



THE CITY OF POMONA
MOBILE HOME RENT ADJUSTMENT BOARD HEARING
505 S. Garey Avenue
Pomona, CA 91766

NOTICE OF RENT ADJUSTMENT BOARD HEARING

On October 20, 2022, the Rent Adjustment Board will be conducting a Hearing to hear and deliberate the petition submitted by HILLVIEW MOBILE HOME COMMUNITY (MHC) for a rent increase.

You can watch the Rent Adjustment Board Hearing by:

- Attending the Live Meeting: City Council Chambers
505 S. Garey Avenue
Pomona, CA

You will be able to speak during the Public Hearing by submitting a speaker card to City Staff prior to the start of the Hearing.

- Viewing the Virtual Meeting: via **“Zoom Webinar”** .

You will not be able to speak at the Public Hearing using this option. You must submit a written response or comments to the petition.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86223406352?pwd=bmRPRTFrNG5rc1kxMFpWalFIOHErZz09>

Passcode: 045428

Or One tap mobile :

US: +16694449171,,86223406352#,,,,*045428# or
+16699009128,,86223406352#,,,,*045428#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 9128 or +1 346 248 7799 or +1 719 359 4580 or +1 253 215 8782 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 862 2340 6352

Passcode: 045428

International numbers available: <https://us02web.zoom.us/j/keddYi2IK2>

To submit written comments:

The deadline to submit your comments to the petition is Thursday, October 20, 2022 by 6:00 p.m.. Emailed or dropped-off comments will be read into record by City Hall during the Hearing

- Please email your comments to Vivian.Bravo@pomona.gov.
- Please use the enclosed Response Form in submitting your comments.
- Please title your email **"Rent Increase Response-October 20, 2022"**
- You may also drop off your comments at City Hall, Housing Front Desk Prior to the Deadline.



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AGENDA

PLEASE NOTE

Board members and the public are reminded that they must preserve order and decorum throughout the hearing. In this regard, the Board members and the public are advised that any delay or disruption in the proceedings or any refusal to obey the orders of the Board or the presiding officer constitutes a violation of these rules:

- The Board Hearing is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak on items within the Agenda or topics within the authority of the Mobile Home Rent Adjustment Board.*
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the Hearing will be permitted. Any person not adhering to the Rules of Procedure may be asked to leave the Hearing.*
- All comments directed to the Board or to any member of the Board must be directed to the presiding officer.*

We ask that you please respect the business nature of this Hearing and the order required for the proceedings conducted in the Council Chambers.

ACCESSIBILITY

The City of Pomona wishes to make all of its public hearings accessible to the public. Upon request, this agenda will be made in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with disability who requires a modification of accommodation in order to participate in the hearing should direct such request to Tracy Byl at (909) 620-2437 at least 48 hours before the Hearing, if possible. Additionally, Listening Assistive Devices are available for hearing impaired.

Agenda-related writings or documents provided to the Rent Adjustment Board are available for public inspection at the Housing Services Division, Pomona City Hall. Persons who have any questions regarding the Agenda may call Vivian Bravo at (909) 620-3705 or email at Vivian.Bravo@pomona.gov.

SPANISH TRANSLATION

If you require Spanish translation, a bilingual interpreter is available for the Rent Adjustment Board Hearings. Please note that if no one requests assistance by 7:00 p.m. the interpreter will be dismissed.

Si necesita interpretación en español, una intérprete bilingüe está disponible en la junta de ajuste de alquiler. Por favor tenga en cuenta que si nadie solicita asistencia antes de las 7:00 pm., en el intérprete será despedido.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. CONSOLIDATION OF PETITIONS

Board to consider consolidation of petitions, per Section 30-563 (f) of the Mobile Home Rent Stabilization Ordinance.

V. HILLVIEW MANUFACTURED HOME COMMUNITY (MHC) RENT INCREASE PETITION

Presentation by Mr. Matt Davies, President and Managing Member, Harmony Communities, on the petition for rent adjustment for individual housing units at Hillview Manufactured Home Communities.

VI. CONSULTANT'S REVIEW OF PETITION AND RECOMMENDATION

Presentation by Mr. Chris Bringham, City's Financial Consultant from Management Partners, on their Analysis of Hillview MHC's Rent Adjustment Petition.

VII. RENT ADJUSTMENT BOARD QUESTIONS

Questions or clarifications on Hillview MHC's petition or Management Partners' analysis by the Board.

VIII. PUBLIC HEARING

All speakers must complete and file a speaker's card with City Staff prior to the commencement of the public hearing. The speaker cards are available at the front lobby of the Council Chambers, The amount of time allotted to each individual speaker is determined as follows: Presentors and owners of mobile home units at Hillview MHC or their designated representative, a maximum of 10 minutes. Other speakers are allotted a maximum of 3 minutes; if the number exceeds 16 speakers, a maximum of 2 minutes; and 25 or more speakers; one and one-half minutes.

*Members of the public who are unable to attend the Hearing live and who will be viewing the webinar on-line may submit their comments via email to: Vivian.Bravo@pomonaca.gov. Please title your email "**Rent Increase Response – October 20, 2022**". You may also drop-off your comments at the City Hall Housing Front Desk. **Please use the Response Form that is enclosed to this Notice. You may also email or call Vivian Bravo at (909) 620-3705 for the response form.***

All written responses must be emailed or dropped off at City Hall – Housing Front Desk no later than 6:00 p.m. on October 20, 2022.

Comments received in writing via email or dropped-off at City Hall will be read into record by City Staff.

IX. BOARD DELIBERATION

X. ADJOURNMENT



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RESPONSE TO OWNER PETITION FOR RENT INCREASE

Please fill out this form as completely as you can. Please use this form to respond to the Property Owner's petition for rent adjustment. The Mobile Home Rent Stabilization Ordinance allows owners of manufactured home parks to increase rents above the allowable annual CPI (Consumer Price Index) rate, based on the owner of the park yielding a "just and reasonable return," if approved by the Mobile Home Rent Adjustment Board. By completing this Response Form and submitting it in the required time for filing, you will be able to participate in the Hearing. Your response will not be considered by the Rent Adjustment Board if it is not received by the below deadline.

Deadline for Submission. Please submit your response no later than 6:00 p.m. on October 20, 2022. You can email your response to Vivian.Bravo@pomonaca.gov. Please title your email: "**Rent Increase Response – October 20, 2022**". You can also drop-off your response at City Hall, Housing Front Desk prior to the deadline.

Tenant Information

Street Number Street Name Space Number Pomona, CA _____

First Name Last Name

Mailing Address (If different from above):

Primary Telephone _____ Other Telephone _____
Email _____

Type of Occupancy (Check one)
☐ I own the mobile home
☐ I rent the mobile home

Are you current on your rent? ☐ Yes ☐ No

If not current, explain why? _____

(*Note: You must be current on your rent or lawfully withholding rent in order to file a response. Checking "No" without providing an adequate explanation may result in your response being excluded and limit your participation in the hearing.)

Representative: (Check one) ☐ No representative ☐ Attorney ☐ Non-Attorney

First Name Last Name Organization

Mailing Address: _____

Telephone _____ Email _____

Other Respondent's Information (Check one): ☐ Tenant ☐ Landlord ☐ Tenant Advocate

☐ Landlord Advocate ☐ Other. Please identify: _____

First Name Last Name Organization

Mailing Address: _____

Telephone _____ Email _____

CONSOLIDATION OF PETITIONS

Section 30-563 (f) of the Mobile Home Rent Stabilization Ordinance authorizes the Board to consolidate petitions relating to rent-controlled units in the same mobile home park into one single hearing, with the written consent of a majority of the mobile home owners. Do you agree to consolidate petitions into a single public hearing?

☐ Yes

☐ No

In the event that you fail to submit a written response or to attend the Board Hearing, the Board will count you as a "Yes" response to consolidate petitions. Your answer to this question is not related to giving your opinion on the proposed rent increase.

RESPONSE TO PROPERTY OWNER PETITION

Use the space below to respond to the Owner's Petition for rent adjustment

Attach additional sheets if need to provide further explanation. You may attach documentation supporting your position together with the Tenant Response Form.

☐ I concur with the Owner's requested rent adjustment.

☐ I generally contest the requested adjustment.

☐ I believe I should not pay the requested rent increase because of:

☐ Substantial deterioration of the unit other than as a result of ordinary wear & tear.

☐ Failure of landlord to provide adequate housing services. *(Identify services below)*

☐ I believe the property owner is not entitled to the proposed rent adjustment because:

☐ General comments:

VERIFICATION

I/We declare under penalty of perjury pursuant to the laws of the State of California that everything I/we said in this Response is true and that off of the documents attached to the Response are true copies of the originals.

Signature

Date

Signature

Date



6653 Embarcadero Dr., Suite C
Stockton, CA 95219
Office (209) 932-8747 Fax (209) 451-1297

Hillview Manufactured Housing Community

Dear Ms. Siacunco:

I am writing this letter as a follow up to our discussions for a rent increase to cover our increased property taxes as well as our recent road replacement project (capital expenditure). It is my understanding the ordinance allows a parkowner to obtain a "fair return" on its investment by keeping its income in line with inflation. We are requesting to implement this rent increase in 2023 as an additional component of our annual rent increases. Standard rent increases are allowed at 100% of inflation, with a 5% cap, so for both 2022 and 2023 our income is already not keeping up with inflation.

