AGENDA
3:00 P.M.
COUNCIL CHAMBERS

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS – Non-Hearing Items

V. RENT REVIEW MEDIATION
   DOCKET 49 – VILLA CAPRICE APARTMENTS
   REQUESTER: LIPSETT
   The agenda packet for this mediation is accessible on the City’s website at http://www.cityofcamarillo.org, Meetings and Agendas, Rent Review Mediation Commission, and a hard copy is available for review at the City Clerk’s counter in City Hall.

   (a) Requester presents information
   (b) Villa Caprice Apartments Residents comment period; comments will be limited to 3 minutes per speaker.
   (c) Complex Owner/Designee presents information
   (d) Requester response
   (e) Complex Owner/Designee response
   (f) Commission Deliberation and Recommendation

VI. COMMISSIONER COMMENTS – NEW BUSINESS

VII. ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CITY CLERK AT (805) 388-5353. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.
Chapter 10.50 RENT REVIEW MEDIATION

10.50.010 Purpose.
The purpose of this chapter is to establish a mediation forum to assist in the resolution of disputes that may arise from time to time between tenants and owners of residential rental complexes and mobilehome parks to the end that an agreement may be reached for fair and equitable rent adjustments.

10.50.020 Definitions.
The following words or phrases as used in this chapter have the following meanings:

“Commission” means the rent review mediation commission established by Section 10.50.030.

“Commissioners” means the individuals selected by the city council to serve on the rent review mediation commission.

"Mobilehome park" means an area of land that contains 25 or more mobilehome spaces that are rented, or held out for rent, to accommodate mobilehomes used for human habitation.

“Owner” means an owner of a residential rental complex or mobilehome park, or the agent or representative of the owner.

“Non-fixed term lease” means a lease that is: (1) month-to-month or for a period of 12 months or less, or (2) a lease that has been for a term longer than 12 months and the term is set to expire within 6 months and the amount of any rent increase for the new term is not established under the lease.

“Rent” means consideration, including any bonus, benefits or gratuity demanded or received in connection with the use and occupancy of any residential rental unit or space.

“Residential rental complex” means any property that has five or more residential rental units.

“Residential rental unit” means any dwelling unit that is rented to a tenant.

“Space” means the area in a mobilehome park upon which a mobilehome is placed and for which rent is charged.

“Tenant” means any person or persons entitled to occupy a residential rental unit in a residential
rental complex or space in a mobilehome park pursuant to a non-fixed term lease.

10.50.030 Rent review mediation commission.

A. Establishment and Composition of Rent Review Mediation Commission. There is established a rent review mediation commission for purposes of carrying out the provisions of this chapter. The commission consists of seven members. Commissioners will be appointed for a term of four years, and will serve at the pleasure of the city council. Two members will be tenants in the city (one each from a mobile home park and residential rental complex), and two members will be owners (one each from a mobile home park and residential rental complex, who need not be residents of the city), and the three other members will be city residents who are neither a tenant nor an owner of a residential rental complex or mobilehome park.

B. Vacancies. If a vacancy occurs on the commission, the city council may appoint a qualified person to fill such vacancy.

C. Powers and Duties. The commission is empowered to act in an advisory capacity to assist in the settlement of rental disputes between tenants and owners.

D. Meetings and Mediations. The city clerk will call such meetings or mediations of the commission as may be required for the commission to carry out the purposes of this chapter.

E. Quorum. The presence of at least five commissioners for a meeting or mediation will constitute a quorum provided that at least one owner and one tenant representative are present. The decision of the commission regarding any recommendation, solution or settlement of any dispute brought before the commission will be by a majority vote of the members present.

F. Docket. The city clerk will maintain a record of all mediation proceedings conducted before the commission.

10.50.040 Notice to tenants of rent review mediation forum.

A. Notice upon Rent Increase. Owners must distribute a notice of the availability of the rent review mediation forum provided by the commission with every rent increase to existing tenants with a non-fixed term lease. The notice must be in substantially the following form:

THE CITY OF CAMARILLO HAS A RENT REVIEW MEDIATION COMMISSION THAT PROVIDES A VOLUNTARY NON-BINDING MEDIATION FORUM TO REVIEW RENT INCREASES. COPIES OF THE CITY’S RENT REVIEW MEDIATION CHAPTER ARE AVAILABLE UPON REQUEST AT OUR OFFICE OR MAY BE OBTAINED AT CITY HALL (601 CARMEN DRIVE) OR ON THE CITY’S WEBSITE AT: WWW.CITYOFCAMARILLO.ORG.

