

HOUSING SERVICES & CDBG DEPARTMENT



FY 2025-2026 CURRENT ALLOWABLE RENT INCREASE FIGURES

(APPLIES TO ALL RENT INCREASE EFFECTIVE AFTER 6/30/2026)

CPI (INFLATION) – 3.7% (Published 5/12/2026)

4 UNITS OR LESS (5% + CPI)	8.7%
5 UNITS OR MORE (3% OR CPI, whichever is greater)	3.7%

For Rents that are less than 80% of Fair Market Value and upon approval: Owners may increase the rent up to an additional 5%. All rent increases are capped at 10%.

4 UNITS OR LESS	10.0%
5 UNITS OR MORE	8.7%

HUD annually releases its Fair Market Rents on **October 1st**. Effective January 1, 2026. HUD's FMRs for Inglewood will be determined by Zip Code (Small Area Fair Market Rents (SAFMR)). The charts below reflect the SAFMR Calendar Year 2025 and the 80% & 70% thresholds.

EFFECTIVE (January 1, 2026 – December 31, 2026)

UNIT TYPE	FMR	80% OF FMR	70% OF FMR
0 BEDROOMS	\$1,680.00	\$1,344.00	\$1,176.00
1 BEDROOM	\$1,882.00	\$1,505.60	\$1,317.40
2 BEDROOMS	\$2,358.00	\$1,886.40	\$1,650.60
3 BEDROOMS	\$2,994.00	\$2,395.20	\$2,095.80
4 BEDROOMS	\$3,330.00	\$2,664.00	\$2,331.00
5 BEDROOMS	\$3,829.50	\$3,063.60	\$2,680.65
6 BEDROOMS	\$4,329.00	\$3,463.20	\$3,030.30

All properties with two or more units, including commercial properties with residential components (mixed-use), and any residential property owned by entity and not a natural person, must be registered through the City of Inglewood Online Residential Registry System using the following link: <https://www.hpregistry.cityofinglewood.org/#/homepage>

For annual or below market rent increases, please access your property through the registry system, and apply for the rent increase for the specific unit using the blue "Actions" button (scroll to the far right). If you need further assistance, please contact the Housing Protection Department at 310-412-4330.

DEPARTAMENTO DE SERVICIOS DE VIVIENDA Y CDBG



FY 2025-2026 CIFRAS ACTUALES DE AUMENTO DE ALQUILER PERMITIDO

(SE APLICA A TODOS LOS AUMENTOS DE ALQUILER EFECTIVOS DESPUÉS DE 06/30/2025)

IPC (INFLACIÓN) – 3.7% (Publicado el 5/12/2026)

4 UNIDADES O MENOS (5% + CPI)	8.7%
5 UNIDADES O MAS (3% O IPD, LO QUE SEA MAYOR)	3.7%

Para alquileres inferiores al 80% del valor justo de Mercado y previa aprobación: Los propietarios pueden aumentar el alquiler hasta un 5% adicional. Todos los aumentos de alquiler tienen un tope del 10%.

4 UNIDADES O MENOS	10.0%
5 UNIDADES O MAS	8.7%

El HUD publica anualmente sus alquileres justos de mercado el 1^{er} de Octubre. A partir del 1 de Enero de 2026. Los FMRs de HUD para Inglewood serán determinados por código postal (Small Area Fair Market Rents (SAFMR)). Las tablas a continuación reflejan el SAFMR del año calendario 2025 y los umbrales del 80% y 70%.

EFFECTIVE (January 1, 2026 – Diciembre 31, 2026)

TIPO DE UNIDAD	FMR	80% OF FMR	70% OF FMR
0 BEDROOMS	\$1,680.00	\$1,344.00	\$1,176.00
1 BEDROOM	\$1,882.00	\$1,505.60	\$1,317.40
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3 BEDROOMS	\$2,994.00	\$2,395.20	\$2,095.80
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5 BEDROOMS	\$3,829.50	\$3,063.60	\$2,680.65
6 BEDROOMS	\$4,329.00	\$3,463.20	\$3,030.30

Todas las propiedades con dos o más unidades, incluidas las propiedades comerciales con componentes residenciales (uso mixto), y cualquier propiedad residencial propiedad de una entidad y no de una persona física, deben registrarse a través del Sistema de Registro Residencial en Línea de la Ciudad de Inglewood utilizando el siguiente enlace:

<https://www.hpregistry.cityofinglewood.org/#/homepage>.

Para aumentos de alquiler anuales o por debajo del mercado, acceda a su propiedad a través del sistema de registro y solicite el aumento de alquiler para la unidad específica utilizando el botón azul «Acciones» (desplácese hasta el extremo derecho). Si necesita más ayuda, póngase en contacto con el Departamento de Protección de la Vivienda llamando al 310-412-4330.



