



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

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 1st 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</u> (Adjusted Index)
	570.470
	570.470 Total CPI Increase
(570.470 divided by 508.800) x 100 =	112.121% (Percentage Increase)
Fifty percent of 112.121% =	56.06 % (2025 CPI Rent Adjustment)

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
Expenditure category							
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(1)		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(2)		504.927	505.686	504.841	0.6	0.0	-0.2
Owners' equiv. rent of residences(2)(3)		477.504	476.694	476.496	1.3	-0.2	0.0
Owners' equiv. rent of primary residence(1)(2)		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(2)		616.600	617.822	629.786	26.9	2.1	1.9
Electricity(2)		731.389	731.389	741.126	26.9	1.3	1.3
Utility (piped) gas service(2)		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(4)		120.198	-	119.706	-3.0	-0.4	-
New vehicles(1)		192.662	-	192.608	-2.0	0.0	-
Used cars and trucks(1)		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(4)		396.228	384.237	357.164	2.7	-9.9	-7.0
Gasoline, unleaded midgrade(4)(5)		368.506	358.041	334.378	2.9	-9.3	-6.6
Gasoline, unleaded premium(4)		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.