



## Mobilehome Rent Review Commission Meeting Agenda

February 21, 2019 - 9:00 AM

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City Council Chambers - Yucaipa City Hall  
34272 Yucaipa Blvd., Yucaipa, California

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**THE CITY OF YUCAIPA COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IF YOU REQUIRE SPECIAL ASSISTANCE TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL THE CITY CLERK'S DEPARTMENT AT (909) 797-2489 AT LEAST 48-HOURS PRIOR TO THE MEETING.**

**ANY PUBLIC WRITINGS DISTRIBUTED BY THE CITY TO AT LEAST A MAJORITY OF THE COMMISSION REGARDING ANY ITEM ON THIS REGULAR MEETING AGENDA WILL BE MADE AVAILABLE AT THE PUBLIC RECEPTION COUNTER AT CITY HALL, LOCATED AT 34272 YUCAIPA BOULEVARD, DURING NORMAL BUSINESS HOURS.**

**IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING, PLEASE COMPLETE A SPEAKERS FORM AND RETURN IT TO THE RENT ADMINISTRATOR PRIOR TO THE BEGINNING OF THE MEETING. THERE IS A THREE-MINUTE TIME LIMIT FOR SPEAKING.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **PUBLIC COMMENT**

### **CEREMONIAL**

Administer the Oath of Office to the Newly Appointed Members of the Mobilehome Rent Review Commission

### **COMMISSION BUSINESS**

- P.3 1. **SUBJECT:** COMMISSION REORGANIZATION

**RECOMMENDATION:** That the Mobilehome Rent Review Commission choose one of its members as Chairperson and another of its members as Vice-Chairperson.

## **DISCUSSION AND ACTION**

- P. 4 **2.**     **SUBJECT:** RECEIVE AND FILE MOBILEHOME RENT REVIEW COMMISSION MINUTES OF OCTOBER 19, 2017

**RECOMMENDATION:** That the Mobilehome Rent Review Commission receive and file Commission Minutes of October 19, 2017.

- P. 13 **3.**     **SUBJECT:** CONSUMER PRICE INDEX UPDATE TO MOBILEHOME RENT STABILIZATION ORDINANCE AND RESOLUTION

**RECOMMENDATION:** That the City of Yucaipa Mobilehome Rent Review Commission:

1. Conduct a review of the proposed amendments to Yucaipa Municipal Code Chapter 15.20 and Resolution No. 2011-52, as amended; and
2. Recommend that the City Council approve the proposed revisions relating to calculations of increases in the Consumer Price Index for the purpose of determining allowable rent increases.

## **STUDY SESSION**

- 4.**     **SUBJECT:** THE COMMISSION WILL HOLD A TRAINING SESSION REGARDING THE YUCAIPA MOBILEHOME RENT STABILIZATION ORDINANCE, ADMINISTRATIVE RULES, AND RULES AND PROCEDURES FOR THE CONDUCT OF HEARINGS

## **ADJOURNMENT**

**CITY OF YUCAIPA  
MOBILEHOME RENT REVIEW COMMISSION  
AGENDA REPORT**

**TO:** Mobilehome Rent Review Commission  
**FROM:** Jennifer Crawford, Deputy City Manager/Rent Administrator   
**FOR:** Meeting of February 21, 2019  
**SUBJECT:** Mobilehome Rent Review Commission Reorganization

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**RECOMMENDATION:**

That the Mobilehome Rent Review Commission choose one of its members as Chairperson and another of its members as Vice-Chairperson.

**DISCUSSION:**

The adopted Mobilehome Rent Stabilization Administrative Rules §1.0028 states that the Mobilehome Rent Review Commission shall elect the Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected for a term of one (1) year. No Commissioner may hold the office of Chairperson for more than two (2) successive terms of one (1) year each.

**City of Yucaipa**  
**Mobilehome Rent Review Commission Minutes**  
**Regular Meeting of October 19, 2017**

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A Regular meeting of the Mobilehome Rent Review Commission of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on October 19, 2017 at 10:37 AM.

**PRESENT:** Caecilia Johns, Chairperson  
 Jordan Mack, Vice-Chairperson  
 William Mecham, Commissioner  
 Thomas Powell, Commissioner  
 Amy Greyson, Commission Attorney  
 Jennifer Shankland, Deputy City Manager/Rent Administrator

**ABSENT:** None

**CONVENE MOBILEHOME RENT REVIEW COMMISSION**

The meeting was opened with the Pledge of Allegiance led by Vice-Chairperson Mack.

Commissioner Mecham announced that it was Chairperson Johns' birthday.

**CONSENT AGENDA**

The following Consent Agenda items are expected to be routine and non-controversial. The Commission will act upon them, at one time, without discussion. Any Commission Member or staff member may request removal of an item from the Consent Agenda for discussion.

1. **SUBJECT:** APPROVE COMMISSION MINUTES OF AUGUST 22, 2017.

**RECOMMENDATION:** That the Commission approve the Mobilehome Rent Review Commission Minutes of August 22, 2017.

**ACTION:** MOTION BY COMMISSIONER MECHAM, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 4-0 TO APPROVE COMMISSION MINUTES OF AUGUST 22, 2017.

**PUBLIC COMMENT**

None

Deputy City Manager/Rent Administrator Shankland stated that the City notified various parties of the upcoming Biennial Review on August 17, 2017 and received comments from YMRA, MHET, WMA, Andrew Rottenbacher, GSMOL, Ian Dyer, Elizabeth Sonderman, Barbara Kutra, Dale Ramsdell, and Robin Minnear by the September 11, 2017 deadline.

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Ms. Shankland explained that these individuals will be considered "Stakeholders" for this meeting and that the comments received are summarized in and attached to the staff report.

Ms. Shankland stated that Ordinance No. 364 was introduced for first reading at the October 13, 2017 City Council meeting which, upon adoption, will impose a ninety (90) day moratorium on consideration of or action on applications for Special Rent Adjustments under YMC §15.20.100(A), (B) or (C). The City Council directed the Commission to provide any recommendations to the City Council at the Commission's October 19, 2017 meeting in order to enable the City Council to complete the Biennial Review before expiration of the moratorium.

