



## Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510  
Santa Cruz, CA 95060  
(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711  
commissions@santacruzcountyca.gov  
www.sccmmhc.org

### Notice of Public Meeting and Agenda

DATE: Thursday, July 18, 2024

TIME: 9:30 AM to 11:00 AM

LOCATION: United Way of Santa Cruz County, 4450 Capitola Road, Ste 106, Capitola, CA 95010

***\*\*As a courtesy to those who are affected, kindly attend the meeting **scents-free** and **smoke-free**.*\*\***

1. Call to Order/Roll Call/Agenda Review
2. Approve *May 16, 2024 Meeting Minutes*
3. Public Comment: *Any person may address the Commission for a period not to exceed 3 minutes on matters within the Commission's jurisdiction. The Commission will not take action but may choose to follow up at a subsequent meeting.*
4. County Supervisor Report
5. New Business/Continuing Business/Action Items:
  - 5.1. Consider Reasonable Rate of Return on Capital Improvements Recommendation
  - 5.2. Consider Space Fee Recommendation
  - 5.3. Amended County Parking Standards for New Manufactured Home Installations
  - 5.4. CPI Adjustment Letters Update
  - 5.5. Ad Hoc RTC Scheduling Update
6. Commissioner Reports
  - 6.1. District 1 (*Brocklebank*)
  - 6.2. District 2 (*Cleveland*)
  - 6.3. District 3 (*Walker*)
  - 6.4. District 4 (*Valdez*)
  - 6.5. District 5 (*Halterman*)
  - 6.6. Golden State Manufactured Homeowners League (*Lerno*)
  - 6.7. Western Manufactured Housing Communities (*Solyman*)
7. Central Coast Resident-Owned Parks Report
8. Legislative Report
9. Staff Report
10. Correspondence
11. Adjournment

**Next Meeting Scheduled for: 9:30 to 11:00 AM on Thursday, September 19, 2024**

*The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you are a person with a disability and require assistance to participate in the virtual meeting, please call (831) 454-2772 or TTY/TDD:711 at least 72 hours in advance to make arrangements.*



# Santa Cruz County

## Mobile and Manufactured Home Commission

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### MOBILE AND MANUFACTURED HOME COMMISSION MEETING MINUTES

DATE: May 16, 2024

LOCATION: United Way Community Room, (4450 Capitola Road, Ste 106, Santa Cruz, CA 95010)

PRESENT: Jean Brocklebank (*1<sup>st</sup> District*), Henry Cleveland (*Chair - 2<sup>nd</sup> District*), Candi Walker (*3<sup>rd</sup> District*), Richard Valdez (*4<sup>th</sup> District*), Rick Halterman (*5<sup>th</sup> District*), Charlene Solyman (*Vice Chair - WMA*)

EXCUSED: None

ABSENT: Carol Lerno (*GSMOL*)

STAFF: Kaite McGrew (*Commissions Manager*), Suzanne Yang (*County Counsel*)

GUESTS: Shane McKeithen (*District Supervisor Analyst*) and 10 members of the public attended.

1. Call to Order/Roll Call/Agenda Review  
Meeting convened at 9:30 AM.
2. Approve *March 21, 2024 Meeting Minutes*  
**Motion to approve *March 21, 2024 Meeting Minutes* as written.**  
Motion/Second: Brocklebank/Halterman  
**Motion passed unanimously.**
3. Public Comment:  
3 members of the public provided public comment.

Walker arrived.

4. County Supervisor Report  
McKeithen provided updates on several issues impacting mobile home park residents including an upcoming RTC meeting with additional information about the Rail Trail Segment 10 impact on residents in the Blue and Gold MHP and Castle MHP, a potential PG&E shutoff for lack of payment from park owners at the Soquel Gardens MHP, updates on homeowner fire insurance rates for County MHPs and resources to seek assistance if homeowners are having difficulty securing fire insurance.
5. New Business/Action Items:
  - 5.1. Election of Chair and Vice Chair  
**Motion to elect Commissioner Brocklebank for the office of Commission Chair**  
Motion/Second: Cleveland/Brocklebank  
Ayes: Brocklebank, Cleveland, Walker, Valdez, Solyman  
Nays: Halterman  
**Motion Passed.**  
  
