



Oakland Housing Authority

Section 8 Rent Increase Request Criteria/Information Sheet

If You Answer Yes to Each Question Below, You May Submit a Rent Increase Request	
Has your tenant lived in or will have lived in the unit for more than 1 year?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure
Has it been or will it be 12 months since your last approved rent increase?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure
Is the unit in compliance with HQS? Did the unit pass the last inspection?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure

An owner/agent may receive one increase per 12 month period. If the tenant has lived in the unit for less than one year, an owner/agent may submit a request to be effective on the anniversary date of the HAP Contract.

A Complete Request Consists of:

- A **Rent Increase Request Form** signed by the owner or agent. A **Rent Roll Form** is recommended for properties with 2 or more units to provide information about the rents charged for other units on the premise.
- A **copy** of the **60-day Notice** of intent to increase rent. This notice:
 - Must be addressed to the tenant, not OHA
 - Must have a proposed effective date beginning the first day of the month
 - Must have the proposed total contract rent
 - Must be signed by the owner or agent
- **HQS Compliance:** If OHA determines that your unit is not in compliance with HQS, your request will be denied and you will be notified. You may submit another rent increase request after the unit passes inspection.

Effective Date	OHA Deadline
4/1	January
5/1	February
6/1	March
7/1	April
8/1	May
9/1	June
10/1	July
11/1	August
12/1	September
1/1	October
2/1	November
3/1	December

Please reference the chart above for the deadline to submit your request. For example, if you want your increase to be effective April 1st, you must submit your request to OHA **by the last day in the month of January**.

You may submit your own rent comps to support your request (optional). OHA uses www.GoSection8.com for pulling comparables within a one-mile radius of the subject unit.

Return Request by E-mail to: Rentalincrease@oakha.org, or by Fax to (510) 587-2131 or by Mail to Oakland Housing Authority 1540 Webster St., Oakland, CA 9461



Oakland Housing Authority

On January 1, 2020, Assembly Bill No. 1482 (Bill), also known as the Tenant Protection Act of 2019, went into effect and imposed caps on contract rent increases for properties within the State of California that are not exempted by the Bill ([link to Assembly Bill No. 1482: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1482](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1482)).

On February 11, 2020, Public Housing Authorities (PHAs) were told that both Project-Based Voucher (PBV) and Housing Choice Voucher (HCV) units were exempted from this Bill.

However, on June 29, 2023, Attorney General Rob Bonta told PHAs that while PBV units are exempt, HCV units that are not subject to a regulatory agreement with a government agency are not exempted from this Bill ([link to the Attorney General's website: https://oag.ca.gov/home](https://oag.ca.gov/home)). On February 9, 2024, PHAs in California received a letter from HUD Principal Deputy Assistant Secretary Monocchio confirming the Attorney General's position regarding the Bill. The letter from HUD advises PHAs to implement this Bill and alert HCV owners when a rent increase is received that violates the Bill's requirements.

Effective August 1, 2024, all contract rent increases for Housing Choice Voucher units not subject to a regulatory agreement with a government agency will need to be in compliance with Assembly Bill No. 1482. If the OHA receives a contract rent increase for a Housing Choice Voucher unit not subject to a regulatory agreement with a government agency that violates the rent control requirements of Assembly Bill No. 1482, the OHA will alert you of the violation and provide an explanation of the applicability of Assembly Bill No. 1482 so that you may revise your contract rent increase request to comply. Please note that this is in addition to the current rent reasonableness requirement.

In short, this means the Housing Authority will reject contract rent increases for private market landlords that exceed the current maximum under AB1482. The current maximum is 8.8%, but please note that this maximum allowed amount changes regularly. If you are a member of the California Apartment Association, you can calculate the maximum allowable contract rent increase here: <https://caanet.org/topics/ab-1482/>.

If you have a rent change notice pending or coming up and you have questions, please feel free to contact Patricia Murphy via email at Owner_Services@oakha.org. If you have any questions about the application of Assembly Bill No. 1482 itself, please contact the Attorney General's Office ([link to the Attorney General's contact information: https://oag.ca.gov/contact](https://oag.ca.gov/contact)). As this is not just a requirement for the HCV program, you may want to review the bill to ensure your compliance with your other units. As an aside, there are other provisions of the bill that you may want to review, such as those affecting evictions.