

Proper AGA Schedule has 2 components: “Effective Period” and “CPI Lookup Month”



City and County of San Francisco

Residential Rent Stabilization
and Arbitration Board

ALLOWABLE ANNUAL RENT INCREASES

A landlord may increase the tenant's base rent once every 12 months by the amount of the allowable annual rent increase without filing a petition at the Rent Board. Effective March 1, 2017 through February 28, 2018, the allowable annual increase amount is 2.2%. This amount is based on 60% of the increase in the Consumer Price Index for All Urban Consumers in the Bay Area, which was 3.6% as posted in November 2016 by the Bureau of Labor Statistics. To calculate the dollar amount of the 2.2% annual rent increase, multiply the tenant's base rent by .022. For example, if the tenant's base rent is \$1,500.00, the annual increase would be calculated as follows: $\$1,500.00 \times .022 = \33.00 . The tenant's new base rent would be \$1,533.00 ($\$1,500.00 + \33.00).

<u>Effective Period</u>	<u>Amount of Increase</u>
March 1, 2017 – February 28, 2018	2.2%
March 1, 2016 – February 28, 2017	1.6%
March 1, 2015 – February 29, 2016	1.9%
March 1, 2014 – February 28, 2015	1.0%
March 1, 2013 – February 28, 2014	1.9%
March 1, 2012 – February 28, 2013	1.9%
March 1, 2011 – February 29, 2012	0.5%
March 1, 2010 – February 28, 2011	0.1%
March 1, 2009 – February 28, 2010	2.2%
March 1, 2008 – February 28, 2009	2.0%
March 1, 2007 – February 29, 2008	1.5%
March 1, 2006 – February 28, 2007	1.7%
March 1, 2005 – February 28, 2006	1.2%
March 1, 2004 – February 28, 2005	0.6%
March 1, 2003 – February 29, 2004	0.8%
March 1, 2002 – February 28, 2003	2.7%

Example 1: San Francisco

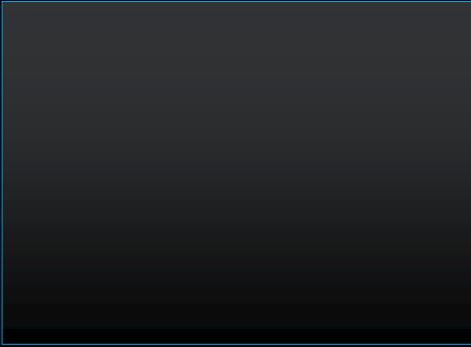
Effective period: March 1st – Feb 28th

This is the period when the rent increase may be applied

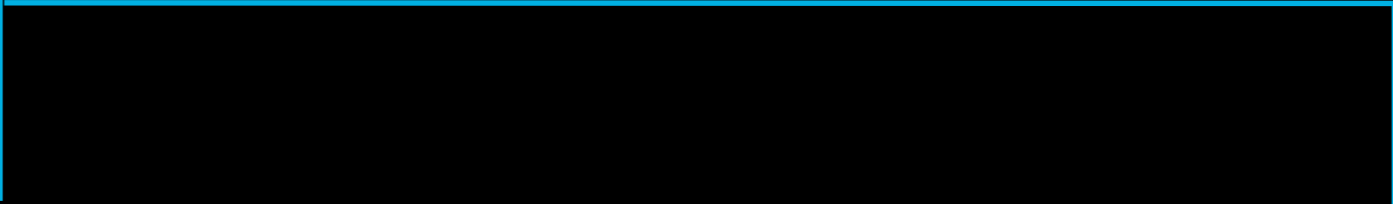
CPI Lookup Month: “Prior November”

This is the period used for setting the amount of allowable increase

CSFRA establishes Effective Period as Sept 1 to Aug 31

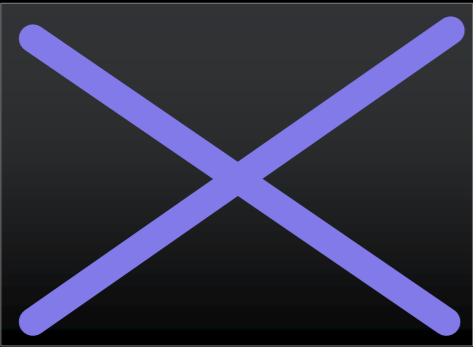


2017 AGA Effective Period
Sep 1, 2017 – Aug 31, 2018



Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
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CSFRA rollback nullifies rent increases after Oct 19, 2015 – thereby assumes all landlords already claimed “2015 AGA”