The property was recently reassessed, resulting in increased property taxes of \$36,567 annually. As part of the fair return process, we have requested a rent increase to offset this reduction in income. We are a 59 space mobile home park. On a monthly basis our costs increased \$51.78 per space. In order to maintain a fair and reasonable return we need to increase the space rent by that amount. There are two options the consultant came up with to pass along these costs. One is looking at everyone's rent across the park, calculating the increase in income needed across the park and giving everyone the same percentage increase. The concern with this method is that people with \$400 rents will only pay approximately \$28, but that people with \$1000 rents will pay \$80 rent increases. It was our view that each space should equally bear the increase and a more fair method would be to vary the percentage increases so that each person effectively took a 1/59th share of the increase on a flat rate basis.

In this same vein, we recently completed \$108,000 road replacement and clubhouse refurbishing projects to keep the roads safe and drivable for the residents as well as provide a warm and welcoming place to gather. The city's consultant agreed that a 10 year pass through was appropriate, resulting in rent increases of \$10,675 for 10 years and then phasing out. There are two options for assessing this increase, pro-rata based on each space single they all equally use the drive lanes or as a percentage of rent where some tenants will pay more than other tenants.

Combining the two above increases together, we created the attached spreadsheet which gives you option A and option B. Option A gives varying percentage rental increases based on rental amounts



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but everyone bears an equal share of the burden at \$66.73 per space. Option B gives each tenant an 8.2% increase but has some tenants paying a \$28 increase while others have a \$105 rent increase. Either option raises the revenue by the same amount, it is simply a matter of deciding the fairest method for city's residents.

Matthew Davies
Harmony Communities

A handwritten signature in dark ink, appearing to be "Matthew Davies", written over a horizontal line.

Rent Roll & Recurring Charges

\$47,242 59 spaces

Property: Hillview MHC

As of 08/10/22

option A

option B

8.2 %

change

ID	In	Unit Type	RC	RC PO	RC SB	RC ST	STOR
Hillview MHC							
47161		Space	1,193.13	0.00	0.00	0.00	0.00
32812		Space	1,246.88	0.00	0.00	0.00	0.00
35853		Space	1,193.13	0.00	0.00	0.00	0.00
20673		Space	433.41	0.00	0.00	0.00	0.00
39440		Space	1,193.13	0.00	0.00	0.00	0.00
33494		Space	1,273.75	0.00	0.00	0.00	0.00
39433		Space	1,193.13	0.00	0.00	0.00	0.00
51879		Space	1,095.00	0.00	0.00	0.00	0.00
32400		Space	978.13	0.00	0.00	0.00	0.00
33461		Space	1,273.75	0.00	0.00	0.00	0.00
54733		Space	1,095.00	0.00	0.00	0.00	0.00
54265		Space	1,095.00	0.00	0.00	0.00	0.00
51893		Space	1,281.00	0.00	0.00	0.00	0.00
31457		Space	1,259.18	0.00	0.00	0.00	0.00
50903		Space	1,193.13	0.00	0.00	0.00	0.00
37329		Space	1,193.13	0.00	0.00	0.00	0.00
54240		Space	1,095.00	0.00	0.00	0.00	0.00
42062		Space	1,193.13	0.00	0.00	0.00	0.00
53294		Space	1,095.00	0.00	0.00	0.00	0.00
55343		Space	1,095.00	0.00	0.00	0.00	0.00
20930		Space	346.62	0.00	0.00	0.00	0.00
23802		Space	1,016.13	0.00	0.00	0.00	0.00
38093		Space	1,193.13	0.00	0.00	0.00	0.00
29755		Space	1,016.13	0.00	0.00	0.00	0.00
53327		Space	1,095.00	0.00	0.00	0.00	0.00
23980		Space	1,017.58	0.00	0.00	0.00	0.00
55351		Space	1,095.00	0.00	0.00	0.00	0.00
35611		Space	1,193.13	0.00	0.00	0.00	0.00
31442		Space	987.75	0.00	0.00	0.00	0.00
21063		Space	371.70	0.00	0.00	0.00	0.00
42074		Space	1,193.13	0.00	0.00	0.00	0.00

increase

amount

new rent

% change

increase & new rent

66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,313.61	5.35%	102.24	1,349.12
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	500.14	15.40%	35.54	468.95
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,340.48	5.24%	104.45	1,378.20
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,044.86	6.82%	80.21	1,058.34
66.73	1,340.48	5.24%	104.45	1,378.20
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,347.73	5.21%	105.04	1,386.04
66.73	1,325.91	5.30%	103.25	1,362.43
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	413.35	19.25%	28.42	375.04
66.73	1,082.86	6.57%	83.32	1,099.45
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,082.86	6.57%	83.32	1,099.45
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,084.31	6.56%	83.44	1,101.02
66.73	1,161.73	6.09%	89.79	1,184.79
66.73	1,259.86	5.59%	97.84	1,290.97
66.73	1,054.48	6.76%	81.00	1,068.75
66.73	438.43	17.95%	30.48	402.18
66.73	1,259.86	5.59%	97.84	1,290.97

26165	Space	1,016.13	0.00	0.00	0.00	0.00	66.73	1,082.86	6.57%	83.32	1,099.45
31843	Space	987.75	0.00	0.00	0.00	0.00	66.73	1,054.48	6.76%	81.00	1,068.75
38277	Space	1,193.13	0.00	0.00	0.00	0.00	66.73	1,259.86	5.59%	97.84	1,290.97
25903	Space	1,239.62	0.00	0.00	0.00	0.00	66.73	1,306.35	5.38%	101.65	1,341.27
33570	Space	978.13	0.00	0.00	0.00	0.00	66.73	1,044.86	6.82%	80.21	1,058.34

