

November 19, 2025

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

Honorable Members of the Rent Review Board:

I represent the elderly owners who have owned Ojai Valley Mobile Home Park since 1979, just seven years after it was built. It is not simply an investment to them — it has been a 45-year stewardship. They raised their family while managing these parks, poured countless hours and resources into them, and feel emotionally connected to every street, every tree, and every home. They are proud that Ojai Valley Estates and Oak Haven remain two of the most beautiful, safe, and desirable mobile home communities in the County — even as other parks around them have declined from decades of under-investment.

**But they are now at a crossroads.**

The combination of restrictive vacancy control, lack of capital-improvement pass-throughs, and escalating expenses threatens their ability to maintain these parks at the standards their residents expect and deserve.

**1. The Vacancy Decontrol Cap Has Not Been Updated in 18 Years**

Your own ordinance contemplated periodic adjustments for fairness. Yet the cap has been frozen at 15% or \$72 since 2007 — **18 years without any revision**, despite 55% CPI inflation and 60–70% increases in essential costs such as insurance, construction, utilities, and materials.

Had the cap simply kept pace with inflation, it would be **approximately \$112 today**, not \$72. This gap is not minor — it is the difference between maintaining a safe, modern community... and falling into the same disrepair seen in other parks in the region.

**2. These parks require continuous, expensive maintenance**

Ojai Valley and Oak Haven, our parks are maintained at a level that benefits every resident and preserves property values. But the costs have become staggering:

- **Insurance has increased 112% in four years** (to ~\$80,000 annually), despite no claims.
- **Streets and driveways:** \$285,000 spent in the last 3 years alone.
- **Pool and deck:** \$64,000.
- **Tree trimming and removals:** \$40,000+.
- **Water infrastructure:** A \$14,000 backflow was replaced.
- **Gas lines:** Southern California Gas is currently replacing all lines, and we must demand that newly resurfaced streets be restored properly. Also, a clear indicator that infrastructure is aging.

These are not “luxury” upgrades — they are essential to safety, habitability, and long-term community stability.

### **3. Meanwhile, the ordinance denies any practical path for capital improvement recovery**

The current ordinance only recognizes *completely new* capital projects and excludes replacement of aging infrastructure — even when pipes, roads, and systems have reached end-of-life after 40–50 years.

This is neither economically sustainable nor consistent with maintaining safe housing stock in Ventura County.

### **4. The park’s quality directly benefits residents**

Because we invest heavily, residents live in one of the finest mobile home communities in the region — and the real estate market reflects that:

Homes that originally sold for \$100,000 now routinely sell for **\$350,000–\$450,000**. Demand is so high that homes rarely linger on the market.

This appreciation did not happen “by accident.” It is the direct result of 40+ years of responsible ownership and reinvestment — reinvestment that the current ordinance no longer supports.

### **5. Without adjustments, even our parks will deteriorate**

We do *not* want Ojai Valley Estates or Oak Haven to resemble the run-down parks nearby. But without a fair and predictable return, owners will eventually be forced to defer maintenance, reduce improvements, and scale back community care.

That outcome harms residents first — the very people this ordinance was meant to protect.

## **Our Request: Fair, Modest, and Necessary Adjustments**

We respectfully ask the Board to consider the following:

1. **Increase the vacancy decontrol cap** to reflect 18 years of inflation
  - Adjust the \$72 to **at least \$112**, consistent with CPI and the ordinance’s original intent.
2. **Allow automatic annual CPI adjustments** going forward
  - To avoid long gaps and ensure fairness for both residents and owners.
3. **Remove the one-increase-every-four-years restriction**, which severely limits economic sustainability.

4. **Allow capital replacement pass-throughs**

- Not for profit, but to fund essential replacements of streets, utilities, water systems, and safety infrastructure that are now decades old.

These adjustments do **not** undermine resident protection.

They simply restore the ordinance to what it was intended to be:

**A balanced, sustainable system that protects affordability *and* ensures owners can maintain safe, thriving communities.**

## Closing

We have been faithful stewards of these parks for nearly half a century. We care deeply about the residents and the community. All we ask is the ability to keep these parks safe, modern, and beautiful — not just today, but for the next 40 years.

We respectfully request your support in updating this long-stagnant framework so we can continue providing the high-quality living environment that Ventura County residents deserve.

Thank you for your time and consideration.