**Motion to re-elect Commissioner Solyman for the office of Commission Vice Chair**  
Motion/Second: Cleveland/Brocklebank  
**Motion passed unanimously.**

5.2. Consider 2025 Commission Schedule

**Motion to approve the 2025 Commission Schedule**

Motion/Second: Brocklebank/Valdez

**Motion passed unanimously.**

6. Commissioner Reports

6.1. District One (Brocklebank)

Brocklebank reported communicating with 3 MHPs a variety of matters among which included Alimur MHP, Shoreline MHP, Soquel Gardens MHP, Pinto Lake Mobile Estates, Ocean Breeze MHP, Blue and Gold MHP and Castle MHP. Solyman will look into an issue at Voyage West.

**Chair established the *Ad Hoc RTC Scheduling Subcommittee* and appointed Brocklebank and Halterman.**

6.2. District Three (Walker): Walker reported that De Anza MHP is working with the City of Santa Cruz to address issues related to large vehicle parking on Santa Cruz City streets. The Coastal Commission recommended maintaining the restrictions for 5 years but that did not pass and now they are negotiating for a shorter duration.

6.3. District Four (Valdez):

Valdez reported that the City of Watsonville is unwilling to separate water billing from garbage billing resulting in a continuation of uniform waste can sizes regardless of household size or usage. Fourteen newly installed manufactured homes in Valdez's MHP will not be eligible for rent control for the first 15 years. Cleveland provided additional information regarding the impact of this legislation on residents who are working on this issue with legal counsel provided by GSMOL.

6.4. District Five (Halterman): No Report

6.5. Golden State Manufactured Homeowners League (Lerno): Not Present

6.6. Western Manufactured Housing Communities (Solyman):

WMA continues to develop the education component for the new legislation requiring onsite staff to receive a certain number of hours of additional training. They plan to submit their training to HCD and hope to become one of the primary education providers for those CME credits. Mandated training goes into effect in 2025.

6.7. District Two (Cleveland):

Cleveland reported a change in HCD leadership and described an issue escalation process. HCD released state income guidelines which established the median income for a single person in Santa Cruz County to be \$92K. Pinto Lakes Mobile Estates scheduled a meet and confer meeting regarding an upcoming potential Special Rent Adjustment Petition. Yang described the procedures leading up to a potential hearing. Staff reported that a vigorous recruitment process is underway to establish a panel of qualified experts.

7. Central Coast Resident-Owned Parks (ROP) Report:

Cleveland reported that the last meeting featured a presentation on the mandated annual reserve studies to ensure that ROPs have enough available funding to properly maintain the park infrastructure. He outlined various income sources available to ROPs

8. Legislative Report:

Halterman provided updates on the status of several bills related to mobile home parks being considered:

- **(AB-2778) Mobilehome Affordability Act: mobilehome parks: rent caps.** Was re-referred to the Committee on Housing and Community Development and is expected to remain there for the remainder of the year.
- **(AB-2387) Mobilehome parks: additional lots: exemption from additional fees or charges.** (Sponsored by Gail Pellerin) was amended and re-referred to appropriate where it remains in a suspense file.

Commission discussed advocacy options.

9. County Counsel Report: No Report

10. Staff Report

Staff provided updates on the following items: a recent request for the Administrative Record for the 2023 Pinto Lakes Mobile Estates Hearing, ongoing recruitment efforts to assemble a panel of financial experts to assess Special Rent Adjustment Petitions when they are filed, a recent Freedom of Information Act (FOIA) request for special rent adjustment hearings in the 1980's, and the status of space fees collected so far. Currently all but one park have submitted their space fees.

11. Correspondence:

Commission reviewed email correspondence from McKeithen with an update on Supervisor Koenig's advocacy letter to the State subsequent to the Commission's letter opposing AB-2387.

12. Adjournment

Meeting adjourned at 10:49 AM.

