

CITY OF ESCONDIDO
SHORT-FORM

**MOBILEHOME PARK APPLICATION FOR
SPACE RENT INCREASE**



**201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025-2798
Phone: (760) 839-4518
hnelson@escondido.org**

CITY OF ESCONDIDO

MOBILEHOME RENT REVIEW BOARD

INSTRUCTIONS FOR SHORT-FORM RENT REVIEW APPLICATION

These instructions are to assist you in successfully completing your rent review application.

GENERAL INSTRUCTIONS:

1. Please **type** on all application forms. Please complete all sections.
2. Attach additional Excel Spreadsheet listing the affected residents, percent proposed increases and the projected rent increase. Please include a separate tab for any in-places sales or transfers or newly signed long-term leases. Be sure to identify the name of the park on all attachments. Once your application is complete, **please number the pages**.
3. Provide one (1) original and five (4) copies of the entire application. Please remember to number the pages of your completed application before copying.
3. All applications must include five (5) sets of return mailing address labels addressed to the all of the Residents affected by the proposed increase, Park Owner and Park Management Company. including park name, address, and space number. Please put the resident name and/or current tenant. The City reserves the right to request additional mailers as needed.

Example: Current Resident
Escondido Mobile Estates
200000 Washington, Space 1
Escondido, CA 92025

CITY OF ESCONDIDO

MOBILEHOME RENT REVIEW BOARD

Short-Form Rent Increase Application Checklist

This list will assist you in making sure you have completed the minimum requirements for submitting a short-form rent increase application.

Ownership/Representative information completed on first page of application

Affected space(s) rent worksheets

In-Place Transfer/ Sale Worksheet

Owner's Affidavit signed (required)

Five (4) sets of address labels

Five (4) copies of your completed package plus the original

CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4562

SHORT-FORM APPLICATION FOR MOBILE HOME SPACE RENT INCREASE

Park Name Casa Grande Mobile Estates Telephone 760.746.1311
Address 1001 S Hale Ave Escondido Ca 92029
Owner Casa Grande Estates LLC Telephone 949.499.5151
Address 54 N Senda Dr. Laguna Beach CA 92651
Representative Nicole Henry Telephone 951.219.8256
(If other than owner, all City correspondence will be addressed to this person)
Address 1201 Dove St Suite 300 Newport Beach 92660
Site Manager Becky Bonamici Telephone 760.746.1311

Today's Date: 07/24/2023

Date of last RRB increase	<u>10/01/2021</u>	Period covered by CPI request	<u>12/31/20-12/31/21</u>
Number of Spaces in Park	<u>102</u>	Spaces affected by proposed increase	<u>101</u>
Change in CPI during period	<u>6.349</u> %	90% of change in CPI	<u>5.714</u> %
Increase requested by Park	<u>5.714</u> %	# of In-Place Transfers as of 7/1/20	<u>11</u>

or since last Rent Increase Application (whichever is more recent)


Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

Casa Grande has 102 spaces, maximum lot sizes is 3150 sq feet. Amenities include clubhouse, pool tables, ping pong table, kitchen, sitting area, library, large screen tv, wifi, swimming pool, BBQ area, laundry room and green belt.

OWNER'S AFFIDAVIT

I (We,) Nicole Henry - Regional Manger/Agent

being duly sworn, depose and say that I (We) am (are) the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed:  _____
Signature

