

## AGENDA

THIS AGENDA IS POSTED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54950 ET SEQ.

CITY OF EAST PALO ALTO  
RENT STABILIZATION BOARD MEETING  
**WEDNESDAY, May 23, 2018**  
**SPECIAL MEETING – 7:00 PM**  
COUNCIL CHAMBERS  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA

### RENT STABILIZATION BOARD

**BOARD MEMBERS:** Sonja M. Spencer, Chairperson  
Patricia Garcia, Vice Chairperson  
Maureen Larsson  
Shryee D. Randolph  
William B. Webster  
Goolrukh Vakil  
Francisca Guzman

**BOARD ALTERNATE:** Vaea Sanft

NOTICE: The East Palo Alto Rent Stabilization Board welcomes public input. Anyone desiring to address the Board is requested to fill in the speaker form available from staff. However, because of the Brown Act, the Board cannot discuss or vote on any agenda item raised by the public or any of its members unless the item appears on the posted agenda. Non-agendized items are referred to staff and placed on the agenda of the next meeting. During the Community Forum portion of the meeting, comment is restricted to not more than two minutes for any individual and shall not exceed 20 minutes in total time. Additionally, those wishing to include an electronic media presentation must furnish/provide their own equipment. For further information regarding these items, you may contact the City of East Palo Alto Rent Stabilization Program, or call (650) 853-3114.

**Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the Rent Stabilization Board will be available for public inspection at the Rent Stabilization Program Office, 2415 University Avenue, East Palo Alto, Ca at the same time that the public records are distributed or made available to the Rent Stabilization Board. Such documents may also be available on the East Palo Alto website [www.ci.east-palo-alto.ca.us](http://www.ci.east-palo-alto.ca.us) subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3114.**



East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Rent Stabilization Program office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof. For further information, you may contact the City of East Palo Alto Rent Stabilization Program, or call (650) 853-3114

**CALL AND NOTICE OF SPECIAL MEETING AT 7:00 P.M.  
OF THE OF THE RENT STABILIZATION BOARD**

TO THE MEMBERS OF THE RENT STABILIZATION BOARD:

You are hereby notified that I, Sonja Spencer, do hereby call the Rent Stabilization Board in special session to consider only the matters stated on the agenda listed below.

**Notice to the Public:** Members of the public shall have the opportunity to address the Rent Stabilization Board concerning any item listed on the agenda before or during consideration of that item. No other items may be discussed at this special meeting

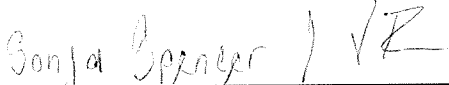
- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF AGENDA
- 4. AGENDIZED ITEMS FOR POLICY AND ACTION

**4.1 2018-2019 Annual General Adjustment for Mobile Home Park Spaces.**

Recommendation: Adopt a resolution authorizing the Annual General Adjustment (AGA) of rent for mobile home park spaces of 3.2% for the July 1, 2018 to June 30, 2019 Rent Stabilization Program Year under the Rent Stabilization and Eviction for Good Cause Ordinance of 1988.

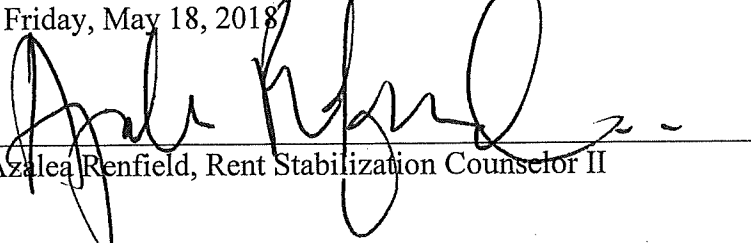
**5. ADJOURNMENT**

Dated: May 18, 2018

  
 \_\_\_\_\_  
 Sonja Spencer, Chairperson

I, Azalea Renfield, Rent Stabilization Counselor II, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Rent Stabilization Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 2415 University Ave., East Palo Alto, CA at 4:00 p.m., Friday, May 18, 2018

Dated: May 18, 2018

  
 \_\_\_\_\_  
 Azalea Renfield, Rent Stabilization Counselor II



**Agenda Item 4.1**

**City of East Palo Alto  
Office of the City Manager  
Rent Stabilization Program**  
2415 University Avenue, 2<sup>nd</sup> Floor  
East Palo Alto, CA 94303  
Tel: 650-853-3157 / Fax: 650-853-3115  
[rentprogram@cityofepa.org](mailto:rentprogram@cityofepa.org)

