

RESOLUTION NO. RRB 2022-74

A RESOLUTION OF THE CITY COUNCIL/ MOBILEHOME
RENT REVIEW BOARD OF THE CITY OF ESCONDIDO,
CALIFORNIA AUTHORIZING A RENT INCREASE FOR
WESTWINDS MOBILEHOME PARK
(File Number: 0697-20-10302)

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 March 23, 2022, ("Application") by Westwinds Mobilehome Park, LLC ("Park"), the owner of the rental spaces in Westwinds Mobilehome Park, located at 1415 S. Pine Street in Escondido; and

WHEREAS, the Application was deemed complete by City staff on April 12, 2022; and

WHEREAS, this is the twenty-fourth (24th) rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by Rent Review Board Resolution No. 2021-02 on May 26, 2021, for an increase of 1.5% percent, or approximately \$7.20 per space, per month; and

WHEREAS, the Application stated the average monthly rent per affected space was \$478.60 for the ten spaces subject to the requested rent increase. The Park requested a rent increase in the amount of 90% percent of the change in the Consumer Price Index ("CPI") for the period December 31, 2020, through December 31, 2021,. The Application estimated this amount to be an average of \$27.35 (5.714% increase of percent) per space, per month; and

WHEREAS, a notice of the Park's application was mailed to all affected homeowners on April 28, 2022. 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 June 3, 2022; and

WHEREAS, on May 16 and May 17, 2022, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted one lighting violation and one health and safety violation related to a broken shower in the park; and

WHEREAS, on June 1, 2022, Code Enforcement completed a reinspection and all violations were cleared; and

WHEREAS, on June 15, 2022, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, 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 an average rent increase of \$27.35 per space, per month, for the ten spaces, which are subject to the rent increase.

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 Westwinds Mobilehome short-form application increase is consistent with the Guidelines, and approves the rent increase Application submitted by Westwinds Mobilehome Park, LLC.