



**MEMORANDUM**

Rent Stabilization Program,  
Community Development Department

**DATE:** May 17, 2021

**TO:** Rental Housing Committee

**FROM:** Patricia Black, Analyst II  
Anky van Deursen, Program Manager  
Karen Tiedemann, Special Counsel to the RHC

**SUBJECT:** CSFRA Annual General Adjustment of Rent

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**RECOMMENDATION**

Review and adopt a Resolution of the Rental Housing Committee Announcing an Annual General Adjustment of Rent for 2021 of 2%, to be read in title only, further reading waived (Attachment 1 to this Memorandum).

**INTRODUCTION AND BACKGROUND**

The Community Stabilization and Fair Rent Act (“CSFRA”) provides for an Annual General Adjustment (“AGA”) to increase rents for existing tenancies based on the percentage increase in the Consumer Price Index for All Urban Consumers (“CPI-U”) of San Francisco-Oakland-Hayward (San Francisco Area). The Committee is required to announce the AGA no later than June 30 of each year. Per the CSFRA, the AGA shall be equal to 100% of the percentage increase in the CPI for the 12-month period, ending as of March of each year. However, the AGA shall not be less than 2% and not more than 5%.

**ANALYSIS**

In January 2018, the U.S. Department of Labor, Bureau of Labor Statistics revised the geographic areas for which it produces indices. Consequently, on March 26, 2018, the Rental Housing Committee (“RHC”) adopted a resolution to use the CPI-U for the San Francisco Area as a successor index for determining the AGA. Since these CPIs are only published every two months and March indices are not available, the RHC decided in 2017 to use the indices from February to February of each year to determine the AGA. The CPI-U for the San Francisco Area increased by 1.6% between February 2020 and

February 2021 as shown in the table below. This increase falls outside of the adjustment allowed by the CSFRA; therefore, the AGA for 2021 shall be 2% as allowed under the CSFRA.

**Annual Change in CPI**

February 2020	February 2021	Difference	
CPI Index	CPI Index	Number	Percentage (rounded to nearest tenth)
299.690	304.387	4.697	1.6%

The rent increases imposed pursuant to this adjustment may take effect on or after September 1, 2021. Under State law, landlords are required to provide 30 days’ advance notice of such rent increase. The right of landlords to implement the AGA is conditional upon compliance with the CSFRA.

**FISCAL IMPACT**

The adoption of the AGA 2021 is not anticipated to affect the budget of the RHC.

**PUBLIC NOTICING** – Agenda posting.

PB-AvD-KT/JS/8/CDD/RHC  
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- Attachments: 1. Draft Resolution to Adopt AGA 2021  
2. Bureau of Labor Statistics, Consumer Price Index, San Francisco Bay Area – February 2021