B. General Notice of Rent Review Mediation Forum. Owners must also post in the on-site management office, or if no such office exists, then in a publicly accessible location, a notice that is at least 8 x 10 inches in substantially the same form as in subsection (A) above.
10.50.050 Rent review procedures.

A. Request for Mediation. A tenant on a non-fixed term lease who receives a notice of a proposed rent increase may file a request for the commission to review the proposed rent increase in a mediation. The request should be filed with the city clerk within 30 calendar days of receipt of notice of a proposed rent increase. The request must identify the owner and state the reason for the tenant’s claim that the proposed rent increase is unreasonable or unfair. If the proposed rent increase will affect 25% or more of the tenants with non-fixed term leases in the residential rental complex or mobilehome park over the next 12 months, then at least five tenants in similarly situated units or spaces must sign the request for a rent review mediation.

B. Scheduling of a Mediation. Upon the city clerk’s receipt of a request for a rent review mediation, the clerk will contact the owner named in the request and the tenant and attempt to set up a mediation to be held before the commission. The mediation will be scheduled within a reasonable time. If the increase affects more that 25% of the tenants with non-fixed term leases, then the owner must provide a list of all such affected tenants so that notice of the mediation may be provided to all interested tenants.

C. Submissions by Owner. If the owner agrees to participate in the rent review mediation, then at least seven days before the mediation, the owner should submit to the city clerk information concerning the residential rental unit or space at issue, which may include, but is not limited to the following:

1. The actual operating expenses by category for the residential rental complex or mobilehome park for the preceding three-year period.

2. The anticipated expenses for the residential rental complex or mobilehome park for the 12-month period of the proposed increase, including details of changes in any cost elements.

3. The rent schedule for each residential rental unit or space within the residential rental complex or mobilehome park for the last three years.

4. A schedule of other fees and income from the residential rental complex or mobilehome park.

5. The vacancy rates of each unit in the residential rental complex or mobilehome park during the preceding three-year period.

6. Any other factors affecting the need for the proposed rent increase.

D. Submission by Tenant. At least seven days before the mediation, the tenant should submit to the city clerk any additional information not included in the initial request for review regarding the proposed rent increase that the tenant would like the rent review commission to consider.

E. Mediation Procedure. At the mediation, the parties may offer any statements, documents, or other information that is relevant to the proposed rent increase.

F. Failure to Appear at Mediation. Failure of any of the noticed parties to appear at the scheduled mediation will not preclude the commission from conducting the mediation as scheduled and from issuing its recommendation as provided in Section 10.50.070.
G. Consolidation. The commission may consolidate requests for mediation received from tenants within the same residential rental complex or mobilehome park with respect to a proposed rent increase and all such requests may be considered in a single mediation.

**10.50.060 Rent review considerations.**

In making a recommendation based on a request for a rent review mediation, the commission may consider all relevant factors including but not limited to the following:

A. Increases or decreases in property taxes;

B. Unavoidable increases or decreases in operating and maintenance expenses, including utility rates, insurance, government assessments, materials and services;

C. Capital improvements, as distinguished from normal repair, replacement and maintenance;

D. Increases or decreases in size of the space or residential rental unit;

E. Substantial deterioration of the improvements, other than as a result of ordinary wear and tear;

F. Failure on the part of the owner to provide adequate services, or to comply substantially with applicable housing, health and safety codes;

G. Federal and state income tax benefits;

H. Downgrading, reduction or elimination of services; and

I. Fair and just return on the property to the owner, including comparable market rents within the city.

The commission will not support a rent increase solely by reason of a change of ownership that results in increased costs of debt service or a refinancing of the mobilehome park or residential rental complex that results in increased costs of debt service.

**10.50.070 Recommendation of commission.**

A. The commission will consider all relevant information in determining whether the proposed rent increase is fair, equitable, and necessary in order for the owner to receive a just and reasonable return on its investment.

B. At the conclusion of the rent review mediation, the commission will issue its recommendation and will cause a written summary of the recommendation to be sent by mail to the tenant(s) and owner within ten business days after the mediation.

C. At the conclusion of the mediation or no later than five business days after receipt of the commission’s written recommendation, the parties to a rent review mediation are encouraged to advise the commission whether they accept the commission’s recommendation.

D. The city clerk will submit to the city council, for information purposes only, a copy of all rent review recommendations made by the commission.
10.50.080 Rent review a protected right and retaliation prohibited.

