



**Date:** May 16, 2023  
**To:** Housing Choice Voucher Section 8 Participants and Housing Providers  
**From:** Housing Authority of the City of Long Beach  
**Subject:** **Rent Increase Maximum Increase Notice**

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Effective January 1, 2020, Governor Gavin Newsom signed California Assembly Bill 1482 (AB 1482), which caps rent increases statewide for the next 10 years. This bill limits annual rent increases at 5%, plus any rise in the consumer price index (CPI), which cannot exceed 10% in total. In addition, AB 1482 prevents evictions without “just cause” for tenants that have lived in the unit for at least one year. The bill impacts apartments and multi-family buildings containing two or more units, but exempts single-family residences, owner-occupied duplexes, and condominiums, except when owned by corporations or LLC in which at least one member is a corporation.

Effective April of 2023, the CPI decreased to 3.8%, which amounts to 8.8% in total given the base of 5%. **Therefore, the maximum allowable rent increase is 8.8% annually, effective July 1, 2023.**

It is the City of Long Beach’s position that HUD subsidies administered by the Housing Authority are not exempt from this law, which means that rental units within Long Beach are covered under AB 1482. Thus, the Housing Authority will not process any rent increases beyond 8.8% of the current rent and will not accept any 90-day notices without cause.

While we are not able to assist with enforcement beyond notifying the owner of our rejection, if you believe you were subject to an improper rent increase or no-cause eviction, please contact Fair Housing at (562) 989-1206 or Legal Aide at (562) 435-3501.

The Housing Authority of the City of Long Beach will continue to use [affordablehousing.com](http://affordablehousing.com) to conduct rent reasonableness and apply AB 1482 to all applicable cases. Property owners and managers will need to credit residents for any adjustments made by the Housing Authority.

Thank you for your attention to this matter.

