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AGENDA
MOBILE HOME PARK RENT
REVIEW BOARD
Regular Meeting
City Council Chambers
305 West Third Street, Oxnard, CA 93030
March 19, 2026
6:00 P.M.

To join remotely from PC, Mac, iPad, or Android, click on the link below:
<https://us06web.zoom.us/j/89934804478?pwd=Qbtfs68tXuFzI7LVSTIVuZTRKhcF7q.1>

To join via telephone (toll-free): 877-853-5257
Meeting ID: 899 3480 4478
Passcode: 685223

If you wish to speak during public comments on a particular item on the agenda, please sign-on by following the zoom call in steps listed above. Once the Chair calls for public speakers, press *9 to raise your hand, or if online, click the raise hand icon in the Zoom interface to inform the Chair you would like to speak during the public speaking section for that particular item on the agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE OR VIA ZOOM
2. EMAIL COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
 - a. Submit a request to speak no later than 1 P.M. on the day of the meeting by contacting the Commission Secretary Cinthya Escobar at cinthya.escobar1@oxnard.org. Please indicate the agenda item number in the subject line.
3. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING
 - a. To provide a public comment during the meeting dial 877 853 5257 and enter the Meeting ID and Passcode listed above as the Zoom details for this meeting. When the Chair announces the particular item on the agenda you want to speak on, press *9 to raise your hand. Once called on, press *6 to unmute your phone.
 - b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public shall have three minutes to register or otherwise be recognized for the purpose of providing public comment.

A. ROLL CALL/PLEDGE OF ALLEGIANCE

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS

At a regular meeting, a person may address the Mobile Home Park Rent Review Board only on matters within the subject matter jurisdiction of the Commission. The presiding officer shall limit public comments to three minutes. The Board cannot enter into detailed discussion or take action on any item presented during

public comments not on the agenda. Such items may only be referred to the Commission Secretary for administrative action or scheduled on a subsequent agenda for discussion. Unless otherwise approved by the Commission, persons wishing to speak on items not on the agenda should do so during public comments.

C. INFORMATION/CONSENT AGENDA:

1. SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Mobile Home Park Rent Review Board approve the minutes of the January 27, 2025 regular meeting as presented.

D. REPORTS

1. SUBJECT: Mobile Home Park Rent Stabilization Program Annual Activity Report for Calendar Year 2025

RECOMMENDATION: That the Board review and adopt the Calendar Year 2025 Annual Activity Report to City Council, and authorize the Chair to submit the report to the City Council.

2. SUBJECT: Mobile Home Park Rent Review Board Meeting Schedule

RECOMMENDATION: That the Board review and adopt a meeting schedule for Calendar Year 2026

E. COMMISSION BUSINESS

Election of Chair and Vice-Chair

F. COMMISSIONER COMMENTS

G. ITEMS FOR FUTURE CONSIDERATION

H. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact Cinthya Escobar at (805) 385-8096. Notification at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

MINUTES
Mobile Home Rent Review Board
Regular Meeting
January 27, 2025

A. ROLL CALL

At 6:00 p.m. Chairman Efrain Jimenez presided and called to order the regular meeting of the Mobile Home Park Rent Review Board in the Oxnard City Council Chambers. Chairman Efrain Jimenez, Commissioner Felipe Flores, and Commissioner Yukio Okano were present.

Staff members present were Albert Ramirez, Assistant Housing Director, Christian Lopez, Secretary and Andrew Gonzalez, Deputy City Attorney.

B. PUBLIC COMMENTS

- No public comments were received.

C. INFORMATION/CONSENT AGENDA

1. SUBJECT: Approval of Minutes
RECOMMENDATION: That the Mobile Home Rent Review Board approve the minutes of the April 25, 2024 special meeting as presented.
ACTION: It was moved by Commissioner Yukio Okano, seconded by Commissioner Felipe Flores and the motion carried unanimously.

D. REPORTS

1. SUBJECT: Mobile Home Park Rent Stabilization System Annual Activity Report for Calendar Year 2024.
RECOMMENDATION: That the Mobile Home Rent Review Board approve the Mobile Home Park Rent Stabilization Program Annual Activity Report for Calendar Year 2024.

