

# MVMCC RESIDENT 2026 RENT INCREASE NOTICE

As part of the annual MVMCC budget process which was adopted at the Novato City Council meeting on June 24, 2025, the Novato City Council voted to increase rent for MVMCC by CPI or the 4% cap whichever was lower.

The City of Novato's Mobile Home Rent Control Ordinance sets the maximum general rent increase permissible in a mobile home park in the City to 100% of the Consumer Price Index (CPI) occurring over the 12-month period immediately preceding September 1, which immediately preceded January 1 of the year in which the increase is permitted or 4% whichever is lower. The CPI increase for this year is 2.5%. Attached to this notice is a copy of the annual CPI notice for 2026 that is determined and distributed by the City of Novato which outlines how CPI is calculated.

Based on the budget approved by the City Council and in accordance with the Mobile Home Rent Control Ordinance, the actual rent for all MVMCC spaces will be increased by 2.5% for 2026. This increase will be effective January 1, 2026.

The calculation of how the rent increases for each individual unit are made is as follows:

Your Current Monthly Rent as of 12/31/2025 divided by the Consumer Price Index as noticed by the City plus your Current Monthly Rent.

As an example, if your Current Monthly Rent as of 12/31/2025 is \$600.00 per month, the calculation is as follows:

Current Monthly Rent as of 12/31/2025	\$600.00 X
% increase in CPI	2.5%=
Increase in Monthly Rent	\$15.00+
<u>Current Monthly Rent as of 12/31/2025</u>	<u>\$600.00=</u>
New Monthly Rent (effective January 1, 2026)	\$615.00

A copy of these calculations as applied to the actual rent of each tenant will be mailed prior to SEPTEMBER 25 2025, to each individual tenant by Park Management.

*I declare under penalty of perjury that the calculations contained herein are certified to be accurate.*

*Matt Greenberg*

---

Matt Greenberg  
General Manager, MVMCC



MEMO

DATE: September 16, 2025  
TO: Mobile Home Park Owners & Park Residents  
FROM: Deborah Castillo, Accountant II  
SUBJECT: **Consumer Price Index Percentage Change for Calendar Year 2026  
Rent Adjustment**

---

Pursuant to the requirements of the Mobile Home Rent Control Ordinance No. 1716, this memorandum will serve as official notice that the Consumer Price Index (CPI) for All Urban Consumers, as reported by the U.S. Department of Labor, increased by 2.5% between August 2024 and August 2025. As provided by the Ordinance, an owner may increase the rent charged for a mobile home space by 100 percent of the percentage increase in the CPI or four percent (4%), whichever is lower. Section 20-5 states the following:

- A. Each January 1, commencing with January 1, 1997 and ending with January 1, 2003 an owner may increase the rent charged for a mobile home space by 75% of the percentage increase in the CPI occurring over the twelve-month period immediately preceding the September 1, which immediately precedes January 1 of the year in which the increase is permitted under this subsection 20-5(A). Each January 1, commencing with January 1, 2004, an owner may increase the rent charged for a mobile home space by 100% of the percentage increase in the CPI occurring over the twelve-month period immediately preceding the September 1, which immediately precedes January 1 of the year in which the increase is permitted under this subsection 20-5(A) or by 4%, whichever is lower.

As required by State law, tenants are entitled to 90-day notice of any rent increase. Therefore, in order to lawfully apply this CPI increase as a General Rent Adjustment on January 1, 2026, tenants must be notified by October 3, 2025, of any proposed rent increase.

Should you have any questions regarding this CPI notice, please call me at (415) 899-8992.

CC: Amy Cunningham, City Manager  
Bill Rose, Assistant City Manager  
Carla Carvalho-Degraff, Finance Director

922 MACHIN AVENUE, NOVATO, CA 94945 | PHONE: 415.899.8900 | NOVATO.ORG