STAFF REPORT

CITY OF OCEANSIDE

DATE: April 4, 2013

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

FROM: Neighborhood Services Department

SUBJECT: ADOPTION OF RESOLUTIONS APPROVING THE 2013 SPACE RENT CEILINGS

SYNOPSIS

Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving the 2013 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. Terrace Gardens
15. Trico Mobile Estates
16. 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 December 19, 2012. The applications were declared complete by staff on January 28, 2013.

The current space rent ceiling is the rent authorized by this Commission for the park owners to collect through June 30, 2013. 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 Consumer Price Index (CPI) percentage increase reported by the Bureau of Labor Statistics for all items for San Diego County in 2012 is 1.6 percent. 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 3.0% = 2.25%). Therefore, 1.2 percent is the factor for calculating the Annual Permissive Adjustment effective July 1, 2013.

FISCAL IMPACT

If approved by the Commission, the Annual Permissive Adjustment will result in an increase of 1.2 percent per space, per month, for all regulated spaces.

CONCLUSION

Staff recommends that the Manufactured Home Fair Practices Commission adopt resolutions approving the 2013 Space Rent Ceilings for all regulated spaces in the mobile home parks listed above, according to the following findings.

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 1.2 percent.

DECISION

1. The space rent per month for all non-exempt spaces shall be increased by 1.2 percent effective July 1, 2013.

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.

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