**Memorandum**

**Date:** May 23, 2018  
**To:** Honorable Chair and Members of the East Palo Alto Rent Stabilization Board  
**From:** Victor I. Ramirez, Rent Stabilization Program Administrator  
**Subject:** 2018-2019 Annual General Adjustment for Mobile Home Parks

**Recommendation**

Adopt a resolution approving the Annual General Adjustment of Maximum Allowable Rent for mobile home parks as **3.2%** for the July 1, 2018 to June 30, 2019 Rent Stabilization Program year.

**Background**

The 1988 Rent Stabilization Ordinance (1988 RSO) applies to mobile home parks within the City. Section 11.A.3 of the 1988 RSO sets forth the procedure for computing the Annual General Adjustment (AGA) for mobile home parks. The AGA is the lower of the percent change in the Consumer Price Index (CPI) for the “All Urban” or “Shelter: Rent Residential” categories in the San Francisco-Oakland Metropolitan Area for the year period ending in April 2018. The CPI “Rent of Primary Residence,” supersedes the former category title of “Shelter: Rent Residential.” The percentage change in each of the two applicable CPIs is calculated by taking the difference between the April, 2017 and April, 2018 index figures in each table and dividing that difference by the April, 2017 index figure, in each table, respectively. The calculation is set forth below:

**CPI (“All Urban”)**

<u>Month</u>	<u>Year</u>	
April	2018	283.422
April	2017	- 274.589
		8.833
		8.833 ÷ 274.589
		= 0.0321
		<b>3.2 %</b>

**CPI (“Rent of Primary Residence”)**

<u>Month</u>	<u>Year</u>	
April	2018	437.317
April	2017	- 413.736
		23.58
		23.58 ÷ 413.736
		= 0.0569
		<b>5.7 %</b>

According to Section 11.A.2 of the 1988 RSO, the Board will notify each properly registered landlord (mobile home park owner) of the percentage rental increase allowed to ensure receipt by no later than June 30<sup>th</sup> of each year.

## **Attachments**

1. [Proposed] Resolution authorizing the Annual General Adjustment (AGA) of rent for mobile home park spaces of 3.2% for the July 1, 2018 to June 30, 2019 Rent Stabilization Program Year under the Rent Stabilization and Eviction for Good Cause Ordinance of 1988
2. U. S. Bureau of Labor Statistics News Release, dated May 12, 2017, and related materials, showing the San Francisco Area, Consumer Price Index for April, 2017
3. U. S. Bureau of Labor Statistics News Release, dated May 10, 2018, and related materials, showing the San Francisco Area, Consumer Price Index for April, 2018

**RSB RESOLUTION NO. 18 – 07**

**A RESOLUTION OF THE RENT STABILIZATION BOARD OF THE CITY OF EAST PALO ALTO COMPUTING AN ANNUAL GENERAL ADJUSTMENT (AGA) OF MAXIMUM ALLOWABLE RENT FOR MOBILE HOME PARKS AS 3.2% FOR THE JULY 1, 2018 TO JUNE 30, 2019 RENT STABILIZATION PROGRAM YEAR**

**WHEREAS**, in accordance with the 1988 Rent Stabilization and Eviction for Good Cause Ordinance (“1988 RSO”), and any Rules and Regulations adopted by the Rent Stabilization Board under the 1988 RSO shall continue to be applicable to mobile home park space tenancies”; and

**WHEREAS**, in accordance with Section 11.A of the 1988 RSO, mobile home park landlords subject to and in compliance with the provisions of the 1988 RSO are permitted to increase maximum allowable rents in accordance with provisions of Section 11 of the 1988 RSO; and

**WHEREAS**, in accordance with Section 11.A of the 1988 RSO, once each year mobile home park landlords are permitted to charge rents in excess of that which they were lawfully charging the previous year based upon one hundred percent (100%) of the percent change in the consumer price index designated “All Urban” or “Shelter: Rent Residential,” whichever is lower for the year period ending the month of April immediately preceding the rent adjustment date; and

