

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

Steve Sullivan
Property Manager
4725 9th St
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, 2026, and are geared to the February 2026 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.

Previously, long term leases (longer than 12 months) were exempt from local mobile home rent stabilization ordinances in California due to provisions in former Civil Code section 798.17 of the Mobilehome Residency Law. However, Assembly Bill 2782 (2020) repealed the state exemption from local mobile home rent stabilization. As a result, mobile home spaces that were formerly exempt from the City's mobile home rent stabilization regulations (Carpinteria Municipal Code (CMC), Chapter 5.69) **are now subject to those regulations.**

The City has observed that rents for some of these newly regulated spaces may exceed the maximum permitted amounts outlined in the attached schedule. Because these spaces entered the City's rent stabilization regulations at varying monthly rent amounts, the City also has provided a maximum allowable percentage increase for space rents from year over year pursuant to the calculations in the City's mobile home rent stabilization regulations.

The attachment is organized as follows:

- **Subsection A:** Identifies the relevant components of the rent stabilization calculation
- **Subsection B:** Lists the maximum permitted monthly rent for spaces that have continuously been subject to rent stabilization.
- **Subsection C:** Specifies the maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782.

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

March 18, 2026

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: Michael Ramirez, City Manager
Jena Acos, Legal Counsel
Brian Barrett, City Clerk
MHPRSB Members

ATTACHMENT

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 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 2026– 335.612

Ratio of change of CPI-W between July 1979 and February 2026.....3.572 or 357.2%
75% of Ratio of Change of CPI-W.....2.679 or 267.9%
Factor to be applied to July 1979 Base Rents.....3.679

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2026
47	"A" Spaces	\$87.23	3.679	\$320.92

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782 in **ARBOR TRAILER PARK**:

Percentage increase in maximum rent from 2025 to 2026: 2.65%

Calculated as percent change from prior year's Factor to current year's Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

Rancho Granada Mobile Home Park
c/o Tanya Zimmerman
Neowise Management
15250 Ventura Boulevard, Suite 506
Sherman Oaks, CA 91403

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, 2026, and are geared to the February 2026 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.

Previously, long term leases (longer than 12 months) were exempt from local mobile home rent stabilization ordinances in California due to provisions in former Civil Code section 798.17 of the Mobilehome Residency Law. However, Assembly Bill 2782 (2020) repealed the state exemption from local mobile home rent stabilization. As a result, mobile home spaces that were formerly exempt from the City's mobile home rent stabilization regulations (Carpinteria Municipal Code (CMC), Chapter 5.69) **are now subject to those regulations.**

The City has observed that rents for some of these newly regulated spaces may exceed the maximum permitted amounts outlined in the attached schedule. Because these spaces entered the City's rent stabilization regulations at varying monthly rent amounts, the City also has provided a maximum allowable percentage increase for space rents from year over year pursuant to the calculations in the City's mobile home rent stabilization regulations.

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

March 18, 2026

- **Subsection C:** Specifies the maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782.

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.

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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

ATTACHMENT

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 2026– 335.612

Ratio of change of CPI-W between July 1979 and February 2026.....3.572 or 357.2%
75% of Ratio of Change of CPI-W.....2.679 or 267.9%
Factor to be applied to July 1979 Base Rents.....3.679

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2026
1	"A" Spaces	\$129.97	3.679	\$478.16
8	"B" Spaces	\$134.97	3.679	\$496.55
96	"C" Spaces	\$139.97	3.679	\$514.95
11	"D" Spaces	\$144.97	3.679	\$533.34

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782 in **RANCHO GRANADA MOBILE HOME PARK:**

Percentage increase in maximum rent from 2025 to 2026: 2.65%

Calculated as percent change from prior year's Factor to current year's Factor. The above maximum allowable percentage increase in rent is computed in accordance with the

provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

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, 2026, and are geared to the February 2026 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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**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE
HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 18, 2026

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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

ATTACHMENT

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 2026– 335.612

Ratio of change of CPI-W between July 1979 and February 2026.....3.572 or 357.2%
75% of Ratio of Change of CPI-W.....2679 or 267.9%
Factor to be applied to July 1979 Base Rents.....3.679

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2026
21	Sm. Freeway	\$115.57	3.679	\$425.18
94	Sm. Inner	\$118.57	3.679	\$436.22
7	Lg. Freeway	\$123.57	3.679	\$454.61
19	Lg. Inner	\$130.57	3.679	\$480.37

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City’s mobile home rent stabilization regulations under AB 2782 in **SAN ROQUE MOBILE HOME PARK:**

Percentage increase in maximum rent from 2025 to 2026: 2.65%

Calculated as percent change from prior year’s Factor to current year’s Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

Francisco Rubio
3950 Via Real
Carpinteria, CA 93013

Re: Sandpiper Mobile Village

Dear Mr. Rubio:

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, 2026 and are geared to the February 2026 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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- **Subsection C:** Specifies the maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782.

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

March 18, 2026

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.