Park Owner/Type or print name
Casa Grande Estates LLC

Signature
Nicole Henry - Regional Manager
Representative/Type or print name

Mailing address: 1001 S Hale Ave
Attn: Office
Escondido, Ca 92029

Casa Grande Mobile Estates 2022

Unit	Name	Current Rent	% Increase	Requested	
				Increase	New Rent
1	Lewis	\$ 670.17	5.714%	\$38.29	\$708.46
2	Johnson	\$ 725.00	5.714%	\$41.43	\$766.43
3	Ramirez	\$ 705.99	5.714%	\$40.34	\$746.33
4	Evans	\$ 716.60	5.714%	\$40.95	\$757.55
5	Aguilar	\$ 705.99	5.714%	\$40.34	\$746.33
6	Benne	\$ 490.86	5.714%	\$28.04	\$518.90
7	Bird	\$ 662.72	5.714%	\$37.87	\$700.59
8	Moran	\$ 612.29	5.714%	\$34.99	\$647.28
9	Donovan	\$ 691.88	5.714%	\$39.53	\$731.41
10	Demos	\$ 725.00	5.714%	\$41.43	\$766.43
11	Reynolds	\$ 363.37	5.714%	\$20.76	\$384.13
12	Bliss	\$ 705.99	5.714%	\$40.34	\$746.33
13	Daughtery	\$ 688.17	5.714%	\$39.32	\$727.49
14	Wimer	\$ 678.93	5.714%	\$38.79	\$717.72
15	Baker	\$ 729.00	5.714%	\$41.66	\$770.66
16	Pollock	\$ 705.99	5.714%	\$40.34	\$746.33
17	Moreno	\$ 620.43	5.714%	\$35.45	\$655.88
18	Catania	\$ 666.05	5.714%	\$38.06	\$704.11
19	Davidson	\$ 668.17	5.714%	\$38.18	\$706.35
20	Arthur	\$ 339.46	5.714%	\$19.40	\$358.86
21	Taylor	\$ 725.00	5.714%	\$41.43	\$766.43
22	Feldman	\$ 311.31	5.714%	\$17.79	\$329.10
23	Campbell	\$ 745.00	5.714%	\$42.57	\$787.57
24	Weirich	\$ 658.30	5.714%	\$37.62	\$695.92
25	Duc	\$ 725.00	5.714%	\$41.43	\$766.43
26	Hiestand	\$ 716.60	5.714%	\$40.95	\$757.55
27	Gluth	\$ 615.29	5.714%	\$35.16	\$650.45
28	Hetheriton	\$ 630.43	5.714%	\$36.02	\$666.45
29	McNeil	\$ 676.51	5.714%	\$38.66	\$715.17
30	Specht	\$ 663.59	5.714%	\$37.92	\$701.51
31	Baker	\$ 705.99	5.714%	\$40.34	\$746.33
32	Robison	\$ 725.00	5.714%	\$41.43	\$766.43
33	Lundgren	\$ 344.28	5.714%	\$19.67	\$363.95
34	Reddick	\$ 599.00	5.714%	\$34.23	\$633.23
35	Aquino	\$ 662.85	5.714%	\$37.88	\$700.73
36	Worsley	\$ 607.37	5.714%	\$34.71	\$642.08
37	Hesketh	\$ 478.20	5.714%	\$27.32	\$505.52
38	Goldsmith	\$ 332.72	5.714%	\$19.01	\$351.73
39	Lowe	\$ 544.75	5.714%	\$31.13	\$575.88
40	Bonamici	\$ 662.37	5.714%	\$37.85	\$700.21
41	Wibier	\$ 561.80	5.714%	\$32.10	\$593.90
42	Lieurance	\$ 633.35	5.714%	\$36.19	\$669.54
43	Wall	\$ 730.62	5.714%	\$41.75	\$772.37

44	Hartigan	\$	725.00	5.714%	\$41.43	\$766.43
45	Harter	\$	673.27	5.714%	\$38.47	\$711.74
46	Bliss	\$	355.37	5.714%	\$20.31	\$375.68
47	Hamman	\$	417.86	5.714%	\$23.88	\$441.74
48	1st RE Services	\$	609.29	5.714%	\$34.81	\$644.10
49	McLaughlin	\$	694.26	5.714%	\$39.67	\$733.93
50	McKinley	\$	315.14	5.714%	\$18.01	\$333.15
51	Conklin	\$	700.68	5.714%	\$40.04	\$740.72
52	Belair	\$	665.00	5.714%	\$38.00	\$703.00
53	Langston	\$	489.34	5.714%	\$27.96	\$517.30
54	David	\$	698.56	5.714%	\$39.92	\$738.48
55	Marcus	\$	717.24	5.714%	\$40.98	\$758.22
56	McDevitt	\$	725.00	5.714%	\$41.43	\$766.43
57	Peter	\$	360.65	5.714%	\$20.61	\$381.26
58	Malotte	\$	716.60	5.714%	\$40.95	\$757.55
59	Calhoun	\$	680.76	5.714%	\$38.90	\$719.66
60	Bowens	\$	749.80	5.714%	\$42.84	\$792.64
61	Keller	\$	691.88	5.714%	\$39.53	\$731.41
62	Joyce	\$	716.60	5.714%	\$40.95	\$757.55
63	Boeker	\$	613.10	5.714%	\$35.03	\$648.13
64	Bailey	\$	361.14	5.714%	\$20.64	\$381.78
65	Murphy	\$	716.60	5.714%	\$40.95	\$757.55
66	Lopez	\$	641.50	5.714%	\$36.66	\$678.16
67	Graber	\$	555.25	5.714%	\$31.73	\$586.98
68	Rackstein	\$	716.60	5.714%	\$40.95	\$757.55
69	Heilmann	\$	706.09	5.714%	\$40.35	\$746.44
70	Evans	\$	477.99	5.714%	\$27.31	\$505.30
71	Graf	\$	716.60	5.714%	\$40.95	\$757.55
72	DeVries	\$	346.07	5.714%	\$19.77	\$365.84
73	Nations	\$	716.60	5.714%	\$40.95	\$757.55
74	Clary	\$	534.68	5.714%	\$30.55	\$565.23
75	Brady	\$	659.41	5.714%	\$37.68	\$697.09
76	Megna	\$	725.00	5.714%	\$41.43	\$766.43
77	Hawley	\$	700.68	5.714%	\$40.04	\$740.72
78	Landwehr	\$	716.60	5.714%	\$40.95	\$757.55
79	Harkleroad	\$	700.68	5.714%	\$40.04	\$740.72
80	Milanovic	\$	410.33	5.714%	\$23.45	\$433.78
81	Woodman	\$	317.93	5.714%	\$18.17	\$336.10
82	Jackman	\$	346.47	5.714%	\$19.80	\$366.27
83	Halstead	\$	512.15	5.714%	\$29.26	\$541.41
84	Tobin	\$	328.13	5.714%	\$18.75	\$346.88
85	Jackson	\$	697.00	5.714%	\$39.83	\$736.83
86	Winner	\$	700.68	5.714%	\$40.04	\$740.72
87	Smith	\$	348.97	5.714%	\$19.94	\$368.91
88	Jose Jr	\$	599.04	5.714%	\$34.23	\$633.27
89	Basil/Rosemann	\$	590.59	5.714%	\$33.75	\$624.34
90	Collins	\$	576.27	5.714%	\$32.93	\$609.20