**WHEREAS**, in accordance with Section 11.A.2 of the 1988 RSO, in May annually, the Board shall compute the annual general adjustment permitted, and the Board will notify each properly registered landlord (mobile home park owner) of the percentage rental increase allowed, such that said notice will be received no later than June 30 of each year; and

**WHEREAS**, the Bureau of Labor Statistics publishes tables showing the annual change in the Consumer Price Index for “All Urban” and “Rent of Primary Residence,” the latter being the Bureau of Labor Statistics title for the former “Shelter: Rent Residential CPI” category preceding the rent adjustment date; and

**WHEREAS**, on May 10, 2018, the U.S. Department of Labor Bureau of Labor Statistics issued a News Release regarding the Consumer Price Index, attached hereto as Exhibit A and which is incorporated herein by this reference; and

**WHEREAS**, Section 11.A.3 of the 1988 RSO establishes a formula for the Rent Stabilization Board to use in computing the AGA:

- Step One:**        **Calculate Index Point Difference (“All Urban”).** The index point difference for “All Urban” is computed as 283.422 (April, 2018 CPI index of All Urban) minus 274.589 (April, 2017 CPI index of All Urban), resulting in 8.833.
- Step Two:**        **Calculate the Applicable Percentage Change in CPI (“All Urban”).** The applicable percentage change in the Consumer Price Index for All Urban (CPI for All Urban) is computed as 8.833 (index point difference) divided by 274.589 (April, 2017 CPI index for All Urban), resulting in .0321 or 3.2%.

**Step Three:** Calculate Index Point Difference (“Rent of Primary Residence”). The index point difference for Rent of Primary Residence (ROPR) is computed as 437.317 (April, 2018 CPI index for ROPR) minus 274.589 (April, 2017 CPI index for ROPR), resulting in 23.58.

**Step Four:** Calculate the Applicable Percentage Change in CPI (“Rent of Primary Residence”). The applicable percentage change in the Consumer Price Index for Rent of Primary Residence (CPI for ROPR) is computed as 23.58 (index point difference) divided by 274.589 (April, 2017 CPI index for ROPR), resulting in .0569 or 5.7%.

**Step Five:** Take the Lower of the Two CPI Indexes. The lower of the two calculated index percentage changes is “the applicable percentage change in the CPI,” which is 3.2%, as the AGA for mobile home parks for the 2018 – 2019 Rent Stabilization Program Year.

**NOW, THEREFORE, BE IT RESOLVED** by the Rent Stabilization Board of the City of East Palo Alto that in accordance with Section 11 (Annual General Adjustment Of Rent Ceilings) of the 1988 RSO, the Board computes the allowable AGA for mobile home parks as 3.2% for the July 1, 2018 to June 30, 2019 Rent Stabilization Program Year.

**PASSED, AND ADOPTED** at a special meeting of the Rent Stabilization Board of the City of East Palo Alto held on May 23, 2018 by the following vote:

**AYES:**

**NAES:**

**ABSENT:**

**ABSTAIN:**

**SIGNED:**

\_\_\_\_\_  
Sonja Spencer, Chairperson

**ATTEST:**

\_\_\_\_\_  
Victor I. Ramirez, Rent Stabilization Program Administrator

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Vadim Sidelnikov, Deputy City Attorney

# NEWS RELEASE

## BUREAU OF LABOR STATISTICS

U. S. DEPARTMENT OF LABOR



For Release: Friday, May 12, 2017

17-606-SAN

WESTERN INFORMATION OFFICE: San Francisco, Calif.  
 Technical information: (415) 625-2270 BLSinfoSF@bls.gov www.bls.gov/regions/west  
 Media contact: (415) 625-2270

