

**MINUTES OF THE
RENT ADJUSTMENT COMMISSION
CITY OF THOUSAND OAKS**

MEETING OF JANUARY 24, 2011

Call to Order:

The meeting of the Rent Adjustment Commission was called to order by Chair Wertheimer at 4:15 p.m. in the Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

Roll Call:

Commissioners Present: Chairman Wertheimer; Vice Chair Sheldon; Commissioner Feldman; Commissioner Ferruzza, and Commissioner Silacci present. Alternate Commissioners Schutz and Klussman were not present.

Also present were the following staff members and City Consultants:

Community Development Director Prescott	Senior Planner Hatcher
Assistant City Attorney Hehir	Assistant Analyst Oshita
Assistant City Attorney Norman	Administrative Clerk II Diegel
Assistant Finance Director Wilson	Sr. Recording Secretary Vaudreuil
Housing Manager Watson	Dr. Ken Baar, Consultant
Mr. James Brabant, Appraiser	

Written Comments / Announcements / Continuances:

Supplemental Packet material – Received.

Assistant City Attorney Norman summarized the documents provided in the Supplemental Packet which included information on 1) Ventura County rental limits for extremely low income, very low income, lower income, and moderate income, 2) Declarations of tenants, 3) a Brief of the Tenants' Association, and 4) correspondence from Patrick Geoghegan. Mr. Norman also noted he prepared a draft resolution for consideration by Commission should Commission conclude its deliberation on this matter this evening.

Minutes:

Motion by Commissioner Silacci passed (5-0) to approve Minutes of January 18, 2011 Special Meeting.

Department Reports: None

Public Hearing: (Continued from December 6, 2010)

Chairman Wertheimer made remarks concerning hearing procedures.

Senior Recording Secretary Vaudreuil announced the Public Hearing for:

Case: Ranch Mobile Home Park Rent Adjustment Application (RAA-2010-02)

Speakers:

Boyd Hill, Irvine, applicant's attorney, gave a PowerPoint presentation and submitted a revised Attachment 1 to the rent adjustment application for Ranch Mobile Home Park amending the requested rent increase to \$466.12 per month per space.

John Neet, Fallbrook, applicant's Appraiser (expert witness), gave overview of appraisal and submitted a correction to the appraisal (Attachment No. 5 replaced) for Ranch Mobile Home Park.

Michael McCarthy, Mission Viejo, applicant's Account (expert witness), gave overview of financial analysis of application and provided a correction to Attachment No. 8.

Gretchen Carter, Hercules, applicant's park manager company representative (expert witness).

Bruce Hohn, Corona, applicant, park owner representative (expert witness).

Chandra Spencer, Oak Park, Attorney for Association of Ranch Tenants. Cross examined Applicant Attorney and Applicant's expert witnesses. Ms. Spencer then provided testimony on behalf of the Park tenants, including a PowerPoint Presentation.

James Wolf, Thousand Oaks, resident of Ranch Mobile Home park.

Valerie Hopkins, Thousand Oaks, resident of Ranch Mobile Home Park.

Georgia Nordblam, Thousand Oaks, resident of Ranch Mobile Home Park.

Jake Lang, Thousand Oaks, accountant for Park tenants (expert witness).

Randi Sorenson, Thousand Oaks, accountant for Park tenants (expert witness).

Public Testimony:

Don Henricks, Thousand Oaks
Audrey Fayloga, Thousand Oaks
Henry J. Heeber, Thousand Oaks
Judy Hirai, Thousand Oaks

Alex Scotta, Thousand Oaks
Francis "Frank" Morton, Thousand Oaks
Vic Abrunzo, Thousand Oaks
Margaret Riggs, Thousand Oaks

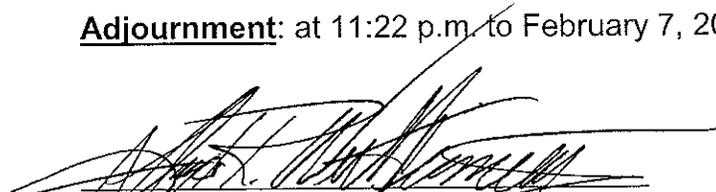
Motion by Commissioner Feldman passed (5-0) to continue public hearing to February 7, 2011.

Commissioner Feldman commented to audience expressing request for those remaining in audience to assure Ranch residents that had to leave early that Commissioners have received all correspondence submitted by residents.

Public Comments on items other than the public hearing: None

Commission Comments: None

Adjournment: at 11:22 p.m. to February 7, 2011 at 6 p.m.



Lloyd Wertheimer, Chair
Rent Adjustment Commission

7 FEBRUARY 2011
Date Approved ✓