



DATE: April 7, 2011

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

FROM: Neighborhood Services Department

SUBJECT: ADOPTION OF RESOLUTIONS APPROVING THE 2011 SPACE RENT CEILINGS

SYNOPSIS

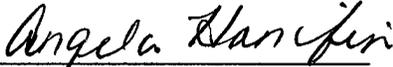
Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving the 2011 Space Rent Ceilings for the following mobile home parks:

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

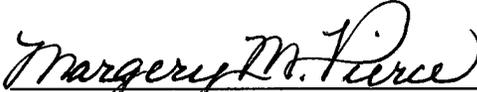
**DECISION**

1. The space rent per month for all month-to-month spaces shall be increased by 0.98 percent effective July 1, 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:**

  
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ANGELA HANIFIN,  
Housing Program Manager,  
Neighborhood Services Department

**SUBMITTED BY:**

  
\_\_\_\_\_  
MARGERY M. PIERCE,  
Director,  
Neighborhood Services Department

1 RESOLUTION NO. \_\_\_\_\_

2 A RESOLUTION OF THE OCEANSIDE MANUFACTURED HOME  
3 FAIR PRACTICES COMMISSION APPROVING AN ANNUAL  
4 PERMISSIVE RENT ADJUSTMENT FOR CAVALIER MOBILE  
5 ESTATES.

6 WHEREAS, On April 7, 2011, the Commission considered a request for an annual  
7 permissive rent adjustment for Cavalier Mobile Estates, located at 1225 Oceanside Blvd.,  
8 Oceanside, CA 92054;

9 WHEREAS, Chapter 16B of the Oceanside City Code and Section 4.03(b) of the  
10 Administrative Procedural Guidelines for enforcement of the Manufactured Home Fair  
11 Practices Act provide that the Annual Permissive Adjustment is equal to the lesser of 8% or  
12 75% of the most recent annual percentage increase in the Consumer Price Index (CPI) for  
13 San Diego County;

14 WHEREAS, the adjustment based on the annual average CPI (1.3%) reported by the  
15 Bureau of Labor Statistics for San Diego County is 0.98% ( $1.3\% \times 0.75 = 0.98\%$ ); and

16 WHEREAS, based upon such evidence and staff reports, the Commission does  
17 hereby find as follows:

- 18 A. Cavalier Mobile Estates is within the jurisdiction of the City of Oceanside,  
19 California.
- 20 B. The annual percentage increase in the CPI for San Diego County for 2010 is  
21 1.3%
- 22 C. 75% of the 1.3% CPI is 0.98%
- 23 D. The Annual Permissive Adjustment rate for all the regulated spaces is 0.98%

24 NOW, THEREFORE, based upon the foregoing facts, the Oceanside Manufactured  
25 Home Fair Practices Commission hereby resolves as follows:

- 26 1. The rent ceiling per month for each regulated space in Cavalier Mobile Estates that  
27 was in effect on June 30, 2011, shall be increased by 0.98%.
- 28 2. The effective date of the Annual Permissive Adjustment is July 1, 2011.
3. The approved rent ceiling schedule is attached hereto and incorporated herein by  
this reference as Exhibit A to this resolution.
4. No rents or other charges shall be imposed upon the regulated spaces, other than  
charges approved by this Commission.
5. No increase shall be effective until (i) the Oceanside Building Department

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determines that all applicable requirements of the health and safety inspection have been met at the park and (ii) the park issues a 90-day rent increase notice to park residents.

6. Nothing herein shall authorize any change in any rent or other charge imposed on the residents not in compliance with State Law.

APPROVED AND ADOPTED by the Manufactured Home Fair Practices Commission of the City of Oceanside, California this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
General Counsel