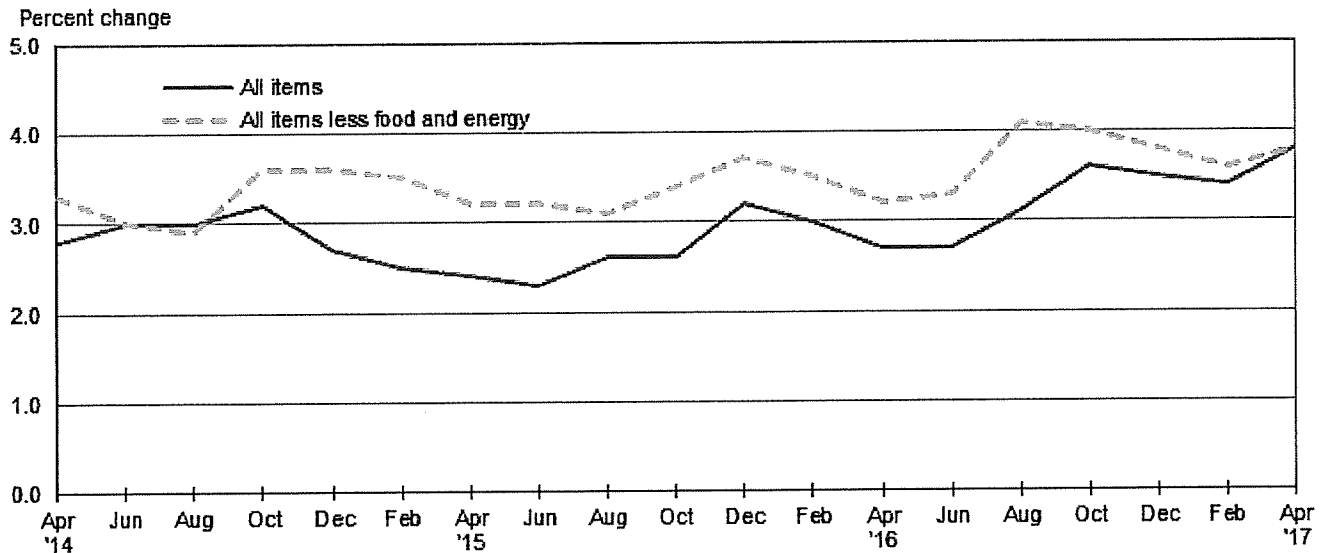
### Consumer Price Index, San Francisco Area — April 2017

Area prices were up 1.1 percent over the past two months, up 3.8 percent from a year ago

Prices in the San Francisco area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), increased 1.1 percent for the two months ending in April 2017, the U.S. Bureau of Labor Statistics reported today. (See table A.) Assistant Commissioner for Regional Operations Richard Holden noted that the April increase was influenced by higher prices for shelter. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U increased 3.8 percent. (See chart 1 and table A.) Energy prices jumped 10.8 percent, largely the result of an increase in the price of gasoline. The index for all items less food and energy increased 3.8 percent over the year. (See table 1.)

**Chart 1. Over-the-year percent change in CPI-U, San Francisco, April 2014–April 2017**



Source: U.S. Bureau of Labor Statistics.

#### Food

Food prices rose 0.9 percent for the two months ending in April. (See table 1.) Prices for food at home moved up 1.2 percent, and prices for food away from home advanced 0.5 percent for the same period.

Over the year, food prices rose 1.2 percent. Prices for food away from home advanced 3.2 percent since a year ago, but prices for food at home declined 0.6 percent.

## Energy

The energy index advanced 7.6 percent for the two months ending in April. The increase was mainly due to higher prices for gasoline (5.5 percent). Prices for natural gas service jumped 15.4 percent, and prices for electricity rose 8.0 percent for the same period.

Energy prices moved up 10.8 percent over the year, largely due to higher prices for gasoline (10.8 percent). Prices paid for natural gas service jumped 19.3 percent, and prices for electricity advanced 7.5 percent during the past year.

## All items less food and energy

The index for all items less food and energy increased 0.8 percent in the latest two-month period. Higher prices for other goods and services (5.6 percent), apparel (2.9 percent) and shelter (0.7 percent) were partially offset by lower prices for household furnishings and operations (-1.4 percent) and education and communication (-0.7 percent).

Over the year, the index for all items less food and energy increased 3.8 percent. Components contributing to the increase included other goods and services (7.0 percent) and shelter (6.4 percent). Partly offsetting the increases were price declines in recreation (-2.2 percent) and household furnishings and operations (-2.1 percent).