CITY OF INGLEWOOD

Housing and Section 8 Programs

Request for Rent Increase Criteria/Information Sheet



Instructions: Before submitting a rent increase request, please review the *City of Inglewood Rent Ordinance* for guidance.

Rent Increase during the initial Lease Term: Rent increase changes must be requested in accordance with the lease and must be made effective after initial term of the lease and in compliance with the City of Inglewood Rent Ordinance, Federal and/or State law.

Owner/Agent may request a rent increase once every 12-months.

60-day Notice Requirement: Request for rent increase must be submitted in writing to your tenant, with a copy to the Inglewood Housing Authority (IHA), at least 60 days in advance of the effective date of an increase, and attached to the rent increase request form. Please notify your tenant and the IHA at the same time of your intent to increase the rent. **The Housing Authority cannot approve an increase if we do not have proper copy of your 60 day notice to your tenant. Request received with less than 60 day notice will be denied.**

The notice must include the following:

- Addressed to the tenant, not IHA;
 - A proposed effective date (60 days from the date IHA receives the request);
 - A proposed (new) contract rent amount; and
 - Signed by the owner/Agent/agent.
- Although you may use your own form, IHA has enclosed this standardized Notice to Increase Rent sample to make it easier for you.

In order to be considered complete, your request should include the following:

- Certificate of Registration from the Inglewood Housing Protection Department
- Business License

Rent Roll If the unit is in a building with two or more units, the owner must attach a rent roll. A rent roll is the owner's up-to-date official ledger/list of all rental units in the building or complex. The rent roll must include each unit's address and apartment number, effective date of the current lease, rent amount, bedroom size, and indicate whether or not the units are subsidized or unsubsidized.

Wait for the IHA Approval before you implement an increase: It is important to note that Section 8 rent increases are NOT automatically approved. When requesting a rent increase, the IHA must conduct a rent reasonableness review of the rental market area and comply with City, Federal and/or State Law. Results of the review determine whether or not the request may be approved. Reviews generally take an average of 30 days. If you do not hear from the IHA 30 days before the effective date of the rent increase, please contact the office.

Review of Rental Market Area and City Ordinance:

A Request for Rent Increase Form thoroughly completed and signed by the owner or agent allows for a more accurate comparison of units in the rental property's general area through the rent reasonableness process. Rent Reasonableness involves two comparisons. First, the IHA must compare the rent for the assisted unit to rents for similar unassisted (Fair Market Rent) (FMR) units in the marketplace. Second, the IHA must compare the requested rent to existing rents for other units on the premises. Information about the rents charged for other units on the premise must be provided for all properties with more than one unit or your request will be denied. **Note:** Section 8 Rent increases that are effective June 1st or later will have the CPI that is in effect as of May 1st. If the CPI increases to a higher amount when CPI are published in mid-May and the landlord wishes to request the higher amount the landlord must re-serve the tenant with a new 60 day notice.

***For units located in a building with two or more units, the IHA will ensure that the asking rent is not higher than rents currently charged on recently leased unassisted (FMR) tenants in the building and in compliance with the City's Rent Ordinance.**

Housing Quality Standards (HQS) Compliance: An inspection must have been conducted at least once a year. If the unit is under abatement, the increase in rent will also be abated.

The Owner/Agent will be notified, in writing, of the IHA's determination to grant the increase within 30 days before the effective date of the increase. If approved, you will receive an Amendment Notice reflecting your newly approved rent. The amendment will include both the new tenant portion of the rent and the IHA's Housing Assistant Payment (HAP).

Submit your 'Request for Rent Increase' packets by Fax to (310) 412-5188, Mail or via drop box labeled 'City of Inglewood Housing Authority' located at Inglewood Housing Authority One Manchester Boulevard, Suite 750, Inglewood, CA 90301. Attention: Rent Increase.

If you have any questions, please contact IHA at (310) 412-5221.



CITY OF INGLEWOOD

Housing and Section 8 Programs

REQUEST FOR RENT INCREASE FORM

Inglewood



2009

Please complete the form in its entirety. Owners/Agents may request a rental increase once every 12 months. Owners are required to submit this "Request for Rent Increase" form to IHA, not less than 60 days for processing. Owners will be notified, in writing, of IHA's determination to grant the increase within 30 days of receipt of the form.

