

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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, 2024, and are geared to the February 2024 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: Maria Ricardo Sanchez, Park Manager
Michael Ramirez, 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 25, 2024

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 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 2024– 315.625

Ratio of change of CPI-W between July 1979 and February 2024.....3.300 or 330.0%
 75% of Ratio of Change of CPI-W.....2.475 or 247.5%
 Factor to be applied to July 1979 Base Rents.....3.475

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2024
70	All Spaces	\$101.98	3.475	\$354.38

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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, 2024 and are geared to the February 2024 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
Bob Franco, Board Member
Michael Ramirez, 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 25, 2024

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 CWURA421SAO) 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 2024– 315.625

Ratio of change of CPI-W between March 1987 and February 2024.....1.798 or 179.8%
 75% of Ratio of Change of CPI-W.....1.349 or 134.9%
 Factor to be applied to November 1987 Base Rents.....2.349

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2024
1	Manager	\$0.00	2.349	\$0.00
2	Employees	\$0.00	2.349	\$0.00
18	"A" Spaces	\$221.06	2.349	\$519.27
11	"B" Spaces	\$229.05	2.349	\$538.04
15	"C" Spaces	\$240.05	2.349	\$563.88
111	"D" Spaces	\$248.06	2.349	\$582.69
104	"E" Spaces	\$259.05	2.349	\$608.51
19	"F" Spaces	\$265.56	2.349	\$623.80

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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, 2024, and are geared to the February 2024 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: Arlene Avalos, Park Manager
Bart Dickens, Tenant Representative
Michael Ramirez, 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 25, 2024

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 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 2024– 315.625

Ratio of change of CPI-W between July 1979 and February 2024.....3.300 or 330.0%
 75% of Ratio of Change of CPI-W.....2.475 or 247.5%
 Factor to be applied to July 1979 Base Rents.....3.475

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2024
1	"A" Spaces	\$129.97	3.475	\$451.65
8	"B" Spaces	\$134.97	3.475	\$469.02
96	"C" Spaces	\$139.97	3.475	\$486.40
11	"D" Spaces	\$144.97	3.475	\$503.77

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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, 2024, and are geared to the February 2024 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: Diane and Luciano Vannucci, Park Managers
Dennis Engler, HOA President
Michael Ramirez, 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 25, 2024

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 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 ID CWURS49ASAO) (W) 1982-84=100 for February 2024– 315.625

Ratio of change of CPI-W between February 2013 and February 2024.....0.355 or 35.5%
 75% of Ratio of Change of CPI-W.....0.266 or 26.6%
 Factor to be applied to July 2013 Base Rents.....1.266

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1, 2013	Factor	Maximum Rent July 1, 2024
2	"A" Spaces	\$719.29	1.266	\$910.62
6	"B" Spaces	\$732.00	1.266	\$926.71
69	"C" Spaces	\$744.71	1.266	\$942.80
37	"D" Spaces	\$757.43	1.266	\$958.91
8	"E" Spaces	\$770.13	1.266	\$974.98
1	"F" Spaces	\$782.85	1.266	\$991.09
1	"G" Spaces	\$795.55	1.266	\$1,007.17

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

Steve Sullivan
Property Manager
349 Ash Avenue #35
Carpinteria, CA 93013

Re: Arbor Trailer Park

Dear Mr. Sullivan:

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, 2024, and are geared to the February 2024 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

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: John J. Nicoli, HOA President
Michael Ramirez, 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 25, 2024

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 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 2024– 315.625

Ratio of change of CPI-W between July 1979 and February 2024.....3.300 or 330.0%
 75% of Ratio of Change of CPI-W.....2.475 or 247.5%
 Factor to be applied to July 1979 Base Rents.....3.475

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2024
47	"A" Spaces	\$87.23	3.475	\$303.12

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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

Re: Silver Sands Village

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, 2024, and are geared to the February 2024 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

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Misty Russell, Park Manager
Doug Qualls, President of the Board
Michael Ramirez, 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 25, 2024

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 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 2024– 315.625

Ratio of change of CPI-W between July 1979 and February 2024.....3.300 or 330.0%
 75% of Ratio of Change of CPI-W.....2.475 or 247.5%
 Factor to be applied to July 1979 Base Rents.....3.475

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2024
1	Manager	\$0.00	3.475	\$0.00
1	Assistant Manager	\$56.23	3.475	\$195.40
37	Single Width	\$112.23	3.475	\$390.00
42	Double Width	\$115.23	3.475	\$400.42

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, 2024 to June 30, 2025. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 20, 2024

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, 2024, and are geared to the February 2024 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

Licette Maldonado
Administrative Services Director
(805) 755-4448

cc: Diego Jara, Resident Manager
Michael Ramirez, 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 25, 2024

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 2024– 315.625

Ratio of change of CPI-W between July 1979 and February 2024.....3.300 or 330.0%
 75% of Ratio of Change of CPI-W.....2.475 or 247.5%
 Factor to be applied to July 1979 Base Rents.....3.475

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2024.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2024
21	Sm. Freeway	\$115.57	3.475	\$401.61
94	Sm. Inner	\$118.57	3.475	\$412.03
7	Lg. Freeway	\$123.57	3.475	\$429.41
19	Lg. Inner	\$130.57	3.475	\$453.73

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.

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