**Table A. San Francisco-Oakland-San Jose CPI-U bi-monthly and annual percent changes (not seasonally adjusted)**

Month	2012		2013		2014		2015		2016		2017	
	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual
February .....	1.1	3.0	1.3	2.4	1.2	2.4	1.0	2.5	0.9	3.0	0.8	3.4
April .....	0.9	2.1	0.8	2.4	1.2	2.8	1.1	2.4	0.7	2.7	1.1	3.8
June .....	0.3	2.6	0.5	2.6	0.7	3.0	0.6	2.3	0.6	2.7		
August .....	0.6	2.8	0.1	2.0	0.0	3.0	0.3	2.6	0.7	3.1		
October .....	0.7	3.2	0.2	1.6	0.5	3.2	0.4	2.6	0.9	3.6		
December .....	-1.4	2.2	-0.4	2.6	-0.9	2.7	-0.3	3.2	-0.3	3.5		

**The June 2017 Consumer Price Index for the San Francisco-Oakland-San Jose is scheduled to be released on July 14, 2017.**

## Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 89 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 28 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 87 urban areas across the country from about 4,000 housing units and



approximately 26,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at [www.bls.gov/cpi](http://www.bls.gov/cpi) and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at [www.bls.gov/opub/hom/homch17\\_a.htm](http://www.bls.gov/opub/hom/homch17_a.htm).

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The San Francisco-Oakland-San Jose, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Sonoma, and Solano Counties in the State of California.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods San Francisco-Oakland-San Jose, CA (1982-84=100 unless otherwise noted)**

Item and Group	Indexes			Percent change from-		
	Feb. 2017	Mar. 2017	Apr. 2017	Apr. 2016	Feb. 2017	Mar. 2017
<b>Expenditure category</b>						
All items.....	271.626	-	274.589	3.8	1.1	-
All items (1967=100).....	835.053	-	844.164	-	-	-
Food and beverages.....	267.322	-	269.739	1.4	0.9	-
Food.....	267.295	-	269.594	1.2	0.9	-
Food at home.....	249.301	250.945	252.377	-0.6	1.2	0.6
Food away from home.....	289.007	-	290.329	3.2	0.5	-
Alcoholic beverages.....	273.109	-	276.953	3.1	1.4	-
Housing.....	319.808	-	322.893	5.9	1.0	-
Shelter.....	364.845	365.826	367.424	6.4	0.7	0.4
Rent of primary residence(1).....	412.606	413.119	413.736	6.2	0.3	0.1
Owners' equiv. rent of residences(1)(2).....	394.419	395.478	396.982	6.5	0.6	0.4
Owners' equiv. rent of primary residence(1)(2).....	394.419	395.478	396.982	6.5	0.6	0.4
Fuels and utilities.....	368.463	-	393.134	8.6	6.7	-
Household energy.....	321.319	332.391	353.423	10.9	10.0	6.3
Energy services(1).....	321.687	333.050	354.799	11.0	10.3	6.5
Electricity(1).....	334.735	355.832	361.663	7.5	8.0	1.6
Utility (piped) gas service(1).....	279.426	271.611	322.541	19.3	15.4	18.8
Household furnishings and operations.....	136.113	-	134.163	-2.1	-1.4	-
Apparel.....	117.008	-	120.421	3.9	2.9	-
Transportation.....	188.125	-	191.477	3.6	1.8	-
Private transportation.....	178.984	-	181.998	4.8	1.7	-
Motor fuel.....	212.552	223.591	224.219	10.8	5.5	0.3
Gasoline (all types).....	211.703	222.777	223.403	10.8	5.5	0.3
Gasoline, unleaded regular(3).....	211.554	222.801	223.399	10.8	5.6	0.3
Gasoline, unleaded midgrade(3)(4).....	197.182	207.521	207.606	10.7	5.3	0.0
Gasoline, unleaded premium(3).....	202.054	211.635	212.482	10.7	5.2	0.4
Medical care.....	485.741	-	491.228	-	1.1	-
Recreation(5).....	113.213	-	113.159	-2.2	0.0	-
Education and communication(5).....	140.597	-	139.675	-2.0	-0.7	-
Other goods and services.....	440.022	-	464.568	7.0	5.6	-
<b>Commodity and service group</b>						
All items.....	271.626	-	274.589	3.8	1.1	-
Commodities.....	182.562	-	185.172	1.9	1.4	-
Commodities less food & beverages.....	136.861	-	139.410	2.4	1.9	-
Nondurables less food & beverages.....	175.905	-	181.913	5.0	3.4	-
Durables.....	99.032	-	98.298	-1.9	-0.7	-
Services.....	345.954	-	349.254	4.6	1.0	-
<b>Special aggregate indexes</b>						
All items less medical care.....	262.875	-	265.735	3.9	1.1	-
All items less shelter.....	233.234	-	236.481	1.9	1.4	-
Commodities less food.....	142.626	-	145.241	2.4	1.8	-
Nondurables.....	222.737	-	227.167	2.9	2.0	-
Nondurables less food.....	183.218	-	189.121	4.8	3.2	-
Services less rent of shelter(2).....	337.052	-	341.580	1.8	1.3	-
Services less medical care services.....	337.396	-	340.568	4.8	0.9	-
Energy.....	255.631	266.851	274.960	10.8	7.6	3.0
All items less energy.....	275.735	-	277.881	3.5	0.8	-

