

CITY of CARPINTERIA



March 18, 2021

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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
-CORRECTION-

March 18, 2021

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHRSB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series IDCWURA421SAO) 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 IDCWURS49ASAO) (W) 1982-84=100 for February, 2021 - 272.816

Ratio of change of CPI-W between July, 1979 and February, 2021 ----- 2.717 or 271.7%

75% of Ratio of Change of CPI-W ----- 2.038 or 203.8%

Factor to be applied to July, 1979 Base Rents ----- 3.038

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent July, 1979	Factor	Maximum Rent July 1, 2021
70	All Spaces	\$101.98	3.038	\$ 309.82

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

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, 2021 and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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 that reads "Licette Maldonado".

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Tonya Martines, Park Manager
Patricia Karr, 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
-CORRECTION-**

March 18, 2021

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHRSB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series IDCWURA421SAO) 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 IDCWURS49ASAO) (W) 1982-84=100 for February, 2021 – 272.816

Ratio of change of CPI-W between March, 1987 and February, 2021 -----1.419 or 141.9%

75% of Ratio of Change of CPI-W -----1.064 or 106.4%

Factor to be applied to November, 1987 Base Rents -----2.064

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2021
1	Manager	\$0.00	2.064	\$ 0.00
2	Employees	\$0.00	2.064	\$ 0.00
18	"A" Spaces	\$202.89	2.064	\$ 418.76
11	"B" Spaces	\$210.89	2.064	\$ 435.28
15	"C" Spaces	\$221.89	2.064	\$ 457.98
111	"D" Spaces	\$229.89	2.064	\$ 474.49
104	"E" Spaces	\$240.89	2.064	\$ 497.20
19	"F" Spaces	\$247.39	2.064	\$ 510.61

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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: 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

-CORRECTION-

March 18, 2021

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHRSB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series IDCWURA421SAO) 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 IDCWURS49ASAO) (W) 1982- 84=100 for February, 2021 – 272.816

Ratio of change of CPI-W between July, 1979 and February, 2021----- 2.717 or 271.7%
 75% of Ratio of Change of CPI-W -----2.038 or 203.8%
 Factor to be applied to July, 1979 Base Rents -----3.038

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2021
1	"A" Spaces	\$129.97	3.038	\$ 394.85
8	"B" Spaces	\$134.97	3.038	\$ 410.04
96	"C" Spaces	\$139.97	3.038	\$ 425.23
11	"D" Spaces	\$144.97	3.038	\$ 440.42

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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: 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
-CORRECTION-

March 18, 2021

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

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 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 IDCWURS49ASAO) (W) 1982- 84=100 for February, 2021– 272.816

Ratio of change of CPI-W between February, 2013 and February, 2021 ---0.171 or 17.1%

75% of Ratio of Change of CPI-W -----0.128 or 12.8%

Factor to be applied to July, 2013 Base Rents -----1.128

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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, 2021
2	"A" Spaces	\$719.29	1.128	\$ 811.36
6	"B" Spaces	\$732.00	1.128	\$ 825.70
69	"C" Spaces	\$744.71	1.128	\$ 840.03
37	"D" Spaces	\$757.43	1.128	\$ 854.38
8	"E" Spaces	\$770.13	1.128	\$ 868.71
1	"F" Spaces	\$782.85	1.128	\$ 883.05
1	"G" Spaces	\$795.55	1.128	\$ 897.38

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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 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
-CORRECTION-

March 18, 2021

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

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series IDCWURA421SAO) 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 IDCWURS49ASAO) (W) 1982- 84=100 for February, 2021- 272.816

Ratio of change of CPI-W between July, 1979 and February, 2021 -----2.717 or 271.7%

75% of Ratio of Change of CPI-W -----2.038 or 203.8%

Factor to be applied to July, 1979 Base Rents -----3.038

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2021
47	"A" Spaces	\$87.23	3.038	\$ 265.00

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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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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: 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
-CORRECTION-

March 18, 2021

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

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Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982-84=100 for February, 2021- 272.816

Ratio of change of CPI-W between July, 1979 and February, 2021-----2.717 or 271.7%

75% of Ratio of Change of CPI-W -----2.038 or 203.8%

Factor to be applied to July, 1979 Base Rents -----3.038

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2021
1	Manager	\$0.00	3.038	\$ 0.00
1	Asst. Manager	\$56.23	3.038	\$ 170.83
37	Single Width	\$112.23	3.038	\$ 340.95
42	Double Width	\$115.23	3.038	\$ 350.07

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA



March 18, 2021

San Roque Mobile Home Park
c/o Priscilla Cervantes
RDPH Properties
Administrative Assistant
200 N. Westlake Blvd., Suite 100
Thousand Oaks, CA 91362

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, 2021, and are geared to the February 2021 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) 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: 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
-CORRECTION-

March 18, 2021

- A. Calculation of Maximum Rent (CMG Section 5.69.040 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 CWURA421SAO) 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 CWURS49ASAO) (W) 1982- 84=100 for February, 2021- 272.816

Ratio of change of CPI-W between July, 1979 and February, 2021----- 2.717 or 271.7%
 75% of Ratio of Change of CPI-W -----2.038 or 203.8%
 Factor to be applied to July, 1979 Base Rents -----3.038

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2021.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2021
21	Sm. Freeway	\$115.57	3.038	\$ 351.10
94	Sm. Inner	\$118.57	3.038	\$ 360.22
7	Lg. Freeway	\$123.57	3.038	\$ 375.41
19	Lg. Inner	\$130.57	3.038	\$ 396.67

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, 2021 to June 30, 2022. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.