



DATE: August 2, 2012

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

FROM: Neighborhood Services Department

SUBJECT: ADOPTION OF A RESOLUTION APPROVING THE PARK RENT SCHEDULE EXEMPTION FOR LAGUNA VISTA MOBLE ESTATES

SYNOPSIS

Staff recommends that the Manufactured Home Fair Practices Commission adopt a resolution approving a Park Rent Schedule exemption for Laguna Vista Mobile Estates

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. Section 16B.7 of the Ordinance authorizes park owners to submit an application for a Park Rent Schedule exemption. The park rent schedule agreement must cover a period of at least two years from the date of commencement of the agreement. The agreement must be voluntarily agreed to by at least one adult resident from sixty-seven percent of the rental spaces in the park, excluding only those spaces that are otherwise exempt from the operation of rent control. Park spaces that are vacant are not included when calculating the percentage of agreement of park residents.

The Oceanside Mobilehome Park Financing Authority ("Authority") currently owns the leasehold for Laguna Vista Mobile Estates and is negotiating with Millenium Housing to purchase the leasehold. If the Authority sells the leasehold to Millenium Housing, the terms of the sale will require Millenium to maintain affordability in the park.

Although residents were requested to submit the forms by June 22, 2012 to enable staff to do an analysis and provide adequate notice to the park owner, residents were advised that they are able to submit their consent forms any time up to the actual hearing. If additional consent forms are received, the revised count of the number of spaces consenting and not consenting will be provided to the Commissioners at the meeting.

FISCAL IMPACT

If the Park Rent Schedule is approved, the rents for all spaces in the park will be as shown on "Exhibit A"

1. The Schedule will commence November 1, 2012 and terminate on October 31, 2014. It will affect all the spaces in the park, including those that did not consent.
2. Cost increases in the following services shall be a pass-thru:
 - a. Trash
 - b. Water
 - c. Sewer
 - d. RV storage
 - e. Gate charge
 - f. Registration fee
3. Cost of maintaining and improving the common areas shall not be a pass-thru to the residents.

CONCLUSION

Staff recommends that the Manufactured Home Fair Practices Commission adopt the resolution approving the Park Rent Schedule for Laguna Vista Mobile Estates.

PREPARED BY:



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 A PARK RENT
4 SCHEDULE FOR LAGUNA VISTA MOBILE ESTATES.

5 WHEREAS, an application for a Park Rent Schedule exemption was submitted by
6 Laguna Vista Mobile Estates on June 7, 2012, to the City of Oceanside, pursuant to Section
7 16B.7 of the Oceanside Manufactured Home Fair Practices Act;

8 WHEREAS, on August 2, 2012, the Commission did meet to consider evidence and
9 testimony offered by interested parties concerning the application; and

10 WHEREAS, based upon such evidence, testimony and staff reports, the Commission
11 does hereby find as follows:

- 12 A. Laguna Vista Mobile Estates is located at 276 N. El Camino Real, Oceanside,
13 CA 92056.
- 14 B. Laguna Vista Mobile Estates consists of 272 manufactured home spaces; 270
15 spaces are month-to-month and 2 spaces are management spaces. A list of
16 these spaces is set forth in the proposed Park Rent Schedule, attached hereto
17 as Exhibit A and incorporated herein.
- 18 C. The Park Rent Schedule was proposed to residents in connection with the
19 prospective purchase of Laguna Vista Mobile Estates by Millenium Housing or
20 its affiliate. Residents' consent to the Park Rent Schedule was contingent upon
21 the purchase of Laguna Vista Mobile Estates by Millenium Housing.
- 22 D. The proposed Park Rent Schedule set forth in Exhibit A was provided to all
23 residents of Laguna Vista Mobile Estates.
- 24 E. As of August 2, 2012, a total of 222 spaces have consented to the proposed
25 Park Rent Schedule, 3 have not, and 29 did not respond.
- 26 F. Sixty-seven percent consent of all month-to-month spaces is required by the
27 ordinance for a Park Rent Schedule Exemption approval. Sixty-seven percent
28 of 270 regulated spaces is 181.
- 29 G. 222 consents represent 82 percent of the total regulated spaces.

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

- 32 1. The Park Rent Schedule is hereby approved and shall become effective only upon

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

3 APPROVED AND ADOPTED by the Manufactured Home Fair Practices Commission
4 of the City of Oceanside, California this _____ day of _____, 2012, by the following
5 vote:

6 AYES:
7 NAYS:
8 ABSENT:
9 ABSTAIN:

8 _____
Chairman

9 ATTEST:

10 _____
11 Secretary

12 APPROVED AS TO FORM

13 _____
14 *Robert Hamilton, 1987*

15 General Counsel
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Laguna Vista Mobile Estates
Park Rent Schedule

EXHIBIT A

<u>SPACE #</u>	<u>RENT 7/12</u>	<u>RENT 11/12</u>	<u>RENT 7/13</u>	<u>RENT 7/14</u>
1	569.27	594.27	*	*
2	515.75	540.75	*	*
3	495.51	520.51	*	*
4	495.51	520.51	*	*
5	470.38	495.38	*	*
6	498.09	523.09	*	*
7	495.51	520.51	*	*
8	528.50	553.50	*	*
9	470.88	495.88	*	*
10	591.10	616.10	*	*
11	552.49	577.49	*	*
12	504.63	529.63	*	*
13	504.63	529.63	*	*
14	504.63	529.63	*	*
15	494.27	519.27	*	*
16	504.63	529.63	*	*
17	504.63	529.63	*	*
18	504.63	529.63	*	*
19	495.51	520.51	*	*
20	504.63	529.63	*	*
21	495.51	520.51	*	*
22	504.63	529.63	*	*
23	504.63	529.63	*	*
24	504.63	529.63	*	*
25	504.63	529.63	*	*
26	504.63	529.63	*	*
27	474.52	499.52	*	*
28	514.39	539.39	*	*
29	481.98	506.98	*	*
30	473.26	498.26	*	*
31	495.51	520.51	*	*
32	478.75	503.75	*	*
33	488.70	513.70	*	*
34	488.70	513.70	*	*
35	483.56	508.56	*	*
36	473.29	498.29	*	*
37	544.52	569.52	*	*
38	487.32	512.32	*	*
39	504.63	529.63	*	*
40	495.51	520.51	*	*
41	504.63	529.63	*	*
42	495.51	520.51	*	*
43	480.91	505.91	*	*
44	495.51	520.51	*	*
45	495.51	520.51	*	*
46	474.52	499.52	*	*
47	495.51	520.51	*	*
48	504.84	529.84	*	*
49	515.75	540.75	*	*
50	515.75	540.75	*	*
51	515.75	540.75	*	*
52	515.75	540.75	*	*

*The percentage increase in the space rent shall be equal to the lesser of an eight percent increase or an increase equal to seventy-five percent of the percentage increase in the Consumer Price Index for the previous calendar year.

Laguna Vista Mobile Estates
Park Rent Schedule

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53	515.75	540.75	*	*
54	515.75	540.75	*	*
55	519.50	544.50	*	*
56	488.70	513.70	*	*
57	515.75	540.75	*	*
58	504.63	529.63	*	*
59	488.70	513.70	*	*
60	495.51	520.51	*	*
61	495.51	520.51	*	*
62	491.68	516.68	*	*
63	495.51	520.51	*	*
64	471.38	496.38	*	*
65	474.52	499.52	*	*
66	515.75	540.75	*	*
67	495.51	520.51	*	*
68	495.51	520.51	*	*
69	495.51	520.51	*	*
70	488.70	513.70	*	*
71	488.70	513.70	*	*
72	488.70	513.70	*	*
73	504.63	529.63	*	*
74	473.23	498.23	*	*
75	474.52	499.52	*	*
76	473.29	498.29	*	*
77	515.75	540.75	*	*
78	495.51	520.51	*	*
79	515.75	540.75	*	*
80	506.61	531.61	*	*
81	515.75	540.75	*	*
82	495.51	520.51	*	*
83	515.75	540.75	*	*
84	504.63	529.63	*	*
85	473.29	498.29	*	*
86	515.75	540.75	*	*
87	488.70	513.70	*	*
88	495.51	520.51	*	*
89	504.63	529.63	*	*
90	503.84	528.84	*	*
91	515.75	540.75	*	*
92	504.63	529.63	*	*
93	515.75	540.75	*	*
94	495.51	520.51	*	*
95	495.51	520.51	*	*
96	495.51	520.51	*	*
97	495.51	520.51	*	*
98	569.26	594.26	*	*
99	654.73	679.73	*	*
100	654.73	679.73	*	*
101	654.73	679.73	*	*
102	576.43	601.43	*	*
103	663.84	688.84	*	*
104	625.74	650.74	*	*
105	654.73	679.73	*	*
106	663.89	688.89	*	*
107	587.04	612.04	*	*

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108	587.04	612.04	*	*
109	590.25	615.25	*	*
110	621.82	646.82	*	*
111	576.43	601.43	*	*
112	GRATIS - PARK EMPLOYEE			
113	587.04	612.04	*	*
114	587.04	612.04	*	*
115	587.04	612.04	*	*
116	587.04	612.04	*	*
117	587.04	612.04	*	*
118	587.04	612.04	*	*
119	587.04	612.04	*	*
120	621.32	646.32	*	*
121	590.25	615.25	*	*
122	GRATIS - PARK EMPLOYEE			
123	587.04	612.04	*	*
124	587.04	612.04	*	*
125	587.04	612.04	*	*
126	587.04	612.04	*	*
127	606.56	631.56	*	*
128	600.38	625.38	*	*
129	621.82	646.82	*	*
130	605.52	630.52	*	*
131	654.73	679.73	*	*
132	600.38	625.38	*	*
133	540.50	565.50	*	*
134	576.43	601.43	*	*
135	587.04	612.04	*	*
136	651.41	676.41	*	*
137	654.73	679.73	*	*
138	663.89	688.89	*	*
139	654.73	679.73	*	*
140	696.10	721.10	*	*
141	587.04	612.04	*	*
142	540.05	565.05	*	*
143	587.04	612.04	*	*
144	587.04	612.04	*	*
145	587.04	612.04	*	*
146	573.75	598.75	*	*
147	576.43	601.43	*	*
148	576.43	601.43	*	*
149	587.04	612.04	*	*
150	645.41	670.41	*	*
151	624.94	649.94	*	*
152	627.17	652.17	*	*
153	663.89	688.89	*	*
154	654.73	679.73	*	*
155	621.82	646.82	*	*
156	590.25	615.25	*	*
157	576.43	601.43	*	*
158	657.27	682.27	*	*
159	654.73	679.73	*	*
160	625.65	650.65	*	*
161	587.04	612.04	*	*
162	576.43	601.43	*	*

