

Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

April 28, 2022

Resident
Westwinds Mobilehome Park
1415 S. Pine St.
Escondido, CA 92025

Re: Short-form Rent Increase Application Submitted by Westwinds Mobilehome Park

Dear Resident:

A short-form application was submitted by Westwinds Mobilehome Park to the City of Escondido requesting a rent increase on March 29, 2022. The application was reviewed and determined to be complete.

Under the City's Mobilehome Rent Review Board Guidelines, a park owner may request an increase using the "short form" process. To learn more about this process, please go to the City of Escondido's website [MOBILEHOME RENT REVIEW BOARD \(escondido.org\)](http://escondido.org) or see Section 12 in the attached letter.

In accordance with the Guidelines, your park owner is requesting an increase based in the change in the San Diego Metropolitan Area Consumer Price Index also known as "CPI." The requested increase may not exceed ninety percent (90%) of the CPI from December 31, 2020 through December 31, 2021 (which is 5.714%). There are ten spaces impacted by this request, and the rent increase will increase on average of \$27.35 per space, per month.

There will be a meeting on Monday, May 16 at 6:00 p.m. in the clubhouse at Westwinds to discuss the short-form hearing process. Please feel free to attend this meeting and ask any questions you have regarding the hearing process or discuss any concerns. A resident representative will be chosen at this meeting. This designated representative will be given an opportunity to speak on behalf of the affected tenants at the rent review board public hearing.

The complete Westwinds Mobilehome Park Short-Form application is available for your review at the park office, Housing & Neighborhood Services' Division counter at City Hall during normal business hours (Monday – Friday from 8 a.m. – 5 p.m.), and the City's website. If you feel you are not subject to rent control, please notify the City, in writing, stating the reason. A written letter should be directed to Holly Nelson, Housing & Neighborhood Services Attn: Mobilehome Rent Control Administration, 201 N. Broadway, Escondido, CA 92025.

The Mobilehome Rent Review Board will consider the short-form application at the public hearing held on June 15, 2022, at 5 p.m., at the City Council Chambers, 201 North Broadway, Escondido. If you wish to present information or speak to the Board about the request, you may fill out a speaker's slip available in the lobby of the Council Chambers and give it to the City Clerk. If you are protesting the short-form application, you should register in the lobby prior to the opening of the public hearing.

If you have any questions, please call 760-839-4518 or email me at hnelson@escondido.org

Sincerely,

Holly Nelson, LCSW
Housing & Neighborhood Services

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