



# Ventura County Mobile Home Park Rent Review Board February 21, 2024 Meeting Agenda

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

**Wednesday, February 21, 2024 at 1:00 p.m.**

All interested persons are invited to attend and be heard at a public meeting to be held by the Ventura County Mobile Home Park Rent Review Board (RRB) at the date and time noted above at the Ventura County Government Center, Hall of Justice, 800 S. Victoria Avenue, Ventura, CA 93009, Pacific Conference Room.

## **AGENDA**

Consideration will be given only as noted to the following:

1. **Call to Order**
2. **Roll Call and Determination of a Quorum**
3. **Pledge of Allegiance to the Flag of the United States of America**
4. **Public Comment on Concerns within the Authority of the County Rent Control Ordinance**  
This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Rent Review Board. Speakers wishing to address the Board shall be allowed a maximum of five minutes for their comments. The Board is prohibited from taking action on any item that is not part of the printed and published agenda.
5. **Approval of Minutes**  
RRB Meeting held on November 15, 2023
6. **Comments from Rent Review Board Members**
7. **Comments from Planning Staff**
8. **Meeting Adjournment**

**Next regularly scheduled meeting:** Wednesday, May 22, 2024 at 1:00 p.m.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, staff, at 805-654-5042 or [Dillan.Murray@Ventura.org](mailto:Dillan.Murray@Ventura.org). Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



# Ventura County Mobile Home Park Rent Review Board November 15, 2023 **Draft** Meeting Minutes

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**Note: The following is a summary of actions taken by the Rent Review Board (RRB) at their public hearing and not a verbatim transcription.**

1. 1:03 P.M. HEARING CALLED TO ORDER  
By Chair Hundley

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present: Tom Hundley, Chair  
John Brooks, Vice Chair  
Richard Francis  
Brent Rosenbaum  
Jill Martinez

Board Members Absent: None

County Staff Present: Dillan Murray, Associate Planner  
Tricia Maier, Planning Programs Manager

3. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

4. PUBLIC COMMENT ON CONCERNS WITHIN THE AUTHORITY OF THE COUNTY RENT CONTROL ORDINANCE

None

5. APPROVAL OF MINUTES

Board Member Martinez made a motion to approve the August 23, 2023, meeting minutes. Board Member Brooks seconded the motion. Motion passed 3-0 (Board Members Francis and Rosenbaum abstained).

6. APPROVAL OF 2024 MEETING SCHEDULE

Staff identified the following dates as the 2024 meeting schedule of the RRB:

February 21, 2024

May 22, 2024

August 21, 2024

November 13, 2024

Board Member Rosenbaum made a motion to approve the 2024 meeting schedule of the RRB as presented. Board Member Martinez seconded the motion. Motion passed 5-0.

7. RECEIVE A PRESENTATION ON RECENTLY ADOPTED REVISIONS TO THE MOBILE HOME PARK RENT CONTROL ORDINANCE

**Presentation by Staff:**

Dillan Murray, staff, provided a PowerPoint presentation outlining the background and content of recently adopted revisions to the Mobile Home Park Rent Control Ordinance.

The adopted amendments accomplish the following:

1) Long Term Leases. The Rent Control Ordinance exempts certain mobile home park spaces subject to a long-term lease from rent control regulations (section 81002). The amendments revise the existing exemption for long-term leases that provide for more than a 12-month tenancy to more closely align with state law. As a result, any long-term lease executed or amended prior to October 26, 2023 will exempt the affected mobile home space from rent control until the lease expires. For any long-term lease executed or amended on or after October 26, 2023, space rent increases will be subject to the Rent Control Ordinance.

2) New Park Construction. The Rent Control Ordinance exempts certain mobile home parks from rent control regulations due to their date of construction (section 81002). The amendments revise the existing exemption for new park construction to more closely align with state law. As a result, new mobilehome park construction, as defined in state law, is now exempt from rent control regulations for a period of 15 years from the date upon which certain conditions are met. This has the practical effect of bringing Oak Haven Mobile Home Park located at 1885 Maricopa Highway, Ojai, CA into Ventura County's rent control regulations.

3) Additional non-substantive and typographical revisions.

**Discussion and Deliberation:**

Board Member Martinez expressed her appreciation for the amendments.

Board Member Brooks noted his preference that the Mobile Home Park Rent Control Ordinance amendments provided more authority to compensate park residents who are involved in a service reduction petition for their time.

8. COMMENTS FROM BOARD MEMBERS

Board Member Brooks inquired about visiting Oak Haven Mobile Home Park. Dillan Murray, staff, noted that no site visit was planned for the full Board; however, individual Board Members could contact park management to schedule a site visit on their own, if desired.

Chair Hundley thanked the Board of Supervisors for more closely aligning the County's Rent Control Ordinance with the State of California mobilehome park regulations.

9. COMMENTS FROM PLANNING STAFF

Dillan Murray, staff, reported that the Planning Division approved 17 ministerial rent increase applications at mobilehome parks to date in 2023.

Next, Mr. Murray reported that the Social Security Administration published the 2024 Cost of Living Adjustment in mid-October. For 2024, the COLA will be 3.2%, which corresponds to the maximum allowable ministerial rent increase for mobile home parks in Ventura County.

Finally, Mr. Murray reported that Planning Division staff is in the process of verifying all 8 senior mobile home parks have a majority of senior residents. This is required to be done every 2 years to ensure this source of affordable housing stock is being maintained.

10. ADJOURNMENT

The next hearing of the RRB will be held Wednesday, February 21, 2024 at 1:00 p.m. At 1:20 p.m., the RRB was adjourned.

\_\_\_\_\_  
Chair  
Mobile Home Park Rent Review Board

ATTEST:

\_\_\_\_\_  
Dillan Murray, Staff Coordinator

\_\_\_\_\_  
Date