

EXHIBIT 1

VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM

TRIENNIAL STATUS REPORT
JANUARY 1, 2020 TO DECEMBER 31, 2022



Ventura County Resource Management Agency – Planning Division

Dillan Murray, Mobile Home Park Rent Review Board Staff Administrator
Tricia Maier, Manager – Planning Programs Section
Dave Ward, AICP, Planning Director

Report Prepared: January 2023

Mobile Home Park Rent Review Board Approved: February 8, 2023

TRIENNIAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2020 – December 2022)

Authority

The County of Ventura’s Mobile Home Park Rent Control Ordinance (Ordinance) specifies the Mobile Home Park Rent Review Board (MHPRRB) shall prepare “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) Ordinance No. 4462).

Background

The Ordinance was originally adopted by the Ventura County Board of Supervisors (BOS) 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 MHPRRB and designated it as the body to receive, investigate, and hold hearings on issues related to mobile home park rent stabilization, and to review discretionary rent increases for mobile home spaces subject to the Ordinance.

Since the adoption of the Ordinance, the Ventura County Mobile Home Park Rent Control Program has reviewed approximately 758 annual ministerial rent increase applications, pursuant to Section 81005 (Annual Social Security Cost of Living Adjustment (SSCOLA) Ministerial Rent Increases) of Ordinance No. 4462. Currently, there are approximately 1,368 mobile home spaces in 24¹ mobile home parks subject to rent control in the unincorporated areas of Ventura County.

MHPRRB Members and Staff

Current Board Member	Appointment Date	Term
Richard Francis – Chair	2/5/2013	3/22/2022 – 2/4/2025
Jill Martinez – Vice Chair	7/27/2021	7/27/2021 – 7/26/2024
Henry (Tom) Hundley	6/9/2015	3/22/2022 – 2/4/2025

¹ There are 25 mobile home parks located in the unincorporated Ventura County. One of those mobile home parks was built after the adoption of the 1983 Ordinance and, thus, is entirely exempt from the provisions of the Ordinance pursuant to Section 81002 (b).

Current Board Member	Appointment Date	Term
Brent Rosenbaum	5/19/2015	3/22/2022 – 2/4/2025
John Brooks	12/6/2022	12/6/2022 – 12/5/2025
Staff Member	Title	
Dillan Murray, Associate Planner	Resource Management Agency – Planning (Planning) MHPRRB Staff Administrator	
Tricia Maier, Planning Programs Section Manager	Planning MHPRRB Program Manager	
Dave Ward, AICP	Planning Director	

Past MHPRRB Members²

During the reporting period, Chuck Eskew resigned effective August 17, 2020. In addition, Steve Cass was appointed on July 27, 2021. Mr. Cass resigned effective June 10, 2022.

Mobile Home Park Rent Control Program Applications

Section 81007 Discretionary Rent Increase Applications

During the reporting period, there were no Section 81007 Discretionary Rent Increase Applications submitted to the MHPRRB.

Section 81005 Annual Ministerial SSCOLA Rent Increase Applications

During the three year reporting period, 50 applications for a Section 81005 Annual Ministerial SSCOLA Rent Increase were received and processed by Planning staff. Some mobile home park owners did not apply for annual increases. In some cases, this is because the parks were not subject to the Ordinance (e.g. when the mobile home park owner purchases the coaches and rents them out, the leased coaches are no longer subject to rent control). In other cases, the mobile home park owner chose not to exercise their right to increase the rent collected (See Table 2).

Pursuant to Section 81001 (Definitions) of the Ordinance, the SSCOLA rent adjustment is based on increases in the Consumer Price Index (CPI) 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 CPI is a measure of the average change in prices over time in a fixed market of goods and services. The annual CPI, as determined by the U.S. Bureau of Labor Statistics, ranged from 2.0% to 5.9% over the reporting period.

Pursuant to Section 81005(b) of the Ordinance, an Annual Ministerial SSCOLA space rent increase shall be determined to be the same as the SSCOLA (for values between

² This list only represents those MHPRRB members who resigned during the reporting period.

2% and 8%)³ for the mobile home parks in the unincorporated area, as shown in Table 1 below. For this reason, the minimum increase allowed for this type of rent increase is 2% and the maximum is 8%.

Table 1 – SSCOLA

YEAR	PERCENTAGE
2020	2.00%
2021	2.00%
2022	5.90%

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.

During the reporting period, there was one Service Reduction Application/Petition submitted to the MHPRRB. It is anticipated that the MHPRRB will review this petition in the next reporting period (early 2023).