SECTION 1 - Unit Information:

Tenant Full Name: _____

Owner/Agent Contact Information

First Name _____
Last Name _____
Company _____
Email _____
Primary Telephone Number _____

PROPERTY LOCATION

Address _____
Unit Number _____
City _____
Zip Code _____

SECTION 2 - Property Information:

Original Lease Date:	Current Contract Rent Amount:	Last Date of Increase from Owner/Agent:	Amount of this Request:	Effective Date of Increase:	Square Feet _____ Bedrooms _____ Bathrooms _____	How many units in building/ complex: _____
_____	\$ _____	____/____/____	\$ _____	____/____/____		

Property Type (check one)

- ☐ Single Family (one family under one roof)
 ☐ Condominium
 ☐ Row House (attached on two sides)
- ☐ Semi-Detached (duplex attached on one side)
 ☐ Elevator/High Rise (higher than 75 feet)
- ☐ Low-Rise Apartment (4 stories or fewer)
 ☐ Garden Walk-Up (a four to six story building without an elevator)

Location (check one)

- ☐ Residential Neighborhood
 ☐ Commercial /Residential
- ☐ Industrial Neighborhood Mixed

Building Type (check one)

- ☐ Flat
 ☐ Townhouse
 ☐ Bachelor

- If this is a duplex (2 units only)? ____ Yes or ____ No
- Does the owner occupy the unit? ____ Yes or ____ No
- If Yes, when did owner move into the unit? ____/____/____
- Are you a Real Estate Investment Trust (REIT), Corporation, or LLC in which at least one member is a corporation that owns?
____ Yes or ____ No
- Is the unit in an Affordable building? ____ Yes or ____ No
- If Yes, are you being subsidies by any of the following programs?

☐ Section 202
 ☐ Section 221 (d)(3)(BMIR)
 ☐ HOME
 ☐ Tax Credit
 ☐ Section 236
 ☐ Section 515

☐ Other (Describe other Subsidy, Including Any State or Local Subsidy (not Section 8)?

CURRENT RENT ROLL MUST BE COMPLETED
(Attach Additional Sheet if Necessary)

SECTION 2 - Section 8 Tenants:

Unit number	Date Rented	Rent Amount \$	# of Bedrooms
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SECTION 3 - Non-Section 8 Tenants:

Unit number	Date Rented	Rent Amount \$	# of Bedrooms
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

AMENITIES & FACILITIES
(Check all that apply)

SECTION 4 - Amenities:

OWNER OWNED APPLIANCES ☐ Refrigerator ☐ Stove ☐ Microwave ☐ No Kitchen ☐ Washer ☐ Dryer		KITCHEN ☐ Range Hood Vent ☐ Garbage Disposal ☐ Double Oven ☐ Double Sink ☐ High Quality Cabinets ☐ Eating Counter / Nook ☐ Abundant Counter Space ☐ Modern Appliances		BATHROOM ☐ Shower Rod ☐ Jacuzzi Tub ☐ Shower Doors ☐ Extra Bathroom Cabinets ☐ Additional Half Bathroom ☐ Additional ¾ or Full Bathroom		PARKING ☐ 1 Car Carport ☐ 1 Car Garage ☐ 2 Car Garage ☐ 3 Car Garage ☐ Off Street Parking ☐ None							
INDOOR ☐ Steel or Metal Doors ☐ Fire Alarm ☐ Ceramic Tile Floor ☐ Curtain or Blinds ☐ Carpet/Hardwood Floors ☐ Carpet (more than 5 years old) ☐ Carpet (less than 5 years old) ☐ Vinyl windows/New or Replacement				☐ Separate Tub/Shower Storage ☐ Pets Allowed ☐ Deck/Porch ☐ Washer/Dryer Hookup ☐ Unique Windows				☐ Ceiling Fan ☐ Fire Place ☐ Cable Included ☐ Unique Doors ☐ Storm Windows		OUTDOOR ☐ Tennis Court/Basketball ☐ Swimming Pool ☐ Gated Community ☐ On Site Manager ☐ Balcony ☐ Patio ☐ Porch ☐ Complex Community or Club House		☐ Playground ☐ Fitness or Gym ☐ Fenced Yard ☐ Security Personnel ☐ Deck ☐ Yard	
UTILITIES (Electric paid by) ☐ Owner ☐ Tenant		SEWER/TRASH ☐ Sewer ☐ Trash		PAID BY ☐ Owner ☐ Tenant ☐ Owner ☐ Tenant		WATER PAID BY ☐ Owner ☐ Tenant		HOT WATER ☐ Electric ☐ Gas		PAID BY ☐ Owner ☐ Tenant ☐ Owner ☐ Tenant			
COOKING TYPE: ☐ Electric ☐ Gas				PAID BY ☐ Owner ☐ Tenant ☐ Owner ☐ Tenant		COOLING TYPE: ☐ Central ☐ None				PAID BY ☐ Owner ☐ Tenant			
HEAT TYPE ☐ Central ☐ Radiator ☐ Space				☐ Heat Pump ☐ Window/Wall ☐ None		☐ Boiler ☐ Baseboard		HEATING FUEL: ☐ Electric ☐ Gas				PAID BY ☐ Owner ☐ Tenant ☐ Owner ☐ Tenant	