Use of the rent review mediation process provided in this chapter is declared to be a protected right pursuant to California Civil Code section 1942.5(c). Tenants cannot be required to waive their rights under this chapter and any such purported waiver will be void as contrary to public policy. No owner or tenant who has been a party to a rent review mediation process under this chapter may undertake or cause any type of retaliatory act or omission against another party as a result of the other party having invoked or participated in the rent review mediation process.
RENT REVIEW MEDIATION COMMISSION REQUEST

1. Requester's Name: Brent and Raquel Lipsett
   Address: 2600 E. Ponderosa Drive #2, Camarillo, CA 93010
   Phone No.: (805) 276-8162
   Email address: ripsett2@gmail.com

2. Name of Complex: Villa Caprice
   Complex Manager's Name: Tom Martin
   Address: 2600 E. Ponderosa Drive, Camarillo, CA 93010
   Phone No.: (805) 482-1682

3. Current Rent: 1,850.00 New Rent per Notice: 2,000.00
   Date of Receipt of Notice of Increase: July 15, 2019

4. Explain why you feel the increase is unjustified or unfair:

   I feel that the rent increase is unjustified-unfair. This new rent increase will bring my total rent increase to $400 in less than 3 years. Nothing is being upgraded/added inside the units. The notice indicates the attached garage adds value but there is no washer/dryers allowed in the garage. I have researched homes/duplex/condos in Camarillo that have better amenities such as hardwood floors, new appliances, washer/dryer, fireplace, fans, attached garage, granite countertops, AC & other amenities at the rent cost we are being asked to pay. The value of our units doesn't warrant the amount of the rent increase in comparison to other rentals in the area especially when some of them are actual "homes". Other tenants who signed this review have lived at premises for over 20+ years & this is the most their rent has ever increased in 20 years. The rent increase we've had over the years was 50 & $100 w/o a lease.

5. Have you contacted Complex Owner? No Complex Manager? No

6. If yes, what was the response?

   

7. If not, why?

   I'm afraid of retaliation & being evicted. The manager can be difficult even when asking for repairs.

Please attach a copy of the Notice of Increase to this request.

August 14, 2019  [Signature]

City of Camarillo
City Clerk

DOCKET 49 - PAGE 8
July 15, 2019

Brent and Raquel Lipsett
2600 E. Ponderosa Drive, Apt 2
Camarillo, CA 93010

Dear Brent and Raquel,

We consider you a very important Tenant at Villa Caprice Apartments.

As most of our Tenants are aware, and hopefully appreciate, we have done our best over the years to minimize rent increases. Unfortunately, all of our costs of utilities, operating expenses and insurance, have continued to increase.

We conducted a thorough rent survey for apartments in the Camarillo area and have determined our apartments are priced below market. In addition, Villa Caprice is one of only two complexes in the area offering an attached-two-car garage, which certainly adds value.

We’re sorry to say we can no longer keep our lesser rents below market and accordingly, this letter shall serve as written notice that effective September 1, 2019 rents will be increased to $2,000.00 on a month to month or 1-year lease. Rental rates are the same whether month to month or on a 1-year lease. Please visit our management office before September 1, 2019 if you would like to enter a 1-year lease. If we do not hear from you by September 1, 2019 you will remain on a month to month lease.

We hope you understand our position and appreciate the fact we have kept your rent below current-market price for a considerable time.

Thank You,

Villa Caprice Management
ADDITIONAL SIGNATURES

If applicable, please use this page to comply with CMC Section 10.50.050 A which states: "If the proposed rent increase will affect 25% or more of the tenants with non-fixed term leases in the residential rental complex or mobilehome park over the next 12 months, then at least five tenants in similarly situated units or spaces must sign the request for a rent review mediation."

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>SIGNATURE</th>
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<tbody>
<tr>
<td>Yolanda Briones</td>
<td>2600 E. Ponderosa Dr. #4</td>
<td>ybriones</td>
</tr>
<tr>
<td>Erin Moore</td>
<td>2600 E. Ponderosa Dr. #3</td>
<td>em</td>
</tr>
<tr>
<td>Crystal Gooderly</td>
<td>2600 E. Ponderosa Dr. #5</td>
<td>cgooderly</td>
</tr>
<tr>
<td>Shawn Grant</td>
<td>2600 E. Ponderosa Dr. #22</td>
<td>sgrant</td>
</tr>
<tr>
<td>James Perdue</td>
<td>2600 E. Ponderosa Dr. #33</td>
<td>jperdue</td>
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If applicable, please use this page to comply with CMC Section 10.50.050 A which states: "If the proposed rent increase will affect 25% or more of the tenants with non-fixed term leases in the residential rental complex or mobilehome park over the next 12 months, then at least five tenants in similarly situated units or spaces must sign the request for a rent review mediation."

