



December 28, 2020

Dear Mobilehome Park Owner:

In regards to the rent stabilization process in the City of Ukiah, this is an annual courtesy letter to announce the CPI rate established for the year.

For your reference, Ukiah City Code ("UCC") Section reads as follows:

§2703: CONSUMER PRICE INDEX, UTILITIES AND OTHER PASS THROUGHES.

(A) Consumer Price Index. An owner, once in any 12-month period, may impose a rent increase for a mobilehome space by 100 percent of the percentage increase, if any, in the Consumer Price Index (CPI) during the most recent 12-month period ending in October; provided, however, the rental increase shall not exceed five percent of the previous rent charged for the space. If an owner has obtained a rent increase under subsection 2704(B), the owner may calculate the rent increase allowed by this subsection based upon the approved comparable rent as allowed in subsection 2704(B) instead of upon the actual rent in effect at the time of the increase.

The Bureau of Labor Statistics CPI index for October 2020 is 1.1%.

The Bureau of Labor Statistics consumer price index for all urban consumers in the San Francisco-Oakland-Hayward area is attached for your reference.

As a reminder, UCC §2703.H requires a park owner to give notice of a rent increase based on the CPI as follows:

Notice: A written notice of each rent increase or new or increased capital improvement or capital replacement pass-through charge made under the provisions of this section shall be filed by the owner with the clerk, and provided to each affected mobilehome owner, at least ninety (90) days before the rent increase goes into effect or as required by the MRL. The notice shall identify the park and shall specify the dollar amount of the increase, the percentage of the increase, an itemization of all new or increased pass-throughs and additional rent charges, the specific space affected, the date the increase will go into effect, how each increase was calculated, and the date the rent on each affected space was last increased. The notice shall also advise each affected mobilehome owner of any right to petition for review of a proposed rent increase and that a petition form may be requested from the clerk.

Sincerely,

Kristine Lawler, City Clerk
Ukiah Mobilehome Rent Stabilization Program

Attachment



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Consumer Price Index, San Francisco Area — October 2020

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

Month	2016		2017		2018		2019		2020	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.9	3.0	0.8	3.4	1.4	3.6	0.5	3.5	0.9	2.9
April	0.7	2.7	1.1	3.8	0.8	3.2	1.2	4.0	-0.5	1.1
June	0.6	2.7	0.3	3.5	0.9	3.9	0.2	3.2	0.7	1.6
August	0.7	3.1	0.2	3.0	0.6	4.3	0.1	2.7	0.0	1.6
October	0.9	3.6	0.6	2.7	0.7	4.4	1.0	3.0	0.5	1.1
December	-0.3	3.5	-0.1	2.9	0.1	4.5	-0.5	2.5		

https://www.bls.gov/regions/west/news-release/ConsumerPriceIndex_SanFrancisco.htm