

Resolution No. RRB16-001<sup>1</sup>

A Resolution of the Ventura County Mobile Home Park Rent Review Board Establishing  
Administrative Rules Governing Service Reduction Procedures  
for Section 81005 (f)

Pursuant to Section 81005 (f) a rent increase may occur when significant housing services are permanently reduced or disrupted for an unreasonable length of time without a corresponding reduction in the dollar amount of the space rent. It is the specific intent of the Ventura County Mobile Home Park Rent Control Ordinance (Ordinance) to prohibit such indirect rent increases.

The following definitions and procedures shall be followed to implement Section 81005 (f):

DEFINITIONS:

**Mediation Process:** A good faith person-to-person discussion between the park owner, tenants and a neutral third party. The neutral third party must state in writing the results of the mediation for examination by the Rent Review Board.

**Homeowners:** A tenant or tenants who occupy and own a mobile dwelling unit located on a space within a mobile home park. Only one vote per space shall apply.

**Specific Enumerated:** A detailed, written description of the alleged service reductions in the mobile home park which has been prepared in advance for consideration by the Rent Review Board.

**Affected:** Those spaces in the mobile home park under the purview of the Ordinance and which are not exempt from its authority. However, it may also mean a limited, geographical area of a mobile home park, such as a flooded corner of the mobile home park. These will be evaluated on a case-by-case basis by the Rent Review Board.

SERVICE REDUCTION PROCEDURES:

1. A majority of affected homeowners must concur in writing that a specific enumerated reduction in service has occurred.
2. The majority or designee of the affected homeowners have attempted in good faith to resolve the dispute through the mediation process, and
  - a. Park management has refused to participate in the mediation process; or,
  - b. The attempt to mediate with both parties participating in good faith was unsuccessful.

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<sup>1</sup> This resolution supersedes Resolution No. RRB97-287, dated April 27, 1997.

3. If the conditions of Item No. 2, above, are true, then a service reduction petition to the Rent Review Board containing a written statement of the results of the mediation may be made. After review of the evidence, the Rent Review Board may make a finding that there is a significant, permanently reduced housing service, or that a significant housing service has been disrupted for an unreasonable length of time.
4. If the Rent Review Board finds that a significant housing service has been permanently reduced or disrupted for an unreasonable length of time without a corresponding reduction in the dollar amount of the space rent, the following shall apply:
  - a. No rent increase applications may be processed until the service reduction matter is fully resolved (except as provided in subdivision (b) below);
  - b. The Rent Review Board shall establish a dollar amount for the service reduction. If the park owner agrees with the amount established by the Rent Review Board but the homeowners are still in disagreement, the Rent Review Board shall approve any pending rent increase applications currently in process; and,
  - c. Factors to be considered in making a finding that a significant housing service has been permanently reduced or disrupted for an unreasonable length of time:
    1. Normal wear and tear of the common area facilities or the mobile home space does not constitute a service reduction;
    2. Any reduction which results in a cost savings to the park owner;
    3. The area affected;
    4. The length of time;
    5. The degree of discomfort;
    6. The extent to which the reduction causes the rental unit(s) to be uninhabitable;
    7. The extent to which the reduction causes a material reduction in the usability of the park; and,
    8. Other factors deemed relevant.
5. A service reduction petition to the Rent Review Board must be filed prior to the park owner's submittal of a completed rent increase application for the current year, otherwise, the petition will be deferred to the ensuing year.

Passed and adopted this 24<sup>th</sup> day of February, 2016, by the following vote:

AYES: 3

NOES: 0

ABSENT: 1

  
RRB Chair  
Ventura County Mobile Home Park  
Rent Review Board

2/24/2016  
Date

Attest:  
  
Franca A. Rosengren  
RRB Staff Administrator

2/24/2016  
Date