

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Ms. Elisa Hernandez
Property Manager
Seabreeze Mobile Home Park
Nationwide Property Management
3737 Torrance Blvd., Suite 209
Torrance, CA 90503

Re: Seabreeze Mobile Home Park

Dear Ms. Hernandez:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Maria Ricardo Sanchez, Park Manager
Dave Durflinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for July, 1979 – 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between July 1979 and February 2020 – 2.664 or 266.4%

75% of Ratio of Change of CPI-W ----- 1.998 or 199.8%

Factor to be applied to July 1979 Base Rents ----- 2.998

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **SEABREEZE MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2020
70	All Spaces	\$101.98	2.998	\$ 305.74

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Paul Reichert
Continental Mobile Housing
11622 El Camino Real #100-1143
San Diego, CA 92130

Re: Sandpiper Mobile Village

Dear Mr. Reichert:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

A handwritten signature in blue ink that reads "Licette Maldonado".

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Tonya Martines, Park Manager
Patricia Karr, HOA President
Dave Durflinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for March, 1987 – 112.80

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between March 1987 and February 2020 – 1.3842 or 138.42%
 75% of Ratio of Change of CPI-W ----- 1.0381 or 103.81%
 Factor to be applied to November 1987 Base Rents ----- 2.0381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **SANDPIPER MOBILE VILLAGE:**

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2020
1	Manager	\$0.00	2.0381	\$ 0.00
2	Employees	\$0.00	2.0381	\$ 0.00
18	"A" Spaces	\$202.89	2.0381	\$ 413.51
11	"B" Spaces	\$210.89	2.0381	\$ 429.81
15	"C" Spaces	\$221.89	2.0381	\$ 452.23
111	"D" Spaces	\$229.89	2.0381	\$ 468.54
104	"E" Spaces	\$240.89	2.0381	\$ 490.96
19	"F" Spaces	\$247.39	2.0381	\$ 504.21

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Rancho Granada Mobile Home Park
c/o Tanya Tran Zimmerman
Harrison Properties
12711 Ventura Boulevard, Suite 310
Studio City, CA 91604

Re: Rancho Granada Mobile Home Park

Dear Ms. Zimmerman:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Licette Maldonado".

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Tom McBride, Park Manager
Bart Dickens, Tenant Representative
Dave Durlinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for July, 1979 – 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between July 1979 and February 2020 – 2.664 or 266.4%

75% of Ratio of Change of CPI-W ----- 1.998 or 199.8%

Factor to be applied to July 1979 Base Rents ----- 2.998

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **RANCHO GRANADA MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2020
1	"A" Spaces	\$129.97	2.998	\$ 389.65
8	"B" Spaces	\$134.97	2.998	\$ 404.64
96	"C" Spaces	\$139.97	2.998	\$ 419.63
11	"D" Spaces	\$144.97	2.998	\$ 434.62

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Michael Milan
Property Manager
Bessire & Casenhiser, Inc.
430 South San Dimas Avenue
San Dimas, CA 91773

Re: Vista De Santa Barbara Mobile Home Park

Dear Mr. Milan:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

A handwritten signature in blue ink that reads "Licette Maldonado". The signature is fluid and cursive.

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Diane and Luciano Vannucci, Park Managers
Sherrie Fisher, HOA President
Dave Durlinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69 (as implemented by Resolution No. MHR SB-01)**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040), as implemented by Resolution No. MHR SB-01

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for February, 2013 – 232.983

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between Feb., 2013 and February 2020 – 0.1543 or 15.43%

75% of Ratio of Change of CPI-W ----- 0.1157 or 11.57%

Factor to be applied to July 2013 Base Rents ----- 1.1157

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020

B. Maximum Monthly Space Rents for **VISTA DE SANTA BARBARA MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 2013	Factor	Maximum Rent July 1, 2020
2	"A" Spaces	\$719.29	1.1157	\$ 802.51
6	"B" Spaces	\$732.00	1.1157	\$ 816.69
69	"C" Spaces	\$744.71	1.1157	\$ 830.87
37	"D" Spaces	\$757.43	1.1157	\$ 845.06
8	"E" Spaces	\$770.13	1.1157	\$ 859.23
1	"F" Spaces	\$782.85	1.1157	\$ 873.43
1	"G" Spaces	\$795.55	1.1157	\$ 887.60

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance, as implemented by Resolution No. MHR SB-01.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Matt Silver
Arbor Trailer Park
Supervisor
1635 Aviation Blvd.
Redondo Beach, CA 90278

Re: Arbor Trailer Park

Dear Mr. Silver:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Paul Cochet, ROA President
Courtney Holland, Manager
Dave Durflinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for July, 1979 – 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between July 1979 and February 2020 – 2.664 or 266.4%

75% of Ratio of Change of CPI-W ----- 1.998 or 199.8%

Factor to be applied to July 1979 Base Rents ----- 2.998

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **ARBOR TRAILER PARK**:

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2020
47	"A" Spaces	\$87.23	2.998	\$ 261.52

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

Clint Lau
Property Manager
Silver Sands Village
Les Frame Management, Inc.
1635 Aviation Blvd.
Redondo Beach, CA 90278

Re: Silver Sands Village

Dear Mr. Lau:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc:

Misty Russell, Park Manager
Doug Qualls, President of the Board
Dave Durlinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

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Ratio of change of CPI-W between July 1979 and February 2020 – 2.664 or 266.4%

75% of Ratio of Change of CPI-W ----- 1.998 or 199.8%

Factor to be applied to July 1979 Base Rents ----- 2.998

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **SILVER SANDS MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2020
1	Manager	\$0.00	2.998	\$ 0.00
1	Asst. Manager	\$56.23	2.998	\$ 168.58
37	Single Width	\$112.23	2.998	\$ 336.47
42	Double Width	\$115.23	2.998	\$ 345.46

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2020 to June 30, 2021. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 12, 2020

San Roque Mobile Home Park
c/o Priscilla Cervantes
RDPH Properties
Administrative Assistant
30423 Canwood Street, Ste #204
Augora Hills, CA 91301

Re: San Roque Mobile Home Park

Dear Ms. Cervantes:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2020, and are geared to the February 2020 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

A handwritten signature in blue ink, appearing to read "Licette Maldonado", is written over a light blue horizontal line.

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Diego Jara, Resident Manager
Dave Durflinger, City Manager
Mack Carlson, Legal Council
Fidela Garcia, City Clerk
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR
MOBILE HOME PARKS PER MUNICIPAL CODE
CHAPTER 5.69**

March 12, 2020

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) 1982-84=100 for July, 1979 – 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASA0) (W) 1982-84=100 for February 2020 – 268.938

Ratio of change of CPI-W between July 1979 and February 2020 – 2.664 or 266.4%

75% of Ratio of Change of CPI-W ----- 1.998 or 199.8%

Factor to be applied to July 1979 Base Rents ----- 2.998

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2020.

B. Maximum Monthly Space Rents for **SAN ROQUE MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2020
21	Sm. Freeway	\$115.57	2.998	\$ 346.48
94	Sm. Inner	\$118.57	2.998	\$ 355.47
7	Lg. Freeway	\$123.57	2.998	\$ 370.46
19	Lg. Inner	\$130.57	2.998	\$ 391.45

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