



Santa Cruz County Mobile and Manufactured Home Commission

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2021 Consumer Price Index Rent Adjustment for 2022 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 2021, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The CPI adjustment for 2022 RV space rents is determined to be 43.50 % or less**, calculated as follows:

2022 CPI RV Space Rent Adjustment Calculation

July 1, 2021 (for use in 2022)	951.481 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>508.800</u> (Adjusted Index)
	442.681
	442.681 Total CPI Increase
(442.681 divided by 508.800) x 100 =	87.00 % (Percentage Increase)
Fifty percent of 87.00 % =	43.50 % (2022 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2022 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 2021/2022.

Sincerely,

Kaite McGrew

Commissions Coordinator

cc: Santa Cruz County Board of Supervisors
Santa Cruz County Mobile and Manufactured Home Commission
Tanya Harmony, Senior Citizens 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-		
	Apr. 2021	May 2021	Jun. 2021	Jun. 2020	Apr. 2021	May 2021
Expenditure category						
All items.....	309.419	-	309.497	3.2	0.0	-
All items (1967=100).....	951.239	-	951.481	-	-	-
Food and beverages.....	308.790	-	313.130	1.9	1.4	-
Food.....	308.788	-	313.499	2.2	1.5	-
Food at home.....	272.702	277.710	278.720	0.3	2.2	0.4
Cereals and bakery products.....	268.268	-	279.054	-0.6	4.0	-
Meats, poultry, fish, and eggs.....	300.295	-	318.692	3.2	6.1	-
Dairy and related products.....	286.643	-	285.038	3.0	-0.6	-
Fruits and vegetables.....	368.829	-	367.523	0.7	-0.4	-
Nonalcoholic beverages and beverage materials(1).....	202.257	-	204.502	-5.3	1.1	-
Other food at home.....	222.654	-	224.203	-1.2	0.7	-
Food away from home.....	350.276	-	353.169	4.2	0.8	-
Alcoholic beverages.....	312.228	-	312.050	-1.4	-0.1	-
Housing.....	368.394	-	362.249	0.9	-1.7	-
Shelter.....	416.798	410.584	409.726	0.4	-1.7	-0.2
Rent of primary residence(2).....	467.758	467.261	466.651	0.6	-0.2	-0.1
Owners' equiv. rent of residences(2)(3).....	438.336	438.262	438.123	0.8	0.0	0.0
Owners' equiv. rent of primary residence(1)(2).....	438.336	438.262	438.123	0.8	0.0	0.0
Fuels and utilities.....	469.885	-	475.260	6.6	1.1	-
Household energy.....	419.376	418.816	425.411	7.9	1.4	1.6
Energy services(2).....	420.836	420.262	426.875	7.8	1.4	1.6
Electricity(2).....	454.073	454.073	462.336	8.7	1.8	1.8
Utility (piped) gas service(2).....	337.454	335.046	336.791	3.8	-0.2	0.5
Household furnishings and operations.....	156.336	-	150.399	1.4	-3.8	-
Apparel.....	107.007	-	108.847	10.1	1.7	-
Transportation.....	216.498	-	226.867	15.1	4.8	-
Private transportation.....	213.824	-	223.795	17.2	4.7	-
New and used motor vehicles(4).....	-	-	-	-	-	-
New vehicles(1).....	-	-	-	-	-	-
Used cars and trucks(1).....	301.321	-	354.500	44.2	17.6	-
Motor fuel.....	289.079	301.702	310.278	40.8	7.3	2.8
Gasoline (all types).....	288.146	300.833	309.376	41.0	7.4	2.8
Gasoline, unleaded regular(4).....	287.968	300.861	309.465	41.6	7.5	2.9
Gasoline, unleaded midgrade(4)(5).....	268.466	280.899	288.702	39.6	7.5	2.8
Gasoline, unleaded premium(4).....	273.887	284.988	292.877	38.8	6.9	2.8
Motor vehicle insurance(1).....	521.662	-	526.277	3.3	0.9	-
Medical care.....	555.675	-	551.518	0.4	-0.7	-
Recreation(6).....	124.335	-	131.791	12.4	6.0	-
Education and communication(6).....	152.099	-	152.271	1.0	0.1	-
Tuition, other school fees, and child care(1) ..	1,819.305	-	1,833.615	-0.5	0.8	-
Other goods and services.....	535.942	-	525.283	2.1	-2.0	-
Commodity and service group						
All items.....	309.419	-	309.497	3.2	0.0	-
Commodities.....	202.736	-	207.245	6.4	2.2	-
Commodities less food & beverages.....	146.358	-	150.791	11.1	3.0	-
Nondurables less food & beverages.....	194.869	-	199.498	14.6	2.4	-
Durables.....	-	-	103.923	6.8	-	-
Services.....	398.340	-	395.061	1.9	-0.8	-

Note: See footnotes at end of table.