



Frequently Asked Questions (FAQs)

Q: When can I request a rent increase?

A: You can request a rent increase at any time after the initial term of the lease and in accordance with any rent increase provisions specified in the lease and the U.S. Department of Housing and Urban Development (HUD) Tenancy Addendum to the lease.

You are required to submit the request at least 60 days before the requested rent increase would take effect. The rent increase will take effect on the date specified by the landlord, or on the first of the month after a full 60-day notice, whichever is later. For example, if the full 60-day notice ends on May 15, the rent increase would take effect June 1 or later.

The San Diego Housing Commission (SDHC) will not approve a change in the rent during the initial term of the lease or from landlords whose contracts are in abatement for landlord violations. Landlords whose rent increase requests are denied can resubmit a rent increase request at any time in the future with a proper 60-day notice.

Q: How do I request a rent increase?

A: Submit a rent increase request using SDHC's online [Rent Increase Application Form](#). You can also access the online form by visiting www.sdhc.org, selecting "Doing Business with Us," clicking on "Landlords," and selecting "Establishing Rents" from the drop-down menu.

SDHC will continue to accept rent increase requests submitted by email and U.S. Postal Service mail until August 31, 2021. **Effective September 1, 2021, SDHC will only accept rent increase requests electronically through the online Rent Increase Application Form.**

Q: Is a new lease required if the rent increase is approved

A: A new lease is not required for leases that renew on a month-to-month basis unless other lease terms (such as utilities) are changing.

If a new lease is required, or the landlord is requesting a new lease, then a new Housing Assistance Payment (HAP) contract must be signed. After the rent increase is approved, you will receive a HAP contract and an addendum to the lease. Email, mail or fax your lease with the completed HAP contract and Addendum to the Lease to the Housing Assistant named on the document request. Notices that provide a "choice" of contract rent amounts with lease options must have the lease option selected before the rent increase starts. If the lease renewal option is not selected, the rent increase will automatically be postponed or denied until SDHC is notified, in writing, of the actual rent amount and lease renewal option selected. Requests for new lease/HAP contracts may delay processing time of the rent increase due to additional time required for signed correspondence.

Landlord Rent Increase Request



Q: Will I receive confirmation that my request was received?

A: Yes, after your request is submitted, you will receive an email confirming that SDHC has received your request.

Q: When do I need to submit Rent Comparables?

A: If the Section 8 Housing Choice Voucher tenant's unit is in a complex of two or more units, you will be asked to identify comparables in the online Rent Increase Application Form. This applies if you are requesting a rent increase for an apartment, high-rise, or other multifamily unit. The Comparable Request Form will be completed as part of the online application.

The landlord may need to provide rental information for two comparable units within the same complex that are NOT subsidized by the Section 8 Housing Choice Voucher program or Tax Credits. These units must be rented at or above the requested rent amount. Consideration may be taken if similar units are unavailable in the complex or if rent is being raised throughout the complex with the same effective date as the subsidized unit.

The landlord will be asked to indicate which units are subsidized or unsubsidized (example: Tax Credit or HOME subsidized).

SDHC determines whether or not the rent requested by the landlord for a Section 8 Housing Choice Voucher rental assistance household is reasonable. SDHC compares the requested rent to the rents on other units on the premises with tenants who do not receive rental assistance, as well as other, comparable unassisted rental units in the market.

Q: How do you decide which units are comparable?

A: Comparable units are units that are of the same number of bedrooms, unit type, age and quality, taking factors such as amenities and facilities into consideration. Comparable units must be in the same area, which SDHC defines by census tract. SDHC generally relies on units with tenants who do not receive Section 8 Housing Choice Voucher rental assistance to determine comparability with the private market.

Q: How long will it take to process my rent increase?

A: SDHC will inform the landlord whether or not the increase is approved 30 days before the requested rent increase effective date.

To avoid delays in the effective date of your rent increase, provide all necessary documents in a timely manner. A requested rent increase will not be reviewed until all missing documents have been provided.

Q: My rent increase was denied. Can I appeal?

A: SDHC's decision is final. If your unit does not pass a rent reasonableness review for the requested rent amount, the new rent amount will be denied. However, you can resubmit a rent increase request at any time in the future with a proper 60-day notice.

Q: How do I check the status of my rent increase request?

A: You may check the status of your rent increase request by contacting your Housing Assistant.