

**VENTURA COUNTY
MOBILE HOME PARK RENT CONTROL PROGRAM**

**TRIENNIAL STATUS REPORT
JANUARY 1, 2023, TO DECEMBER 31, 2025**



COUNTY *of* VENTURA
Resource Management Agency

Ventura County Resource Management Agency – Planning Division

**Dillan Murray, Mobile Home Park Rent Review Board Staff Administrator
Dave Ward, AICP, Planning Director**

*Report Prepared: February 5, 2026
Mobile Home Park Rent Review Board Reviewed: February 18, 2026*

TRIENNIAL STATUS REPORT VENTURA COUNTY MOBILE HOME PARK RENT CONTROL PROGRAM (January 2023 – December 2025)

Authority

The County of Ventura’s Mobile Home Park Rent Control Ordinance (Ordinance) specifies the Mobile Home Park Rent Review Board (MHP RRB) shall render “*a triennial comprehensive written report to the Board of Supervisors concerning its activities, holdings, actions, results of hearings, and all other matters pertinent to this Chapter which may be of interest to the Board of Supervisors.*” (Ordinance Section 81004 (e)).

Background

The Ordinance was originally adopted by the Ventura County Board of Supervisors in February 1983. The purpose of the Ordinance is to protect the owners and residents of mobile homes, trailers, and other mobile dwelling units from unreasonable space rental increases while simultaneously recognizing and providing for the need of the park owners to receive a just and reasonable return on their property. The Ordinance also established the Mobile Home Park Rent Review Board and designated it as the body to receive, investigate, and hold hearings on issues related to mobile home park rent stabilization, and to review discretionary rent increases for mobile home spaces subject to the Ordinance.

It’s worth noting that mobile home parks are identified by the County’s Housing Element as a vital source of affordable housing, offering stability for seniors, veterans, and families who rely on fixed incomes. Without protection, rising rents can threaten this affordability and displace vulnerable residents. The Rent Control Ordinance and program exist to safeguard these communities, ensuring that mobile home living remains an accessible and sustainable housing option for those who need it most.

There are approximately 1,390 mobile home spaces in 25 mobile home parks subject to rent control in the unincorporated areas of Ventura County. Since the initial adoption of the Ordinance in 1983, the Ventura County Mobile Home Park Rent Control Program has reviewed approximately 813 annual ministerial rent increase applications, pursuant to Section 81005 of the Ordinance.

Mobile Home Park Rent Review Board Members and Staff

Current Board Member	Appointment Date	Term
Brent Rosenbaum – Chair	5/19/2015	3/18/2025 – 2/4/2028
Bridget Goncalves – Vice Chair	3/11/2025	3/11/2025 – 3/10/2028
Richard Francis	2/5/2013	3/18/2025 – 2/4/2028
Vacant	N/A	N/A
Vacant	N/A	N/A
Staff Member	Title	
Dillan Murray	Resource Management Agency – Planning (Planning) MHPRRB Staff Administrator	
Dave Ward, AICP	Planning Director	

Past Mobile Home Park Rent Review Board Members

During the reporting period, Jill Martinez resigned effective June 18, 2024, Henry (Tom) Hundley resigned effective September 25, 2024, and John Brooks resigned effective November 18, 2024.¹ There are currently two unfilled vacancies on the Mobile Home Park Rent Review Board.

Mobile Home Park Rent Control Program Applications Received

Discretionary Rent Increase Applications

During the reporting period, one Section 81007 Discretionary Rent Increase Application was submitted to Planning staff for Oakview Mobile Home Park (246-248 Bundren Street, Oak View, CA 93022). Planning staff determined the application to be incomplete as of September 22, 2025. An incompleteness letter was sent to the mobile home park owner and processing was suspended, pending submittal of the required documents and fees.

Annual Ministerial SSCOLA Rent Increase Applications

SSCOLA stands for Standard Space Cost of Living Adjustment. It ensures that space rent adjustments for mobile home parks reflect inflationary trends, helping maintain affordability while accounting for rising costs. For example, if the current space rent is \$500 per month and the SSCOLA increase is 4%, the new rent would be $\$500 \times (1 + 0.04)$ or \$520 per month.

During the three-year reporting period, 55 applications for a Section 81005 Annual Ministerial SSCOLA Rent Increase were received and processed by Planning staff. In

¹ This list only represents those MHPRRB members who resigned during the reporting period.

some cases, the mobile home park owner chose not to exercise their right to increase the rent collected (See Table 2).