Note: See footnotes at end of table.

**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods San Francisco-Oakland-San Jose, CA (1982-84=100 unless otherwise noted) - Continued**

Item and Group	Indexes			Percent change from-		
	Feb. 2017	Mar. 2017	Apr. 2017	Apr. 2016	Feb. 2017	Mar. 2017
All items less food and energy .....	277.857	-	279.988	3.8	0.8	-

Footnotes(1) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(2) Index is on a December 1982=100 base.

(3) Special index based on a substantially smaller sample.

(4) Indexes on a December 1993=100 base.

(5) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.





For Release: Thursday, May 10, 2018

18-759-SAN

WESTERN INFORMATION OFFICE: San Francisco, Calif.  
 Technical information: (415) 625-2270 BLSinfoSF@bls.gov www.bls.gov/regions/west  
 Media contact: (415) 625-2270

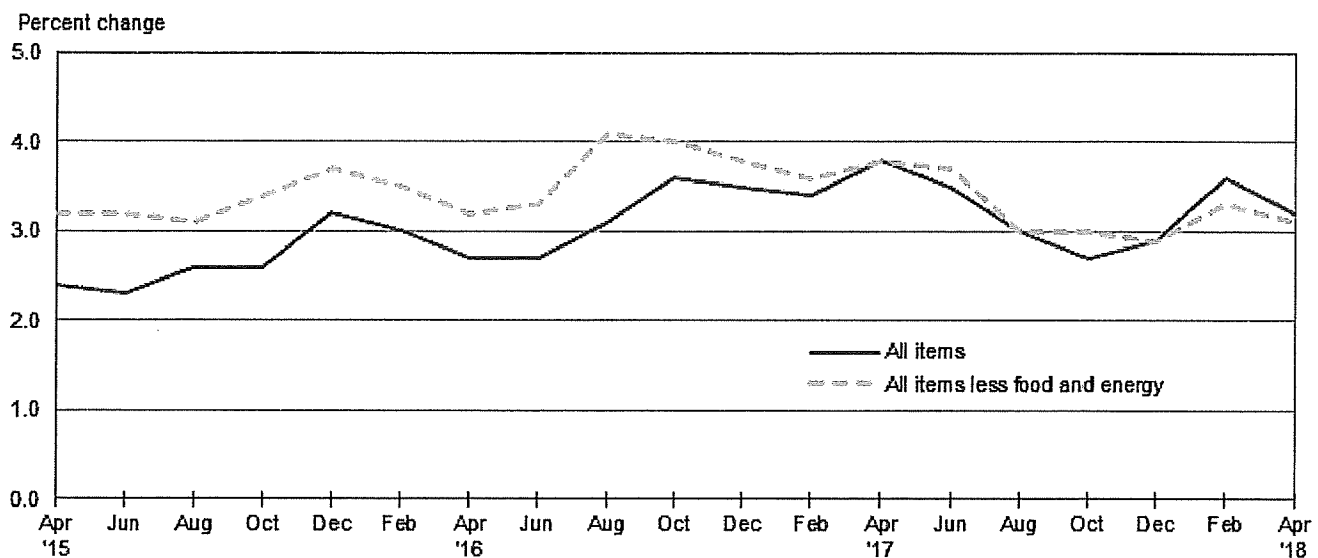
## Consumer Price Index, San Francisco Area — April 2018

Area prices were up 0.8 percent over the past two months, up 3.2 percent from a year ago

Prices in the San Francisco area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), rose 0.8 percent for the two months ending in April 2018, the U.S. Bureau of Labor Statistics reported today. (See table A.) Assistant Commissioner for Regional Operations Richard Holden noted that the April increase was influenced by higher prices for shelter and gasoline. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U increased 3.2 percent. (See chart 1 and table A.) Energy prices rose 9.8 percent, largely the result of an increase in the price of gasoline. The index for all items less food and energy advanced 3.1 percent over the year. (See table 1.)