Submitted by: Kaite McGrew, *Commissions Manager*



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### MEMORANDUM

**To:** Santa Cruz County Board of Supervisors  
**From:** The Mobile and Manufactured Home Commission  
**Date:** July 18, 2024  
**Re:** Accept and Adopt the Recommendation of the Mobile and Manufactured Home Commission that the Reasonable Rate of Return for Qualified Mobile Home Park Capital Improvements Remain at Twelve Percent (12%)

This is to submit the Mobile and Manufactured Home Commission's recommendation to your Board concerning the reasonable rate of return on capital improvements.

Subsection 13.32.030 of the Rental Adjustment Procedures for Mobile Home Parks ordinance provides that the annual automatic general rent adjustment for a mobile home park may, subject to specified exceptions, include a pass-through to residents of 50 percent (50%) of the cost of a capital improvement, amortized over a ten-year period, pursuant to Subsection 13.32.030(D)(5)(g).

The park owner is allowed a reasonable rate of return on the other 50 percent (50%) of the cost of a capital improvement at a percentage established annually, pursuant to subsection 13.32.030(D)(4). The ordinance further provides that any park owner contending that the general rent adjustments do not provide a fair and reasonable return on investment may file a petition for a special rent adjustment.

Pursuant to Subsection 13.32.092 of the ordinance, your Board, acting upon an annual recommendation from the Mobile and Manufactured Home Commission, sets the rate of return. Since 1980, the rate of return has been established at twelve percent (12%).

After a public hearing at its meeting of July 18, 2024, the Mobile and Manufactured Home Commission voted to recommend that the reasonable rate of return remain at the existing rate of twelve percent (12%).

IT IS THEREFORE RECOMMENDED that your Board accept and adopt the recommendation of the Mobile and Manufactured Home Commission that the reasonable rate of return for qualified mobile home park capital improvements remain at twelve percent (12%).



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### MEMORANDUM

**To:** Santa Cruz County Board of Supervisors  
**From:** The Mobile and Manufactured Home Commission  
**Date:** July 18, 2024  
**Re:** Accept and Adopt the Recommendation of the Mobile and Manufactured Home Commission that the Mobile Home Space Fee Remain at \$38 Per Space Per Year

Pursuant to Santa Cruz County Ordinance § 13.32.110, the Commission annually reviews and makes a recommendation to the Board of Supervisors regarding the space fee. As you may recall, in 2022 the Commission recommended, and the Board approved, that the space fee remain \$38 per space per year.

On July 1, 2023, the space fee trust fund balance was \$221,184.34. Income from space fees and interest accrued during the 2023-20234 fiscal year amounted to \$84,873.42. After expenses collected to date, the 2023-2024 fiscal year-end balance in the fund on July 1, 2024 was \$241,766.76 to be held in trust for unplanned costs, such as litigation concerning the Rent Adjustment Ordinance. Trust fund income and expenses for the 2023-2024 fiscal year fell within normal ranges as compared to years prior to the pandemic in all categories. Further, many mobile and manufactured home park residents continue to experience financial hardship in the wake of recent natural disasters, particularly flooding events.

It is therefore recommended that your Board accept and adopt the recommendation of the Mobile and Manufactured Home Commission that the Mobile Home Space Fee remain at \$38 per space per year.

2023-2024 FY Space Fee Fund Report	
Starting Balance	\$ 221,184.34
Deposits	
Space Fees Collected	\$ 76,627.00
Space Fees Still Outstanding	\$ -
Interest	\$ 8,246.42
Total Deposits	\$ 84,873.42
Expenses	
Hearing Officer Services	\$ 3,065.00
County Counsel Services	\$ 14,862.50
Legal Referral Services	\$ 12,072.50
Administrative Expenses	\$ 34,291.00
Total Expenses	\$ 64,291.00
Closing Balance*	\$ 241,766.76
<i>*Does not include fees that have not yet been submitted for payment, or outstanding space fees not yet collected or collected after 6/30/2024.</i>	





County of Santa Cruz  
Community Development & Infrastructure

# Mobile & Manufactured Homes Parking Certification

## Summary

The County of Santa Cruz has amended the County Code (effective 3/15/24) to update regulations concerning mobile and manufactured homes in mobile home parks. The new regulations affect the process for submitting and approving the Mobile Home Certifications required to install replacement mobile homes.

