

What is the process for requesting a rent adjustment?

Regulations revised in 1998 changed the process for rent adjustments. After the initial lease term (i.e., year to year, month to month, etc.) an owner can request a rent adjustment. The Housing Authority will conduct a rent comparability study to assess what current market rents are in the area for like-units.

If it is determined that a rent adjustment is warranted, the Authority will make the proper adjustment so long as the owner has provided a minimum 60-days's notice to the tenant.

HOWEVER, If it is determined that the rent currently being paid exceeds market units, HUD requires Housing Authorities to lower the rent to reflect the actual rents in the market. For this reason, it is important that if you are requesting a rent adjustment you ensure that the request is based on an upward increase in the rental market.