

## Overview of Ordinance CPI Rent Increases (Formerly General Rent Increases)

Ordinance No.  
17-1622

Approved by City Council on March 6, 2018

- **No Change in Application or Procedures for Rent Increases Based on Capital Improvement Expenditures and “Fair Return” Rent Increase Applications:** The Mobilehome Park Rental Review Board (“Board”) will continue to hear and determine rent increase applications related to capital improvement expenditures and “fair return.” The newly amended ordinance made no changes to these processes.
- **New Guidelines for CPI Rent Increases (Formerly General Rent Increases):** All CPI rent increases will be calculated by the City of Carson Community Development Department, based on the lesser of (a) an 8% increase or (b) 75% of the change in the Consumer Price Index (“CPI”) since the last rent increase. The CPI used will be the CPI for All Urban Consumers (“CPI-U”) in the Los Angeles-Riverside-Orange County metropolitan area based on a 1967 = 100 base, as provided by the U.S. Bureau of Labor Statistics.
- **CPI Rent Increases Allowable on Annual Basis:** CPI rent increases shall not occur more than once during any 12-month period. Unlike the former General rent increases, CPI rent increases will no longer be heard by the Board and will be approved at the staff level.
- **Application Process:** Park owners must still file an application for a CPI rent increase on a form prescribed by the Community Development Department. The application must be accompanied by a fee, the amount of which will be established by resolution of the City Council. The application shall specify the address of the mobilehome park, the space number(s) for which the CPI rent adjustment is requested, and the amount of the CPI rent adjustment permitted under the newly amended ordinance. One set of mailing labels for residents, owner, and owner representatives must be included. Unless waived by the park owner in writing, the Community Development Department Director shall approve the rent increase within 30 days of the date that the application is determined to be substantially complete.
- **Effective Date:** The newly amended ordinance is in full force and effective on April 5, 2018, which is 30 days after its second reading and adoption. The City Attorney has specified that all applications filed after March 6, 2018 (the date when the newly amended ordinance was adopted) will be processed under the newly amended ordinance. For currently pending applications for the 2016 expense year, if the staff report was not made publicly available and a hearing was not scheduled prior to March 6, 2018, the City is giving park owners the choice to either have the application processed under the newly amended ordinance or continue under the prior version of the ordinance.

**Link to Ordinance:** The newly amended ordinance can be viewed online at the following link: INSERT NEW LINK