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163	600.38	625.38	*	*
164	654.73	679.73	*	*
165	600.38	625.38	*	*
166	606.56	631.56	*	*
167	576.43	601.43	*	*
168	587.04	612.04	*	*
169	576.43	601.43	*	*
170	560.96	585.96	*	*
171	587.04	612.04	*	*
172	621.82	646.82	*	*
173	587.04	612.04	*	*
174	576.43	601.43	*	*
175	576.43	601.43	*	*
176	655.73	680.73	*	*
177	576.43	601.43	*	*
178	627.17	652.17	*	*
179	587.04	612.04	*	*
180	625.65	650.65	*	*
181	576.43	601.43	*	*
182	576.43	601.43	*	*
183	654.76	679.76	*	*
184	576.43	601.43	*	*
185	600.38	625.38	*	*
186	654.73	679.73	*	*
187	654.73	679.73	*	*
188	660.54	685.54	*	*
189	654.73	679.73	*	*
190	587.04	612.04	*	*
191	600.38	625.38	*	*
192	627.17	652.17	*	*
193	587.04	612.04	*	*
194	587.04	612.04	*	*
195	587.04	612.04	*	*
196	539.12	564.12	*	*
197	607.48	632.48	*	*
198	551.39	576.39	*	*
199	576.43	601.43	*	*
200	654.73	679.73	*	*
201	576.43	601.43	*	*
202	568.48	593.48	*	*
203	576.43	601.43	*	*
204	651.41	676.41	*	*
205	654.73	679.73	*	*
206	651.41	676.41	*	*
207	651.41	676.41	*	*
208	590.25	615.25	*	*
209	600.38	625.38	*	*
210	576.43	601.43	*	*
211	576.40	601.40	*	*
212	540.04	565.04	*	*
213	585.30	610.30	*	*
214	587.04	612.04	*	*
215	576.43	601.43	*	*
216	576.43	601.43	*	*
217	654.73	679.73	*	*

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218	585.30	610.30	*	*
219	581.02	606.02	*	*
220	621.32	646.32	*	*
221	576.43	601.43	*	*
222	576.43	601.43	*	*
223	576.43	601.43	*	*
224	600.38	625.38	*	*
225	587.04	612.04	*	*
226	576.43	601.43	*	*
227	552.49	577.49	*	*
228	576.43	601.43	*	*
229	552.49	577.49	*	*
230	576.43	601.43	*	*
231	552.49	577.49	*	*
232	576.43	601.43	*	*
233	585.30	610.30	*	*
234	660.95	685.95	*	*
235	576.43	601.43	*	*
236	645.41	670.41	*	*
237	576.43	601.43	*	*
238	585.30	610.30	*	*
239	538.39	563.39	*	*
240	600.38	625.38	*	*
241	585.30	610.30	*	*
242	625.65	650.65	*	*
243	654.73	679.73	*	*
244	692.34	717.34	*	*
245	600.38	625.38	*	*
246	591.78	616.78	*	*
247	576.43	601.43	*	*
248	654.73	679.73	*	*
249	576.43	601.43	*	*
250	662.44	687.44	*	*
251	627.17	652.17	*	*
252	634.81	659.81	*	*
253	585.30	610.30	*	*
254	576.43	601.43	*	*
255	587.04	612.04	*	*
256	576.43	601.43	*	*
257	552.49	577.49	*	*
258	600.38	625.38	*	*
259	552.49	577.49	*	*
260	576.43	601.43	*	*
261	654.73	679.73	*	*
262	585.30	610.30	*	*
263	576.43	601.43	*	*
264	617.39	642.39	*	*
265	654.73	679.73	*	*
266	587.04	612.04	*	*
267	576.43	601.43	*	*
268	552.49	577.49	*	*
269	576.43	601.43	*	*
270	576.43	601.43	*	*
271	587.04	612.04	*	*
272	585.30	610.30	*	*

*The percentage increase in the space rent shall be equal to the lesser of an eight percent increase or an increase equal to seventy-five percent of the percentage increase in the Consumer Price Index for the previous calendar year.