Profit & Loss 12 Month Recap

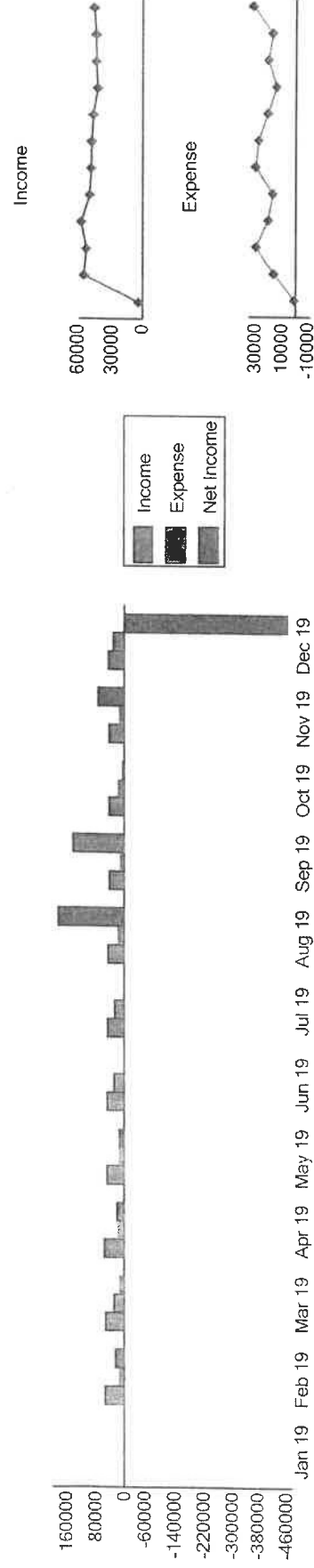
Property: Hillview MHC

Monthly recap 01/01/19 - 12/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
INCOME													
40000 INCOME													
40002 Rental Revenue	1,231.84	45,132.74	43,253.28	47,621.54	43,606.54	39,910.11	39,814.17	36,406.60	32,576.46	35,481.82	37,792.13	38,170.55	440,997.78
40006 Late Fees	0.00	31.09	195.68	273.21	336.68	389.71	455.88	503.00	99.50	108.50	420.82	89.50	2,903.57
40007 Laundry	0.00	0.00	600.00	-223.00	247.50	-4.00	0.00	0.00	0.00	0.00	0.00	0.00	620.50
40000 Total INCOME	1,231.84	45,163.83	44,048.96	47,671.75	44,190.72	40,295.82	40,270.05	36,909.60	32,675.96	35,590.32	38,212.95	38,260.05	444,521.85
40020 UTILITY INCOME													
40022 Electric Income	0.00	2,865.25	1,983.80	2,968.72	1,213.37	2,376.86	2,645.06	3,938.02	3,762.56	3,744.79	1,289.89	2,762.20	29,550.52
40023 Garbage Income	0.00	740.93	743.40	663.64	630.28	567.29	553.95	571.27	498.37	542.42	571.74	571.74	6,655.03
40024 Gas Income	0.00	2,985.67	1,849.32	2,342.92	-753.57	1,143.54	1,147.78	896.82	611.49	725.63	795.50	915.36	12,660.46
40026 Sewer Income	0.00	131.89	33.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.30
40028 Water Income	0.00	808.47	1,064.08	966.74	901.34	826.36	807.00	799.66	699.04	780.52	801.06	801.06	9,255.33
40020 Total UTILITY IN	0.00	7,532.21	5,674.01	6,942.02	1,991.42	4,914.05	5,153.79	6,205.77	5,571.46	5,793.36	3,458.19	5,050.36	58,286.64
40040 INCOME OTHER													
40048 Misc Other Inc	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
40051 NSF Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00
40053 Storage Fee	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
40060 Misc. Repair Chi	0.00	0.00	838.84	623.26	1,236.12	740.89	160.00	967.90	1,959.24	0.00	-229.00	0.00	6,297.25
40040 Total INCOME C	0.00	150.00	838.84	623.32	1,236.12	740.89	160.00	967.90	1,959.24	0.00	-194.00	0.00	6,482.31
TOTAL INCOME	1,231.84	52,846.04	50,561.81	55,237.09	47,418.26	45,950.76	45,583.84	44,083.27	40,206.66	41,383.68	41,477.14	43,310.41	509,290.80
EXPENSE													
60000 OPERATING EXP													
60001 Advertising and I	0.00	0.00	87.00	0.00	11.00	472.96	0.00	0.00	0.00	0.00	947.44	947.44	2,465.84
60011 Bank Service Ch	0.00	45.00	15.00	30.00	0.00	76.00	0.00	0.00	12.00	30.00	-0.10	60.00	267.90
60013 Business Licenc	0.00	10.00	0.00	0.00	333.96	0.00	487.75	-487.75	0.00	0.00	1,554.00	0.00	1,897.96
60023 Computer and Ir	0.00	0.00	607.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	607.64
60031 Dues and Subsc	0.00	0.00	0.00	0.00	610.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	610.65
60040 Eviction Fees	0.00	0.00	2,766.98	0.00	0.00	1,550.00	0.00	-20.00	0.00	410.00	0.00	907.77	5,614.75
60062 General Cleanin	0.00	0.00	0.00	300.00	200.00	360.00	270.00	570.00	460.00	290.00	0.00	120.00	2,570.00
60066 MH Tiling & Re	0.00	0.00	0.00	0.00	126.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.00
60090 Manager/Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
60096 License & Fee	0.00	0.00	446.92	1,386.00	0.00	0.00	0.00	0.00	552.62	0.00	0.00	0.00	2,385.54
60100 Office Supplies	0.00	10.00	210.83	95.87	17.69	0.00	45.55	0.00	0.00	35.09	45.55	85.11	545.69
63012 Processing Fees	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00
63016 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,235.00	1,235.00
60000 Total OPERATIN	0.00	65.00	4,134.37	1,811.87	1,334.30	2,458.96	803.30	62.25	1,024.62	765.09	2,546.89	3,655.32	18,661.97
60080 INSURANCE EXP													

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
60084 Commercial Proj	0.00	11,898.00	150.00	0.00	0.00	152.00	0.00	0.00	0.00	0.00	-334.00	0.00	11,866.00
60080 Total INSURANCE	0.00	11,898.00	150.00	0.00	0.00	152.00	0.00	0.00	0.00	0.00	-334.00	0.00	11,866.00
61000 OFF SITE MANAG													
63011 Supplemental Oi	0.00	83.95	3.00	22.00	23.50	3.00	0.00	0.00	0.00	75.05	0.00	0.00	210.50
60012 Supplemental Oi	0.00	0.00	0.00	0.00	0.00	472.00	118.00	118.00	118.00	0.00	118.00	118.00	1,062.00
61001 Off Site Mgmt B	0.00	0.00	0.00	0.00	0.00	6,204.47	6,086.53	2,545.82	0.00	4,862.37	2,149.96	0.00	21,849.15
61004 Employment Pra	0.00	0.00	0.00	0.00	700.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.85
61005 Errors & Omissi	0.00	0.00	0.00	0.00	514.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	514.39
61000 Total OFF SITE	0.00	83.95	3.00	22.00	1,238.74	6,679.47	6,204.53	2,663.82	118.00	4,937.42	2,267.96	118.00	24,336.89
62000 ON SITE MANAGE													
62002 On Site Manage	0.00	1,572.00	5,777.00	3,040.00	4,988.06	2,639.94	2,714.25	6,120.00	4,191.96	3,561.24	3,729.24	3,729.24	42,062.93
62003 On Site Manage	0.00	208.28	765.45	318.13	407.46	390.46	359.62	614.78	485.83	293.12	305.98	305.96	4,455.07
62005 On Site Manage	0.00	6.06	15.61	6.30	9.27	9.20	6.24	16.40	12.78	12.50	13.50	29.45	137.31
62006 On Site Manage	0.00	235.80	781.99	456.00	654.00	395.99	407.14	918.00	548.41	534.18	559.38	559.38	6,050.27
62000 Total ON SITE M	0.00	2,022.14	7,340.05	3,820.43	6,058.79	3,435.59	3,487.25	7,669.18	5,238.98	4,401.04	4,608.10	4,624.03	52,705.58
64000 REPAIR AND MAI													
64004 Landscaping & C	0.00	224.00	1,300.00	1,450.00	1,300.00	1,300.00	1,300.00	1,700.00	1,300.00	1,300.00	1,300.00	5,500.00	17,974.00
64005 Pool	0.00	0.00	922.00	175.00	468.31	175.00	206.95	564.20	175.00	175.00	175.00	175.00	3,211.46
64006 General R&M	0.00	0.00	4,458.10	985.68	0.00	98.99	2,193.54	0.00	666.27	3,385.76	115.04	2,072.79	13,976.17
64007 Sewer/Septic	0.00	0.00	0.00	0.00	0.00	8,415.00	6,600.00	0.00	0.00	0.00	0.00	0.00	15,015.00
64008 Small Tools and	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.88	94.04	0.00	349.92
64000 Total REPAIR AI	0.00	224.00	6,680.10	2,610.68	1,768.31	9,988.99	10,300.49	2,264.20	2,141.27	5,116.64	1,684.08	7,747.79	50,526.55
65000 TAXES													
65005 Property Tax	-1,087.36	0.00	0.00	6,749.11	0.00	0.00	334.31	0.00	-2,211.35	0.00	0.00	8,602.35	12,387.06
65006 State	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
65000 Total TAXES	-1,087.36	0.00	0.00	7,549.11	0.00	0.00	334.31	0.00	-2,211.35	0.00	0.00	8,602.35	13,187.06
66000 UTILITIES													
66001 Back Flow Fee	0.00	0.00	0.00	0.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.00
66002 Electric	0.00	0.00	2,780.98	0.00	1,963.98	2,080.95	2,463.60	3,348.12	3,655.03	409.62	1,943.85	1,948.49	20,594.62
66004 Garbage	0.00	0.00	2,675.10	845.88	1,355.38	1,355.39	894.12	971.86	894.12	894.12	894.12	894.12	11,674.21
66005 Gas	0.00	0.00	2,596.39	0.00	0.00	0.00	0.00	0.00	37.46	222.21	285.60	682.15	3,823.81
66007 Sewer/Septic	0.00	0.00	0.00	6.77	0.00	303.25	0.00	271.89	0.00	403.13	0.00	453.19	1,438.23
66009 Utility Expense	0.00	0.00	0.00	221.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.45
66010 Water	0.00	0.00	926.21	1,403.58	1,098.92	927.73	1,049.46	1,391.83	1,410.85	1,235.86	1,349.99	1,277.71	12,072.14
66000 Total UTILITIES	0.00	0.00	8,978.68	2,477.68	4,507.28	4,667.32	4,407.18	5,983.70	5,997.46	3,164.94	4,473.56	5,255.66	49,913.46
68150 Travel Expense	0.00	0.00	269.59	0.00	100.00	286.50	20.00	0.00	0.00	0.00	0.00	0.00	676.09
TOTAL EXPENSE	-1,087.36	14,293.09	27,555.79	18,291.77	15,007.42	27,668.83	25,557.06	18,643.15	12,306.98	18,385.13	15,246.59	30,003.15	221,873.60
OTHER INCOME													
70000 OTHER INCOME													
70001 Gains on Sale of	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,626.07	128,067.13	0.00	61,439.30	-360,000.00	2,132.50
70000 Total OTHER IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,626.07	128,067.13	0.00	61,439.30	-360,000.00	2,132.50

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,626.07	128,067.13	0.00	61,439.30	-360,000.00	2,132.50
OTHER EXPENSE													
70100 OTHER EXPENSE													
65001 LLC Taxes & Fe	0.00	319.00	0.00	0.00	0.00	99.00	1,383.78	0.00	0.00	0.00	0.00	0.00	1,801.78
70110 Depreciation & A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,112.00	93,112.00
70120 Mortgage Interest	0.00	14,717.00	9,250.94	17,360.06	16,259.15	15,697.31	17,296.71	16,739.46	16,720.32	16,162.34	16,141.37	16,657.66	173,002.32
70100 Total OTHER EXP	0.00	15,036.00	9,250.94	17,360.06	16,259.15	15,796.31	18,680.49	16,739.46	16,720.32	16,162.34	16,141.37	109,769.66	267,916.10
TOTAL OTHER EXPENSES	0.00	15,036.00	9,250.94	17,360.06	16,259.15	15,796.31	18,680.49	16,739.46	16,720.32	16,162.34	16,141.37	109,769.66	267,916.10
NET INCOME	2,319.20	23,516.95	13,755.08	19,585.26	16,151.69	2,485.62	1,346.29	181,326.73	139,244.49	6,836.21	71,528.48	-456,462.40	21,633.60
NET INCOME SUMMARY													
Income	1,231.84	52,846.04	50,561.81	55,237.09	47,418.26	45,950.76	45,583.84	44,083.27	40,206.66	41,383.68	41,477.14	43,310.41	509,290.80
Expense	1,087.36	-14,293.09	-27,555.79	-18,291.77	-15,007.42	-27,668.83	-25,557.06	-18,643.15	-12,308.98	-18,385.13	-15,246.59	-30,003.15	-221,873.60
Other Income & Expense	0.00	-15,036.00	-9,250.94	-17,360.06	-16,259.15	-15,796.31	-18,680.49	155,886.61	111,346.81	-16,162.34	45,297.93	-469,769.66	-265,783.60
NET INCOME	2,319.20	23,516.95	13,755.08	19,585.26	16,151.69	2,485.62	1,346.29	181,326.73	139,244.49	6,836.21	71,528.48	-456,462.40	21,633.60



