

DATE: October 7, 2010

TO: Chairman and Members of the Manufactured Home Fair Practices Commission

FROM: Neighborhood Services Department

SUBJECT: ADOPTION A OF RESOLUTION APPROVING THE  
2010 SPACE RENT CEILINGS FOR MIRA MAR MOBILE COMMUNITY

#### SYNOPSIS

Staff recommends that the Manufactured Home Fair Practices Commission adopt a resolution approving the 2010 Space Rent Ceilings for Mira Mar Mobile Community.

#### BACKGROUND

The Manufactured Home Fair Practices (MHFP) Ordinance was originally adopted by the Oceanside City Council on September 12, 1984, and was codified as Chapter 16B of the Oceanside City Code. The space rent limitations provided by the ordinance became effective January 1, 1985.

#### ANALYSIS

An Annual Permissive Adjustment application for Mira Mar Mobile Community was filed with the City Clerk on September 7, 2010. The application was declared complete by staff on September 27, 2010.

The current space rent ceiling is the rent authorized by this Commission for the park owners to collect through June 30, 2010. The Ordinance provides that park owners are entitled to an annual permissive adjustment of gross space rent equal to the lesser of 8 percent or 75 percent of the percentage increase in the Consumer Price Index (CPI) for the applicable calendar year. The CPI percentage increase reported by the Bureau of Labor Statistics for all items for San Diego County in 2009 is zero percent. As such, zero percent is the factor for calculating the Annual Permissive Adjustment effective July 1, 2010, resulting in no increase in the space rent ceilings.

**FISCAL IMPACT**

If approved by the Commission, the Annual Permissive Adjustment will result in no increase per space, per month, for all regulated spaces.

**CONCLUSION**

Staff recommends that the Manufactured Home Fair Practices Commission adopt a resolution approving the 2010 Space Rent Ceilings for all regulated spaces in Mira Mar Mobile Community, according to the following findings and decision.

**FINDINGS:**

- A) The subject park is within the jurisdiction of the City.
- B) The subject park has registered as required by the Ordinance.
- C) The percentage increase for the purpose of calculating the Annual Permissive Adjustment is 0 percent.

**DECISION**

- 1. Because there was no increase in the space rent for 2009, the space rent per month for all non-exempt month-to-month spaces in Mira Mar Mobile Community shall remain the same and not be increased through June 30, 2011.
- 2. No rent increase shall be effective at any given park unless and until the park is in compliance with all the requirements of Chapter 16B of the Oceanside City Code, including passing a health and safety inspection conducted by the City Building Department and the park owner's issuance of a 90-day notice to residents regarding the rent increase.
- 3. Nothing herein shall authorize any increase or change in any rent or other charge imposed on the residents not in compliance with State Law.

**PREPARED BY:**

**SUBMITTED BY:**

---

ANGELA HANIFIN,  
Housing Program Manager,  
Neighborhood Services Department

---

MARGERY M. PIERCE,  
Director,  
Neighborhood Services Department