Ms. Shankland stated that based on City Council direction, staff notified the stakeholders to inform them that they would be granted ten minutes to summarize the various points outlined in their submittal and that all other individuals interested in speaking will be granted the standard three minutes.

**DISCUSSION AND ACTION**

2. **SUBJECT:** BIENNIAL REVIEW OF MOBILEHOME RENT STABILIZATION ORDINANCE AND RESOLUTION

**RECOMMENDATION:** That the City of Yucaipa Mobilehome Rent Review Commission conduct a review of the Mobilehome Rent Stabilization Ordinance (Yucaipa Municipal Code Chapter 15.20) and the Administrative Rules last amended by Resolution No. 2011-52, and direct staff as appropriate.

**DISCUSSION:** Deputy City Manager/Rent Administrator Shankland presented the staff report.

**PUBLIC COMMENT**

Tony Slaick, YMRA Chairperson, stated that the costs of capital improvements should be shared 50/50 between park owners and park residents and if YMRA could get agreement on this item, YMRA could: consider 100% of the CPI, support a 1% floor as long as the 5% cap is maintained, and support limited vacancy decontrol.

Mr. Slaick reiterated the comments submitted by YMRA and stated that the temporary rent adjustment for application and hearing costs should be based on the highest methodology, the informal staff CPI study should include 8 years preceding the recession, no changes should be made to the CPI calculation until the consideration of a worst-case scenario, and no changes should be made to rent adjustments upon vacancy. Mr. Slaick addressed YMRA concerns pertaining to emergency health and safety capital improvements.

Peter Hertzog, MHET, stated MHET's support of staff recommendation regarding capital improvements. Mr. Hertzog stated that the focus today should be how to limit or prevent future MNOI increases from being necessary and to at least minimize any potential impact of what

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would be legally required. Mr. Hertzog cited the benefits of implementing 100% CPI increases and vacancy decontrol and reiterated how these changes could help decrease the potential for MNOI applications. Mr. Hertzog stated MHET's opposition to temporary rent adjustments for application and hearing costs.

Julie Paule, WMA, stated there is a noticeable theme with what the residents are requesting this year and believes the residents have taken concepts that they don't like and have redefined them, such as the Galland standard, redefining the fair rate of return, new standards on limits and timings of applications, and new requirements on documentation. Ms. Paule stated WMA's concerns that these changes could jeopardize the current Ordinance and stated WMA's support for staff recommendations to make no changes pertaining to these items. Ms. Paule stated the goal of the Commission should be to limit or reduce the capital improvement and special rent adjustment applications and stated WMA's support of implementing 100% CPI increases and vacancy decontrol. Ms. Paule reiterated the comments submitted by WMA pertaining to vacancy decontrol and listed cities that allow rent adjustments based on vacancies.

Dale Ramsdell, Hidden Valley Mobilehome Park resident, stated that "when you say rent control, the control should not be the park, it should be somewhere around 50/50". Mr. Ramsdell expressed his concerns pertaining to the vulnerabilities of the senior population and the financial hardships of living on a fixed income.

Lorraine Basset, Wishing Well Mobilehome Park resident, provided details of her living conditions, stated that she has been harassed by the park management, and emphasized that "we are the consumer".

Susan Taylor, Hillcrest Mobile Estates resident, stated that she is thankful for all that she has and spoke in support of the recommendations presented by YMRA.

Jennifer Marshall, Northview Mobilehome Park resident, spoke in opposition of rent adjustments upon vacancy and requested that the Commission consider the mobilehome owner when making a decision.

Ron Rush, El Dorado Palms Mobilehome Park resident, expressed his opinion that all of the "mumbo jumbo" by lawyers and experts confuses everyone and that we need a rent control ordinance that will be "bullet proof".

Colleen Kirkpatrick, Valley View Mobilehome Park resident, cited the current demographic data for the City of Yucaipa and noted that the City was marketed as a retirement community up until the 1980's-1990's. Ms. Kirkpatrick also cited the median household income statistics and stated that a local investor now owns over ten percent of the homes in the park.

Jerry Rubin, Hillcrest Mobile Estates Owner, stated that he built the park 45 years ago and expressed his concern that the costs for maintenance and repairs are "going out of site". Mr. Rubin cited examples of recent and future needs of the park and stated that the rents in the park

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are reasonable but he cannot maintain the Park at the current rents. Mr. Rubin stated his support for vacancy decontrol.

Ann Quiett, Hidden Valley Mobilehome Park resident, requested that the City Council consider hiring a new expert that is more up-to-date with the current laws. Ms. Quiett stated her opposition to large rent increases imposed all at one time and alleged that the “new breed of predator park owners” are making it impossible for the residents to sell their homes to outside parties and end up having to sell their homes to the park owner for pennies on the dollar.

Mick Terry, Hidden Valley Mobilehome Park resident, stated that he and his fiancé moved from a mobilehome park in Santa Clarita because the City approved an ordinance that “effectively bypassed mandated rent control” and they could no longer afford to live there. Mr. Terry stated his concerns with the possibility of losing rent control in Yucaipa.

Tina Eing, Hidden Valley Mobilehome Park resident, stated that she and her fiancé moved to Yucaipa because they thought it was affordable and they are appalled with knowing they have to fight another battle for rent control. Ms. Eing stated that she would like to fight for the seniors because they are on a limited income and questioned why it has to be such a struggle.

Joe Sutt, Wildwood Canyon Mobilehome Park resident, raised concerns and provided comment regarding the 11 items listed in the staff report.

Michael Pritchard, Carriage Trade Manor Mobilehome Park resident, reiterated his concerns pertaining to the Capital Improvement rent increase, the Fair Return rent increase, and the pass-through of legal fees to the residents of Carriage Trade Manor. Mr. Pritchard stated that the park owner’s claimed expenses need to be scrutinized.