Profit & Loss 12 Month Recap

Property: Hillview MHC

Monthly recap 01/01/20 - 12/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
40000 INCOME													
40002 Rental Revenue	39,462.53	40,163.48	40,914.05	42,597.29	45,285.59	42,458.93	44,749.79	46,509.72	42,058.75	44,072.55	42,983.89	47,889.91	519,146.48
40006 Late Fees	125.00	269.00	344.57	164.50	119.50	129.50	25.00	104.50	139.50	50.00	164.50	0.83	1,636.40
40007 Laundry	0.00	0.00	447.25	614.25	291.25	344.76	461.25	-4.00	331.25	355.50	-4.00	300.00	3,137.51
40011 Rental Revenue	1,260.00	2,790.00	2,213.57	1,395.00	1,395.00	1,395.00	1,395.00	1,395.00	1,395.00	1,395.00	1,395.00	5,265.32	22,688.89
40000 Total INCOME	40,847.53	43,222.48	43,919.44	44,771.04	47,091.34	44,328.19	46,631.04	48,005.22	43,924.50	45,873.05	44,539.39	53,456.06	546,609.28
40020 UTILITY INCOME													
40022 Electric Income	3,152.99	3,814.81	2,963.92	2,736.14	2,709.86	4,100.46	3,773.67	3,905.80	4,827.90	5,461.61	4,547.02	4,138.25	46,132.43
40023 Garbage Income	601.06	630.38	661.58	646.21	514.47	514.47	526.04	537.61	529.14	531.66	571.73	581.33	6,845.68
40024 Gas Income	1,597.99	2,311.52	1,831.66	1,556.55	240.03	1,016.06	1,149.00	968.21	931.68	775.09	722.11	1,169.05	14,268.95
40026 Sewer Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.40	133.60	185.56	193.26	165.66	710.48
40028 Water Income	821.60	862.68	865.32	885.26	1,109.01	1,109.01	1,186.28	1,228.57	1,389.74	1,642.58	1,448.32	1,560.56	14,108.93
40020 Total UTILITY IN	6,173.64	7,619.39	6,322.48	5,824.16	4,573.37	6,740.00	6,634.99	6,672.59	7,812.06	8,586.50	7,482.44	7,614.85	82,066.47
40040 INCOME OTHER													
40051 NSF Fee Income	0.00	0.00	35.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00
40053 Storage Fee	150.00	150.00	150.00	150.00	150.00	0.00	300.00	150.00	150.00	150.00	150.00	150.00	1,800.00
40060 Misc. Repair Chi	0.00	0.00	95.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	145.00
40061 Maintenance Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	398.69	0.00	350.00	0.00	748.69
40062 Commercial Proj	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,103.22	0.00	10,600.00	14,703.22
40040 Total INCOME C	150.00	150.00	280.00	185.00	185.00	0.00	300.00	150.00	598.69	4,253.22	500.00	10,750.00	17,501.91
TOTAL INCOME	47,171.17	50,991.87	50,521.92	50,780.20	51,849.71	51,068.19	53,566.03	54,827.81	52,335.25	58,722.77	52,521.83	71,820.91	646,177.66
EXPENSE													
60000 OPERATING EXP													
60001 Advertising and I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	0.00	0.00	0.00	45.00
60011 Bank Service Ch	0.00	35.00	-35.00	0.00	0.00	0.00	70.00	14.00	14.00	14.00	0.00	0.00	112.00
60013 Business Licenc	627.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,554.00	2,181.25
60031 Dues and Subsc	0.00	0.00	0.00	0.00	0.00	610.65	0.00	0.00	0.00	0.00	0.00	0.00	610.65
60040 Eviction Fees	799.50	41.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	840.90
60095 License & Fee	524.80	0.00	0.00	-118.02	-121.00	186.11	0.00	0.00	0.00	0.00	0.00	524.80	996.69
60098 Meals and Enter	0.00	48.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.78
60100 Office Supplies	24.70	76.70	0.00	0.00	0.00	0.00	0.00	261.14	181.90	45.55	0.00	0.00	589.99
63016 Legal Fees	8,235.00	1,673.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,908.18
60000 Total OPERATIN	10,211.25	1,875.06	-35.00	-118.02	-121.00	796.76	70.00	275.14	240.90	59.55	0.00	2,078.80	15,333.44
60080 INSURANCE EXP													
60084 Commercial Proj	17,160.00	973.00	0.00	457.00	0.00	0.00	-244.00	0.00	0.00	0.00	0.00	-333.00	18,013.00
60080 Total INSURAN	17,160.00	973.00	0.00	457.00	0.00	0.00	-244.00	0.00	0.00	0.00	0.00	-333.00	18,013.00

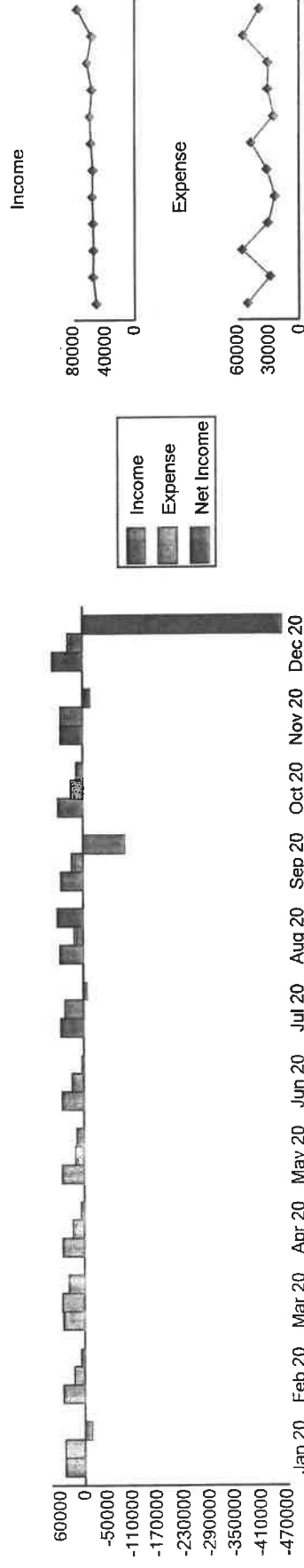
	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
5030 Cleaning & Maintenance													
5032 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	-100.00
5030 Total Cleaning & I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	-100.00
61000 OFF SITE MANAG													
63011 Supplemental O	21.50	12.92	0.00	0.00	0.00	0.00	0.00	13.48	0.00	39.00	0.00	47.09	133.99
60012 Supplemental O	236.00	162.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	122.00	1,618.00
61001 Off Site Mgmt B	0.00	0.00	8,214.80	3,000.00	0.00	6,500.00	3,250.00	6,500.00	6,500.00	3,250.00	3,250.00	3,250.00	43,714.80
61005 Errors & Omissit	0.00	0.00	0.00	0.00	457.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	457.12
61000 Total OFF SITE	257.50	174.92	8,336.80	3,122.00	579.12	6,622.00	3,372.00	6,635.48	6,622.00	3,411.00	3,372.00	3,419.09	45,923.91
62000 ON SITE MANAGE													
62002 On Site Manage	9,309.86	6,265.24	6,434.24	6,575.24	6,748.24	5,249.24	5,593.86	3,729.24	7,064.49	10,615.24	10,241.24	16,233.86	94,059.99
62003 On Site Manage	1,233.55	784.66	521.87	523.69	536.92	422.24	458.94	305.98	813.68	1,211.30	995.01	1,568.59	9,376.43
62005 On Site Manage	27.54	18.24	18.30	18.63	18.72	15.62	19.00	12.58	19.48	25.64	25.24	77.16	296.15
62006 On Site Manage	1,396.47	939.78	965.13	986.28	1,012.23	787.38	839.07	559.38	1,059.67	1,592.28	1,536.18	2,435.07	14,108.92
62000 Total ON SITE M	11,967.42	8,007.92	7,939.54	8,103.84	8,316.11	6,474.48	6,910.87	4,607.18	8,957.32	13,444.46	12,797.67	20,314.68	117,841.49
63000 PAYROLL EXPEN:													
63001 Payroll Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-960.00	-960.00
63000 Total PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-960.00	-960.00
64000 REPAIR AND MAIT													
64001 Equipment Rent:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,083.50	1,083.50
64004 Landscaping & C	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	2,950.00	0.00	1,300.00	1,700.00	2,600.00	0.00	16,350.00
64005 Pool	175.00	175.00	175.00	175.00	213.95	667.70	175.00	175.00	175.00	175.00	478.75	175.00	2,935.40
64006 General R&M	320.00	6,240.26	0.00	1,492.00	0.00	1,173.10	1,350.67	717.56	0.00	300.06	0.00	1,067.78	12,661.43
64007 Sewer/Septic	0.00	0.00	1,460.00	0.00	0.00	3,849.99	0.00	1,760.00	1,430.00	0.00	0.00	0.00	8,499.99
64000 Total REPAIR A	1,795.00	7,715.26	2,935.00	2,967.00	1,513.95	6,990.79	4,475.67	2,652.56	2,905.00	2,175.06	3,078.75	2,326.28	41,530.32
65000 TAXES													
65005 Property Tax	0.00	0.00	28,425.41	9,422.93	7,415.95	-474.48	24,305.89	0.00	1,497.43	0.00	26,700.68	2,251.66	99,545.47
65000 Total TAXES	0.00	0.00	28,425.41	9,422.93	7,415.95	-474.48	24,305.89	0.00	1,497.43	0.00	26,700.68	2,251.66	99,545.47
66000 UTILITIES													
66002 Electric	2,067.75	2,022.80	1,835.82	0.00	0.00	3,642.37	2,174.29	4,074.91	4,721.37	4,999.26	3,384.38	3,302.07	32,225.02
66004 Garbage	894.12	598.78	705.75	705.75	705.75	705.75	735.87	782.80	735.87	735.87	735.87	800.22	8,842.40
66005 Gas	1,471.44	1,289.79	1,022.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,783.59
66007 Sewer/Septic	0.00	460.04	0.00	485.78	0.00	598.26	0.00	800.28	0.00	527.22	0.00	730.72	3,602.30
66010 Water	1,266.30	1,296.73	1,297.32	1,443.81	1,681.87	2,392.38	1,733.14	1,374.23	1,399.87	1,381.55	1,348.59	1,158.15	17,773.94
66000 Total UTILITIES	5,699.61	5,668.14	4,861.25	2,635.34	2,387.62	7,338.76	4,643.30	7,032.22	6,857.11	7,643.90	5,468.84	5,991.16	66,227.25
68150 Travel Expense	0.00	0.00	0.00	109.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.90
TOTAL EXPENSE	47,090.78	24,414.30	52,463.00	26,699.99	20,091.75	27,748.31	43,533.73	21,202.58	26,979.76	26,733.97	51,417.94	35,088.67	403,464.78

