



Santa Cruz County Mobile and Manufactured Home Commission

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July 17, 2025

2025 Consumer Price Index Rent Adjustment for 2026 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 1st of the year before the rent adjustment will go into effect. A copy of the Consumer Price Index (CPI) for June 2025, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2026 mobile home space rents is determined to be 149.97% or less**, calculated as follows:

2026 CPI Mobile Home Space Rent Adjustment Calculation

July 1, 2025 (for use in 2026)	1095.856 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>- 274.000 (Adjusted Index)</u>
	821.856
	821.856 Total CPI Increase
(821.856 divided by 274.000) x 100 =	299.947% (Percentage Increase)
Fifty percent of 299.947% =	149.97% (2026 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2026 general rent adjustment.

Sincerely,

Kaite McGrew
Commissions Manager

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
David Ramsey, Legal Services for Seniors Monterey County

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.

Refer to the national [CPI news release technical note](#) or the [Handbook of Methods](#) for more information.

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. San Francisco-Oakland-Hayward, CA, CPI-U by expenditure category for June 2025, not seasonally adjusted (1982-84=100 unless otherwise noted)

Expenditure category	Indexes				Percent change from -		
	Historical data	Apr. 2025	May 2025	Jun. 2025	Jun. 2024	Apr. 2025	May 2025
All Items		355.707	-	356.460	1.5	0.2	-
All items (1967=100)		1,093.542	-	1,095.856			
Food and beverages		377.019	-	379.872	2.9	0.8	-
Food		379.734	-	382.613	2.8	0.8	-
Food at home		338.016	348.922	342.728	3.5	1.4	-1.8
Cereals and bakery products		342.769	344.264	336.282	0.1	-1.9	-2.3
Meats, poultry, fish, and eggs		378.997	368.266	376.522	6.4	-0.7	2.2
Dairy and related products		327.431	337.890	333.059	1.4	1.7	-1.4
Fruits and vegetables		438.104	433.915	435.149	3.6	-0.7	0.3
Nonalcoholic beverages and beverage materials ⁽¹⁾		244.788	236.351	229.833	-3.0	-6.1	-2.8
Other food at home		291.015	331.134	314.300	5.5	8.0	-5.1
Food away from home		433.564	-	433.979	2.2	0.1	-
Alcoholic beverages		346.162	-	348.667	3.9	0.7	-
Housing		409.859	-	411.258	1.3	0.3	-
Shelter		454.653	454.531	454.928	0.8	0.1	0.1
Rent of primary residence		518.366	518.386	519.449	2.9	0.2	0.2
Owners' equiv. rent of residences ⁽²⁾		488.924	489.329	490.548	2.9	0.3	0.2
Owners' equiv. rent of primary residence ⁽²⁾		488.924	489.329	490.548	2.9	0.3	0.2
Household furnishings and operations		176.363	-	179.445	4.7	1.7	-
Apparel		126.219	-	125.177	-14.5	-0.8	-
Transportation		269.571	-	267.915	2.8	-0.6	-
Private transportation		270.137	-	268.953	2.2	-0.4	-
New and used motor vehicles ⁽³⁾		120.689	-	120.867	1.0	0.1	-
New vehicles ⁽¹⁾		194.014	-	192.636	0.0	-0.7	-
Used cars and trucks ⁽¹⁾		333.706	-	339.991	3.1	1.9	-
Motor fuel		358.556	362.740	346.571	-3.6	-3.3	-4.5
Gasoline (all types)		357.695	361.022	344.324	-3.7	-3.7	-4.6
Unleaded regular ⁽⁴⁾		357.316	360.764	343.794	-3.7	-3.8	-4.7
Unleaded midgrade ⁽⁴⁾⁽⁵⁾		333.992	336.875	321.998	-3.7	-3.6	-4.4
Unleaded premium ⁽⁴⁾		340.646	343.394	328.456	-3.4	-3.6	-4.4
Medical Care		603.708	-	606.734	2.5	0.5	-
Recreation ⁽³⁾		151.040	-	151.794	1.0	0.5	-
Education and communication ⁽³⁾		168.750	-	168.517	3.7	-0.1	-
Tuition, other school fees, and child care ⁽¹⁾		2,034.442	-	2,067.615	4.5	1.6	-
Other goods and services		636.213	-	638.665	0.1	0.4	-
Footnotes							
(1) Index is on a December 1977=100 base.							
(2) Index is on a December 1982=100 base.							
(3) Indexes on a December 1997=100 base.							
(4) Special index based on a substantially smaller sample.							
(5) Indexes on a December 1993=100 base.							
- Data not available.							
NOTE: Index applies to a month as a whole, not to any specific date. Data not seasonally adjusted.							