



# *The Housing Commission of the City of La Habra Agenda Report*

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Meeting Date: February 11, 2013

**TO: HONORABLE CHAIRMAN AND COMMISSIONERS**

**FROM: Carlos Jaramillo, Deputy Director of Community  
Development**  
**By: Linda Padilla Smyth, Economic Development and  
Housing Manager**

**SUBJECT: CONSIDERATION OF RENT INCREASES AT THE VIEW PARK  
AND PARK LA HABRA MOBILE HOME PARKS.**

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## **SUMMARY RECOMMENDATION:**

It is recommended that the Housing Commission recommend to the Housing Authority Board approval of a two percent rent increase at the View Park Mobile Home Park and Park La Habra Mobile Home Park.

## **DISCUSSION:**

Since November 1, 1992, the La Habra Housing Authority has owned and operated two mobile home parks: Park La Habra located at 1731 West Lambert Road and View Park located at 1750 West Lambert Road. In March of 2003, the Housing Authority approved 5% rent increases for both parks for a five-year period. Since 2008, rents have been frozen at the parks due to the economic downturn. At that time, rents were frozen in View Park at \$842.86 per month, with rents for all new incoming residents frozen at \$850.00. In Park La Habra rents were frozen at \$786.59 per month, with rents for all new incoming residents frozen at \$790.00.

The economy has improved as witnessed by the recovery of the stock market. Stocks have risen by about 30% from their 2008 lows. This trend shows the economy stabilizing and having slight growth. The Housing Authority, when considering the previous rent increase, established criteria that the rent levels within the City owned mobile home parks not exceed the average area rent by 15%, in which case the rent increase would be based on the annual CPI adjustment factor.

Santiago Communities, the property management company for the mobile home parks, conducted a mobile home park rent comparison survey of the surrounding area (see Mobile Home Park Rent Survey, attachment 1). The survey indicates the average rent for all parks is \$850.00. Factoring the 15% ceiling established by the Housing Authority, the maximum rent that can be charged is \$997.50. The proposed two percent rent

increase will equal an amount no greater than \$25.00 per month for each household. The two percent increase will be implemented across the board to all households at both parks, bringing the total monthly rent at View Park from \$842.86 and \$850.00 per month to \$859.72 and \$867.00 per month, and at Park La Habra from \$786.59 and \$790.00 per month to \$802.32 and \$805.80 per month. The proposed increase is below the maximum threshold of \$997.50.

The increase is necessary to improve and rebuild the reserve fund of the mobile home parks, allow for annual maintenance at the parks, and allow for enhanced improvements to the parks. During the last year at both mobile home parks, pool resurfacing work was completed by the summer of 2012. Design work for the clubhouses was completed in September of 2012 and construction is scheduled to begin in February 2013, with an estimated completion date in May. Upon completion of the clubhouses, work will commence on the playground at View Park and will include new children's playground equipment, picnic tables, and parking stalls. Other improvements include slope repair at View Park and a slurry seal of the streets at View Park and Park La Habra.

On October 25, 2012, a community mobile home park meeting of both Parks was held at View Park, where residents in attendance were informed that the City would seek a rent increase of two percent. A news item was placed in their community newsletter also advising them of the possible two-percent rent increase. No objections to the rent increase were received by City staff or Santiago Communities after the meeting, nor were any objections received after a community newsletter was sent to all residents of both parks. Upon approval of the rent increase by the Housing Authority Board, a notice to the residents will be sent out four months in advance of the increase.

Therefore, it is recommended that the Housing Commission recommend to the Housing Authority Board approval of a two percent rent increase at the View Park Mobile Home Park and Park La Habra Mobile Home Park.

**FISCAL IMPACT / SOURCE OF FUNDING:**

None

**RECOMMENDATION / REQUESTED ACTION:**

It is recommended that the Housing Commission approve the following motion:

A motion of the La Habra Housing Commission recommending that the La Habra Housing Authority approve a two percent rent increase at View Park Mobile Home Park and Park La Habra Mobile Home Park.

**ATTACHMENTS:**        1. Mobile Home Park Rent Survey

MOBILE HOME PARK RENT SURVEY - As of October, 2012

Park Name	Address	Date Surveyed	# of Spaces	Year Built	Type	Space Type	Rent Range	Move-in	Vacancies	Pool		Jacuzzi/Spa		Clubhouse		Laundry		Billiard Room	Last Increase	# of spaces above \$850 = 41 apartment not incl = \$1,100
										Yes	No	Yes	No	Yes	No	Yes	No			
VIEW PARK PARK LA HABRA	1750 W. Lambert, La Habra 1731 W. Lambert, La Habra		143 107	1959 1969	Family Family	Single/Dbl-wide Single/Dbl-wide	\$843-\$1052 \$765-\$790	\$850 \$790	3 4	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	\$0 \$0	
RANCHO BREA	1414 W. Central, Brea	9/10/2012	100	1967	Family	Single/Dbl-wide	\$748	\$775	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	4/1 CPI	
FRIENDLY VILLAGE	1001 W. Lambert, La Habra	8/10/2012	329	1871	Senior	Double-wide	\$800-\$900	\$850	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	1/1 2%	
WHITTIER EAST	16540 Whittier Blvd., Whittier	9/10/2012	78		Family	Single/Dbl-wide	\$608	\$608	0	No	No	No	No	No	No	No	No	No	1/1 1%-2%	
HOLLYDALE MOBILEHOME ESTATES	5700 Carbon Canyon, Brea	9/10/2012	134	1964	Family	Single/Dbl-wide	\$975-\$1200	\$1,200	2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2%-6% Inc every April	
BUENA PARK MANOR	7142 Orangesthorpe, Buena Park	9/10/2012	171	1874	Family	Single/Dbl-wide	\$725-\$1075	\$1,075	0	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Determined Annually - \$30 last Inc	
LAKE PARK, LA HABRA	500 S. Palm Street, La Habra	9/10/2012	169	1975	Senior	Single/Dbl-wide	\$750-\$1000	\$1,000	3	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	5/2011 - 2% 5/2012 - 3%	