Clay Hage, Las Casitas Mobilehome Park Operator, stated that he has had discussions and debates over rent control for over 31 years and that when the Commission has to decide on an NOI application, the rules are set by the courts and established by case law. Mr. Hage spoke in support of 100% of the CPI and vacancy decontrol as a way to help reduce the likelihood for an NOI and requested that the Commission remember that they are constrained by certain rules but also by public policy that will achieve the desired result.

The Commission recessed for ten minutes and reconvened.

The Commission opened Stakeholder rebuttals.

Tony Slaick, YMRA Chairperson, cautioned the Commission to make any changes to the Ordinance slowly and to base their decisions on “worst-case scenarios”.

The public comment was closed.

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**RECOMMENDATIONS FOR POLICY CHANGES AND IMPROVEMENTS IN THE ADMINISTRATION OF THE ORDINANCE.**

3. **SUBJECT:** SPECIAL RENT ADJUSTMENTS BASED ON VOLUNTARY MEET AND CONFER

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

**ACTION:** MOTION BY VICE-CHAIRPERSON MACK, SECOND BY COMMISSIONER MECHAM, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO AMEND ADMINISTRATIVE RULES §4.0006 AS DETAILED IN THE STAFF REPORT.

10. **SUBJECT:** DEFERMENT OF APPLICATION FEES

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION:** MOTION BY COMMISSIONER MECHAM, SECOND BY COMMISSIONER POWELL, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES PERTAINING TO THE DEFERMENT OF THE \$1,750 APPLICATION/APPEAL FEE FOR RESIDENTS.

1. **SUBJECT:** TEMPORARY RENT ADJUSTMENT FOR APPLICATION AND HEARING COSTS

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION:** MOTION BY COMMISSIONER MECHAM, SECOND BY COMMISSIONER POWELL, CARRIED 4-0, TO RECOMMEND AMENDMENTS TO YMC §15.20.116(A) AND ADMINISTRATIVE RULE §6.0004(B) TO REFLECT THAT WHEN CONSIDERING ALL RELEVANT FACTORS TO EVALUATE A PROPOSED TEMPORARY RENT ADJUSTMENT INCLUDING WHETHER THE CLAIMED COSTS BEAR A REASONABLE RELATIONSHIP TO THE SPECIAL ADJUSTMENT AWARDED, THE COMMISSION HAS THE

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**DISCRETION TO EVALUATE AND CONSIDER WHETHER THE COSTS SHOULD BE REDUCED BASED ON THE PERCENTAGE OF THE AMOUNT AWARDED AS A SPECIAL RENT ADJUSTMENT.**

**2. SUBJECT: ANNUAL ADJUSTMENTS**

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER POWELL, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 3-1 (COMMISSIONER MECHAM VOTED NOE), TO MAINTAIN 80% OF THE CPI AND LOWER THE CAP FROM 5% TO 4%.**

**4. SUBJECT: RENT ADJUSTMENTS UPON VACANCY**

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER POWELL, SECOND BY VICE-CHAIRPERSON MACK, TO SELECT OPTION #7 (TO RETAIN THE EXISTING LANGUAGE OF THE ORDINANCE AND RULES).**

**ACTION: COMMISSIONER POWELL RETRACTED HIS MOTION. VICE-CHAIRPERSON MACK RETRACTED HIS SECOND.**

**ACTION: MOTION BY COMMISSIONER POWELL, FAILED DUE TO A LACK OF A SECOND, TO SELECT OPTION #6 (UPON A VACANCY RESULTING IN A VACANT PAD (DEFINED AS SPACE WAS NEVER OCCUPIED OR MOBILEHOME IS COMPLETELY REMOVED), THE PARK OWNER MAY INCREASE THE LAST RENT BASED ON THE COMBINED AVERAGE OF RENT CONTROLLED SPACES IN THE PARK PLUS 5% OR \$50, WHICHEVER IS LESS AND LIMIT THE INCREASE TO ONCE EVERY THREE YEARS PER SPACE).**

**ACTION: MOTION BY COMMISSIONER MECHAM, FAILED DUE TO A LACK OF A SECOND, TO SELECT OPTION #1 (UPON A VACANCY RESULTING FROM AN IN-PLACE TRANSFER (AS DEFINED), ALLOW A PARK OWNER TO IMPOSE A ONE-TIME SPACE RENT INCREASE**

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**OF \$25. IF A SPACE BECOMES VACANT MORE THAN ONCE DURING A CALENDAR YEAR, THE PARK OWNER MAY INCREASE THE RENT ONCE MORE BY AN ADDITIONAL \$25 RENT INCREASE, BUT NO FURTHER VACANCY INCREASES WOULD BE ALLOWED REGARDLESS OF THE NUMBER OF ADDITIONAL VACANCIES DURING THAT CALENDAR YEAR).**

**ACTION: MOTION BY VICE-CHAIRPERSON MACK, SECOND BY COMMISSIONER POWELL, CARRIED 3-1 (COMMISSIONER MECHAM VOTED NOE), TO SELECT OPTION #7 (RETAIN THE EXISTING LANGUAGE OF THE ORDINANCE AND RULES).**

**5. SUBJECT: DEFINITION OF FAIR RETURN ON INVESTMENT**

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES REGARDING THE DEFINITION OF FAIR RETURN.**

**6. SUBJECT: SPECIAL RENT ADJUSTMENT TIMING**

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES REGARDING PLACING ANY LIMITATIONS ON WHEN A PARK OWNER MAY SUBMIT AN APPLICATION FOR A SPECIAL RENT ADJUSTMENT UNDER YMC §15.20.100(A), (B) OR (C).**

**7. SUBJECT: SIMPLIFY MNOI AND CPI BASELINE YEAR CALCULATIONS**

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

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**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES PERTAINING TO 1987 AS THE BASE YEAR FOR THE PURPOSES OF DETERMINING THE INITIAL MNOI ADJUSTMENT OR FAIR RETURN ADJUSTMENT FOR THOSE PARKS THAT HAVE NOT YET RECEIVED AN MNOI RENT ADJUSTMENT.**

