



Santa Cruz County Mobile and Manufactured Home Commission

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July 13, 2022

2022 Consumer Price Index Rent Adjustment for 2023 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 2022, as reported by the Bureau of Labor Statistics, can be found on the back of this page. **The CPI adjustment for 2023 RV space rents is determined to be 49.86% or less**, calculated as follows:

2023 CPI RV Space Rent Adjustment Calculation

July 1, 2022 (for use in 2023)	1016.169 (Adjusted Index)
July 1, 1998 (for use in 1999)	<u>508.800</u> (Adjusted Index)
	507.369
	507.369 Total CPI Increase
(507.369 divided by 508.800) x 100 =	99.72 % (Percentage Increase)
Fifty percent of 99.72% =	49.86 % (2023 CPI Rent Adjustment)

The CPI adjustment, when multiplied by and then added to the 1999 base rent, becomes part of an allowable 2023 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 2022/2023.

Sincerely,

Kaite McGrew

Commissions Manager

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-		
	Historical data	Apr. 2022	May 2022	Jun. 2022	Jun. 2021	Apr. 2022	May 2022
Expenditure category							
All items		324.878	-	330.539	6.8	1.7	-
All items (1967=100)		998.766	-	1,016.169	-	-	-
Food and beverages		338.207	-	345.013	10.2	2.0	-
Food		340.217	-	347.238	10.8	2.1	-
Food at home		310.554	315.322	317.292	13.8	2.2	0.6
Cereals and bakery products		308.815	-	316.957	13.6	2.6	-
Meats, poultry, fish, and eggs		358.126	-	353.725	11.0	-1.2	-
Dairy and related products		321.150	-	314.815	10.4	-2.0	-
Fruits and vegetables		394.023	-	412.383	12.2	4.7	-
Nonalcoholic beverages and beverage materials ⁽¹⁾		218.623	-	222.129	8.6	1.6	-
Other food at home		258.799	-	271.620	21.1	5.0	-
Food away from home		371.272	-	378.329	7.1	1.9	-
Alcoholic beverages		316.572	-	320.622	2.7	1.3	-
Housing		372.662	-	376.019	3.8	0.9	-
Shelter		416.308	415.002	419.160	2.3	0.7	1.0
Rent of primary residence ⁽²⁾		471.426	471.648	472.691	1.3	0.3	0.2
Owners' equiv. rent of residences ⁽²⁾⁽³⁾		444.585	445.360	446.961	2.0	0.5	0.4
Owners' equiv. rent of primary residence ⁽¹⁾⁽²⁾		444.585	445.360	446.961	2.0	0.5	0.4
Fuels and utilities		535.078	-	550.501	15.8	2.9	-
Household energy		496.178	503.248	517.670	21.7	4.3	2.9
Energy services ⁽²⁾		497.554	504.595	517.210	21.2	4.0	2.5
Electricity ⁽²⁾		536.767	536.767	550.218	19.0	2.5	2.5
Utility (piped) gas service ⁽²⁾		416.368	439.149	450.060	33.6	8.1	2.5
Household furnishings and operations		162.568	-	164.773	9.6	1.4	-
Apparel		110.297	-	112.123	3.0	1.7	-
Transportation		257.897	-	272.010	19.9	5.5	-
Private transportation		255.212	-	267.539	19.5	4.8	-
New and used motor vehicles ⁽⁴⁾		117.730	-	120.244	-	2.1	-
New vehicles ⁽¹⁾		189.443	-	192.263	-	1.5	-
Used cars and trucks ⁽¹⁾		368.593	-	382.697	8.0	3.8	-
Motor fuel		414.030	435.497	464.377	49.7	12.2	6.6
Gasoline (all types)		411.914	433.465	462.242	49.4	12.2	6.6
Gasoline, unleaded regular ⁽⁴⁾		413.186	435.103	464.370	50.1	12.4	6.7
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾		382.446	401.596	427.736	48.2	11.8	6.5
Gasoline, unleaded premium ⁽⁴⁾		385.567	404.599	429.972	46.8	11.5	6.3
Medical care		573.254	-	583.038	5.7	1.7	-
Recreation ⁽⁶⁾		134.314	-	136.803	3.8	1.9	-
Education and communication ⁽⁶⁾		155.644	-	154.646	1.6	-0.6	-
Tuition, other school fees, and child care ⁽¹⁾		-	-	1,912.142	4.3	-	-
Other goods and services		557.976	-	566.163	7.8	1.5	-

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.