

History of CPI Factor for Rent Increase Calculations  
Rent Residential for All Urban Consumers for the West\*

Date of Letter	Project Operating Year	Admin Notice	CPI
September 15, 1992	1993		May 2.6%
September 23, 1993	1994		June 2.3%
September 30, 1994	1995		April 1.9%
September 15, 1995	1996		June 2.3%
September 1996	1997		May 2.0%
September 10, 1997	1998		May 2.8%
September 1998	1999		May 3.6%
September 1999	2000		May 4.2%
September 1, 2000	2001		May 4.1%
August 10, 2001	2002		May 6.0%
July 8, 2002	2003		May 4.7%
August 20, 2003	2004		May 2.7%
September 16, 2004	2005		May 2.8%
August 22, 2005	2006	05-05	May 3.0%
July 18, 2006	2007	06-01	May 3.8%
July 10, 2007	2008	07-02	May 4.6%
July 11, 2008	2009	08-01	May 4.5%
July 30, 2009	2010	09-01	May 2.5% (2.9% - 0.4%)**
July 7, 2010	2011	10-02	May -1.4%*** (use 0%)
July 20, 2011	2012	11-01	May 1.4%
June 20, 2012	2013	12-01	May 2.9%
July 3, 2013	2014	13-01	May 3.1%
July 2, 2014	2015	14-01	May 3.5%
June 26, 2015	2016	15-01	May 4.4%
June 21, 2016	2017	16-03	May 4.9%
June 16, 2017	2018	17-01	May 5.5%
June 22, 2018	2019	18-01	May 4.6%
June 14, 2019	2020	19-01	May 4.9%
June 16, 2020	2021	20-01	May 4.2%

\*Bureau of Labor Statistics changed line item name to “rent of primary residence” in 1998. This new line item is used from year 1999 and on.

\*\* CPI used for fiscal years beginning in 2010 (letter dated July 30, 2009) includes a 0.4% reduction to correct for the CPI used for fiscal years beginning in 2009 (letter dated July 11, 2008) being 0.4 too high due to the wrong Bureau of Labor Statistics table being used. A table with “Area:” identified as “West – Size Class A” was used instead of the correct “West urban”.

\*\*\* CPI used for fiscal years beginning in 2011 (letter dated July 7, 2010) calculated as a minus percentage. This was adjusted to zero in order to not require rents to be lowered. Use annual average from May to May to be consistent with prior years.

Bureau of Labor Statistics site: <http://data.bls.gov/PDQ/outside.jsp?survey=cu>