

RESOLUTION NO. 2011-046

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS ESTABLISHING A LIST
OF CAPITAL IMPROVEMENTS AND
REHABILITATION WORK AND USEFUL LIFE
CATEGORIES IN MOBILE HOME PARKS AND
RESCINDING RESOLUTION NO. RAC-4

WHEREAS, the City of Thousand Oaks has adopted a Mobile Home Rent Stabilization Ordinance, which is codified as Chapter 25 of Title 5 of the Thousand Oaks Municipal Code; and,

WHEREAS, pursuant to that Ordinance, the City's Rent Adjustment Commission has adopted Guidelines for granting rent adjustments to reimburse mobile home park owners for the cost of completion of eligible capital improvements and rehabilitation work, said Guidelines being set forth in Rent Adjustment Commission Resolution RAC-4, adopted June 10, 1982; and,

WHEREAS, Park owners from most mobile home parks and resident delegates chosen by the residents from most of the mobile home parks have concluded a voluntary mediation process that culminated in an agreement on modifications to said Mobile Home Rent Stabilization Ordinance, including the regulations and procedures pertaining to rent adjustments allowable to reimburse owners for capital improvements and rehabilitation work within mobile home parks; and,

WHEREAS, revised Section 5-25.06.(a) of the Thousand Oaks Municipal Code provides that City Council shall adopt a resolution defining useful life categories for capital improvement and rehabilitation work; and,

WHEREAS, on July 12, 2011, the City Council conducted a duly noticed public hearing and introduced an ordinance to comprehensively amend the existing Mobile Home Rent Stabilization Ordinance, including changes to the provisions relating to rent adjustments allowable for reimbursement of owner expenses for capital improvements and rehabilitation work.

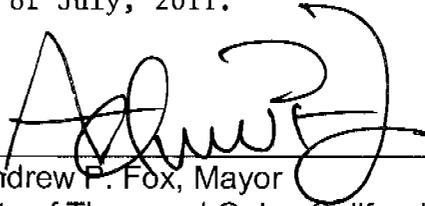
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks that:

1. Rent Adjustment Commission Resolution No. RAC-4 is hereby rescinded and superseded by this Resolution.

2. A non-exclusive list of the most common capital improvements and rehabilitation work with their useful life categories is hereby established as set forth in attached Exhibit "A".

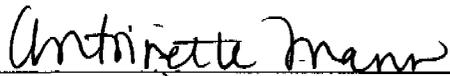
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PASSED AND ADOPTED this 12th day of July, 2011.



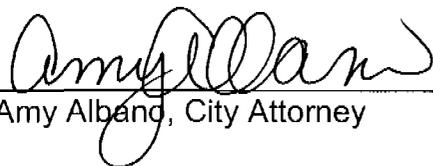
Andrew P. Fox, Mayor
City of Thousand Oaks, California

ATTEST:



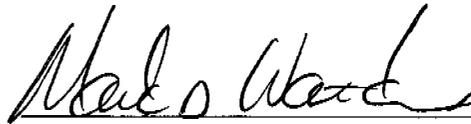
for Linda D. Lawrence, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Amy Albano, City Attorney

APPROVED AS TO ADMINISTRATION:



for Scott Mitnick, City Manager

EXHIBIT A

Capital improvements or rehabilitation work are defined as a project with a cost of at least \$2,000 and consisting of either the addition of a new asset or amenity at the Community with a useful life of at least two years, the replacement of an existing asset or amenity at the Community, or a major repair to an existing asset or amenity at the Community. Major repairs are projects that increase the useful life of such asset by more than two years and exceed \$2,000 in amount.

The useful life or amortization period (in months) is also listed for capital improvement or rehabilitation project. If a capital improvement or rehabilitation project reimbursement application has been submitted, but said improvement or rehabilitation project is not on the list below, the City will determine the useful life for the same, and if appropriate, consider which item on the list most closely matches the improvement or rehabilitation project in question.

Description of Capital Improvement or Rehabilitation Project ¹	Useful Life
	36 months/3 years
Slurry Seal, Striping	
	60 months/5 years
Appliances	
Carpets & Flooring	
Computers, Televisions and Electronics	
Furniture	
Gas Barbeque	
Paint – Exterior/Interior	
Plaster	
Pool heaters, filters, safety equipment	
Sound System including audio and visual entertainment centers	
Tree Removal with Replacement	
Recreation Equipment – Interior (e.g. pool table, dart board, etc)	
	84 months/7 years
Exercise/fitness facilities and equipment	
Fencing – Wood or Chain Link	
Gates & Entrance Gates including control systems	
Heating & Cooling Systems	
Lawn mower/landscaping tools	
Lighting Fixtures	
Plumbing Fixtures	
Pool & Spa – Repair including plaster	
Security System	
Signage	

¹ Item must still meet \$2000 threshold to be reimbursable.

	120 months/10 years
Artificial Lake, Stream or Water Feature	
Doors & Windows – Exterior	
Irrigation System	
Landscape Renovation	
Patio Covers	
Pool /spa cover	
Restrooms	
Streets, Driveways & Parking Lots – Overlay Asphalt	
Trash Enclosure including dumpsters	
Window coverings	
	180 months/15 years
Pools & Spas – Decking including patios	
Sports Court and Playgrounds	
Street, Driveways & Parking Lots – Replacement of asphalt	
Walkways – Material other than concrete	
	240 months/20 years
Community Infrastructure/Delivery System (Drainage, Electrical, Gas, Sewer, Telephone, Water)	
Concrete Curb, gutter, sidewalk	
Driveways & Parking Lots - concrete	
Drywall	
Pools & Spas – New Construction	
Roof	
Walls & Retaining Walls – Block, Concrete, Slumpstone	
Walkways – Concrete	