Pursuant to Section 81001 of the Ordinance, the SSCOLA rent adjustment is tied to increases in the Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers (CPI-W), United States City Average, as published by the U.S. Bureau of Labor Statistics. The CPI measures the average change in prices over time for a fixed set of goods and services. During the reporting period, the annual CPI ranged from 2.5% to 8%.

In accordance with Section 81005(b) of the Ordinance, the annual ministerial SSCOLA space rent increase for mobile home parks in unincorporated areas is set equal to the SSCOLA provided it falls between 2% and 8%,² as shown in Table 1 below. Therefore, the minimum allowable increase is 2% and the maximum is 8%.

Table 1 – SSCOLA

YEAR	PERCENTAGE
2023	8%
2024	3.2%
2025	2.5%

Service Reduction Applications

When a permanent or extended reduction in significant housing services occurs, either because services are permanently eliminated or not provided at all for an unreasonable length of time, without a corresponding decrease in space rent, an indirect rent increase occurs. It is the specific intent of the Ordinance to prohibit such indirect rent increases. When situations like these arise, a majority of the affected mobile home park tenants may petition the Mobile Home Park Rent Review Board for a decrease in rent by means of a Service Reduction Application/Petition.

During the reporting period, one Service Reduction Application/Petition was submitted by residents of Casitas Springs Mobile Home Park. The Mobile Home Park Rent Review Board reviewed the petition on May 24, 2023, and determined that a significant housing service (adequate laundry facilities) was permanently reduced or disrupted for an unreasonable length of time and ordered a rent refund to all park residents commensurate with the disrupted service, which was determined to be a total of \$83.50 per space/household. Planning staff verified that the housing service was restored, and the rent refund was completed.

² Lowest is 2%; when the SSCOLA is greater than 8%, the maximum rent increase allowed is 8%.

Utility Separation Applications

A mobile home park owner may elect to bill a mobile home park tenant separately for utility service fees and charges assessed by utility providers for spaces in the park. Under the Ordinance, these separately billed utility fees and charges cannot be included in the rent for a space that is subject to rent control. When utility charges are separated from the rent, the base rent is reduced by an amount equal to the fees and charges that will now be billed separately. This reduced amount becomes the new base rent the tenant pays monthly, excluding the cost of the separated utility. The actual cost of the separated utility (e.g. water) becomes the tenant's responsibility. These utility fees and charges will appear as separate line items on a monthly or other periodic billing statement. Before this change takes effect, the park owner must submit a Utility Separation application to the Mobile Home Park Rent Review Board and receive approval. Utility services covered by this section of the Ordinance include natural gas or liquid propane, electricity, water, cable television, garbage and refuse service, and sewer service.

Planning Division staff received no Utility Separation applications during the reporting period. Of the 25 mobile home parks, 17 have already been approved for at least one utility separation (water, gas, electricity, sewer, or trash).

Completely New Capital Improvement Rent Increase Applications

Space rent may not be increased to cover entirely new capital improvements, as defined in Section 81001 of the Ordinance, unless the park owner obtains written consent from a majority of the tenants in the affected spaces before making the expenditure.

Planning staff received no Completely New Capital Improvement Rent Increase applications during the reporting period. However, letters were received on September 2, 2025, from Mary Orr, property manager for Ojai Valley Estates and Oak Haven Mobile Home Park, and James Koehler, property manager for El Sereno Estates Mobile Home Park, with requests to allow the pass-through of costs associated with new capital improvements without resident approval. Specifically, the park managers requested that the Ordinance be revised to allow cost pass-throughs for capital replacements and major repairs, not just new capital improvements, in order to recognize the economic burden on park owners of maintaining older communities under fixed rent limits. It should be noted that the Mobile Home Park Rent Review Board has no authority to revise the Ordinance. Rather, the Board of Supervisors provides direction to Planning Division staff and adopts amendments to the Ordinance, as needed. At least one of these letters highlighting the above-referenced issues was delivered to Board of Supervisors members directly for their consideration.

