



City of Carpinteria
Mobile Home Rent Stabilization Board Agenda
Wednesday, March 18, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013

1:00 PM Special Meeting

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been 3 minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Mobile Home Rent Stabilization Board by 3 hours before the meeting begins by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Call to Order

Roll Call

Public Comment

The Mobile Home Rent Stabilization Board will receive public comment concerning the matters that are the subject of this special meeting. Persons wishing to address the Board should fill out a Request to Speak form and deliver to the Clerk or attending City staff member. The Chair will call on you when your item is taken up.

Business Matters

1. Approval of Minutes, Meeting of October 22, 2025
2. Review of Annual Rent Adjustment Letters

Adjournment

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on March 16, 2026, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

City of Carpinteria
Mobile Home Park Rent Stabilization Board
DRAFT Special Meeting Minutes
October 22, 2025 at 1:00 p.m.

CALL TO ORDER

Chair Franco called the meeting to order at 1:03 pm.

ROLL CALL

Boardmembers present: Boardmember Danel Trevor
Boardmember Kathy Quigley
Boardmember Bart Dickens
Boardmember Kathleen Mattes (vice chair)
Boardmember Bob Franco (chair)

Staff present: Megan Musolf, Assistant Planner
Mindy Fogg, Principal Planner
Ben Markham, on behalf of Brownstein Hyatt Farber
Schreck, LLP acting as City Attorney of the City of Carpinteria

PUBLIC COMMENT

There was no public comment.

BUSINESS MATTERS

- a. Approval of the Minutes of March 25, 2025. Recommendation: Approve the minutes of March 25, 2025.

Chair Franco noted that he had prepared revisions to the draft minutes but did not have them available at the meeting. Staff recommended continuing approval of the minutes to the next meeting.

Motion: Boardmember Dickens moved, and Vice Chair Mattes seconded, to continue the item to the next meeting. The voice vote was as follows:

AYES: Boardmember Dickens, Chair Franco, Boardmember Quigley, Vice
Chair Mattes, and Boardmember Trevor

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

- b. Discussion of proposed changes to Annual Rent Adjustment Letters.
Recommendation: Provide feedback on staff's proposed changes to the Annual Rent Adjustment Letters.

Staff gave a presentation summarizing the proposed changes to the Annual Rent Adjustment Letters, including the year-over-year percentage increase.

Boardmember Dickens noted that it was helpful to better understand these items in context with the Municipal Code and an understanding of the law. He asked whether the changes to the letters would cause legal issues.

Staff confirmed that the proposed changes to the letter were not anticipated to present any legal issues.

Boardmember Mattes thanked staff for the changes. She noted that when AB 2782 came into effect, the rents that tenants were paying was the base rent for the ordinance; however, we are not privy to that because the information is kept within park management. She observed that over the years Sandpiper Park always adhered to the percent increase.

Boardmember Quigley asked how the City comes up with the increase every year.

Staff explained that there is an equation based on a few variables, including Consumer Price Index (CPI).

Boardmember Dickens asked if that calculation is spelled out in the Annual Rent Adjustment Letters.

Staff confirmed that it is explained in the letter. Staff also showed the Board a powerpoint slide with the equation and explained what variables factor into it. To date, however, Annual Rent Adjustment Letters did not show the year-over-year change. The new version would show that.

Vice Chair Mattes further explained that the percent change, when applied the previous year's maximum rent, it comes out to the same new maximum rent as the City's calculation. But now this would also show that percent change within the letter to give tenants more clarification.

Staff confirmed and explained the clarification in the example letter.

Boardmember Trevor explained that this board is the one that got the State to change the law; to close the loophole the parks were using to increase rents. She said it was Carpinteria that accomplished that and thanked everyone for the work they do to control Mobile Home rents.

Public Comment: none.

Motion: Chair Franco moved, and Vice Chair Mattes seconded, to approve staff's recommendation. The voice vote was as follows:

AYES: Boardmember Dickens, Chair Franco, Boardmember Quigley, Vice Chair Mattes, and Boardmember Trevor

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

- c. Discussion of potential amendment to CMC Chapter 5.69, regarding resident-owned parks. Recommendation: At this time, do not make a recommendation to the City Council to amend CMC Chapter 5.69.

Staff gave a brief presentation and concluded with two points:

1. Resident-owned parks remain subject to rent stabilization ordinance
2. Do not amend Chapter 5.69 due to legal risk

Vice Chair Mattes agreed particularly on point No. 2. If it jeopardizes the ordinance, then it should not change. But regarding point No. 1, resident-owned parks do not pay rent. They are required by law to have their own rules and fees. It has nothing to do with rent or the rent stabilization ordinance because such parks are under a completely different regulation. But due to point No. 2, yes – continue to send them the notices.

Chair Franco agreed, especially on point No. 2. He concurred that since it's been established, the Board should not mess with it.

Boardmember Dickens agreed and said it's not broken so don't fix it.

Boardmember Trevor said agreed and said don't change it.

Public Comment: none.

Motion: Chair Franco moved, and Vice Chair Mattes seconded, to approve staff's recommendation. The voice vote was as follows:

AYES: Boardmember Dickens, Chair Franco, Boardmember Quigley, Vice Chair Mattes, and Boardmember Trevor

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

- d. Discussion of potential amendment to CMC Chapter 5.76, regarding rent disclosure language. Recommendation: Make a recommendation to the City Council to amend CMC Chapter 5.76, regarding rent stabilization disclosures.

