

RESOLUTION NO. RRB-2024-33

A RESOLUTION OF THE CITY COUNCIL/ MOBILEHOME RENT
REVIEW BOARD OF THE CTIY OF ESCONDIDO, CALIFORNIA
AUTHORIZING A RENT INCREASE FOR
GREENCREST MOBILEHOME PARK
(File Number: 0697-20-10225)

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 November 7, 2023 ("Application"), by Greencrest LLC, the owner of the rental spaces in Greencrest Mobilehome Park ("Park"), an all-age park located at 541 W 15th Avenue, Escondido; and

WHEREAS, the Application was deemed complete by City staff on November 7, 2022; and

WHEREAS, this is the twentieth rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the Rent Review Board on January 11, 2023, for an increase of 8 percent, which amounted to an average increase of \$39.04 per space, per month; and

WHEREAS, the average monthly rent per affected space was \$548.24 for the 69 spaces requested for a rent increase. The Park requested an increase of 3.87 percent, resulting in an average increase of \$20.45 per space, per month; and

WHEREAS, a notice of the Park's application was mailed to all affected homeowners on February 14, 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 March 8, 2024; and

WHEREAS, on February 26, 2024, and February 27, 2024, a Mobilehome Park Rent Review Code Compliance Inspection was completed. One lighting violation and one general park violation were identified; and

WHEREAS, on March 12, 2024, Code Compliance completed a reinspection and all violations were cleared; and

WHEREAS, on March 20, 2024, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership 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 3.87 percent increase, resulting in an average rent increase of \$20.45 per space, per month, for the 69 spaces.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council finds that the Greencrest Mobilehome Park short-form application increase is consistent with the Guidelines, and approves the rent increase Application submitted by Greencrest LLC.