



CITY OF MORRO BAY

CITY HALL

595 Harbor Street
Morro Bay, CA 93442

TO: Interested Parties

FROM: Scott Collins, City Manager

DATE: September 20, 2018

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, 2019, 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 **3.9%**. 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 **2.93%** ($3.9 \times .75=2.93$)

NON-PERMANENT RESIDENTS:

The allowable rent increase is **4.88%** ($3.9 \times 1.25=4.88$)

If you have any questions, please contact:

Scot Graham
Community Development Director
(805) 772-6291

Or

Chloe Budd
Finance Account Clerk
(805) 772-6201

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

August 2018

ALL ITEMS INDEXES

(1982-84=100 unless otherwise noted)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	1 Month ending					Year ending	1 Month ending	
	Aug 2017	Jul 2018	Aug 2018	Jul 2018	Aug 2018	Aug 2018	Aug 2017	Jul 2018	Aug 2018	Jul 2018	Aug 2018	Aug 2018
U. S. City Average.....	245.519	252.006	252.146	2.9	2.7	0.1	239.448	246.155	246.336	3.2	2.9	0.1
(1967=100).....	735.466	754.898	755.317	-	-	-	713.243	733.221	733.760	-	-	-
Los Angeles-Long Beach-Anaheim.....	256.739	266.007	266.665	3.9	3.9	0.2	247.260	256.632	257.318	4.0	4.1	0.3
(1967=100).....	758.521	785.904	787.846	-	-	-	730.727	758.426	760.453	-	-	-
West	255.282	263.971	264.395	3.6	3.6	0.2	246.978	255.931	256.311	3.9	3.8	0.1
(Dec. 1977 = 100)	412.649	426.695	427.380	-	-	-	397.375	411.779	412.390	-	-	-
West - A*.....	262.522	272.296	272.606	3.9	3.8	0.1	252.086	262.441	262.699	4.2	4.2	0.1
(Dec. 1977 = 100)	428.079	444.016	444.522	-	-	-	408.079	424.842	425.259	-	-	-
West - B/C**(Dec. 1996=100).....	149.255	153.464	153.797	3.2	3.0	0.2	148.925	153.326	153.625	3.3	3.2	0.2

BI-MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Aug 2017	Jun 2018	Aug 2018	Jun 2018	Aug 2018	Aug 2018	Aug 2017	Jun 2018	Aug 2018	Jun 2018	Aug 2018	Aug 2018
San Francisco-Oakland-Hayward.....	275.893	286.062	287.664	3.9	4.3	0.6	269.827	280.219	281.536	4.0	4.3	0.5
(1967=100).....	848.172	879.435	884.358	-	-	-	821.645	853.291	857.300	-	-	-
Seattle-Tacoma-Bellevue.....	263.333	272.395	271.625	3.3	3.1	-0.3	259.528	268.957	267.757	3.6	3.2	-0.4
(1967=100).....	802.742	830.365	828.019	-	-	-	769.761	797.727	794.166	-	-	-

* A = greater than 2,500,000 population

** B/C = 2,500,000 population or less

Dash (-) = Not Available.

Release date Sep. 13, 2018. The next monthly releases are scheduled for Oct. 11, 2018. The next bi-monthly releases are scheduled for Nov. 14, 2018.

Due to the 2018 geographic revision, Anchorage, Honolulu, Phoenix, and San Diego area index numbers are now published bi-monthly. Semi-annual averages can be accessed online at www.bls.gov/cpi/data.htm. The Portland CPI has been discontinued. Additional information on the geographic revision is available at www.bls.gov/regions/west/factsheet/2018cpigeorevision.htm. For questions, please contact us at BLSinfoSF@BLS.GOV or (415) 625-2270.