8. **SUBJECT: SPECIAL RENT ADJUSTMENT APPLICATION REQUIREMENTS**

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY COMMISSIONER POWELL, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES REGARDING THE NUMBER OF PRIOR YEARS' INCOME AND EXPENSES THAT MUST BE SUBMITTED AS PART OF AN MNOI/FAIR RETURN RENT ADJUSTMENT APPLICATION, SINCE THE ORDINANCE AND RULES ALREADY REQUIRE THAT THE PARK OWNER SUBMIT DOCUMENTATION FOR EXPENSES FOR THE CURRENT YEAR AND THE PRECEDING FOUR YEARS.**

9. **SUBJECT: COSTS OF CAPITAL IMPROVEMENTS**

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER POWELL, SECOND BY VICE-CHAIRPERSON MACK, TO AMEND THE ORDINANCE AND RULES TO REQUIRE APPROVED CAPITAL IMPROVEMENT COSTS TO BE SPLIT EVENLY BETWEEN THE PARK RESIDENTS AND PARK OWNER.**

**COMMISSIONER POWELL RETRACTED HIS MOTION. VICE-CHAIRPERSON MACK RETRACTED HIS SECOND.**

**ACTION: MOTION BY COMMISSIONER POWELL, SECOND BY COMMISSIONER MECHAM, CARRIED 3-1 (VICE-CHAIRPERSON MACK VOTED NOE) TO SUPPORT STAFF RECOMMENDATION TO**

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**NOT MAKE ANY CHANGE TO THE ORDINANCE OR RULES  
RELATING TO CAPITAL IMPROVEMENT RENT ADJUSTMENTS.**

11. **SUBJECT:** DISCLOSE THE DIFFERENCE BETWEEN MONTH TO MONTH RENTALS AND LONG TERM LEASING

Deputy City Manager/Rent Administrator Shankland and Commission Attorney Greyson addressed questions raised by Commissioners.

After Mobilehome Rent Review Commission discussion, the following Motion was made:

**ACTION: MOTION BY COMMISSIONER MECHAM, SECOND BY VICE-CHAIRPERSON MACK, CARRIED 4-0, TO SUPPORT STAFF RECOMMENDATION TO NOT MAKE ANY CHANGE TO THE ORDINANCE AND RULES WITH RESPECT TO THIS ISSUE.**

**ADJOURNMENT**

Commissioner Mecham concluded that it has been a “painful” day for all with deliberating issues that bring forth so many emotions. Commissioner Mecham stated that the Commission represents both the mobilehome park community and the rest of the community and that the recommendations will be brought to City Council for consideration.

The meeting adjourned.

ATTEST:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Jennifer Crawford  
Deputy City Manager/City Clerk

APPROVED AT THE MEETING OF:

\_\_\_\_\_  
February 21, 2019

**CITY OF YUCAIPA  
MOBILEHOME RENT REVIEW COMMISSION  
AGENDA REPORT**

**TO:** Mobilehome Rent Review Commission

**FROM:** Jennifer Crawford, Deputy City Manager/Rent Administrator *JC*  
Amy Greyson, Assistant City Attorney/Mobilehome Rent Review Commission Attorney

**FOR:** Mobilehome Rent Review Commission of February 21, 2019

**SUBJECT:** Consumer Price Index Update to Mobilehome Rent Stabilization Ordinance and Resolution

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**RECOMMENDATION:**

That the City of Yucaipa Mobilehome Rent Review Commission:

1. Conduct a review of the proposed amendments to Yucaipa Municipal Code Chapter 15.20 and Resolution No. 2011-52, as amended; and
2. Recommend that the City Council approve the proposed revisions relating to calculations of increases in the Consumer Price Index for the purpose of determining allowable rent increases.

**DISCUSSION:**

The U.S. Department of Labor, Bureau of Labor Statistics (BLS) has introduced a new Consumer Price Index (CPI) for the area that includes Yucaipa and has terminated the use of the former index which included Yucaipa. Therefore, designation of the applicable CPI index must be revised in Chapter 15.20 of Title 15 of the Yucaipa Municipal Code (also referred to sometimes as the "Mobilehome Rent Stabilization Ordinance" or the "Ordinance") and Resolution No. 2011-52, as amended (Administrative Rules).

The proposed modifications to the Ordinance and Administrative Rules are technically complex, but in substance are unlikely to have more than a small impact. The proposal provides for replacing the former CPI index which included Yucaipa with the new CPI index that includes Yucaipa. The technical complexity is associated with the transition from the former to the current index. Some calculations under the Ordinance, by necessity, will take into account a combination of the increases under the formerly used CPI index and the new CPI index.

The Ordinance authorizes several types of rent increases that are based on changes in the CPI. The Annual Adjustment is based on the lesser of either four percent of the current space rent as of the date of the complete application, or 80% (eighty percent) of the percentage increase in the CPI over the prior twelve months (YMC § 15.20.080). The Special Rent Adjustment standards include a Maintenance of Net Operating Income ("MNOI") rent adjustment standard which takes

into account the percentage changes in the CPI since a base year (YMC § 15.20.100(A) and (B)). The base year is either 1987 or the year that a prior Special Rent Adjustment was granted.

Under the Ordinance, the CPI” is defined as:

“the CPI published by the Bureau of Labor Statistics (BLS) for the **Los Angeles-Riverside-Orange County Areas**, All Urban Consumers.” (YMC § 15.20.020 (emphasis added))

Effective January 2018, the BLS revised its geographical designations for calculating the CPI throughout the country to reflect data from the 2010 Decennial Census. Now the BLS uses different geographical areas for Southern California. The Los Angeles-Riverside-Orange County index was eliminated and split into two “Core Based Statistical Areas” (CBSA):

- (1) one consisting of Los Angeles and Orange Counties labeled the index for “Los Angeles-Long Beach- Anaheim” area; and
- (2) a new, separate index including Riverside and San Bernardino Counties, labeled the index for the “Riverside-San Bernardino-Ontario” area.