Assistant Director Ramirez stated that in 2024, the Mobile Home Park Rent Review Board held two meetings: a regular meeting on April 10 and a special meeting on April 25 to memorialize the settlement between Kona Kai park ownership and residents. The allowable CPI-based space rent increase for the year was 3.32%, down from 5.74% in 2023. Applications for the increase were received from all park owners, verified, and communicated; no petitions or complaints were received from homeowners within the 30-day review period. Hearing Officer David Hart retired in May, and interim support has been provided while a replacement is selected. All Board activities and actions for the year are documented and submitted for City Council review to ensure transparency and compliance.

ACTION: It was moved by Commissioner Felipe Flores, seconded by Commissioner Yukio Okano and the motion carried unanimously.

E. ELECTIONS

1. SUBJECT: Election of Board Chair & Vice Chair
RECOMMENDATION: That the Mobile Home Rent Review Board hold off on electing a new board chair and vice chair until additional members join the Board.
ACTION: It was moved by Commissioner Yukio Okano and seconded by

Commissioner Felipe Flores and the motion carried unanimously.

F. COMMISSIONER COMMENTS

- No commissioner comments.

G. ITEMS FOR FUTURE AGENDAS

- No items for future consideration.

H. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Efrain Jimenez adjourned the meeting at 6:18pm.

Christian Lopez, Secretary

Efrain Jimenez, Chairman

**ANNUAL ACTIVITY REPORT FOR 2025
CITY OF OXNARD MOBILE HOME PARK RENT REVIEW BOARD**

1. THE BOARD

The Mobile Home Park Rent Review Board consists of four Commissioners who were appointed to three-year terms:

Commissioner Felipe Flores, appointed by City Council on January 23, 2018;
Commissioner Efrain Jimenez, appointed by City Council on May 21, 2019;
Commissioner Yukio Okano, appointed by City Council on February 20, 2024; and
Commissioner Ana Van Hoven, appointed by City Council on February 3, 2026.

2. BOARD MEETINGS

The Rent Review Board met on Monday, January 27, 2025.

3. PROCESSING OF RENT INCREASE APPLICATIONS IN 2025

A. Types of Space Rent Increases

Chapter 24 of the City Code establishes two mechanisms by which owners of mobile home parks in the City may apply for general space rent increases. Chapter 24-9 of the Code defines the procedure for C.P.I. (Consumer Price Index) Formula Adjustment increases applications, and Chapter 24-10 creates the mechanism for applying for Discretionary Rent Increases.

B. Calculation of C.P.I. Space Rent Increases

The formula by which the maximum permissible C.P.I. space rent increase for which a park may apply is set forth in Chapter 24-9(A)(1), and is based on the change in the C.P.I. from August of one year to August of the next year. Whenever that change is 4 percent or less, the maximum permissible space rent increase for the next calendar year is equivalent to 100% of that August-to-August percentage change. If the percentage change in the CPI is greater than 4 percent but less than or equal to 9 percent, the permissible CPI formula adjustment shall be equal to 75 percent of the change in the CPI, or a 4 percent adjustment, whichever is greater. If the percentage change in the CPI is greater than 9 percent, the permissible CPI formula adjustment shall be equal to 67 percent of the change in the CPI.

Maximum permissible increases in recent years have been as follows:

2026	3.34%
2025	2.87%
2024:	3.32%
2023:	5.74%

2022:	4.00%
2021:	2.02%
2020:	2.97%
2019:	3.87%
2018:	2.82%
2017:	1.43%
2016:	1.14%
2015:	1.81%
2014:	0.84%
2013:	2.32%
2012:	2.41%
2011:	0.83%
2010:	No increase

There was no increase permitted in 2010, as 2009 was a deflationary year.

CPI Increase Calculation for Calendar Year 2025The calculation of the permissible C.P.I. increase for 2025 was as follows:

<i>August 2024 C.P.I.:</i>	333.359
<i>Minus August 2023 C.P.I.:</i>	- <u>324.050</u>
<i>Equals Net Change in C.P.I.</i>	9.309
<i>Divided by August 2023 C.P.I.:</i>	<u>÷324.050</u>
<i>Equals decimal change in C.P.I.:</i>	.0287 or 2.87%

Since the percentage change in the C.P.I. was less than 4 percent, the permissible C.P.I. formula adjustment shall be equal to 100 percent of the change in the C.P.I.

