



Santa Cruz County Mobile and Manufactured Home Commission

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2023 Consumer Price Index Rent Adjustment for 2024 RV Space Rents

Dear RV Park Owner/Manager:

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 13.32.102 of the ordinance defines base rents for RV parks to be that amount of rent charged as of January 1, 1999.

It is the opinion of the Santa Cruz County Counsel's office that an RV park owner may adjust the rent 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, 1998 and July 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2023, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2024 RV space rents is determined to be 52.73% or less**, calculated as follows:

2024 CPI RV Space Rent Adjustment Calculation

July 1, 2023 (for use in 2024)	1045.427 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>508.800</u> (Adjusted Index)
	536.627
	536.627 Total CPI Increase
(536.627 divided by 508.800) x 100 =	105.47% (Percentage Increase)
Fifty percent of 105.47% =	52.73 % (2024 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2024 general rent adjustment.

Additionally, in keeping with the intent of the Ordinance, it is also the opinion of the Santa Cruz County Counsel's office that the appropriate property tax adjustment must be based on a formula which uses the 1998/1999 taxes as compared to those of 2023/2024.

Sincerely,

Kaite McGrew

Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
Tanya Harmony, Senior Legal Services

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-		
	Historical data	Apr. 2023	May 2023	Jun. 2023	Jun. 2022	Apr. 2023	May 2023
Expenditure category							
All items		338.496	-	340.056	2.9	0.5	-
All items (1967=100)		1,040.631	-	1,045.427	-	-	-
Food and beverages		356.665	-	362.310	5.0	1.6	-
Food		360.824	-	365.879	5.4	1.4	-
Food at home		326.592	332.506	332.099	4.7	1.7	-0.1
Cereals and bakery products		325.167	326.787	334.938	5.7	3.0	2.5
Meats, poultry, fish, and eggs		347.694	349.817	351.767	-0.6	1.2	0.6
Dairy and related products		332.173	332.046	330.449	5.0	-0.5	-0.5
Fruits and vegetables		430.010	439.167	420.164	1.9	-2.3	-4.3
Nonalcoholic beverages and beverage materials ⁽¹⁾		226.074	240.615	242.179	9.0	7.1	0.7
Other food at home		288.244	294.417	297.949	9.7	3.4	1.2
Food away from home		400.510	-	403.309	6.6	0.7	-
Alcoholic beverages		311.678	-	323.959	1.0	3.9	-
Housing		392.105	-	393.011	4.5	0.2	-
Shelter		438.763	438.964	439.713	4.9	0.2	0.2
Rent of primary residence ⁽²⁾		494.560	494.881	501.714	6.1	1.4	1.4
Owners' equiv. rent of residences ⁽²⁾⁽³⁾		470.284	469.739	470.221	5.2	0.0	0.1
Owners' equiv. rent of primary residence ⁽¹⁾⁽²⁾		470.284	469.739	470.221	5.2	0.0	0.1
Fuels and utilities		544.685	-	542.198	-1.5	-0.5	-
Household energy		498.355	492.486	494.459	-4.5	-0.8	0.4
Energy services ⁽²⁾		499.851	494.282	496.170	-4.1	-0.7	0.4
Electricity ⁽²⁾		587.821	587.821	583.916	6.1	-0.7	-0.7
Utility (piped) gas service ⁽²⁾		350.276	336.009	347.027	-22.9	-0.9	3.3
Household furnishings and operations		172.967	-	174.497	5.9	0.9	-
Apparel		112.229	-	119.619	6.7	6.6	-
Transportation		254.585	-	253.801	-6.7	-0.3	-
Private transportation		253.753	-	254.828	-4.8	0.4	-
New and used motor vehicles ⁽⁴⁾		121.996	-	123.382	2.6	1.1	-
New vehicles ⁽¹⁾		196.100	-	196.599	2.3	0.3	-
Used cars and trucks ⁽¹⁾		349.510	-	365.567	-4.5	4.6	-
Motor fuel		354.844	349.579	350.034	-24.6	-1.4	0.1
Gasoline (all types)		352.585	347.362	347.817	-24.8	-1.4	0.1
Gasoline, unleaded regular ⁽⁴⁾		352.724	347.337	347.795	-25.1	-1.4	0.1
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾		329.100	324.608	325.069	-24.0	-1.2	0.1
Gasoline, unleaded premium ⁽⁴⁾		333.852	329.492	329.910	-23.3	-1.2	0.1
Medical care		583.268	-	586.550	0.6	0.6	-
Recreation ⁽⁶⁾		144.558	-	144.946	6.0	0.3	-
Education and communication ⁽⁶⁾		160.114	-	161.181	4.2	0.7	-
Tuition, other school fees, and child care ⁽¹⁾		-	-	-	-	-	-
Other goods and services		601.567	-	597.863	5.6	-0.6	-