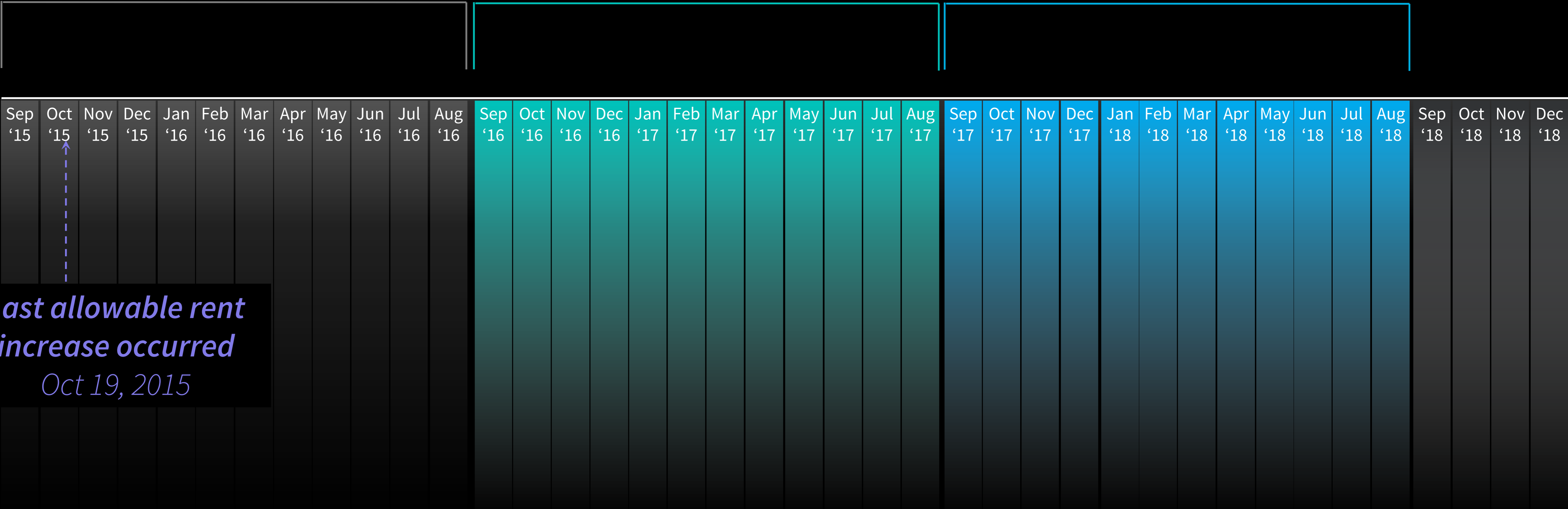
*CSFRA assumes all
landlords already
claimed 2015 AGA*



2015 AGA Effective Period
Sep 1, 2015 – Aug 31, 2016

2016 AGA Effective Period
Sep 1, 2016 – Aug 31, 2017

2017 AGA Effective Period
Sep 1, 2017 – Aug 31, 2018



*Last allowable rent
increase occurred
Oct 19, 2015*

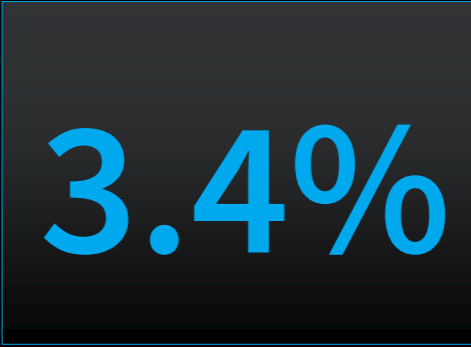
CSFRA establishes “Prior March” CPI Lookback Month



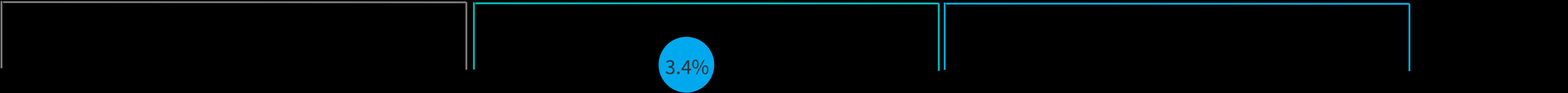
2015 AGA Effective Period
Sep 1, 2015 – Aug 31, 2016