91	Hunt	\$	597.37	5.714%	\$34.13	\$631.50
92	Conger	\$	446.40	5.714%	\$25.51	\$471.91
93	Catanio	\$	615.87	5.714%	\$35.19	\$651.06
95	Arvin	\$	634.92	5.714%	\$36.28	\$671.20
96	Klusman	\$	773.92	5.714%	\$44.22	\$818.14
97	Palmer	\$	725.00	5.714%	\$41.43	\$766.43
98	Schwaesdall	\$	725.00	5.714%	\$41.43	\$766.43
99	Blankenship	\$	400.14	5.714%	\$22.86	\$423.00
100	Wells	\$	617.00	5.714%	\$35.26	\$652.26
101	Gaskill	\$	564.60	5.714%	\$32.26	\$596.86
102	Morris	\$	356.14	5.714%	\$20.35	\$376.49
101			61,120.20		\$3,492.39	\$64,612.59
	Avg.	\$	605.15		\$ 34.58	\$ 639.73
	Range	\$	311.31		\$ 17.79	\$329.10
			773.92		44.22	818.14

IN-PLACE TRANSFER/ SALE(S)

DIRECTIONS:

Enter the information on all in-place transfer of a resident-owned mobilehomes in the park after July 1, 2020, or since the date of when the last rent increase application was deemed complete (whichever date is more recent). Please note the term “deemed complete” means when the Housing & Neighborhood Services staff deemed your previous application complete not when the Rent Review Board granted the increase. . “In-place transfer” means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

Final Space Rent - rent charged to the departing tenant for the final month of rent before the sale

Space Rent after Sale – rent paid by the new tenant for the first month after the sale

Park Average Space Rent - total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome (calculated on the most recent annual rent control survey)

Use additional Sheets if necessary

Space #	Sale Date	Final Space Rent Before Sale (\$)	Space Rent After Sale (\$)	Park Average Space Rent	Current Lease Type (LT/RC)
002	04/12/21	\$675.00	\$725.00	\$671.65	RC
010	03/29.21	\$675.00	\$725.00	\$671.65	RC
015	09/17/21	\$675.00	\$729.00	\$671.65	RC
018	07/18/23	\$616.71	\$666.05	\$671.65	RC
023	09/10/23	\$700.68	\$745.00	\$671.65	RC
024	08/20/20	\$698.05	\$658.30	\$671.65	RC
025	05/05/20	\$699.12	\$725.00	\$671.65	RC
048	12/07/22	\$565.09	\$609.29	\$671.65	RC
052	02/17/22	\$615.87	\$665.00	\$671.65	RC
055	06/01/21	\$731.51	\$717.24	\$671.65	RC
060	05/01/23	\$745.00	\$749.80	\$671.65	RC
069	03/02/21	\$725.00	\$706.09	\$671.65	RC
075	05/21/22	\$694.26	\$659.41	\$671.65	RC
093	08/01/22	\$600.85	\$615.87	\$671.65	RC
096	03/01/23	\$716.60	\$773.92	\$671.65	RC
099	09/01/22	\$379.72	\$400.14	\$671.65	RC
100	07/11/22	\$585.09	\$617.00	\$671.00	RC