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OFFICE OF THE CITY MANAGER – CITY OF MARINA

February 2025
NOTICE OF ALLOWABLE ANNUAL RENT INCREASE PURSUANT TO CITY OF MARINA MOBILE HOME PARK RENT STABILIZATION REGULATIONS
(Marina Municipal Code 5.72.010-5.72.270)

Effective May 1, 2024, the rents of mobile home park spaces subject to these regulations may be increased by 2.4% over the allowable rent on May 1, 2024, subject to conditions set forth in state law regarding the advance notice required to impose a rent increase.

In addition, a Park Owner may impose annual general adjustments that were authorized in previous years but were not imposed, if by January 30 of each year the Park Owner notified the tenant of the increase(s) allowed pursuant to this section which have not been implemented and that the banked increase(s) may be added to the rent at a future date (If the Park Owner provided notice of only a portion of the allowed increases which were allowed but not implemented only, those increases may be imposed.)

The rent increase limitations in this notice do not govern rent increases of spaces that are exempt from the ordinance.

BACKGROUND INFORMATION
CONSUMER PRICE INDEX LEVELS CPI all-items all urban consumers
San Francisco-Oakland-Hayward, CA
Source: Bureau of Labor Statistics
(data last reported as January 12, 2023 – the December 2024 CPI)
2010 - 224.239
2011 - 227.658
2012 - 234.327
2013 - 239.533
2014 - 245.711
2015 - 252.273
2016 - 260.289
2017 - 269.483
2018 - 277.414
2019 - 289.896
2020 - 297.007
2021 - 302.948
2022 - 315.805
2023 – 331.222
2024 – 339.915
2025 – 348.001

The Attached Pages Contain the Applicable Provisions of the Rent Stabilization Ordinance and the CPI Report published by the Bureau of Labor Statistics

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 Mobile Home 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 Manager and posted by February 15 of each year in City Hall and on the City's website, and on a notice board in each mobile home 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 workdays after it is received by the park owner.............

[Subsection C only applicable if CPI decreases]

(D) Banking of Allowable Annual Increases. Increases authorized pursuant to this section may be implemented by the landlord at any future time, subject to the precondition that by January 30 of each year the park owner notify the mobile home owner of each increase allowed pursuant to this section which has not been implemented and notification that the banked increase may be added to the rent at a future date.

(E) Compliance with State Law. Rent increases permitted pursuant to this Section shall not be effective and shall not be demanded, accepted, or retained until the landlord has given the notice required by State Law.

5.72.080 Allowable Rent Following the Expiration of an Exempt Lease.

In the event a space was previously exempt under a lease pursuant to California Civil Code Section 798.17, the base space rent, for purposes of calculating the Annual Adjustment, shall be the rent in effect as of the date of expiration of the lease, provided that space rents can be verified by information required on, and/or documentation submitted with the annual registration application.

Support for the increase was obtained from the Bureau of Labor Statistics as noted below.

Table A. San Francisco-Oakland-Hayward, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

	2020		2021		2022		2023		2024	
Month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.9	2.9	0.5	1.6	1.4	5.2	1.8	5.3	1.5	2.4
April	-0.5	1.1	1.7	3.8	1.5	5.0	0.4	4.2	1.8	3.8
June	0.7	1.6	0.0	3.2	1.7	6.8	0.5	2.9	-0.1	3.2
August	0.0	1.6	0.5	3.7	-0.5	5.7	0.0	3.4	-0.5	2.7
October	0.5	1.1	0.7	3.8	1.0	6.0	0.3	2.8	0.0	2.4
December	0.4	2.0	0.8	4.2	-0.3	4.9	-0.4	2.6	-0.4	2.4

Series ID	Description	Dec 2022	Dec 2023	Dec 2024
CUURS49BSA0	Original Data Value	331.222	339.915	348.001
CUURS49BSA0	12-Month Percent Change	4.9	2.6	2.4