Table 2 – Mobile Home Park Rent Control Program Applications Submitted

ACTIVITY	YEAR		
	2023	2024	2025
Annual Ministerial SSCOLA Rent Increase Applications	18	19	18
Utility Separation Applications	0	0	0
Service Reduction Applications	1	0	0
Completely New Capital Improvement Application	0	0	0
Discretionary Rent Increase Applications	0	0	1

Mobile Home Park Rent Review Board Hearings

The Mobile Home Park Rent Review Board hearings are held quarterly, typically on the third Wednesday of the month (February, May, August, and November) or as needed, at the Ventura County Government Center, Hall of Administration. The vacant positions on the board resulted in an inability to achieve quorum, and some quarterly public hearings could not be held. A total of 10 Mobile Home Park Rent Review Board hearings were held during the reporting period. (See Table 3, below.)

Table 3 – MHPRRB Meetings

ACTIVITY	YEAR		
	2023	2024	2025
Number of Hearings	4	3	3

Overview of Adopted Ordinance Amendments and Resolutions

During the reporting period, amendments to the Mobile Home Park Rent Control Ordinance were proposed by Supervisor LaVere and adopted by the Board of Supervisors on September 26, 2023. In addition to non-substantive and typographical corrections for clarity and consistency, the recent amendments to the Rent Control Ordinance accomplished the following:

- 1) Long Term Leases. Previously, certain mobile home park spaces under long-term leases were exempt from rent control. The amendments update this exemption to better align with state law. As a result, any long-term lease executed or amended before October 26, 2023, will continue to exempt the affected space from rent control until the lease expires. For any long-term lease executed or amended on or after October 26, 2023, rent increases will be subject to the Rent Control Ordinance.

- 2) New Park Construction. The previous Ordinance exempted some mobile home parks from rent control based on their construction date. The amendments revised the exemption for new park construction to match state law. As a result, newly constructed mobile home parks, as defined by state law, are now exempt from rent control for 15 years once specific conditions are met. This change brings the 22 spaces in Oak Haven Mobile Home Park, located at 1885 Maricopa Highway, Ojai, CA, under Ventura County’s rent control regulations.

In addition, during the reporting period, the Mobile Home Park Rent Review Board adopted two resolutions clarifying ministerial and discretionary rent increase application procedures (see Table 4, below).

Table 4 – Adopted Resolutions

Resolution Number	Resolution Description
RRB 24-001	A Resolution Establishing Administrative Rules Governing Ministerial Rent Increase Applications (Ordinance Section 81005) and Supporting Documents or Evidence
RRB 25-001	A Resolution Establishing Guidelines for Reviewing Discretionary Rent Increase Applications (Ordinance Sections 81007 and 81010)

Program Administration Fee

Section 81008 of the Ordinance authorizes a fee to recover the County’s costs for administering the Rent Control Program. The Board of Supervisors determined that a fee reasonably related to the services provided is necessary. The program administration fee is reviewed and adjusted every three years to ensure cost recovery.

On July 22, 2023, the fee was reduced from \$24.41 to \$20.65 per space annually . The methodology used to determine the fee is as follows:

1. Total staff hours spent administering the program are determined using timecard billing data.
2. Hours are multiplied by the Board of Supervisors’ adopted hourly rate to calculate total program costs.
3. Using permitting data, the total number of spaces subject to rent control is identified.
4. Total program costs are divided by the number of spaces to determine the three-year per-space cost, then divided by three for the annual cost.

5. Costs are allocated between tenants/residents and park owners based on the proportion of staff time spent on each (during the 2023-2025 period, this split was 46% residents and 54% owners).
6. The annual per space cost is multiplied by these percentages to determine each group's share.

Planning Division staff is collaborating with Fiscal staff to review program administration costs and apply the established methodology to determine updated fees using data from 2023-2025. The revised Fee Schedule is expected to reflect these changes in the upcoming fiscal year.

Decontrolled Spaces

Decontrol of a space occurs when a coach transfers ownership from one private tenant/owner to another private tenant/owner, excluding park-owned spaces transferred to private tenants/owners. At the time of decontrol, the park owner may increase the rent 15% of the average space rent in their park or \$72.00, whichever is less. Approximately 1,809 spaces have been decontrolled since December 1989. Table 5 below provides a summary of decontrolled spaces during the reporting period.

Table 5 – Decontrolled Spaces

YEAR	NUMBER OF DECONTROLLED SPACES
2023	38
2024	29
2025	42
TOTAL	109

Mobile Home Park Space Rent Averages

Of the mobile home parks that requested a rent increase during the reporting period, Lake Casitas Mobile Home Park had the lowest average space rent (\$394.29/month). Ojai Oaks Village had the highest average space rent (\$1,208.80/month) during the reporting period.

