



Santa Cruz County Mobile and Manufactured Home Commission

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2020 Consumer Price Index Rent Adjustment for 2021 Mobile Home Space Rents

Dear Mobile Home Park Owner:

Under the terms of Chapter 13.32 of the Santa Cruz County Code (*Rental Adjustment Procedures for Mobile Home Parks*), park owners may make adjustments to space rents once each year.

Section 13.32.030(D)(3) of the Santa Cruz County Code allows a park owner to adjust the rents in their park by an amount equal to or less than fifty percent (50%) of the percentage change in the *San Francisco-Oakland Consumer Price Index – All Urban Consumers Category* between July 1, 1981 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2020, as reported by the Bureau of Labor Statistics, can be found on the back of this page. The CPI adjustment for 2021 mobile home space rents is determined to be 118.32% or less, calculated as follows:

2021 CPI Mobile Home Space Rent Adjustment Calculation

July 1, 2020 (for use in 2021)	922.381 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>274.000</u> (Adjusted Index)
	648.381
	648.381 Total CPI Increase
(648.381 divided by 274.00) x 100 =	236.64 % (Percentage Increase)
Fifty percent of 236.64 % =	118.32% (2021 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2021 general rent adjustment.

Sincerely,

Kaite McGrew
Commissions Coordinator

cc: Santa Cruz County Board of Supervisors
Mobile and Manufactured Home Commission
Creighton Mendivil, Senior Citizens Legal Services
California Rural Legal Assistance (CRLA)

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods San Francisco-Oakland-Hayward, CA (1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from-		
	Apr. 2020	May 2020	Jun. 2020	Jun. 2019	Apr. 2020	May 2020
Expenditure category						
All items.....	298.074	-	300.032	1.6	0.7	-
All items (1967=100).....	916.364	-	922.381	-	-	-
Food and beverages.....	299.485	-	307.228	5.8	2.6	-
Food.....	298.539	-	306.745	6.2	2.7	-
Food at home.....	269.499	272.481	277.767	7.7	3.1	1.9
Cereals and bakery products.....	271.507	-	280.741	8.3	3.4	-
Meats, poultry, fish, and eggs.....	286.649	-	308.789	19.4	7.7	-
Dairy and related products.....	286.772	-	276.654	4.4	-3.5	-
Fruits and vegetables.....	350.323	-	364.899	4.9	4.2	-
Nonalcoholic beverages and beverage materials(1).....	215.232	-	215.962	7.8	0.3	-
Other food at home.....	224.227	-	226.823	0.4	1.2	-
Food away from home.....	330.932	-	338.892	4.2	2.4	-
Alcoholic beverages.....	314.451	-	316.570	1.5	0.7	-
Housing.....	356.770	-	358.994	3.3	0.6	-
Shelter.....	406.463	407.686	408.086	2.8	0.4	0.1
Rent of primary residence(2).....	466.196	464.779	463.704	2.4	-0.5	-0.2
Owners' equiv. rent of residences(2)(3).....	433.239	434.317	434.761	2.2	0.4	0.1
Owners' equiv. rent of primary residence(1)(2).....	433.239	434.317	434.761	2.2	0.4	0.1
Fuels and utilities.....	433.404	-	445.822	6.2	2.9	-
Household energy.....	376.787	387.400	394.084	7.9	4.6	1.7
Energy services(2).....	378.732	389.277	396.028	8.1	4.6	1.7
Electricity(2).....	402.571	417.044	425.164	8.7	5.6	1.9
Utility (piped) gas service(2).....	322.823	321.527	324.306	8.0	0.5	0.9
Household furnishings and operations.....	146.647	-	148.320	6.2	1.1	-
Apparel.....	103.168	-	98.889	-14.0	-4.1	-
Transportation.....	194.267	-	197.106	-6.5	1.5	-
Private transportation.....	187.999	-	190.879	-6.3	1.5	-
New and used motor vehicles(4).....	93.022	-	92.706	-2.5	-0.3	-
New vehicles(1).....	155.978	-	155.520	-2.7	-0.3	-
Used cars and trucks(1).....	250.754	-	245.845	-3.2	-2.0	-
Motor fuel.....	209.994	208.040	220.382	-21.4	4.9	5.9
Gasoline (all types).....	208.818	206.916	219.374	-21.5	5.1	6.0
Gasoline, unleaded regular(4).....	207.452	205.583	218.538	-21.9	5.3	6.3
Gasoline, unleaded midgrade(4)(5).....	203.073	198.525	206.781	-20.4	1.8	4.2
Gasoline, unleaded premium(4).....	202.433	200.878	211.077	-19.7	4.3	5.1
Motor vehicle insurance(1).....	496.802	-	509.395	-1.4	2.5	-
Medical care.....	548.136	-	549.438	2.0	0.2	-
Recreation(6).....	119.902	-	117.230	0.5	-2.2	-
Education and communication(6).....	151.603	-	150.797	-0.6	-0.5	-
Tuition, other school fees, and child care(1) ..	1,841.368	-	1,843.031	0.4	0.1	-
Other goods and services.....	511.625	-	514.435	3.1	0.5	-
Commodity and service group						
All items.....	298.074	-	300.032	1.6	0.7	-
Commodities.....	192.190	-	194.764	-0.1	1.3	-
Commodities less food & beverages.....	135.594	-	135.670	-5.7	0.1	-
Nondurables less food & beverages.....	174.114	-	174.122	-9.3	0.0	-
Durables.....	97.191	-	97.310	-0.4	0.1	-
Services.....	386.096	-	387.637	2.3	0.4	-

Note: See footnotes at end of table.