OTHER INCOME

70000 OTHER INCOME													
70001 Gains on Sale of	0.00	0.00	63,056.07	0.00	430.00	0.00	0.00	42,810.72	-104,306.02	0.00	-1,990.77	0.00	0.00

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
70000 Total OTHER IN	0.00	0.00	63,056.07	0.00	430.00	0.00	0.00	42,810.72	-104,306.02	0.00	-1,990.77	0.00	0.00
TOTAL OTHER INCOME	0.00	0.00	63,056.07	0.00	430.00	0.00	0.00	42,810.72	-104,306.02	0.00	-1,990.77	0.00	0.00
OTHER EXPENSE													
70100 OTHER EXPENSE													
60006 Accounting Expe	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
65001 LLC Taxes & Fe	0.00	0.00	3,300.00	0.00	99.00	0.00	3,366.00	0.00	66.00	0.00	0.00	20.00	6,851.00
70110 Depreciation & A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	487,022.00	487,022.00
70120 Mortgage Interest	16,638.15	15,546.40	20,876.59	12,311.01	15,486.60	17,063.27	15,979.64	15,425.98	17,527.22	15,918.62	16,426.52	15,876.78	195,076.78
70100 Total OTHER E	16,638.15	15,546.40	24,176.59	14,311.01	15,585.60	17,063.27	19,345.64	15,425.98	17,593.22	15,918.62	16,426.52	502,918.78	690,949.78
TOTAL OTHER EXPENSES	16,638.15	15,546.40	24,176.59	14,311.01	15,585.60	17,063.27	19,345.64	15,425.98	17,593.22	15,918.62	16,426.52	502,918.78	690,949.78
NET INCOME	-16,557.76	11,031.17	36,938.40	9,769.20	16,602.36	6,256.61	-9,313.34	61,009.97	-96,543.75	16,070.18	-17,313.40	-466,186.54	-448,236.90

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
NET INCOME SUMMARY													
Income	47,171.17	50,991.87	50,521.92	50,780.20	51,849.71	51,068.19	53,566.03	54,827.81	52,335.25	58,722.77	52,521.83	71,820.91	646,177.66
Expense	-47,090.78	-24,414.30	-52,463.00	-26,699.99	-20,091.75	-27,748.31	-43,533.73	-21,202.58	-26,979.76	-26,733.97	-51,417.94	-35,088.67	-403,464.78
Other Income & Expense	-16,638.15	-15,546.40	38,879.48	-14,311.01	-15,155.60	-17,063.27	-19,345.64	27,384.74	-121,899.24	-15,918.62	-18,417.29	-502,918.78	-690,949.78
NET INCOME	-16,557.76	11,031.17	36,938.40	9,769.20	16,602.36	6,256.61	-9,313.34	61,009.97	-96,543.75	16,070.18	-17,313.40	-466,186.54	-448,236.90



2020

ANNUAL SECURED PROPERTY TAX BILL

2020

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2020 TO JUNE 30, 2021

KEITH KNOX, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

ASSESSOR'S ID. NO. YR SEQ CK

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8709 025 004 20 000

OWNER OF RECORD AS OF JANUARY 1, 2020
SAME AS BELOW**MAILING ADDRESS**

0010348-0046470 0206 001 1234-- 925576

HILLVIEW MHC LLC
6653 EMBARCADERO DR STE C
STOCKTON CA 95219-3397**DETAIL OF TAXES DUE FOR**

8709 025 004 20 000 06

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY			
ALL AGENCIES		1.000000	\$ 29,580.00
VOTED INDEBTEDNESS			
METRO WATER DIST		.003500	\$ 103.53
COMMUNITY COLLEGE		.044588	1,318.91
UNIFIED SCHOOLS		.150807	4,460.87
DIRECT ASSESSMENTS			
SAFE CLEAN WATER	(833) 275-7297		\$ 3,040.79
SGV MOSQUITO&VCD	(800) 273-5167		20.00
MWD STANDBY #2	(866) 807-6864		50.42
FLOOD CONTROL	(626) 458-5165		1,532.68
RPOSD MEASURE A	(833) 265-2600		19.92
WLNT VLY WTR SBY	(866) 807-6864		231.28
TRAUMA/EMERG SRV	(866) 587-2862		52.78
CNTY SAN DIST 21	(562) 908-4288		6,336.60
3VALLEYS MWD CHG	(800) 755-6864		577.10

ELECTRONIC FUND TRANSFER (EFT) NUMBERID#:19 8709 025 004 9 YEAR:20 SEQUENCE:000 6
PIN: ICK8LF**SPECIAL INFORMATION****DELINQUENT TAX INFORMATION:**YOU OWE BACK TAXES WHICH MAY RESULT IN YOUR
PROPERTY BEING SOLD. THE AMOUNT OWING FOR
PRIOR YEARS IS NOT INCLUDED IN THIS STATEMENT.
PLEASE CONTACT US IMMEDIATELY TO DISCUSS
YOUR PAYMENT OPTIONS.**PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION**3825 VALLEY BLVD POMONA CA
RANCHO LOS NOGALES LOT (EX OF ST) COM
S 43°46'30" E 24.14 FT AND S 49°21'30" W
COMPLETE DESCRIPTION IN ASSESSOR RECORDS
TH N 49°21'30" E TO BEG**TOTAL TAXES DUE**

\$47,324.88

FIRST INSTALLMENT TAXES DUE NOV. 1, 2020

\$23,662.45

SECOND INSTALLMENT TAXES DUE FEB. 1, 2021

\$23,662.43

VALUATION INFORMATION

ROLL YEAR 20-21	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	2,754,000	2,754,000
IMPROVEMENTS	204,000	204,000

ASSESSOR'S REGIONAL OFFICEREGION #06 INDEX: TRA:07738
EAST DISTRICT OFFICE
1190 DUFFEE AVE.
SOUTH EL MONTE CA 91733
(626)258-6001

ACCT. NO.: 6972 PRINT NO.: 51261 BILL ID.:

TOTAL 2,958,000

LESS EXEMPTION:

NET TAXABLE VALUE 2,958,000

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

PRIOR DELINQUENCY

ANNUAL

2020

HILLVIEW MHC LLC
6653 EMBARCADERO DR STE C
STOCKTON CA 95219-3397ASSESSOR'S ID. NO. YR SEQ CK PK
8709 025 004 20 000 06 2FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON.

