



Santa Cruz County Mobile and Manufactured Home Commission

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July 29, 2026

2026 Consumer Price Index Rent Adjustment for 2027 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 2026, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The allowable CPI adjustment for 2027 mobile home space rents is determined to be 157.52% or less**, calculated as follows:

2027 CPI Mobile Home Space Rent Adjustment Calculation

July 1, 2026 (for use in 2027)	1,137.217 (Adjusted Index)
July 1, 1981 (for use in 1982)	<u>- 274.000 (Adjusted Index)</u>
	863.217
	863.217 Total CPI Increase
(863.217 divided by 274.000) x 100 =	315.0427% (Percentage Increase)
Fifty percent of 315.0427% =	157.52% (2027 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1982 base rent, becomes part of an allowable 2027 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.

If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services.

Table 1. San Francisco-Oakland-Hayward, CA, CPI-U by expenditure category for June 2026, not seasonally adjusted (1982-84=100 unless otherwise noted)

Expenditure category	Indexes				Percent change from -		
	Historical data	Apr. 2026	May 2026	Jun. 2026	Jun. 2025	Apr. 2026	May 2026
All Items		369.215	-	369.913	3.8	0.2	-
All items (1967=100)		1,135.069	-	1,137.217			
Food and beverages		397.013	-	399.142	5.1	0.5	-
Food		400.328	-	402.341	5.2	0.5	-
Food at home		360.708	362.407	363.266	6.0	0.7	0.2
Cereals and bakery products		348.365	349.191	341.643	1.6	-1.9	-2.2
Meats, poultry, fish, and eggs		377.959	373.511	388.473	3.2	2.8	4.0
Dairy and related products		331.794	311.731	308.841	-7.3	-6.9	-0.9
Fruits and vegetables		466.603	480.658	478.017	9.9	2.4	-0.5
Nonalcoholic beverages and beverage materials(1)		238.989	245.618	243.530	6.0	1.9	-0.9
Other food at home		344.896	349.703	348.741	11.0	1.1	-0.3
Food away from home		450.891	-	452.081	4.2	0.3	-
Alcoholic beverages		358.227	-	361.666	3.7	1.0	-
Housing		421.715	-	423.359	2.9	0.4	-
Shelter		467.763	469.008	470.049	3.3	0.5	0.2
Rent of primary residence		532.153	532.128	532.233	2.5	0.0	0.0
Owners' equiv. rent of residences(2)		503.142	503.680	503.717	2.7	0.1	0.0
Owners' equiv. rent of primary residence(2)		503.142	503.680	503.717	2.7	0.1	0.0
Household furnishings and operations		180.975	-	178.692	-0.4	-1.3	-
Apparel		131.834	-	126.398	1.0	-4.1	-
Transportation		293.143	-	291.788	8.9	-0.5	-
Private transportation		284.685	-	285.052	6.0	0.1	-
New and used motor vehicles(3)		118.677	-	120.491	-0.3	1.5	-
New vehicles(1)		193.207	-	193.655	0.5	0.2	-
Used cars and trucks(1)		321.397	-	330.178	-2.9	2.7	-
Motor fuel		433.686	450.251	419.800	21.1	-3.2	-6.8
Gasoline (all types)		428.990	445.797	415.450	20.7	-3.2	-6.8
Unleaded regular(4)		429.338	446.375	415.456	20.8	-3.2	-6.9
Unleaded midgrade(4)(5)		399.356	414.910	387.419	20.3	-3.0	-6.6
Unleaded premium(4)		405.836	420.995	394.130	20.0	-2.9	-6.4
Medical Care		607.287	-	607.482	0.1	0.0	-
Recreation(3)		159.672	-	160.720	5.9	0.7	-
Education and communication(3)		166.537	-	167.486	-0.6	0.6	-
Tuition, other school fees, and child care(1)		2,125.932	-	2,129.379	3.0	0.2	-
Other goods and services		672.867	-	677.675	6.1	0.7	-

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.