

# ***OJAI VALLEY ESTATES***

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September 2, 2025

The County of Ventura  
Mobile Home Park Rent Review Board  
800 S. Victoria Avenue  
Ventura, CA 93009

## **RE: VACANCY DECONTROL AND CAPITAL IMPROVEMENT CONSIDERATIONS**

Dear Chairperson and Members of the Board:

Ojai Valley Estates and Oak Haven are privately owned and professionally managed mobile home communities situated in your region in Ojai, CA. The quality of life and condition of these communities rise to a degree that is superior in comparison to many of the other mobile home communities within your regulations.

As a property owner and a good steward of our communities we are concerned with the continued fairness and sustainability of the Ventura County Mobile Home Park Rent Control Ordinance, specifically regarding capital improvements and the vacancy decontrol increase cap.

### **HISTORY:**

The County of Ventura implemented a rent control ordinance specific to mobile home parks in 1983. From December 1989 through April 1992 the rent increase upon resale of an owner-occupied home was not restricted and allowed park owners to increase the rent based on market rates and conditions. On April 21, 1992, the ordinance was revised, and vacancy control was added restricting resale rent to the lesser of 15% or \$50. In December 1999 this amount increased to 15% or \$60, whichever was less. In September 2007 the amount was adjusted to 15% or \$72 whichever was less. Please keep in mind that the resale increase has always and is currently restricted to one time every four years.

- In 2007, the cap for space rent increased upon a change of mobile home ownership was set at \$72, or 15% of the average space rent whichever is less. While you perceived that this was appropriate for the time, it has remained

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| County of Ventura<br>September 4, 2025<br>Mobile Home Park Rent Review Board Special<br>Meeting<br>Item 4<br>Exhibit 1 – Public Comment, Mary Orr |
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unchanged for 18 years despite significant increases in the cost of living and operational expenses for park owners.

- According to the Bureau of Labor Statistics Consumer Price Index, costs have risen by about 55% between 2007 and 2025. If the \$72 cap kept up with inflation, the equivalent today would be around \$112. Unfortunately, by not making regular adjustments, the ordinance is effectively eroding the real value of the increase available to park owners.
- Since 2007 the **overall increase in essential sectors like food, housing, and healthcare** jumped **60–70 %**, as measured by official inflation indices.
- The ordinance clearly intended for these vacancy decontrol increases to remain fair and economically relevant. Failure to adjust the cap ignores both legal intent and economic reality.
- Maintaining the 2007 cap for a duration of 18 years unfairly restricts rental income and undermines the ability of the Park Owner to maintain, improve and invest in their communities and stay in line with rising operational costs and regulatory agreements.
- Bringing the cap in line with 18 years of inflation by raising the \$72 to at least a minimum of \$112 would honor the original regulations intent and preserve a fair balance between protecting tenants and allowing park owners a just return.

Additionally, The County of Ventura Rent Control Ordinance has never allowed consideration for capital improvement projects. It restricts pass throughs to Completely New Capital Improvements. Since the ordinance was established in 1983, 40 plus years ago, allowances have not been given to the costs associated with addressing aging infrastructure, community buildings, and amenities. The allowed annual ministerial rent increases and restrictive vacancy controls do not afford Park Owners the ability to keep up with operating costs let alone make improvements.

### **HARSH REALITIES:**

There is a Chinese proverb that says “The wool from the sheep comes from the sheep” which in essence means any benefit or gain someone receives ultimately comes from their own resources or efforts. The restrictions and limitations placed on Park Owners under this ordinance have a significant impact on the ability to ensure a fair and predictable return on their investment.

Ojai Valley Estates over the last 4 years has incurred a 112% increase in property insurance alone. This increase is for less coverage and with the absence of any claims. In the last 3 years Ojai Valley Estates spent \$285,000 maintaining park streets and driveways, they spent \$64,000 refurbishing the pool and deck, more than \$40,000 was spent on tree trimming and/or removal, we are currently faced with replacing the parks backflow device at the rate of \$14,000 and the list goes on. The Owners’ fair rate of return has been swallowed up by rising costs.

The current ordinance does not support any of these types of improvements or increases in operational costs. There is a provision for a discretionary rent increase which Ownership applied for in 2014. However, even with supporting documents not a single dollar was adjusted. Even with no adjustment the Owner has remained committed to keeping the park in superb condition.

Because we spend so much money annually to maintain every facility in our two parks (landscaping, streets, amenities, clubhouse) to the highest quality, Ojai and Oak Haven residents are proud to call this their home. The style of mobile home living at our two mobile home parks in Ojai are so desirable that mobile homes which originally sold for \$100,000 are now selling for \$489, 000.

At this time, we respectfully request the Board review and increase the vacancy decontrol cap. In addition, we encourage the adoption of an automatic adjustment mechanism such as an annual increase indexed to the CPI to prevent further neglect and policy lag. We are also requesting that you review and omit the restriction of one increase every four years. We feel it would also be prudent if you could look at your ordinance and consider including capital replacement pass-throughs to cover some of the projects necessary to maintain our communities and aging infrastructure. Without this the Park Owners are not able to maintain their communities which in turn will result in blight and poor living conditions in your county. These items and adjustments will help restore confidence among park owners and ensure our investments are protected.

Thank you for your time and consideration.

Sincerely,

NEWPORT PACIFIC CAPITAL COMPANY, INC.



Mary Orr  
Director of Operations  
Authorized Agent for  
Ojai Valley Estates and Oak Haven Estates