The former Los Angeles-Riverside-Orange County area index and the new index for Los Angeles-Long Beach-Anaheim are **monthly** indexes. However, the CPI index for the new Riverside-San Bernardino-Ontario CBSA is a **bi-monthly** index, with data for odd-numbered months. (This difference necessitates additional adjustments in the transition from the old to the new index.)

The Administrative Rules regarding the Annual Adjustment under Yucaipa’s Ordinance require that the Rent Administrator (RA) provide the owner of each regulated park with a calculation of the percentage allowable Annual Adjustment by February 1<sup>st</sup> of each year, so that the park owners may calculate and apply to the RA for an approval of the Annual Adjustment for each of their month-to-month spaces (Administrative Rules, § 3.0001).

However, the bi-monthly CPI for the new Riverside-San Bernardino-Ontario index does not include data for December and the CPI report including January data is not published until the second half of February. That publication date is too late for the RA to send out the annual CPI increase factor to the park owners for them to use in applying for an Annual Adjustment for that calendar year. Therefore, if the CPI index that includes Yucaipa is used, in order to calculate an increase in the CPI data for a twelve month period in time to meet the current deadline of February 1, the increase needs to be calculated using the 12-month period starting in November of the year immediately preceding the current year and ending in the prior November. For example, the Annual Adjustment to be imposed in 2019 (the “2019 Annual Adjustment”) would be calculated using the CPI data for November 2018 and November 2017.)

The following chart illustrates the CPI data available from the BLS in January 2019, to be used by the RA in calculating the percentage increase in the CPI for use in determining each park’s

2019 Annual Adjustment. The chart reflects that in January 2019, the new Riverside-San Bernardino-Ontario index included bi-monthly data only through November 2018, and did not provide a 12-month period with which to determine the percentage increase in the CPI.

CPI-All Urban Consumers (Current Series)															
Original Data Value															
Series Id:	CUURS49CSA0														
Not Seasonally Adjusted															
Series Title:	All Items in Riverside-San Bernardino-Ontario, CA, all														
Area:	Riverside-San Bernardino-Ontario, CA														
Item:	All Items														
Base Period:	DECEMBER 2017=100														
Years:	2017 to 2018														
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.916		101.897		102.929		103.139		103.241		103.616		102.732	102.023	103.441

Staff also reviewed the CPI data for the new Los Angeles-Long Beach-Anaheim CPI that was available before February 1, 2019. The following chart was obtained from the BLS website and illustrates the CPI information that was available before February 2019. The chart shows that the BLS was releasing monthly data for the neighboring Los Angeles-Long Beach-Anaheim CPI which covered the time period through December 2018, including the 12-month time frame of December 2017 to December 2018.

CPI-All Urban Consumers (Current Series)															
Original Data Value															
Series Id:	CUURS49ASA0														
Not Seasonally Adjusted															
Series Title:	All Items in Los Angeles-Long Beach-Anaheim, CA,														
Area:	Los Angeles-Long Beach-Anaheim, CA														
Item:	All Items														
Base Period:	1982-84=100														
Years:	2016 to 2018														
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246	248.309	250.184
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210	254.439	257.982
2018	261.235	263.012	264.158	265.095	266.148	265.522	266.007	266.665	268.032	269.482	268.560	267.631	265.962	264.195	267.730

After consultation with the City Attorney's office, the RA determined that for the purpose of calculating the 2019 Annual Adjustment only, the allowable Annual Adjustment would be based on the percentage increase in CPI from December 2017 to December 2018 from the Los Angeles-Long Beach-Anaheim index. This period was used because as of January 2019, this index took into account a twelve month period succeeding the period used to calculate the previous 2018 Annual Adjustment. As indicated, the new Riverside-San Bernardino-Ontario index, which includes Yucaipa, did not include a reported CPI for December 2018, and consequently as of February 2019, this latter index only took into account eleven months subsequent to the period used to calculate the prior 2018 Annual Adjustment.

Using the CPI data from the Los Angeles-Long Beach-Anaheim CPI index, the RA determined that the 2019 Annual Adjustment is eighty percent (80%) of the twelve month increase of 3.24% in the CPI, which is **2.60%**. The 2.60% applies to mobilehome parks that have annual rent

adjustments starting June 1, 2019. Mobilehome parks implementing annual rent adjustments prior to June 1, 2019 must use the increase for the 2018 Annual Adjustment, which was 2.89%. A copy of the notice sent to each park owner providing the percentage of the allowable Annual Adjustment is included with this Staff Report as Exhibit "A"

To place in perspective the use of the Los Angeles-Long Beach index, instead of the new index for the area that includes Yucaipa, it is noted for the eleven month period from December 2017 to November 2018 the difference in the percentage increases in the two indexes was less than 0.01%.

As a result of the change in the CPI index that includes Yucaipa, it will be necessary to amend the definition of "Consumer Price Index" in the Ordinance and Administrative Rules, as well as all related provisions that rely on use of CPI in determining rent adjustments. Corresponding modifications will be made by the RA to the Annual Adjustment and MNOI Rent Adjustment application forms to maintain consistency with the updated Ordinance and Administrative Rules.

As explained above, under YMC § 15.20.080(A) and Administrative Rules, Chapter 3, park owners may raise their rents once every 12 months (with the approval of the RA, without requiring Commission approval), by 80% of the CPI or 4% of current space rent, *whichever is less* (YMC § 15.20.080(A); Administrative Rules, §§ 3.0001 and 3.0001(B)). The Annual Adjustment process allows park owners to obtain a rent increase once each year based on 80% of the increase in the CPI published by the BLS over the prior twelve months, capped at 4% of current base space rent.

In light of the changed geographical areas for information on the CPI for the City of Yucaipa, conforming amendments are needed to ensure the use of the CPI index, which includes Yucaipa in determining rent adjustments for month-to-month residents in parks located in the City.

Due to the change in the geographical area applicable to Yucaipa, Staff recommends that Administrative Rules, § 3.0001 be amended to provide that for 2019, the Annual Adjustment be calculated using the Los Angeles-Long Beach-Anaheim CPI index, and that the Annual Adjustments for 2020 and thereafter be calculated using the Riverside-San Bernardino-Ontario CPI index, or any successor index.

