

FRESNO MUNICIPAL CODE FINDINGS

FRESNO MOBILE HOME AND RV PARK

RENT INCREASE APPLICATION FINDINGS

Section 12-2011 of the Fresno Municipal Code (FMC) provides that, upon request by the owner of a mobilehome park, the Mobilehome Park Rent Review and Stabilization Commission (Commission) may review and conduct a hearing regarding the rent increase application (Application), and approve the amount of rent increase that it determines to be just, fair, and reasonable.

Findings per Fresno Municipal Code Chapter 12, Article 20	
<p><i>Just, Fair, and Reasonable Rent Increase:</i> "...the Commission shall make its decision on the rent increase application. The decision shall approve the amount of rent increase, if any, the Commission determines to be just, fair, and reasonable according to the factors set forth in Section 20-2012..." (FMC § 12-2011(e).)</p>	
<p><u>Finding 1 – OPTION 1:</u></p> <p>The Full Requested Additional Rent Increase Is Just, Fair, and Reasonable</p>	<p>Country West Community, LP has identified one relevant "just, fair, and reasonable" factor to substantiate its rent increase application.</p> <p>"...(e) The completion of any capital improvements or rehabilitation work related to or benefiting the mobilehome spaces specified in the rent increase application and the cost of such improvements or work, including but not limited to costs for materials, labor, construction interest, permit fees and other items."</p> <p>After review of the Application, the Residents' Supplemental Memo, and all other relevant evidence submitted to the Commission, the Commission has determined by preponderance of the evidence that the full requested rent increase, in addition to any other automatic rent increases authorized, would be just, fair, and reasonable under FMC Chapter 12, Article 20.</p> <p>Country West Community, LP may increase its space rents by \$37.07 per month under this section effective no sooner than 90 days after written notice had been provided in compliance with Civil Code section 798.30 <i>et al.</i></p>
<p><u>Finding 1 – OPTION 2:</u></p> <p>An Additional Rent Increase Is Just, Fair, and Reasonable</p>	<p>Country West Community, LP has identified one relevant "just, fair, and reasonable" factor to substantiate its rent increase application.</p> <p>"...(e) The completion of any capital improvements or rehabilitation work related to or benefiting the mobilehome spaces specified in the rent increase application and the cost of such improvements or work, including but not limited to costs for materials, labor, construction interest, permit fees and other items."</p> <p>After review of the Application, the Residents' Supplemental Memo, and all other relevant evidence submitted to the Commission, the Commission has determined by preponderance of the evidence that a rent increase less than the full amount requested, in addition to any other automatic rent increases authorized, would be just, fair, and reasonable under FMC Chapter 12, Article 20.</p> <p>Country West Community, LP may increase its space rents by the amount specified below per month under this section effective no sooner than 90 days</p>

	after written notice had been provided in compliance with Civil Code section 798.30 <i>et al.</i>
<u>Finding 1 – OPTION 3:</u> No Additional Rent Increase Is Just, Fair, and Reasonable	<p>Country West Community, LP has identified one relevant “just, fair, and reasonable” factor to substantiate its rent increase application.</p> <p>“...(e) The completion of any capital improvements or rehabilitation work related to or benefiting the mobilehome spaces specified in the rent increase application and the cost of such improvements or work, including but not limited to costs for materials, labor, construction interest, permit fees and other items.”</p> <p>After review of the Application, the Residents’ Supplemental Memo, and all other relevant evidence submitted to the Commission, the Commission has determined by preponderance of the evidence that no rent increase in addition to any other automatic rent increases authorized under FMC Chapter 12, Article 20, would be just, fair, and reasonable.</p>

