



Ventura County Mobile Home Park Rent Review Board February 18, 2026, Meeting Agenda

COUNTY of VENTURA
Resource Management Agency

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Wednesday, February 18, 2026, at 1:00 p.m.

All interested persons are invited to attend and be heard at a public meeting to be held by the Ventura County Mobile Home Park Rent Review Board (RRB) at the date and time noted above at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, Multi-Purpose Room.

AGENDA

Consideration will be given only as noted to the following:

- 1. Call to Order**
- 2. Roll Call and Determination of a Quorum**
- 3. Pledge of Allegiance to the Flag of the United States of America**
- 4. Public Comment on Concerns within the Authority of the County Rent Control Ordinance**
This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Rent Review Board. Speakers wishing to address the Board shall be allowed a maximum of five minutes for their comments. The Board is prohibited from taking action on any item that is not part of the printed and published agenda.
- 5. Approval of Minutes**
RRB Meeting held on November 19, 2025
- 6. Review and Recommend Filing of the 2023-2025 Triennial Status Report of the Ventura County Mobile Home Park Rent Control Program with the Board of Supervisors**
Presentation by Staff
- 7. Elections**
For Chair and Vice Chair
- 8. Comments from Rent Review Board Members**
- 9. Comments from Planning Staff**
- 10. Meeting Adjournment**

Next regularly scheduled meeting: Wednesday, May 20, 2026, at 1:00 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, staff, at 805-654-5042 or Dillan.Murray@venturacounty.gov or the California Relay Service at (866) 735-2929. Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility.



Ventura County Mobile Home Park Rent Review Board November 24, 2025, **Draft** Meeting Minutes

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Note: The following is a summary of actions taken by the Rent Review Board (RRB) at their public hearing and not a verbatim transcription.

1. 1:08 P.M. HEARING CALLED TO ORDER
By Chair Rosenbaum

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present: Brent Rosenbaum, Chair
Bridget Goncalves, Vice Chair
Richard Francis

Board Members Absent: None

County Staff Present: Dillan Murray, Senior Planner
Tricia Maier, Planning Programs Manager

3. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

4. PUBLIC COMMENT ON CONCERNS WITHIN THE AUTHORITY OF THE COUNTY RENT CONTROL ORDINANCE

None

5. APPROVAL OF MINUTES

Board Member Francis made a motion to approve the September 4, 2025, meeting minutes. Board Member Goncalves seconded the motion. Motion passed 3-0.

6. APPROVAL OF 2026 MEETING SCHEDULE

Board Member Francis noted that he is tentatively available for the May 20, 2026, meeting date.

Board Member Goncalves made a motion to approve the 2026 Meeting Schedule. Chair Rosenbaum seconded the motion. Motion passed 3-0.

7. TRAINING ON MOBILE HOME PARK RENT CONTROL ORDINANCE PROVISIONS BY PLANNING STAFF

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation providing information and training on the Rent Control Ordinance, types of rent increase applications, and vacancy decontrol increases.

Public Speakers:

None

Discussion and Deliberation:

None

8. REVIEW AND DISCUSSION OF LETTERS RECEIVED FROM PARK MANAGERS REQUESTING REVISIONS TO THE MOBILE HOME PARK RENT CONTROL ORDINANCE

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation providing background information on the comments received and a summary of the Rent Control Ordinance revisions requested by the park managers regarding the vacancy decontrol cap and capital replacements and infrastructure cost pass-throughs.

Board Member Francis left the meeting at this time. Since the RRB lost quorum at this time, no further actions were taken at this meeting.

Public Speakers:

Liz Cole spoke in opposition to the requested revisions

Vieva Kendig spoke in opposition to the requested revisions

Paul Fonteyn spoke in opposition to the requested revisions

Fred Drennan spoke in opposition to the requested revisions

Elisa Wagner (on behalf of Thomas Haugh) spoke in opposition to the requested revisions

Mary Orr, property manager for Ojai Valley Estates and Oak Haven Mobile Home Park, spoke in favor of the requested revisions

Aspyn Remington, representative for Ojai Valley Estates and Oak Haven Mobile Home Park, spoke in favor of the requested revisions

Glenn Berry spoke in opposition to the requested revisions

Jay Beynon spoke in opposition to the requested revisions

Discussion and Deliberation:

Board Member Goncalves noted the challenge of opining on the issues raised by mobile home park managers without evidence or data of their operational costs and rental income. Tricia Maier, staff, stated that the Rent Control Ordinance currently allows park owners to apply for a discretionary rent increase in cases where the facts and circumstances show that the current park rent income is less than when the park was purchased. In evaluating a discretionary rent increase proposal, the Rent Review Board considers, along with all other relevant factors, changes in costs to the park owner attributable to increases or decreases in the cost of capital improvements, as well as master land and/or facilities lease rent, utility rates, property taxes, and more. This type of rent increase application is reviewed by the Rent Review Board at a public hearing and with the benefit of a third-party CPA analysis of the application. Ms. Maier also explained that any potential revisions to the Rent Control Ordinance would require Board of Supervisors initiation and significantly more research into the repercussions of any proposed changes. The Rent Review Board would be afforded an opportunity to review any future ordinance revisions should they be proposed.

Board Member Goncalves stated that unlike homeowners associations (HOAs), park tenants don't control, review, or vote on capital projects. Board Member Goncalves noted that such a partnership model may provide the oversight necessary in situations where capital improvement costs are being passed along to residents.

Board Member Rosenbaum thanked staff for their efforts at providing information on this item.

9. COMMENTS FROM BOARD MEMBERS

No Board Members had comments to provide.

10. COMMENTS FROM PLANNING STAFF

Dillan Murray, staff, reported that the Planning Division has approved 17 ministerial rent increase applications for 2025 with 1 currently pending.

Next, Mr. Murray reported that the Board of Supervisors has continued to post notice of the two current vacancies on the RRB, and staff hopes to see

appointments in the near future. In the meantime, Board Member attendance at hearings is crucial in order to have a quorum and hold quarterly meetings.

Finally, Mr. Murray reported that every 3 years, the Planning Division is required to submit a report on Mobile Home Park Rent Control Program activities to the Board of Supervisors, referred to as the triennial report. Staff will be bringing the next triennial report to the RRB at the February hearing for review and comment.

11. ADJOURNMENT

The next hearing of the RRB is planned to be held Wednesday, February 18, 2026, at 1:00 p.m. At 2:17 p.m., the RRB was adjourned.

ATTEST:

Dillan Murray, Secretary

Date