



Notice: 2012 Social Security Cost of Living Adjustment

On October 19, 2011, the Social Security Administration announced that social security and supplemental security income (SSI) benefits for more than 60 million Americans will increase 3.6 percent in 2012.

This is the first increase in two years. There was no cost-of-living adjustment (COLA) increase in 2010 or 2011 because inflation was too low. These were the first two years without a COLA since automatic increases were adopted in 1975.

The 3.6 percent COLA will begin with benefits that nearly 55 million social security beneficiaries receive in January 2012. Increased payments to more than 8 million SSI beneficiaries will begin on December 30, 2011.

Affordable housing owners and agents should begin incorporating the COLA raise into their income calculations for social security and SSI recipients effective January 1, 2012. For residents moving in prior to January 1, 2012, the increased benefits would be prorated from January 1, 2012 through the end of the 12 month period.

For more information on how the COLA is calculated, visit www.socialsecurity.gov/cola. To read the complete press release, please visit the Social Security website at <http://ssa.gov/pressoffice/pr/2012cola-pr.html>