

Attachment "1"  
**CITY OF ESCONDIDO**  
201 North Broadway  
Escondido, CA 92025-2798  
(760) 839-4562

**SHORT-FORM APPLICATION FOR MOBILEHOME SPACE RENT INCREASE**

Park Name Greencrest Mobilehome Park Telephone 760-745-4352  
Address 541 W 15th Ave Escondido, CA 92025

Owner Greencrest LLC Telephone 949-722-1698  
Address 301 E 17th St Suite 208 Costa Mesa, CA 92627

Representative Bart Thomsen Telephone 949-722-1698  
*(If other than owner; all City correspondence will be addressed to this person)*

Address \_\_\_\_\_  
Site Manager Katie Morris Telephone 949-722-1698

Today's Date: 11-1-2023

Date of last RRB increase	<u>2-1-2023</u>	Period covered by CPI request	<u>July 2022 - July 2023</u>
Number of Spaces in Park	<u>129</u>	Spaces affected by proposed increase	<u>69</u>
Change in CPI during period	<u>4.3</u> %	90% of change in CPI	<u>3.87</u> %
Increase requested by Park	<u>3.87</u> %	# of In-Place Transfers as of 7/1/20	<u>** 2</u>

or since last Rent Increase Application (whichever is more recent)

Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

Clubhouse

Laundry Room

Playground

Pool

\*\*Last rent increase application was deemed complete November 7, 2022

SPACE RENTALS

Complete for all spaces affected by Proposed Increase at: Greencrest MHP

Date of last application was deemed complete: 11/7/22

Date of last increase: 2/1/2023

**DIRECTIONS:** 1. List the monthly rent for rent-controlled spaces ("RC") collected for all affected spaces at the date the application was deemed complete. 2. List all long-term lease spaces ("LT") that sold or signed a new agreement after February 13, 2020. 3. **If spaces have been added due to termination of long-term leases or space rents have been raised during a calendar year since the last increase was granted, list the highest rent paid for each space during that calendar year.** If the last increase was granted more than three years ago, use additional pages as needed. *This sheet may be duplicated as necessary.*

Resident Name and Space #	RC or LT	Rent in	Rent in	Current Rent (___/___/___)	Requested Increase (\$)	Percentage Increase	Requested New Rent
		<u>20</u>	<u>20</u>				
#1 Please see attached							
#2 None							

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IN-PLACE TRANSFER/ SALE(S)

Greencrest Rent Increase Application February 2024  
Last Rent Increase Effective February 1, 2023

Space	Resident	Rent In November 2021	Rent In November 2022	Current Rent November 2023	Percentage Increase	Requested Increase	Requested New Rent
1	Filadelfo Rivera	\$328.74	\$328.74	\$355.04	3.87%	\$ 13.74	\$368.78
2	Olivia Wennerholm	\$328.74	\$328.74	\$355.04	3.87%	\$ 13.74	\$368.78
3	Juan Escobedo	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$645.03
4	Kayla Susan Ruiz	\$605.12	\$647.48	\$595.00	3.87%	\$ 23.03	\$618.03
6	Pablo Correa Flores	\$621.00	\$621.00	\$670.68	3.87%	\$ 25.96	\$696.64
8	Liborio Marrufo	\$333.72	\$333.72	\$360.42	3.87%	\$ 13.95	\$374.37
9	Daniel Gallardo Morales	\$574.45	\$574.45	\$424.00	3.87%	\$ 16.41	\$440.41
10	James Crouse	\$335.62	\$335.62	\$362.47	3.87%	\$ 14.03	\$376.50
14	Will Peart	\$335.62	\$335.62	\$362.47	3.87%	\$ 14.03	\$376.50
15	Marcelino Rivera	\$573.23	\$573.23	\$619.09	3.87%	\$ 23.96	\$643.05
18	Maria Guerrero	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$645.03
19	Santos Vargas	\$448.40	\$448.40	\$484.27	3.87%	\$ 18.74	\$503.01
20	Mrs Michael Casillas	\$335.62	\$335.62	\$362.47	3.87%	\$ 14.03	\$376.50
21	German Lopez	\$443.43	\$443.43	\$478.90	3.87%	\$ 18.53	\$497.43
23	Nex Romero	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$645.03
25	Maria Roberts	\$328.74	\$328.74	\$355.04	3.87%	\$ 13.74	\$368.78
28	David Chavez	\$448.40	\$448.40	\$484.27	3.87%	\$ 18.74	\$503.01
29	Ida Hanson	\$328.74	\$328.74	\$355.04	3.87%	\$ 13.74	\$368.78
31	Jaime Mendez	\$517.39	\$517.39	\$558.78	3.87%	\$ 21.62	\$580.40
34	Winston Chavez	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$645.03
35	Andres Gonzalez	\$581.38	\$581.38	\$627.89	3.87%	\$ 24.30	\$652.19
37	Faustino Parra	\$517.39	\$517.39	\$558.78	3.87%	\$ 21.62	\$580.40
38	Vilgan Gomez	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$645.03
40	Eric Tony Ferrer Martinez	\$328.74	\$328.74	372.46	3.87%	\$ 14.41	\$386.87
41	Monica Flores	\$512.40	\$512.40	\$553.39	3.87%	\$ 21.42	\$574.81

