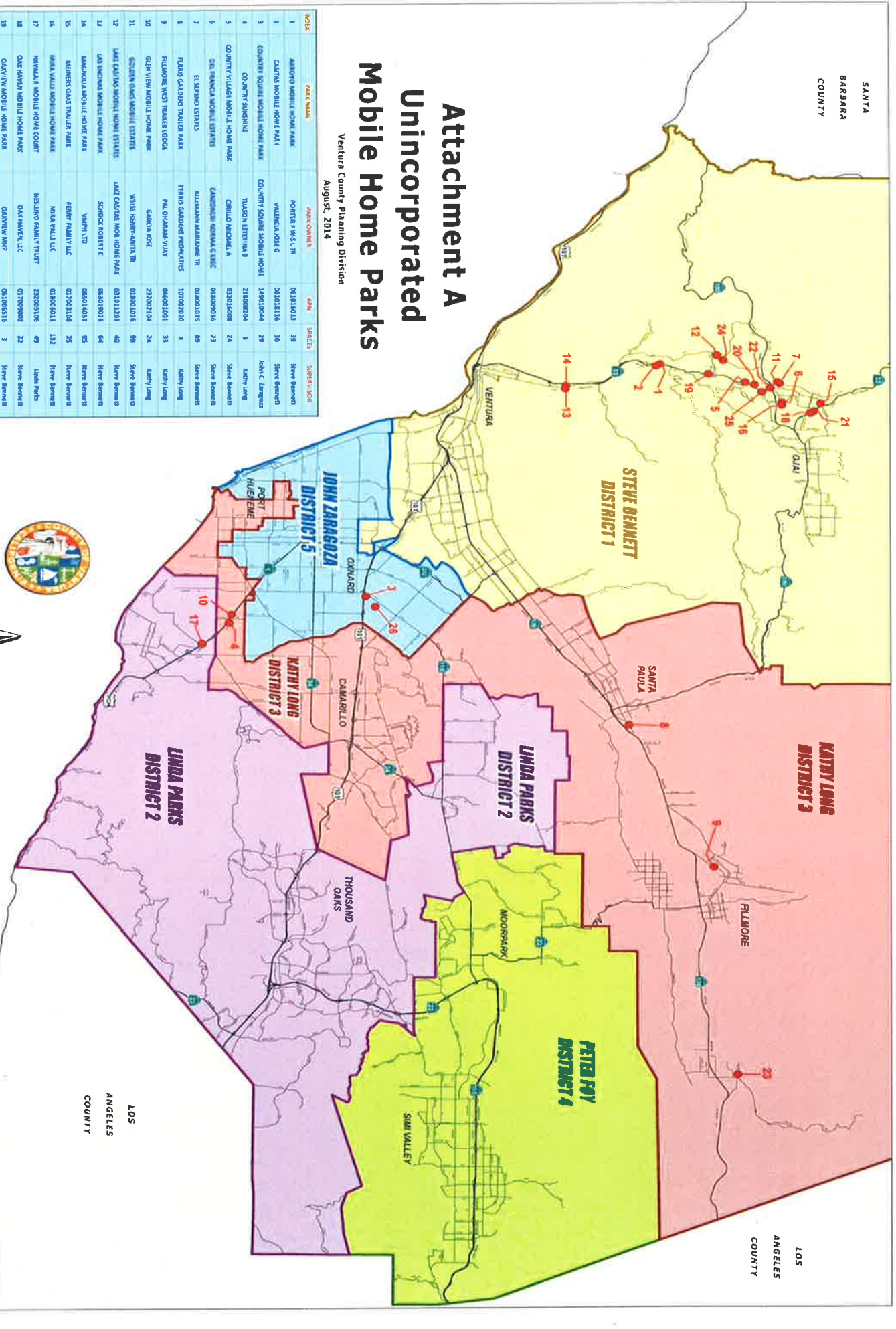
<u>Park Name</u>	<u>Park Address</u>	<u>No. of Decontrolled Spaces</u>	<u>Decontrolled Space Nos.</u>	<u>Decontrolled Rents</u>	<u>No. of Spaces in Park</u>
2013					
Magnolia	4197 N VENTURA AV, VENTURA, CA 93001	3	125 144 162	721.55 725.84 665.23	113
Fillmore West	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	0			33
Villanova	700 W VILLANOVA RD, OJAI, CA 93023	0			15
Lake Castas	25 BURNHAM RD, OAK VIEW, CA 93022	0			41