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<thead>
<tr>
<th>NAME</th>
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<tbody>
<tr>
<td>Laurence S. McCann</td>
<td>2600 E. Pondera Dr., #16 Camarillo</td>
<td>Laurence McCann</td>
</tr>
<tr>
<td>Danny Clark</td>
<td>2600 Ponderosa</td>
<td>Danny Clark</td>
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Please find attached several listing that have a rent range from 1,700 to 2,200 for a variety of duplexes, condos and homes for rent in Camarillo.

You will note that most of the units have the following amenities:

1. Hardwood floors
2. Marble/Granite countertops
3. Ceiling fans
4. Washer/dryer or hookups
5. Garage
6. Fireplace
7. A/C
8. Upgraded appliances
9. Smart Home setup
10. Fitness Centers
11. Billiards
12. Tennis Courts

Our current rental units have the following amenities:

1. Carpet
2. Refrigerator
3. Stove
4. 2 car garage
5. Pool/Spa
6. Basketball court
7. Small Playground
8. Community room for rent

Our units (referring to myself and the tenants that have signed for rent review) have the following **CONSTANT** issues with our units:

1. Rust in our sinks
2. Bad carpeting - that has not been replaced or cleaned
3. Bad odor coming from our sinks
4. Bugs in light fixtures
5. Bad/Inconsistent water temperature
6. Harsh water that stains our dishware

- Note – these items do get repaired when asked but it is a constant request and when brought up they are often confronted with excuses to not remedy the situation permanently. Our garages have the ability to hookup washer/dryer but we are not allowed. I have visited some of the listing attached and they are very updated/modern units and reflect the value for the amount of rent being asked.
52 Fir St,  
Camarillo, CA 93010  
2 beds · 1 bath · 900 sqft

❤ FOR RENT  
$1,700/mo  
Rent Zestimate®: $1,795/mo  
List your rental on Zillow.

What you liked Edit

- Price
- Pets

Old Town Camarillo Duplex - Cozy 2 bed 1 bath duplex with original hardwood flooring in living and bedrooms with a small kitchen adjacent to the small dining room. Located in Old Town Camarillo! Walking distance to shops, restaurants and Farmer's Market on Saturday's. Easy access to freeways. * 3 People Max * Water flat rate $50

Request to apply  Contact property

Facts and Features
Rosewood Apartments,
Carpenteria
555 Rosewood Ave, Camarillo, CA 93010
2 beds · 1.5 baths · 860 sqft

FOR RENT
$1,789/mo
Available 9/29/2019
List your rental on Zillow.

Pet friendly, gated, smoke free apartments and

townhomes off the 101 freeway and close to the beach.
Breakfast bar, pantry and ceiling fan included. Private

patio/balcony in select homes. 20 minutes from the
Oxnard Airport and an hour from LAX. Guarantors
welcome. Rosewood Apartments in Camarillo, CA 93010
is a gated, pet friendly, smoke free, Spanish style
community right off of the 101 freeway and close to the

ocean. Featuring apartment homes and townhomes
Pet friendly, gated, smoke free apartments and townhomes off the 101 freeway and close to the beach. Breakfast bar, pantry and ceiling fan included. Private patio/balcony in select homes. 20 minutes from the Oxnard Airport and an hour from LAX. Guarantors welcome. Rosewood Apartments in Camarillo, CA 93010 is a gated, pet friendly, smoke free, Spanish style community right off of the 101 freeway and close to the ocean. Featuring apartment homes and townhomes with a breakfast bar, pantry and ceiling fan. Some apartment homes include upgraded kitchens with new appliances and a private patio/balcony. Smart home technology available in every home! Pool, hot tub, fitness center, billiards, picnic area and on site recycling. Close to the Camarillo Premium Outlets, 20 minutes from Oxnard Airport and 1 hour from LAX. Guarantors welcome! Less ~

Facts and Features

Date available
9/14

Type
Apartment

Cooling
No Data

Heating
No Data

Pets
Cats, large dogs, small dogs

Parking
Off street, None

Request to apply

Contact property

Shared
$500
721 Mission Dr # DOWNSTAIRS, Camarillo, CA 93010

3 beds • 1 bath • 1,050 sqft

• FOR RENT
$1,950/mo

List your rental on Zillow.