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, separately billed utility fees and charges may not be included in the rent charged for a 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

³ Lowest is 2%; when the SSCOLA is greater than 8%, the maximum rent increase allowed is 8%.

section of the Ordinance are natural gas or liquid propane, electricity, water, cable television, garbage and refuse service, and sewer service.

Planning staff received no Utility Separation Applications during the reporting period.

Completely New Capital Improvement Rent Increase Applications

Space rent may not be increased to cover completely new capital improvements, as defined in Section 81001 of the Ordinance, unless written consent of a majority of affected spaces in the park is obtained prior to making the expenditure.

Planning staff received no Completely New Capital Improvement Rent Increase Applications during the reporting period.

Table 2 – Mobile Home Park Rent Control Program Applications Submitted

ACTIVITY	YEAR		
	2020	2021	2022
Annual Ministerial SSCOLA Rent Increase Applications	16	17	17
Utility Separation Applications	0	0	0
Service Reduction Applications	0	0	1
Completely New Capital Improvement Application	0	0	0
Discretionary Rent Increase Applications	0	0	0

MHPRRB Hearings

The MHPRRB hearings are held quarterly, typically on the third Wednesday of the month (February, May, August, and November) or as needed, at the Ventura County Government Center, Hall of Administration. Due to the COVID-19 pandemic, and based on the recommendation of the Ventura County Public Health Officer to promote social distancing, the MHPRRB met virtually using teleconference and videoconference formats pursuant to Government Code section 54953, subdivision (e). The MHPRRB met virtually from early 2020 to early 2022 and resumed in-person meetings in May 2022. A total of 14 MHPRRB meetings were held during the reporting period. (See Table 3, below.)

Table 3 – MHPRRB Meetings

ACTIVITY	YEAR		
	2020	2021	2022
Number of Meetings	6	4	4

Mobile Home Park Rent Control Ordinance Review

During the reporting period, no amendments to the Mobile Home Park Rent Control Ordinance were adopted by the Board of Supervisors. However, during this reporting period, three resolutions clarifying procedures related to the Ordinance were adopted (see Table 4).

Table 4 – Adopted Resolutions

Resolution Number	Resolution Description
RRB20-001	A resolution clarifying the applicability of the rent control re-entry calculation (Section 81005(g) of the Ordinance) to mobile home spaces that were previously exempt from rent control and that re-enter a residential rental situation, for any reason not expressly provided in the Ordinance, except as otherwise provided by state or federal law. (8/19/20)
RRB20-002	A resolution clarifying how to implement the rent control re-entry calculation (Section 81005(g) of the Ordinance) when a base rent is unavailable. (8/19/20)
RRB20-003	A resolution clarifying that the method for determining space rent in situations wherein a park owner has purchased a unit, replaced the unit with a new mobile home, and sold the unit to a new buyer, shall follow the rent control re-entry provisions identified in Section 81005(g) of the Ordinance in addition to the decontrol provision identified in Section 81005 (c). (9/23/20)

Program Administration Fee

Section 81008 of the Ordinance states, in pertinent part, “the Board of Supervisors finds that the County incurs certain costs administering this Ordinance. [...] The Board concludes that a fee that bears a reasonable relationship to the services provided is necessary.” Once every three years, the program administration fee is reviewed and adjusted to ensure the costs associated with program administration are recovered.

On June 9, 2020, the fee was changed from \$24.35 per space annually to \$24.41 per space annually. The methodology used to determine the fee is as follows:

- Through the use of billing data, the total number of hours associated with administering the program for the present reporting period is determined;
- The total number of hours associated with administering the program is multiplied by the hourly staff time rate adopted by the Board of Supervisors (BOS) which provides the total cost for administering the program;

- Through the use of permitting data, the total number of spaces subject to rent control are determined;
- Through the use of billing data, the number of staff hours spent administering the program for tenants and the hours spent administering the program for park owners is determined;
- The cost of administering the program is divided by the number of spaces subject to rent control to determine the three-year per space cost of administering the program. The three-year cost is divided by three to determine the annual cost per space;
- The percentage of cost for tenants and park owners is determined by dividing the number of hours attributed to each by the total number of hours staff used to administer the program. For the 2020-2022 reporting period, the percentages were as follows: 36% for residents and 64% for owners (based on the costs of administering the program for the previous 2017-2019 reporting period); and,
- To determine the cost per space for tenants and park owners, the annual per space price is multiplied by the percentages derived for tenants and park owners.

