



# OCEANSIDE MANUFACTURED HOME FAIR PRACTICES COMMISSION SPECIAL MEETING

THURSDAY, MARCH 16, 2023, 6:30 P.M.

**City Council Chambers**  
**300 North Coast Highway, Oceanside, California 92054**

**Chair: David Broad**  
**Commissioner Walter Hambly**  
**Alternate Commissioner Daniel Dominguez**

**Vice Chair, Alisa Prestie**  
**Commissioner Magdalen Chow Dalrymple**

## **Special Advisory for the March 16, 2023 Meeting**

The City Council Chambers is open for in-person attendance to this meeting. However, we are allowing the public to comment remotely for this special meeting.

If you would like to speak on an agenda or non-agenda item during the meeting and you are not attending in-person, you must email the City Clerk (CityClerk@OceansideCA.org) no later than 5 PM on March 16, 2023. Please provide the City Clerk your name and the item number you wish to comment on. If you plan to call into the meeting, you must also provide the telephone number you will be using. You must be logged on to the Zoom meeting by phone or online to speak. When it is your turn to comment, the City Clerk will call you by name or phone number. If you wish to provide a comment to the Manufactured Home Fair Practices Commission, but are not interested in speaking during the meeting, you may email your comments to the City Clerk (CityClerk@OceansideCA.org). All comments must be sent via email by 5 PM on the day of the meeting. All timely received comments will be provided to the Commission prior to the meeting and made a part of the record of the meeting. Please note that these comments will not be read aloud during the meeting.

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Passcode: 035987

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# OCEANSIDE MANUFACTURED HOME FAIR PRACTICES COMMISSION SPECIAL MEETING AGENDA

**THURSDAY, MARCH 16, 2023, 6:30 P.M.**

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If you have special needs because of a disability which makes it difficult for you to submit comments telephonically or through use of Zoom, please contact the City Clerk at (760) 435-3001 by noon Tuesday, March 14, 2023 to make arrangements to accommodate your disability.

**In accordance with State law, this agenda was posted at the Ditmar Street Kiosk at 300 N. Coast Hwy. 72 hours in advance of this meeting.**

Under the Brown Act, California's Open Meeting Law, any citizen has the right to address the Commission on matters within the MHFP Commission's jurisdiction. However, the Commission may not discuss or take any action on any item not specifically listed on the agenda.

# OCEANSIDE MANUFACTURED HOME FAIR PRACTICES COMMISSION SPECIAL MEETING AGENDA

**THURSDAY, MARCH 16, 2023, 6:30 P.M.**

Call to Order

Pledge of Allegiance

Roll Call

Public Comments (Non-agenda items)

Persons may address the Housing Commission on any subject matter within the Commission's jurisdiction that is not listed as an agenda item. State law generally prohibits the Commission from discussing or taking action on any issue not included on the agenda, but if appropriate, the Commission may schedule the topic for future discussion or refer the matter to staff.

Public Comments (Agenda Items) Participants are called after presentation of the item.

## 1. Action Items

- a. Approval of minutes of the Manufactured Home Fair Practices Commission's February 2, 2023 meeting. [There are no minutes for the following meetings due to no agenda items: March 2, 2023.]
- b. Laguna Vista Mobile Home Community Net Operating Income (NOI) Application: A request of a rent increase of 26.67% for the 2021 expense year for all 272 spaces in the Laguna Vista Mobile Home Community ("Park" or "Laguna Vista MHC"), a senior-restricted mobilehome park located at 276 N. El Camino Real, Oceanside, CA 92058, based upon the Park's net operating income (NOI) as an alternative to the maximum annual permissive adjustment, consistent with Oceanside City Code Section 16.B.9.(c)(2).

Recommendation – Hold a hearing of the Manufactured Home Fair Practices Commission and adopt resolution taking the following actions:

1. Grant a NOI Rent Adjustment of 4.2% for 2022 for all 272 spaces in the Park, based upon findings that: (i) the Applicant did not meet its burden of proof to support its claim that it is entitled to a 26.67% monthly space rent adjustment for all 272 spaces using the [Oceanside City Code \("OCC"\) Section 16B.9\(c\)\(2\)](#) Net Operating Income ("NOI") approach; and (ii) the calculation of a monthly space rent adjustment of 8.1% adjusted to 4.2% based upon the previous annual rent adjustment of 3.9%, as prepared by the City and its Consultant, is consistent with Section 5 of the [Administrative Guidelines and Forms for the Administration and Enforcement of the Manufactured Home Fair Practices Act](#) (Administrative Guidelines);

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2. Adopt a finding that the Regulatory Agreement and Declaration of Restrictive Covenants recorded as Doc #2013-0261253 between the City of Oceanside and Jugoro Ishii, Incorporated contains provisions requiring a certain percentage of Laguna Vista MHC spaces be occupied by Very Low- and Low-Income Residents and that any space rent increase for a certain number of those Very Low- and Low-Income Residents be limited to the lesser of the amount specified in the Regulatory Agreement or the amount permitted by the Resolution;
  3. Grant an additional temporary rent increase in the amount of \$3.63 per space per month for a period of nine (9) years or 108 months based on the amortized cost for Necessary Capital Improvement Expenditures, which temporary rent increase shall not be included in the Base Rent for the purposes of calculating any future rent adjustments and which shall be identified as a separate line item on the monthly rent invoices.
  4. Grant a One-Time Pass-through Payment representing the costs associated with the application and participating in the hearing process (“Hearing Fees”) of \$7.35 per space in accordance with [OCC Section 16B.15\(f\)\(3\)](#).
    - i. Chair opens the hearing
    - ii. Chair requests disclosure of Commission members and constituent contacts and correspondence
    - iii. Clerk presents correspondence and/or petitions
    - iv. Testimony beginning with Leilani Hines, Housing and Neighborhood Services Director
    - v. Testimony from Laguna Vista MHC Park Ownership
    - vi. Testimony from Laguna Vista MHC Park Resident Representatives
    - vii. Testimony from the public
    - viii. Chair closes public testimony
2. City Council Liaison – Mayor Esther Sanchez  
Information only – items needing action will be placed on a future agenda.
  3. Chairperson’s Report – David Broad
  4. Vice-Chairperson’s Report – Alisa Prestie
  5. Commissioner Reports
  6. Set agenda for next meeting, as needed
- Adjournment

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