SANTA BARBARA COUNTY

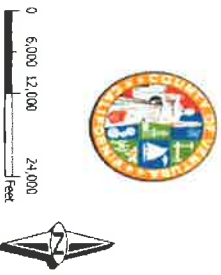
LOS ANGELES COUNTY

Attachment A Unincorporated Mobile Home Parks

Ventura County Planning Division
August, 2014



NOTE	PARK NAME	DATE OWNED	APN	SERIES	SUBDIVISION
1	ARROYO MOBILE HOME PARK	PORTER & WEST, TR	06110101	38	Steve Bennett
2	CANTON MOBILE HOME PARK	VALERIO ROSA G	06102124	36	Steve Bennett
3	COUNTRY SQUARE MOBILE HOME PARK	COUNTRY SQUARE MOBILE HOME	54810044	28	John C. Zaragoza
4	COUNTRY SQUARE	THOMSON ESTERHA 8	22808004	8	Kathy Long
5	COUNTRY VILLAGES MOBILE HOME PARK	CINILLO MORALES A	02301608	24	Steve Bennett
6	DRY TRUCKS MOBILE ESTATES	CANTONIA MOBILE CLUB	02809034	23	Steve Bennett
7	EL SERRANO ESTATES	ALDEMANO MARIANO TR	31700202	4	Steve Bennett
8	FILLMORE GARDENS TRAILER PARK	FRENCH GARDENS PROPERTIES	04601001	33	Kathy Long
9	FILLMORE WEST TRAILER LODGE	PAL DIVAKAR VILAY	22300104	24	Kathy Long
10	GLAY VIEW MOBILE HOME PARK	GARCIA ROSE	01800102	24	Kathy Long
11	GRAND OAKS MOBILE ESTATES	WEST VIEW-KALITA TR	01800102	24	Steve Bennett
12	LAKE CASTLES MOBILE HOME TRAILS	LAKE CASTLES MOB HOME PARK	03101201	40	Steve Bennett
13	LAJAS MOBILE HOME PARK	CHOICE ROBERT C	06301201	64	Steve Bennett
14	MARQUISA MOBILE HOME PARK	VINNY LTD	06801607	95	Steve Bennett
15	MIDWEST OAKS TRAILER PARK	PERRY FAMILY LLC	01700104	25	Steve Bennett
16	MIRA VISTA MOBILE HOME PARK	MIRA VISTA LLC	01800501	132	Steve Bennett
17	MIRAVILLA MOBILE HOME COURT	MESLAMO FAMILY TRUST	22300106	49	Linda Parks
18	OAK HAVEN MOBILE HOME PARK	OAK HAVEN, LLC	01709002	22	Steve Bennett
19	OAKVIEW MOBILE HOME PARK	QUAYLEY HRP	06100615	3	Steve Bennett
20	OLIV OAKS MOBILE HOME PARK	WRITING FAMILY LIMITED PART	02201402	124	Steve Bennett
21	OVAL VALLEY ESTATES	ASTEVY LINDA M	90101207	89	Steve Bennett
22	OVAL VILLAGES MOBILE HOME ESTATES	OVAL VILLAGES MOBILE ESTATES	06202604	128	Steve Bennett
23	PAVIL TRAILER COURT	PETERSON REALTY S	06400100	9	Kathy Long
24	VENTURA OAKS LODGE	QUINCY HAYS LTD	01101207	40	Steve Bennett
25	VILLANOVA TRAILER VILLAGES	HIGH VALLEY VENTURES LLC	03202021	24	Steve Bennett
26	WINDMILLING MOBILE HOME PARK	WINDMILLING TRAIL	14800124	2	John C. Zaragoza



WARNING: THIS MAP WAS PREPARED BY THE PLANNING DIVISION OF VENTURA COUNTY AND IS NOT A LEGAL INSTRUMENT. IT IS FOR INFORMATIONAL PURPOSES ONLY. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.