

OFFICE OF THE CITY MANAGER – CITY OF MARINA

January 2012

**NOTICE OF ALLOWABLE ANNUAL RENT INCREASE – CITY OF
MARINA MOBILEHOME PARK RENT STABILIZATION REGULATIONS
(Marina Municipal Code 5.72.010-5.72.270)**

Effective May 1, 2012 the rents of mobilehome park spaces subject to these regulations may be increased by 2.9% over the rent in effect on May 1, 2011, subject to the limitation that the rent increase may not result in an increase of more than 4.5% over the rent in effect Jan 1, 2010.

This notice sets forth limitations on allowable rent increases since July 6, 2011. Park Owners are not required to rollback rents in effect on July 6, 2011. The limitations in this notice do not govern rent increases of spaces that are exempt from the ordinance.

BACKGROUND INFORMATION

CONSUMER PRICE INDEX LEVELS

Jan. 2010 – 224.239

Jan. 2011 - 227.658

Jan. 2012 - 234.327

ORDINANCE PROVISIONS GOVERNING ANNUAL INCREASES

5.72.060 Permissible Rent Increases.

No rent in excess of rent in effect on July 6, 2011 may be charged unless authorized by one of the following sections: Section 5.72.070 (Automatic Annual Rent Increases) or Section 5.72.090 (Increases Upon In-Place Transfers of Mobilehome Ownership); Section 5.72,100 (Fair Return) or Section 5.72.080 (Allowable Rent Following the Expiration of an Exempt Lease) or Section 5.72.120 (Rent Increases for New Capital Improvements) of this Chapter.

5.72.070 Automatic Annual Increases Based on Increases in the Consumer Price Index.

(A) **Annual Rent Increases Starting in 2012.** Starting in 2012, on or after May 1 of each year, the rent may be increased over the allowable rent as of May 1 of the prior year by one hundred percent (100%) of the percentage increase in the CPI last reported as of January 30 in the current year over the CPI last reported as of January 30 in the prior year. The percentage amount of said increase shall be rounded to nearest one-quarter of one percent.

However, in 2012, the rent may not be increased over the rent in effect as of January 1, 2010, by a percentage that exceeds the percentage increase in the CPI from January 1, 2010 to the date of the notice of the increase.

(B) Notice of Annual Allowable Annual Rent Increase.

(1) **Notice by City Manager.** The allowable annual rent increase shall be annually calculated by the City Manger and posted by February 15 of each year in City Hall and on the City's website, and on a notice board in each mobilehome park and shall be mailed to each park owner and to the mobile home owner representative in each park.

(2) **Notice in Mobile home Parks.** A copy of the clerk's notice shall be posted in a prominent place by each park owner in each mobile home park within three work days after it is received by the park owner.

DATE OF NOTICE: January 24, 2012