

DATE: April 2, 2009

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

FROM: Neighborhood Services Department

SUBJECT: ADOPTION OF RESOLUTIONS APPROVING ANNUAL PERMISSIVE RENT ADJUSTMENTS

SYNOPSIS

Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving annual permissive space rent adjustments for the following mobile home parks:

1. Cavalier Mobile Estates
2. El Camino 76 Mobile Estates
3. Laguna Vista Mobile Estates
4. Lamplighter Oceanside
5. La Salina Mobile Village
6. Mira Mar Mobile Community
7. Mission View Manor
8. Mission View West
9. Oceanview Trailer Park
10. Pacific Trailer Park
11. Rancho Calevero Mobile Home Park
12. Rancho San Luis Rey Mobile Home Park
13. Royal Palms Trailer Park
14. Sandy Shore Trailer Park
15. Terrace Gardens
16. Trico Mobile Estates
17. Westwinds Mobile Lodge

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 each of the above parks was filed with the City Clerk on or before November 12, 2008. The applications were declared complete by staff on March 11, 2009.

The current space rent ceiling is the rent authorized by this Commission for the park owners to collect through June 30, 2009. The Consumer Price Index (CPI) percentage increase reported by the Bureau of Labor Statistics for all items for San Diego County in 2007 is 3.9 %. Pursuant to the Ordinance, the lesser of 8% or 75% of the percentage increase in the CPI shall be the factor for calculating the Annual Permissive Adjustment (75% of 3.9% = 2.93%). Therefore, 2.93% is the factor for calculating the Annual Permissive Adjustment effective July 1, 2009.

FISCAL IMPACT

If approved by the Commission, the Annual Permissive Adjustment will result in an increase of 2.93% per space, per month, for all regulated spaces.

CONCLUSION

Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving Annual Permissive Adjustments for all regulated spaces in the mobile home parks listed above, according to the following findings and decision.

FINDINGS:

- A) The subject parks are within the jurisdiction of the City.
- B) The subject parks have registered as required by the Ordinance.
- C) The percentage increase for the purpose of calculating the Annual Permissive Adjustment is 2.93%.

DECISION

1. The space rent per month for all month-to-month spaces shall be increased by 2.93% effective July 1, 2009.
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:

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