

CPI Percentage for Fair Return Calculation Instructions

Under the Community Stabilization and Fair Rent Act, landlords are required to petition for rent increases above the allowed Annual General Adjustment. For Upward Adjustment of Rent Petitions, the CIP-Rent of Primary Residence San Francisco-Oakland-Hayward, CA is used to as part of the equation to calculate the rate of fair return on investment. The last published month's CPI before the date of submission of the petition is used. Follow these steps to calculate the CPI percentage for Upward Adjustment of Rent Petitions and see Chapter 6, Section C of the CSFRA Regulations for more information.

Step 1:

- Remember that Base Year CPI = 371.075

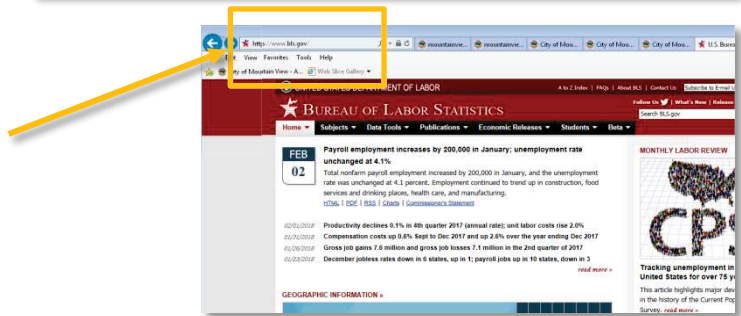
CPI-All Urban Consumers (Current Series)

Series Id: CUUR54905EHA
 Not Seasonally Adjusted
 Series Title: Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
 Area: San Francisco-Oakland-Hayward, CA
 Item: Rent of primary residence
 Base Period: 1982-84=100

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2008	283.377	283.721	284.065	284.409	284.753	285.097	285.441	285.785	286.129	286.473	286.817	287.161	286.810	285.440	292.181
2009	295.639	297.160	298.017	298.319	298.256	299.657	299.643	298.789	298.779	297.928	297.764	297.902	298.154	297.841	298.468
2010	297.463	297.313	296.556	296.926	297.124	297.573	297.567	297.360	298.627	298.747	299.730	299.728	297.814	297.001	298.627
2011	300.290	300.615	300.366	301.869	302.554	304.092	304.554	305.560	307.776	308.570	309.579	310.491	304.693	301.631	307.755
2012	311.762	312.480	312.963	313.915	314.802	315.477	316.902	318.408	321.787	323.516	324.185	317.228	313.566	320.889	320.889
2013	325.377	326.574	327.945	327.665	329.032	330.173	330.550	333.215	334.006	336.392	337.608	338.690	331.454	327.794	335.113
2014	340.389	341.897	344.032	345.144	346.579	348.153	350.089	352.421	354.097	355.811	358.457	359.811	349.710	349.366	355.055
2015	360.829	362.079	363.721	365.294	367.814	369.549	371.893	372.725	375.965	378.260	381.035	383.301	371.075	366.881	377.268
2016	385.438	387.481	387.690	389.716	391.029	394.782	396.477	398.331	400.464	402.124	406.379	408.106	396.330	388.156	402.084
2017	411.357	412.606	413.119	413.736	414.974	415.888	417.307	419.229	419.055	421.940	422.470	428.426	417.509	413.613	421.405
2018	430.328	430.929													

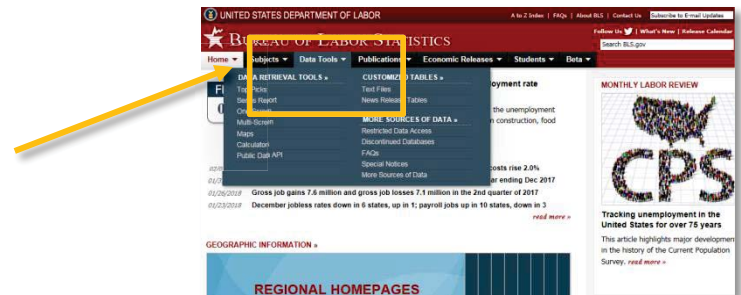
Step 2:

