

Consumer Price Index Information

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market. 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. The index measures price changes from a designated reference date (1982-84) that equals 100.0.

The following table and chart are calculated from the full CPI analysis published by the U.S. Department of Labor, Bureau of Labor Statistics¹ for the San Francisco-Oakland-Hayward, CA² metropolitan area using the calculations related to determining the Maintenance of Net Operating Income for Petitions for Upward Adjustment of Rent. The time period shown is based on the first month the Rent Stabilization Program began accepting applications through the most recently published index date of December 2020:

CPI All Items - All Urban Consumers (All Items) and CPI Rent of Primary Residence: October 2017 through December 2020³

| | CPI - All Items | CPI - Housing | CPI - Rent |
|------------|-----------------|---------------|------------|
| Oct. 2017 | 277.57 | 328.638 | 421.94 |
| Dec. 2017 | 277.414 | 329.209 | 428.426 |
| Feb. 2018 | 281.308 | 331.779 | 430.929 |
| April 2018 | 283.422 | 334.45 | 437.317 |
| June 2018 | 286.062 | 337.975 | 440.273 |
| Aug. 2018 | 287.664 | 339.571 | 442.682 |
| Oct. 2018 | 289.673 | 340.845 | 443.964 |
| Dec. 2018 | 289.896 | 341.516 | 448.211 |
| Feb. 2019 | 291.227 | 342.944 | 450.694 |
| April 2019 | 294.801 | 346.105 | 453.935 |
| June 2019 | 295.259 | 347.397 | 452.744 |
| Aug. 2019 | 295.49 | 348.154 | 454.868 |
| Oct. 2019 | 298.443 | 350.894 | 458.237 |
| Dec. 2019 | 297.007 | 352.601 | 465.399 |
| Feb. 2020 | 299.69 | 355.875 | 469.062 |
| April 2020 | 298.074 | 356.77 | 466.196 |
| June 2020 | 300.032 | 358.994 | 463.704 |
| Aug. 2020 | 300.182 | 359.51 | 465.713 |
| Oct. 2020 | 301.736 | 360.365 | 468.725 |
| Dec. 2020 | 302.948 | 360.604 | 468.851 |

¹ Consumer Price Index, San Francisco Area – December 2020 https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm

² The San Francisco-Oakland-Hayward, CA metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco and San Mateo Counties.

³ All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSA0>); Housing in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSAH>); Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSEHA>)

There is no correlation between the three indices as presented in the table above. The correlation exists between the calculated percentages as presented in the table below. The percentages are calculated by dividing the average of each index during the base year by the applicable month's index. In the base year, the average for the CPI-All Items index is 258.572, the average for the CPI-Housing index is 292.78 and the average for the CPI-Rent index is 371.075.

CPI Percentages for the Fair Return Standard