## Casitas Springs-Ojai, CA





# Surrounding Park #2



# Surrounding Park #3





# Surrounding Park # 4





# Surrounding Park #5





# Surrounding Park # 6



External YouTube





# Ojai Valley Estates Streets and Clubhouse





# Ojai Valley Estates Amenities

## Pool + Spa



# Ojai Valley Estates Billiard Room





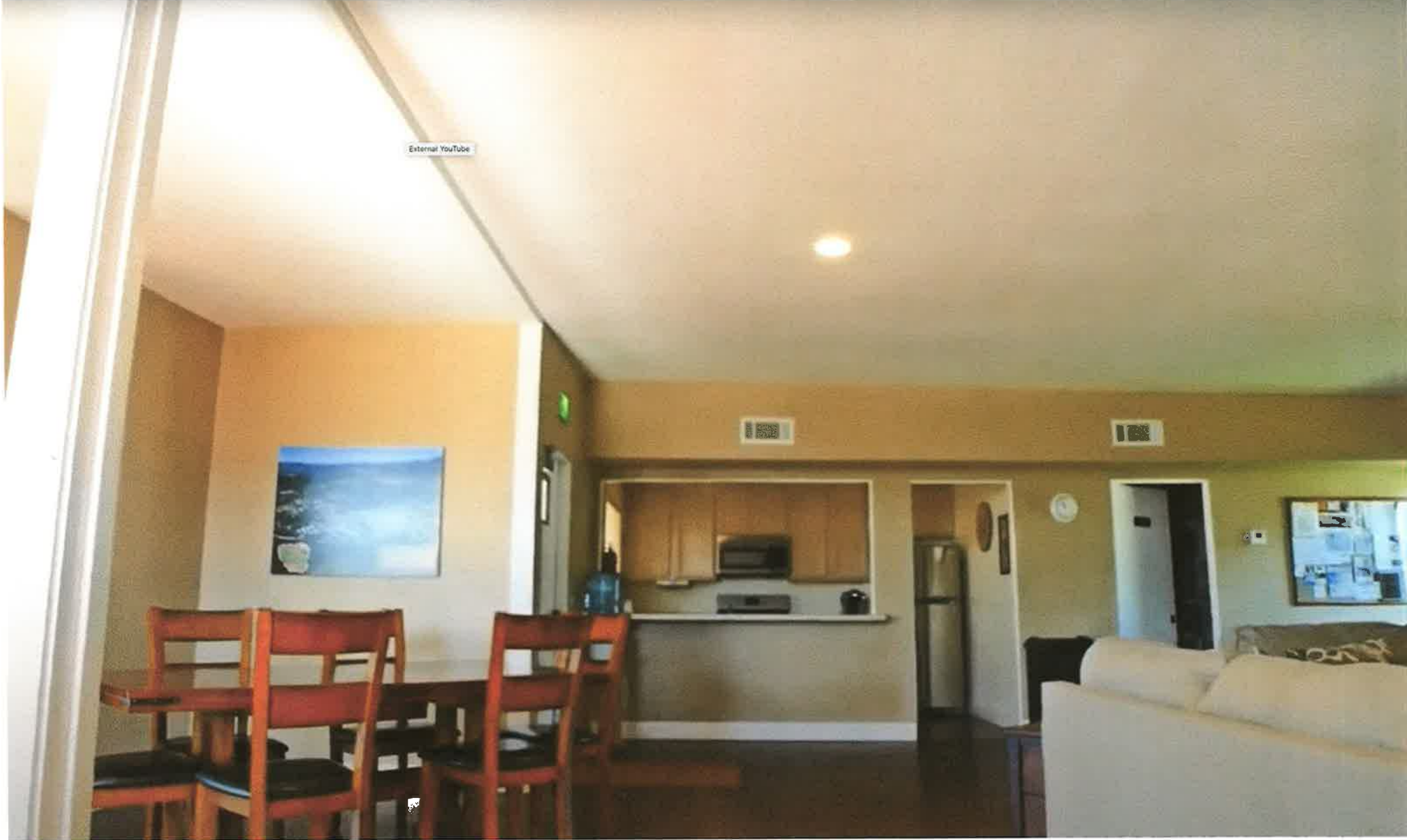
# Ojai Valley Estates Pool + Clubhouse

External YouTube





# Ojai Valley Estates Clubhouse



# Ojai Valley Estates Pool Area





# Ojai Valley Estates Recreation





# Ojai Valley Estates





# Oak Haven







OAK HAVEN STUDIOS



# Oak Haven