Therefore, the maximum permissible C.P.I. rent increase for the calendar year 2025 was **2.87%**

Park Applications for C.P.I. Formula Rent Increases in 2025

There are twenty (20) mobile home parks in Oxnard, ranging in size from 39 spaces to 265 spaces. All twenty (20) parks applied for 2.87% C.P.I. space rent increases to take effect in calendar year 2025:

- | | |
|----------------------------------|--------------------------------|
| Country Club Mobile Estates | Cypress Mobile Home Park |
| Evergreen R. V. Park | Imperial Oxnard Mobile Estates |
| Meadowlake Park | Oxnard Mobile Home Lodge |
| Ocean-Aire Mobile Estates | Oxnard Shores Mobile Home |
| Oxnard Pacific Mobile Estates | Park Royal Palms Mobile |
| Pleasant Valley Mobile Home Park | Estates |
| Royal Duke Mobile Estates #1 | Royal Duke Mobile Estates |
| Sunshine Manor Mobile Home Park | #2 Sunny Acres Park |
| The Colony Mobile Home Park | Silverwheel Mobile Home |
| Villa Capri Mobile Estates | Park Valley Trailer Villa |
| | Kona Kai Mobile Estates |

CPI Increase Calculation for Calendar Year 2026

The calculation of the permissible C.P.I. increase in 2026 is as follows:

<i>August 2025 C.P.I.:</i>	<i>344.503</i>
<i>Minus August 2024 C.P.I.:</i>	<i>- 333.359</i>
<i>Equals Net Change in C.P.I.</i>	<i>11.144</i>
<i>Divided by August 2024 C.P.I.:</i>	<i>÷333.359</i>
<i>Equals decimal change in C.P.I.:</i>	<i>.0.334 or 3.34%</i>

Since the percentage change in the C.P.I. was less than 4 percent, the permissible C.P.I. formula adjustment shall be equal to 100 percent of the change in the C.P.I.

Therefore, the maximum permissible C.P.I. rent increase for the calendar year 2026 is **3.34%**

C. Homeowner Association Protests of C.P.I. Rent Increase Applications

The Rent Stabilization System permits associations or groups of homeowners to challenge C.P.I. formula rent increases applications by filing a protest as defined in Chapter 24-2 of the City Code. When a protest is filed, the independent Hearing Officer conducts an evidentiary hearing, in accordance with Chapter 24-9(8) and 24-13 of the Code. If the Hearing Officer determines that the homeowners have presented evidence of a reduction in services by the park owner that resulted in a monetary savings, the Hearing Officer may reduce the pending rent increase by the amount saved by the park owner due to the deletion of such a reduction in services provided to homeowners.

No Homeowner Association Protests of C.P.I. Rent Increase Applications were filed in 2025.

D. Discretionary Rent Increase Applications

The Rent Stabilization System provides an avenue for a park owner to apply for space rent increases in amounts greater than the C.P.I. Formula Adjustment method. When a park owner believes that he or she is not receiving a fair return on its investment, he or she may apply for a Discretionary Rent Increase. Such an application requires presentation of an audit; a review of the application by City staff; and a review of the income and expenses by an independent Certified Public Accounting firm hired by the City. The report from the CPA to the Hearing Officer; a public hearing on the findings during which representatives of the affected homeowners and of the park owner present their evidence and arguments; and ultimately a written Decision with Findings of Fact, issued by the Hearing Officer. The requirements for the processing of Discretionary Rent Increase applications are set forth in Chapter 24-10 of the City Code, and City Council Resolution No. 11,468.

No Discretionary Rent Increase Applications were submitted in 2025.

E. Utility Passthrough Applications

The City Code also permits park owners to apply for approval to pass through utility costs when segregated out or separately metered to individual homesites within a mobile home park.

No Utility Passthrough Applications were submitted in 2025.

F. Hearings conducted by Independent Hearing Officer

Evidentiary hearings are required for the implementation of the rent stabilization ordinance. Rent increase, and change-of-occupancy determination hearings are adversarial in nature; passthrough hearings are investigative and non-adversarial. All hearings are conducted by an independent professional hearing officer, selected through the City's formal procurement policies.

On May 13, 2024, the City's hearing officer, David Hart resigned.

In response to David Hart's resignation, the City issued a Request for Proposals (RFP) to solicit proposals for hearing officer services. Staff has selected a new vendor Serviam by Wright, who employs Mr. Brian Chu as the hearing officer for the City's Mobile Home Rent Stabilization Program.