Charming home for rent on private 1.5 acre in Camarillo Heights. Property has ocean and mountain views from several areas for resident enjoyment, a vineyard and citrus trees. CSUCI is a 20 minute drive. FEATURES: Remodeled 1925 home for open concept living. Own inside laundry area with hookups for washer and gas dryer. Appliances provided: gas stove, microwave and refrigerator. There are no dishwasher or garbage disposal. Good inside storage including large pantry, walk in closet and linen ...More ▾
2713 Antonio Dr UNIT 203, Camarillo, CA 93010

2 beds · 2 baths · 945 sqft

FOR RENT

$2,100/mo
Rent Zestimate®: $2,100/mo
List your rental on Zillow.


Request to apply
Contact property

Date available
No Data

Type
Condo
578 Rosewood Ave, Camarillo, CA 93010

2 beds (2 baths) 1,169 sqft

• FOR RENT
$2,100/mo
Rent Zestimate®: $2,100/mo
List your rental on Zillow.

2 + 2 Condominium at Camarillo Rosewood Court with fireplace, small patio and master balcony. Attached 2-car garage has laundry hookups. Complex has community pool, spa and tennis courts. Close to freeway, shopping and schools.

Facts and Features

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<th>Pets</th>
<th>Parking</th>
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<td>No</td>
<td>2 spaces</td>
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2722 Barry Street, B
2722 Barry St, Camarillo, CA 93010
2 beds · 1 bath · -- sqft

• FOR RENT
$2,100/mo
Rent Zestimate®: $2,100/mo
Available 8/15/2019
List your rental on Zillow.

Camarillo ground floor duplex for lease - Recently remodeled. downstairs single level unit. 3+1, 1 car private garage. Laundry hookups. Tile floors, carpet, blinds, shared backyard and extra off street parking. No Pets, Section 8 OK. landscape maintenance service included with rent. No Pets Allowed (RLNE5068019)

Facts and Features

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209 Riverdale Ct APT 565, Camarillo, CA 93012
2 beds · 2 baths · 1,135 sqft

FOR RENT
$2,150/mo
Rent Zestimate®: $2,205/mo
List your rental on Zillow.

Ideal location at Brookshire @ Village at the Park with beautiful views! Take the stairs (no elevator) directly to this 3rd floor corner-unit condo with no neighbors above and only one next-door neighbor. 2 bedrooms, 2 full baths, air conditioning, stacking washer/dryer, kitchen with granite counters, tile floors, breakfast bar, plenty of cabinet space, sleek stainless steel appliances including refrigerator, microwave, dishwasher & range. Large dining/living room area and balcony with park and mountain views. The master suite is spacious with dual closet, bathtub/shower, and private toilet room. The 2nd bedroom is perfect for a den/office/child's room/
Rent Zestimate®: $2,205/mo
List your rental on Zillow.

Ideal location at Brookshire @ Village at the Park with beautiful views! Take the stairs (no elevator) directly to this 3rd floor corner-unit condo with no neighbors above and only one next-door neighbor. 2 bedrooms, 2 full baths, air conditioning, stacking washer/dryer, kitchen with granite counters, tile floors, breakfast bar, plenty of cabinet space, sleek stainless steel appliances including refrigerator, microwave, dishwasher & range. Large dining/living room area and balcony with park and mountain views. The master suite is spacious with dual sinks, plenty of counter space, extra cabinets, walk-in closet, bathtub/shower, and private toilet room. The 2nd bedroom is perfect for a den/office/child's room/nursery measuring 10'x9'10'. Condo is next to the staircase to a path leading to a 1-car detached garage and a driveway for an additional dedicated parking space. There is plenty of guest parking. Water and trash are paid. This community offers multiple parks, pools, spas, a clubhouse, and a 55-acre sports park. Within walking distance are the YMCA, and multiple convenience stores. Just a short drive away are the 101 freeway, Pacific Coast Highway, Camarillo Outlets, university, elementary school, shops & restaurants.

Available 8/6/2019. Less

Request to apply  Contact property
11 Baroda Dr, Camarillo, CA 93012

2 beds · 1.5 baths · 1,208 sqft

- FOR RENT
- $2,200/mo

Rent Zestimate®: $2,200/mo
List your rental on Zillow.


