



CITY OF MORRO BAY

CITY HALL

595 Harbor Street
Morro Bay, CA 93442

TO: Interested Parties

FROM: Martin Lomeli, Interim City Manager

DATE: September 19, 2017

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, 2018, 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-Riverside-Orange County area, and the applicable percent change is **2.8%**. 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 **2.10%** ($2.8 \times .75=2.10$)

NON-PERMANENT RESIDENTS:

The allowable rent increase is **3.50%** ($2.8 \times 1.25=3.50$)

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 2017

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 2016	Jul 2017	Aug 2017	Jul 2017	Aug 2017	Aug 2017	Aug 2016	Jul 2017	Aug 2017	Jul 2017	Aug 2017	Jul 2017	Aug 2017	Aug 2017		
U. S. City Average.....	240.849 ^R	244.786	245.519	1.7	1.9	0.3	234.904 ^R	238.617	239.448	1.6	1.9	0.3				
(1967=100).....	721.476 ^R	733.269	735.466	-	-	-	699.708 ^R	710.766	713.243	-	-	-				
Los Angeles-Riverside-Orange Co.....	249.700 ^R	256.023	256.739	2.5	2.8	0.3	240.267 ^R	246.681	247.260	2.5	2.9	0.2				
(1967=100).....	737.723 ^R	756.405	758.521	-	-	-	710.062 ^R	729.018	730.727	-	-	-				
West	248.498 ^R	254.708	255.282	2.5	2.7	0.2	240.291 ^R	246.373	246.978	2.5	2.8	0.2				
(Dec. 1977 = 100)	401.684 ^R	411.722	412.649	-	-	-	386.616 ^R	396.400	397.375	-	-	-				
West - A*	255.200 ^R	262.195	262.522	2.8	2.9	0.1	244.976 ^R	251.768	252.086	2.7	2.9	0.1				
(Dec. 1977 = 100)	416.139 ^R	427.546	428.079	-	-	-	396.569 ^R	407.563	408.079	-	-	-				
West - B/C**(Dec. 1996=100).....	145.829 ^R	148.691	149.255	1.9	2.3	0.4	145.423 ^R	148.395	148.925	2.0	2.4	0.4				
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 2016	Jun 2017	Aug 2017	Jun 2017	Aug 2017	Aug 2017	Aug 2016	Jun 2017	Aug 2017	Jun 2017	Aug 2017	Jun 2017	Aug 2017			
San Francisco-Oakland-San Jose.....	267.853 ^R	275.304	275.893	3.5	3.0	0.2	262.326 ^R	269.508	269.827	3.3	2.9	0.1				
(1967=100).....	823.455 ^R	846.360	848.172	-	-	-	798.803 ^R	820.674	821.645	-	-	-				
Seattle-Tacoma-Bremerton.....	256.907	263.756	263.333	3.0	2.5	-0.2	252.393	259.487	259.528	3.0	2.8	0.0				
(1967=100).....	783.154	804.030	802.742	-	-	-	748.598	769.637	769.761	-	-	-				

* A = 1,500,000 population and over

** B/C = less than 1,500,000 population

Dash (-) = Not Available.

R=Revised

Release date Sep. 14, 2017. The next monthly releases are scheduled for Oct. 13, 2017. The next bi-monthly releases are scheduled for Nov. 15, 2017.

Please note: Customers can receive additional information by calling the BLS West Region Information Office: (415) 625-2270.

In January 2018, BLS will introduce a new geographic area sample for the Consumer Price Index (CPI). Additional information on the geographic revision is available at: www.bls.gov/cpi/georevision2018.htm.