4. APPEALS TO THE RENT REVIEW BOARD

Pursuant to Chapter 24 of the City Code, either party may appeal a Decision of the Hearing Officer if that party is dissatisfied with the ruling. Any Hearing Officer decision which is appealed is presented to the full Mobile Home Park Rent Review Board, which conducts a review of the record in open session, in accordance with Section 24-15 of the City Code. The Board reviews the record, and entertains arguments from the parties, but does not receive testimony nor conduct a de nova hearing on the matter in dispute. An appeal of a Mobile Home Park Rent Review Board decision is not heard by the City Council, it is appealed by writ to the Ventura County Superior Court.

No appeals were received in 2025.

5. ADOPTION

Pursuant to Chapter 24-6(C) of the Oxnard City Code, the 2025 Annual Activity Report of the Mobile Home Park Rent Review Board is presented to the Oxnard City Council, having been adopted by a majority vote of the Board at the Meeting of March 12, 2026.

Respectfully submitted,

Efrain Jimenez, Chair

Date: March 19, 2026



TO: Honorable Members of the Mobile Home Park Rent Review Board

FROM: Jacob Noonan, Assistant Housing Director, (805) 385-8016,
Jacob.Noonan@oxnard.org

DATE: March 19, 2026

**SUBJECT: Mobile Home Park Rent Stabilization System Annual Activity Report
for Calendar Year 2025**

RECOMMENDATION

That the Board review and adopt the Calendar Year 2025 Annual Activity Report to City Council, and authorize the Chair to submit the report to the City Council.

DISCUSSION

The Mobile Home Park Rent Review Board is a quasi-judicial body established pursuant to Chapter 24-5 of the Oxnard City Code. Section 24-6 of the Oxnard City Code states in its entirety as follows:

SEC. 24.6 POWERS AND DUTIES OF THE BOARD

Within the limitations provided by state law, the Board shall have the following powers and duties:

(A) Reasons for Meetings – To meet from time-to-time to discharge the Board’s duties as set forth in this Chapter.

(B) Powers – To collect evidence and information to implement this chapter, initiate investigations, schedule and conduct hearing or appeals, and issue written findings and decisions regarding the implementation of this Chapter.

(C) Annual Report – To prepare, at least annually, a comprehensive written report to the City Council concerning Board activities, decisions, findings, and actions, and all other matters governed by this Chapter.

The current Board consists of four Commissioners who were appointed as follows:
Commissioner Felipe Flores, appointed by City Council on January 23, 2018;
Commissioner Efrain Jimenez, appointed by City Council on May 21, 2019;
Commissioner Yukio Okano, appointed by City Council on February 20, 2024; and
Commissioner Ana Van Hoven appointed by City Council on February 3, 2026.

In accordance with Sec. 24-6 (C) above, staff has prepared the attached Annual Activity Report for 2025. Staff presents this report to the Board for review, input and discussion. Upon finalization, staff requests that the Board approve the report and authorize the Chair to transmit the report to the City Council.

Attachment:

1. Annual Activity Report for Calendar Year 2025



TO: Honorable Members of the Mobile Home Park Rent Review Board

FROM: Jacob Noonan, Assistant Housing Director, (805) 385-8016,
jacob.noonan@oxnard.org

DATE: March 19, 2026

SUBJECT: Mobile Home Park Rent Review Board 2026 Meeting Schedule

RECOMMENDATION

That the Board review and adopt a meeting schedule for Calendar Year 2026.

DISCUSSION

The Mobile Home Park Rent Review Board meets from time-to-time to discharge the board duties related to the Mobile Home Park Rent Stabilization Ordinance (Chapter 24 of the Oxnard Municipal Code). This includes hearing appeals of the decisions of the hearing examiner, as needed, and approving a report of activities that is annually provided to the City Council.

Currently, the board does not keep a set meeting schedule. Meetings are scheduled as needed, which presents a challenge to offering board members education on the ordinance and training on the board's duties. To provide the opportunity for the board to receive training and education, staff proposes the board annually set a meeting schedule.

Since the board would be setting its schedule mid-year, staff proposes the following for 2026:

- March Review the Annual Report for 2025
- June Board Training and Information Item
- October Announce the CPI Formula Increase for 2027
- December Review the Annual Report for 2026

For Calendar Year 2027 and onward, staff proposes the board set the following schedule:

- February Board Training
- April Information Item
- June Information Item
- October Announce the CPI Formula Increase for the following year
- December Review the Annual Report

All information items would be presentations on aspects of the Mobile Home Park Rent Stabilization Ordinance presented for educational purposes. The sessions would be

recorded and made available on demand on the City's website for the public.

Meetings will be held in City Council Chambers beginning at 6:30PM on the second Wednesday of the month.