There is an overlap in the transition between the two indexes. The 2020 Annual Adjustment would be calculated on the basis of the percentage increase for November 2018 to November 2019. The 2019 Annual Adjustment took into account the CPI increase from December 2017 to December 2018, as the change in the CPI for the month of December 2018 would be counted twice. However, the Los Angeles CPI for December 2018 did not increase over the CPI in November 2018.

**PROPOSED AMENDMENTS TO THE ORDINANCE AND ADMINISTRATIVE RULES.** (proposed deletions are marked by ~~strike-outs~~; and proposed additions are marked by italicized text)

**DEFINITION OF “CONSUMER PRICE INDEX” OR “CPI”**

**Amend YMC § 15.20.020 as follows:**

“Consumer Price Index (CPI)” means: ~~the CPI published by the Bureau of Labor Statistics for the Los Angeles-Riverside-Orange County Areas, All Urban Consumers~~

1. *For the purpose of calculating the Annual Adjustments for each of the years 1987 through 2018, the “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Riverside-Orange Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor. (This index, BLS Series Id: CUURA421SA0, is attached as Exhibit B).*

2. *For the purpose of calculating the 2019 Annual Adjustment the “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor. (This index, BLS Series Id. CUURS49ASA0 is attached as Exhibit C)*

3. *For the purpose of calculating Annual Adjustments beginning in 2020 the “Consumer Price Index” or “CPI” means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.”*

4. *For the purpose of calculating Special Rent Adjustments the “Consumer Price Index” or “CPI” for the years subsequent to 2017 means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index.”*

**Amend Administrative Rules, § 3.0002 as follows:**

“3.0002. CONSUMER PRICE INDEX (CPI).

Consumer Price Index (“CPI”) shall mean: ~~the CPI published by the Bureau of Labor Statistics for the Los Angeles-Riverside-Orange County Area, All Urban Consumers.~~

1. *For the purpose of calculating the Annual Adjustments for each of the years 1987 through 2018, the “Consumer Price Index” or “CPI” means the CPI index for the Los Angeles-Riverside-Orange Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor. (This index, BLS Series Id: CUURA421SA0, is attached as Exhibit B).*

2. *For the purpose of calculating the 2019 Annual Adjustment, "Consumer Price Index" or "CPI" means the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor. (This index, BLS Series Id. CUURS49ASA0 is attached Exhibit C).*

3. *For the purpose of calculating Annual Adjustments beginning in 2020, the "Consumer Price Index" or "CPI" means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index."*

4. *For the purpose of calculating Special Rent Adjustments, the "Consumer Price Index" or "CPI" for the years subsequent to 2017 means the CPI for the Riverside-San Bernardino-Ontario, Metropolitan Area, All Urban Consumers, published by the Bureau of Labor Statistics, U.S. Department of Labor, or any successor index."*

## **PROCEDURE FOR DETERMINATION OF ANNUAL ADJUSTMENTS**

### **Proposed Amend Administrative Rule § 3.0001 of Chapter 3 as follows:**

#### **"3.0001. ANNUAL ADJUSTMENT BASED ON THE CPI**

A park owner may increase the rent on a mobilehome space once every twelve (12) months pursuant to YMC Section 15.20.080. Application for a rent increase pursuant to this subsection shall be made to the RA and may be for one or more spaces. The RA shall grant the application within twenty (20) days of receipt of a complete application if it complies with this subsection. If the application is incomplete or does not comply with this subsection, the RA shall notify the applicant in writing of the reasons it is incomplete or does not comply with this subsection within twenty (20) days of receipt of the application. The RA's decision approving an Annual Adjustment shall be final upon the date that the RA mails, by first-class mail, postage prepaid, a copy of the RA's decision, along with an affidavit of mailing, to the park owner.

*Commencing in 2002 and extending through 2018, the Annual Adjustment for each calendar year shall be calculated using the CPI index for the Los Angeles-Riverside-Orange County areas, All Urban Consumers for the preceding twelve-month period ending December 31.*

*The Annual Adjustments for 2019 shall be calculated using the CPI index for the Los Angeles-Long Beach-Anaheim Metropolitan Area, All Urban Consumers, for the preceding twelve-month period ending December 31.*

*Commencing in 2020, and thereafter, the Annual Adjustment for each calendar year shall be calculated using the increase in the CPI index for the Riverside-San Bernardino-*

*Ontario areas, All Urban Consumers for the preceding twelve-month period ending November. In the event this index is no longer compiled by the BLS, a successor index shall be used.*

The RA shall provide the CPI figures *and a calculation of the allowable Annual Adjustment* to each park owner by February 1 of each year.”

## **PROCEDURE FOR DETERMINATION OF MNOI RENT ADJUSTMENTS**

YMC § 15.20.100(A) authorizes park owners to submit an application to the Commission for approval of a MNOI Rent Adjustment, that will provide the park owner with a current year net operating income (“NOI”) that is equal to the net operating income from a specified “base year”, as adjusted by specified percentages of the increase in CPI from the base year to the date of the application. The purpose of the MNOI Rent Adjustment process is to enable a park owner to obtain a fair return, in the event that annual Allowable Adjustments are not adequate to permit a fair return

Due to the changed CPI database applicable to Yucaipa, it is necessary to update the Administrative Rules to incorporate the new CPI information into the MNOI Rent Adjustment methodology.