2ND INSTALLMENT DUE

INDICATE AMOUNT PAID

PAYMENT DUE 02/01/21

\$23,662.43

IF NOT RECEIVED OR POSTMARKED BY 04/10/21

REMIT AMOUNT OF \$26,038.67

MAKE PAYMENT PAYABLE TO:Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

76067

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

21720000687090250040002366243000260386706720412

2ND

2020

ANNUAL SECURED PROPERTY TAX BILL

2020

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2020 TO JUNE 30, 2021

KEITH KNOX, TREASURER AND TAX COLLECTOR


FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8709 025 005 20 000

OWNER OF RECORD AS OF JANUARY 1, 2020
SAME AS BELOW

MAILING ADDRESS



HILLVIEW MHC LLC
6653 EMBARCADERO DR STE C
STOCKTON CA 95219-3397

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 8709 025 005 8 YEAR: 20 SEQUENCE: 000 6
PIN: CK1VKR

SPECIAL INFORMATION

DELINQUENT TAX INFORMATION:
YOU OWE BACK TAXES WHICH MAY RESULT IN YOUR
PROPERTY BEING SOLD. THE AMOUNT OWING FOR
PRIOR YEARS IS NOT INCLUDED IN THIS STATEMENT.
PLEASE CONTACT US IMMEDIATELY TO DISCUSS
YOUR PAYMENT OPTIONS.

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
3819 VALLEY BLVD POMONA CA
RANCHO LOS NOGALES FOR DESC SEE
ASSESSOR'S MAPS POR OF SD RO

ASSESSOR'S REGIONAL OFFICE

REGION #06 INDEX: TRA: 07738
EAST DISTRICT OFFICE
1190 DURFEE AVE.
SOUTH EL MONTE CA 91733
(626) 258-6001

ACCT. NO.: 6972 PRINT NO.: 51262 BILL ID.:

DETAIL OF TAXES DUE FOR

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY			
ALL AGENCIES		1.000000 \$	4,794.00
VOTED INDEBTEDNESS			
METRO WATER DIST		.003500 \$	16.78
COMMUNITY COLLEGE		.044588	213.75
UNIFIED SCHOOLS		.150807	722.97
DIRECT ASSESSMENTS			
SAFE CLEAN WATER	(833) 275-7297	\$	245.68
SGV MOSQUITO&VCD	(800) 273-5167		13.84
MWD STANDBY #2	(866) 807-6864		12.20
FLOOD CONTROL	(626) 458-5165		137.07
RPOSD MEASURE A	(833) 265-2600		36.92
WLNT VLY WTR SBY	(866) 807-6864		17.92
TRAUMA/EMERG SRV	(866) 587-2862		97.85
CNTY SAN DIST 21	(562) 908-4288		179.03
3 VALLEYS MWD CHG	(800) 755-6864		44.56

ASSESSOR'S ID. NO. YR SEQ CK

8709 025 005 20 000 96

TOTAL TAXES DUE \$6,532.57
FIRST INSTALLMENT TAXES DUE NOV. 1, 2020 \$3,266.29
SECOND INSTALLMENT TAXES DUE FEB. 1, 2021 \$3,266.28

ROLL YEAR 20-21	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	377,400	377,400
IMPROVEMENTS	102,000	102,000

TOTAL 479,400
LESS EXEMPTION:

NET TAXABLE VALUE 479,400

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

PRIOR DELINQUENCY

ANNUAL

2020

HILLVIEW MHC LLC
6653 EMBARCADERO DR STE C
STOCKTON CA 95219-3397

ASSESSOR'S ID. NO. YR SEQ CK PK
8709 025 005 20 000 96 2

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON.

PAYMENT DUE 02/01/21
IF NOT RECEIVED OR POSTMARKED BY 04/10/21
REMIT AMOUNT OF \$3,602.90

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

\$3,266.28

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

76973

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

21720000687090250050000326628000036029097320412

2ND

2019

ANNUAL SECURED PROPERTY TAX BILL

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020

KEITH KNOX, ACTING TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL (213) 974-2111 OR (888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8709 025 004 19 000
OWNER OF RECORD AS OF JANUARY 1, 2019:
GLEN-DEL POSADAS CORP

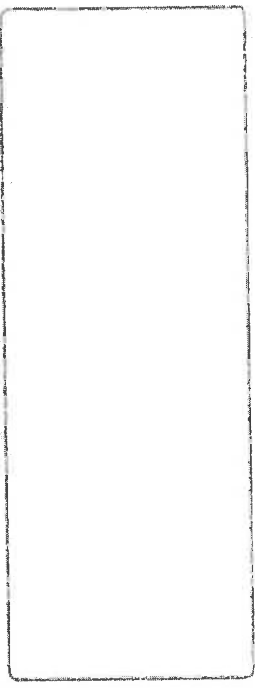
MAILING ADDRESS

0034030-0234030 SINGL 004 1234-- 828123
HILLVIEW MHC LLC
6653 EMBARCADERO DR STE C
STOCKTON CA 95219-3397

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 8709 025 004 9 YEAR: 19 SEQUENCE: 000 9
PIN: 1CK8LF

SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

3825 VALLEY BLVD POMONA CA
RANCHO LOS NOGALES LOT (EX OF ST) COM
S 43.46' 30" E 24.14 FT AND S 49.21' 30" W
COMPLETE DESCRIPTION IN ASSESSOR RECORDS
TH N 49.21' 30" E TO BEG

ASSESSOR'S REGIONAL OFFICE

ON #27 INDEX: TRA: 07738
EAST DISTRICT OFFICE
1190 DURFEE AVE.
SOUTH EL MONTE CA 91733
(626) 258-6001

ACCT. NO.:

PRINT NO.: 1438518 BILL ID.:

DETAIL OF TAXES DUE FOR				ASSESSOR'S ID. NO. YR SEQ CK	
AGENCY				8709 025 004	19 000 09
GENERAL TAX LEVY				RATE	AMOUNT
ALL AGENCIES				1.000000	\$ 3,045.35
VOTED INDEBTEDNESS					
METRO WATER DIST				.003500	\$ 10.66
COMMUNITY COLLEGE				.047814	145.61
UNIFIED SCHOOLS				.206706	629.49
DIRECT ASSESSMENTS					
FLOOD CONTROL	(626)	458-5165	\$		1,532.68
SGV MOSQUITO&VCD	(800)	273-5167			20.00
MWD STANDBY #2	(866)	807-6864			50.42
3 VALLEYS MWD CHG	(800)	755-6864			557.67
CNTY SAN DIST 21	(562)	908-4288			6,195.00
TRAUMA/EMERG SRV	(866)	587-2862			52.78
RPOSD MEASURE A	(833)	265-2600			19.92
WLNT VLY WTR SBY	(866)	807-6864			231.28
SAFE CLEAN WATER	(833)	275-7297			3,040.79

TOTAL TAXES DUE \$15,531.65
FIRST INSTALLMENT TAXES DUE NOV. 1, 2019 \$7,765.83
SECOND INSTALLMENT TAXES DUE FEB. 1, 2020 \$7,765.82

ROLL YEAR 19-20 VALUATION INFORMATION
LAND CURRENT ASSESSED VALUE TAXABLE VALUE
IMPROVEMENTS 182,728 182,728
121,807 121,807

TOTAL 304,535
LESS EXEMPTION.
NET TAXABLE VALUE 304,535

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

2019

SUPPLEMENTAL SECURED PROPERTY TAX BILL

2019

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SUPPLEMENTAL SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020
 KEITH KNOX, ACTING TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL (213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

ASSESSOR'S ID. NO. YR SEQ CK

DETAIL OF TAXES DUE FOR **8709 025 005 19 010 98**

AGENCY	RATE	AMOUNT
GENERAL TAX LEVY	\$	3,989.81
VOTED INDEBTEDNESS		
UNIFIED SCHOOLS	.169418	675.95
COMMUNITY COLLEGE	.024354	97.16
METRO WATER DIST	.003500	13.96

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8709 025 005 19 010
 TRANSFER/NEW CONSTRUCTION DATE: 01-31-19

MAILING ADDRESS

000783-000783 LTR 12-4-11 CD001 833461 P05822

HILLVIEW MHC LLC
 6653 EMBARCADERO DR STE C
 STOCKTON CA 95219-3397



ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 8709 025 005 8 YEAR: 19 SEQUENCE: 010 8
 PIN: CK1VKR

SPECIAL INFORMATION

FOR THE FOLLOWING REASON: THIS SUPPLEMENTAL ASSESSMENT IS IN COMPLIANCE WITH ARTICLE 13A OF THE CALIFORNIA CONSTITUTION. IT REFLECTS THE INCREASE IN YOUR PROPERTY TAXES DUE TO CHANGE IN OWNERSHIP OCCURRING 01-31-19. SUPPLEMENTAL BILL DUE TO TRANSFER

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

2119 VALLEY BLVD
 POMONA CA
 HO LOS NOGALES FOR DESC SEE
 ASSESSOR'S MAPS FOR OF SD RD

ATTENTION: OTHER TAXES HAVE BEEN LEVIED ON THIS PROPERTY FOR THE 2019-2020 FISCAL YEAR AND ARE UNPAID. PLEASE CONTACT THE TAX COLLECTOR'S OFFICE FOR A SUBSTITUTE BILL SHOWING THE OUTSTANDING AMOUNT(S) AND DUE DATE(S).

