

RESOLUTION NO. RRB 2024-28

A RESOLUTION OF THE CITY COUNCIL/MOBILEHOME
RENT REVIEW BOARD OF THE CITY OF ESCONDIDO,
CALIFORNIA, AUTHORIZING A RENT INCREASE FOR
TOWN AND COUNTRY CLUB MOBILEHOME PARK
(File Number: 0697-20-10293)

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 long-form rent increase application was filed on August 8, 2022 ("Application") by Kleege Enterprises, the owner of the rental spaces in Town and Country Club Mobilehome Park ("Park"). Town and Country is a senior park located at 2280 E. Valley Pkwy, Escondido; and

WHEREAS, the Application was deemed complete by City staff on January 22, 2024; and

WHEREAS, this is the fourteenth rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by Board Resolution No. RRB 2017-04 on October 25, 2017, for an increase of 3.339 percent which amounted to an average increase of \$14.30 per space, per month; and

WHEREAS, the average monthly rent per affected space in the Park is \$580.43 for the 154 spaces requested for a rent increase. Using the Rent Review Board Guidelines for a Long-Form application, 60 percent of the change in CPI since 2016 would equal 19.22 percent; and

WHEREAS, the City staff have contracted with RSG, a local redevelopment and community development consulting firm, to provide an expert analysis of the Park owner's Application pursuant to the criteria for evaluation of a fair return which are set forth in the Ordinance; and

WHEREAS, RSG has prepared its Town & Country Club Park Long-Form Rent Increase Analysis Report dated February 8, 2024 ("Report"), wherein it evaluates the Park's Application and the evidentiary support for the eleven (11) non-exclusive factors to be considered by the Board in determining just, fair, and reasonable rent increases, pursuant to Section 29-104(g) of the Ordinance; and

WHEREAS, a notice of the Park's Application was mailed to all affected homeowners on February 5, 2024. Notice of the time, date, and place of the rent hearing before the Board was mailed to the Park and to all affected tenants on February 26, 2024; and

WHEREAS, on February 14, 2024, a Mobilehome Park Rent Review Code Compliance Inspection Report ("Inspection Report") was completed. The Inspection Report noted six general Park violations and two park lighting violation; and

WHEREAS, on February 27, 2024, Code Compliance completed a reinspection of the Park and all violations were cleared; and

WHEREAS, on March 6, 2024, the Board held its public hearing. After an initial staff presentation, including a review of the Report, the Board invited testimony from Park ownership, the Residents Representative, and other residents of the community at large; and

WHEREAS, after all present 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 a permanent rent increase of up to _____ per space, per month, for the 154 spaces included in the application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, serving in its role as the Mobilehome Park Rent Review Board, as follows:

1. That the above recitations are true.

2. That the Board finds that the Town and Country Club Mobilehome Park long-form Application is consistent with the Guidelines, and approves a rent increase in the amount of _____, for the 154 rent-controlled spaces in the Park.