### **Amend Administrative Rules § 4.0003(H)(4) as follows:**

#### *“4. Determination of Current MNOI Entitlement.*

a. *For the purposes of calculating the percentage increase in the CPI that is used to determine the percentage increase in NOI over the base year level that would provide a fair return, for the period from December 1987 through December 2017, the Los Angeles-Riverside-Orange Metropolitan Area index shall be used. For the period from December 2017 to the date used as the current date in the petition the Riverside-San Bernardino-Ontario index shall be used. In the event the Riverside-San Bernardino-Ontario index is no longer compiled by the BLS, a successor index shall be used.*

b. The 1987 CPI shall then be subtracted from the current CPI, and the difference shall be multiplied by 100. The product shall then be divided by the 1987 CPI to identify the percentage change in the CPI. The percentage change in the CPI shall then be multiplied by 66.67% from December 31, 1987 to October 28, 1996 and 80% of the increase in the CPI from October 29, 1996 to the date that the application is declared complete, (or from October 29, 1996 to the date that the RA mailed written notification to the park owner and residents that the application is incomplete due to the park owner’s failure to submit all necessary information and/or documentation by the final deadline required by Section 15.20.105(C) of the Ordinance), and the resulting *product* shall be known as the “CPI increase.” The CPI increase shall then be multiplied by the 1987 NOI (or adjusted NOI, where applicable). The product of this calculation shall then be added to the 1987 NOI. The sum shall be known as the “Current MNOI Entitlement.” ~~In cases~~

~~in which there has been an increase of more than three percent (3%) in the vacancy rate since the base year, the CPI increase shall be multiplied by the 1987 rented space NOI, and the resulting sum shall be known as the "Current MNOI entitlement per rented space."~~

**CONCLUSION:**

Staff recommends that the Commission conduct a review of the proposed amendments to the Ordinance and Administrative Rules and recommend that the City Council approve the proposed revisions relating to calculations of increases in the CPI for the purpose of determining allowable rent increases.

**Attachments:**

- Exhibit A January 29, 2019 letter from Jennifer Crawford, Rent Administrator, to Park Owners regarding CPI Index Factor for 2019 Annual Adjustments
- Exhibit B CPI index Los Angeles-Riverside-Orange area (extracted February 14, 2019).
- Exhibit C CPI index Los Angeles-Long Beach-Anaheim area (extracted February 14, 2019)
- Exhibit D CPI index Riverside - San Bernardino – Ontario area (extracted February 14, 2019)



January 29, 2019

Re: CPI Index Factor for 2019 Annual Adjustments

Dear Park Owner:

As you are aware, the City's Mobilehome Rent Stabilization Program (Chapter 15.20 of the Yucaipa Municipal Code) (the "Ordinance") allows each regulated park to increase space rents based on annual adjustments determined using 80% of the percent change in the Consumer Price Index ("CPI") over the prior 12 months. (Ordinance, Section 15.20.080.) The Ordinance defines the CPI to mean the CPI published by the Bureau of Labor Statistics for the Los Angeles-Riverside-Orange County Areas, All Urban Consumers." (Ordinance, Section 15.20.020.)

Effective January 2018, the U.S. Department of Labor revised its method for calculating the CPI throughout the country to reflect data from the 2010 Decennial Census and using different geographical areas. The Los Angeles—Riverside—Orange County index was eliminated and split into two "Core Based Statistical Areas (or "CBSA") -- (1) one CSBA consisting of Los Angeles and Orange Counties referred to as the index for "Los Angeles-Long Beach-Anaheim; and (2) new, separate index including Riverside and San Bernardino Counties, entitled the "Riverside-San Bernardino-Ontario" CSBA. The Los Angeles—Long Beach—Anaheim CSBA continues to issue data monthly. The Riverside-San Bernardino-Ontario CSBA is only issued bi-monthly, in odd-numbered months.

Currently, the CPI information available for the Riverside-San Bernardino-Ontario area does not include data from a 12-month period, as the information available only covers December 2017 through November 2018. This is inconsistent with Section 15.20.080 as well as Section 3.0001 of the Administrative Rules, which states:

"Commencing in 2002, the CPI index for the Los Angeles-Riverside-Orange County areas, All Urban Consumers for the preceding twelve-month period ending December 31, shall be used in calculating the annual adjustment."

Therefore, for the purposes of the timely processing of annual rent increase adjustment applications received, the City of Yucaipa will utilize the Los Angeles—Long Beach—Anaheim index to calculate the CPI figure for 2019. The method of calculation for the annual adjustment is outlined in Section 3.0001(B) of the Administrative Rules. Based on the method of calculation, the 2019 CPI increase is eighty percent (80%) of 3.24, which is 2.60%. The 2.60% applies to Mobilehome Parks that have annual rent adjustments starting June 1, 2019. Mobilehome Parks applying annual rent adjustments prior to June 1' must use the 2018 CPI of 2.89%. Imposition of any proposed annual adjustment also requires compliance with State Law, including a 90-day notice to residents prior to an increase.

**PLEASE NOTE: THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY, AND PARK OWNERS MUST SUBMIT AN ANNUAL ADJUSTMENT APPLICATION TO THE CITY FOR APPROVAL BEFORE NOTICING AND OR IMPLEMENTING AN INCREASE.**

If you have questions regarding the CPI index, please do not hesitate to contact Tammy Vaughan at ext. 230, or Kimberly Everts at ext. 221.

Sincerely,



Jennifer Crawford  
Deputy City Manager/City Clerk/Rent Administrator

Enclosure: Bureau of Labor Statistics Consumer Price Index

**CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE**  
**December 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		
	Dec 2017	Nov 2018	Dec 2018	Nov 2018	Dec 2018	1 Month ending Dec 2018	Dec 2017	Nov 2018	Dec 2018	Nov 2018	Dec 2018	1 Month ending Dec 2018
U. S. City Average .....	246.524	252.038	251.233	2.2	1.9	-0.3	240.526	245.933	244.786	2.2	1.8	-0.5
(1967=100) .....	738.477	754.992	752.584	-	-	-	716.454	732.561	729.142	-	-	-
Los Angeles-Long Beach-Anaheim .....	259.220	288.560	267.631	3.6	3.2	-0.3	249.854	259.064	258.101	3.8	3.3	-0.4
(1967=100) .....	765.850	793.446	790.700	-	-	-	738.396	765.612	762.768	-	-	-
West .....	257.347	265.658	265.209	3.3	-	-0.2	249.055	257.604	256.879	3.5	-	-0.3
(Dec. 1977 = 100) .....	415.987	429.421	428.696	-	31	-	400.716	414.471	413.304	-	31	-
West - A* .....	265.009	273.769	273.507	3.4	-	-	254.682	263.924	263.302	3.8	-	-0.2
(Dec. 1977 = 100) .....	432.135	446.419	445.991	-	3.2	-0.1	412.281	427.242	426.235	-	3.4	-
West - B/C** (Dec. 1996=100) .....	149.920	154.625	154.228	3.1	-	-	149.595	154.456	153.954	-	-	-0.3