ASSESSOR'S REGIONAL OFFICE

REGION #06 INDEX: 62110025 TRA: 07738
 EAST DISTRICT OFFICE
 1190 DURFEE AVE.
 SOUTH EL MONTE CA 91733
 (626) 258-6001
 PRINT NO.: 5308 AUTH. NO.: 000000 AA
 MAILED BY: 01-09-20

FULL YEAR SUPPLEMENTAL TAXES DUE \$4,776.88
 PRORATION FACTOR SEE TEXT AUDITOR CONTROLLER 1.00
 PRORATED SUPPLEMENTAL TAXES \$4,776.88

ADDITIONAL CHARGES NOT SUBJECT TO PRORATION

SUPPLEMENTAL TAXES DUE \$4,776.88
 FIRST INSTALLMENT TAXES DUE 02/29/20 \$2,388.44
 SECOND INSTALLMENT TAXES DUE 08/30/20 \$2,388.44

ROLL YEAR	15-20	VALUATION INFORMATION		
		CURRENT ASSESSED VALUE	PRIOR ASSESSED VALUE	NET ASSESSED VALUE
LAND		370,000	30,429	339,571
IMPROVEMENTS		100,000	40,590	59,410

TOTAL 398,981
 LESS EXEMPTION:

NET SUPPLEMENTAL VALUE 398,981

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

Hillview MHC - Pomona

Bill Reference: 19544A-2
Check No: 1113

001113

07/10/19	AMS Paving	Invoice No. 19544A-2 Asphalt and Paving repair, H	\$ 56,750.00
Account		Comment	Amount
REPAIR AND MAINTENANCE EXPENSE		Invoice No. 19544A-2 Asphalt and Paving repair, Hillview	56,750.00

TO REORDER CALL 708-613-2452 OR VISIT www.carousechecks.com.



INVOICE#: 19544A - 2
INVOICE DATE: 7/5/2019
DUE DATE: DUE UPON RECEIPT
CUSTOMER#: H026501
CUSTOMER PO#:
AMS CONTRACT#: PK19-030A

HILLVIEW PARK
To: c/o HARMONY COMMUNITIES
ATTN: ACCOUNTS PAYABLE
6653 EMBARCADERO DR., STE. C
STOCKTON CA 95219

Project: HILLVIEW PARK
3825 VALLEY BLVD
WALNUT CA 91789

CO #1

CODE	DESCRIPTION	CURRENT CONTRACT	PREVIOUS BILLED	PREV %	% COMPL	CURRENT BILLING
01	ASPHALT	53,500.00	53,500.00	100.0%	100.0%	0.00
CO1	ADDITIONAL ASPHALT-SUBGRADE PUMPING	3,250.00	0.00	0.0%	100.0%	3,250.00
TOTALS:		56,750.00	53,500.00		100.0%	3,250.00

Thank you for your business!

11060 Rose Avenue Fontana, CA 92337 (800) 357-0711 Fax (888) 357-0715 License # 415436
75-150 Sheryl Avenue Suite D, Palm Desert, CA 92211 (760) 327-0800 Fax (760) 327-0600
10620 Treena Street Suite 230, San Diego, CA 92131 (858) 880-6133
AR@amspaving.com ~ amspaving.com

Notice to Owner

Failure of this contractor to pay those persons supplying materials or services to complete this contract can result in the filing of a Mechanic's Lien on the property which is subject to this contract. To avoid this result, you may ask this contractor for lien waivers for all persons supplying materials or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and materials twice. This notice complies with California law.

1-1/2% Interest per month will be charged to all past due accounts.



CHANGE ORDER

NO. 1

JOB NO. 18-544 A
 CONTRACT#: pk18-030 A
 ACCOUNT MANAGER: Patrick Kirk

PROJECT: Hillview Park
 LOCATION: 3826 Valley Blvd
Walnut, CA 91788

CONTRACTOR:
AMS Paving, Inc.
11080 Rose Avenue
Fontana, CA 92337
 Tel: (908) 357-0711 Fax: (908) 357-0716

CUSTOMER: Harmony Communities
6853 Embarcadero Dr., Ste. C
Stockton, CA 95219
 (208) 932-8747 FAX () -

1	1,500 SF; 3" BASE PAVE DUE TO SUBGRADE PUMPING. (MULTIPLE LOCATIONS)	\$	3,250.00
2		\$	-
3		\$	-
4		\$	-
5		\$	-
6		\$	-
7		\$	-
8		\$	-
9		\$	-

I agree to make the change(s) specified above at this price

Date: 5-Jul-2018

Contractor: x [Signature]

Additional Comments:

This Change Order	\$	3,250.00
Original Contract Amount:	\$	53,500.00
Total Previous Change Orders	\$	-
Revised Contract Amount:	\$	56,750.00

The above prices and specifications of this change order are satisfactory and are hereby accepted. All work performed under the same conditions as specified in the original Agreement unless otherwise specified.

Customer: x [Signature]

Date: 7/18/19 Title: Manager

Office Use Only

cc: Accounting/Billing
 Master Job File
 Production Package

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
(CALIFORNIA CIVIL CODE SECTION 8136)

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: AMS PAVING INC.
Name of Customer: HILLVIEW PARK
Job Location: 3825 VALLEY BLVD., WALNUT, CA 91789
Owner: HILLVIEW PARK

Conditional Waiver and Release

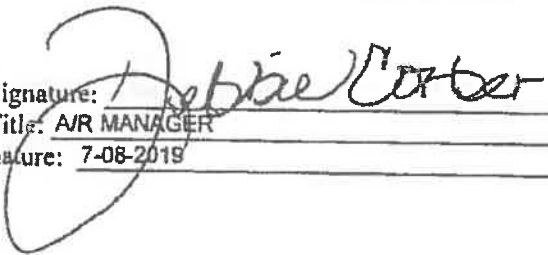
This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: HILLVIEW PARK c/o HARMONY COMMUNITIES
Amount of Check: \$3,250.00 Change Order #1 only #19544A-2
Check Payable to: AMS PAVING INC.

Exceptions

This document does not affect any of the following: \$53,500.00 INV #19544A-1 7-03-2019
Disputed claims for extras in the amount of: \$0.00

Signature

Claimant's Signature: 
Claimant's Title: A/R MANAGER
Date of Signature: 7-08-2019

Fonseca Construction

INVOICE

Jorge Fonseca

(626) 482-7856

jorgefonseca007@gmail.
com

Attention: Hillview Mobile Home Park, LLC.

Work to be performed at:

3825 Valley Blvd. Walnut, CA 91789

Date: Apr 14, 2020

Project Title: Hillview Community - Remodel Project

Invoice Number: 6788

Terms: 30 Days

We hereby propose to furnish the standard-basic materials and perform the labor necessary for the completion of the following:

Description	
CLUB HOUSE	\$50,000
• Demolition and removal of existing kitchen	
• Installation of new kitchen cabinets,	
• Removal of T-bar ceiling in the kitchen	
• Installation of new drywall on the ceiling in the kitchen	
• Two bar lights	
• Reconfigure plumbing for new kitchen location	
• Repair lighting pole behind the clubhouse	
• Installation of base boards	

Description

- Demolition and disposal of dead palm tree behind the clubhouse
- Replace bar lights on laundry room
- Removal & installation of two sliding doors
- Replace two outdoor doors
- Two ceiling fans on high ceiling
- Two ceiling fans on low ceiling
- New drywall on high wall inside club house
- New interior and exterior paint (two tones white on walls inside brown on ceiling and white overhand around the club house)
- Paint project includes painting all 8 garages (exterior only) and laundry room (interior and exterior)
- Cracks on stucco on the exterior of garages to be repaired
- Installation of 3 new standard doors
- Plywood to be repaired on exterior North side of laundry room, damaged beam hanging on the fascia to be removed and fascia to be repaired

Description

OFFICE AREA

- | |
|--|
| <ul style="list-style-type: none">• 4 strip lights 4 feet• 1 exterior sconce light• 1 exit sign• New power outlets• 1 smoke detector carbon monoxide• 1 220 dedicated circuit for A/C and heater combo• 1 disconnect with fuses 220 mini split• 1 exterior light• Remove tile on ceiling and install new drywall• Remove existing sliding door and install a new door• New paint inside• Patch stucco on office by new door• Two new windows |
|--|

Hillview MHC - Pomona

Reference 6788
Check No 1284

001284

04/20/2020 Jorge Fonseca

Club House Complete \$50k Rehab, See Written C

\$ 20,000.00

Account	Comment	Amount
General R&M	Club House Complete \$50k Rehab, See Written Quotation 1st Pmt	20,000.00

15001

TO REORDER CALL 708-613-2452 OR VISIT www.carouselchecks.com.

Hillview MHC - Pomona

Bill Reference: 072020JC
Check No: 1315

001315

07/20/2020 Jorge Fonseca

Final Payment -Clubhouse Rehab Imprv. \$50k Job

\$ 10,000.00

Account	Comment	Amount
Building and Improvements	Final Payment -Clubhouse Rehab Imprv. \$50k Job Bal Due \$10k	10,000.00

13001

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Hillview MHC - Pomona

Check No: 1299

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05/29/2020 Jorge Fonseca

2nd Pmt Clubhouse Rehab Imprv. \$50k Job Bal Du

\$ 20,000.00

Account	Comment	Amount
Building and Improvements	2nd Pmt Clubhouse Rehab Imprv. \$50k Job Bal Due \$10k	20,000.00

TO REORDER C

13-2452 OR VISIT www.carouselchecks.com.

