

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 Maintenance of Net Operating Income Upward Adjustment of Rent Petitions, the All Urban Consumers All Items (CPI-U) 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 MNOI Petitions and see Chapter 6, Section C of the CSFRA Regulations for more information.

Step 1:

- Remember that Base Year CPI = 258.572

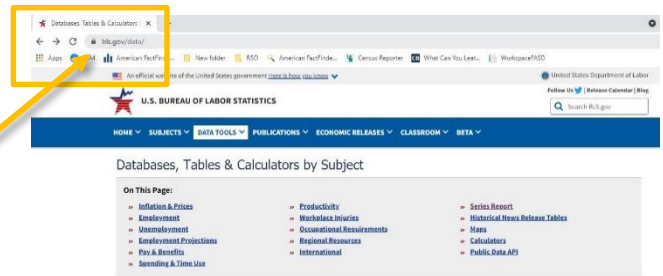
Series ID: CUURS49BSA0
 Not Seasonally Adjusted
 Series Title: All Items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted
 Area: San Francisco-Oakland-Hayward, CA
 Item: All Items
 Base Period: 1982=84=100

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Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2011	229.965	234.121	233.646	234.608	235.331	234.327	233.390	232.082	234.698						
2012	236.880	238.969	239.806	241.170	242.834	239.533	239.650	238.099	241.201						
2013	242.677	244.675	245.939	246.072	246.617	245.711	245.023	243.894	246.152						
2014	248.615	251.495	253.317	253.304	254.493	252.199	252.299	250.7	253.463						
2015	254.910	257.622	259.117	259.917	260.809	258.572	257.723	260.421							
2016	262.600	264.555	266.041	267.853	270.306	269.823	266.344	268.777							
2017	271.626	274.589	275.304	275.893	277.570	277.414	274.924	273.306	276.542						
2018	281.308	283.422	286.062	287.664	289.673	289.896	285.550	282.666	288.435						
2019	291.227	294.801	295.259	295.490	298.443	297.007	295.004	293.150	296.859						
2020	299.690	298.074	300.032	300.182	301.736	302.948	300.084	299.109	301.059						
2021	304.387	309.419													

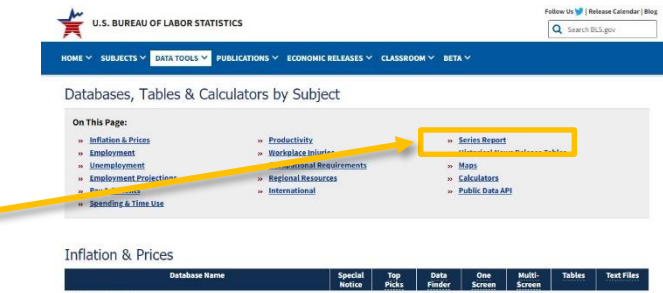
Step 2:

- Go to bls.gov/data



Step 3:

- Click "series reports"



Step 4:

- Enter series number CUURS49BSA0



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Step 6:

- Select "retrieve data"

Select view of the data: Table Format, Column Format, Multi-series table

Original Data Value
 1-Month Percent Change
 2-Month Percent Change
 3-Month Percent Change
 6-Month Percent Change
 12-Month Percent Change

Specify year range: From: 2011 To: 2021

All Time Periods OR Select one time period: September, October, November, December, First Half, Second Half

Output Type: (select one) HTML table OR Text (comma delimited)

Graphs: include graphs Annual Averages: include annual averages

Retrieve Data

Step 6:

- Look for the most recent month available
- In this example, it is 309.419 (Apr. 2021)

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2012	236.880	238.985	239.806	241.170	242.834	239.533	239.650	238.099	241.201						
2013	242.677	244.675	245.935	246.072	246.617	245.711	245.023	243.894	246.152						
2014	248.615	251.495	253.317	253.354	254.503	252.273	251.985	250.507	253.463						
2015	254.910	257.622	259.117	259.917	261.019	260.289	258.572	256.723	260.421						
2016	260.600	264.565	266.041	267.853	270.306	269.483	266.344	263.911	268.777						
2017	271.036	274.589	275.304	275.893	277.570	277.414	274.924	273.306	276.542						
2018	281.300	283.422	286.062	287.664	289.673	289.896	285.550	282.666	288.435						
2019	291.227	294.801	295.259	295.490	298.443	297.007	295.004	293.150	296.859						
2020	299.690	296.074	300.032	300.182	301.736	302.948	300.084	299.109	301.059						
2021	304.387	309.419													

Step 7:

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

$$\frac{309.419}{258.572} = 1.20$$

-or-

$$.20 \times 100 = 20\%$$