



STAFF REPORT

June 15, 2022
File Number 0697-20

SUBJECT

SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK (FILE NO. 0697-20-10302)

DEPARTMENT

City Manager Office; Housing & Neighborhood Services Division

RECOMMENDATION

Request the City Council Review Westwinds Mobilehome Park short-form application and if desired, adopt the Rent Review Board Resolution No. RRB 2022-74.

Staff Recommendation: Consider the short-form rent increase application submitted by Westwinds Mobilehome Park and if approved, adopt Rent Review Board Resolution No. RRB 2022-74 (City Manager Office: Robert Van De Hey).

Presenter: Holly Nelson, Housing and Neighborhood Services Manager

FISCAL ANALYSIS

Staff time and resources were expended to process the short-form application. Staff reviewed the application, evaluated the mobilehome park for code enforcement violations and conducted public outreach with the affected park residents, park manager and owners. No additional fiscal impact was incurred by the City.

PREVIOUS ACTION

On June 8, 1988, the Escondido residents voted to approve Proposition K to enact Mobilehome Rent Control in the City of Escondido ("City"). Under Proposition K, if a park owner wants to increase the rent on a mobilehome rent control space, they must file an application with the City and obtain approval from the Mobilehome Park Rent Review Board ("Board"). This Board is an independent body comprised of the City of Escondido Councilmembers.

In 1997, the Board adopted changes to the Mobilehome Rent Review Board Guidelines to allow for the acceptance of a "short-form" application. The short-form is an abbreviated and less administrative burdensome application process for park owners and City staff. A park owner can request a rent increase based solely on the change in the San Diego Metropolitan Area's Consumer Price Index ("CPI"), All Items/All Urban Consumers component since the last increase was granted by the Board. The requested



CITY of ESCONDIDO

STAFF REPORT

increase may not exceed ninety percent (90%) of the increase in CPI since the last application was granted by the Board, or 8% of the current rent, whichever is less, subject to a two-year limit. Park owners are allowed to submit an applications one-year from the date the last application was submitted.

BACKGROUND

Westwinds Mobilehome Park ("Park") is an all-age park located at 1415 South Pine Street, Escondido, California. Out of the 65 spaces located in the park, ten spaces are subject to rent control. The park owners are requesting an increase for the ten rent-controlled spaces. The other spaces are not included in this application, because they are on long-term leases, occupied as rentals or by management, or rented as RV spaces. The amenities available for the residents include a furnished clubhouse, a pool, restrooms and coin laundry facilities.

Westwinds Mobilehome Park submitted a short-form application on March 23, 2022, and the City accepted the application for review on March 29, 2022, which was 12 months from their previous application (Attachment 1). City staff reviewed the application and deemed it to be complete on April 22, 2022. City staff mailed a letter on April 28, 2022, notifying the affected park residents of the application and proposed rent increase, upcoming residential meeting, and public hearing date (Attachment 2).

The Westwinds Mobilehome Park short-form application was available for review at the Westwinds' park office, Housing & Neighborhood Services Division counter at City Hall and the City's website. City staff elected to post the application online on the Housing & Neighborhood's website to promote transparency and remove potential barriers to access.

Housing & Neighborhood Services and Code Enforcement staff facilitated an in-person meeting for the affected Westwind residents on May 16, 2022, at 6:00 p.m. Code enforcement conducted a lighting inspection on May 16 and completed his evaluation on May 17, 2022 (Attachment 3).

City staff mailed a 10-day notice to residents on June 3, 2022, informing them of the June 15, 2022 City Council Meeting (Attachment 4).

THE RENT INCREASE APPLICATION:

The application appears to meet all the eligibility criteria for submittal of a short-form rent increase.

PARK OWNER'S REQUEST:

The Park is requesting an increase of 90% of the change in CPI for the period of December 31, 2020, to December 31, 2021. Ninety percent of the change in the CPI is 5.714% for the period of consideration. The average monthly rent for the residents that are affected by this application is \$478.60. The average monthly increase requested for the ten spaces is \$27.35 per space, per month.



CITY *of* ESCONDIDO

STAFF REPORT

This is the 24th rent increase request filed by this Park since the Ordinance was implemented. The proposed rent increase is 280% higher than the last increase in May 26, 2021 for \$7.20 per space, per month.

RESIDENT MEETING AND COMMENTS:

Individual letters were sent to each affected resident on April 28, 2022, notifying them of the application and the hearing date. The notice included information about a resident meeting scheduled at the Park's clubhouse on May 16, 2022 at 6 p.m. No residents were present and a resident representative was not selected. City staff waited for 30 minutes before cancelling the meeting.

City staff received a phone call from an affected resident who shared he was unable to attend the resident meeting due to mobility changes. City staff made special accommodations to meet with the resident at his coach after the meeting had concluded to hear his feedback. The impacted resident expressed concerns with the increase, because of his fixed social security income. He reported he would cut back on certain foods and other expenses to afford his rent.

With consent of the resident, City staff relayed these concerns to the Westwinds' park management. They informed City staff that the park offers a private rent subsidy program for residents who are having difficulty paying their rent. Management outlined the parameters and said residents need to apply for the Section 8 waitlist, fill out an application for the program at the office and show proof of current income to qualify. City staff notified the affected resident of the park's subsidy program.

CODE ENFORCEMENT INSPECTION:

An inspection of the lighting and common areas was conducted on May 16 and 17 2022. Two issues were identified: an inoperable light near the trashcans and a broken shower in the women's public restroom. Code Enforcement mailed a letter to the park managers and owners informing them of the violations and a reinspection was conducted on June 1, 2022 (Attachment 3). All violations were cleared (Attachment 5). According to the Mobilehome Rent Review Board Guidelines, no increase granted for any park shall go into effect until any existing code deficiencies are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. Park owners and management must give a 90-day notice of any rent increase to affected residents upon the adoption of the Resolution.



CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTION

- A. Resolution No. 2022-74

ATTACHMENTS

- A. Attachment "1" - Westwinds Mobilehome Park Application
- B. Attachment "2" - Resident Short-Form Letter Notification
- C. Attachment "3" - Code Enforcement Inspection
- D. Attachment "4" - 10-Day Public Hearing Notice
- E. Attachment "5" - Code Enforcement Letter Clearing Violations