Management Partners



To: Maria A. Siacunco, Housing Grants Supervisor
Beverly Johnson, Housing Services Manager
City of Pomona

From: Christopher Bigham, Special Advisor
Andy Belknap, Senior Vice President

Subject: Analysis of Rent Adjustment Request – Hillview Mobile Home Community

Date: September 13, 2022

Executive Summary

Management Partners was retained to complete an analysis of the rent adjustment request by the Hillview Mobile Home Community (Hillview MHC) to the City of Pomona to determine whether current rents yield a “just and reasonable return” to the landlord based on criteria established in the City’s rent control ordinance. We reviewed the municipal code sections which define the mobile home rent controls. We made base year assumptions after researching the City’s ordinance and other California cities that have similar programs. We analyzed and confirmed the increased expenses submitted as justification for the additional rent adjustment. Finally, we analyzed the “just, fair, and reasonable” return and provide a recommendation.

The landlord submitted two options for a rent adjustment. Option A is to increase the per space rate by \$66.73 per month; after ten years \$15.00 per month of the increase would expire. Option B is to raise rates by 8.2 percent so each renter receives a proportional increase. Increases under either option are in addition to the standard annual mobile home rent annual Consumer Price Index (CPI) increase based on the City’s Mobile Home Rent Stabilization Program, which allows for an annual rent increase of the CPI or 5 percent, whichever is less.

We recommend that the landlord be allowed to implement option A, passing on the cost of the increases to the renters as a fixed price increase of \$66.73, but with an adjustment to the three low rent spaces where the increase would be a 15 percent to 19 percent increase per month. To alleviate the large increase to these three renters, we recommend that the per space increase to these three spaces be reduced by 50 percent to \$33.37 per month, which would then reduce the rental percent increase to under 10 percent for each space.

Project Approach

To analyze the rent adjustment request, we first reviewed the City of Pomona Municipal Code. We then researched other cities' programs to determine how they calculated the baseline year for mobile home properties. We reviewed the landlord's documentation of eligible expenses for the requested rent adjustment. We also verified the calculation of the proposed rent increase. Finally, we analyzed the ***"just and reasonable return" in accordance with Municipal Code Section 30-562.***

Municipal Code Review

Sections 30-551 to 30-563 define the City's mobile home rent controls. Specifically, Section 30-562 Maximum Rent Adjustments defines the process to petition rent adjustments. This section includes the ***statement "Landlords shall be entitled to earn a just and reasonable return and to maintain and increase their base year net operating income."***

Section 30-562(c) defines net operating income as the gross property income minus operating expenses exclusive of debt service. To further define operating expenses, these expenses refer to the day-to-day expenses to operate the park. Non-operating expenses are expenses a business incurs that ***are not related to its core operations and include depreciation and mortgage interest, usually classified as "other expenses" in the profit and loss statement.***

Section 30-562(e)(1) lists relevant factors for the mobile home hearing rent board to consider when reviewing petitions for rent adjustments, including increases in property taxes and capital improvements on rent-controlled properties. In this case the landlord is seeking rent increases for increases in property tax costs ***and capital improvement costs for roadway and clubhouse improvements. Under the City's ordinance, these costs are eligible as justification for rent adjustments in order to earn a fair return.***

Net Operating Income Baseline Year Assumption

The base year to determine a just and reasonable return is not specifically defined in the Pomona Municipal Code. There is no historical profit baseline for Hillview MHC since the property transferred ownership in 2019 and the previous owner's financial records were not received by the new owner. Reviewing practices in other California cities with mobile home rent control, the cities of Los Angeles and Santa Cruz adjust the base year to the first year in which financial records are available. For example, this excerpt from the City of Los Angeles' ***"Just and Reasonable Guidelines" describes how that city determines the base year:***



“The base year for a Just and Reasonable rent increase is 1977. If the financial information for 1977 is not available, a landlord may substitute the base year with the first year following 1977 for which records are available. Landlords who did not own the rental property in 1977 must use the 1977 net operating income of the landlord of record in 1977. If the information is not available, a landlord may substitute as base year, the first year following 1977 for which records are available. If no financial records are available from a previous landlord, the current landlord is eligible to apply for a Just and Reasonable rent increase only when the landlord has two complete years of operating income and expenses”[emphasis added].¹

Using this model, ***2019 would be the base year going forward for Hillview MHC, as this was the year the property was transferred and operational income and expense data is now available for 2019 through 2021.***

Profit and Loss Summary

Table 1 summarizes the Profit and Loss Statements for 2019 through 2021.

The 2019 profit and loss statement reported a net operating income of \$287,417 and a net income of \$21,634, which includes \$93,112 of depreciation. This ***was the first year of operation under the new owner, and is the baseline year for rental increase requests.***

The 2020 profit and loss statement reported a net operating income of \$242,713, and a net loss of \$448,237 which includes depreciation expense of \$487,022, some of which is bonus depreciation (expensing capital in one year instead of amortizing over the life of the asset).

The ***2021 profit and loss statement reported a net operating income of \$346,186, and a loss of \$48,615, which includes depreciation expense of \$200,706.***

¹ Rent Increase Application Under Just and Regional Guidelines, Los Angeles Housing Department (<https://housing.lacity.org/wp-content/uploads/2022/05/JR-Application-Packet.pdf> : accessed 08Sep2022), page 2.



Table 1. Hillview MHC Compilation of Profit and Loss Statements, Years 2019- 2021

	2019*	2020	2021
Operating Income	\$ 509,291	\$ 646,178	\$ 717,670
Operating Expense	\$ 221,874	\$ 403,465	\$ 371,484
Net Operating Income	\$ 287,417	\$ 242,713	\$ 346,186
Non Operating Income	\$ 2,133	\$ -	\$ 2,600
Non Operating Expense	\$ 267,916	\$ 690,950	\$ 397,401
Total Non Operating	\$ (265,783)	\$ (690,950)	\$ (394,801)
Net Income	\$ 21,634	\$ (448,237)	\$ (48,615)

*2019 is the base year for NOI calculation

Landlord's Justification for Rent Adjustment

Property taxes of Hillview MHC increased by \$36,567 annually due to the property transfer (change in ownership) and subsequent revaluation of the property pursuant to Proposition 13.

Capital improvements were completed in 2020 and include a road improvement and clubhouse renovation totaling \$106,750 which benefits all users of the community. Ten years of depreciation has been assumed to calculate the annual expense impact due to the high usage of clubhouse and road. Depreciation schedules range from 5 to 15 years, so we believe 10 years is a fair basis for depreciation of this work. This results in an expense increase of \$10,675 per year. Based on ***the information submitted, paving was completed in 2019 and the clubhouse renovations were completed in 2020.***

Property tax receipts and capital improvement receipts have been reviewed to validate these costs. We reviewed the invoices for property tax increases, and reviewed the justification for road paving expenses which included detailed invoices and payments. The clubhouse renovations cost \$50,000 and we have verified invoices and payments for the renovations.

The petition by Hillview MHC requests an increase to cover the increase in property taxes and capital improvements based on a 10-year amortization schedule. The total annual expense increase over base year operations is \$47,242.

Calculation of Rent Increase

A per space increase of \$66.73 per month or \$800.76 annually is requested to cover the additional expenses. There are a total of 59 spaces in the MHC. Of those spaces, 23 are either park-owned or vacant. However, the \$66.73/month increase would apply to all 59 spaces to maintain equity between park-owned and rented spaces. An annual increase of \$800.76 for 59 spaces would result in \$47,244.84



in additional revenue. This per space rental increase results in an average increase of 7 percent per space. There are three spaces that would experience an increase in excess of 15 percent due to the current rents being less than \$450/month.

An alternative request by the landlord ***of an 8.2 percent increase was requested that applies a percentage increase on the rental income to generate \$47,200 annually, \$38,000 coming from the 36 spaces currently paying rent to the landlord.***

“Just and Reasonable” Return Analysis

The request by Hillview MHC was received in 2020 and was for an increase in rents based specifically on increased property taxes and the two capital improvements that were completed in 2019 and 2020. Based upon the methodology used in the City of Los Angeles, the baseline year is established as 2019 and the Net Operating Income (NOI) was \$287,417. The 2020 NOI was \$242,713, a decrease of \$44,704. Therefore, the request satisfies the criteria in Municipal Code Section 30-562 which states, “Landlords shall be entitled to earn a just and reasonable return and to maintain and increase their base year net operating income.”

Recommendation

Hillview MHC submitted two options for a rent adjustment. We recommend Option A, which is the fixed price increase of \$66.73 but with an adjustment to the three outlying renters where the increase would be a 15 percent to 19 percent increase per month. To alleviate the large increase to these three renters, we recommend that the per space increase be reduced for these three spaces by 50 percent to \$33.37 per month, which would then reduce the rental percent increase to under 10 percent for each space. This increase would be in addition to the annual CPI increase as defined in the Mobile Home Rent Stabilization Program that allows for an annual rent increase of the CPI or 5 percent, whichever is less.

To simplify future requests, we also recommend that the City of Pomona amend its Code to define the base year similar to the methodology used by the City of Los Angeles and the City of Santa Cruz. This will allow for an easier determination if there are further rent adjustment requests. It is also recommended that the Code include requiring multiple bids for capital projects over \$50,000 to ensure that the landlord is exercising diligence to keep costs as low as possible. The owner in this case did solicit bids for the road improvements and clubhouse, but placing a requirement for bidding in the Code would provide clear guidance for future increase requests.