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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

ATTACHMENT

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 2026– 335.612

Ratio of change of CPI-W between March 1987 and February 2026.....1.975 or 197.5%
75% of Ratio of Change of CPI-W.....1.481 or 148.1%
Factor to be applied to November 1987 Base Rents.....2.481

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent November 1, 1987	Factor	Maximum Rent July 1, 2026
1	Manager	\$0.00	2.481	\$0.00
2	Employees	\$0.00	2.481	\$0.00
18	"A" Spaces	\$221.06	2.481	\$548.45
11	"B" Spaces	\$229.05	2.481	\$568.27
15	"C" Spaces	\$240.05	2.481	\$595.56
111	"D" Spaces	\$248.06	2.481	\$615.44
104	"E" Spaces	\$259.05	2.481	\$642.70
19	"F" Spaces	\$265.56	2.481	\$658.85

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

- C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782 in **SANDPIPER MOBILE VILLAGE:**

Percentage increase in maximum rent from 2025 to 2026: 2.56%

Calculated as percent change from prior year's Factor to current year's Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

VMA, Property Manager
Seabreeze Mobile Home Park
VMA Property Management
Po Box 1919
Rancho Cucamonga, CA 91729

Re: Seabreeze Mobile Home Park

Dear VMA Property Management:

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, 2026, and are geared to the February 2026 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.

Previously, long term leases (longer than 12 months) were exempt from local mobile home rent stabilization ordinances in California due to provisions in former Civil Code section 798.17 of the Mobilehome Residency Law. However, Assembly Bill 2782 (2020) repealed the state exemption from local mobile home rent stabilization. As a result, mobile home spaces that were formerly exempt from the City's mobile home rent stabilization regulations (Carpinteria Municipal Code (CMC), Chapter 5.69) **are now subject to those regulations.**

The City has observed that rents for some of these newly regulated spaces may exceed the maximum permitted amounts outlined in the attached schedule. Because these spaces entered the City's rent stabilization regulations at varying monthly rent amounts, the City also has provided a maximum allowable percentage increase for space rents from year over year pursuant to the calculations in the City's mobile home rent stabilization regulations.

The attachment is organized as follows:

- **Subsection A:** Identifies the relevant components of the rent stabilization calculation
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**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE
HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 18, 2026

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.

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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

ATTACHMENT

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 2026– 335.612

Ratio of change of CPI-W between July 1979 and February 2026.....3.572 or 357.2%
 75% of Ratio of Change of CPI-W.....2.679 or 267.9%
 Factor to be applied to July 1979 Base Rents.....3.679

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2026
70	All Spaces	\$101.98	3.679	\$375.18

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City’s mobile home rent stabilization regulations under AB 2782 in **SEABREEZE MOBILE HOME PARK:**

Percentage increase in maximum rent from 2025 to 2026: 2.65%

Calculated as percent change from prior year’s Factor to current year’s Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

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

Re: Silver Sands Village

Dear Les Frame Management:

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, 2026, and are geared to the February 2026 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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HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

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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

ATTACHMENT

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Ratio of change of CPI-W between July 1979 and February 2026.....3.572 or 357.2%
 75% of Ratio of Change of CPI-W.....2.679 or 267.9%
 Factor to be applied to July 1979 Base Rents.....3.679

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2026
1	Manager	\$0.00	3.679	\$0.00
1	Assistant Manager	\$56.23	3.679	\$206.87
37	Single Width	\$112.23	3.679	\$412.89
42	Double Width	\$115.23	3.679	\$423.93

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City’s mobile home rent stabilization regulations under AB 2782 in **SILVER SANDS MOBILE HOME PARK:**

Percentage increase in maximum rent from 2025 to 2026: 2.65%

Calculated as percent change from prior year’s Factor to current year’s Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent

Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

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, 2026, and are geared to the February 2026 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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The attachment is organized as follows:

- **Subsection A:** Identifies the relevant components of the rent stabilization calculation
- **Subsection B:** Lists the maximum permitted monthly rent for spaces that have continuously been subject to rent stabilization.
- **Subsection C:** Specifies the maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City's mobile home rent stabilization regulations under AB 2782.

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

March 18, 2026

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

ATTACHMENT

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 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 2026– 335.612

Ratio of change of CPI-W between February 2013 and February 2026.....0.440 or 44.0%
 75% of Ratio of Change of CPI-W.....0.300 or 30.0%
 Factor to be applied to July 2013 Base Rents.....1.33

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2026.

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, 2026
2	"A" Spaces	\$719.29	1.330	\$956.66
6	"B" Spaces	\$732.00	1.330	\$973.56
69	"C" Spaces	\$744.71	1.330	\$990.46
37	"D" Spaces	\$757.43	1.330	\$1,007.38
8	"E" Spaces	\$770.13	1.330	\$1,024.27
1	"F" Spaces	\$782.85	1.330	\$1,041.19
1	"G" Spaces	\$795.55	1.330	\$1,058.08

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, 2026 to June 30, 2027. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

C. Maximum allowable percentage increase for spaces that were previously exempt from local rent stabilization, but are now subject to the City’s mobile home rent stabilization regulations under AB 2782 in **VISTA DE SANTA BARBARA MOBILE HOME PARK:**

Percentage increase in maximum rent from 2025 to 2026: 2.31%

Calculated as percent change from prior year's Factor to current year's Factor. The above maximum allowable percentage increase in rent is computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance. Nothing in the Ordinance requires that the maximum percentage increase be charged, only that it may not be exceeded.