

CITY of CARPINTERIA, CALIFORNIA



REVISED September 5, 2023

March 20, 2023

Mike Cirillo
Star Management
PO Box 11427
Santa Ana, CA 92711-1427

Re: Sandpiper Mobile Village

Dear Mr. Cirillo:

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, 2023 and are geared to the February 2023 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

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc. Tonya Martines, Park Manager
Arna Crittenden, HOA President
Dave Durflinger, City Manager
Jena Acos, Legal Counsel
Brian Barrett, City Clerk
MHPRSB Members

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

March 20, 2023

A. Calculation of Maximum Rent (CMG 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 CWURA421 SAO) 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 CWURS49ASAO) (W) 1982- 84=100 for February, 2023– 306.444

Ratio of change of CPI-W between March, 1987 and February, 2023----1.717 or 171.7%

75% of Ratio of Change of CPI-W -----1.288 or 128.8%

Factor to be applied to November, 1987 Base Rents -----2.288

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

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

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2023
1	Manager	\$0.00	2.288	\$ 0.00
2	Employees	\$0.00	2.288	\$ 0.00
18	"A" Spaces	\$221.06	2.288	\$ 505.79
11	"B" Spaces	\$229.05	2.288	\$ 524.07
15	"C" Spaces	\$240.05	2.288	\$ 549.23
111	"D" Spaces	\$248.06	2.288	\$ 567.56
104	"E" Spaces	\$259.05	2.288	\$ 592.71
19	"F" Spaces	\$265.56	2.288	\$ 607.60

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.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2023 to June 30, 2024. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.