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Space	Resident	Rent In		Current Rent		Percentage Increase		Requested Increase		Requested New Rent	
		November 2021	November 2022	November 2023	November 2023	Increase	Increase	Increase	Increase	New Rent	New Rent
42	Arnulfo Garcia	\$517.39	\$517.39	\$558.78	\$558.78	3.87%	3.87%	\$ 21.62	\$ 21.62	\$580.40	\$580.40
43	Antonio Cruz	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
44	Jose Salas	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
45	Anna Romero	\$584.78	\$625.71	\$631.56	\$631.56	3.87%	3.87%	\$ 24.44	\$ 24.44	\$656.00	\$656.00
50	Paulette Lang	\$584.20	\$622.76	\$622.76	\$622.76	3.87%	3.87%	\$ 24.10	\$ 24.10	\$646.86	\$646.86
51	Amancio Sanchez	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
57	Joel Valdez	\$443.43	\$443.43	\$478.90	\$478.90	3.87%	3.87%	\$ 18.53	\$ 18.53	\$497.43	\$497.43
59	Enedina Canedo	\$328.74	\$328.74	398.76	398.76	3.87%	3.87%	\$ 15.43	\$ 15.43	\$414.19	\$414.19
60	Arturo Torres	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
61	Juan Resendiz Lino	\$601.55	\$640.65	\$595.00	\$595.00	3.87%	3.87%	\$ 23.03	\$ 23.03	\$618.03	\$618.03
62	Mauro Rubalcava	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
63	Maria Urieta	\$625.00	\$625.00	\$675.00	\$675.00	3.87%	3.87%	\$ 26.12	\$ 26.12	\$701.12	\$701.12
64	Luis Romo	\$512.40	\$512.40	\$553.39	\$553.39	3.87%	3.87%	\$ 21.42	\$ 21.42	\$574.81	\$574.81
65	Maureen Winstanley	\$328.74	\$328.74	\$355.04	\$355.04	3.87%	3.87%	\$ 13.74	\$ 13.74	\$368.78	\$368.78
67	Yolanda Perez	\$540.01	\$540.01	\$583.21	\$583.21	3.87%	3.87%	\$ 22.57	\$ 22.57	\$605.78	\$605.78
69	William Tibbs	\$328.74	\$328.74	\$355.04	\$355.04	3.87%	3.87%	\$ 13.74	\$ 13.74	\$368.78	\$368.78
74	Gloria Smith	\$517.39	\$517.39	\$558.78	\$558.78	3.87%	3.87%	\$ 21.62	\$ 21.62	\$580.40	\$580.40
75	Marisa Garcia	\$625.00	\$625.00	\$675.00	\$675.00	3.87%	3.87%	\$ 26.12	\$ 26.12	\$701.12	\$701.12
78	Julio Nava	\$448.40	\$448.40	\$484.27	\$484.27	3.87%	3.87%	\$ 18.74	\$ 18.74	\$503.01	\$503.01
79	Roberto Gonzalez	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
83	Jose Olvera	\$517.39	\$517.39	\$558.78	\$558.78	3.87%	3.87%	\$ 21.62	\$ 21.62	\$580.40	\$580.40
88	Brian Thomas	\$333.72	\$333.72	\$360.42	\$360.42	3.87%	3.87%	\$ 13.95	\$ 13.95	\$374.37	\$374.37
89	Catalino Castillo	\$625.00	\$625.00	\$675.00	\$675.00	3.87%	3.87%	\$ 26.12	\$ 26.12	\$701.12	\$701.12
90	Victor Barriga	\$575.00	\$575.00	\$621.00	\$621.00	3.87%	3.87%	\$ 24.03	\$ 24.03	\$645.03	\$645.03
92	Elvira Gonzalez	\$443.43	\$443.43	\$478.90	\$478.90	3.87%	3.87%	\$ 18.53	\$ 18.53	\$497.43	\$497.43
94	Silvia Martinez	\$328.74	\$328.74	\$355.04	\$355.04	3.87%	3.87%	\$ 13.74	\$ 13.74	\$368.78	\$368.78
96	Margarita Perez	\$586.40	\$586.40	\$633.31	\$633.31	3.87%	3.87%	\$ 24.51	\$ 24.51	\$657.82	\$657.82
97	Rodolfo Robles	\$603.54	\$603.54	\$651.82	\$651.82	3.87%	3.87%	\$ 25.23	\$ 25.23	\$677.05	\$677.05
102	Edilberto Castillo	\$448.40	\$448.40	\$484.27	\$484.27	3.87%	3.87%	\$ 18.74	\$ 18.74	\$503.01	\$503.01

