



DATE: April 4, 2013

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

FROM: Housing and Neighborhood Services Department

SUBJECT: ADOPTION OF RESOLUTIONS APPROVING PASS-THRU ADJUSTMENTS

SYNOPSIS

Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving Pass-Thru Adjustments for every regulated space in Cavalier Mobile Estates, La Salina Mobile Village, Sandy Shores Trailer Park, Trico Mobile Estates and 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. The Ordinance provides mobile home park owners several options for requesting a rental adjustment, including a "pass-thru" adjustment for a government assessment.

State of California Assembly Bill X4 12 (Chapter 12, Statutes of 2009 of the 4th Extraordinary Session) increased annual operating permit to operate fees for mobilehome parks from \$25.00 to \$140.00. This legislation also increased the \$2.00 per lot fee for mobilehome parks to \$7.00. The City of Oceanside is responsible for collecting the permit to operate fees, along with other state mandated fees.

Cavalier Mobile Estates, La Salina Mobile Village, Sandy Shore Trailer Park, Trico Mobile Estates and Westwinds Mobile Lodge have requested permission to adjust the rents for regulated spaces in their respective parks in order to recover the increased permit to operate fees required by the State of California. All five parks submitted Pass-Thru Adjustment applications. The applications were deemed complete on March 8, 2013.

ANALYSIS

The permit to operate fees increased from \$717 to \$2,562 for Cavalier Mobile Estates, an increase of \$1,845 annually. The annual increase of \$1,845 divided by 346 spaces represents a monthly per space increase of \$0.44.

The permit to operate fees increased from \$227 to \$847 for La Salina Mobile Village, an increase of \$620 annually. The annual increase of \$620 divided by 101 spaces represents a monthly per space increase of \$0.51.

The permit to operate fees increased from \$103 to \$413 for Sandy Shore Trailer Park, an increase of \$310 annually. The annual increase of \$310 divided by 39 spaces represents a monthly per space increase of \$0.66.

The permit to operate fees increased from \$219 to \$819 for Trico Mobile Estates, an increase of \$600 annually. The annual increase of \$600 divided by 97 spaces represents a monthly per space increase of \$0.52.

The permit to operate fees increased from \$209 to \$784 for Westwinds Mobile Lodge, an increase of \$575 annually. The annual increase of \$575 divided by 92 spaces represents a monthly per space increase of \$0.52.

Pursuant to Section 16B.9(d)(2) of the City Code, for government assessments of a continuing nature, the commission shall permit the park owner to adjust the space rent ceiling by an amount deemed necessary to cover the increase in such assessments.

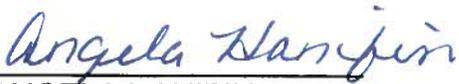
FISCAL IMPACT

Pass-Thru Adjustments of \$0.44 per month per space for Cavalier Mobile Estates, \$0.51 for La Salina Mobile Village, \$0.66 for Sandy Shore Trailer Park, \$0.52 for Trico Mobile Estates and \$0.52 for Westwinds Mobile Lodge will be charged on a continuing basis.

CONCLUSION

Staff recommends that the Manufactured Home Fair Practices Commission adopt the attached resolutions approving the Pass-Thru Adjustments for all regulated spaces in Cavalier Mobile Estates, La Salina Mobile Village, Sandy Shore Trailer Park, Trico Mobile Estates and Westwinds Mobile Lodge.

PREPARED BY:



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SUBMITTED BY:



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- Attachment 1: Pass-Thru Adjustment Application
- Attachment 2: Documentation Supporting Application
- Attachment 3: Resolution