BI-MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
	Dec 2017	Oct 2018	Dec 2018	Oct 2018	Dec 2018	2 Months ending Dec 2018	Dec 2017	Oct 2018	Dec 2018	Oct 2018	Dec 2018	2 Months ending Dec 2018
San Francisco-Oakland-Hayward .....	277.414	289.673	289.896	4.4	4.5	0.1	271.342	283.183	283.278	4.4	4.4	0.0
(1967=100) .....	852.847	890.535	891.220	-	-	-	826.260	862.317	862.606	-	-	-0.1
Seattle-Tacoma-Bellevue .....	265.850	272.805	273.293	3.	2.8	0.2	262.485	269.719	269.470	3.3	2.7	-
(1967=100) .....	810.414	831.614	833.105	1	-	-	778.529	799.985	799.247	-	-	-

A = greater than 2,500,000 population

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

Dash (-) = Not Available.

Release date Jan. 11, 2019. The next release is scheduled for Feb. 13, 2019.

Due to the 2018 geographic revision, Anchorage, Honolulu, Phoenix, San Diego, and Riverside area index numbers are published bi-monthly. Semi-annual averages can be accessed online at [www.bls.gov/cpi/data.htm](http://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/2018cpiupdate.htm](http://www.bls.gov/regions/west/factsheet/2018cpiupdate.htm). For questions, please contact us at [BLSinfoSF@BLS.GOV](mailto:BLSinfoSF@BLS.GOV) or (415) 625-2270.

**CPI-All Urban Consumers (Current Series)  
Original Data Value**

Series CUURA421SA0, CUUSA421SA0

Not Seasonally Adjusted

Series All items in Los Angeles-Riverside-Orange

Area: Los Angeles-Riverside-Orange County, CA

Item: All items

Base 1982-84=100

Years: 2007 to 2017

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2007	212.584	214.760	216.500	217.845	218.596	217.273	217.454	217.330	217.697	218.696	219.943	219.373	217.338	216.260	218.416
2008	220.918	221.431	223.606	224.625	226.651	229.033	229.886	228.484	227.449	226.159	222.229	219.620	225.008	224.377	225.638
2009	220.719	221.439	221.376	221.693	222.522	223.906	224.010	224.507	225.226	225.264	224.317	223.643	223.219	221.943	224.495
2010	224.610	224.620	225.483	225.916	226.438	225.877	225.991	226.373	226.048	226.794	225.941	226.639	225.894	225.491	226.298
2011	228.652	229.729	232.241	233.319	233.367	232.328	231.303	231.833	233.022	233.049	232.731	231.567	231.928	231.606	232.251
2012	233.441	234.537	236.941	236.866	237.032	236.025	235.776	237.222	238.104	240.111	237.675	236.042	236.648	235.807	237.488
2013	238.015	239.753	239.995	239.043	239.346	239.223	238.920	239.219	239.611	239.940	238.677	238.742	239.207	239.229	239.185
2014	239.857	241.059	242.491	242.437	243.362	243.528	243.727	243.556	243.623	243.341	241.753	240.475	242.434	242.122	242.746
2015	239.724	241.297	243.738	243.569	246.093	245.459	247.066	246.328	245.431	245.812	245.711	245.357	244.632	243.313	245.951
2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246	248.309	250.184
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210	254.439	257.982

**CPI-All Urban Consumers (Current Series)  
Original Data Value**

**Series** CUURS49ASAO,CUUSS49ASAO

**Not Seasonally Adjusted**

**Series** All items in Los Angeles-Long Beach-Anaheim,

**Area:** Los Angeles-Long Beach-Anaheim, CA

**Item:** All items

**Base** 1982-84=100

**Years:** 2009 to 2019

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2009	220.719	221.439	221.376	221.693	222.522	223.906	224.010	224.507	225.226	225.264	224.317	223.643	223.219	221.943	224.495
2010	224.610	224.620	225.483	225.916	226.438	225.877	225.991	226.373	226.048	226.794	225.941	226.639	225.894	225.491	226.298
2011	228.652	229.729	232.241	233.319	233.367	232.328	231.303	231.833	233.022	233.049	232.731	231.567	231.928	231.606	232.251
2012	233.441	234.537	236.941	236.866	237.032	236.025	235.776	237.222	238.104	240.111	237.675	236.042	236.648	235.807	237.488
2013	238.015	239.753	239.995	239.043	239.346	239.223	238.920	239.219	239.611	239.940	238.677	238.742	239.207	239.229	239.185
2014	239.857	241.059	242.491	242.437	243.362	243.528	243.727	243.556	243.623	243.341	241.753	240.475	242.434	242.122	242.746
2015	239.724	241.297	243.738	243.569	246.093	245.459	247.066	246.328	245.431	245.812	245.711	245.357	244.632	243.313	245.951
2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246	248.309	250.184
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210	254.439	257.982
2018	261.235	263.012	264.158	265.095	266.148	265.522	266.007	266.665	268.032	269.482	268.560	267.631	265.962	264.195	267.730
2019	269.468														

**CPI-All Urban Consumers (Current Series)  
Original Data Value**

**Series** CUJRS49CSA0, CUUSS49CSA0  
**Not Seasonally Adjusted**  
**Series** All items in Riverside-San Bernardino-Ontario,  
**Area:** Riverside-San Bernardino-Ontario, CA  
**Item:** All items  
**Base** DECEMBER 2017=100  
**Years:** 2017 to 2019

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.916		101.897		102.929		103.139		103.241		103.616		102.732	102.023	103.441
2019	103.991														