## What has Changed?

Previously, Mobile Home Certifications were based on coach size. If the replacement mobile home was more than 120 percent of the size of the existing mobile home, then current parking standards had to be met.

Now, Mobile Home Certifications are based on the number of bedrooms. If the number of bedrooms in the new coach is greater than the number of bedrooms in the existing coach, then current parking standards must be met. For this reason, applications for mobile home certifications *must now include the floor plan of the existing coach*, along with a floor plan of the replacement coach. If the manufacturer's floor plan for the existing coach is unavailable, the applicant must draft a floor plan before the existing coach is removed.

## What are the Parking Standards?

Parking standards for mobile homes are now as follows:

1 bedroom: 1 parking space

2-3 bedrooms: 2 parking spaces

4+ bedrooms: 3 parking spaces

The following rules for parking spaces in mobile home parks remain unchanged: one off-street parking space may be a compact space (7.5' by 16'), three cars may park in tandem, and one space may overhang a landscaped area.

## What is Considered to be a "Bedroom"?

A bedroom is any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room. Every such room in a mobile home or other dwelling unit is a bedroom except the following (13.10.700-B):

1. Hall
2. Bathroom
3. Kitchen
4. Living room (maximum of one per dwelling unit; may have a closet)
5. Dining room (opening off the kitchen or living room, maximum one per dwelling unit)



6. Family room (opening off the kitchen or living room, maximum one per dwelling unit)
7. Breakfast nook (opening off the kitchen, maximum of one per dwelling unit)
8. Laundry room

“Office,” “pantry” and “storage” are not accepted room designations in the heated area of the unit for an exterior room of 70 sq.ft. or greater.

## Application Process

**Step One: Prepare your application.** Use [Mobile & Manufactured Home Parking Certification - PLG165](#).

- The form contains the full application requirements to be submitted together with the form.
- Please download, fill out, and email the digital form as County staff needs to fill out the staff portion of the form. Avoid printing and scanning the form.
- Note: when filling out the form, the “applicant” is the usually the mobile home vendor submitting the application, not the space owner.

**Step Two: Submit the application by email.** Applicants must send completed applications with attachments (also in pdf format) to the Zoning inquiries address, [Planning.ZoningInfo@santacruzcountyca.gov](mailto:Planning.ZoningInfo@santacruzcountyca.gov).

Unified Permit Center | <https://cdi.santacruzcountyca.gov/UPC.aspx> | 701 Ocean Street, Santa Cruz, CA 95060



**Application Information**

Park Name: \_\_\_\_\_ Space Number: \_\_\_\_\_

Park Address \_\_\_\_\_

Assessor's Parcel Number (APN): \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant email: \_\_\_\_\_

Telephone Numbers: (Cell) \_\_\_\_\_ (Office) \_\_\_\_\_

Existing Unit Number of Bedrooms: \_\_\_\_\_ Proposed Unit Number of Bedrooms: \_\_\_\_\_

_____	_____
Applicant Name	Date

**Required Submittal Materials:**

1. All plans shall be drawn to an accurate scale on 8.5 x 11 inch sheets.
2. Site plan with existing mobile/ manufactured home, parking spaces, and all on-site improvements.
3. Site plan with proposed mobile/ manufactured home, parking spaces, and all on-site improvements.
4. Floor plans of the existing and proposed mobile/ manufactured homes.
5. Directions to the site, including a map showing the location of the space in the park.
6. A copy of Form 538 (Mobile Home Lot Plot Plan) from California State Dept of Housing and Community Development.

**Determination:**

Adequate parking is provided consistent with the County Code.

Parking is inadequate to meet the requirements of the County Code. An exception is needed to install the coach.

Planning Department Staff: \_\_\_\_\_

Date of Determination: \_\_\_\_\_ Appeal Period Ends: \_\_\_\_\_

No improvements shall be installed or constructed that would decrease the existing number of parking spaces or the dimensions of existing, unless parking would remain compliant for the number of proposed bedrooms.