**Chart 1. Over-the-year percent change in CPI-U, San Francisco, April 2015–April 2018**



Source: U.S. Bureau of Labor Statistics.

### Food

Food prices increased 0.3 percent for the two months ending in April. (See table 1.) Prices for food away from home advanced 0.9 percent, but prices for food at home declined 0.4 percent for the same period.

Over the year, food prices rose 1.7 percent. Prices for food away from home moved up 3.8 percent since a year ago, but prices for food at home moved down 0.4 percent.

## Energy

The energy index increased 5.3 percent for the two months ending in April. The increase was mainly due to higher prices for gasoline (6.4 percent). Prices for natural gas service jumped 13.5 percent, and prices for electricity rose 0.2 percent for the same period.

Energy prices rose 9.8 percent over the year, largely due to higher prices for gasoline (18.1 percent). Prices paid for electricity rose 0.4 percent, but prices for natural gas service declined 1.0 percent during the past year.

## All items less food and energy

The index for all items less food and energy increased 0.6 percent in the latest two-month period. Higher prices for household furnishings and operations (2.9 percent), other goods and services (1.2 percent), and shelter (0.5 percent) were partially offset by lower prices for recreation (-0.6 percent) and education and communication (-0.1 percent).

Over the year, the index for all items less food and energy advanced 3.1 percent. Components contributing to the increase included shelter (3.8 percent) and household furnishings and operations (3.7 percent). Partly offsetting the increases was a price decline in apparel (-5.4 percent).

**Table A. San Francisco-Oakland-San Jose CPI-U bi-monthly and annual percent changes (not seasonally adjusted)**

Month	2013		2014		2015		2016		2017		2018	
	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual	Bi-monthly	Annual
February.....	1.3	2.4	1.2	2.4	1.0	2.5	0.9	3.0	0.8	3.4	1.4	3.6
April.....	0.8	2.4	1.2	2.8	1.1	2.4	0.7	2.7	1.1	3.8	0.8	3.2
June.....	0.5	2.6	0.7	3.0	0.6	2.3	0.6	2.7	0.3	3.5		
August.....	0.1	2.0	0.0	3.0	0.3	2.6	0.7	3.1	0.2	3.0		
October.....	0.2	1.6	0.5	3.2	0.4	2.6	0.9	3.6	0.6	2.7		
December.....	-0.4	2.6	-0.9	2.7	-0.3	3.2	-0.3	3.5	-0.1	2.9		

**The June 2018 Consumer Price Index for the San Francisco-Oakland-Hayward is scheduled to be released on July 12, 2018.**

### Consumer Price Index Geographic Revision for 2018

In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI). As part of the new sample, the index for this area was renamed. Additional information on the geographic revision is available at: [www.bls.gov/cpi/georevision2018.htm](http://www.bls.gov/cpi/georevision2018.htm).

### Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 94 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 28 percent of the total

population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 5,000 housing units and approximately 22,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at [www.bls.gov/cpi](http://www.bls.gov/cpi) and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at [www.bls.gov/opub/hom/homch17\\_a.htm](http://www.bls.gov/opub/hom/homch17_a.htm).