Distribution of Mobile Home Parks Countywide

There are approximately 1,390³ spaces in the County's 25 mobile home parks (Attachment 1). The majority of the mobile home parks in unincorporated Ventura County (18 of 25) are located in Supervisorial District 1; the remaining seven mobile home parks are located in Districts 3 and 5. Districts 2 and 4 have no mobile home parks subject to the Ventura County Mobile Home Park Rent Control Ordinance.

Attachments:

Attachment 1 – Map of Mobile Home Parks in the Unincorporated Area

³ In February 2023, a fire at Navalair Mobile Home Court, located at 4484 Naval Air Road #2, Oxnard, CA 93033, resulted in the loss of eight mobile home units, although the spaces they occupied remain.

Attachment 1: Unincorporated Mobile Home Parks

Ventura County Planning Division
July, 2023

INDEX	PARK NAME	ADDRESS	APN	SPACES
1	ALTURAS FILLMORE MOBILE HOME PARK	1906 OLD TELEGRAPH RD, FILLMORE, CA 93015	046001001	33
2	ARROYO MOBILE HOME PARK	9097 N VENTURA AVE, VENTURA, CA 93001	061016013	40
3	CASITAS MOBILE HOME PARK	8951 NYE RD, VENTURA, CA 93001	061018126	36
4	COUNTRY SQUIRE MOBILE HOME PARK	2631 E VENTURA BLVD, OXNARD, CA 93036	149010044	27
5	COUNTRY SUNSHINE	3735 DUFAU RD, OXNARD, CA 93033	218008204	8
6	COUNTRY VILLAGE MOBILE HOME PARK	11195 N VENTURA AVE, OJAI, CA 93023	032016008	25
7	DEL FRANCIA MOBILE ESTATES	1075 LOMA DR, OJAI, CA 93023	018009036	73
8	EL SERENO ESTATES	1225 S RICE RD, OJAI, CA 93023	018001025	90
9	GOLDEN OAKS MOBILE ESTATES	1273 S RICE RD, OJAI, CA 93023	018001026	99
10	LAKE CASITAS MOBILE HOME ESTATES	25 BURNHAM RD, OAK VIEW, CA 93022	031011201	41
11	LAS ENCINAS MOBILE HOME PARK	4132 N VENTURA AVE, VENTURA, CA 93001	063019026	65
12	MAGNOLIA MOBILE HOME PARK	4197 N VENTURA AVE, VENTURA, CA 93001	063014057	114
13	MEINERS OAKS TRAILER PARK	474 N ARNAZ ST, OJAI, CA 93023	017003108	25
14	MIRA VALLE MOBILE HOME PARK	1202 LOMA DR, OJAI, CA 93023	018005011	132
15	NAVALAIR MOBILE HOME COURT	4456 NAVAL AIR RD, OXNARD, CA 93033	232005106	43
16	OAK HAVEN	1885 MARICOPA HWY, OJAI, CA 93023	017009002	22
17	OAKVIEW MOBILE HOME PARK	246-248 BUNDREN ST, OAK VIEW, CA 93022	061006516	3
18	OJAI OAKS MOBILE HOME PARK	950 WOODLAND AVE, OJAI, CA 93023	032014044	125
19	OJAI VALLEY ESTATES	1975 MARICOPA HWY, OJAI, CA 93023	901013007	90
20	OJAI VILLA MOBILE HOME ESTATES	70 BALDWIN RD, OJAI, CA 93023	032026604	179
21	PIRU TRAILER COURT	3863 E CENTER ST, PIRU, CA 93040	056003002	9
22	SIESTA MOBILE HOME PARK	3438 SIESTA WAY, OXNARD, CA 93033	232002104	25
23	VENTURA OAKS LODGE	255 BURNHAM RD, OAK VIEW, CA 93022	031011207	60
24	VILLANOVA MOBILE HOME PARK	700 W VILLANOVA RD, OJAI, CA 93023	033028023	24
25	WONDERLAND MOBILE HOME PARK	2724 FRIEDRICH RD, OXNARD, CA 93036	149003218	2

Indicates a Senior Mobile Home Park



0 6,000 12,000 24,000
Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein

