



CITY OF MORRO BAY

CITY HALL

595 Harbor Street
Morro Bay, CA 93442

TO: Interested Parties

FROM: Scott Collins, City Manager

DATE: September 20, 2021

SUBJECT: Mobile Home Parks Rent Control Increase

Under Section 5.32 of the Municipal Code, mobile home parks may raise rents annually On January 1, 2021, based on the change in the Consumer Price Index for all Urban Consumers (CPI-U), from August of the previous year to August of the current year. The Department of Labor released the August CPI-U for the Los Angeles-Long Beach-Anaheim area, and the applicable percent change is **4.0%**. The City of Morro Bay's City Council modified the law during 2004, creating two categories of residents. The following is the calculation applicable to each category:

PERMANENT RESIDENTS:

The allowable rent increase is **3%** ($4.0 \times .75=3.00$)

NON-PERMANENT RESIDENTS:

The allowable rent increase is **5%** ($4.0 \times 1.25=5.00$)

If you have any questions, please contact:

Scot Graham
Community Development Director
(805) 772-6291

Or

Tracy McConnell
Finance Account Clerk
(805) 772-6294

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

August 2021

(All items indexes: 1982=84=100 unless otherwise noted. Not seasonally adjusted.)

	All Urban Consumers (CPI-U)										Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes					Percent Change					Indexes			Percent Change		
	Aug 2020	Jul 2021	Aug 2021	Jul 2021	Aug 2021	Year ending	1 Month ending	Aug 2020	Jul 2021	Aug 2021	Year ending	1 Month ending	Aug 2021	Jul 2021	Aug 2021	
U. S. City Average.....	259,918	273,003	273,567	273,567	273,567	5.4	0.2	253,597	267,789	268,387	6.0	0.2	268,387	268,387	268,387	
West.....	276,443	289,863	290,393	290,393	290,393	5.2	0.2	268,075	282,738	283,286	5.9	0.2	283,286	283,286	283,286	
West - Size Class A ¹	285,441	297,881	298,574	298,574	298,574	4.5	0.2	275,518	289,069	289,706	5.2	0.2	289,706	289,706	289,706	
West - Size Class B/C ²	160,528	169,267	169,477	169,477	169,477	6.0	0.1	160,249	169,901	170,186	6.7	0.2	170,186	170,186	170,186	
Mountain ³	107,719	113,562	113,807	113,807	113,807	5.6	0.2	107,934	114,427	114,777	6.3	0.3	114,777	114,777	114,777	
Pacific ³	107,309	112,297	112,489	112,489	112,489	5.0	0.2	107,503	113,192	113,370	5.8	0.2	113,370	113,370	113,370	
Los Angeles-Long Beach-Anaheim, CA.....	280,116	290,890	291,333	291,333	291,333	3.9	0.2	270,563	282,271	282,691	4.5	0.1	282,691	282,691	282,691	
	Indexes					Percent Change					Percent Change					
	Year ending					Year ending					Year ending					
	2 Months ending					2 Months ending					2 Months ending					
	Jul 2020	May 2021	Jul 2021	May 2021	Jul 2021	Year ending	2 Months ending	Jul 2020	May 2021	Jul 2021	Year ending	2 Months ending	Jul 2021	May 2021	Jul 2021	
Riverside-San Bernardino-Ontario, CA ³	107,640	113,222	114,682	114,682	114,682	5.9	1.3	108,055	113,749	115,129	5.8	6.5	115,129	115,129	115,129	
San Diego-Carlsbad, CA.....	305,611	317,141	323,906	323,906	323,906	5.3	2.1	288,956	300,413	307,737	5.6	6.5	307,737	307,737	307,737	
Urban Hawaii.....	285,725	296,559	298,820	298,820	298,820	3.8	0.8	282,809	294,433	296,723	4.1	4.9	296,723	296,723	296,723	
	Indexes					Percent Change					Percent Change					
	Year ending					Year ending					Year ending					
	2 Months ending					2 Months ending					2 Months ending					
	Aug 2020	Jun 2021	Aug 2021	Jun 2021	Aug 2021	Year ending	2 Months ending	Aug 2020	Jun 2021	Aug 2021	Year ending	2 Months ending	Aug 2021	Jun 2021	Aug 2021	
Phoenix-Mesa-Scottsdale, AZ ⁴	146,395	153,672	153,931	153,931	153,931	5.4	0.2	145,127	152,744	153,035	5.8	5.4	153,035	153,035	153,035	
San Francisco-Oakland-Hayward, CA.....	300,182	309,497	311,167	311,167	311,167	3.2	0.5	293,062	304,971	307,423	4.3	4.9	307,423	307,423	307,423	
Seattle-Tacoma-Bellevue, WA.....	284,905	296,573	299,704	299,704	299,704	5.5	1.1	281,131	293,607	295,410	6.3	5.1	295,410	295,410	295,410	
Urban Alaska.....	226,984	239,296	239,899	239,899	239,899	6.2	0.3	226,874	237,705	239,491	5.7	5.6	239,491	239,491	239,491	

1 Population over 2,500,000 2 Population 2,500,000 and under, Dec 1996 = 100 3 Dec 2017=100 4 Dec 2001=100

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf

1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm

Release date September 14, 2021. The next release date is scheduled for October 13, 2021. For questions, please contact us at BL.SinfoSF@bls.gov or (415) 625-2270.