CITY OF CARSON

NOTICE OF PUBLIC HEARING
APPLICATION FOR A CAPITAL IMPROVEMENT RENT INCREASE

The Carson Mobilehome Park Rental Review Board ("Board") will conduct a public hearing concerning a Capital Improvement Rent Increase Application filed by the owner of Carson Harbor Village Mobilehome Park. You and/or a collective representative of the park may participate and be heard at the date, time, and place of the meeting as follows:

DATE: Wednesday, October 28, 2020

TIME: 6:30 P.M.

PLACE: The hearing will be conducted remotely via electronic teleconferencing and broadcast live on television and on the City's website*.

APPLICANT: Carson Harbor Village Ltd.

***DUE TO THE COVID-19 PANDEMIC, THE CARSON MOBILEHOME PARK RENTAL REVIEW BOARD MEETING DURING WHICH THIS HEARING WILL BE CONDUCTED WILL BE HELD VIRTUALLY (I.E., REMOTELY VIA AN ELECTRONIC TELECONFERENCING SOFTWARE APPLICATION, WITH NO COMMON PHYSICAL MEETING LOCATION). THE MEETING WILL BE BROADCAST LIVE ON TELEVISION AND ON THE CITY'S WEBSITE (SEE DETAILS BELOW), AND NO ONE WILL BE ALLOWED INTO THE CITY COUNCIL CHAMBERS FOR THE MEETING.**

To facilitate public participation, this meeting will be broadcast live in the following two formats:

1. Cable Channel 35 (Spectrum) and Channel 99 (AT&T)
2. The City's website at http://ci.carson.ca.us

Additionally, during the meeting, members of the public are welcome to provide live (real-time) public comment on the agenda items **via telephone**. **Any members of the public wishing to provide live public comment via telephone during the meeting must contact Tara Matthews, Interim Housing Program Manager via email at tmatthews@carson.ca.us or via telephone at (310) 952-1708 by Tuesday, October 27, 2020 at 6:30 p.m.** Please include the following information in your email or voicemail:

1. Your name (requested only for purposes of identifying you when it is your turn to provide public comment; an appropriate/reasonable pseudonym, such as a nickname or initials, is sufficient);
2. The phone number that you will use to call into the meeting to provide your comment;
3. Name of your mobilehome park and your space number (if applicable); and
4. Topic of your comment.

CHV-2020 (CAP)/PHN

If you provide the above information via email or phone to Ms. Matthews by **Tuesday, October 27, 2020 at 6:30 p.m.**, you will be notified via email or phone (based on whichever method you used to submit your request to provide public comment) on Wednesday, October 28, 2020 before noon with details about how to call into the meeting, including the phone number to call and the time when you should call.

The owner of Carson Harbor Village Mobilehome Park is requesting a temporary capital improvement rent increase of **$11.64** (or 1.11% to 1.76%) for five (5) years, per space, per month for all 420 rental spaces in the mobilehome park. The capital improvement rent increase request is for expenses associated with street repairs; new carpet, playground and exercise equipment; water system repairs, repairs to the manager unit; roof replacement, plumbing repairs and trenching; pool and spa repairs; fencing and enclosures, and the City's application filing fee. The actual approved increase amount may be lower or higher depending on the Board-approved rent increase amount and term.

A copy of the application for the capital improvement rent increase request and its supporting documentation are available in electronic form and may be requested via email from Tara Matthews, Interim Housing Program Manager. Ms. Matthews may be contacted via email at tmatthews@carson.ca.us or via telephone at (310) 952-1708. The staff report with exhibits will be available in electronic format not later than the afternoon of Thursday, October 22, 2020 and may be requested from Ms. Matthews.

Please note that, in the event you challenge the approval or denial of the capital improvement rent increase request, your challenge may be limited to the issues raised at the public hearing or addressed in correspondence delivered to the Board prior to the public hearing.

DATED: This 8th day of October, 2020

Donesia Gause Aldana, MMC
City Clerk

cc: Mobilehome Park Rental Review Board Members
Benjamin R. Jones, Esq., Assistant City Attorney
Carson Harbor Village Ltd. c/o James F. Goldstein, Applicant
Thomas Casparian, Cozen O'Conner, Park Owner's Attorney
Susy Forbath, Cozen O'Conner, Park Owner's Attorney
Rheannon Arciniega, Bessire & Casenhiser, Inc., Park Owner's Representative