



## Housing Choice Voucher/Section 8 Rent Increases

Per Housing Choice Voucher/Section 8 Regulations, a 60-day notice of change in terms is necessary when requesting a rent increase. While the open market requirement for California is only 30 days, 60-day notice is required for Section 8 tenants, as after approval of the increase the Housing Authority is required to give the client a 30-day notice of the rent change.

If you would like to increase your rent, please issue your tenant a 60-day notice indicating you the amount you wish to increase the rent to and the effective date of the increase. You must also send a copy of the notice to the Housing Authority. Copy via email is preferred so that we can immediately confirm receipt of your request. However, you may also fax or mail in the copy. If you mail or fax the request in, we recommend you follow up with a phone call since there is no way we can confirm receipt if the transmission failed or if the mail was lost. You can email the request to [jmorales@hacsb.org](mailto:jmorales@hacsb.org). The fax number is (805) 564-7041.

At a minimum, your notice should include the following:

- Date of mailing
- Name and address of your tenant
- Effective date of change in rent (we do not prorate rents; they must begin on the 1st of the month)
- Amount of new rent (List a dollar amount, it is not sufficient to only include a percentage increase, i.e. 2%)
- Your name and contact information

Rent increases are not limited to a certain percentage per year. All increase requests will be reviewed to determine if the requested rent is reasonable or if a different amount is warranted. In order to determine rent reasonableness, the requested rent will be compared with the rents for other similar units, i.e. units of the same size and amenities, in the same area. If it is determined that your request is reasonable, an amendment will be sent notifying both the tenant and landlord of the new rent portions. If it is determined not to be reasonable, but we feel a smaller increase is warranted we will propose a new rent increase amount. If an increase is not warranted, the landlord will be notified of the denial and we will be contact the landlord to discuss the other options.

If you have any questions, please contact Jerry Morales at 897-1049 or [jmorales@hacsb.org](mailto:jmorales@hacsb.org).