Staff gave a brief presentation with the following recommended changes to the Chapter:

1. Delete references to short vs long-term leases
2. Amend Sec. 5.76.040 to remove the exact disclosure language and have disclosure language provided on a separate City form (online)
3. Add language to Sec. 5.76.010 (Purpose) to note MRL also has disclosure requirements

Boardmember Dickens asked Mr. Markham -- how do you feel about potential for complications going forward?

Mr. Markham confirmed that this change would be to a different chapter and would not impact Chapter 5.69 – so no legal risk with amending this section.

Vice Chair Mattes said No. 2 is great because it brings it to the staff level and staff can keep it updated.

Chair Franco asked how the average resident would know about the rent disclosure requirement.

Staff replied that Mobile Home Parks are required to follow the ordinance; tenants can access it on the City's website. Also, if staff (and City Council) move forward with the ordinance change, then more community outreach and messaging could be done as part of that effort, including newspaper, newsletter and social media.

Chair Franco noted that he started a newsletter in his park but was told by the management that circulation of the newsletter was prohibited. He has submitted an inquiry to Housing and Community Development (HCD) and the matter is under investigation.

Staff explained that for the City, direct mail to tenants would be very costly. But larger-scale messaging through media would be feasible.

Chair Franco noted that his park has a Facebook page, but that there are issues with using individual mailboxes and the mail tube. It's unclear if the public can use the mail tube.

Vice Chair Mattes asked if the City could inform realty companies since the disclosure becomes relevant at the time of sale.

Staff replied that it's sometimes difficult to compile a comprehensive list of realtors.

Boardmember Dickens noted that the real target for the messaging is a defined population – people who own mobilehomes that are selling them. If there are newsletters in each park, that would seem to be an effective way to let people know. He explained that his park has a newsletter and that he is one of the contributors.

Staff cautioned the Board to refrain from using their title as a City Boardmember when conducting outreach such as through the newsletters (i.e., individual Board members cannot speak on behalf of the Board).

Boardmember Trevor explained that there is not a newsletter or consistent communication at San Roque.

Vice Chair Mattes noted that joining Golden State Manufactured-Home Owners League (GSMOL) is another way of staying informed.

Staff explained that if the Board approves this item as recommended by staff, the item would be presented as information to the City Council, who would then decide whether or not to agendize the ordinance change at a future hearing.

Public Comment: none.

Motion: Chair Franco moved, and Boardmember Dickens seconded, to approve staff's recommendation. The voice vote was as follows:

AYES: Boardmember Dickens, Chair Franco, Boardmember Quigley, Vice Chair Mattes, and Boardmember Trevor

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

- e. Resources for mobile home residents. Recommendation: This is a discussion item only. No action will be taken.

Staff gave a brief report on the resources available to tenants/residents.

Chair Franco asked if the City refers to people to GSMOL.

Staff responded that the City has not done that.

Vice Chair Mattes observed that GSMOL is mentioned on the City's website.

Staff confirmed that is true.

Chair Franco explained that in his experience, once a tenant involves GSMOL, park managers are often motivated to resolve the issue.

Staff confirmed that the contact information for GSMOL will remain on the City's website as a reference.

Regarding reasons to submit a complaint to HCD, Chair Franco asked what the staff presentation meant by a "failure to notice" and a "failure to provide."

Staff said these are related to certain requirements for mobile home park management in State law – there are rent increase noticing requirements, and leases must be provided as a written agreement.

Public Comment: none.

Information received and no action needed.

- f. Scheduling for future board meetings. Recommendation: Board Members and/or City staff may recommend an approximate date for the next Board meeting to review the 2026 Annual Rent Adjustment Letters.

Staff explained that a Board meeting will likely be scheduled after the CPI is released in 2026 but before the Annual Rent Adjustment Letters are sent.

Boardmember Dickens confirmed that the CPI index is released by the State; and noted that it's good that it's done that way for stability.

Vice Chair Mattes asked if the Board will have a chance to review the City's calculations, as they would like to check the figures.

Staff said yes, the City will try to plan in advance to make that happen.

Chair Franco asked Mr. Markham if he is allowed to give people legal advice.

Mr. Markham explained that he and his coworkers are the legal the counsel for the Board and the City but not for individuals.

Public Comment: none.

Information received and no action needed.

- g. Other Items / Matters raised by the Board

Chair Franco showed a real estate flyer that had a rent space with rent beyond what was regulated by City ordinance.

Vice Chair Mattes explained that the space in question is not under ordinance as it is owned by the park as a third party who purchased it and is now selling it.

ADJOURNMENT

Chair Franco adjourned the meeting at 1:55 pm.

CITY of CARPINTERIA, CALIFORNIA



March 18, 2026

Steve Sullivan & John Nicoli
Property Manager
Coast Property Management
349 Ash Avenue #35
Carpinteria, CA 93013

Re: Arbor Trailer Park

Dear Mr. Sullivan & Mr. Nicoli:

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.

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www.carpinteria.ca.us

**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: John J. Nicoli, HOA President
Michael Ramirez, City Manager
Jena Acos, Legal Counsel
Brian Barrett, City Clerk
MHPRSB Members

DRAFT

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 Tran 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.

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.

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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.

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

ATTACHMENT

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 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.

DRAFT

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.

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.

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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

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- 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

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.

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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.

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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.

DRAFT

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
- **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: 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. 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 **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.

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:

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5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
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www.carpinteria.ca.us

**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: 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

- 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 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 **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.

DRAFT

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.

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.

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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.

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. 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 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.

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