

## RENT REVIEW BOARD

For City Clerk's Use:

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**APPROVED**

☐

**DENIED**

Reso No. RRB \_\_\_\_\_

File No. \_\_\_\_\_

Ord No. RRB \_\_\_\_\_

**Agenda Item No.:6**

**Date: April 6, 2011**

**TO:** Honorable Chairman and Members of the Rent Review Board

**FROM:** Roni Keiser, Housing Division Manager

**SUBJECT:** Short-Form Rent Increase Application for Casa de Amigos Mobilehome Park

### **RECOMMENDATION:**

- Consider the short-form rent increase application submitted by Casa de Amigos Mobilehome Park.
- If approved, adopt Rent Review Board Resolution No. 2011-01 granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 1.045% (an average of \$5.89) for the period of June 30, 2009, to June 30, 2010.

### **INTRODUCTION:**

Casa de Amigos has filed a Short-Form Rent Increase Application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

### **THE RENT INCREASE APPLICATION:**

Casa de Amigos is a Senior Park located at 1751 W. Citracado Parkway, and has a total of 138 spaces. There are 50 spaces subject to rent control. The other 88 spaces include a rental unit and spaces that are subject to long-term leases.

Casa de Amigos is a Senior Park located at 1751 W. Citracado Parkway. Common facilities include a clubhouse with a book and video library, a billiard room and exercise room. The Park also provides a year-round heated pool and Jacuzzi, free laundry facilities and a shuffleboard court.

### **PARK OWNER'S REQUEST:**

Under the short-form policy guidelines, the Park owner is requesting an increase of seventy-five percent (75%) of the change in the Consumer Price Index (CPI) covering the period of June 30, 2009, to June 30, 2010. The average increase requested is \$5.89, per space, per month, which is 1.045% increase. The current average monthly base rent of the spaces subject to the application is approximately \$563.94.

**RESIDENT MEETING AND COMMENTS:**

All residents affected by this request were invited to attend a meeting in their clubhouse on March 8, 2011. The meeting was attended by five residents, the management staff for Casa de Amigos, and City staff. There were no issues discussed by the residents; there was some discussion regarding the sign-in protest process if a resident is unable to attend the hearing on April 6, 2011. Also, there was some discussion regarding the City of Escondido Rent Subsidy Program and information on this program was provided for the residents. Although the residents were asked if anyone wanted to volunteer to serve as the resident representative for the short-form rent increase process at the meeting, there were no volunteers.

In Casa de Amigos, there are currently four residents participating in the City of Escondido Rent Subsidy Program.

The last rent increase for the Park was granted in January of 2009 for an average amount of \$22.87 per space per month covering an 18 month period of consideration.

**CODE INSPECTION REPORT:**

An inspection of Park's common areas by the City's Code Enforcement Division was completed on March 15, 2011. There were no health and safety code issues noted on the report. A copy of the report is attached at "Exhibit A".

**ADDITIONAL FACTORS AFFECTING THE APPLICATION:**

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Roni Keiser", with a stylized flourish at the end.

Roni Keiser,  
Housing Division Manager



**DATE: March 21, 2011**

**TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD**

**FROM: BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER**

**SUBJECT: CASA DE AMIGOS MOBILEHOME ESTATES**

Casa de Amigos Mobilehome Estates was inspected on March 15, 2011, with the lighting inspection conducted the morning of March 17, as a result of an application for rent increase having been filed. There were no violations found during either inspection and the report is attached.

A resident meeting was held on March 8, 2011 (attended by five residents) and there were no health and safety concerns raised. In addition, there was no resident representative identified or present at the inspection.

There were no resident complaints and no open code enforcement cases in this park during the past year.

CC: Barbara Redlitz, Director of Community Development  
Michelle Henderson, Rent Control Administration



March 22, 2011

**MOBILEHOME PARK RENT CONTROL**  
**CODE ENFORCEMENT INSPECTION REPORT**

**Park Name:** Casa de Amigos Mobilehome Estates  
1751 W. Citracado Pkwy.  
Escondido, CA 92029

**Park Owner:** Jeffrey H. Johnston  
846 Roaring Fork Rd.  
Aspen, CO 81612

**Park Manager:** Paul Williams      **Phone:** (760) 746-3971

**Inspection Dates:** 03/15/11      **Inspectors:** S. Moore/A. Bates

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25; the Escondido Zoning Code, Article 45; and the Escondido Municipal Code. This inspection report only addresses health and safety issues that are related to the common facilities and areas in the mobile home park for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

No violations found.

**Areas of the park needing illumination per 25 CCR 1108**  
**(Lighting Inspection: 03/17/11)**

No lighting violations found.

RESOLUTION NO. RRB 2011-01

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD  
MAKING FINDINGS AND GRANTING A RENT  
INCREASE FOR CASA DE AMIGOS  
MOBILEHOME PARK

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a Short-Form Rent Increase Application ("Application") pursuant to Section 12 of the Rent Review Board Guidelines was filed on February 16, 2011, by Heather Woolsey, the Owner's representative of Casa de Amigos Mobilehome Park ("Park"), located at 1751 W. Citracado in Escondido. The Application applies to 50 of the 138 spaces; and

WHEREAS, this is the tenth rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the Board in January 2009 and adopted by Rent Review Board Resolution 2009-01. The increase affected 57 spaces; the average increase was \$22.87 per space; and

WHEREAS, the current average monthly space rent is \$563.94 for the 50 spaces subject to rent control. The owner requested a rent increase in the amount of seventy-

five (75%) of the change in the Consumer Price Index (CPI) for the period June 30, 2009, through June 30, 2010, in accordance with the Rent Review Board short-form policy guidelines. The Application estimated this amount to be an average of \$5.89 (1.045%) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on March 15, 2011, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed and there were no health and safety code violations noted; and

WHEREAS, on April 6, 2011, the Board held its public hearing and after an initial presentation of the staff report, the Board invited testimony from Park ownership, the residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 1.045%, an average of \$5.89 per space, per month, for the 50 spaces which are subject to a rent control.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony

presented, and has considered the facts as outlined in the Short-Form Guidelines ("Guidelines").

3. That following the Guidelines, an increase based on seventy-five percent (75%) of the change in the CPI for San Diego County from June 30, 2009, through June 30, 2010, would amount to 1.045%, which averages \$5.89 per space, per month, for the 50 spaces that are subject to rent control.

4. That the Board concluded that an increase of \$5.89 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the Increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.