SECTION 5 - Other Amenities (list below):

SECTION 6 - List all Capital Improvements to the unit since the last inspection (Attached receipts/work orders and any additional sheet if necessary):

SECTION 7- I hereby certify that this information is true and correct:

WARNING: TITLE 18, SECTION 1001 OF THE UNITED STATES CODE, STATES THAT A PERSON IS GUILTY OF A FELONY FOR KNOWINGLY & WILLINGLY MAKING FALSE OR FRAUDULENT STATEMENTS TO ANY DEPARTMENT OR AGENCY OF THE UNITED STATES. MAKING FALSE STATEMENTS IS A FELONY UNDER CALIFORNIA STATE LAW (PENAL CODE SECTIONS: 115, 118, 487, 532) AND MAY RESULT IN CRIMINAL CHARGES INCLUDING PERJURY, GRAND THEFT, FILING FALSE DOCUMENTS WITH A PUBLIC OFFICE & OBTAINING MONEY UNDER FALSE PRETENSES.

Owner/Agent Name: _____ Signature: _____ Date: _____
(Please Print)

Manager Full Name : _____ Date: _____ Telephone No.: _____
(Please Print)

OFFICE USE ONLY			
Date Received: _____	Re-exam Date: _____	Specialist: _____	
Last Inspection: _____	Approved: _____	Approved with Lower Rent Amount \$ _____	
Denied: 12 Month Rule _____	Rent Comps: _____	No 60 day Notice _____	Other _____
HP Deputy Director Approval Required: _____	Approved: _____	Denied: _____	Date: _____
Duplex (only 2 units) Owner lives in unit before HOH, if yes no rent control, if no see City Ordinance _____			
If this unit is in Real Estate Investment Trust (REIT), Corporation, or LLC in which at least one member is a corporation that owns it, it is subject to rent control.			

RENT INCREASE NOTICE

Date: _____

Tenant: _____

Address: _____

Current Contract Rent: _____

Dear Tenant:

This notice is to inform you that I am requesting an increase of \$_____ to the contract rent ("Rent") from the Inglewood Housing Authority ("IHA") for the property you lease at _____ Inglewood, CA _____, which is under a Housing Choice Voucher ("HCV") Section 8 program, Housing Assistance Payment ("HAP") contract. A copy of this request is being submitted to the IHA for approval. If approved, your new contract rent for your lease agreement will be \$_____ effective _____. The lease agreement will automatically continue with the change to the contract rent.

PLEASE NOTE:

- IHA must grant any rent increase that is considered reasonable as determined by comparisons to area rent for similar units and is within the City of Inglewood Rent Ordinance, State and/or Federal Law.
- This change may increase your portion of the rent under the Section 8 program.
- In accordance with the Section 8 program requirements, I am providing you with this notice, at least, sixty (60) days in advance of the effective date.
- If you decide to terminate your lease agreement, at least 30 days prior to vacating the dwelling unit, you must submit a *Notice to Vacate* to me (the landlord) and the Section 8 office. If you do not, you will be in violation of the program.

Landlord/Agent: _____

Address: _____

Owner/Agent Signature: _____

cc: Inglewood Housing Authority

CITY OF INGLEWOOD HOUSING PROTECTION DEPARTMENT



HOW TO REPORT RENT INCREASES

HAVE YOU DONE A SECTION 8 RENT INCREASE RECENTLY?

Here are the instructions for
reporting the rent increase:

How to Report a Rent Increase:

1. Log in to the HP registry system:
<https://www.hpregistry.cityofinglewood.org/#/homepage>.
2. Click on the unit's blue "Action" button.
3. Select "Rent Increase for Rental Unit" and click "Next."
4. Enter the required information; please ensure it has been 12 months since this Unit/Tenant has had a Rent Increase.
5. Enter **Regular** rent increase totals in box #5 and a "0" in box #6.
6. Enter **Below Market** rent increase totals in box #6 and a "0" in box #5.
7. Upload the updated Contract Amendment Notice or 30-day Notice.
8. Select "submit."

Should you have any further questions or concerns,
please contact the Housing Protection Department
at (310) 412-4330 or via email at:

HousingProtection@cityofinglewood.org.

Rent Increases must be
reported within 3
Business Days of
receiving the Contract
Amendment Notice.