## Mobile Home Park Coach Replacement Parking Certification Staff Procedures and Evaluation Criteria

### Staff Procedures:

1. Application and required materials submitted in via email to [Planning.ZoningInfo@santacruzcountyca.gov](mailto:Planning.ZoningInfo@santacruzcountyca.gov)
2. Application is reviewed for completeness. If complete intake is completed (ZMH fee code). If incomplete, staff will contact the applicant to request additional information.
3. Once the application is complete, payment is completed online, in person, or by mail.
4. Upon payment, the application is assigned to a Planning Technician.
5. Planning Tech staff will then conduct a site visit to verify the accuracy of the plans and available parking area.
6. If the number and design of parking spaces meets code requirements, the application/certification form is marked accordingly and signed and dated with the 14-day appeal period end date noted. If the number and design of the spaces **does not** meet the requirements, the application/certification is marked accordingly, signed and dated, and an exception may be considered as a Minor Permit by the Zoning Administrator per SCCC 18.10.
7. At final determination, the completed application form will be mailed to the applicant, to DPW and attached to the file.

### Staff Evaluation Criteria:

1. The site plan is a clear and accurate representation of the site conditions.
2. The number and design of the parking spaces is adequate to meet the parking requirements per Santa Cruz County Code section 13.16.050-1 et. sec.





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July 12, 2024

**RE: 2024 Consumer Price Index Rent Adjustment for 2025 Space Rents**

Dear Park Owner/Manager:

Enclosed please find the rates for *both* Mobile Home space rentals and RV space rentals. Please note that each type of rental has a different rate, using a different calculation.

Please refer to the letter entitled “**2024 Consumer Price Index Rent Adjustment for 2025 Mobile Home Space Rents**” when calculating space rental rates for Mobile Home units.

Please refer to the letter entitled “**2024 Consumer Price Index Rent Adjustment for 2025 RV Space Rents**” when calculating space rental rates for RV units.

Sincerely,

Kaite McGrew

*Commissions Manager*

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



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July 12, 2024

### **2024 Consumer Price Index Rent Adjustment for 2025 Mobile Home Space Rents**

Dear Mobile Home 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 13.32.030(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 1<sup>st</sup> of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2024, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2025 mobile home space rents is determined to be 146.95% or less**, calculated as follows:

#### **2025 CPI Mobile Home Space Rent Adjustment Calculation**

July 1, 2024 (for use in 2025)	1079.270 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>- 274.000 (Adjusted Index)</u>
	805.270
	805.270 Total CPI Increase
(805.270 divided by 274.000) x 100 =	293.894% (Percentage Increase)
Fifty percent of 293.894% =	<b>146.95% (2025 CPI Rent Adjustment)</b>

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2025 general rent adjustment.

