

RESOLUTION NO. RRB 2024-19

A RESOLUTION OF THE ESCONDIDO MOBILEHOME RENT
REVIEW BOARD MAKING FINDINGS AND GRANTING A
RENT INCREASE FOR CASA GRANDE MOBILE ESTATES

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code, is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application, pursuant to Section 12 of the Rent Review Board Guidelines, was filed on August 1, 2022, ("Application") by Nicole Henry, the representative for the Park Owner of Casa Grande Mobile Estates ("Park") located at 1001 S. Hale in Escondido. The short-form rent increase application applies to 101 of the 102 spaces; and

WHEREAS, this is the twentieth (20th) rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase for 2.5%, or approximately \$15.16 per space, per month, was granted at a Rent Review Board Hearing held May 26, 2021, and formally adopted by Rent Review Board Resolution No. 2021-01; and

WHEREAS, at the time of the current Application, the average monthly space rent was \$605.15 for the spaces subject to the rent increase. The owner requested a rent increase in the amount of 90% of the change in the Consumer Price Index (CPI) for the period December 31, 2020, through December 31, 2021, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an average of \$34.58 (5.714%) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on January 22 and 23, 2024, Mobilehome Park Rent Review Code Compliance Inspections were completed. The Inspection Report noted four lighting violations in the Park and three health and safety code violations in the Park; and

WHEREAS, on February 21, 2024, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present at the hearing had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 5.714%, an average of \$34.58 per space, per month, for the spaces which are subject to a rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 90% of the change in the CPI for San Diego County from December 31, 2020, through December 31, 2021, would amount to 5.714% which averages \$34.58 per space, per month, for the spaces that are subject to a rent increase.
4. That the Board concludes that an increase of approximately \$34.58 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.
6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.