Space	Resident	Rent In		Current Rent November 2023	Percentage Increase	Requested Increase	Requested	
		November 2021	November 2022				New Rent	
108	Bernardo Sanchez	\$625.00	\$625.00	\$675.00	3.87%	\$ 26.12	\$ 26.12	\$701.12
109	Martha Lugo	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$ 24.03	\$645.03
110	Fred Burkhardt	\$625.00	\$658.13	\$710.78	3.87%	\$ 27.51	\$ 27.51	\$738.29
111	Stephen Burkhardt	\$448.40	\$448.40	\$484.27	3.87%	\$ 18.74	\$ 18.74	\$503.01
112	Thomas Springer	\$335.62	\$335.62	\$362.47	3.87%	\$ 14.03	\$ 14.03	\$376.50
115	Kathy Hearn	\$551.89	\$551.89	\$596.04	3.87%	\$ 23.07	\$ 23.07	\$619.11
116	Misaal Loyola	\$333.72	\$333.72	\$360.42	3.87%	\$ 13.95	\$ 13.95	\$374.37
118	Miles Garvey	\$625.00	\$625.00	\$675.00	3.87%	\$ 26.12	\$ 26.12	\$701.12
120	Jose Gallegos	\$586.40	\$586.40	\$633.31	3.87%	\$ 24.51	\$ 24.51	\$657.82
121	Mike Halloran	\$333.72	\$333.72	\$360.42	3.87%	\$ 13.95	\$ 13.95	\$374.37
122	Vicente Saldivar	\$448.40	\$448.40	\$484.27	3.87%	\$ 18.74	\$ 18.74	\$503.01
123	Mario Gaspar	\$575.00	\$575.00	\$621.00	3.87%	\$ 24.03	\$ 24.03	\$645.03
125	Gilbert Rodriguez	\$586.40	\$586.40	\$633.31	3.87%	\$ 24.51	\$ 24.51	\$657.82
127	Karen Heinze	\$333.72	\$333.72	\$360.42	3.87%	\$ 13.95	\$ 13.95	\$374.37
128	Maria Del Refugio Vazquez	\$383.33	\$383.33	\$414.00	3.87%	\$ 16.02	\$ 16.02	\$430.02

Attachment "1"

DIRECTIONS:

Enter the information on all in-place transfer of a resident-owned mobilehomes in the park after July 1, 2020, or since the date of when the last rent increase application was deemed complete (whichever date is more recent). Please note the term “deemed complete” means when the Housing & Neighborhood Services staff deemed your previous application complete not when the Rent Review Board granted the increase. ., “In-place transfer” means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

**Final Space Rent** - rent charged to the departing tenant for the final month of rent before the sale

**Space Rent after Sale** – rent paid by the new tenant for the first month after the sale

**Park Average Space Rent** - total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome (calculated on the most recent annual rent control survey)

*Use additional Sheets if necessary*

Space #	Sale Date	Final Space Rent Before Sale (\$)	Space Rent After Sale (\$)	Park Average Space Rent	Current Lease Type (LT/RC)
40	12/28/22	328.74	372.46	7/1/22 \$546.53	RC
59	5/24/23	355.04	398.76	7/1/22 \$546.53	RC
	Last rent increase	application was	deemed complete	November 7, 2022	



**OWNER'S AFFIDAVIT**

I (We,) Katie Morris

being duly sworn, depose and say that I (We) am (are) the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed:   
Signature

\_\_\_\_\_  
Park Owner/Type or print name

Signature  
Katie Morris - Representative  
Representative/Type or print name

Mailing address: 301 E. 17th St Ste 208  
Costa Mesa, CA  
92627

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