Based on this methodology, the annual program administration cost per space for the next three-year reporting period (2023-2025) has been calculated to be \$20.65. Based on an accounting of staff time expended over the current 2020-2022 reporting period, residents would be responsible for 46% of this fee and park owners responsible for 54%. This new rate is approximately \$4.00 less per space annually though the percentage to be covered by tenants would increase by 10%, leading to an approximately 73 cent annual increase for residents/tenants. These percentages and the reduced program fee will be presented to the Board of Supervisors for inclusion in the Fee Schedule to be adopted by the Board of Supervisors as part of the Fiscal Year 2023-24 budget.

Decontrolled Spaces

Decontrol of a space occurs when a coach transfers ownership from one private tenant/owner to another private tenant/owner, excluding park-owned spaces transferred to private tenants/owners. At the time of decontrol, the park owner may increase the rent 15% of the average space rent in their park or \$72.00, whichever is less. Approximately 1,809 spaces have been decontrolled since December 1989. Table 5 below provides a summary of decontrolled spaces during the reporting period.

Table 5 – Decontrolled Spaces

YEAR	NUMBER OF DECONTROLLED SPACES
2020	44
2021	41
2022	38
TOTAL	123

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 (\$231.08-\$801.23/month). The Ojai Oaks Village had the highest rent range (\$815.01-\$1,480.40/month) during the reporting period.

Distribution of Mobile Home Parks Countywide

There are a total of approximately 1,390 spaces in the County’s 25 mobile home parks (Attachment 1). The majority of the mobile home parks in unincorporated Ventura County (18 of 25) are located in Supervisorial District 1; the remaining seven mobile home parks are located in Districts 3 and 5. Districts 2 and 4 have 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).

Attachments:

Attachment 1 – Map of Mobile Home Parks in the Unincorporated Area

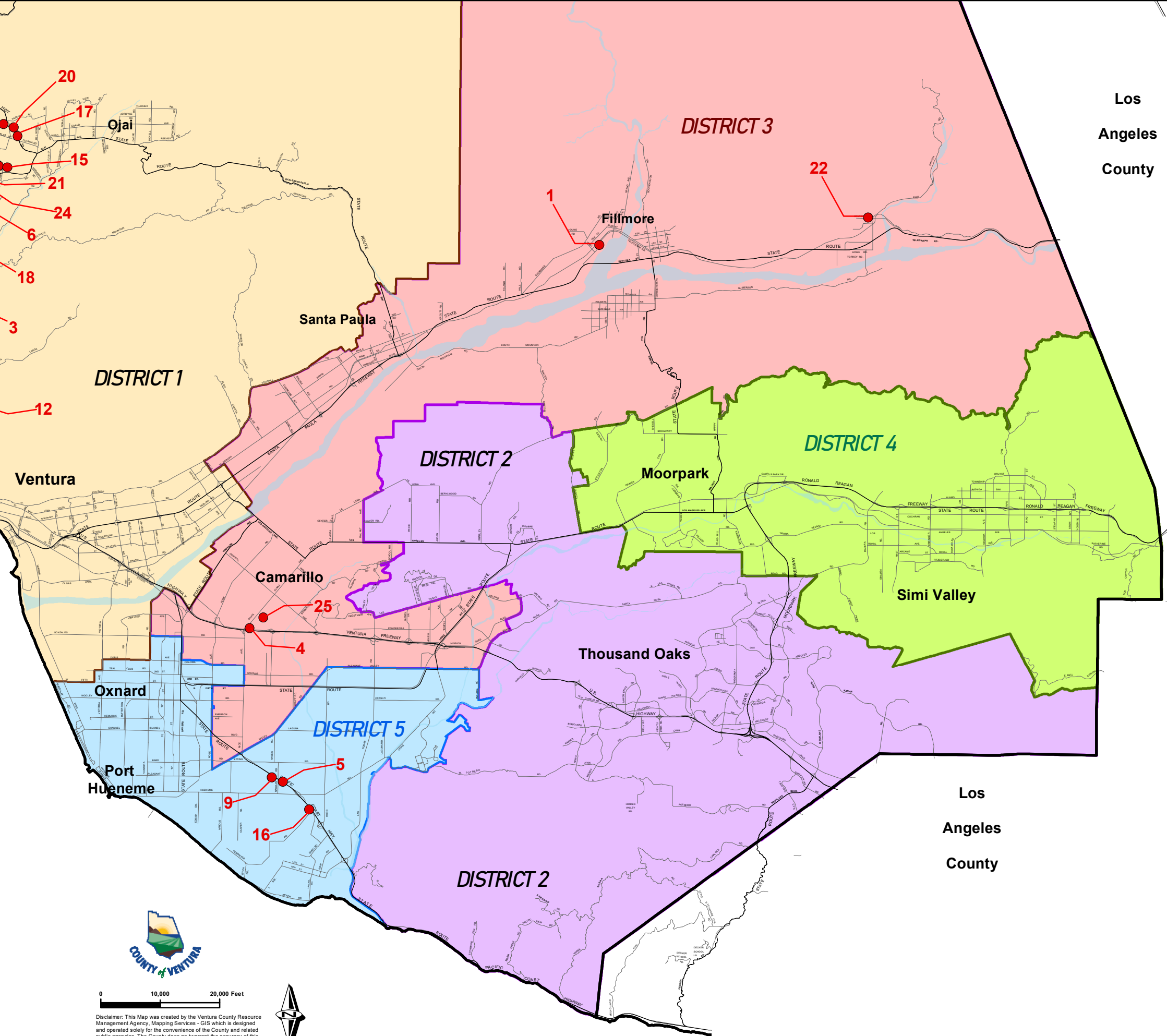
Santa
Barbara
County

Los
Angeles
County

Unincorporated Mobile Home Parks

Ventura County Planning Division
July, 2022

INDEX	PARK NAME	ADDRESS	APN	SPACES
1	ALTURAS FILLMORE MOBILE HOME PARK	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	046001001	33
2	ARROYO MOBILE HOME PARK	9097 N VENTURA AVE, VENTURA, CA 93001	061016013	40
3	CASITAS MOBILE HOME PARK	8951 NYE RD, VENTURA, CA 93001	61018126	36
4	COUNTRY SQUIRE MOBILE HOME PARK	2631 E VENTURA BLVD, OXNARD, CA 93036	149010044	27
5	COUNTRY SUNSHINE	3735 DUFALU RD, OXNARD, CA 93033	218008204	8
6	COUNTRY VILLAGE MOBILE HOME PARK	11195 N VENTURA AVE, OJAI, CA 93023	032016008	25
7	DEL FRANCIA MOBILE ESTATES	1075 LOMA DR, OJAI, CA 93023	018009036	73
8	EL SERENO ESTATES	1225 S RICE RD, OJAI, CA 93023	018001025	90
9	GLENVIEW MOBILE HOME PARK	3438 SIESTA WAY, OXNARD, CA 93033	232002104	25
10	GOLDEN OAKS MOBILE ESTATES	1273 S RICE RD, OJAI, CA 93023	018001026	99
11	LAKE CASITAS MOBILE HOME ESTATES	25 BURNHAM RD, OAK VIEW, CA 93022	031011201	41
12	LAS ENCINAS MOBILE HOME PARK	4132 N VENTURA AVE, VENTURA, CA 93001	063019026	65
13	MAGNOLIA MOBILE HOME PARK	4197 N VENTURA AVE, VENTURA, CA 93001	063014057	114
14	MEINERS OAKS TRAILER PARK	474 N ARNAZ ST, OJAI, CA 93023	017003108	25
15	MIRA VALLE MOBILE HOME PARK	1202 LOMA DR, OJAI, CA 93023	018005011	132
16	NAVALAIR MOBILE HOME COURT	4456 NAVAL AIR RD, OXNARD, CA 93033	232005106	43
17	OAK HAVEN	1885 MARICOPA HWY, OJAI, CA 93023	017009002	22
18	OAKVIEW MOBILE HOME PARK	246-248 BUNDREN ST, OAK VIEW, CA 93022	061006516	3
19	OJAI OAKS MOBILE HOME PARK	950 WOODLAND AVE, OJAI, CA 93023	032014044	125
20	OJAI VALLEY ESTATES	1975 MARICOPA HWY, OJAI, CA 93023	901013007	90
21	OJAI VILLA MOBILE HOME ESTATES	70 BALDWIN RD, OJAI, CA 93023	032026604	179
22	PIRU TRAILER COURT	3863 E CENTER ST, PIRU, CA 93040	056003002	9
23	VENTURA OAKS LODGE	255 BURNHAM RD, OAK VIEW, CA 93022	031011207	60
24	VILLANOVA MOBILE HOME PARK	700 W VILLANOVA RD, OJAI, CA 93023	033028023	24
25	WONDERLAND MOBILE HOME PARK	2724 FRIEDRICH RD, OXNARD, CA 93036	149003218	2



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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.