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

**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-		
	Feb. 2018	Mar. 2018	Apr. 2018	Apr. 2017	Feb. 2018	Mar. 2018
<b>Expenditure category</b>						
All items.....	281.308	-	283.422	3.2	0.8	-
All items (1967=100).....	864.818	-	871.318	-	-	-
Food and beverages.....	273.794	-	275.824	2.3	0.7	-
Food.....	273.196	-	274.054	1.7	0.3	-
Food at home.....	252.155	250.615	251.268	-0.4	-0.4	0.3
Cereals and bakery products.....	257.289	-	259.232	-	0.8	-
Meats, poultry, fish, and eggs.....	248.194	-	251.222	-	1.2	-
Dairy and related products.....	266.693	-	263.292	-	-1.3	-
Fruits and vegetables.....	332.725	-	327.194	-	-1.7	-
Nonalcoholic beverages and beverage materials(1).....	206.068	-	201.298	-	-2.3	-
Other food at home.....	220.581	-	220.387	-	-0.1	-
Food away from home.....	298.714	-	301.409	3.8	0.9	-
Food away from home.....	298.714	-	301.409	3.8	0.9	-
Alcoholic beverages.....	286.864	-	298.802	7.9	4.2	-
Housing.....	331.779	-	334.450	3.6	0.8	-
Shelter.....	379.330	381.872	381.346	3.8	0.5	-0.1
Rent of primary residence(2).....	430.929	436.318	437.317	5.7	1.5	0.2
Owners' equiv. rent of residences(2)(3).....	408.860	409.935	409.806	3.2	0.2	0.0
Owners' equiv. rent of primary residence(1)(2).....	408.860	409.935	409.806	3.2	0.2	0.0
Fuels and utilities.....	389.461	-	398.564	1.4	2.3	-
Household energy.....	339.487	343.433	351.500	-0.5	3.5	2.3
Energy services(2).....	340.466	344.294	352.377	-0.7	3.5	2.3
Electricity(2).....	362.520	375.081	363.126	0.4	0.2	-3.2
Utility (piped) gas service(2).....	281.249	264.655	319.210	-1.0	13.5	20.6
Household furnishings and operations.....	135.132	-	139.086	3.7	2.9	-
Apparel.....	113.616	-	113.888	-5.4	0.2	-
Transportation.....	200.283	-	203.714	6.4	1.7	-
Private transportation.....	192.922	-	197.556	8.5	2.4	-
New and used motor vehicles(4).....	96.158	-	96.712	-	0.6	-
New vehicles(1).....	160.274	-	160.814	-	0.3	-
Used cars and trucks(1).....	250.728	-	253.391	-	1.1	-
Motor fuel.....	248.958	254.538	264.816	18.1	6.4	4.0
Gasoline (all types).....	247.991	253.615	263.890	18.1	6.4	4.1
Gasoline, unleaded regular(4).....	248.183	253.839	264.259	18.3	6.5	4.1
Gasoline, unleaded midgrade(4)(5).....	231.380	235.458	243.744	17.4	5.3	3.5
Gasoline, unleaded premium(4).....	234.614	240.022	249.261	17.3	6.2	3.8
Motor vehicle insurance(1).....	497.755	-	505.695	-	1.6	-
Medical care.....	500.434	-	504.092	2.6	0.7	-
Recreation(6).....	115.910	-	115.162	1.8	-0.6	-
Education and communication(6).....	142.944	-	142.854	2.3	-0.1	-
Tuition, other school fees, and child care(1).....	1,650.322	-	1,660.883	-	0.6	-
Other goods and services.....	473.197	-	478.861	3.1	1.2	-
<b>Commodity and service group</b>						
All items.....	281.308	-	283.422	3.2	0.8	-
Commodities.....	187.162	-	189.611	2.4	1.3	-
Commodities less food & beverages.....	140.463	-	143.038	2.6	1.8	-
Nondurables less food & beverages.....	186.016	-	189.042	3.9	1.6	-
Durables.....	96.637	-	98.746	0.5	2.2	-

Note: See footnotes at end of table.



**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) - Continued**

Item and Group	Indexes			Percent change from-		
	Feb. 2018	Mar. 2018	Apr. 2018	Apr. 2017	Feb. 2018	Mar. 2018
Services.....	359.709	-	361.570	3.5	0.5	-
<b>Special aggregate indexes</b>						
All items less medical care.....	272.358	-	274.409	3.3	0.8	-
All items less shelter.....	240.742	-	242.950	2.7	0.9	-
Commodities less food.....	146.549	-	149.553	3.0	2.0	-
Nondurables.....	231.165	-	233.707	2.9	1.1	-
Nondurables less food.....	193.403	-	197.238	4.3	2.0	-
Services less rent of shelter(3).....	350.606	-	352.323	3.1	0.5	-
Services less medical care services.....	351.196	-	352.848	3.6	0.5	-
Energy.....	286.809	292.062	301.993	9.8	5.3	3.4
All items less energy.....	284.453	-	285.968	2.9	0.5	-
All items less food and energy.....	287.009	-	288.633	3.1	0.6	-

**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.