



Housing Authority of the County of San Mateo's **Landlord Newsletter**

Welcome to the 3rd Edition of our Landlord Newsletter!

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Thank you for your continued partnership in providing safe and affordable housing to residents of San Mateo County. With a new season upon us, we're excited to share some important updates, reminders, upcoming training opportunities, and important dates in this newsletter. Take a few moments to look over the information below so you're up to date on policies and can easily manage your role in our rental subsidy programs. As always, we're here to support your success.

Consumer Price Index & CA Rent Cap AB1482

The Consumer Price Index (CPI) for San Mateo County effective August 2025 is **1.3%**.

If your unit is covered under AB 1482 (California's statewide rent cap law):

- The maximum allowable rent increase is calculated as **CPI (1.3%) + 5% = 6.3%** but **cannot exceed 10% per year**.
- All landlords must comply with local and state rental regulations.

For more information in English, Spanish and Chinese type in bit.ly/ab1482smc on a webpage.

HAP Contract and Lease Violation Notices

When a program participant is in violation of the lease agreement and a lease violation notice is issued, a copy of that notice **must** be provided to the Housing Authority. This is critical for timely compliance with HUD regulations and to ensure the Housing Assistance Payment (HAP) process continues correctly. Notices should be sent to the Housing Authority customer service team at csteam@smchousing.org.

Examples of notices that should be sent to the Housing Authority:

- **Lease Violations**
 - ◊ Any formal notice detailing lease breaches (e.g., unauthorized occupants, maintenance issues, property damage).
- **Notice to Vacate / Terminate Lease Agreement / Non-Lease Renewals**
 - ◊ Written notification of intent not to renew or to end the lease at expiration or before, regardless of cause.
- **Notice to Cure / Pay or Quit**
 - ◊ Notices requiring the participant to correct a lease violation (such as outstanding rent or another breach or risk lease termination).
- **Eviction Notices**
 - ◊ Any type of eviction filing (including Unlawful Detainer actions or court filings)

**Additional Details:**

- All documentation should include the tenant's name, property address, date issued and a clear description of the infraction or requirement.
- Notices should be provided to the Housing Authority **immediately after service** to the tenant.
- Failure to send notices to the Housing Authority may result in delayed or suspended HAP payments and could impact the landlord's ability to proceed with enforcement actions under the program.

Sending timely, complete copies of all tenant-related lease enforcement notices to the Housing Authority is both a *program requirement and a best practice* to protect landlord and participant rights.

Upcoming HUD Inspection Changes

HUD Inspection Standards Update:

- HUD is evaluating potential changes to inspection protocols.
- The current **Housing Quality Standards (HQS)** may be replaced with **National Standards for the Physical Inspection of Real Estate (NSPIRE)**.
- NSPIRE focuses on unified, nationwide standards, and increased health/safety emphasis.
- The Housing Authority will communicate any updates or impacts for landlords as soon as HUD finalizes and announces requirements.

Landlord Drop-In Clinic

If you have questions about landlord activities – rent increase requests, Request for Tenancy Approval (RTA), owner changes, direct deposit, we look forward to meeting with you!

Our office is located at 264 Harbor Blvd, Bldg. A, Belmont, CA 94002. Drop-in clinic times are between the hours of 11:00 am to 4:00 pm on the following dates:

- **Wednesday, October 22**
- **Wednesday, November 19**

Requesting an appointment time is optional. Feel free to request an appointment by emailing leasingteam@smchousing.org.

Contacts

Leasing Team: If you have questions for inspections, Request for Tenancy Approval forms, rent increases, contact updates email leasingteam@smchousing.org.

General Questions: When you issue your tenant a lease violation notice or notice to vacate, always email a copy to the Housing Authority at csteam@smchousing.org.

Holiday & Office Closures

The Housing Authority is regularly closed on Fridays and will be closed:

- Monday October 13 - Indigenous People's Day
- Thursday November 27 - Thanksgiving Day
- Thursday December 25 - Christmas Day