Sincerely,

Kaite McGrew  
Commissions Manager





































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

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

**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. 2024	May 2024	Jun. 2024	Jun. 2023	Apr. 2024	May 2024
<b>Expenditure category</b>							
All items		351.247	-	351.064	3.2	-0.1	-
All items (1967=100)		1,079.830	-	1,079.270	-	-	-
Food and beverages		369.070	-	369.320	1.9	0.1	-
Food		371.953	-	372.216	1.7	0.1	-
Food at home		334.687	332.927	331.134	-0.3	-1.1	-0.5
Cereals and bakery products		338.361	335.492	335.839	0.3	-0.7	0.1
Meats, poultry, fish, and eggs		352.382	355.059	354.032	0.6	0.5	-0.3
Dairy and related products		342.013	331.060	328.616	-0.6	-3.9	-0.7
Fruits and vegetables		428.608	431.203	419.859	-0.1	-2.0	-2.6
Nonalcoholic beverages and beverage materials <sup>(1)</sup>		253.426	240.853	237.036	-2.1	-6.5	-1.6
Other food at home		292.229	294.640	297.951	0.0	2.0	1.1
Food away from home		418.167	-	424.458	5.2	1.5	-
Alcoholic beverages		335.512	-	335.583	3.6	0.0	-
Housing		406.337	-	406.145	3.3	0.0	-
Shelter		451.395	451.048	451.424	2.7	0.0	0.1
Rent of primary residence <sup>(2)</sup>		504.927	505.686	504.841	0.6	0.0	-0.2
Owners' equiv. rent of residences <sup>(2)(3)</sup>		477.504	476.694	476.496	1.3	-0.2	0.0
Owners' equiv. rent of primary residence <sup>(1)(2)</sup>		477.504	476.694	476.496	1.3	-0.2	0.0
Fuels and utilities		632.424	-	641.090	18.2	1.4	-
Household energy		612.395	613.299	625.132	26.4	2.1	1.9
Energy services <sup>(2)</sup>		616.600	617.822	629.786	26.9	2.1	1.9
Electricity <sup>(2)</sup>		731.389	731.389	741.126	26.9	1.3	1.3
Utility (piped) gas service <sup>(2)</sup>		401.648	405.412	422.321	21.7	5.1	4.2
Household furnishings and operations		174.413	-	171.370	-1.8	-1.7	-
Apparel		127.051	-	146.378	22.4	15.2	-
Transportation		270.807	-	260.737	2.7	-3.7	-
Private transportation		268.135	-	263.093	3.2	-1.9	-
New and used motor vehicles <sup>(4)</sup>		120.198	-	119.706	-3.0	-0.4	-
New vehicles <sup>(1)</sup>		192.662	-	192.608	-2.0	0.0	-
Used cars and trucks <sup>(1)</sup>		327.027	-	329.758	-9.8	0.8	-
Motor fuel		397.919	386.142	359.602	2.7	-9.6	-6.9
Gasoline (all types)		395.754	384.036	357.461	2.8	-9.7	-6.9
Gasoline, unleaded regular <sup>(4)</sup>		396.228	384.237	357.164	2.7	-9.9	-7.0
Gasoline, unleaded midgrade <sup>(4)(5)</sup>		368.506	358.041	334.378	2.9	-9.3	-6.6
Gasoline, unleaded premium <sup>(4)</sup>		373.861	363.656	340.096	3.1	-9.0	-6.5
Medical care		587.011	-	591.992	0.9	0.8	-

**Footnotes**

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.



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July 12, 2024

### **2024 Consumer Price Index Rent Adjustment for 2025 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 1<sup>st</sup> of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2024, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2025 RV space rents is determined to be 56.06% or less**, calculated as follows:

#### **2025 CPI RV Space Rent Adjustment Calculation**

July 1, 2024 (for use in 2025)	1079.270 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>- 508.800 (Adjusted Index)</u>
	570.470
	570.470 Total CPI Increase
(570.470 divided by 508.800) x 100 =	112.121% (Percentage Increase)
Fifty percent of 112.121% =	<b>56.06 % (2025 CPI Rent Adjustment)</b>

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2025 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 2024/2025.