2016 AGA Effective Period
Sep 1, 2016 – Aug 31, 2017



2017 AGA Effective Period
Sep 1, 2017 – Aug 31, 2018



Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
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*Last allowable rent increase occurred
Oct 19, 2015*

*Bay Area CPI not published in March;
Feb substituted*

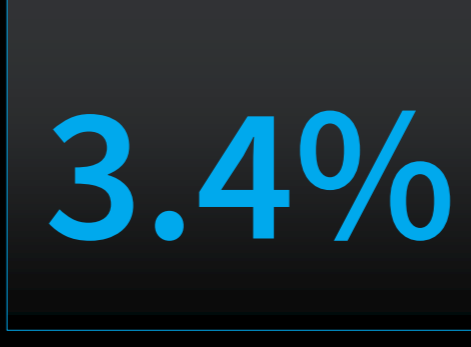
For consistency, 2016 AGA should be 3.0%



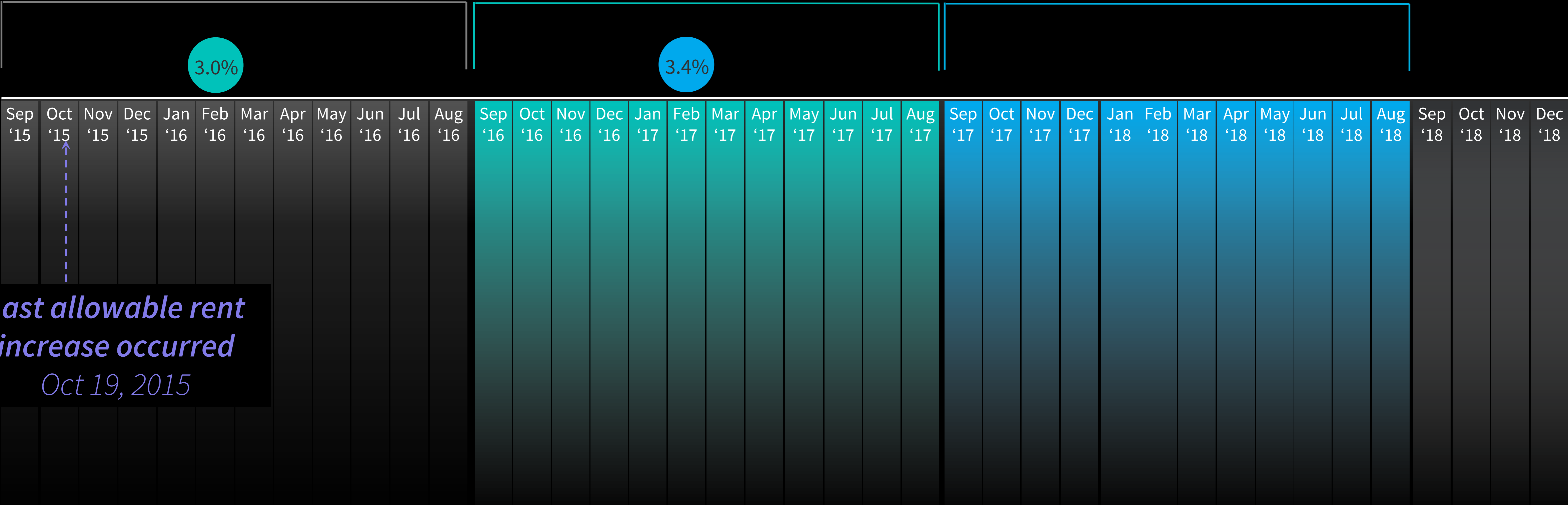
2015 AGA Effective Period
Sep 1, 2015 – Aug 31, 2016



2016 AGA Effective Period
Sep 1, 2016 – Aug 31, 2017



2017 AGA Effective Period
Sep 1, 2017 – Aug 31, 2018



“Safest” Alternative 4: 2016 AGA based on partial year

(assumes shortest possible raise gap – i.e. landlord raised on Oct 19, 2015 AND Sept 1, 2017)



2015 AGA Effective Period
Sep 1, 2015 – Aug 31, 2016

2.6%

2016 AGA Effective Period
Sep 1, 2016 – Aug 31, 2017

3.4%

2017 AGA Effective Period
Sep 1, 2017 – Aug 31, 2018

3.0%

3.4%

Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
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Last allowable rent increase occurred Oct 19, 2015

Oct 19, '15 – Aug 31, '16 = 318 days
 $318 / 365 \times 3.017\% =$
2.6%