



CITY OF PALMDALE

Staff Report to the Mobile Home Park Rental Review Board

DATE: February 23, 2021

SUBJECT: Annual Compliance Report

ISSUING DEPARTMENT: Neighborhood Services

BACKGROUND

The Annual Compliance Report for the Mobile Home Park Rental Review Board is to document the compliance of the Space Rent Control Ordinance by the mobile home parks within the jurisdiction of the Ordinance. The communities who fall under the authority of the Ordinance are: Domenic's Mobile Home Estates, Grecian Isle Mobile Home Park, Joshua View Mobile Home Park, Mountain View Mobile Estates, Palmdale Mobile Home Park, Sagetree Village, and Thousand Elms Mobile Lodge.

All of the mobile home parks listed above are required to annually register the mobilehome community, reporting each space and its designation of "rent control or "exempt from rent control", and including the maximum rent the mobile home park will charge upon vacancy of any space within the community. The following is a summary of the seven mobilehome communities.

REPORT

Domenic's Mobile Home Park, 38015 30th Street East

The 2021 Annual Registration was received and deemed incomplete. The City requested additional documentation on June 22, 2021.

The City has not received a 2022 Annual Registration from this park. A notice of failure to submit the annual registration was mailed to the park management on February 14, 2022.

The current maximum space rent to be charged upon vacancy is \$400.00.

Grecian Isle Mobile Home Park, 4444 East Avenue R

The 2021 Annual Registration was received and deemed complete on June 30, 2021. The City approved the 2021 Permissive Rent Increase of 1.09% effective June 30, 2021.

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The 2022 Annual Registration was received on January 25, 2022 and is currently under review.

The current maximum space rent to be charged upon vacancy is \$750.00.

Joshua View Mobile Home Park, 6150 East Avenue T

The 2020 Annual Registration was received and continues to be deemed incomplete. A resubmission was submitted September 22, 2020. The City requested additional documentation on October 8, 2020.

The 2021 Annual Registration was received and is pending completion of the 2020 Annual Registration.

The City has not received a 2022 Annual Registration from this park. A notice of failure to submit the annual registration was mailed to the park management on February 14, 2022.

The current maximum space rent to be charged upon vacancy is \$898.43 for a medium size space and \$964.98 for a large size space.

Mountain View Mobile Estates, 3255 East Avenue R

The 2021 Annual Registration was received and deemed complete on April 1, 2021. The City approved the 2021 Permissive Rent Increase of 1.09% effective April 1, 2021.

The 2022 Annual Registration was received on January 25, 2022 and is currently under review.

The current maximum space rent to be charged upon vacancy is \$555.00.

Palmdale Mobile Home Park, 38015 65th Street East

The 2021 Annual Registration was received and deemed complete on June 29, 2021. The City approved the 2021 Permissive Rent Increase of 1.09% effective June 29, 2021.

The City has not received a 2022 Annual Registration from this park. A notice of failure to submit the annual registration was mailed to the park management on February 14, 2022.

The current maximum space rent to be charged upon vacancy is \$450.00.

Sagetree Village, 3524 East Avenue R

The 2021 Annual Registration was part of the settlement agreement reached between the City of Palmdale and Sagetree Village on November 2, 2020.

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The 2022 Annual Registration was received on January 31, 2022 and is currently under review.

The current maximum space rent to be charged upon vacancy is \$750.00.

Thousand Elms Mobile Lodge, 37311 47th Street East

The 2021 Annual Registration was received and is currently under review.

The 2022 Annual Registration was received on January 18, 2022 and is pending completion of the 2021 registration.

The current maximum space rent to be charged upon vacancy is \$550.00.

Submitted by:



Sophia Reyes
Housing Manager

Reviewed by:



Mike Miller
Director of Neighborhood Services