Sincerely,

Kaite McGrew

Commissions Manager

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







































The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

**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. 2024	May 2024	Jun. 2024	Jun. 2023	Apr. 2024	May 2024
<b>Expenditure category</b>							
All items		351.247	-	351.064	3.2	-0.1	-
All items (1967=100)		1,079.830	-	1,079.270	-	-	-
Food and beverages		369.070	-	369.320	1.9	0.1	-
Food		371.953	-	372.216	1.7	0.1	-
Food at home		334.687	332.927	331.134	-0.3	-1.1	-0.5
Cereals and bakery products		338.361	335.492	335.839	0.3	-0.7	0.1
Meats, poultry, fish, and eggs		352.382	355.059	354.032	0.6	0.5	-0.3
Dairy and related products		342.013	331.060	328.616	-0.6	-3.9	-0.7
Fruits and vegetables		428.608	431.203	419.859	-0.1	-2.0	-2.6
Nonalcoholic beverages and beverage materials <sup>(1)</sup>		253.426	240.853	237.036	-2.1	-6.5	-1.6
Other food at home		292.229	294.640	297.951	0.0	2.0	1.1
Food away from home		418.167	-	424.458	5.2	1.5	-
Alcoholic beverages		335.512	-	335.583	3.6	0.0	-
Housing		406.337	-	406.145	3.3	0.0	-
Shelter		451.395	451.048	451.424	2.7	0.0	0.1
Rent of primary residence <sup>(2)</sup>		504.927	505.686	504.841	0.6	0.0	-0.2
Owners' equiv. rent of residences <sup>(2)(3)</sup>		477.504	476.694	476.496	1.3	-0.2	0.0
Owners' equiv. rent of primary residence <sup>(1)(2)</sup>		477.504	476.694	476.496	1.3	-0.2	0.0
Fuels and utilities		632.424	-	641.090	18.2	1.4	-
Household energy		612.395	613.299	625.132	26.4	2.1	1.9
Energy services <sup>(2)</sup>		616.600	617.822	629.786	26.9	2.1	1.9
Electricity <sup>(2)</sup>		731.389	731.389	741.126	26.9	1.3	1.3
Utility (pipel) gas service <sup>(2)</sup>		401.648	405.412	422.321	21.7	5.1	4.2
Household furnishings and operations		174.413	-	171.370	-1.8	-1.7	-
Apparel		127.051	-	146.378	22.4	15.2	-
Transportation		270.807	-	260.737	2.7	-3.7	-
Private transportation		268.135	-	263.093	3.2	-1.9	-
New and used motor vehicles <sup>(4)</sup>		120.198	-	119.706	-3.0	-0.4	-
New vehicles <sup>(1)</sup>		192.662	-	192.608	-2.0	0.0	-
Used cars and trucks <sup>(1)</sup>		327.027	-	329.758	-9.8	0.8	-
Motor fuel		397.919	386.142	359.602	2.7	-9.6	-6.9
Gasoline (all types)		395.754	384.036	357.461	2.8	-9.7	-6.9
Gasoline, unleaded regular <sup>(4)</sup>		396.228	384.237	357.164	2.7	-9.9	-7.0
Gasoline, unleaded midgrade <sup>(4)(5)</sup>		368.506	358.041	334.378	2.9	-9.3	-6.6
Gasoline, unleaded premium <sup>(4)</sup>		373.861	363.656	340.096	3.1	-9.0	-6.5
Medical care		587.011	-	591.992	0.9	0.8	-

**Footnotes**

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.



## Santa Cruz County Mobile and Manufactured Home Commission

701 Ocean Street, Fifth Floor, Room 510

Santa Cruz, CA 95060

(831) 454-2772 Fax (831) 454-2411 TTY/TDD: 711

[commissions@santacruzcountyca.gov](mailto:commissions@santacruzcountyca.gov)

[www.sccmmhc.org](http://www.sccmmhc.org)

## Scheduled Meetings

Unless otherwise specified, regularly scheduled Mobile and Manufactured Home Commission meetings are generally held as follows:

DAY: Third (3<sup>rd</sup>) Thursday\*  
MONTH: Every other month (January, March, May, July, September, and November)  
TIME: 9:30 AM – 11:00 AM  
LOCATION: United Way of Santa Cruz County Community Room\*  
4450 Capitola Road, Ste 106, Capitola, CA 95010

**\*Changes to the schedule**, including special meetings, changes of location/date, or meeting cancellations, **will be listed on the website** at [www.sccmmhc.org](http://www.sccmmhc.org) as soon as the information becomes available. Agendas will be posted 72 hours in advance of each meeting.

2024 MEETING DATES		
DATE	TIME	LOCATION
January 18, 2024	9:30 – 11:00 AM	United Way
March 21, 2024	9:30 – 11:00 AM	United Way
May 16, 2024	9:30 – 11:00 AM	United Way
July 18, 2024	9:30 – 11:00 AM	United Way
September 19, 2024	9:30 – 11:00 AM	United Way
November 21, 2024	9:30 – 11:00 AM	United Way

### Public Participation

- Please check the meeting agenda to learn details about how to participate in the commission meeting.
- If you need special accommodation, please call 454-2935 or TDD: 711 (California Relay Service) at least 48 hours before the meeting.