Facts and Features

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INFORMATION SUBMITTED BY
PROPERTY OWNER
September 30, 2019

Jeffrie Madland  
City Clerk  
City of Camarillo  
P.O. Box 248  
Camarillo, CA 93011-0248  

Re: Rent Review Mediation – Docket 49

Dear Jeffrie:

In response to the review, we would like to state some of the following facts and information.

We purchased Villa Caprice Apartments in approximately 1994, and at that time the condition of the property was in less than fair condition, the rents were significantly under market and we were experiencing a large number of vacancies. Over the years we have put close to one-million dollars in capital improvements into the complex and continue making capital improvements, including all new roofs on eleven buildings, replacement of asphalt throughout the complex, replacement of all second floor decks, patio trellises and fences, painting, resurfacing of pool, spa and rec room deck, re-plastering of pool, refurbishment of tennis court, all new boiler and water heaters throughout the complex replaced twice, replacement of playground equipment, replacement of walkways, new garage doors on all 82 units and we are in the process of a major landscape remodel.

We have slowly been able to raise our rental rates, which have all been done under California law guidelines and we still have many below market rates, but we are finally getting near consistent rates within surrounding complexes and there are very few that offer an enclosed 2-car garage. In doing so, we have been able to keep our occupancy in the 90% range, meeting the supply and demand in the area.
Jeffrie Madland  
September 30, 2019  
Page 2

Many units are still below average rents in the market because we have only been able to raise rents within California law rent increase provisions. Many of our tenants enjoyed the luxury of paying below market rents and now are unhappy that we are raising rental rates consistent with similar market rents to ours. Obviously, the City can verify these market rents and they will be able to determine that our rents do not exceed market rents, in fact we are below market as indicated on the attached rental survey for our area dated June 19, 2019. Out of the nine apartment comps listed, we are the lowest on a square foot basis.

Our costs of taxes, maintenance and insurance continue to rise and we are servicing debt from a loan. We feel our rates are extremely fair and out of the five tenants that Brent and Raquel Lipsett convinced to complain to the City, all are paying below market rents. Additionally, the comps that they gave you are in no way consistent with Villa Caprice Apartments. One of the comp examples they supplied, 52 Fir Street, is a single family home. Another example they gave, 2722 Barry Street, B, is Section 8 housing. None of the other comps they supplied have enclosed 2-car garages, as do all of our units.

We believe that our rents are extremely fair and we will continue to raise rents under the California laws that are available to us. We would like to state that if any tenants are unhappy we would be willing to let them out of their lease at any time, particularly the Lipsett’s who are welcome to move to any of the comps they provided.

We are very much appreciative of having this opportunity to explain our position to the City, and hopefully they are sensitive to our constantly increasing costs of operation. We take pride in our property and will continue to maintain it to the best of our ability and keep our rents at market rate.

Sincerely,

Robert Raznick

Enc.
### VILLA CAPRICE APARTMENTS

**RENTAL SURVEY - Apartment Guide/CoStar Group**  
**June 19, 2019**

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<thead>
<tr>
<th>LOCATION</th>
<th>AGE</th>
<th>PRICE PER SQ. FT</th>
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</thead>
<tbody>
<tr>
<td>1  MOBIL</td>
<td>1965</td>
<td>$2.41</td>
</tr>
<tr>
<td>2  CALLE LA RODA</td>
<td>1970</td>
<td>$2.32</td>
</tr>
<tr>
<td>3  PASEO CAMARILLO (Camarillo Oaks)</td>
<td>1985</td>
<td>$2.32</td>
</tr>
<tr>
<td>4  PASEO CAMARILLO (Hacienda)</td>
<td>1981</td>
<td>$2.10</td>
</tr>
<tr>
<td>5  ROSEWOOD</td>
<td>1976</td>
<td>$2.27</td>
</tr>
<tr>
<td>6  LANTANA</td>
<td>1979</td>
<td>$2.25</td>
</tr>
<tr>
<td>7  PENISULA</td>
<td>1969</td>
<td>$2.10</td>
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<tr>
<td>8  PICKWICK</td>
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Apartments 1 - 8 average SF rate, without a 2-car attached garage  
$2.25

9  **VILLA CAPRICE**  
($2,075 - 2-Car Attached Garage)  
1978  $1.98
### Rent Comparables Summary

**2600 E Ponderosa Dr - Villa Caprice**

<table>
<thead>
<tr>
<th>Property Name/Address</th>
<th>Rating</th>
<th>Yr Built</th>
<th>Units</th>
<th>Avg Unit SF</th>
<th>Studio</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>Rent/SF</th>
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5/19/2019