- Go to data.bls.gov



Step 3:

- Click "data tools"



Step 4:

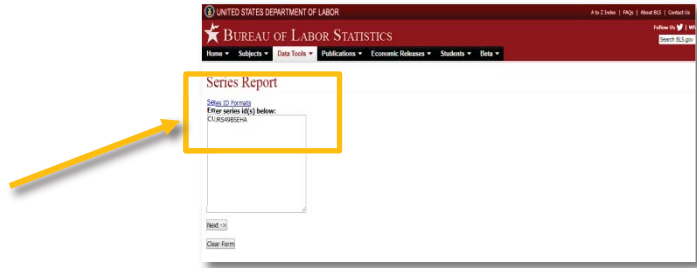
- Select "series report"



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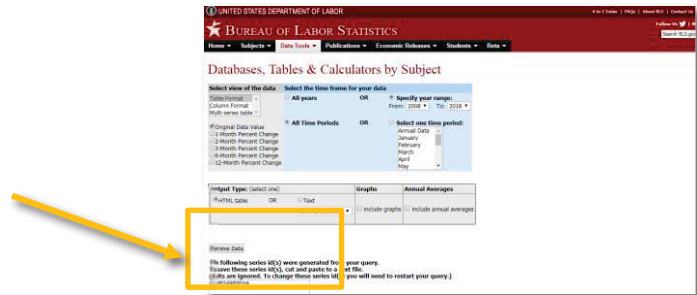
Step 5:

- Enter series number CUURS49BSEHA



Step 6:

- Select "retrieve data"



Step 7:

- Look for the most recent month available
- In this example, it is 430.929 (Feb. 2018)

CPI-All Urban Consumers (Current Series)

Series ID: CUURS49BSEHA
 Not Seasonally Adjusted
 Series Title: Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
 Area: San Francisco-Oakland-Hayward, CA
 Item: Rent of primary residence
 Base Period: 1982=84=100

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Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2008	283.377	283.721	284.679	286.210	286.557	288.085	288.994	290.625	291.618	292.805	294.462	294.582	288.810	285.440	292.181
2009	295.629	297.160	298.017	298.219	298.256	299.657	299.643	298.789	298.779	297.928	297.764	297.902	298.154	297.841	298.468
2010	297.463	297.313	296.556	296.926	297.124	296.623	297.567	297.360	298.627	298.747	299.730	299.728	297.814	297.001	298.627
2011	300.290	300.615	300.366	301.869	302.554	304.092	304.555	305.560	307.776	308.570	309.579	310.491	304.693	301.631	307.755
2012	311.762	312.480	312.963	313.915	314.802	315.477	316.902	318.537	320.408	321.787	323.516	324.185	317.228	313.566	320.889
2013	323.377	326.574	327.945	327.665	329.032	330.173	330.550	333.215	334.024	336.392	337.608	338.890	331.454	327.794	335.113
2014	340.379	341.897	344.032	345.144	346.579	348.153	350.089	352.421	354.097	355.811	358.557	359.353	349.710	344.366	355.055
2015	360.829	362.079	363.721	365.294	367.814	369.549	371.893	372.725	375.965	378.360	381.035	383.630	371.075	364.881	377.268
2016	385.439	387.481	387.690	389.716	391.029	394.782	396.477	398.331	400.484	402.124	406.379	408.710	395.720	389.356	402.084
2017	411.377	412.006	413.19	413.736	414.974	415.888	417.307	419.229	419.055	421.940	422.470	428.426	417.509	413.613	421.405
2018	430.3	430.929													

Step 8:

- Calculate the percentage
 - Divide the petition year by base year
 - Round to the nearest 100th, remove the 1 and multiply by 100

$$\frac{430.929}{371.075} = 1.16$$

-or-

$$.16 \times 100 = 16\%$$